



**Meeting Date:** July 29, 2020

**File No.(s):** PLN2020-14310

**Location:** 2980 Miles Drive, a 6,000 square-foot lot located on the south side of Miles Drive, APN: 290-25-070; property is zoned Single-Family Residential (R1-6L)

**Applicant:** Architects SF, Inc

**Owner:** Esther Lee

**Request:** **Architectural Review** of a 934 square-foot (sf) first floor and second floor addition to an existing 1,126 square-foot three-bedroom, two-bathroom with 120 sf porch single-story residence and 392 sf attached two-car garage resulting in a 2,060 square-foot four-bedroom, two and half-bathroom residence with 66 sf porch and a 425 sf attached two-car garage. *(The project includes a new attached 303 sf studio accessory dwelling unit that will be approved administratively.)*

**Mailing Radius:** 300 feet

**CEQA Determination:** Categorical Exemption per CEQA 15301(e)(1), Existing Facilities

**Project Planner:** Ela Kerachian, Associate Planner

**Staff Recommendation:** **Approve**, subject to Conditions

**Project Data**

Lot Size: 6000, sf.	Existing Floor Area (sq. ft.)	Proposed New Building (sq. ft.)	Proposed Floor Area (sq.ft.)
<b>First Floor</b>	1,126	299	1,425
<b>Second Floor</b>	n/a	635	635
<b>Porch cover</b>	120	-	66
<b>Garage</b>	392	-	425
<b>Gross Floor Area</b>	1,638		2,551
<b>Lot Coverage</b>	1,638/6,000= %27		1,916/6,000= %32
<b>F.A.R.</b>	0.27		0.42
<b>% of 2<sup>nd</sup> floor to 1<sup>st</sup> floor</b>	n/a		% 33
<b>Bedrooms/Baths</b>	3/2		4/2.5
<b>ADU</b>	-		303

**Points for consideration**

- The neighborhood is comprised of single- and two-story residential structures.
- 300-foot neighborhood notice was distributed for this project review.
- There are no active City code enforcement cases for this property

**Findings supporting the Staff Recommendation**

- 1) *That any off-street parking area, screening strips and other facilitates and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that;*

- The proposal provides the required two covered parking spaces with an existing two-car garage.
  - The required parking spaces are not located in the required front yard or side yard landscaped areas.
  - The proposed project provides areas surfaced with all-weather materials for parking of vehicles.
- 2) *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;*
- There is no expansion of the parking or intensification of use that would significantly cause increased traffic congestion or hazards.
  - Public streets are adequate in size and design to serve the proposed single-family residence, and the use will not create a substantive increase in traffic.
- 3) *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 this title and the general plan of the City, in that;*
- The development is a second-story addition to an existing single-family residence that is in keeping with the scale with the appearance of the existing neighborhood and tract. Two-story high walls are common in the neighborhood, and per the design guidelines the proposed second-floor walls maintain a roof segment for at least of 50% of the building perimeter.
- 4) *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 said development, and will not be materially detrimental to the public welfare or injuries to property or improvements in said neighborhood, in that;*
- Privacy for neighbors is maintained as the design maintains the required setbacks and ratio of 2<sup>nd</sup> to 1<sup>st</sup> floor.
  - 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.
- 5) *That the proposed development, as set forth in the plans and drawings, are consistent with the set of more detailed policies and criteria for architectural review as approved and updated from time to time by the City Council, which set shall be maintained in the planning division office. The policies and criteria so approved shall be fully effective and operative to the same extent as if written into and made a part of this title, in that;*
- The architectural features of the proposed second-story addition is true to the architectural form and appropriate for the neighborhood.

**Conditions of Approval:**

- 1) Submit plans for final architectural review to the Planning Division and obtain architectural approval prior to issuance of building permits. Said plans to include, but not be limited to: site plans, floor plans, elevations, landscaping, lighting and signage.
- 2) Developer/Owner is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.

Development Review Hearing

Address: 2980 Miles Drive

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- 3) Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.
- 4) Incorporate Best Management Practices (BMPs) into construction plans and incorporate post construction water runoff measures into project plans in accordance with the City's Urban Runoff Pollution Prevention Program standards prior to the issuance of permits.
- 5) The applicant shall add a window on the second floor front elevation above the first floor garage elevation.

# HOUSE ADDITION & ADU ADDITION

2980 Miles Dr., Santa Clara CA 94122

APN: 290-25-070

## SCOPE OF WORK

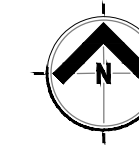
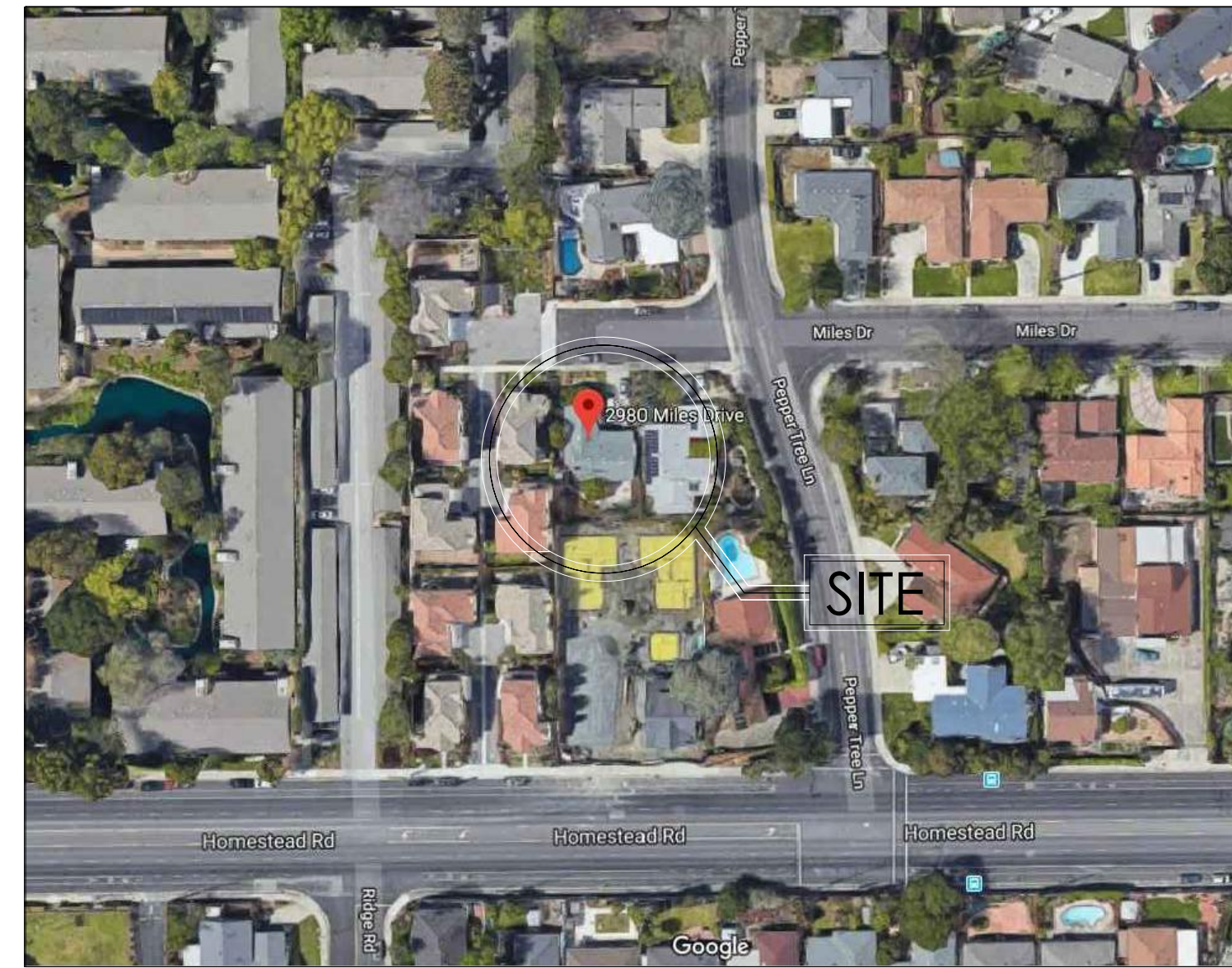
- GROUND FLOOR REMODEL & EXPANSION
- IN-LAW UNIT AT EXISTENT GARAGE
- NEW SECOND FLOOR WITH TWO BEDROOMS

