



Agenda Report

23-1090

Agenda Date: 10/10/2023

REPORT TO COUNCIL

SUBJECT

Public Hearing: Action on a Rezone to Planned Development and Architectural Review for a First- and Second-Story Addition to a Single-Family Residence at 1485 Bellomy Street

COUNCIL PILLAR

Promote and Enhance Economic, Housing and Transportation Development

BACKGROUND

The property owner at 1485 Bellomy is requesting a Planned Development (PD) zoning to allow a 615 square foot first-floor addition and 1,008 square foot second-floor addition to their home. These additions would result in a 2,291 square foot single-family residence with four bedrooms and three and a half bathrooms with the existing one-car garage to remain.

A PD rezone is a legislative action that allows for projects to deviate from the underlying zoning. The development plan and its standards become the zoning for the site unless modified through an amendment.

The subject site is currently zoned Planned Development. The existing PD zoning was granted in 2016 to allow the subdivision of a larger property into the two current lots at 1479 Bellomy Street and 1485 Bellomy Street, both of which are substandard lots. This existing Planned Development also limited any addition to the subject lot, 1485 Bellomy Street, to not exceed 500 square feet, nor result in a dwelling with more than three bedrooms total unless two covered parking spaces are provided and the addition otherwise complies with the development standards of the R1-6L Zoning District. The proposal includes the retention of the one covered parking space currently on the site but would not add a second parking space. Thus, the current PD Zoning District does not allow the proposed addition, which is greater than 500 square feet. As such, the applicant has proposed to rezone the lot to a new PD zoning district to allow for a larger house with four bedrooms while providing one covered parking space.

The property is not listed as a historic resource on the City's Historic Resources Inventory (HRI), but it is within 200 feet of two listed historic resources at 1479 Bellomy Street and 1456 Bellomy Street. As indicated in the City's Historic Preservation Ordinance, architectural review applications for properties within 200 feet of sites listed on the Historic Resources Inventory are referred to the Historical and Landmarks Commission (HLC) for their review of the project for neighborhood compatibility and consistency with the City's Design Guidelines. The HLC reviewed the proposed project at two publicly noticed meetings. On December 1, 2022, the HLC heard the proposed project and made several recommendations. The applicant revised the project to address the recommendations made. On February 2, 2023, the HLC reviewed the revised project and recommended denial (6-0-1) of the project. More information on the HLC process is described in the Planning Commission staff report (Attachment 1).

The project was presented before the Planning Commission at a publicly noticed meeting on August 23, 2023. The Planning Commission staff report (Attachment 1) provides an analysis of the project's conformance with the General Plan, Zoning, and Single-family Design Guidelines. The Planning Commission recommended approval of the project (4-3).

DISCUSSION

At the August 23, 2023 Planning Commission meeting, staff presented an overview of the proposal, site conditions, consistency with the General Plan and Zoning requirements, proposed architecture, and conformance with the requirements of the California Environmental Quality Act (CEQA). The applicant then made a presentation highlighting the timeline for development, project improvements and additions, and architectural compatibility with surrounding neighbors.

Nine members of the public provided comments in person and online via Zoom. Six members spoke against the project with opposition to the height, mass, and nonconformance to the existing Conditions of Approval of the current Planned Development. Three members spoke in favor of the project with support for housing needs stating that it would be reasonable in scale and typical for a Single-family Zoning District.

Following public comments, the Planning Commission discussed the project and entitlements under their purview. The Planning Commission then concluded deliberations and adopted (4-3 vote) resolutions to recommend approval of the rezone from PD to PD to allow the proposed first- and second-story addition as shown on the development plans.

Planning Development Zoning

The current PD zoning district requires two covered parking spaces to allow for an addition over 500 square feet with greater than three bedrooms. The proposal retains one covered parking space but does not propose a second covered parking space. It is common now to see house expansions that do not provide additional parking given that recent State laws stipulate that no additional parking can be required for Accessory Dwelling Units. The applicant is proposing to rezone to a new Planned Development to allow for an expansion while retaining one parking space.

Architectural Review

Typically, the proposed second-story addition would be reviewed through a Development Review Hearing for Architectural Review, but any architectural approval can be instead referred to the City Council. In this case the architectural review action has been incorporated with City Council consideration of the proposed PD zoning.

The massing of the proposed second-story addition meets the intent of the Single-Family Design Guidelines to reduce massing and bulky appearance of two-story additions. First, the overall height is slightly less (24 feet) than what is normally allowed for single-family residences (25 feet). Second, the second-story is designed with substantial step backs from the first floor wall, with a 10' to 13'-10" step back from the first floor garage and front wall of the residence, and a 9'-7" step back from the first floor rear wall of the residence. The proposed second-story would be set 13'-10" behind the front façade of the HRI property to the east. These step backs are not generally required in the Code, exceed the step backs at the front and rear of the residence recommended by the City's Single-Family Design Guidelines, and significantly reduce the visual impact of the second floor to promote neighborhood compatibility. The Single-Family Design Guidelines suggests three- to five- foot step

backs for all sides of the second-story addition. The proposed second-story provides a larger front and rear step back, but does not have a step back on either of the two sides, as the narrow width of the existing lot and structure make such step backs overly restrictive on the livability of the residence. The residence has an existing narrow width of 24 feet, and while stepping in the second-story sides by three to five feet would further reduce the massing, it would also reduce the width of the second story to only 14-18 feet.

ENVIRONMENTAL REVIEW

The actions being considered is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(e)(2) (Class 1 -- Existing Facilities), in that the activities consist of a rezone and the addition to an existing structure that (1) will not result in an increase of more than 10,000 square feet, (2) the project is in an area where all public services and facilities are available, and (3) the area in which the project is located is not environmentally sensitive. Here, the project is adding 1,623 square feet to an existing single-family residence in an established residential neighborhood.

FISCAL IMPACT

There is no fiscal impact to the City for processing the requested application other than administrative time and expense typically covered by processing fees paid by the applicant.

COORDINATION

This report has been coordinated with the City Attorney's Office.

PUBLIC CONTACT

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <<mailto:clerk@santaclaraca.gov>> or at the public information desk at any City of Santa Clara public library. Furthermore, public outreach for the project is consistent with City Council Resolution No. 17-8456, regarding public outreach policy.

On September 29, 2023, the notice of public hearing for this item was posted in three conspicuous places within 300 feet of the project site and was mailed to property owners within 300 feet of the project site boundaries in the Old Quad District. The Planning Division did not receive public comment during the preparation of this staff report.

ALTERNATIVES

1. Deny the Rezone from PD - Planned Development to PD to allow a 615 square foot first-floor addition and 1,008 square foot second-floor addition at 1485 Bellomy Street.
2. Deny the Architectural Review of the proposed first- and second-story addition at 1485 Bellomy Street.

RECOMMENDATION

1. Determine the project to be categorically exempt from CEQA under Class 1(e)(2) (Existing Facilities).
2. Adopt a resolution to approve a Rezone from PD - Planned Development to PD to allow a 615 square foot first-floor addition and 1,008 square foot second-floor addition at 1485 Bellomy

Street, subject to conditions of approval.

3. Adopt a resolution to approve an Architectural Review of the proposed first- and second-story addition at 1485 Bellomy Street, subject to conditions of approval.

Reviewed by: Andrew Crabtree, Director of Community Development

Approved by: Jōvan D. Grogan, City Manager

ATTACHMENTS

1. Planning Commission Staff Report of August 23, 2023
2. Resolution Approval of the Rezoning from PD Zoning District to PD Zoning District
3. Resolution - Architectural Review
4. Conditions of Approval
5. Development Plans



Agenda Report

23-678

Agenda Date: 8/23/2023

REPORT TO PLANNING COMMISSION

SUBJECT

Consideration of a Rezone to Planned Development for a First- and Second-story Addition at 1485 Bellomy Street

Applicant/Owner: Giovanni and Priscilla Bui

General Plan: Very Low Density Residential

Zoning: PD - Planned Development

Site Area: 3,833 square foot lot

Existing Site Conditions:

The subject property is a 3,833 square feet in size and developed with a one-story 668 square-foot, one-bedroom and one-bathroom residence with an attached one-car garage.

Surrounding Land Uses:

The site is bounded by single-family residences to the north, east, and west, and a two-story apartment complex and single-family residences to the south across Bellomy Street.

Issues:

Consistency with Zoning Ordinance and Single-Family Design Guidelines

Staff Recommendation:

That Planning Commission approve resolutions recommending City Council approve the Rezone to Planned Development to allow for a first and second-story addition to an existing single-family residence located at 1485 Bellomy Street, subject to conditions.

BACKGROUND

The applicant is requesting a Planned Development (PD) Rezoning to amend the existing Planned Development zoning designation to add more than 500 square feet and more than three bedrooms, which is not permitted under the current PD Zoning.

The property is not listed as a historic resource on the City's Historic Resources Inventory (HRI). The property is located in the City's Old Quad neighborhood within 200 feet of two listed historic resources at 1479 Bellomy Street and 1456 Bellomy Street. The Historical and Landmarks Commission (HLC) reviewed the proposed project at a publicly noticed meeting on February 2, 2023, and recommended denial of the project for the following reasons:

1. The proposed massing overshadows the adjacent HRI property at 1479 Bellomy Street.
2. The proposed addition would have an adverse effect to the historic fabric of the neighborhood
3. While other two-story residences exist nearby, the proposed design and massing would have

a significant impact to the immediate setting.

4. Complying with the existing PD Zoning restriction limiting additions to no more than 500 square feet serves to prevent overshadowing of the HRI property at 1479 Bellomy Street.

DISCUSSION

The property owner at 1485 Bellomy is proposing a 615 square foot first-floor addition and 1,008 square foot second-floor addition that would result in a 2,291 square foot single-family residence with four bedrooms and three and a half bathrooms with the existing one-car garage to remain. The subject site was previously zoned as Planned Development to allow for the subdivision of a larger property into the two current lots, 1479 Bellomy Street and 1485 Bellomy Street. This Planned Development limited any addition to the subject lot, 1485 Bellomy Street, to not exceed 500 square feet nor result in a dwelling with more than three bedrooms total unless two covered parking spaces are provided; and, provided the addition complies with the development standards of the R1-6L Zoning District.

Historical and Landmarks Commission:

As indicated in the City's Historic Preservation Ordinance, architectural review applications for properties within 200 feet of sites listed on the Historic Resources Inventory are referred to the Historical and Landmarks Commission (HLC) for their review of the project for neighborhood compatibility and consistency with the City's Design Guidelines. As the proposed PD zoning will develop standards for which the subsequent architectural review will be based on the subject site, which is located within 200 feet of two listed historic resources at 1479 Bellomy Street and 1456 Bellomy Street, the project was referred to the HLC for their consideration and recommendation. The HLC heard the proposed project on December 1, 2022 and made the following recommendations:

- Reduce the 25-foot stucco wall on the sides of the proposed addition
- Correct project data calculations and plan dimensions
- Provide roof plans
- Provide sketch of the two-neighboring residences in similar scale in elevation
- Explore basement addition instead of above ground addition
- Meet maximum 40% lot coverage
- Change roof style to be compatible with the immediate neighborhood
- Reduce the mass to be compatible with the adjacent HRI property

The applicant revised the project design to address the recommendations made by the Historical and Landmarks Commission. The project was then heard a second time by the HLC at their February 2, 2023 meeting. While the revised design improved consistency with the Single-Family Residential Design Guidelines to reduce the mass and bulk of the second-story addition, the HLC made a recommendation of denial as previously noted in this report.

Since the February HLC meeting, the property owner provided one additional change to lower the height of the second-story to 24 feet, whereas 25 feet is the maximum allowed for a single-family residence. The project is now referred to the Planning Commission for recommendation of the PD - Rezone to City Council. If approved by the City Council, the proposed project will be referred to the Development Review Hearing for review of the second-story addition.

Zoning:

The proposed PD - Planned Development zoning for the property is desired in that the PD district is intended to accommodate development that is consistent with the City's General Plan land use designation of Very Low Density Residential, compatible with the existing community, and that utilizes imaginative planning and design concepts that would be restricted in other zone districts. The proposed PD zoning provides flexibility and variation in development standards from the R1-6L Single-Family Zoning District standards, by allowing for reduced front and side yard building setbacks, reduced lot width and area, increased lot coverage, and reduced parking, as the lot size is small and substandard from single family residential lot in conventional zoning districts. The PD rezone would also remove the existing condition that does not allow an addition that would exceed 500 square feet nor result in a dwelling with more than three bedrooms total unless two covered parking spaces are provided. The PD zoning would retain the existing 220 square foot one-car garage serving the existing dwelling. For reference, a single-family home that contains a one-car garage, rather than the two as required under the current Zoning Ordinance, are permitted to have an addition of up to 500 square feet or an addition that results in no more than three bedrooms, without providing a second covered parking space.

The subject lot was created as substandard with the approval of the PD Zoning on the site. The lot width is 35.25 feet, where 60 feet is the standard, with existing side yard setbacks of 5'11" and 5'2", where five feet is the standard. As such, the existing house has a narrow width of 24 feet, which for reference is only slightly larger than a typical interior dimension of a 20' by 20' two-car garage. The proposed first and second story addition to the existing residence is consistent with the R1-6L Single-Family standards for setbacks, height and lot coverage even though the lot size of approximately 3,824 square feet is substandard to the code required minimum of 6,000 square feet.

The massing of the proposed second-story addition meets the intent of the Single-Family Design Guidelines to reduce massing and bulky appearance of two-story additions.

First, the overall height has been reduced to 24 feet instead of the 25 feet maximum allowed for single-family residences. Secondly, the second-story is designed with substantial setbacks from the first floor wall, by providing a 10'-13'10" stepback from the first floor garage and front wall of the residence, and a 9'7" stepback from the first floor rear wall of the residence. The proposed second-story would be set 13'10" behind the front façade of the HRI property to the east. The Single-Family Design Guidelines suggests three to five feet step backs for all sides of the second-story addition. The proposed second-story provides a larger front and rear stepback, but does not have a stepback on either of the two sides. The residence has an existing narrow width of 24 feet, and while stepping in the second-story sides by three to five feet would further reduce the massing, it would also reduce the width of the second story to 14-18 feet and reduce its useability.

Conclusion:

Approval of this project would provide an opportunity to retain high quality residential units and allow individual ownership. The proposal will help alter a property in a manner that is consistent with the General Plan Very Low Density Residential designation. The proposal includes different sized units and properties that will continue to contribute to the diversity of the City's housing supply, contributing to a range of choices in housing tenure, type, size, location and affordability in the City. The project would not impact the integrity of nearby listed historic properties, in that the proposed two-story residence will be consistent with the objective standards in the R1-6L, Single-Family Zoning District.

ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) per Section 15301(e)(2) - Class 1 Existing Facilities, in that the activity consists of the addition to an existing structure that (1) will not result in an increase of more than 10,000 square feet, (2) the project is in an area where all public services and facilities are available, and (3) the area in which the project is located is not environmentally sensitive. Here, the project is adding 1,623 square feet to an existing single-family residence in an established residential neighborhood.

PUBLIC CONTACT

On March 30, 2023, notice of the June 14, 2023 hearing for this item was posted in three conspicuous locations within 300 feet of the project site and mailed to property owners within 300 feet of the project site. On June 14, 2023, the Planning Commission opened the public hearing and then continued the hearing to August 23, 2023 and additional noticing was not required.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Determine that the Project is categorically exempt under Class 1 (Existing Facilities) of the CEQA Guidelines;
2. Approve a resolution recommending that the City Council approve the Rezone to Planned Development to allow the first and second-story addition for the existing single-family residence at 1485 Bellomy Street, subject to conditions.

Prepared by: Steve Le, Senior Planner

Reviewed by: Alexander Abbe, Assistant City Attorney

Approved by: Lesley Xavier, Planning Manager

ATTACHMENTS

1. Excerpt of February 2, 2023 Historical and Landmarks Commission Meeting Minutes
2. Staff report of February 2, 2023 Historical and Landmarks Commission
3. Resolution Recommending City Council Approval of the Rezoning from PD to PD
4. Conditions of Approval
5. Development Plans



City of Santa Clara

Meeting Minutes

Historical & Landmarks Commission

02/02/2023

6:00 PM

Virtual Meeting

Pursuant to California Government Code section 54953(e) and City of Santa Clara Resolution 22-9178, the Historical and Landmarks Commission meeting will be held by teleconference only. No physical location will be available for this meeting; however, the City of Santa Clara continues to provide methods for the public to participate remotely:

- Via Zoom:
 - o <https://santaclaraca.zoom.us/j/97233262035> or
 - o Phone: 1 (669) 900-6833
- Webinar ID: 972 3326 2035

Public Comments prior to meeting may be submitted via email to PlanningPublicComment@santaclaraca.gov no later than noon on the day of the meeting. Clearly indicate the project address, meeting body, and meeting date in the email.

PUBLIC PARTICIPATION IN ZOOM WEBINAR:

Please follow the guidelines below when participating in a Zoom Webinar:

- The meeting will be recorded so you must choose 'continue' to accept and stay in the meeting.
- If there is an option to change the phone number to your name when you enter the meeting, please do so as your name will be visible online and will be used to notify you that it is your turn to speak.
- Mute all other audio before speaking. Using multiple devices can cause an audio feedback.
- Use the raise your hand feature in Zoom when you would like to speak on an item and lower when finished speaking. Press *9 to raise your hand if you are calling in by phone only.
- Identify yourself by name before speaking on an item.
- Unmute when called on to speak and mute when done speaking. If there is background noise coming from a participant, they will be muted by the host. Press *6 if you are participating by phone to unmute.
- If you no longer wish to stay in the meeting once your item has been heard, you may leave the meeting.

CALL TO ORDER AND ROLL CALL

Chair Leung called the meeting to order at 6:06 p.m.

Present 6 - Commissioner Michael Celso , Commissioner Amy Kirby, Chair Patricia Leung, Commissioner Kathleen Romano, Commissioner Ed Stocks, and Vice Chair Ana Vargas-Smith

Absent 1 - Commissioner Megan Swartzwelder

CONTINUANCES/EXCEPTIONS

A motion was made by Commissioner Romano, seconded by Commissioner Stocks, to continue Items 1.A and 1.B.

Aye: 6 - Commissioner Celso, Commissioner Kirby, Chair Leung, Commissioner Romano, Commissioner Stocks, and Vice Chair Vargas-Smith

Absent: 1 - Commissioner Swartzwelder

1.A [23-80](#) Continuance of the 906-950 Monroe Street Mixed-use project

Recommendation: Staff recommends the Historical and Landmarks Commission continue the proposed project to March 2, 2023.

1.B [23-79](#) Continuance Hearing of a proposed new attached Accessory Dwelling Unit (ADU) at 1860 Market Street that is located within 200 feet of a Historic Resource.

Recommendation: Recommend that the Historical and Landmarks Commission continue the proposed project to March 2, 2023.

CONSENT CALENDAR

A motion was made by Commissioner Stocks, seconded by Commissioner Celso, to approve the Consent Calendar.

Aye: 6 - Commissioner Celso, Commissioner Kirby, Chair Leung, Commissioner Romano, Commissioner Stocks, and Vice Chair Vargas-Smith

Absent: 1 - Commissioner Swartzwelder

2.A [22-1600](#) Historical and Landmarks Commission Minutes of December 1, 2022

Recommendation: Approve the Historical and Landmarks Commission Minutes of December 1, 2022.

PUBLIC PRESENTATIONS

None

GENERAL BUSINESS

3. [23-77](#) Continuance Hearing for a Significant Property Alteration Permit for a Second-Story Addition at 1540 Homestead Road

Recommendation: Staff recommends the Historical and Landmarks Commission forward a recommendation of approval for issuance of a Significant Property Alteration (SPA) Permit to the Planning Commission for the proposed addition, subject to the procedures outlined in the Preservation Treatment Plan attached to the Development Plans.

A motion was made by Commissioner Vargas-Smith, seconded by Commissioner Kirby, to recommend approval to the Planning Commission.

Aye: 5 - Commissioner Celso, Commissioner Kirby, Chair Leung, Commissioner Romano, and Vice Chair Vargas-Smith

Absent: 1 - Commissioner Swartzwelder

Recused: 1 - Commissioner Stocks

4. [23-78](#) Continuance Hearing for a First and Second Story Addition at 1485 Bellomy Street that is located within 200 feet of a Historic Resource

Recommendation: Staff recommends that the Historical and Landmarks Commission find that the project as proposed would not significantly impact the integrity of the nearby resources, and therefore recommend approval of the design to the Development Review Hearing Officer.