## SYMBOLS LEGEND

- NEW GYPSUM BOARD WALL (SEE DESCRIPTION NOTES FOR CLASSIFICATION)
- EXISTING WALL
- EXISTING WALL TO BE DEMOLISHED
- INDICATES DETAIL NUMBER
- INDICATES NUMBER OF SHEET DESIGNATION
- INDICATES INTERIOR ELEVATION NUMBER
- INDICATES NUMBER OF SHEET DESIGNATION
- INDICATES ROOM SPACES NUMBER
- INDICATES ROOM FINISH NUMBER (REFER TO DRAWING FOR SCHEDULE OR DETAILS)
- DOORS IDENTIFICATION NUMBER (REFER TO DRAWING A600 FOR SCHEDULE)
- WINDOWS IDENTIFICATION LETTER (REFER TO DRAWING A600 FOR SCHEDULE)
- INDICATES WALL TYPE NUMBER FOR DETAILS (REFER TO DRAWING FOR SCHEDULE OR DETAILS)
- INDICATES DEMOLITION NOTE NUMBER
- INDICATES EQUIPMENT NUMBER
- INDICATES ROOF OR FLOOR SLOPE
- FINISH FLOOR LEVEL CHANGE
- FINISH FLOOR LEVEL CHANGE
- FINISHED FLOOR ELEVATION
- INDICATES FINISH FLOOR LEVEL CHANGE (EXACT LOCATION TO BE COORDINATED IN THE FIELD WITH ARCH. / ENG.)
- GROUND FLOOR LEVEL (LEVEL LINE OF FINISHED FLOOR ELEVATION INDICATES NAME AND HEIGHT OF LEVELS)
- EXISTING BUILDING AXIS
- INDICATES NORTH OF SITE

SHEET LIST:	
GENERAL	
G-000	TITLE, COVER SHEET & SHEET INDEX
ARCHITECTURE DRAWINGS	
AB-100	PROPOSED SITE PLAN
AB-101	EXISTING SITE PLAN
A-100	EXISTING DEMO & PROPOSED GROUND FLOOR
A-102	PROPOSED SECOND FLOOR
A-103	EXISTING & PROPOSED ROOF PLAN
A-200	EXISTING & PROPOSED FRONT ELEVATIONS
A-201	EXISTING & PROPOSED REAR ELEVATIONS
A-202	EXISTING & PROPOSED RIGHT ELEVATIONS
A-203	EXISTING & PROPOSED LEFT ELEVATIONS
A-300	PROPOSED SECTIONS

## AERIAL VIEW



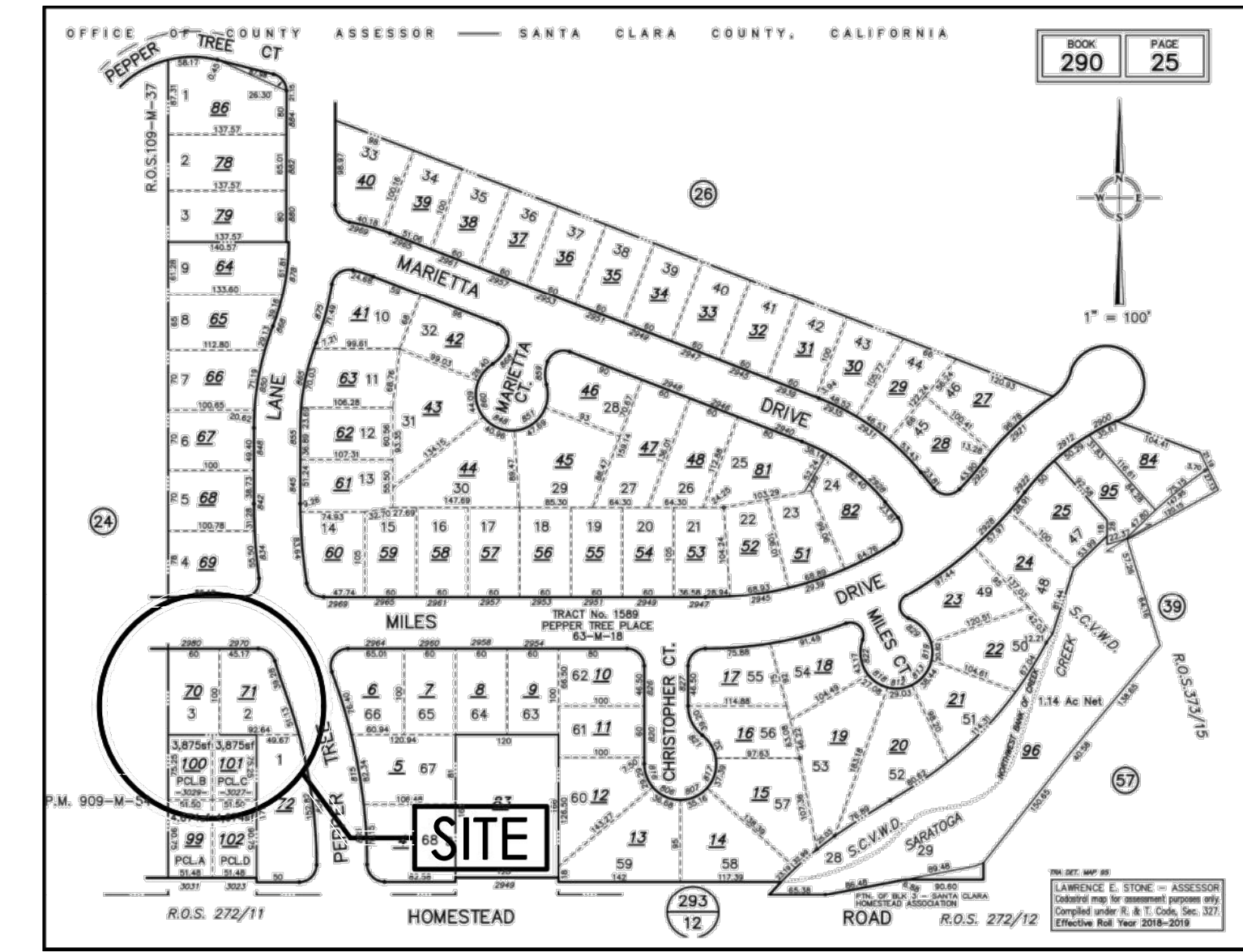
APPLICABLE CODES	
2019 EDITION OF TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR)	
PART 1 - CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE	
PART 2 - CALIFORNIA BUILDING CODE	
PART 3 - CALIFORNIA ELECTRICAL CODE	
PART 4 - CALIFORNIA MECHANICAL CODE	
PART 5 - CALIFORNIA PLUMBING CODE	
PART 6 - CALIFORNIA ENERGY CODE	
PART 9 - CALIFORNIA FIRE CODE	
PART 10 - CALIFORNIA EXISTING BUILDING CODE	
PART 11 - CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen Code)	
PART 12 - CALIFORNIA REFERENCE STANDARDS CODE	
CITY OF SANTA CLARA MUNICIPAL CODE	

OWNER	
NAME	JIMMY & ESTHER LEE
DIRECTION	2980 MILES DR. SANTA CLARA CA, 94122
EMAIL	jl1316@yahoo.com
TELEPHONE	eelee@dnanexus.com
TEAM	
ARCHITECT-SF	FRANCISCO MATOS
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PROJECT DATA	
ADDRESS	2980 MILES DR. SANTA CLARA, CA 95051
APN	290-25-070
LOT SIZE	6,000.00 SQ.FT.
ZONING INFORMATION	
ZONING DISTRICT	R1-6L
OCCUPANCY TYPE	R3 U
CONSTRUCTION TYPE	VB
BUILDING INFORMATION	
EXISTING LOT COVERAGE	32.2%
PROPOSED LOT COVERAGE	35.9% (<40%)
EXIST. BUILDING HEIGHT	14'-6" HEIGHT.
PROP. BUILDING HEIGHT	23'-1" HEIGHT
(E) STORIES	1
(E) UNIT	1
(P) STORIES	2
(P) UNITS	2
FIRE PROTECTION	NON-SPRINKLERED
(E) TOTAL SQ.FT.	1,246 SQ.FT.
(P) ADDITION	1,183 SQ.FT.
(P) TOTAL SQ.FT.	2,429 SQ.FT.

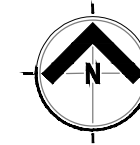
## GENERAL NOTES

- CONTRACTOR SHALL VISIT THE SITE AND ACQUAINT THEMSELVES WITH THE CONDITIONS AS THEY ACTUALLY EXIST AND VERIFY LOCATIONS, CONDITIONS AND DETAILS REQUIRED TO COMPLETE THE WORK.
- DISPOSAL SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT LAWS AND REGULATIONS.
- THE CONTRACTOR SHALL USE MATERIALS THAT ARE COMPATIBLE TO EXISTING MATERIALS AND COMPLY WITH APPLICABLE REGULATIONS. BEFORE PROCEEDING, EXAMINE THE SURFACES TO BE MODIFIED AND THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. IF UNSAFE OR OTHERWISE UNSATISFACTORY CONDITIONS ARE ENCOUNTERED, TAKE CORRECTIVE ACTION BEFORE PROCEEDING WITH THE WORK. CUT USING SMALL POWER TOOLS DESIGNED FOR SAWING OR GRINDING, NOT HAMMERING AND CHOPPING. RESTORE FINISHES OF PATCHED AREAS AND, WHERE NECESSARY, EXTEND FINISH RESTORATION INTO ADJOINING SURFACES.
- ALL MATERIAL SHALL BE INSTALLED WITH THE APPROVAL OF THE AUTHORITY HAVING JURISDICTION AND IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER.
- THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AT THE SITE AND SHALL VERIFY ALL MEASUREMENTS.
- EXISTING OPENING FRAME SHALL REMAIN UNALTERED. ALL NEW WINDOWS OR DOORS SHALL FIT THE EXISTING ROUGH OPENING.
- PERFORM ALL WORK IN A WORKMANLIKE MANNER. CONTRACTOR TO REPLACE OR REPAIR ANY DAMAGE TO EXISTING AREAS TO REMAIN, AS DETERMINED BY THE OWNER.

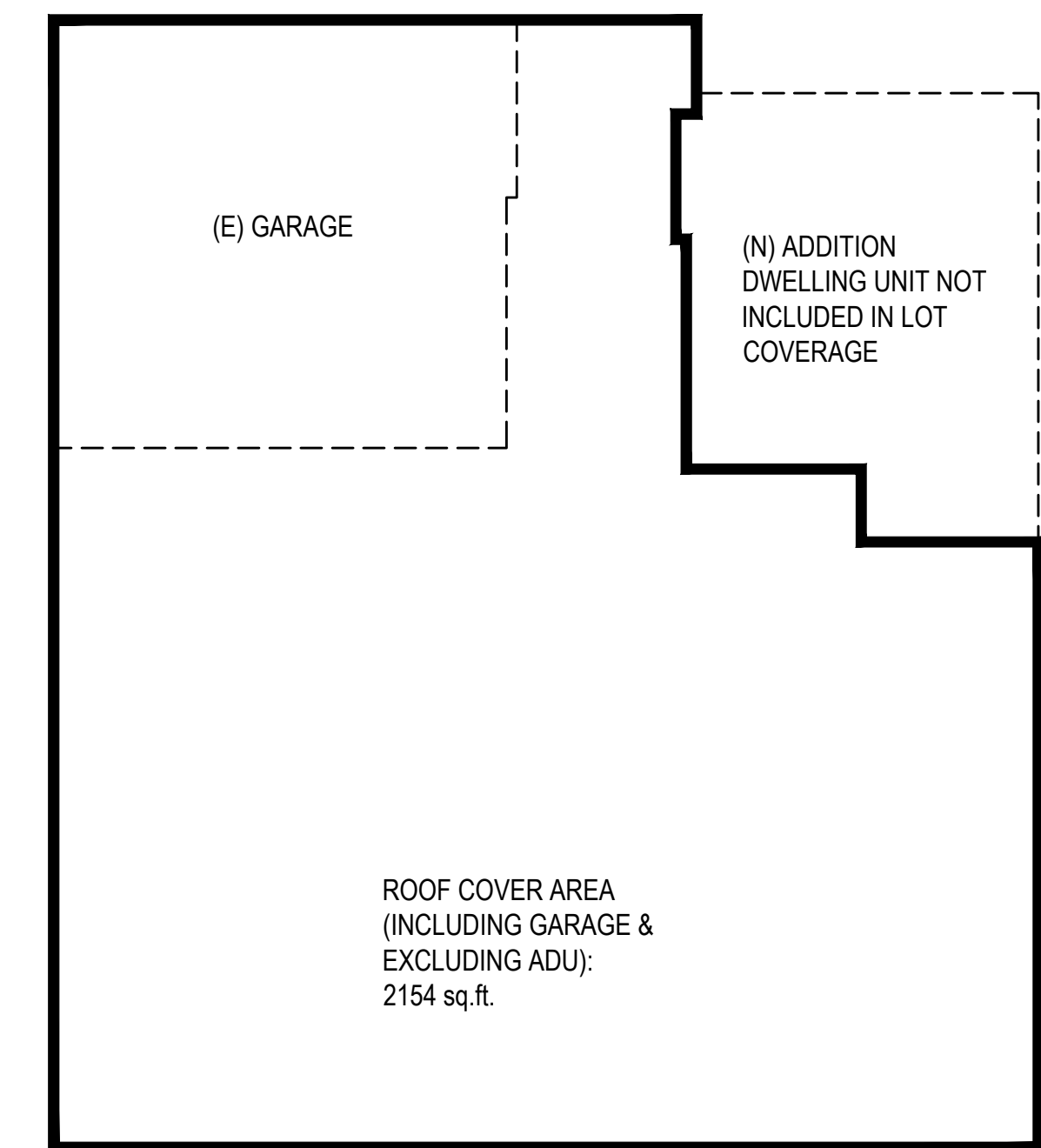
SQUAREFOOTAGE:		
(E)	GARAGE	392 SQ.FT.
(E)	FIRST FLOOR	1,246 SQ.FT.
(P)	GARAGE	425 SQ.FT.
(P)	FIRST FLOOR	1,794 SQ.FT.
(P)	SECOND FLOOR	635 SQ.FT.
	TOTAL	2,429 SQ.FT.



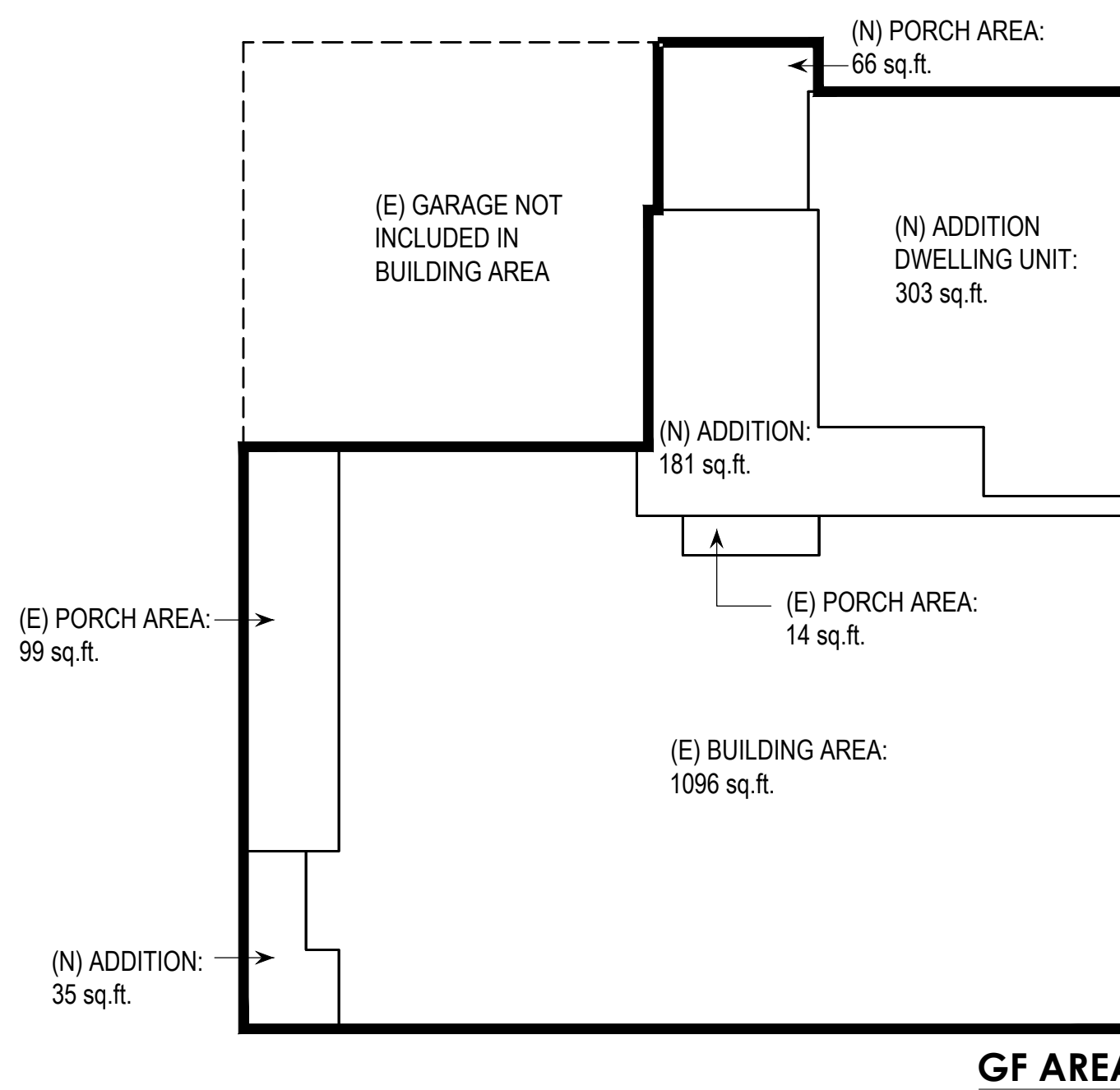
## BLOCK MAP



## AREA DIAGRAM



**PROPOSED LOT COVERAGE**  
 LOT COVERAGE: 2154 sq.ft./6000 sq.ft. = 35.9%  
 SCALE: 1/8"=1'-0"



**GF AREA**

**PROPOSED SQUARE FOOTAGE**  
 TOTAL BUILDING AREA: 2391 sq.ft.  
 SCALE: 1/8"=1'-0"

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Project No.:  
 Set Date:  
 Drawn by:  
 Dwg. Date:

Revisions

**RESIDENTIAL VERTICAL EXPANSION**  
 2980 MILES DRIVE, SANTA CLARA, CA 95051  
 APN: 290-25-070

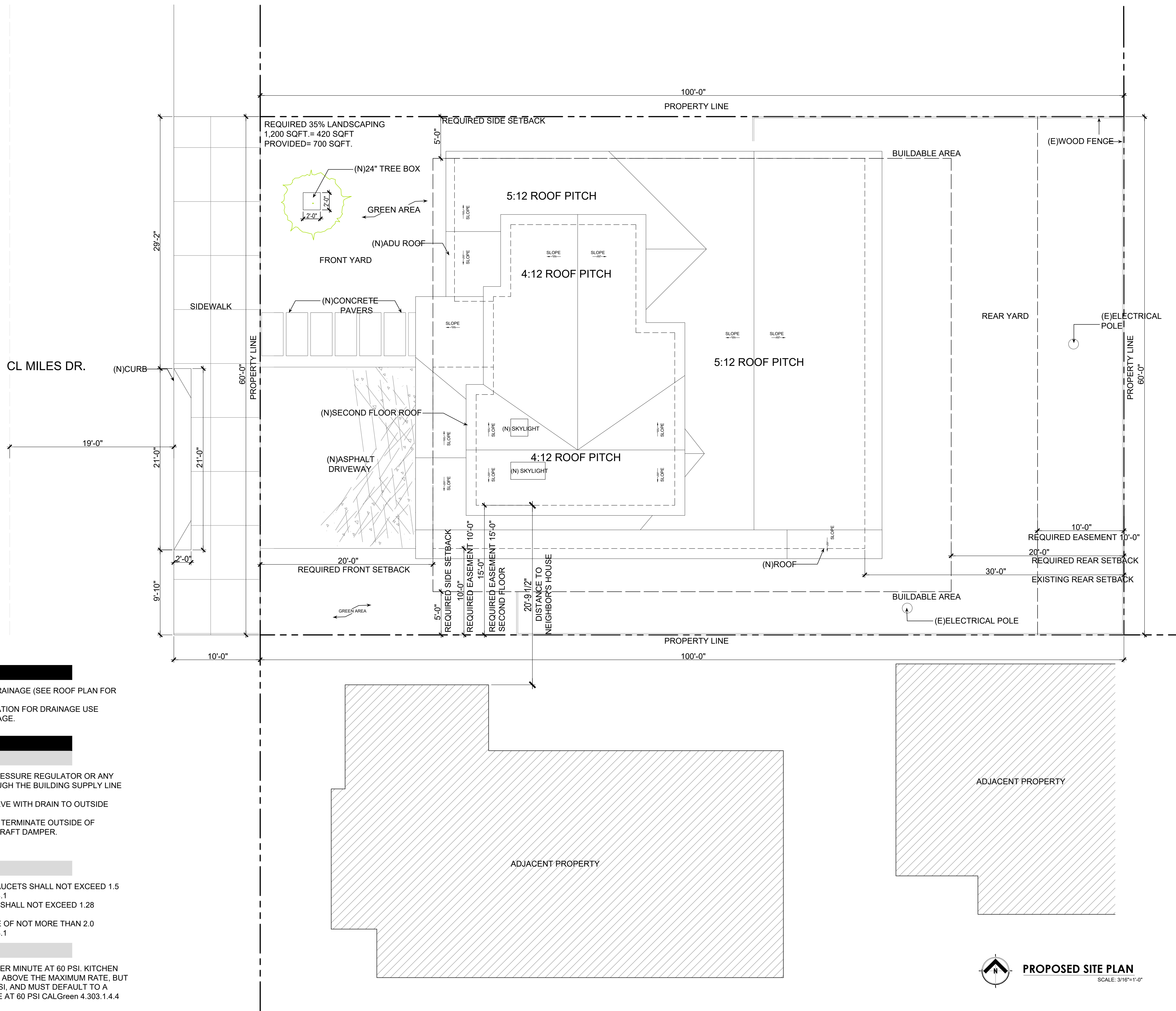
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Drawing Title:

**TITLE, COVER SHEET AND INDEX**



**GENERAL NOTES:**

1. ALL ROOF AREAS SHALL HAVE DOWNSPOUTS FOR DRAINAGE (SEE ROOF PLAN FOR DETAILS)
2. PROVIDE A MINIMUM 2% SLOPE AWAY FROM FOUNDATION FOR DRAINAGE USE SPLASHBLOCKS AS NECESSARY TO ASSIST DRAINAGE.

**PLUMBING/MECHANICAL NOTES:**

**GENERAL**

1. PROVIDE A WATER HEATER EXPANSION TANK IF A PRESSURE REGULATOR OR ANY DEVICE THAT PREVENTS PRESSURE RELIEF THROUGH THE BUILDING SUPPLY LINE IS INSTALLED.
2. PROVIDE TEMPERATURE AND PRESSURE RELIEF VALVE WITH DRAIN TO OUTSIDE FOR WATER HEATER.
3. CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE OF BUILDING AND SHALL BE EQUIPPED WITH A BACK DRAFT DAMPER.
4. PROVIDE SEISMIC STRAPPING FOR WATER HEATER.

**BATHROOM NOTES:**

1. MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.5 GALLONS PER MINUTE AT 60 PSI CALGreen 4.303.1.4.1
2. EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. CALGreen 4.303.1.1
3. SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 2.0 GALLONS PER MINUTE AT 80 PSI CALGreen 4.303.1.3.1

**KITCHEN NOTES:**

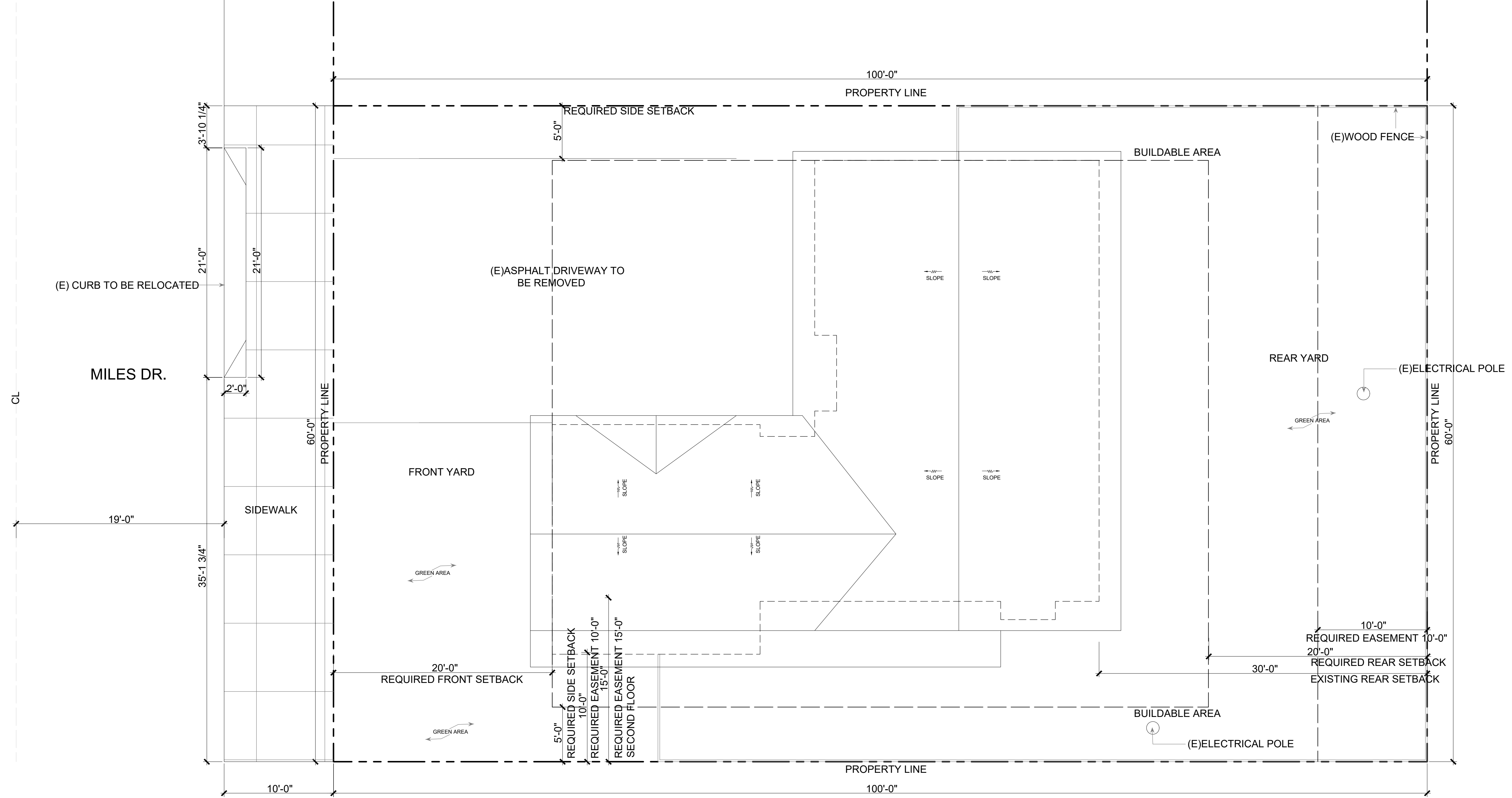
1. KITCHEN FAUCET SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI CALGreen 4.303.1.4.4