Public speakers:

Jonathon Evans
Adam Thompson
Shea Salinas
Rob Mayer

A motion was made by Commissioner Stocks, seconded by Commissioner Celso, to recommend denial to the Planning Commission for the following reasons:

- 1. The proposed massing overshadows the adjacent HRI property at 1479 Bellomy Street.**
- 2. The proposed addition would have an adverse effect to the historic fabric of the neighborhood.**
- 3. While other two-story residences exist nearby, the proposed design and massing would have a significant impact to the immediate setting.**
- 4. Complying with the existing PD Zoning restriction limiting additions to no more than 499sf serves to prevent overshadowing of the HRI property at 1479 Bellomy Street.**

Aye: 6 - Commissioner Celso, Commissioner Kirby, Chair Leung, Commissioner Romano, Commissioner Stocks, and Vice Chair Vargas-Smith

Absent: 1 - Commissioner Swartzwelder

Commissioner Celso left the meeting at 9 p.m.

5. [23-61](#) Consideration of a Significant Property Alteration Permit and Variance for a first and second story alteration to the historic main house and the removal of a nonconforming garage and construction of a new nonconforming garage at 1516 Homestead Road

Recommendation: Staff recommends the HLC recommend approval of the Significant Property Alteration (SPA) Permit to the Planning Commission for the proposed alterations to the main historic resource, subject to the procedures outlined in the Preservation Treatment Plan attached to the Development Plans.

Staff recommends the HLC recommends redesign of the proposed garage to the Planning Commission prior to approving the Variance to reduce the height of the garage to 16 feet, increase the rear setback to 5 feet, reduce the rear yard coverage to 40%, and modify the materials to be more consistent with the main house.

Public speakers:

Jonathon Evans

Adam Thompson

A motion was made by Commissioner Romano, seconded by Commissioner Vargas-Smith to recommend approval of the Significant Property Alteration Permit and Variance to the Planning Commission.

Aye: 4 - Commissioner Kirby, Chair Leung, Commissioner Romano, and Vice Chair Vargas-Smith

Absent: 2 - Commissioner Celso, and Commissioner Swartzwelder

Recused: 1 - Commissioner Stocks

STAFF REPORT

2. Berryessa Adobe Maintenance

3. 712 Jefferson Street

Staff Liaison Rebecca Bustos indicated there were no updates.

COMMISSIONERS REPORT

1. Subcommittee Reporting - 20 minutes
2. Board and Committee Assignments - 15 minutes

Board/Committee

Santa Clara Arts and Historic Consortium
Historic Preservation Society of Santa Clara
Old Quad Residents Association
Development Review Hearing
BART/ High Speed Rail/ VTA BRT Committee
Zoning Ordinance Update
El Camino Real Specific Plan Community Advisory Committee
Downtown Precise Plan

Lead/Alternate

Leung / Romano
Vargas-Smith / Leung
Leung / Romano
Romano / Vargas-Smith
Vargas-Smith/Swartzwelder
Romano / Swartzwelder
Leung
Vargas

3. Announcements and Other Items - 10 minutes
4. Commissioner Travel and Training Requests - 10 minutes

ADJOURNMENT

A motion was made by Commissioner Vargas-Smith, seconded by Commissioner Romano, to adjourn the meeting.

The meeting adjourned at 10:09 p.m.

The next regularly scheduled meeting is on March 2, 2023.

Aye: 5 - Commissioner Kirby, Chair Leung, Commissioner Romano, Commissioner Stocks, and Vice Chair Vargas-Smith

Absent: 2 - Commissioner Celso, and Commissioner Swartzwelder

MEETING DISCLOSURES

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. If a person wishes to challenge the nature of the above section in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of Santa Clara, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

If a member of the public submits a speaker card for any agenda items, their name will appear in the Minutes. If no speaker card is submitted, the Minutes will reflect "Public Speaker."

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the City of Santa Clara will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities, and will ensure that all existing facilities will be made accessible to the maximum extent feasible. The City of Santa Clara will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities including those with speech, hearing, or vision impairments so they can participate equally in the City's programs, services, and activities. The City of Santa Clara will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities.

Agendas and other written materials distributed during a public meeting that are public record will be made available by the City in an appropriate alternative format. Contact the City Clerk's Office at 1 408-615-2220 with your request for an alternative format copy of the agenda or other written materials.

Individuals who require an auxiliary aid or service for effective communication, or any other disability-related modification of policies or procedures, or other accommodation, in order to participate in a program, service, or activity of the City of Santa Clara, should contact the City's ADA Coordinator at 408-615-3000 as soon as possible but no later than 48 hours before the scheduled event.

RESOLUTION NO. 16-8381

**A RESOLUTION OF THE CITY OF SANTA CLARA,
CALIFORNIA APPROVING A REZONING FROM R1-6L –
SINGLE FAMILY RESIDENTIAL TO PD - PLANNED
DEVELOPMENT OF THE PROPERTY LOCATED AT 1479
AND 1485 BELLOMY STREET, SANTA CLARA,
CALIFORNIA**

PLN2015-11438 (Rezoning)

BE IT RESOLVED BY THE CITY OF SANTA CLARA AS FOLLOWS:

WHEREAS, on September 23, 2015, Robert and Julie Salinas (“Applicant”) applied for a Rezoning from R1-6L (Single Family Residential) to PD-Planned Development for an 8,227 square foot parcel, located on the north side of Bellomy Street, approximately 50 feet east of Jefferson Street (“Project Site”);

WHEREAS, the Project Site is currently zoned as R1-6L – Single Family Residential;

WHEREAS, in order to implement the proposed development, the Project Site requires a Rezoning to Planned Development to allow the subdivision of an existing parcel containing two existing detached single family homes into two new parcels (“Project”) as shown on the Development Plans, attached by reference herein as Exhibit “Development Plans”;

WHEREAS, the project is determined to be Categorically Exempt from CEQA pursuant to Section 15303 – New Construction or Conversion of Small Structures, as in urbanized areas, up to three single-family residences may be constructed or converted under this exemption, and as the project proposes to maintain the two existing residential dwellings on the project site and to replace an existing detached garage and workshop for the house at 1479 Bellomy Street with a new detached one-car garage;

WHEREAS, the Project was reviewed and supported by the Historical and Landmarks Commission at the regular Historical and Landmarks Commission meeting on May 5, 2016;

WHEREAS, Santa Clara City Code (SCCC) Section 18.112.040 provides for the review and recommendation of the City's Planning Commission of all rezoning requests before action is to be taken by the City Council;

WHEREAS, the Planning Commission held a duly noticed public hearing on September 14, 2016 to consider the rezoning application, at the conclusion of which, the Planning Commission voted to recommend that the City Council approve the proposed rezoning;

WHEREAS, on November 10, 2016, a notice of public hearing for the November 22, 2016 City Council meeting date for this item was posted in the vicinity of the site and mailed to all property owners of parcels within 300 feet of the Project Site; and,

WHEREAS, the City Council held a duly noticed public hearing on November 22, 2016 to consider the rezoning application, at which all interested persons were given an opportunity to give testimony and provide evidence, both in support of and in opposition to the proposed project.

NOW THEREFORE, BE IT FURTHER RESOLVED BY THE CITY OF SANTA CLARA AS FOLLOWS:

1. That the City Council hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.
2. That the City Council hereby rezones the Project Site from R1-6L – Single Family Residential to PD-Planned Development, as shown on Exhibit "Development Plans" and conditioned in Exhibit "Conditions of Approval", incorporated herein by this reference, to permit the subdivision of an existing parcel containing two existing detached single family homes into two new parcels, to maintain and preserve the two existing residential dwellings on the project site, and to replace an existing detached garage and workshop for the house at 1479 Bellomy Street with a new detached one-car garage ("Project").

3. Pursuant to SCCC Section 18.112.010, the City Council determines that the following findings exist in support of the rezoning:

A. The proposed rezoning would allow preservation of the established single family residential development character for this block.

B. The proposed zone change will conserve property values, protect or improve the existing character and stability of the area in question, and will promote the orderly and beneficial development of such area in that the proposal would preserve, and allow for the separate ownership of, the two existing high quality residential units on the Project Site in an urbanized area, which increases the City's housing stock with adequate choices of housing tenure, type and location, and affordability.

C. The proposed zone change is required by public necessity, public convenience, or the general welfare of the City in that the proposed zone change would facilitate the maintenance and preservation of two existing houses on the Project Site in proximity to transit facilities along Lincoln Street and Monroe Street.

D. The proposed zone change would allow imaginative planning and design concepts to be utilized that would otherwise be restricted in other zoning districts, in that the proposed zone change would allow for the maintenance of two existing houses on smaller parcels, and the would facilitate the rehabilitation of the house at 1479 Bellomy Street, which is eligible for listing on the City's List of Architecturally or Historically Significant Properties, in a manner that complies with the policies and intent of the General Plan envisioned for this area.

4. That based on the findings set forth in this resolution and the evidence in the City Agenda Report, the City Council hereby rezones the Project Site for the Project as set forth herein.

5. Constitutionality, severability. If any section, subsection, sentence, clause, phrase, or word of this resolution is for any reason held by a court of competent jurisdiction to be

unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of the resolution. The City of Santa Clara, California, hereby declares that it would have passed this resolution and each section, subsection, sentence, clause, phrase, and word thereof, irrespective of the fact that any one or more section(s), subsection(s), sentence(s), clause(s), phrase(s), or word(s) be declared invalid.

6. Effective date. This resolution shall become effective immediately.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 22ND DAY OF NOVEMBER, 2016, BY THE FOLLOWING VOTE:

AYES:	COUNCILORS:	Caserta, Davis, O'Neill, and Watanabe and Mayor Gillmor
-------	-------------	---

NOES:	COUNCILORS:	None
-------	-------------	------

ABSENT:	COUNCILORS:	Kolstad and Marsalli
---------	-------------	----------------------

ABSTAINED:	COUNCILORS:	None
------------	-------------	------

ATTEST:



ROD DIRIDON, JR.
CITY CLERK
CITY OF SANTA CLARA

Attachments Incorporated by Reference:

1. Conditions of Rezone Approval
2. Development Plans

CONDITIONS OF PD REZONE APPROVAL

In addition to complying with all applicable codes, regulations, ordinances and resolutions, the following **conditions of approval** are recommended:

GENERAL

- G1. If relocation of an existing public facility becomes necessary due to a conflict with the developer's new improvements, then the cost of said relocation shall be borne by the developer.
- G2. Comply with all applicable codes, regulations, ordinances and resolutions.

ATTORNEY'S OFFICE

- A1. The Developer agrees to defend and indemnify and hold City, its officers, agents, employees, officials and representatives free and harmless from and against any and all claims, losses, damages, attorneys' fees, injuries, costs, and liabilities arising from any suit for damages or for equitable or injunctive relief which is filed by a third party against the City by reason of its approval of developer's project.

COMMUNITY DEVELOPMENT

- P1. It shall be the developer's responsibility through his engineer to provide written certification that the drainage design for the subject property will prevent flood water intrusion in the event of a storm of 100-year return period. The developer's engineer shall verify that the site will be protected from off-site water intrusion by designing the on-site grading and storm water collection system using the 100-year hydraulic grade line elevation provided by the City's Engineering Department or the Federal Flood Insurance Rate Map, whichever is more restrictive. Said certification shall be submitted to the City Building Inspection Division prior to issuance of building permits.
- P2. The project site is located in Seismic Hazard Zone as identified by the State Geologist for potential hazards associated with liquefaction, pursuant to the Seismic Hazard Mapping Act (Div.2 Ch7.8 PRC), and the developer shall prepare and submit a geotechnical hazards investigation report acceptable to the City of Santa Clara Building Official prior to issuance of permits.
- P3. Submit plans for final staff-level architectural review to the Planning Division. The plans shall demonstrate the proposed changes to the house at 1479 Bellomy Street will comply with the preservation treatment plan for this structure, prior to issuance of building permits. Said plans to include, but not be limited to: final stormwater pollution prevention details (including disconnecting downspouts), site plans, floor plans, elevations, and landscape plans.
- P4. In the event historic/prehistoric artifacts or human remains are discovered during ground disturbing activities, the following measures will be implemented: In compliance with State law (Section 7050.5 of the Health and Safety Code and Section 5097.94 of the Public Resources Code), in the event human remains are encountered during grading and construction, all work within 25 feet of the find will stop and the Santa Clara County Coroner's office will be notified. If the remains are determined to be Native American, the Coroner will notify the Native American Heritage Commission to identify the "Most Likely Descendant" (MLD). The City, in consultation with the MLD, would then prepare a plan for treatment, study and reinternment of the remains.
- P5. In compliance with State law (Section 7050.5 of the Health and Safety Code and Section 5097.94 of the Public Resources Code), in the event that historical artifacts are found, all work within 50 feet of the find will stop and a qualified archaeologist will examine the find. All significant artifacts and samples recovered during construction would be cataloged and curated by a qualified archaeologist and placed in an appropriate curation

facility. The archaeologist must then submit a plan for evaluation of the resource to the City of Santa Clara Planning Division for approval. If the evaluation of the resource concludes that the found resource is eligible for the California Register of Historic Resources, a mitigation plan must be submitted to the City of Santa Clara Planning Division for approval. The mitigation plan must be completed before earthmoving or construction activities can recommence within the designated resource area.

- P6. The following measures are included in the project to reduce the potential for nuisances related to construction:
- a. Construction activities shall be limited to the hours between 7:00 AM and 6:00 PM, Monday through Friday, and between the hours of 9:00 AM to 6:00 PM on Saturday. No construction activities shall occur on Sundays or holidays.
 - b. Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.
 - c. Locate stationary noise generating equipment as far as possible from adjacent residential properties.
 - d. Acoustically shield stationary equipment located near existing residential properties.
 - e. Utilize "quiet" air compressors and other stationary noise sources where technology exists.
 - f. The contractor shall prepare a construction plan identifying the schedule for major noise-generating construction activities. The construction plan shall identify a procedure for coordinating with adjacent residential land uses so that construction activities can be scheduled to minimize noise disturbance.
- P7. Provide automatic garage door openers for each garage.
- P8. The parking space in each garage shall be maintained open and accessible for use as parking stalls.
- P9. The existing house at 1479 Bellomy Street shall be rehabilitated according to the Preservation Treatment Plan submitted with the plans for this project, and in accordance with the Secretary of the Interior's Standards for the treatment of historic places, and in accordance with the proposed Mills Act Contract, if approved.
- P10. The interior and exterior of property shall be maintained free of all life safety hazards and violations at all times.
- P11. The exterior of the structure shall be maintained in good condition, to the satisfaction of the Director of Community Development, including but not limited to the following:
- a. Chipped or peeling paint shall be repainted.
 - b. Broken windows shall be repaired.
 - c. Landscaping shall be maintained in live condition. Dead plants are to be removed. Plants shall be well kept, with grass, shrubs, hedges and other landscaping to be cut or trimmed to the satisfaction of the Community Development Director.
 - d. All areas visible from off-site shall be maintained in a clean and tidy manner.
 - e. No exterior storage may be kept in areas visible from the public right of way.
- P12. No chain link fencing is allowed, unless it is screened from view from off site by wood, masonry, or other fencing, to the satisfaction of the Director of Community Development.
- P13. A future addition to the house at 1485 Bellomy Street may be permitted, subject to Architectural Review Approval by the Director of Community Development or by the Architectural Committee, provided the addition does not exceed 500 square feet nor result in a dwelling with more than three potential bedrooms total unless two covered parking spaces are provided; and, provided the addition complies with the development standards of the R1-6L Zoning District.
- P14. No portion of the homes shall be sectioned off such that a resident does not have full access to all common areas of the residence.

- P15. Any changes to the number of exterior entrances to the residential structures shall require Planning approval.

ENGINEERING

- E1. Each dwelling unit shall have a separate utility (sewer lateral, water, electric, etc.) service. Remove existing Overhead Electric Service crossing Parcel A and serving Parcel B, or dedicate an Overhead Electric Easement over Parcel A for the Benefit of Parcel B.
- E2. Obtain site clearance through Engineering Department prior to issuance of Building Permit. Site clearance will require payment of applicable development fees. Other requirements may be identified for compliance during the site clearance process. Contact Engineering Department at (408) 615-3000 for further information.
- E3. All work within the public right-of-way and/or public easement, which is to be performed by the Developer/Owner, the general contractor, and all subcontractors shall be included within a **Single Encroachment Permit** issued by the City Engineering Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.
- E4. Submit public improvement plans prepared in accordance with City Engineering Department procedures which provide for the installation of public improvements. Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer prior to approval and recordation of parcel map and/or issuance of building permits.
- E5. File and record Parcel Map for proposed development and pay all appropriate fees prior to Building Permit issuance.
- E6. Proposed trees shall be 5' minimum clear of sidewalks, unless otherwise approved by the Public Works Director. Provide root barrier if trees are planted such that the drip line of the mature trees covers the sidewalk. Root barriers shall be 12' long x 2' deep, and centered on trees.
- E7. Sanitary sewer and storm drain mains and laterals shall be outside the drip line of mature trees or 10' clear of the tree trunk whichever is greater, unless otherwise approved by the Public Works Director.
- E8. Damaged curb, gutter, and sidewalk within the public right-of-way along property's frontage shall be repaired or replaced (to the nearest score mark) in a manner acceptable to the City Engineer or his designee. The extents of said repair or replacement within the property frontage shall be at the discretion of the City Engineer or his designee.
- E9. Existing non-standard or non-ADA compliant frontage improvements shall be replaced with current City standard frontage improvements as directed by the City Engineer or his designee. Remove existing driveways and replace with City standard driveways per City standard detail ST-5.
- E10. Each dwelling unit shall have a separate utility (sewer lateral, water, electric, etc.) service. Remove existing Overhead Electric Service crossing Parcel A and serving Parcel B, or dedicate an Overhead Electric Easement over Parcel A for the benefit of Parcel B.
- E11. Dedicate, as required on-site easements for new public utilities and/or sidewalk by means of a parcel/final map or approved instrument at time of development.
- E12. Show and comply with City's driveway triangle of safety requirement at all driveways. Visual obstructions over three feet in height will not be allowed within the driver's sight triangle near driveways and intersections in order to allow an unobstructed view of oncoming traffic. Contact Traffic Engineering at (408) 615-3000 for further information.

ELECTRICAL

- EL1. Remove existing Overhead Electric Service crossing Parcel A for service to Parcel B and replace with a new mid-span service connection from Silicon Valley Power, or dedicate an Overhead Electric Easement over Parcel A for the benefit of Parcel B.

WATER

- W1. Prior to issuance of Building Permits, the applicant shall submit a composite utility plan showing all utilities (including electrical) and landscaping (trees/shrubbery) so that the Water Department can verify conflicts for proposed water services. Note that all new water meters and backflow prevention devices shall be located behind the sidewalk in a landscape area.
- W2. Prior to issuance of Building Permits, the applicant shall submit plans showing a clean out at the property line for each sanitary sewer lateral to the satisfaction of the Director of the Water & Sewer Utilities. Applicant should verify location of all existing sanitary sewer laterals, and properly label the size of all existing and proposed services. Residence A and Residence B shall have their own sanitary sewer services.
- W3. Prior to issuance of Building permits, the applicant shall provide a note indicating all horizontal and vertical clearances. The applicant shall maintain 12" of vertical clearance at water service crossing with other utilities, and all required horizontal clearances from water services: 10' from sanitary sewer utilities, 8' from storm drain utilities, 5' from fire and other water utilities, 5' from gas utilities, and 10' from landscaping. If applicant installs root barriers, clearance from landscaping reduces to 5'.
- W4. Prior to the issuance of Building or Grading Permits, the applicant must indicate the disposition of all existing water services on the plans. Applicant shall show a utility plan which indicates the location of the existing utility mains in the street, existing water and sewer services for the property, and proposed water and sewer services. The applicant must properly abandon all existing water services on the property that will not be used per Water & Sewer Utilities standards. The existing 5/8" water meter and service serving Residence A will need to be abandoned and a new 1" water meter and 1" service shall be installed to serve Residence A. The water service serving Residence B is sufficient.

POLICE

- PD1. Address numbers shall be clearly visible from the street and shall be a minimum of six (4) inches in height and a color contrasting with the background material. Numbers shall be illuminated during hours of darkness. Where multiple units/buildings occupy the same property, all unit/building addresses shall be clearly visible. If that is not possible, a sign listing all addresses shall be posted at the main entrance or front of the property.