Revisions

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**PROPOSED SITE PLAN**  
 SCALE: 3/16"=1'-0"

Sheet: \_\_\_\_\_  
 Drawing Title: \_\_\_\_\_  
 Project Title: \_\_\_\_\_



 **EXISTING SITE PLAN**  
SCALE: 3/16"=1'-0"

**Revisions**

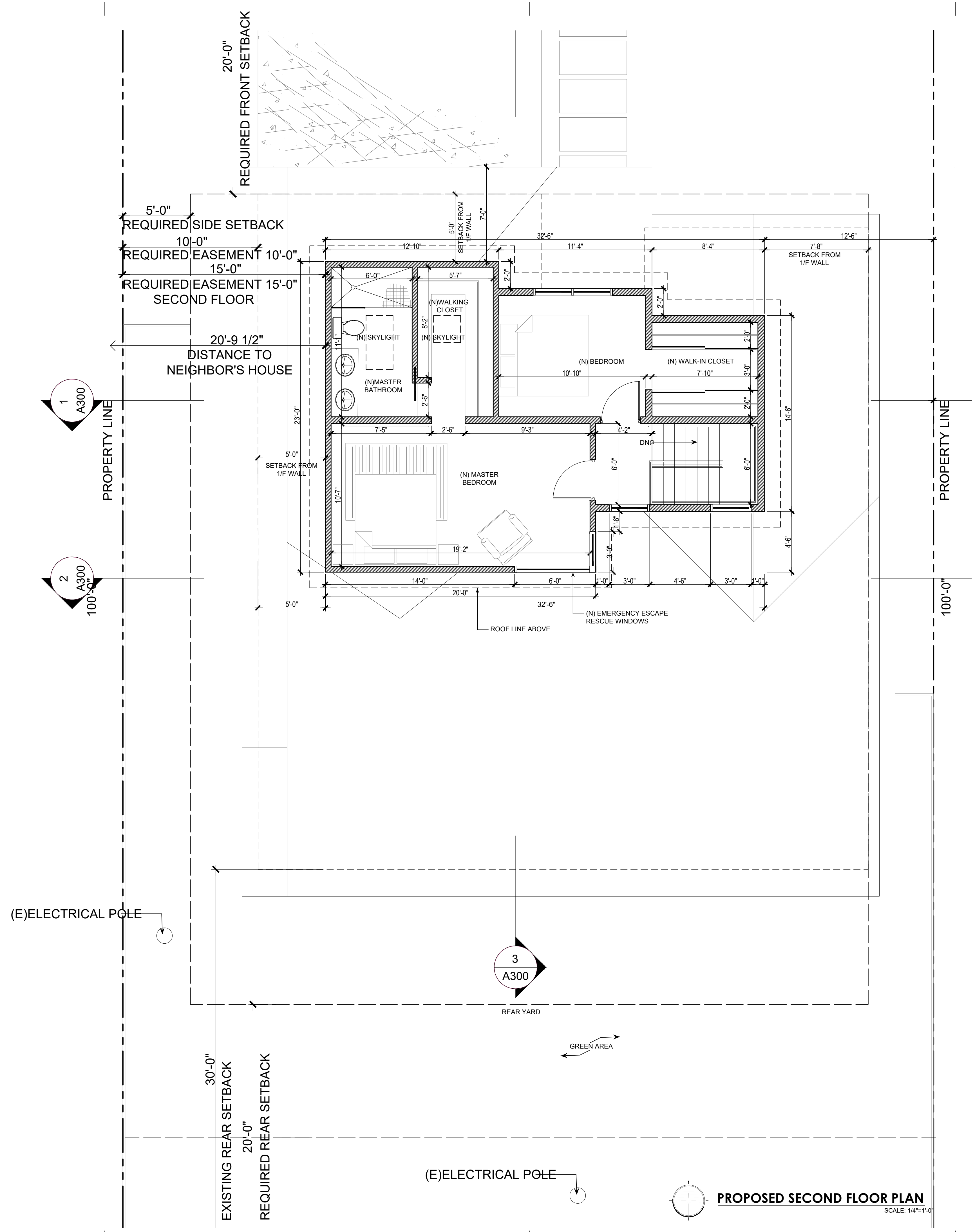
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**RESIDENTIAL VERTICAL EXPANSION**  
 2980 MILES DRIVE, SANTA CLARA, CA 95051  
 APN: 290-25-070

Project Title:  
 Drawing Title:  
**EXISTING SITE PLAN**

Sheet:  
**AB101**





**PROPOSED SECOND FLOOR PLAN**  
SCALE: 1/4"=1'-0"

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Project Title: \_\_\_\_\_

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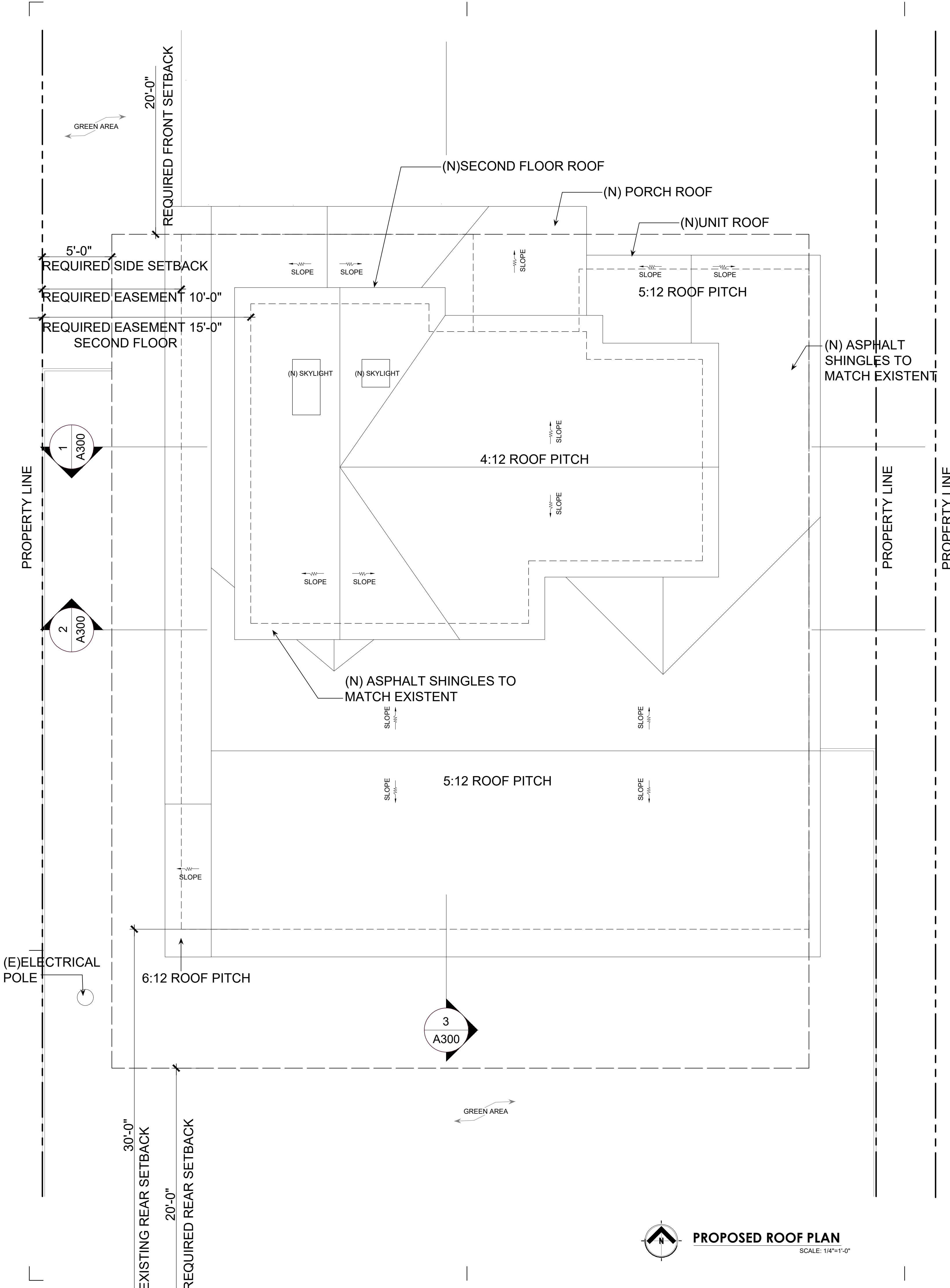
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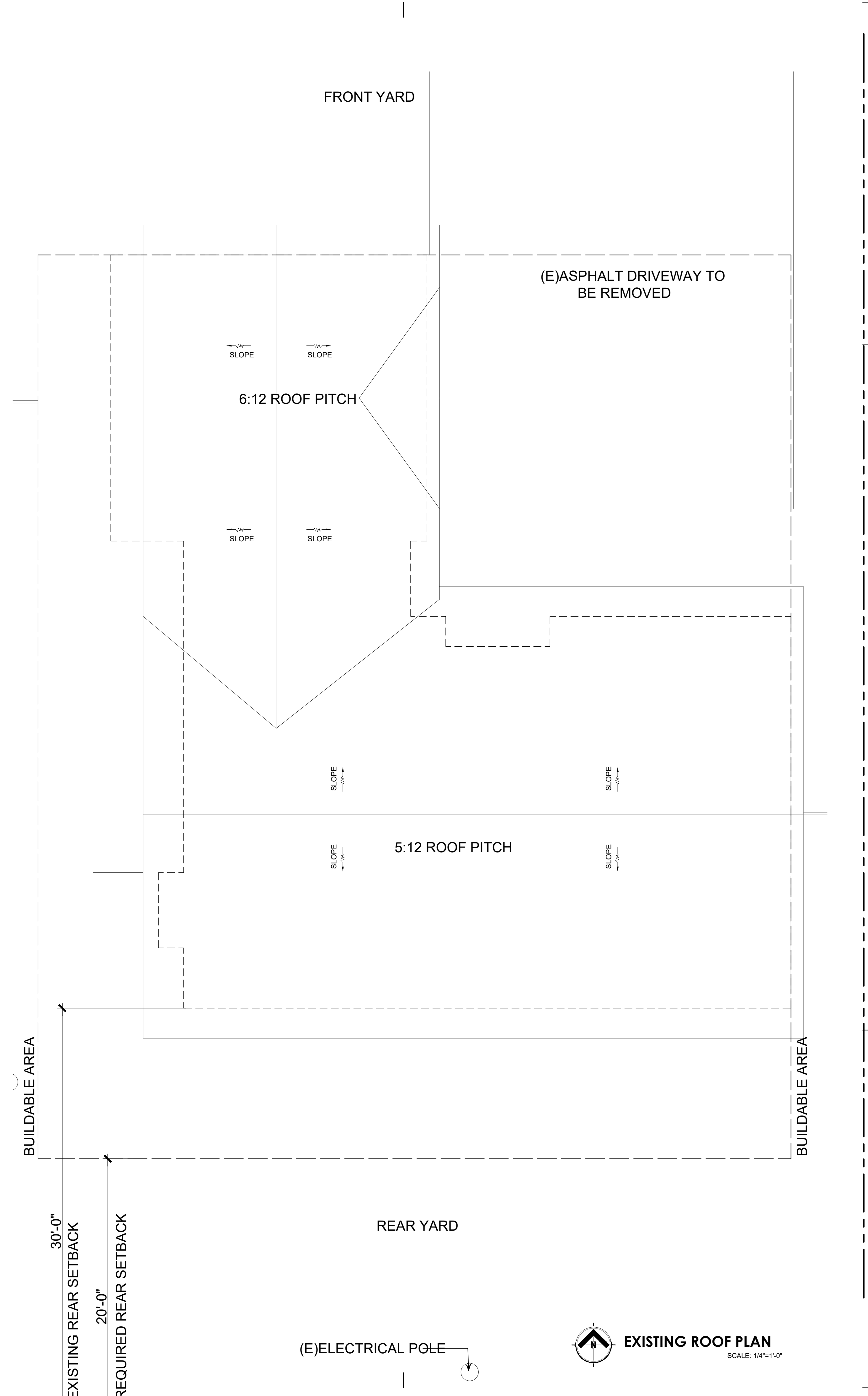
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**PROPOSED SECOND FLOOR PLAN**

**A102**





**PROPOSED ROOF PLAN**  
SCALE: 1/4"=1'-0"



**EXISTING ROOF PLAN**  
SCALE: 1/4"=1'-0"

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 2980 MILES DRIVE, SANTA CLARA, CA 95051  
 APN: 290-25-070

Sheet: **A103**

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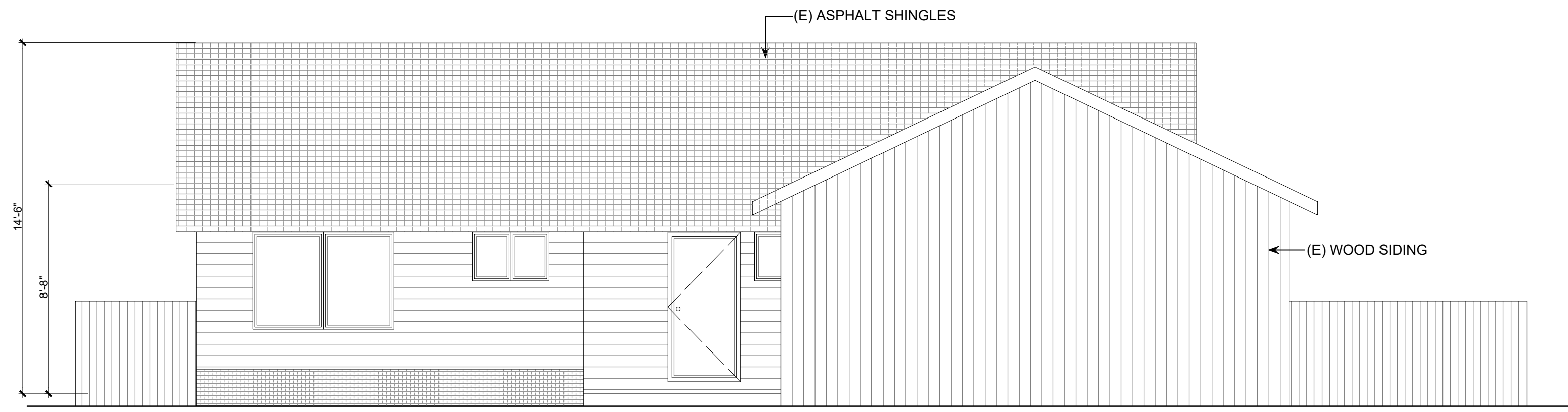
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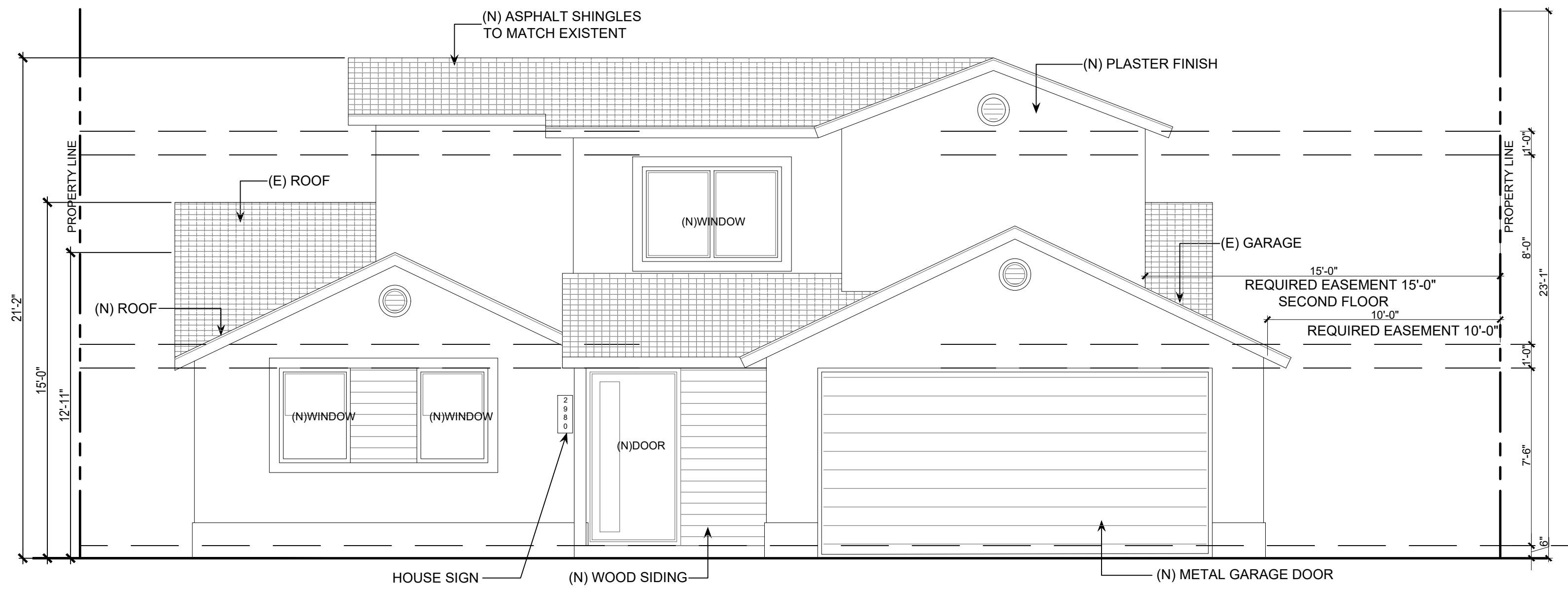
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**EXISTING FRONT ELEVATION**