FIRE

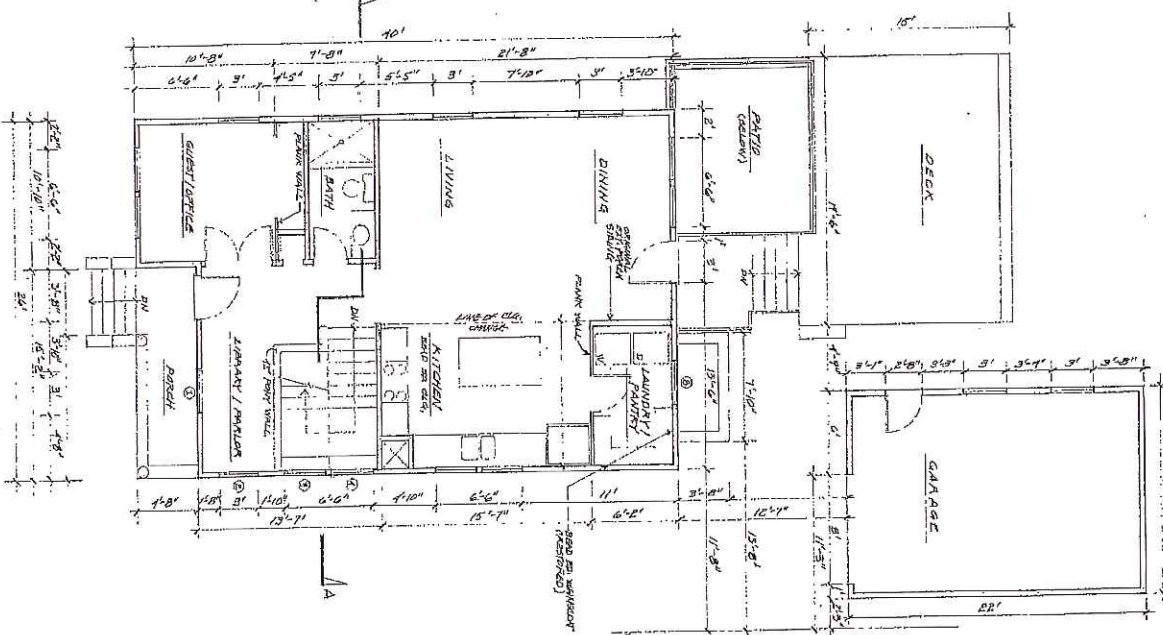
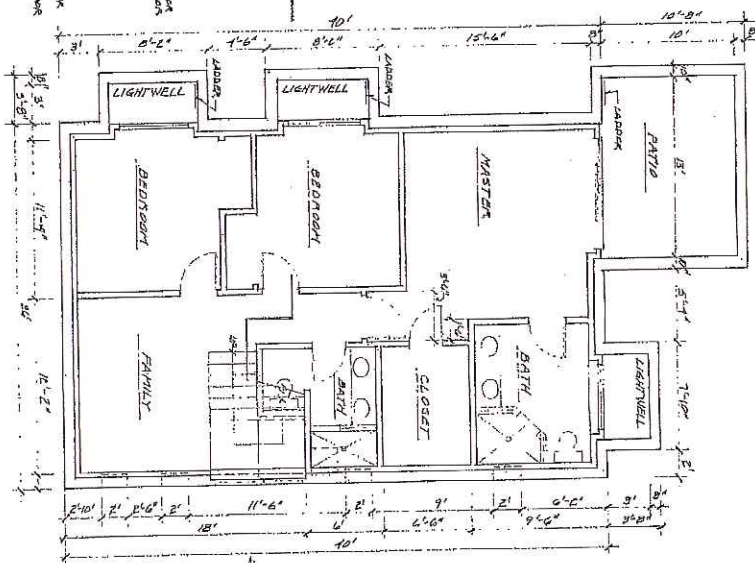
- F1. Residential Unit A at 1479 Bellomy Street may be required to have fire suppression sprinklers installed with this development application.

STREETS

- ST1. Project shall meet C&D debris recycling requirements (50%). Applicant must track and report on project recycling. This may be done for through City's online tracking tool at <http://santaclara.wastetracking.com/>.
- ST2. The Developer is to supply and install city street trees per City specifications; spacing, specie, and size (24" box) to be determined by City Arborist.

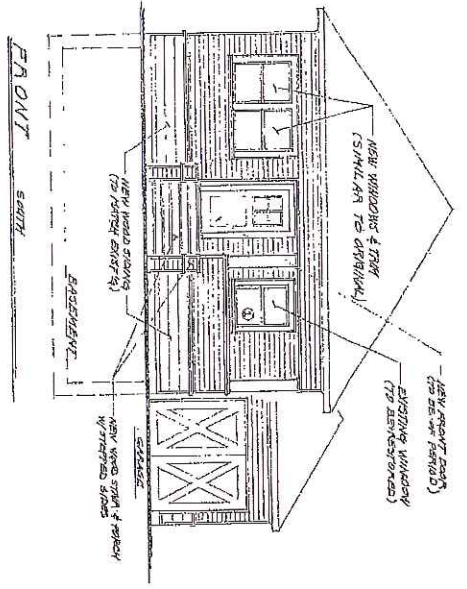
A hand-drawn floor plan of a building, oriented with a north arrow pointing towards the top right. The plan shows three main rooms: 'BETWEEN' on the left, 'SOUTH' in the center, and 'CENTRAL' on the right. The 'BETWEEN' room has a width of 4' and a length of 14'0". The 'SOUTH' room has a width of 4' and a length of 14'0". The 'CENTRAL' room has a width of 8'9" and a length of 14'0". A staircase is located in the 'BETWEEN' room. A north arrow is located in the bottom right corner, pointing towards the top right. The plan is labeled 'A' in the bottom right corner.

BASEMENT (PROPOSED)

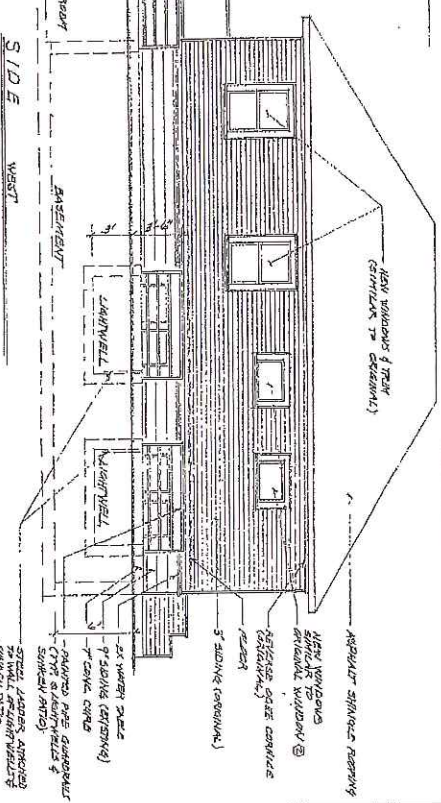
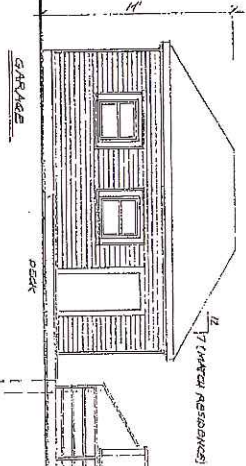
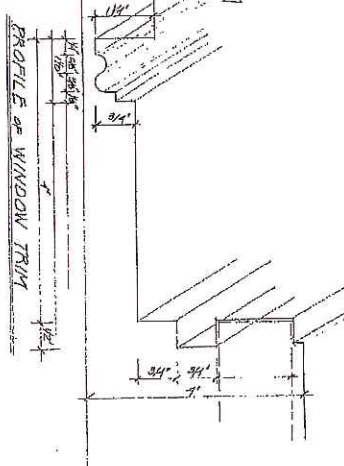
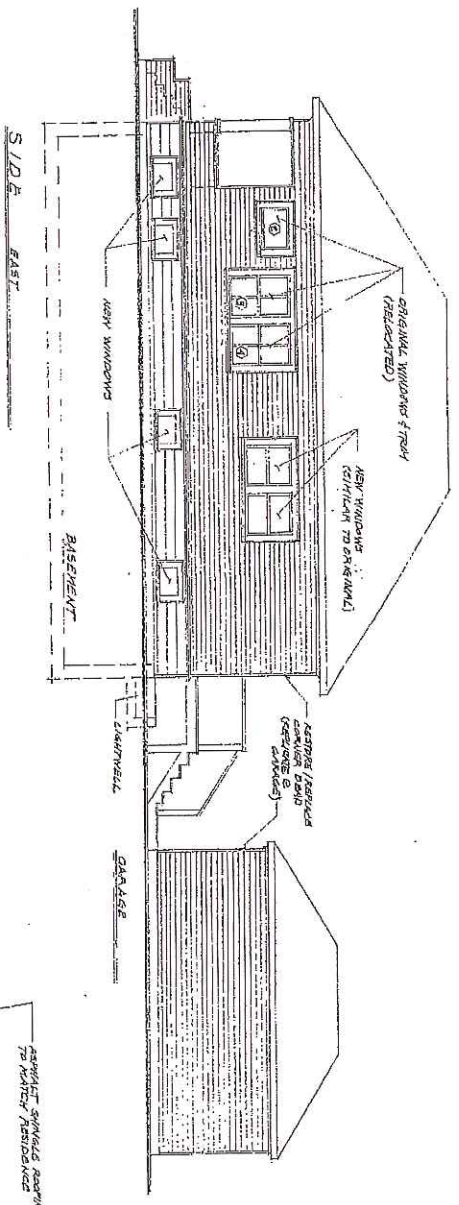
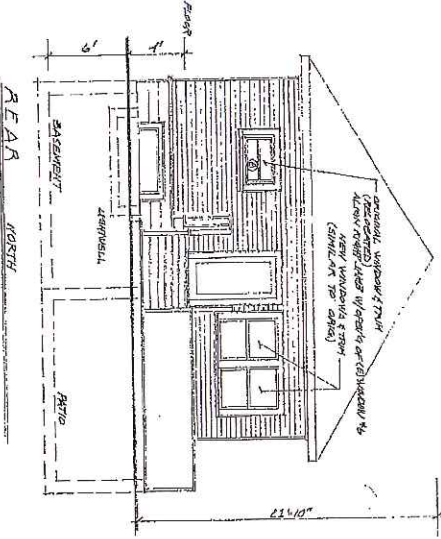
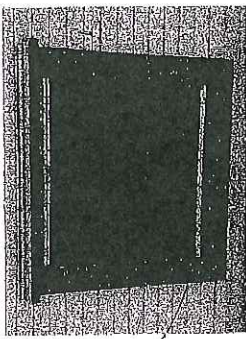


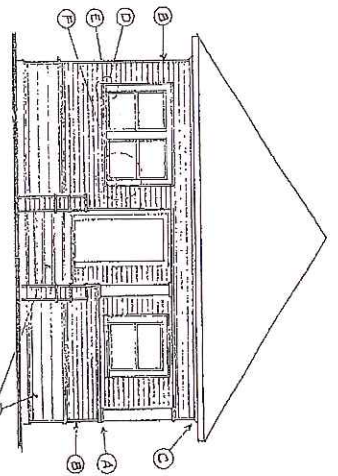
2/4/2017

1/24/12



* SEE PTP PRESERVATION TREATMENT PLAN FOR WINDOW INFORMATION

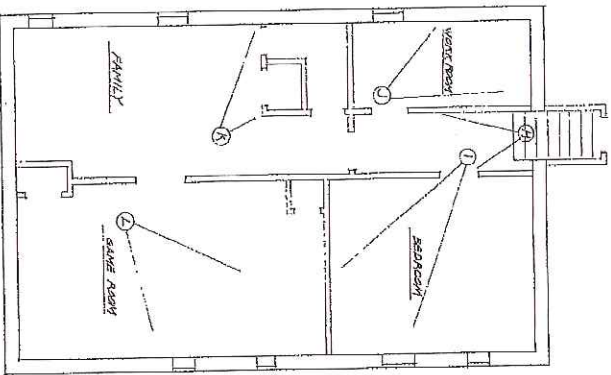




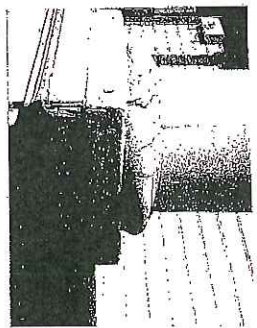
FRONT ELEVATION

PROPOSED

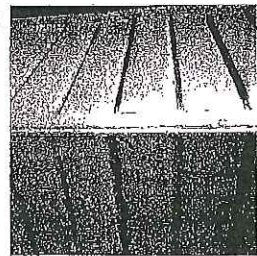
NOTE: THESE ORIGINAL DETAILS TO BE RESTORED & REINTEGRATED IN SIMILAR FORM FOR NEW WINDOWS (REFER TO PTP)



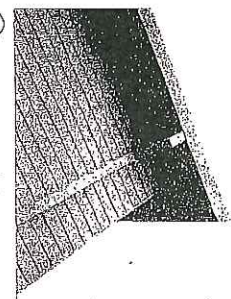
EXISTING BASEMENT PLAN



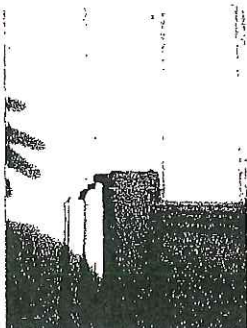
A PORCH AREA & PORCH



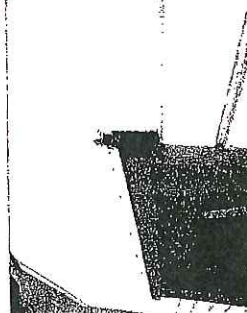
B CORNER BRICK



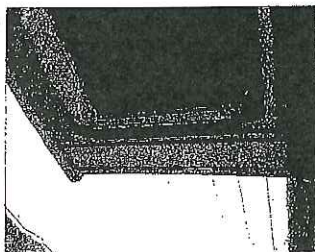
C REMAINING STONE CORNER (REFER TO PTP FOR PTP)



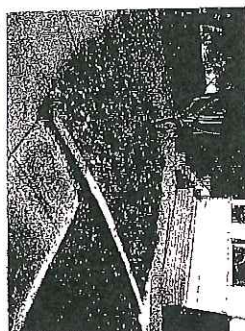
D WINDOW FRAME & BRICK-BUILDING



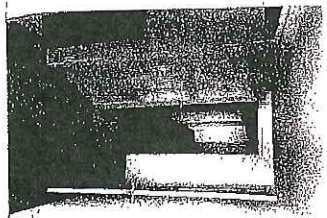
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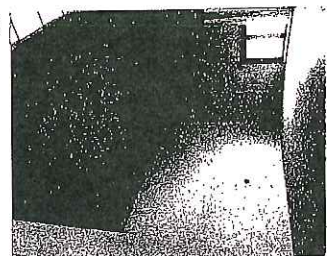
F SIDE VIEW



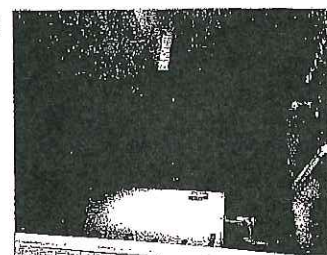
G STONE PLANTERS, STAIRS, & PORCH FLOOR TO BE REMOVED



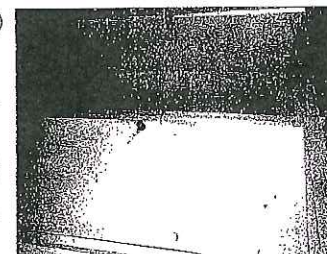
H HALLWAY



I BEDROOM



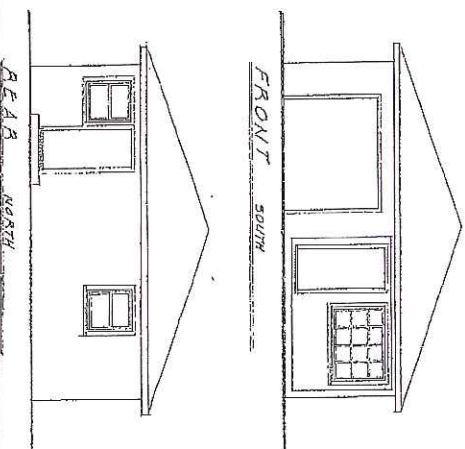
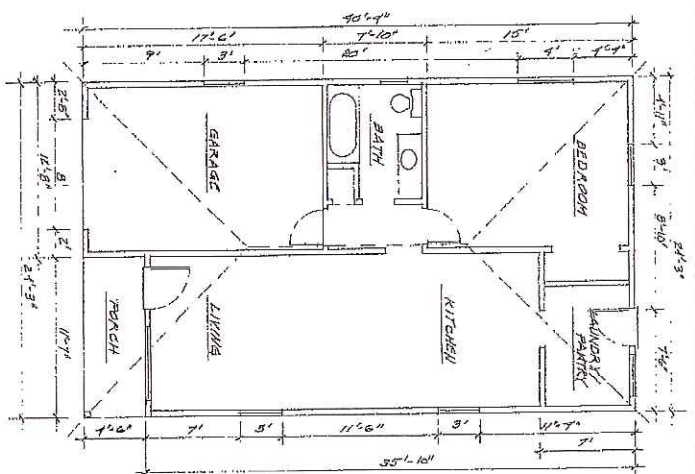
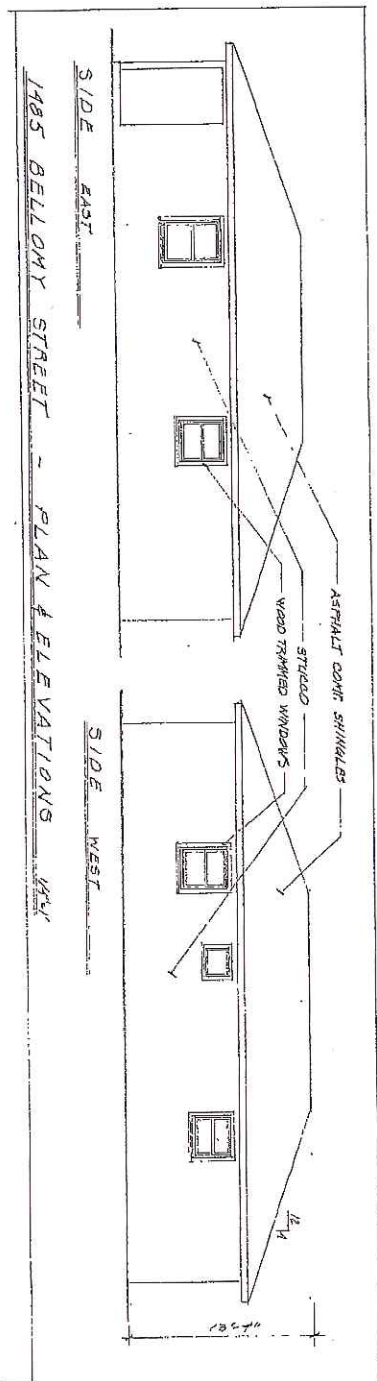
J WORK ROOM



K STORAGE CLOSET



L STONE ROOM



[illegible]

of
Share's

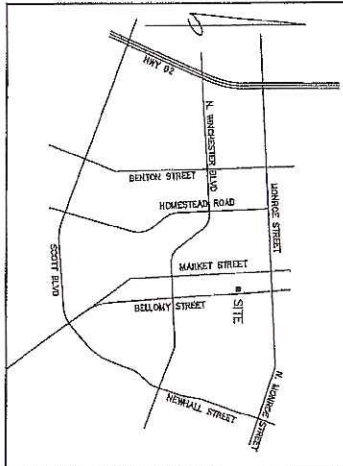
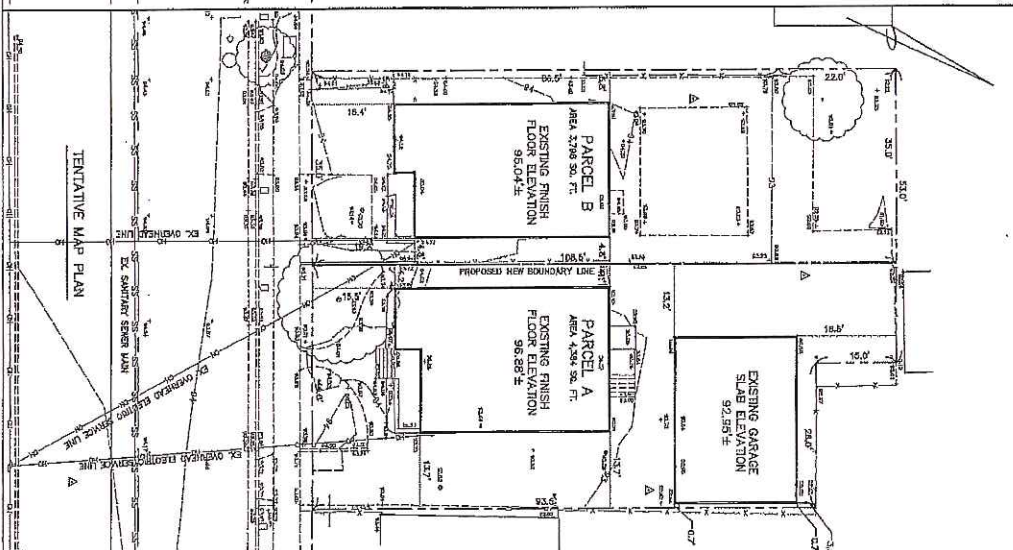
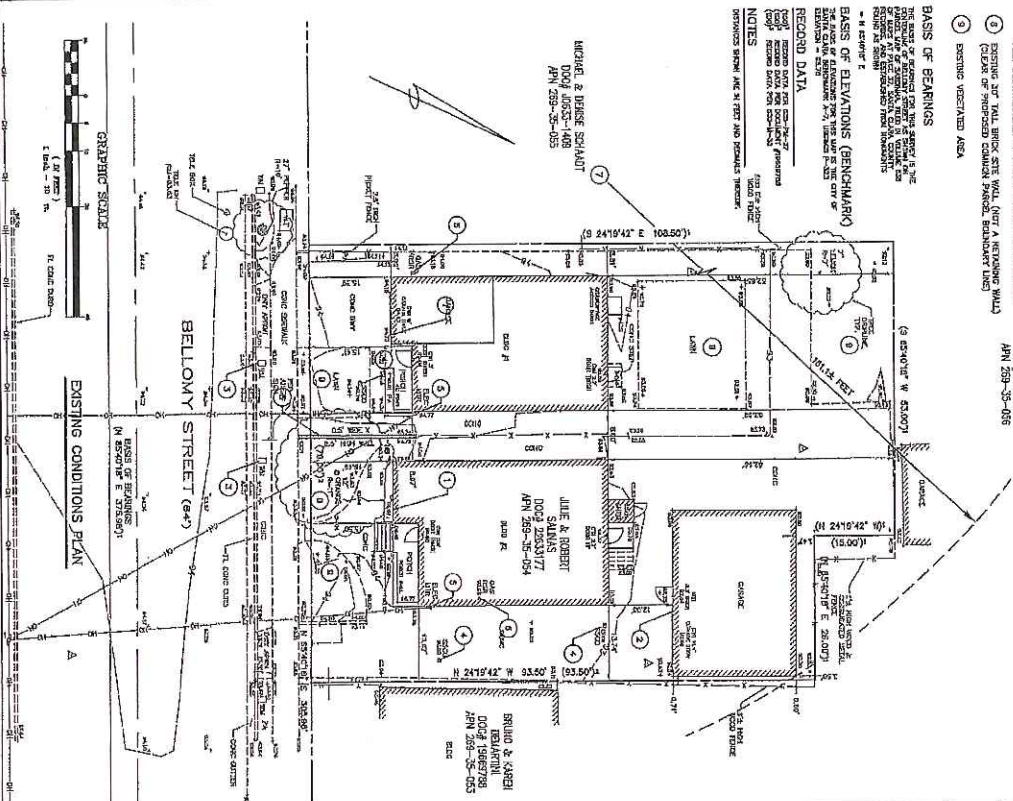