SCALE: 1/4"=1'-0"



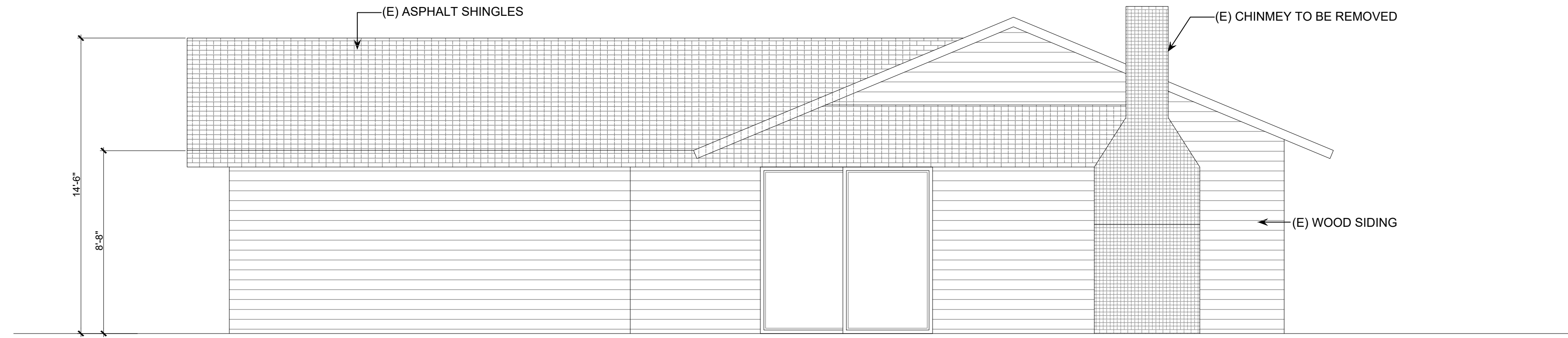
**PROPOSED FRONT ELEVATION**

SCALE: 1/4"=1'-0"

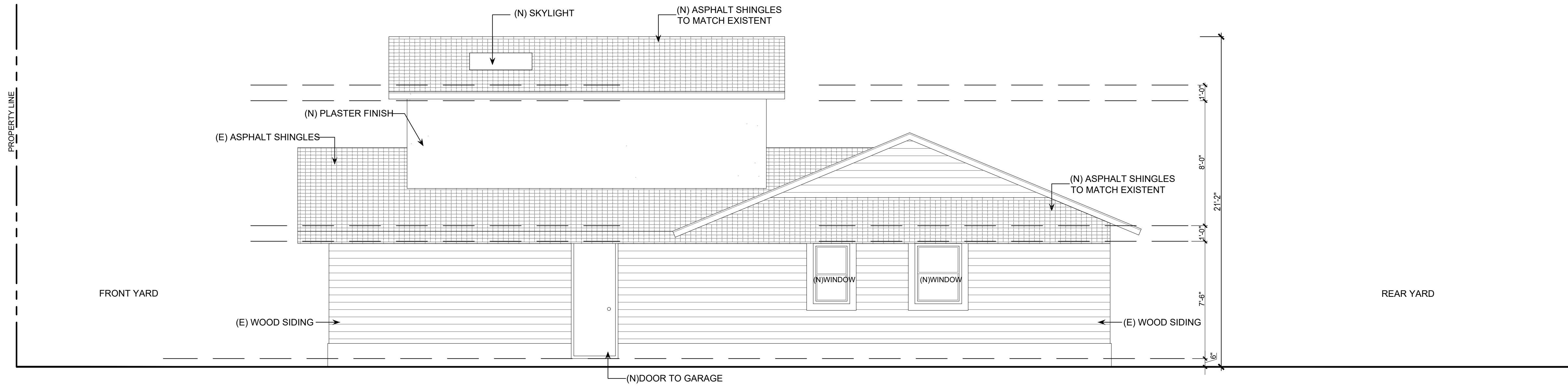
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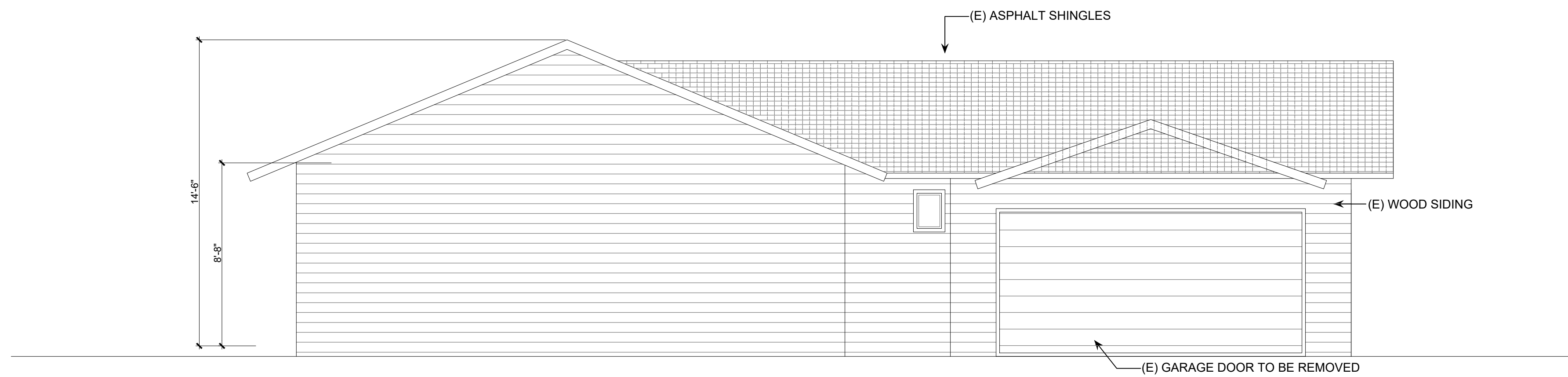
**EXISTING RIGHT ELEVATION**  
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**PROPOSED RIGHT ELEVATION**  
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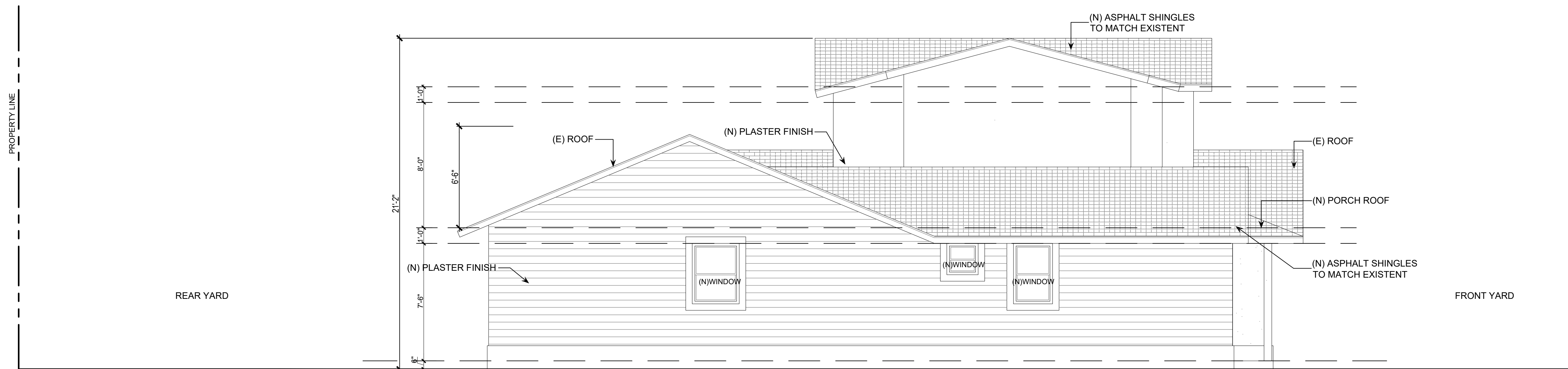
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**EXISTING LEFT ELEVATION**

SCALE: 1/4"=1'-0"