SITE SPECIFIC NOTES

- | | | |
|----|---|----|
| 1 | EXISTING SURVIVORS EXTENSION OF DEFERRED ANNUITY | NO |
| 2 | EXISTING SURVIVOR EXTENSION OF DEFERRED ANNUITY | NO |
| 3 | EXISTING WATER SERVICE LETTER BOX | NO |
| 4 | EXISTING SANITARY SEWER CLEANOUT | NO |
| 5 | EXISTING SEWER LATERAL | NO |
| 6 | EXISTING ELECTRICAL RACE AND OVERHEAD ELECTRICAL SERVICE RAMP | NO |
| 7 | EXISTING GAS METER | NO |
| 8 | SURVEYED LOCATION OF EXISTING FIRE HYDRANT AT SOUTH/EAST CORNER OF LOT 10 | NO |
| 9 | RECORDS OF LOCATION OF EXISTING SANITARY SEWER CLEANOUT (B.S.1) | NO |
| 10 | EXISTING 4" TALL BRICK VENT PIPE (NOT A REPAIRING HATCH) | NO |
| 11 | EXISTING 6" TALL BRICK CHIMNEY PIPING, EXHAUSTORY UNIT | NO |
- JEFFREY CLARK
1004 1515th AVE
APR 25/95-05

NOTE: BASED ON VISUAL EVIDENCE, THE EXISTING LOT AND THIS AREA APPEAR TO HAVE EXISTED AS WATER, GAS, ELECTRIC, AND PHONE AND/OR CABLE SERVICES. THE EXISTING SANITARY SEWER CONNECTIONS INDICATE THAT THERE ARE SANITARY SEWER LATERAL CONNECTIONS TO EXISTING SANITARY SEWER MAIN IN BELLEVUE STREET.

NO GRADING OR DRAINAGE IMPROVEMENTS INTENDED, EXISTING DRAINAGE TO MAINTAIN ITS EXISTING COURSE.

[illegible]

PROJECT INFORMATION

OWNER/RESIDENT:	ROBERT & LILLIE KALVAS
	1416 S. ALLEN AVE
	SAINT CLAY, INDIANA 46785-5544
OWN. EMPLOYER:	SAINT CLAY, INDIANA 46785-5544
	SPRING & WILLIAMS
	1011 DEANE STREET
	SAINT CLAY, INDIANA 46785-5540
	(317) 455-2540
	428-6962 (MO)
EXISTING PAPER, SIZE:	1/8" X 9" (PAPER COVER)
	(471 and 472-473)
CONVENT ZONING:	R1
	PCB
PROPOSED ZONING:	RESIDENTIAL
COMMIT. USE:	SINGLE FAMILY HOME
WATER SERVICE:	CTY OF SAINT CLAY, WATER AND SEWER UTILITIES
SEWER SERVICE:	CTY OF SAINT CLAY, WATER AND SEWER UTILITIES
URBANA:	CTY OF SAINT CLAY, STANDARDS
STREET IMPROVEMENTS:	CTY OF SAINT CLAY, STANDARDS
CAD / DESIGN:	TRACER ONE & ALLEGRE / ALLEN VALLEY POWER
CABLE TV:	CONCAST
FIRE SERVICE:	SANTA CLAY FIRE DEPARTMENT

MINOR LAND DIVISION AND EXISTING STRUCTURES AREAS

PARCEL A (1479 BELMONT STREET)	4,364 SQ. FT.	833 SQ. FT. (FIRST LEVEL)
PARCEL SIZE		1,000 SQ. FT. (SECOND FLOOR)
EXISTING HOUSE		163 SQ. FT. (GARAGE/STORAGE AREA)
		870 SQ. FT.
DETACHED GARAGE		
PARCEL B (1485 BELMONT STREET)		
PARCEL SIZE	5,798 SQ. FT.	
EXISTING HOUSE		
		875 SQ. FT. (FIRST LEVEL)
		223 SQ. FT. (ATTACHED GARAGE)

[illegible]

RESOLUTION NO. ##-####

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF SANTA CLARA, CALIFORNIA RECOMMENDING A
REZONING FROM PD – PLANNED DEVELOPMENT TO PD -
PLANNED DEVELOPMENT OF THE PROPERTY LOCATED AT
1485 BELLOMY STREET, SANTA CLARA, CALIFORNIA**

PLN22-00088 (Rezoning)

BE IT RESOLVED BY THE PLANNING COMMISSION OF SANTA CLARA AS FOLLOWS:

WHEREAS, on February 17, 2022, Giovanni and Priscilla Bui (“Applicant”) applied for a Rezoning from PD-Planned Development to PD-Planned Development for an 3,833 square foot parcel, located on the north side of Bellomy Street, approximately 50 feet east of Jefferson Street (“Project Site”);

WHEREAS, the Project Site is currently zoned as PD-Planned Development;

WHEREAS, in order to implement the proposed development, the Project Site requires a Rezoning to Planned Development to amend the existing Planned Development to add more than 500 square feet and more than three bedrooms, which is not permitted under the current PD Zoning.

WHEREAS, the property owner proposes a 615 square foot first-floor addition and 1,008 square foot second-floor addition that would result in a 2,291 square foot single-family residence with four bedrooms and three and a half bathrooms with the existing one-car garage to remain. (“Project”) as shown on the Development Plans, attached by reference herein as Exhibit “Development Plans”;

WHEREAS, the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) per Section 15301(e)(2) – Class 1 Existing Facilities, in that the activity consists of the addition to an existing structure that (1) will not result in an increase of more than 10,000 square feet, (2) the project is in an area where all public services and facilities are available, and (3) the area in which the project is located is not environmentally sensitive;

WHEREAS, the Project was reviewed and recommended for denial by the Historical and Landmarks Commission at the regular Historical and Landmarks Commission meeting on February 2, 2023;

WHEREAS, Santa Clara City Code (SCCC) Section 18.112.040 provides for the review and recommendation of the City's Planning Commission of all rezoning requests before action is to be taken by the City Council;

WHEREAS, on March 30, 2023, notice of the June 14, 2023 Planning Commission meeting on this item was posted in three conspicuous locations within 300 feet of the project site and mailed to property owners within 300 feet of the project site.

WHEREAS, on June 14, 2023, the Planning Commission opened the public hearing, and the voted to continue the hearing to August 23, 2023; and

WHEREAS, on August 23, 2023, the Planning Commission reconvened public hearing to consider the rezoning application, at which time all interested persons were given an opportunity to give testimony and provide evidence, both in support of and in opposition to the proposed Project.

NOW THEREFORE, BE IT FURTHER RESOLVED BY THE PLANNING COMMISSION OF THE SANTA CLARA AS FOLLOWS:

1. That the Planning Commission hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.
2. That the Planning Commission hereby recommends that the City Council rezone the Project Site, as shown on Exhibit "Development Plans" and conditioned in Exhibit "Conditions of Approval", incorporated herein by this reference, from PD-Planned Development to amend the existing Planned Development to add more than 500 square feet and more than three bedrooms, which is not permitted under the current PD Zoning.
3. Pursuant to SCCC Section 18.112.010, the Planning Commission determines that the following findings exist in support of the rezoning:

A. The existing zoning is inappropriate or inequitable, in that the existing zoning for the project site would limit the creation of housing development to under 500 square feet and maximum three bedroom.

B. The proposed zone change will conserve property values, protect or improve the existing character and stability of the area in question, and will promote the orderly and beneficial development of such area in that the proposed project would increase property values with addition over 500 square feet while maintaining a similar architectural features and two-story height similar to other single-family residences within the immediate neighborhood.

C. The proposed zone change is required by public necessity, public convenience, or the general welfare of the City in that the proposed zone change would facilitate the maintenance and preservation of the existing house on the Project Site in proximity to transit facilities along Lincoln Street and Monroe Street.

D. The proposed zone change would allow imaginative planning and design concepts to be utilized that would otherwise be restricted in other zoning districts, in that the proposed zone change would allow for the maintenance of the existing house on a smaller parcel, and that would facilitate the expansion in a manner that complies with the policies and intent of the General Plan envisioned for this area.

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4. Effective date. This resolution shall become effective immediately.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 23rd DAY OF AUGUST, 2023, BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ATTEST: _____
ANDREW CRABTREE
COMMUNITY DEVELOPMENT DIRECTOR
CITY OF SANTA CLARA

Attachments Incorporated by Reference:

1. Conditions of Approval
2. Development Plans

CONDITIONS OF PD REZONE APPROVAL

In addition to complying with all applicable codes, regulations, ordinances and resolutions, the following **conditions of approval** are recommended:

GENERAL

- G1. If relocation of an existing public facility becomes necessary due to a conflict with the developer's new improvements, then the cost of said relocation shall be borne by the developer.
- G2. Comply with all applicable codes, regulations, ordinances and resolutions.

ATTORNEY'S OFFICE

- A1. The Developer agrees to defend and indemnify and hold City, its officers, agents, employees, officials and representatives free and harmless from and against any and all claims, losses, damages, attorneys' fees, injuries, costs, and liabilities arising from any suit for damages or for equitable or injunctive relief which is filed by a third party against the City by reason of its approval of developer's project.

COMMUNITY DEVELOPMENT

- P1. It shall be the developer's responsibility through his engineer to provide written certification that the drainage design for the subject property will prevent flood water intrusion in the event of a storm of 100-year return period. The developer's engineer shall verify that the site will be protected from off-site water intrusion by designing the on-site grading and storm water collection system using the 100-year hydraulic grade line elevation provided by the City's Engineering Department or the Federal Flood Insurance Rate Map, whichever is more restrictive. Said certification shall be submitted to the City Building Inspection Division prior to issuance of building permits.
- P2. The project site is located in Seismic Hazard Zone as identified by the State Geologist for potential hazards associated with liquefaction, pursuant to the Seismic Hazard Mapping Act (Div.2 Ch7.8 PRC), and the developer shall prepare and submit a geotechnical hazards investigation report acceptable to the City of Santa Clara Building Official prior to issuance of permits.
- P3. Submit plans for final staff-level architectural review to the Planning Division. The plans shall demonstrate the proposed changes to the house at 1479 Bellomy Street will comply with the preservation treatment plan for this structure, prior to issuance of building permits. Said plans to include, but not be limited to: final stormwater pollution prevention details (including disconnecting downspouts), site plans, floor plans, elevations, and landscape plans.
- P4. In the event historic/prehistoric artifacts or human remains are discovered during ground disturbing activities, the following measures will be implemented: In compliance with State law (Section 7050.5 of the Health and Safety Code and Section 5097.94 of the Public Resources Code), in the event human remains are encountered during grading and construction, all work within 25 feet of the find will stop and the Santa Clara County Coroner's office will be notified. If the remains are determined to be Native American, the Coroner will notify the Native American Heritage Commission to identify the "Most Likely Descendant" (MLD). The City, in consultation with the MLD, would then prepare a plan for treatment, study and reinternment of the remains.
- P5. In compliance with State law (Section 7050.5 of the Health and Safety Code and Section 5097.94 of the Public Resources Code), in the event that historical artifacts are found, all work within 50 feet of the find will stop and a qualified archaeologist will examine the find. All significant artifacts and samples recovered during construction would be cataloged and curated by a qualified archaeologist and placed in an appropriate curation

- facility. The archaeologist must then submit a plan for evaluation of the resource to the City of Santa Clara Planning Division for approval. If the evaluation of the resource concludes that the found resource is eligible for the California Register of Historic Resources, a mitigation plan must be submitted to the City of Santa Clara Planning Division for approval. The mitigation plan must be completed before earthmoving or construction activities can recommence within the designated resource area.
- P6. The following measures are included in the project to reduce the potential for nuisances related to construction:
- a. Construction activities shall be limited to the hours between 7:00 AM and 6:00 PM, Monday through Friday, and between the hours of 9:00 AM to 6:00 PM on Saturday. No construction activities shall occur on Sundays or holidays.
 - b. Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.
 - c. Locate stationary noise generating equipment as far as possible from adjacent residential properties.
 - d. Acoustically shield stationary equipment located near existing residential properties.
 - e. Utilize "quiet" air compressors and other stationary noise sources where technology exists.
 - f. The contractor shall prepare a construction plan identifying the schedule for major noise-generating construction activities. The construction plan shall identify a procedure for coordinating with adjacent residential land uses so that construction activities can be scheduled to minimize noise disturbance.
- P7. Provide automatic garage door openers for each garage.
- P8. The parking space in each garage shall be maintained open and accessible for use as parking stalls.
- P9. The interior and exterior of property shall be maintained free of all life safety hazards and violations at all times.
- P10. The exterior of the structure shall be maintained in good condition, to the satisfaction of the Director of Community Development, including but not limited to the following:
- a. Chipped or peeling paint shall be repainted.
 - b. Broken windows shall be repaired.
 - c. Landscaping shall be maintained in live condition. Dead plants are to be removed. Plants shall be well kept, with grass, shrubs, hedges and other landscaping to be cut or trimmed to the satisfaction of the Community Development Director.
 - d. All areas visible from off-site shall be maintained in a clean and tidy manner.
 - e. No exterior storage may be kept in areas visible from the public right of way.
- P11. No chain link fencing is allowed, unless it is screened from view from off site by wood, masonry, or other fencing, to the satisfaction of the Director of Community Development.
- P12. A future addition to the house at 1485 Bellomy Street may be permitted, subject to Architectural Review Approval by the Director of Community Development or by the Development Review Hearing, and, provided the addition complies with the development standards of the R1-6L Zoning District.
- P13. No portion of the homes shall be sectioned off such that a resident does not have full access to all common areas of the residence.
- P14. Any changes to the number of exterior entrances to the residential structures shall require Planning approval.

BUILDING DIVISION

- BD1. The construction permit application drawings submitted to the Santa Clara Building Division shall include a copy of the latest Federal Emergency Management Agency (FEMA) Flood Zone Map: <https://msc.fema.gov/portal/home>. The project drawings shall indicate how the project complies with the Santa Clara Flood Damage Prevention Code.
- a. FEMA Flood Zone map designations and requirements are based on the map in effect at date of Building Permit issuance.
- BD2. The construction permit application drawings submitted to the Santa Clara Building Division shall include Santa Clara Valley Urban Runoff Pollution Prevention Program Low Impact Development (LID) practices http://www.scvurppp-w2k.com/nd_wp.shtml. All projects that disturb more than one acre, or projects that are part of a larger development that in total disturbs more than one acre, shall comply with the Santa Clara Valley Urban Runoff Pollution Prevention Program Best Management Practices (BMP): http://www.scvurppp-w2k.com/construction_bmp.shtml, and shall provide a Storm Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer (QSD). All site drainage and grading permit applications submitted to the Santa Clara Building Division shall include a city of Santa Clara "C3" data form, available on this web page: <https://www.santaclaraca.gov/our-city/departments-g-z/public-works/environmental-programs/stormwater-pollution-prevention> and will be routed to a contract consultant for review.
- BD3. No California construction code review is being done at this time. The construction permit application drawings submitted to the Santa Clara Building Division shall include an overall California Building Code analysis, including; proposed use and occupancy of all spaces (19' CBC Ch. 3), all building heights and areas (19' CBC Ch. 5), all proposed types of construction (19' CBC Ch. 6), all proposed fire and smoke protection features, including all types of all fire rated penetrations proposed (19' CBC Ch. 7), all proposed interior finishes fire resistance (19' CBC Ch. 8), all fire protection systems proposed (19' CBC Ch. 9), and all means of egress proposed (19' CBC Ch. 10). -Noncombustible exterior wall, floor, and roof finishes are strongly encouraged.
- During construction retaining a single company to install all fire rated penetrations is highly recommended.
 - The grade level lobbies shall be min.1 hour rated all sides and above.
 - All stair shafts shall be min. 1 hour rated.
 - All elevator shafts shall be min. 1 hour rated.
 - All trash chute shafts shall be min. 1 hour rated.
 - Recommendation: provide a minimum of two trash chutes; one for recyclables, one for trash, each trash chute to be routed down to a grade level trash collection room.
 - Any trash rooms shall be min. 1 hour rated all sides and above.
- BD4. The overall project construction permit application shall include the geotechnical, architectural, structural, energy, electrical, mechanical, and plumbing drawings and calculations. Prior to the issuance of the overall project construction permit, a conditions of approval review meeting must be held in city hall, which meeting must be attended by the on-site field superintendent(s). The meeting will not be held without the attendance of the on-site field superintendent(s). The on-site grading permit shall be a separate permit application to the Building Division.

- BD5. See Title 15 of the Santa Clara City Code for any amendments to the California Building Codes.
- BD6. This project is subject to the provisions of the City of Santa Clara 2022 Reach Code, effective January 2022 See Ordinance No. 2034 and/or Title 15 of the Santa Clara City Code.
- a. Chp. 15.36 – Energy Code for “all electric” provisions for new construction.
 - b. Chp. 15.38 – Green Building Code for additional Electric Vehicle Charging requirements for new construction.

ENGINEERING

- E1. Obtain site clearance through Public Works Department prior to issuance of Building Permit. Site clearance will require payment of applicable development fees. Other requirements may be identified for compliance during the site clearance process. Contact Public Works Department at (408) 615-3000 for further information.
- E2. All work within the public right-of-way and/or public easement, which is to be performed by the Developer/Owner, the general contractor, and all subcontractors shall be submitted within a Single Encroachment Permit to be reviewed and issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.
- E3. Submit public improvement/encroachment permit plans prepared in accordance with City Public Works Department procedures which provide for the installation of public improvements directly to the Public Works Department. Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer prior to approval and recordation of final map and/or issuance of building permits.
- E4. Bellomy Street was slurry sealed during the 2020 pavement program. Per the City pavement moratorium (Ordinance No. 1998), no pavement cuts are permitted until after 12/31/2023. Refer to <https://www.santaclaraca.gov/our-city/departments-g-z/public-works/maintenance-operations/street-maintenance/pavement-preservation-ordinance> for more information.
- E5. Traffic improvements must comply with the City of Santa Clara Standard Specifications for Public Works Construction
- E6. Landscape improvements within 10 feet of a driveway must be less than 3 feet or greater than 10 feet per City Standard Detail TR-9.
- E7. All on-site structures must be clear of Driveway Clearance Areas per City Standard Detail TR-9.
- E8. If a new driveway is installed, design and construction of the driveway shall be in accordance with City Standard Detail ST-5.

STREET DIVISION

Landscape

- L1. Applicant must apply for a City Street Tree by calling Department of Public Works – Street Department at 408-615-3080. Applicant may choose from Approved Street Tree List, final determination provided by City staff based on site restrictions.

- L2. No cutting of any part of public or private trees, including roots, shall be done without securing prior approval of the City Arborist. Tree trimming/removal shall be done in accordance to the City of Santa Clara Tree Preservation/City Arborist specifications and with direct supervision of a certified arborist (Certification of International Society of Arboriculture).

Solid Waste

- SW1. This property falls within the City's exclusive franchise hauling area. The applicant is required to use the City's exclusive franchise hauler and rate structure for any hired debris boxes. Prior to the issuance of a Public Works clearance, the project applicant shall complete and sign the [Construction and Demolition \(C&D\) / Waste Management Rules and Regulations Form](#).

Stormwater

- ST1. The applicant shall incorporate Best Management Practices (BMPs) into construction plans and incorporate post-construction water runoff measures into project plans. Include the SCVURPPP Countywide Construction BMPs Plan Sheet with the plans.
- ST2. All outdoor equipment and materials storage areas shall be covered and/or bermed, or otherwise designed to limit the potential for stormwater runoff. No storage of construction material, or landscape material in street.
- ST3. The use of architectural copper is discouraged. If such material is used, all wastewater generated by the installation, cleaning, treating, or washing of the surface of copper architectural features, including copper roofs, shall not be discharged to the City's storm drain system.

WATER

- W1. Water Service: If the project is required to install an onsite fire suppression system (e.g. sprinkler system) for the existing residence, the applicant shall replace the existing service and meter with a 1" service and meter.
- W2. Encroachment Permit: Prior to issuance of Building Permits, the applicant shall submit an encroachment permit application and design plans for construction of water utilities that comply with the latest edition of the Water & Sewer Utilities Water Service and Use Rules and Regulations, Water System Notes, and Water Standard Details and Specifications. In addition, prior to the City's issuance of Occupancy, the applicant shall construct all public water utilities per the approved plans. The Water & Sewer Utilities will inspect all public water utility installations and all other improvements encroaching public water utilities.
- W3. Utility Design Plans: Utility Design Plans shall indicate the pipe material and the size of existing water, recycled water and sewer main(s). The plans shall show the nearest existing fire hydrant and the two nearest existing water main line gate valves near the project area. The plans shall show meter and backflow configurations to scale and per City of Santa Clara Water & Sewer Utilities Standard Details. Note that all new water meters and backflow prevention devices shall be located behind the sidewalk in a landscape area. Fire hydrants should be located two feet behind monolithic sidewalk if sidewalk is present; two feet behind face of curb if no sidewalk is present, per City Std Detail 18. The plans shall provide the profile section details for utilities crossing water, sewer, or recycled water mains to ensure a 12" minimum vertical clearance is maintained.
- W4. Utility Separations: Applicant shall adhere to and provide a note indicating that all horizontal and vertical clearances comply with State and local regulations. The applicant

shall maintain a minimum 12" of vertical clearance at water service crossing with other utilities, and all required minimum horizontal clearances from water services: 10' from sanitary sewer utilities, 10' from recycled water utilities, 8' from storm drain utilities, 5' from fire and other water utilities, 3' from abandoned water services, 5' from gas and electric utilities, and 5' from the edge of the propose or existing driveway. For sanitary sewer, water, and recycled water utilities, the applicant shall maintain a minimum horizontal clearance of 10' from existing and proposed trees. If applicant installs tree root barriers, clearance from tree reduces to 5' (clearance must be from the edge of tree root barrier to edge of water facilities). No structures (fencing, foundation, biofiltration swales, etc.) allowed over sanitary sewer, potable water and/or recycled water utilities and easements.

- W5. City Standard Meters and Backflows: All proposed meters and backflows for all water services shall meet the current City of Santa Clara Water & Sewer Utilities Standard Details. Plans shall show meter and backflow configurations to scale.
- W6. Easements: Prior to City's issuance of Building or Grading Permits, the applicant shall provide a dedicated water utility easement around the backflow prevention device onsite. The water utility easement for the water services and all other public water appurtenances shall be a minimum 15 feet wide and be adjacent to the public right-of-way without overlapping any public utility easement. Additionally, the applicant shall submit plans defining existing easements so Water Division can verify if there are any conflicts with proposed easements and water utilities.
- W7. Underground Fire Permit: Prior to issuance of Building Permits, applicant shall submit an underground fire permit unless otherwise waived by the Fire Department. If fire flow information is needed, applicant shall coordinate with Water and Sewer Utilities Department, for fire flow information at (408)615-2000. A dedicated fire service line, with an approved backflow prevention device, shall be used for on-site fire hydrants. Fire service lines required for commercial and industrial use shall be sized appropriately per fire flow demand and code requirements.
- W8. Record Drawings: Upon completion of construction and prior to the City's issuance of a Certificate of Occupancy, the applicant shall provide "as-built" drawings of the public water utility infrastructure prepared by a registered civil engineer to the satisfaction of the Director of Water & Sewer Utilities Department.

POLICE

- PD1. Address numbers shall be clearly visible from the street and shall be a minimum of six (4) inches in height and a color contrasting with the background material. Numbers shall be illuminated during hours of darkness. Where multiple units/buildings occupy the same property, all unit/building addresses shall be clearly visible. If that is not possible, a sign listing all addresses shall be posted at the main entrance or front of the property.

FIRE

- F1. Fire sprinklers are required to be installed within the new and existing portions of the residence.

PARKS & RECREATION

- PR1. Project subject to Dwelling Unit Tax (DUT) of \$15.00

I:\PLANNING\2022\Project Files Active\PLN22-00088 1485 Bellomy Street (PD Rezone)\PC\Conditions of PD Rezone Approval - Final.doc

BUI RESIDENCE

Residential - Designers - Planners



Milpitas, California
jpdesigns@gmail.com

COVER PAGE & SITE PLAN

1485 BELLOMY STREET
BUI RESIDENCE
SANTA CLARA, CA

REVISIONS

NO.	DATE	BY

SHEET:

A1

GENERAL NOTES

TYPE OF CONSTRUCTION: HOME # ATTACHED GARAGE
WOOD FRAMED WALLS, WOOD FRAMED FLOORS, GROUP
R3 OCCUPANCY PER CALIFORNIA BUILDING CODES.

BUILDER SHALL COORDINATE ALL THE WORK OF ALL
TRADES.
BUILDER SHALL REVIEW DRAWINGS IN THEIR ENTIRETY
BEFORE STARTING WORK. THE BUILDER SHALL ACCEPT
FULL RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS
NOT REPORTED IMMEDIATELY IN WRITING TO THE
ARCHITECT. BACKCHARGES WILL NOT BE ACCEPTED.

BUILDER IS RESPONSIBLE FOR ADEQUATE BRACING OF
STRUCTURAL OR NON-STRUCTURAL MEMBERS DURING
CONSTRUCTION.

ALL WINDOWS AND DOORS SHALL BE CAULKED AND
WEATHER STRIPPED. WINDOW UNITS SHALL DISPLAY
LABELS SHOWING COMPLIANCE WITH CALIFORNIA TITLE
24 ENERGY EFFICIENCY SECTION.

NOTE:
ALL CODES APPLICABLE TO THE WORK PROPOSED (E.G.
2019 CBC, CRC, CEC, CMC, CPC, CALIFORNIA
BUILDING ENERGY EFFICIENCY STANDARDS,
CALIFORNIA GREEN BUILDING STANDARDS CODE.

OCCUPANCY CLASSIFICATIONS
OCCUPANCY GROUPS : R3/U
CONSTRUCTION TYPE : TYPE V-B

HERS VERIFICATIONS REQUIRED
BUILDING-LEVEL VERIFICATION:
-HIGH QUALITY INSULATION INSTALLATION (QII)
-IAQ MECHANICAL VENTILATION
COOLING SYSTEM VERIFICATIONS:
-MINIMUM AIRFLOW
-VERIFIED EER
-VERIFIED SEER
-VERIFIED REFRIGERANT CHARGE
-FAN EFFICACY WATTS/CFM
HVAC DISTRIBUTION SYSTEM VERIFICATIONS:
-DUCT SEALING
DOMESTIC HOT WATER SYSTEM VERIFICATIONS:
-NONE

SETBACKS
SILLS, EAVES, BELT COARSES, CORNICES, CANOPIES, AND
OTHER SIMILAR ARCHITECTURAL FEATURES MAY NOT
PROJECT, HORIZONTALLY MORE THAN TWO (2) FEET INTO
ANY SETBACK AREA. (SJM.C 20.30.400)

GRADE
FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE
AWAY FROM THE FOUNDATION A MINIMUM OF 5% FOR
A MINIMUM DISTANCE OF 10 FEET (CBC 1804.4)
IMPERVIOUS WITHIN 10 FEET OF THE BUILDING FOUNDATION
SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE
BUILDING (CBC 18204.4)

PROJECT INFORMATION

OWNER:
GIOVANNI & PRISCILLA BUI
ADDRESS : 1485 BELLOMY STREET
SANTA CLARA, CA 95050

SCOPE OF WORK:
1. BUILD NEW ADDITION AT FRONT & REAR OF (E) LOT
2. BUILD NEW 2ND STORY ADDITION AT (E) STRUCTURE
3. UPGRADE ELECTRICAL, PLUMBING & MECHANICAL
4. INSTALL NEW ROOF COMPOSITION SHINGLES

PLAN DESIGNER: JOEL P. JAEQUEZ
JP DESIGNS
65 JACKLIN CIRCLE
MILPITAS, CA 95035, 408-204-6112
STRUCTURAL ENGINEER: JODY T. TAI, P.E.
JP DESIGNS
30995 HUNTWOOD AVENUE STE 108
HAYWARD, CA 94544, 510-477-8833

ALTERNATIVE ENERGY SYSTEMS
3235 N. VERDUGO RD.
GLENDALE, CA 91208, 818-957-7733

PROJECT DATA

1. PARCEL NO. : 26935067
2. YEAR BUILT : 1960
3. LOT SIZE : 35.25 X 108.50 = 3824.625 SF
4. ZONING : PD - PLANNED DEVELOPMENT
5. TYPE OF CONSTRUCTION : VB
6. LOT COVERAGE :
(E) GARAGE : 245 SF
(E) RESIDENCE : 668 SF
PROPOSED ADDITION 1ST FLR : 615 SF
TOTAL LOT COVERAGE : 1,528 SF
F.A.R. : 1,528/3,824 = 0.3995 OR 40%
7. LIVING SPACE :
(E) RESIDENCE : 668 SF
PROPOSED ADDITION 1ST FLOOR : 615 SF
TOTAL LIVING 1ST FLOOR : 1,283 SF
PROPOSED 2ND FLOOR : 1,008 SF
TOTAL LIVING SPACE 2ND FLOOR : 1,008 SF
PROPOSED TOTAL LIVING : 2,291 SF
F.A.R. : 1,008/1,528 = 0.6596 OR 66%

VENTILATION CALCCS.

ROOF (ATTIC)

PROVIDE 1 SQ. IN. OF VENTILATION PER 150
SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50%
OF REQUIRED VENTILATORS IN THE UPPER
PORTION OF THE ATTIC, (HIGH VENTING) AT
3'-0" ABOVE EAVE VENT WITH THE BALANCE
BEING PROVIDED BY EAVE VENTS. (LOW
VENTING)
ROOF VENTS SHALL BE:
TAPERED LOW-PROFILE COMPOSITION VENTS
BY O'HAGIN OR EQ 72 SQ. IN. FREE VENT
AREA.

MAIN RESIDENCE ADDED AREA REQUIRED				
AREA VENTILATED	RATE	REQD UPPER	REQD LOWER	TOTAL REQD
1,464 SF	1/150	703 SQ. IN.	703 SQ. IN.	1,406 SQ. IN.
NEW ADDED UPPER AND LOWER AREA PROVIDED				
TYPE	QTY	AREA PER UNIT	TOTAL AREA PROVIDED	
UPPER AREA PROVIDED	2	63 SQ. IN.	126 SQ. IN.	VENTILATION
UPPER AREA PROVIDED	1	126 SQ. IN.	126 SQ. IN.	TOTAL UPPER
UPPER AREA PROVIDED	8	976 SQ. IN.	976 SQ. IN.	7023 SQ. IN.
UPPER AREA PROVIDED	4	72 SQ. IN.	288 SQ. IN.	VENTILATION
UPPER AREA PROVIDED	8	71 SQ. IN.	568 SQ. IN.	TOTAL LOWER
TOTAL VENTING PROVIDED:			TOTAL	
			1,358 SQ. IN.	

NOTE: PROVIDE A VAPOR RETARDER
HAVING A ONE PERM. MAX
TRANSMISSION RATE ON THE WARM SIDE
OF THE ATTIC INSULATION AT ALL ATTICS
WITH 1/150 VENTILATION RATE.

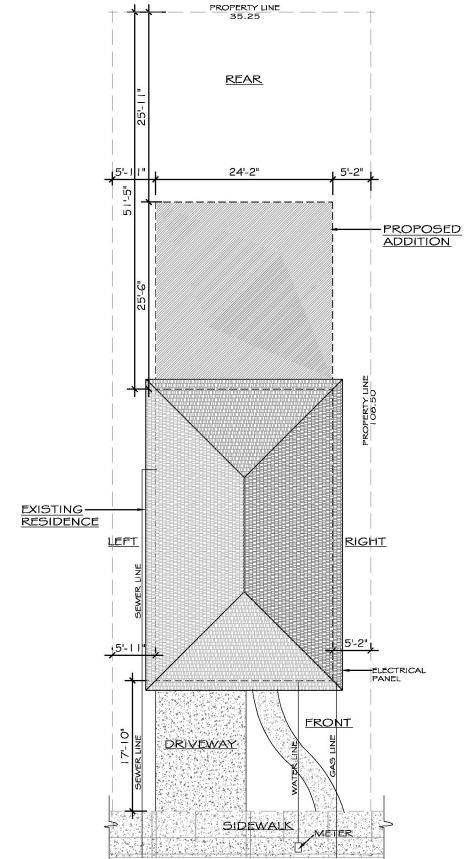
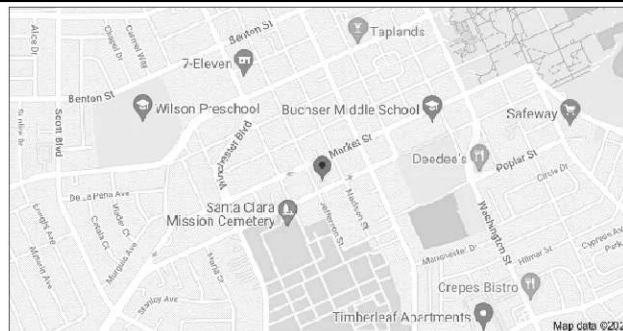
APPLICABLE CODES

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA TITLE 24 ENERGY CODE
2019 CALIFORNIA PLUMBING CODE AND (CBC)
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS

SHEET INDEX

A1 COVER PAGE & SITE PLAN
A2 EXISTING FLOOR PLAN
A3 PROPOSED FLOOR PLAN
A4 ELEVATIONS
A5 (E) ELEVATIONS
A6 ELEVATIONS
A7 PROPOSED ROOF PLAN
MEP MECHANICAL, ELECTRICAL & PLUMBING PLAN
S1 CROSS SECTION, FOUNDATION & ROOF FRAMING PLAN
S2 CONCRETE & WOOD DETAILS
S3 CONCRETE & WOOD DETAILS & STRUCTURAL NOTES
T1 TITLE 24
T2 RESIDENTIAL MANDATORY MEASURES
T3 2019 CALGREEN RESIDENTIAL MANDATORY MEASURES

VICINITY MAP (NTS)

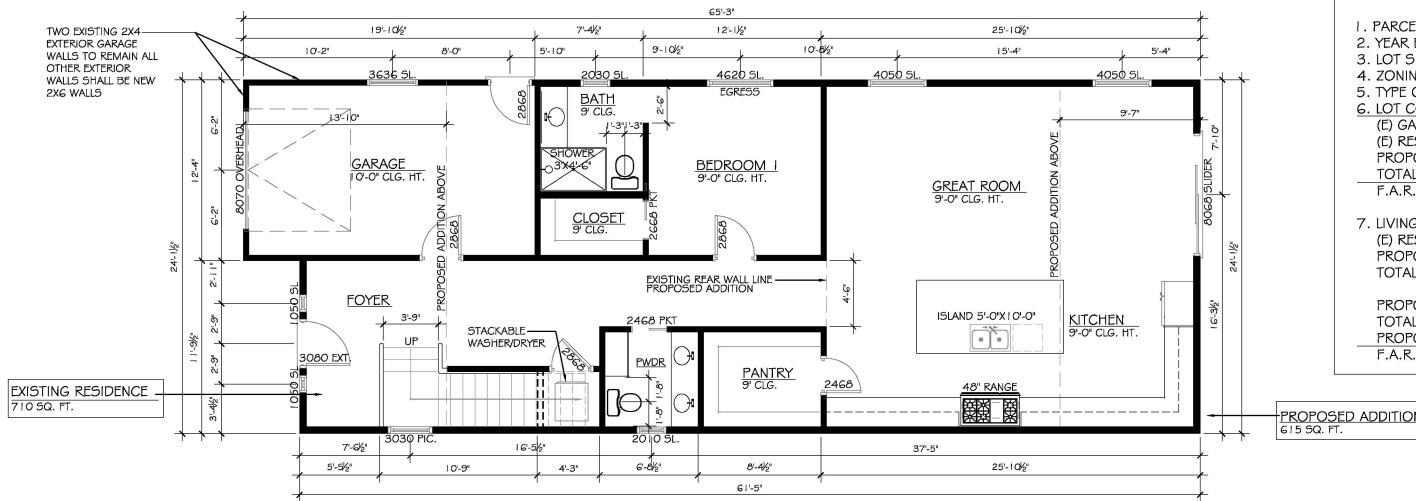


1485 BELLOMY STREET

SITE PLAN

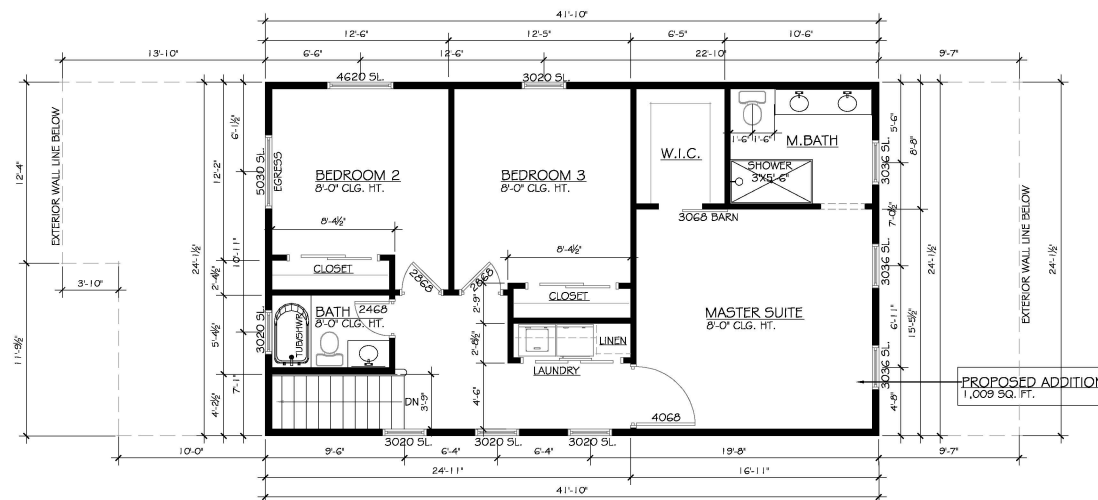
1/8" = 1'-0"

A2



PROPOSED 1ST FLOOR PLAN

1/4" = 1' - 0"



PROPOSED 2ND FLOOR PLAN

1/4" = 1' - 0"

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Residential Designers - Planners



Milpitas, California
jpdsgns5@gmail.com

PROPOSED FLOOR PLAN

1485 BELLOMY STREET
BUI RESIDENCE
SANTA CLARA, CA

REVISIONS

NO.	DATE	BY

SHEET:

A3

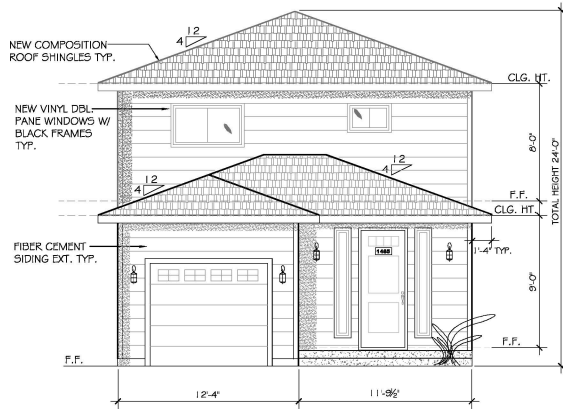


Milpitas, California
jpd designs@gmail.com

ELEVATIONS

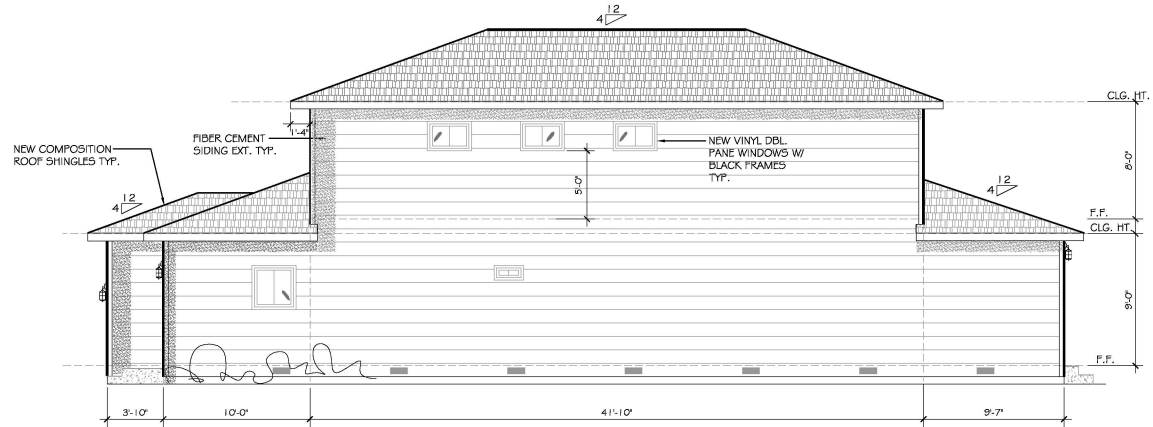
1485 BELLOMY STREET
BUI RESIDENCE

SANTA CLARA, CA



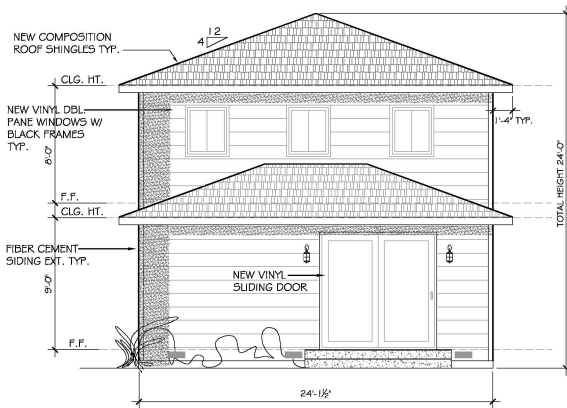
FRONT ELEVATION

1/4" = 1'-0"



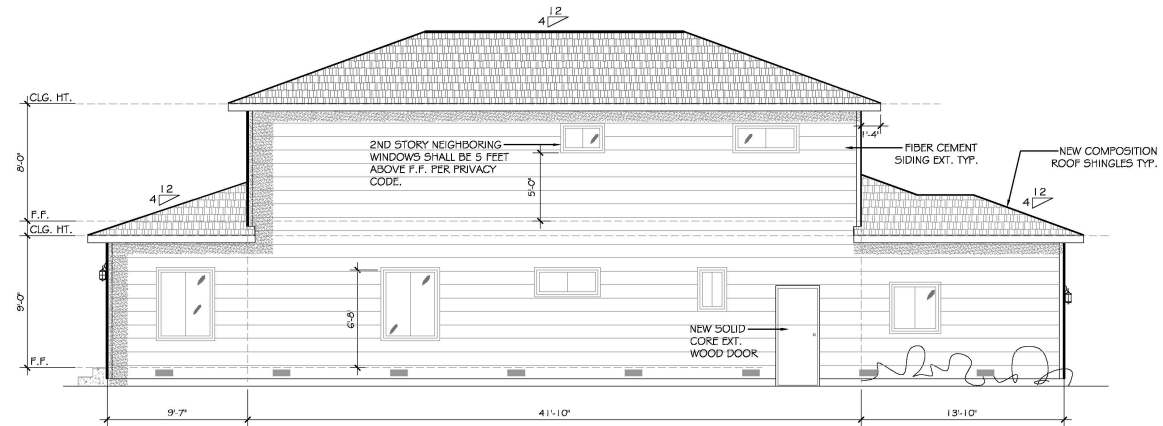
RIGHT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

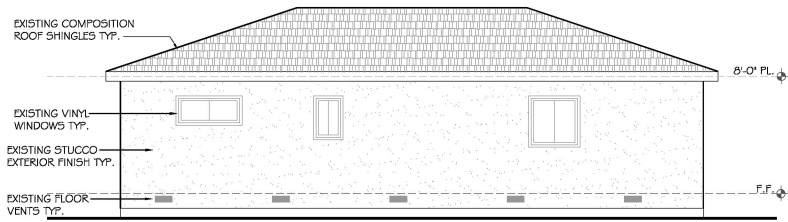
1/4" = 1'-0"

REVISIONS

NO.	DATE	BY

SHEET:

A4



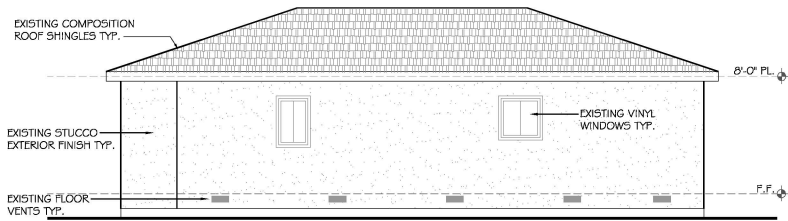
LEFT ELEVATION

1/4" = 1'-0"



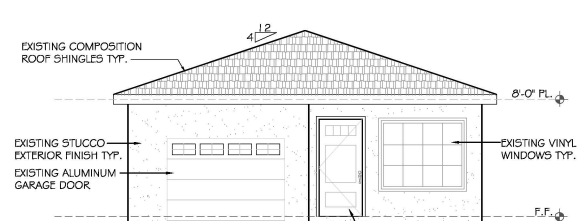
REAR ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"

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jpd designs@gmail.com

EXISTING ELEVATIONS

1485 BELLOMY STREET
BUI RESIDENCE
SANTA CLARA, CA

REVISIONS

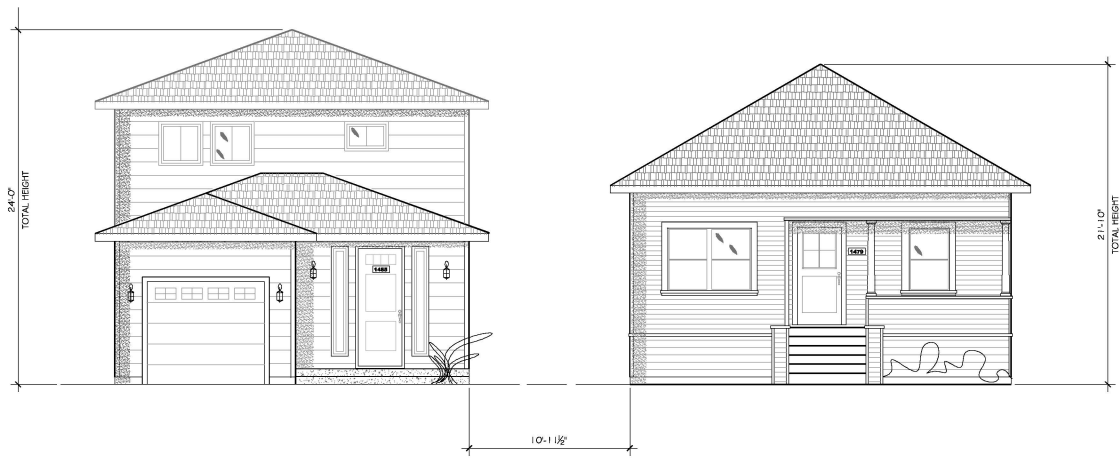
NO.	DATE	BY

SHEET:

A5



Milpitas, California
jpdesigns5@gmail.com



FRONT ELEVATION PARCEL B

1/4" = 1'-0"

FRONT ELEVATION PARCEL A

1/4" = 1'-0"

ELEVATIONS

1485 BELLOMY STREET
BUI RESIDENCE
SANTA CLARA, CA

REVISIONS

NO.	DATE	BY

SHEET:

A6

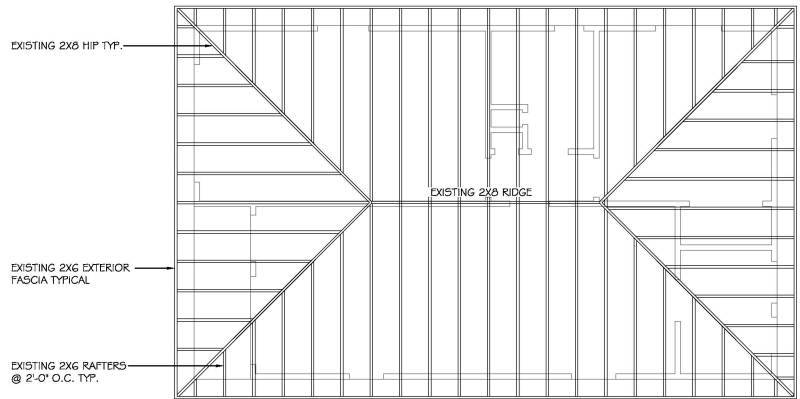


Milpitas, California
jpdesigns5@gmail.com

PROPOSED ROOF PLAN

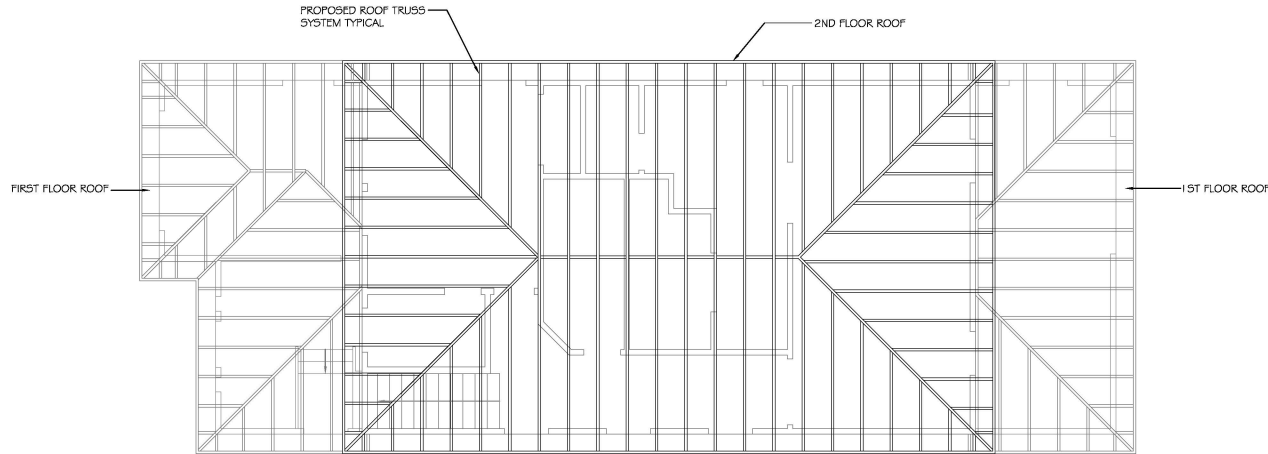
1485 BELLOMY STREET
BUI RESIDENCE

SANTA CLARA, CA



EXISTING ROOF PLAN

1/4" = 1'-0"



PROPOSED ROOF PLAN

1/4" = 1'-0"

REVISIONS

NO.	DATE	BY

SHEET:

A7

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY OF SANTA CLARA,
CALIFORNIA APPROVING A REZONING FROM PD –
PLANNED DEVELOPMENT TO PD - PLANNED
DEVELOPMENT OF THE PROPERTY LOCATED AT 1485
BELLOMY STREET, SANTA CLARA, CALIFORNIA**

PLN22-00088 (Rezoning)

BE IT RESOLVED BY THE CITY OF SANTA CLARA AS FOLLOWS:

WHEREAS, on February 17, 2022, Giovanni and Priscilla Bui (“Applicant”) applied for a Rezoning from PD-Planned Development to PD-Planned Development for an 3,833 square foot parcel, located on the north side of Bellomy Street, approximately 50 feet east of Jefferson Street (“Project Site”);

WHEREAS, the Project Site is currently zoned as PD-Planned Development;

WHEREAS, in order to implement the proposed development, the Project Site requires a Rezoning to Planned Development to amend the existing Planned Development to add more than 500 square feet and more than three bedrooms, which is not permitted under the current PD Zoning;

WHEREAS, the property owner proposes a 615 square foot first-floor addition and 1,008 square foot second-floor addition that would result in a 2,291 square foot single-family residence with four bedrooms and three and a half bathrooms with the existing one-car garage to remain (“Project”) as shown on the Development Plans, attached by reference herein as Exhibit “Development Plans”;

WHEREAS, the actions being considered are categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(e)(2) (Class 1 - Existing Facilities), in that the activity consists of the addition to an existing structure that (1) will not result in an increase of more than 10,000 square feet, (2) the project is in an area where all public services and facilities are available, and (3) the area in which the project is located is

not environmentally sensitive. Here, the project is adding 1,623 square feet to an existing single-family residence in an established residential neighborhood;

WHEREAS, the Project was reviewed and recommended for denial by the Historical and Landmarks Commission at the regular Historical and Landmarks Commission meeting on February 2, 2023;

WHEREAS, the Project was reviewed and recommended for approval of the Rezone by the Planning Commission on August 23, 2023;

WHEREAS, on September 29, 2023, a notice of the public hearing on this item was posted in three conspicuous locations within 300 feet of the project site and mailed to property owners within 300 feet of the project site; and

WHEREAS, on October 10, 2023, the City Council held a duly noticed public hearing to consider the Rezoning and Architectural Approval, at which time all interested persons were given an opportunity to provide testimony and present evidence, both in support of and in opposition to the proposed rezoning.

NOW THEREFORE, BE IT FURTHER RESOLVED BY THE CITY OF SANTA CLARA AS FOLLOWS:

1. That the City Council hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.
2. That the City Council hereby rezones the Project Site, as shown on Exhibit "Development Plans" and conditioned in Exhibit "Conditions of Approval", incorporated herein by this reference, from PD-Planned Development to an amended Planned Development zoning designation, to add a 615 square foot first-floor addition and 1,008 square foot second-floor addition that would result in a 2,291 square foot single-family residence with four bedrooms and three and a half bathrooms with the existing one-car garage to remain.
3. Pursuant to SCCC Section 18.112.010, the City Council determines that the following findings exist in support of the rezoning:

A. The existing zoning is inappropriate or inequitable, in that the existing zoning for the project site would limit the creation of housing development to under 500 square feet and maximum of three bedrooms.

B. The proposed zone change will conserve property values, protect or improve the existing character and stability of the area in question, and will promote the orderly and beneficial development of such area in that the proposed project would increase property values with an addition of over 500 square feet while maintaining similar architectural features and a two-story height, similar to other single-family residences within the immediate neighborhood.

C. The proposed zone change is required by public necessity, public convenience, or the general welfare of the City in that the proposed zone change would facilitate the maintenance and preservation of the existing house on the Project Site in proximity to transit facilities along Lincoln Street and Monroe Street.

D. The proposed zone change would allow imaginative planning and design concepts to be utilized that would otherwise be restricted in other zoning districts, in that the proposed zone change would facilitate the expansion in a manner that complies with the policies and intent of the Single-family Zoning District and the General Plan envisioned for this area.

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4. Effective date. This resolution shall become effective immediately.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED
AND ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF HELD ON
THE 10th DAY OF OCTOBER, 2023 BY THE FOLLOWING VOTE:

AYES: COUNCILORS:

NOES: COUNCILORS:

ABSENT: COUNCILORS:

ABSTAINED: COUNCILORS:

ATTEST: _____
NORA PIMENTAL, MMC
ASSISTANT CITY CLERK

Attachments Incorporated by Reference:

1. Conditions of Approval – Rezone and Architectural Review
2. Development Plans

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY OF SANTA CLARA, CALIFORNIA
APPROVING THE ARCHITECTURAL REVIEW OF THE
PROPOSED FIRST- AND SECOND-STORY ADDITION
LOCATED AT 1485 BELLOMY STREET, SANTA CLARA,
CALIFORNIA**

PLN22-00088 (Architectural Review)

BE IT RESOLVED BY THE CITY OF SANTA CLARA AS FOLLOWS:

WHEREAS, on February 17, 2022, Giovanni and Priscilla Bui (“Applicant”) applied for a Rezoning from PD-Planned Development to PD-Planned Development for an 3,833 square foot parcel, located on the north side of Bellomy Street, approximately 50 feet east of Jefferson Street (“Project Site”);

WHEREAS, the Project Site is currently zoned as PD-Planned Development;

WHEREAS, in order to implement the proposed development, the Project Site requires a Rezoning to Planned Development to amend the existing Planned Development to add more than 500 square feet and more than three bedrooms, which is not permitted under the current PD Zoning;

WHEREAS, the property owner proposes a 615 square foot first-floor addition and 1,008 square foot second-floor addition that would result in a 2,291 square foot single-family residence with four bedrooms and three and a half bathrooms with the existing one-car garage to remain (“Project”) as shown on the Development Plans, attached by reference herein as Exhibit “Development Plans”;

WHEREAS, the action being considered is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(e)(2) (Class 1 - Existing Facilities), in that the activity consists of the addition to an existing structure that (1) will not result in an increase of more than 10,000 square feet, (2) the project is in an area where all public services and facilities are available, and (3) the area in which the project is located is not

environmentally sensitive. Here, the project is adding 1,623 square feet to an existing single-family residence in an established residential neighborhood;

WHEREAS, the Project was reviewed and recommended for denial by the Historical and Landmarks Commission at the regular Historical and Landmarks Commission meeting on February 2, 2023;

WHEREAS, the Project was reviewed and recommended for approval of the Rezone by the Planning Commission on August 23, 2023;

WHEREAS, on September 29, 2023, a notice of the public hearing on this item was posted in three conspicuous locations within 300 feet of the project site and mailed to property owners within 300 feet of the project site; and

WHEREAS, on October 10, 2023, the City Council held a duly noticed public hearing to consider the Rezoning and Architectural Approval, at which time all interested persons were given an opportunity to provide testimony and present evidence, both in support of and in opposition to the proposed rezoning.

NOW THEREFORE, BE IT FURTHER RESOLVED BY THE CITY OF SANTA CLARA AS FOLLOWS:

1. That the City Council hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.

2. The City Council makes the following findings regarding the proposed architectural design of the Project:

A. That any off-street parking areas, screening strips and other facilities and improvements necessary to secure the purpose and intent of Chapter 18.76 of the City Code and the General Plan of the City are a part of the proposed development, in that the Project provides the required one covered parking space for the residence and provides area surfaced with all-weather materials for parking of vehicles.

- B. That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard, in that proposed project would not intensify the use of the property that would cause increased traffic congestion or hazard as the property would continue to be utilized as a single-family residence and provide one covered parking spaces onsite;
- C. That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by Chapter 18.76 and the General Plan of the City, in that the Project design is in keeping with the character of the existing block and the larger Old Quad neighborhood in that the Project will have a two-story scale and massing similar to the surrounding single-family homes;
- D. That the granting of such approval will not, under the circumstances of the particular case, materially affect adversely the health, comfort or general welfare of persons residing or working in the neighborhood of the Project and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood, in that the project is subject to the California Building Code and City Code requirements, which serve to regulate new construction to protect public health, safety and general welfare.
- E. That the proposed development, as set forth in the plans and drawings, is consistent with the City's Community Design Guidelines, in that the addition is compatible in material and roof form as the adjacent historical house at 1479 Bellomy Street; and the second-story addition is designed with no egress windows on the east and west side to prevent privacy impact to adjacent neighbors.

3. That based upon the development plans and architectural review of the Project, the City Council hereby provides architectural approval of the Project.

4. Effective date. This resolution shall become effective immediately.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF HELD ON THE 10th DAY OF OCTOBER, 2023 BY THE FOLLOWING VOTE:

AYES: COUNCILORS:

NOES: COUNCILORS:

ABSENT: COUNCILORS:

ABSTAINED: COUNCILORS:

ATTEST: _____
NORA PIMINTEL, MMC
ASSISTANT CITY CLERK

Attachments incorporated by reference:

1. Conditions of Approval
2. Development Plans

CONDITIONS OF PD REZONE APPROVAL

In addition to complying with all applicable codes, regulations, ordinances and resolutions, the following **conditions of approval** are recommended:

GENERAL

- G1. If relocation of an existing public facility becomes necessary due to a conflict with the developer's new improvements, then the cost of said relocation shall be borne by the developer.
- G2. Comply with all applicable codes, regulations, ordinances and resolutions.