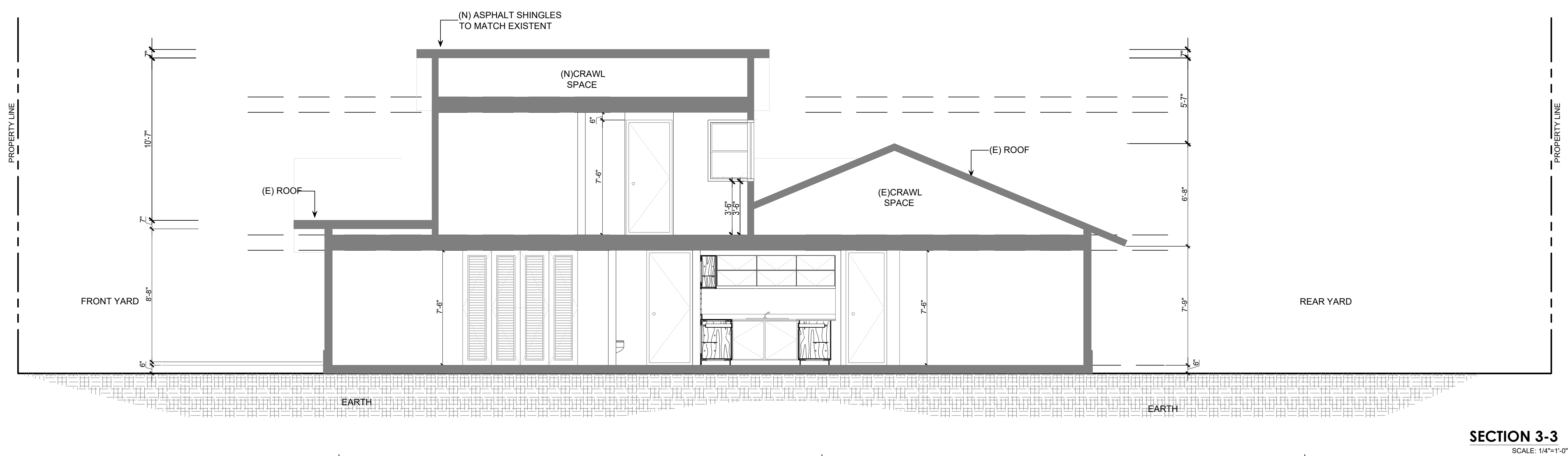


**PROPOSED LEFT ELEVATION**

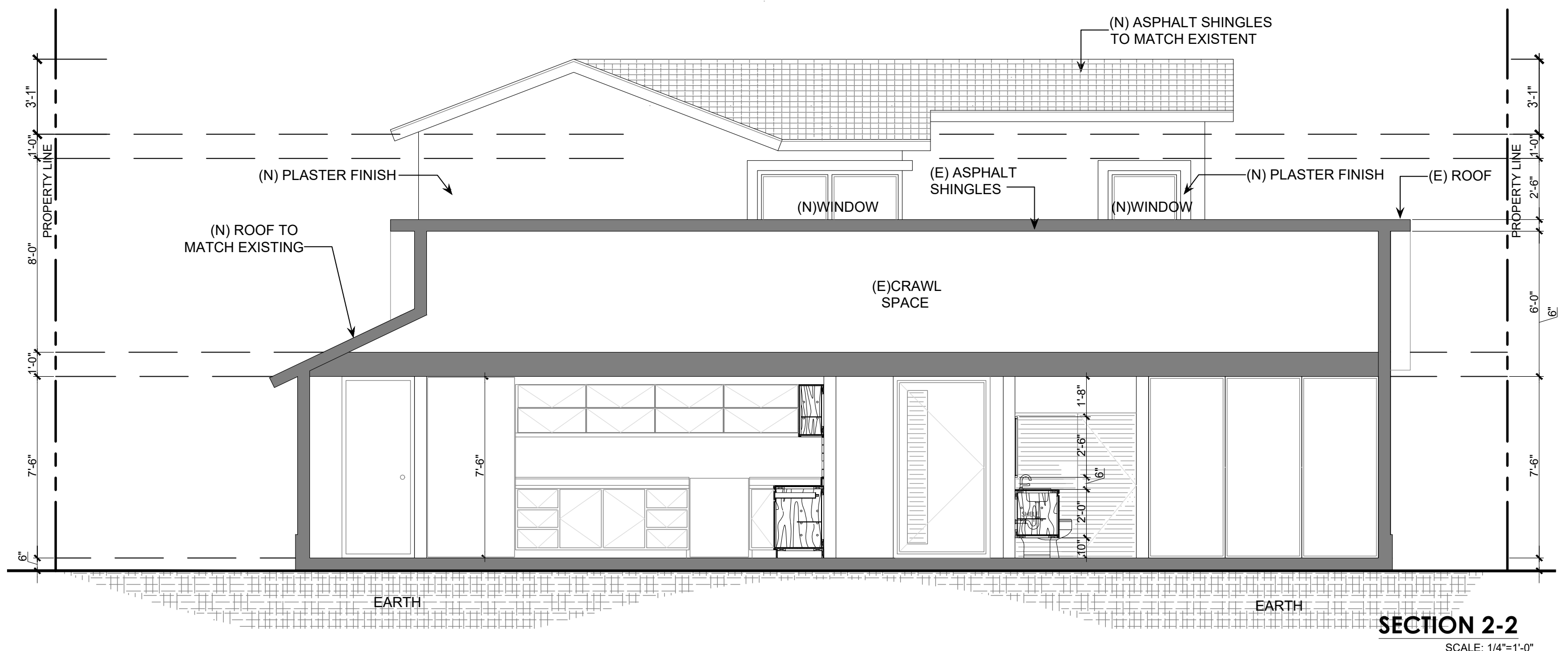
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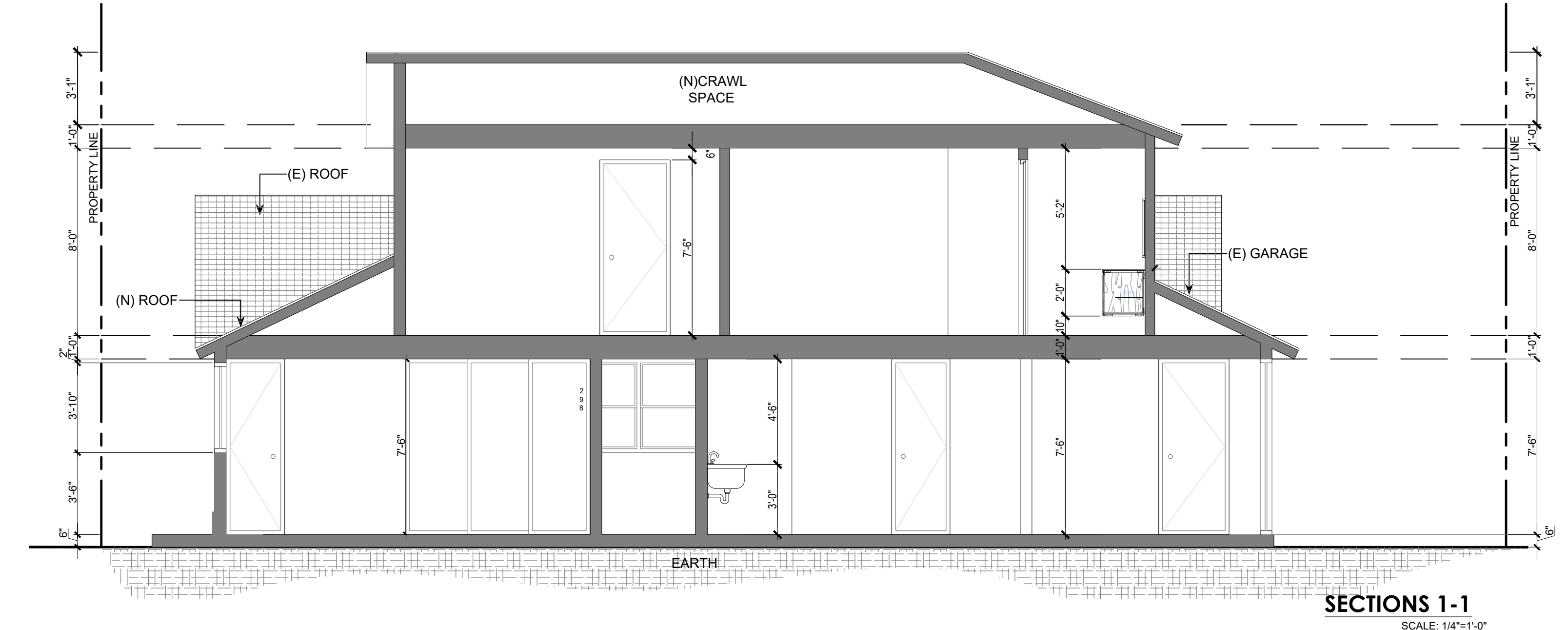
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**SECTION 3-3**  
SCALE: 1/4"=1'-0"



**SECTION 2-2**  
SCALE: 1/4"=1'-0"



**SECTIONS 1-1**  
SCALE: 1/4"=1'-0"

Sheet:

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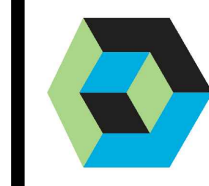
No.	Description

Project No.:

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Dwg. Date:



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**SECTIONS**

**A300**