ATTORNEY'S OFFICE

- A1. The Developer agrees to defend and indemnify and hold City, its officers, agents, employees, officials and representatives free and harmless from and against any and all claims, losses, damages, attorneys' fees, injuries, costs, and liabilities arising from any suit for damages or for equitable or injunctive relief which is filed by a third party against the City by reason of its approval of developer's project.

COMMUNITY DEVELOPMENT

- P1. It shall be the developer's responsibility through his engineer to provide written certification that the drainage design for the subject property will prevent flood water intrusion in the event of a storm of 100-year return period. The developer's engineer shall verify that the site will be protected from off-site water intrusion by designing the on-site grading and storm water collection system using the 100-year hydraulic grade line elevation provided by the City's Engineering Department or the Federal Flood Insurance Rate Map, whichever is more restrictive. Said certification shall be submitted to the City Building Inspection Division prior to issuance of building permits.
- P2. The project site is located in Seismic Hazard Zone as identified by the State Geologist for potential hazards associated with liquefaction, pursuant to the Seismic Hazard Mapping Act (Div.2 Ch7.8 PRC), and the developer shall prepare and submit a geotechnical hazards investigation report acceptable to the City of Santa Clara Building Official prior to issuance of permits.
- P3. Submit plans for final staff-level architectural review to the Planning Division. The plans shall demonstrate the proposed changes to the house at 1479 Bellomy Street will comply with the preservation treatment plan for this structure, prior to issuance of building permits. Said plans to include, but not be limited to: final stormwater pollution prevention details (including disconnecting downspouts), site plans, floor plans, elevations, and landscape plans.
- P4. In the event historic/prehistoric artifacts or human remains are discovered during ground disturbing activities, the following measures will be implemented: In compliance with State law (Section 7050.5 of the Health and Safety Code and Section 5097.94 of the Public Resources Code), in the event human remains are encountered during grading and construction, all work within 25 feet of the find will stop and the Santa Clara County Coroner's office will be notified. If the remains are determined to be Native American, the Coroner will notify the Native American Heritage Commission to identify the "Most Likely Descendant" (MLD). The City, in consultation with the MLD, would then prepare a plan for treatment, study and reinternment of the remains.
- P5. In compliance with State law (Section 7050.5 of the Health and Safety Code and Section 5097.94 of the Public Resources Code), in the event that historical artifacts are found, all work within 50 feet of the find will stop and a qualified archaeologist will examine the find. All significant artifacts and samples recovered during construction would be cataloged and curated by a qualified archaeologist and placed in an appropriate curation

- facility. The archaeologist must then submit a plan for evaluation of the resource to the City of Santa Clara Planning Division for approval. If the evaluation of the resource concludes that the found resource is eligible for the California Register of Historic Resources, a mitigation plan must be submitted to the City of Santa Clara Planning Division for approval. The mitigation plan must be completed before earthmoving or construction activities can recommence within the designated resource area.
- P6. The following measures are included in the project to reduce the potential for nuisances related to construction:
- a. Construction activities shall be limited to the hours between 7:00 AM and 6:00 PM, Monday through Friday, and between the hours of 9:00 AM to 6:00 PM on Saturday. No construction activities shall occur on Sundays or holidays.
 - b. Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.
 - c. Locate stationary noise generating equipment as far as possible from adjacent residential properties.
 - d. Acoustically shield stationary equipment located near existing residential properties.
 - e. Utilize "quiet" air compressors and other stationary noise sources where technology exists.
 - f. The contractor shall prepare a construction plan identifying the schedule for major noise-generating construction activities. The construction plan shall identify a procedure for coordinating with adjacent residential land uses so that construction activities can be scheduled to minimize noise disturbance.
- P7. Provide automatic garage door openers for each garage.
- P8. The parking space in each garage shall be maintained open and accessible for use as parking stalls.
- P9. The interior and exterior of property shall be maintained free of all life safety hazards and violations at all times.
- P10. The exterior of the structure shall be maintained in good condition, to the satisfaction of the Director of Community Development, including but not limited to the following:
- a. Chipped or peeling paint shall be repainted.
 - b. Broken windows shall be repaired.
 - c. Landscaping shall be maintained in live condition. Dead plants are to be removed. Plants shall be well kept, with grass, shrubs, hedges and other landscaping to be cut or trimmed to the satisfaction of the Community Development Director.
 - d. All areas visible from off-site shall be maintained in a clean and tidy manner.
 - e. No exterior storage may be kept in areas visible from the public right of way.
- P11. No chain link fencing is allowed, unless it is screened from view from off site by wood, masonry, or other fencing, to the satisfaction of the Director of Community Development.
- P12. A future addition to the house at 1485 Bellomy Street may be permitted, subject to Architectural Review Approval by the Director of Community Development or by the Development Review Hearing, and, provided the addition complies with the development standards of the R1-6L Zoning District.
- P13. No portion of the homes shall be sectioned off such that a resident does not have full access to all common areas of the residence.
- P14. Any changes to the number of exterior entrances to the residential structures shall require Planning approval.

BUILDING DIVISION

- BD1. The construction permit application drawings submitted to the Santa Clara Building Division shall include a copy of the latest Federal Emergency Management Agency (FEMA) Flood Zone Map: <https://msc.fema.gov/portal/home>. The project drawings shall indicate how the project complies with the Santa Clara Flood Damage Prevention Code.
- a. FEMA Flood Zone map designations and requirements are based on the map in effect at date of Building Permit issuance.
- BD2. The construction permit application drawings submitted to the Santa Clara Building Division shall include Santa Clara Valley Urban Runoff Pollution Prevention Program Low Impact Development (LID) practices http://www.scvurppp-w2k.com/nd_wp.shtml. All projects that disturb more than one acre, or projects that are part of a larger development that in total disturbs more than one acre, shall comply with the Santa Clara Valley Urban Runoff Pollution Prevention Program Best Management Practices (BMP): http://www.scvurppp-w2k.com/construction_bmp.shtml, and shall provide a Storm Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer (QSD). All site drainage and grading permit applications submitted to the Santa Clara Building Division shall include a city of Santa Clara "C3" data form, available on this web page: <https://www.santaclaraca.gov/our-city/departments-g-z/public-works/environmental-programs/stormwater-pollution-prevention> and will be routed to a contract consultant for review.
- BD3. No California construction code review is being done at this time. The construction permit application drawings submitted to the Santa Clara Building Division shall include an overall California Building Code analysis, including; proposed use and occupancy of all spaces (19' CBC Ch. 3), all building heights and areas (19' CBC Ch. 5), all proposed types of construction (19' CBC Ch. 6), all proposed fire and smoke protection features, including all types of all fire rated penetrations proposed (19' CBC Ch. 7), all proposed interior finishes fire resistance (19' CBC Ch. 8), all fire protection systems proposed (19' CBC Ch. 9), and all means of egress proposed (19' CBC Ch. 10). -Noncombustible exterior wall, floor, and roof finishes are strongly encouraged.
- During construction retaining a single company to install all fire rated penetrations is highly recommended.
 - The grade level lobbies shall be min.1 hour rated all sides and above.
 - All stair shafts shall be min. 1 hour rated.
 - All elevator shafts shall be min. 1 hour rated.
 - All trash chute shafts shall be min. 1 hour rated.
 - Recommendation: provide a minimum of two trash chutes; one for recyclables, one for trash, each trash chute to be routed down to a grade level trash collection room.
 - Any trash rooms shall be min. 1 hour rated all sides and above.
- BD4. The overall project construction permit application shall include the geotechnical, architectural, structural, energy, electrical, mechanical, and plumbing drawings and calculations. Prior to the issuance of the overall project construction permit, a conditions of approval review meeting must be held in city hall, which meeting must be attended by the on-site field superintendent(s). The meeting will not be held without the attendance of the on-site field superintendent(s). The on-site grading permit shall be a separate permit application to the Building Division.
- BD5. See Title 15 of the Santa Clara City Code for any amendments to the California Building Codes.
- BD6. This project is subject to the provisions of the City of Santa Clara 2022 Reach Code, effective January 2022 See Ordinance No. 2034 and/or Title 15 of the Santa Clara City Code.
- a. Chp. 15.36 – Energy Code for “all electric” provisions for new construction.

- b. Chp. 15.38 – Green Building Code for additional Electric Vehicle Charging requirements for new construction.

ENGINEERING

- E1. Obtain site clearance through Public Works Department prior to issuance of Building Permit. Site clearance will require payment of applicable development fees. Other requirements may be identified for compliance during the site clearance process. Contact Public Works Department at (408) 615-3000 for further information.
- E2. All work within the public right-of-way and/or public easement, which is to be performed by the Developer/Owner, the general contractor, and all subcontractors shall be submitted within a Single Encroachment Permit to be reviewed and issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.
- E3. Submit public improvement/encroachment permit plans prepared in accordance with City Public Works Department procedures which provide for the installation of public improvements directly to the Public Works Department. Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer prior to approval and recordation of final map and/or issuance of building permits.
- E4. Bellomy Street was slurry sealed during the 2020 pavement program. Per the City pavement moratorium (Ordinance No. 1998), no pavement cuts are permitted until after 12/31/2023. Refer to <https://www.santaclaraca.gov/our-city/departments-g-z/public-works/maintenance-operations/street-maintenance/pavement-preservation-ordinance> for more information.
- E5. Traffic improvements must comply with the City of Santa Clara Standard Specifications for Public Works Construction
- E6. Landscape improvements within 10 feet of a driveway must be less than 3 feet or greater than 10 feet per City Standard Detail TR-9.
- E7. All on-site structures must be clear of Driveway Clearance Areas per City Standard Detail TR-9.
- E8. If a new driveway is installed, design and construction of the driveway shall be in accordance with City Standard Detail ST-5.

STREET DIVISION

Landscape

- L1. Applicant must apply for a City Street Tree by calling Department of Public Works – Street Department at 408-615-3080. Applicant may choose from Approved Street Tree List, final determination provided by City staff based on site restrictions.
- L2. No cutting of any part of public or private trees, including roots, shall be done without securing prior approval of the City Arborist. Tree trimming/removal shall be done in accordance to the City of Santa Clara Tree Preservation/City Arborist specifications and with direct supervision of a certified arborist (Certification of International Society of Arboriculture).

Solid Waste

- SW1. This property falls within the City's exclusive franchise hauling area. The applicant is required to use the City's exclusive franchise hauler and rate structure for

any hired debris boxes. Prior to the issuance of a Public Works clearance, the project applicant shall complete and sign the [Construction and Demolition \(C&D\) / Waste Management Rules and Regulations Form](#).

Stormwater

- ST1. The applicant shall incorporate Best Management Practices (BMPs) into construction plans and incorporate post-construction water runoff measures into project plans. Include the SCVURPPP Countywide Construction BMPs Plan Sheet with the plans.
- ST2. All outdoor equipment and materials storage areas shall be covered and/or bermed, or otherwise designed to limit the potential for stormwater runoff. No storage of construction material, or landscape material in street.
- ST3. The use of architectural copper is discouraged. If such material is used, all wastewater generated by the installation, cleaning, treating, or washing of the surface of copper architectural features, including copper roofs, shall not be discharged to the City's storm drain system.

WATER

- W1. Water Service: If the project is required to install an onsite fire suppression system (e.g. sprinkler system) for the existing residence, the applicant shall replace the existing service and meter with a 1" service and meter.
- W2. Encroachment Permit: Prior to issuance of Building Permits, the applicant shall submit an encroachment permit application and design plans for construction of water utilities that comply with the latest edition of the Water & Sewer Utilities Water Service and Use Rules and Regulations, Water System Notes, and Water Standard Details and Specifications. In addition, prior to the City's issuance of Occupancy, the applicant shall construct all public water utilities per the approved plans. The Water & Sewer Utilities will inspect all public water utility installations and all other improvements encroaching public water utilities.
- W3. Utility Design Plans: Utility Design Plans shall indicate the pipe material and the size of existing water, recycled water and sewer main(s). The plans shall show the nearest existing fire hydrant and the two nearest existing water main line gate valves near the project area. The plans shall show meter and backflow configurations to scale and per City of Santa Clara Water & Sewer Utilities Standard Details. Note that all new water meters and backflow prevention devices shall be located behind the sidewalk in a landscape area. Fire hydrants should be located two feet behind monolithic sidewalk if sidewalk is present; two feet behind face of curb if no sidewalk is present, per City Std Detail 18. The plans shall provide the profile section details for utilities crossing water, sewer, or recycled water mains to ensure a 12" minimum vertical clearance is maintained.
- W4. Utility Separations: Applicant shall adhere to and provide a note indicating that all horizontal and vertical clearances comply with State and local regulations. The applicant shall maintain a minimum 12" of vertical clearance at water service crossing with other utilities, and all required minimum horizontal clearances from water services: 10' from sanitary sewer utilities, 10' from recycled water utilities, 8' from storm drain utilities, 5' from fire and other water utilities, 3' from abandoned water services, 5' from gas and electric utilities, and 5' from the edge of the propose or existing driveway. For sanitary sewer, water, and recycled water utilities, the applicant shall maintain a minimum horizontal clearance of 10' from existing and proposed trees. If applicant installs tree root barriers, clearance from tree reduces to 5' (clearance must be from the edge of tree root barrier to edge of water facilities). No structures (fencing, foundation, biofiltration swales,

etc.) allowed over sanitary sewer, potable water and/or recycled water utilities and easements.

- W5. City Standard Meters and Backflows: All proposed meters and backflows for all water services shall meet the current City of Santa Clara Water & Sewer Utilities Standard Details. Plans shall show meter and backflow configurations to scale.
- W6. Easements: Prior to City's issuance of Building or Grading Permits, the applicant shall provide a dedicated water utility easement around the backflow prevention device onsite. The water utility easement for the water services and all other public water appurtenances shall be a minimum 15 feet wide and be adjacent to the public right-of-way without overlapping any public utility easement. Additionally, the applicant shall submit plans defining existing easements so Water Division can verify if there are any conflicts with proposed easements and water utilities.
- W7. Underground Fire Permit: Prior to issuance of Building Permits, applicant shall submit an underground fire permit unless otherwise waived by the Fire Department. If fire flow information is needed, applicant shall coordinate with Water and Sewer Utilities Department, for fire flow information at (408)615-2000. A dedicated fire service line, with an approved backflow prevention device, shall be used for on-site fire hydrants. Fire service lines required for commercial and industrial use shall be sized appropriately per fire flow demand and code requirements.
- W8. Record Drawings: Upon completion of construction and prior to the City's issuance of a Certificate of Occupancy, the applicant shall provide "as-built" drawings of the public water utility infrastructure prepared by a registered civil engineer to the satisfaction of the Director of Water & Sewer Utilities Department.

POLICE

- PD1. Address numbers shall be clearly visible from the street and shall be a minimum of six (4) inches in height and a color contrasting with the background material. Numbers shall be illuminated during hours of darkness. Where multiple units/buildings occupy the same property, all unit/building addresses shall be clearly visible. If that is not possible, a sign listing all addresses shall be posted at the main entrance or front of the property.

FIRE

- F1. Fire sprinklers are required to be installed within the new and existing portions of the residence.

PARKS & RECREATION

- PR1. Project subject to Dwelling Unit Tax (DUT) of \$15.00

I:\PLANNING\2022\Project Files Active\PLN22-00088 1485 Bellomy Street (PD Rezone)\PC\Conditions of PD Rezone Approval - Final.doc

BUI RESIDENCE

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Milpitas, California
jpdesigns@gmail.com

COVER PAGE & SITE PLAN

1485 BELLOMY STREET
BUI RESIDENCE
SANTA CLARA, CA

REVISIONS

NO.	DATE	BY

SHEET:

A1

GENERAL NOTES

TYPE OF CONSTRUCTION: HOME # ATTACHED GARAGE
WOOD FRAMED WALLS, WOOD FRAMED FLOORS, GROUP
R3 OCCUPANCY PER CALIFORNIA BUILDING CODES.

BUILDER SHALL COORDINATE ALL THE WORK OF ALL
TRADES.
BUILDER SHALL REVIEW DRAWINGS IN THEIR ENTIRETY
BEFORE STARTING WORK. THE BUILDER SHALL ACCEPT
FULL RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS
NOT REPORTED IMMEDIATELY IN WRITING TO THE
ARCHITECT. BACKCHARGES WILL NOT BE ACCEPTED.

BUILDER IS RESPONSIBLE FOR ADEQUATE BRACING OF
STRUCTURAL OR NON-STRUCTURAL MEMBERS DURING
CONSTRUCTION.

ALL WINDOWS AND DOORS SHALL BE CAULKED AND
WEATHER STRIPPED. WINDOW UNITS SHALL DISPLAY
LABELS SHOWING COMPLIANCE WITH CALIFORNIA TITLE
24 ENERGY EFFICIENCY SECTION.

NOTE:
ALL CODES APPLICABLE TO THE WORK PROPOSED (E.G.
2019 CBC, CRC, CEC, CMC, CPC, CALIFORNIA
BUILDING ENERGY EFFICIENCY STANDARDS,
CALIFORNIA GREEN BUILDING STANDARDS CODE.

OCCUPANCY CLASSIFICATIONS
OCCUPANCY GROUPS : R3/U
CONSTRUCTION TYPE : TYPE V-B

HERS VERIFICATIONS REQUIRED
BUILDING-LEVEL VERIFICATION:
-HIGH QUALITY INSULATION INSTALLATION (QII)
-IAQ MECHANICAL VENTILATION
COOLING SYSTEM VERIFICATIONS:
-MINIMUM AIRFLOW
-VERIFIED EER
-VERIFIED SEER
-VERIFIED REFRIGERANT CHARGE
-FAN EFFICACY WATTS/CFM
HVAC DISTRIBUTION SYSTEM VERIFICATIONS:
-DUCT SEALING
DOMESTIC HOT WATER SYSTEM VERIFICATIONS:
-NONE

SETBACKS
SILLS, EAVES, BELT COARSES, CORNICES, CANOPIES, AND
OTHER SIMILAR ARCHITECTURAL FEATURES MAY NOT
PROJECT, HORIZONTALLY MORE THAN TWO (2) FEET INTO
ANY SETBACK AREA. (SJMCC 20.30.400)

GRADE
FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE
AWAY FROM THE FOUNDATION A MINIMUM OF 5% FOR
A MINIMUM DISTANCE OF 10 FEET (CBC 1804.4)
IMPERVIOUS WITHIN 10 FEET OF THE BUILDING FOUNDATION
SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE
BUILDING (CBC 1804.4)

PROJECT INFORMATION

OWNER:
GIOVANNI & PRISCILLA BUI
ADDRESS : 1485 BELLOMY STREET
SANTA CLARA, CA 95050

SCOPE OF WORK:
1. BUILD NEW ADDITION AT FRONT & REAR OF (E) LOT
2. BUILD NEW 2ND STORY ADDITION AT (E) STRUCTURE
3. UPGRADE ELECTRICAL, PLUMBING & MECHANICAL
4. INSTALL NEW ROOF COMPOSITION SHINGLES

PLAN DESIGNER: JOEL P. JAEQUEZ
JP DESIGNS
65 JACKLIN CIRCLE
MILPITAS, CA 95035, 408-204-6112
STRUCTURAL ENGINEER: JODY T. TAI, P.E.
JP DESIGNS
30995 HUNTWOOD AVENUE STE 108
HAYWARD, CA 94544, 510-477-8833
ALTERNATIVE ENERGY SYSTEMS
3235 N. VERDUGO RD.
GLENDALE, CA 91208, 818-957-7733

APPLICABLE CODES

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA TITLE 24 ENERGY CODE
2019 CALIFORNIA PLUMBING CODE AND (CBC)
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS

SHEET INDEX

- A1 COVER PAGE & SITE PLAN
- A2 EXISTING FLOOR PLAN
- A3 PROPOSED FLOOR PLAN
- A4 ELEVATIONS
- A5 (E) ELEVATIONS
- A6 ELEVATIONS
- A7 PROPOSED ROOF PLAN
- MEP MECHANICAL, ELECTRICAL & PLUMBING PLAN
- S1 CROSS SECTION, FOUNDATION & ROOF FRAMING PLAN
- S2 CONCRETE & WOOD DETAILS & STRUCTURAL NOTES
- T1 TITLE 24
- T2 RESIDENTIAL MANDATORY MEASURES
- T3 2019 CALGREEN RESIDENTIAL MANDATORY MEASURES

PROJECT DATA

1. PARCEL NO. : 26935067
2. YEAR BUILT : 1960
3. LOT SIZE : 35.25 X 108.50 = 3824.625 SF
4. ZONING : PD - PLANNED DEVELOPMENT
5. TYPE OF CONSTRUCTION : VB
6. LOT COVERAGE :
(E) GARAGE : 245 SF
(E) RESIDENCE : 668 SF
PROPOSED ADDITION 1ST FLR : 615 SF
TOTAL LOT COVERAGE : 1,528 SF
F.A.R. : 1,528/3,824 = 0.3995 OR 40%
7. LIVING SPACE :
(E) RESIDENCE : 668 SF
PROPOSED ADDITION 1ST FLOOR : 615 SF
TOTAL LIVING 1ST FLOOR : 1,283 SF

PROPOSED 2ND FLOOR : 1,008 SF
TOTAL LIVING SPACE 2ND FLOOR : 1,008 SF
PROPOSED TOTAL LIVING : 2,291 SF
F.A.R. : 1,008/1,528 = 0.6596 OR 66%

VENTILATION CALCS.

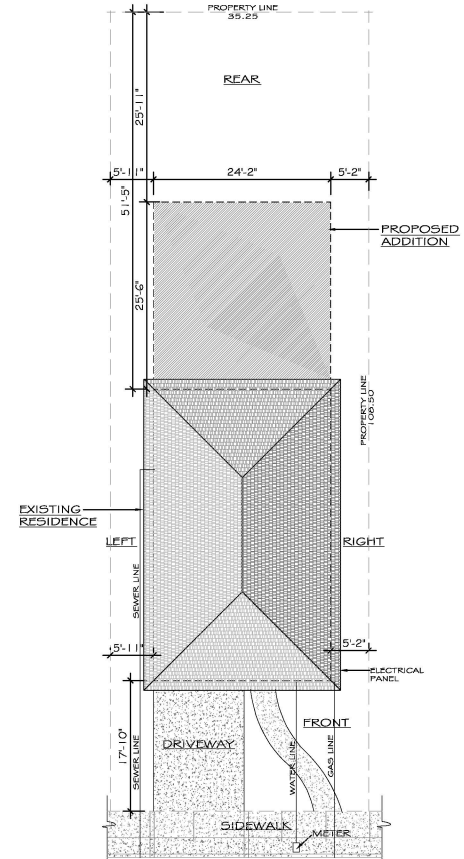
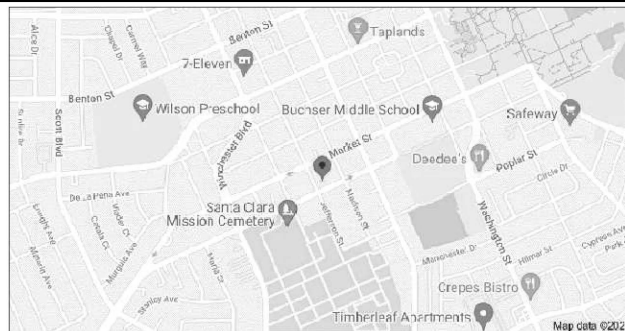
ROOF (ATTIC)

PROVIDE 1 SQ. IN. OF VENTILATION PER 150
SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50%
OF REQUIRED VENTILATORS IN THE UPPER
PORTION OF THE ATTIC, (HIGH VENTING) AT
3'-0" ABOVE EAVE VENT WITH THE BALANCE
BEING PROVIDED BY EAVE VENTS. (LOW
VENTING)
ROOF VENTS SHALL BE:
TAPERED LOW-PROFILE COMPOSITION VENTS
BY O'HAGIN OR EQ 72 SQ. IN. FREE VENT
AREA.

MAIN RESIDENCE ADDED AREA REQUIRED				
AREA VENTILATED	RATE	REGO UPPER	REGO LOWER	TOTAL REGO
1,464 SF	1/150	703 SQ. IN.	703 SQ. IN.	1,406 SQ. IN.
NEW ADDED UPPER AND LOWER AREA PROVIDED				
TYPE	QTY	AREA PER UNIT	TOTAL AREA PROVIDED	
UPPER AREA PROVIDED	2	63 SQ. IN.	126 SQ. IN.	VENTILATION
UPPER AREA PROVIDED	1	126 SQ. IN.	126 SQ. IN.	TOTAL UPPER
UPPER AREA PROVIDED	6	72 SQ. IN.	432 SQ. IN.	VENTILATION
UPPER AREA PROVIDED	4	72 SQ. IN.	288 SQ. IN.	TOTAL UPPER
UPPER AREA PROVIDED	6	71 SQ. IN.	426 SQ. IN.	VENTILATION
UPPER AREA PROVIDED	6	71 SQ. IN.	426 SQ. IN.	TOTAL LOWER
TOTAL VENTING PROVIDED:			TOTAL	
			1,558 SQ. IN.	

NOTE: PROVIDE A VAPOR RETARDER
HAVING A ONE PERM. MAX
TRANSMISSION RATE ON THE WARM SIDE
OF THE ATTIC INSULATION AT ALL ATTICS
WITH 1/150 VENTILATION RATE.

VICINITY MAP (NTS)

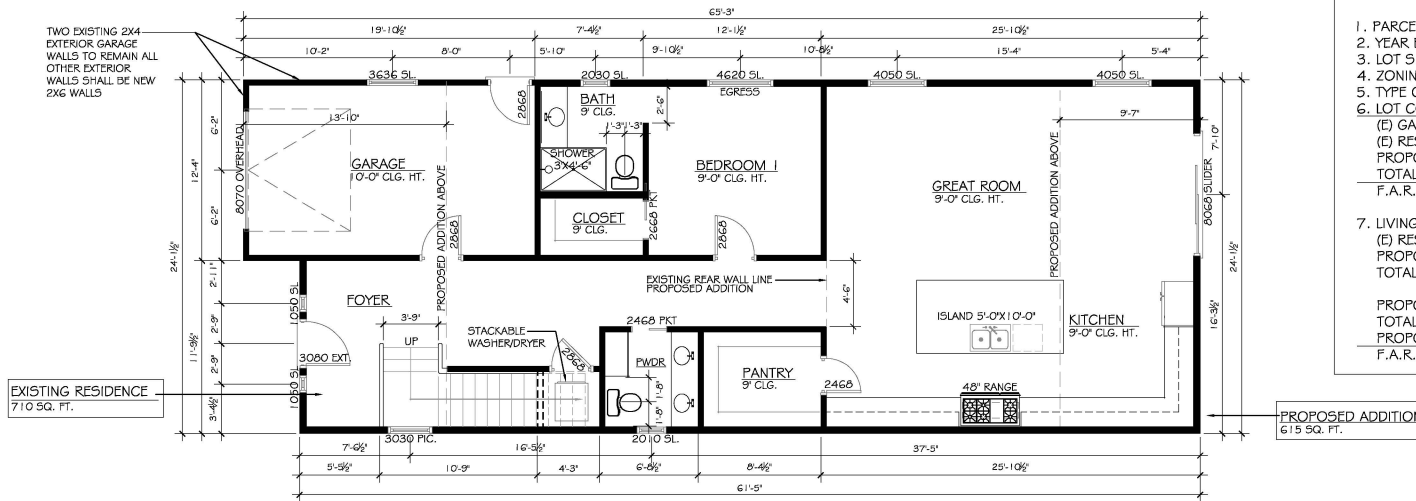


1485 BELLOMY STREET

SITE PLAN

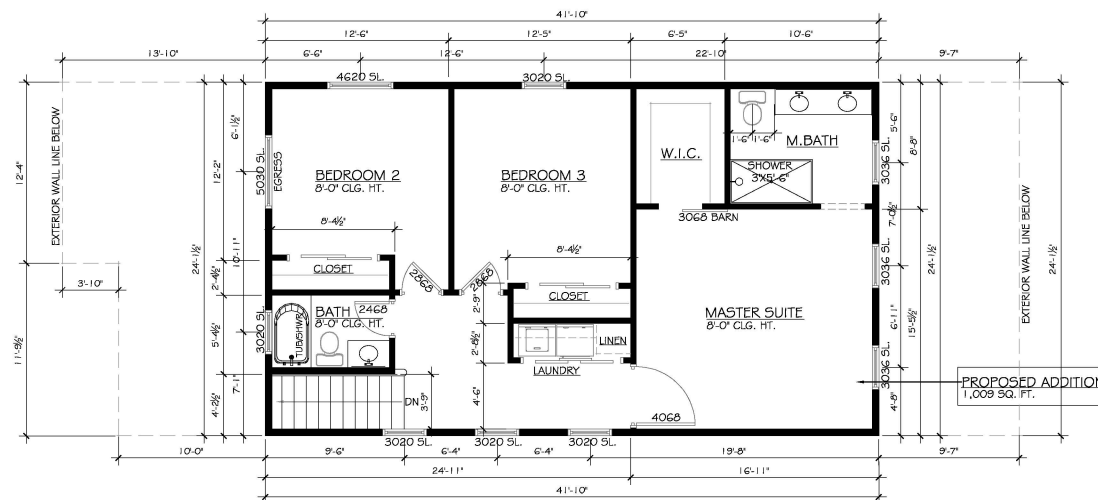
1/8" = 1'-0"

A2



PROPOSED 1ST FLOOR PLAN

1/4" = 1'-0"



PROPOSED 2ND FLOOR PLAN

1/4" = 1'-0"

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 - F.A.R. : 1,008/1,528 = 0.6596 OR 66%

Residential Designers Planners



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PROPOSED FLOOR PLAN

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A3

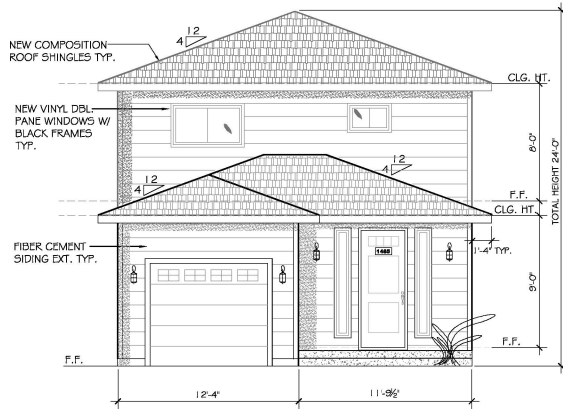


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ELEVATIONS

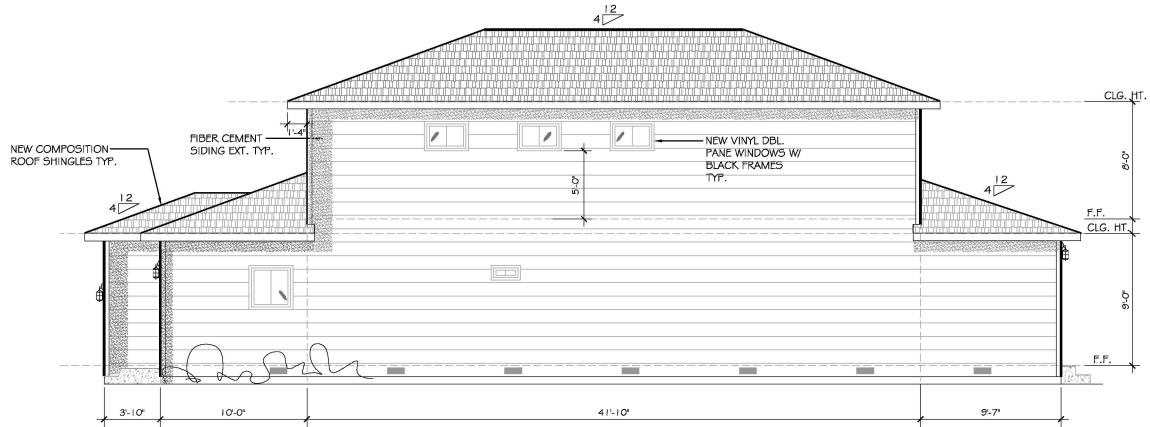
1485 BELLOMY STREET
BUI RESIDENCE

SANTA CLARA, CA



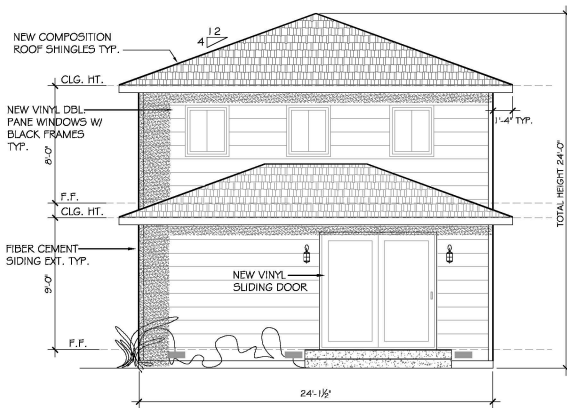
FRONT ELEVATION

1/4" = 1'-0"



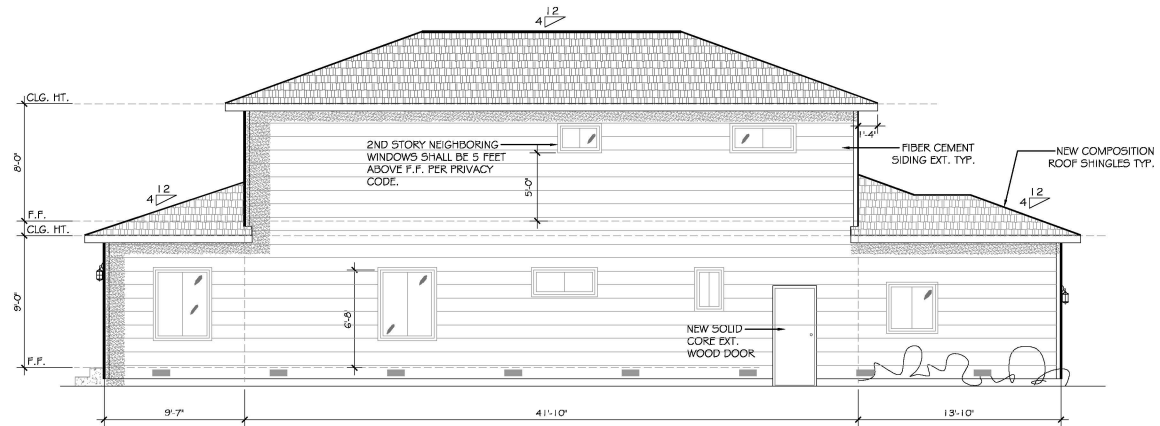
RIGHT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"

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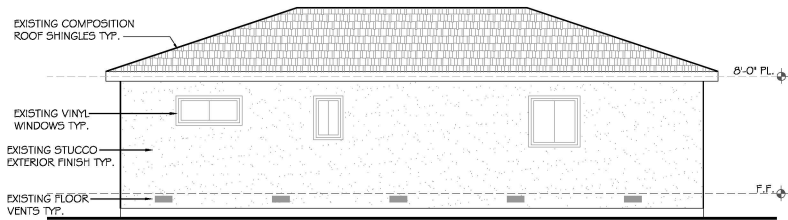


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EXISTING ELEVATIONS

1485 BELLOMY STREET
BUI RESIDENCE

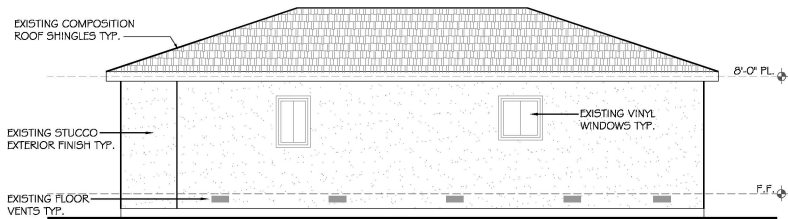
SANTA CLARA, CA



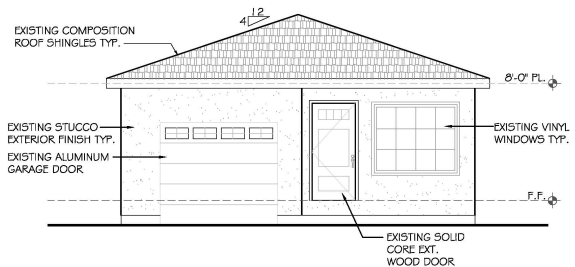
LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

REVISIONS

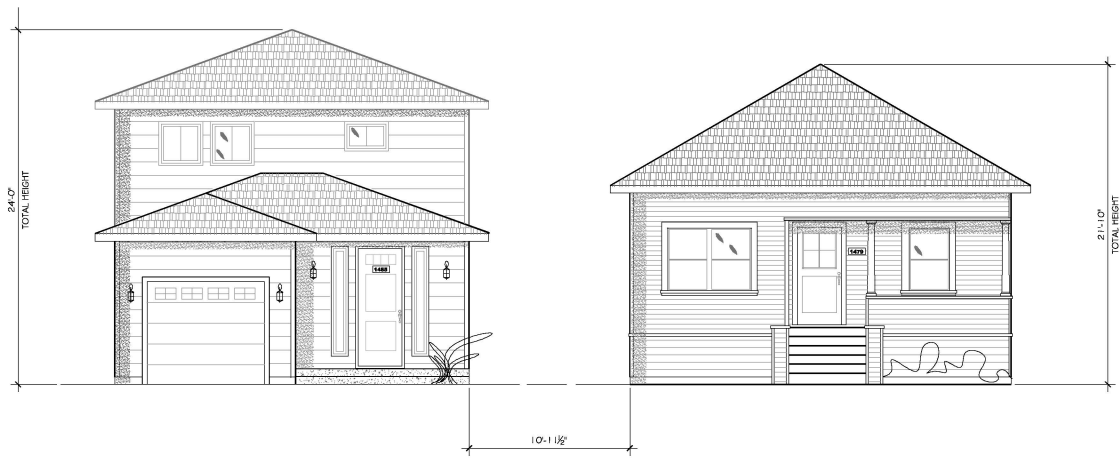
NO.	DATE	BY

SHEET:

A5



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FRONT ELEVATION PARCEL B

1/4" = 1'-0"

FRONT ELEVATION PARCEL A

1/4" = 1'-0"

ELEVATIONS

1485 BELLOMY STREET
BUI RESIDENCE
SANTA CLARA, CA

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PROPOSED ROOF PLAN

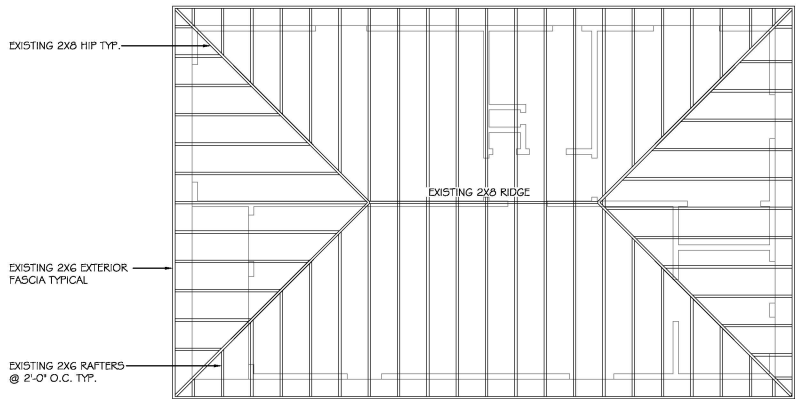
1485 BELLOMY STREET
BUI RESIDENCE
SANTA CLARA, CA

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NO.	DATE	BY

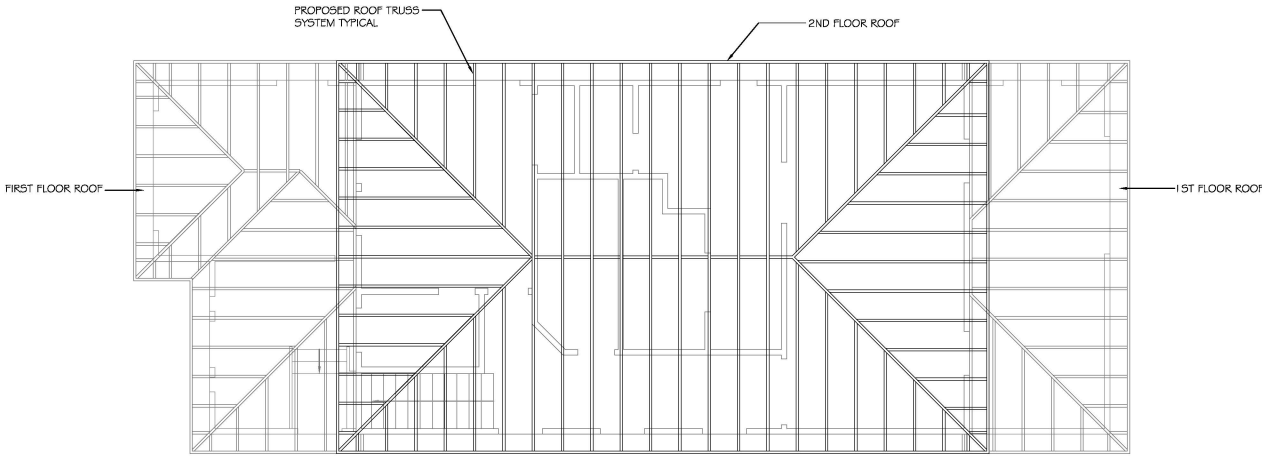
SHEET:

A7



EXISTING ROOF PLAN

1/4" = 1'-0"



PROPOSED ROOF PLAN

1/4" = 1'-0"