Meeting Date: 09/30/08

AGENDA REPORT

City of Santa Clara, California

Agenda Item # 6B

Santa Clara All-America City 2001

Date: September 23, 2008

To: City Manager for Council Action

From: Director of Planning and Inspection
Director of Public Works/City Engineer

Subject: **Follow up to Approval of an Amendment to Planned Development (PD) Zoning Approval** for 1468 Lafayette Street (PLN2008-07222) to Retain Existing Single Family Residence as a Condominium and to Construct One New Two Unit Condominium (total of 3 condominium units) in Lieu of Previous Approval to Construct 4 New Condominium Units (September 16, 2008 City Council Agenda Item 8.B)

EXECUTIVE SUMMARY:

On September 16, 2008, the City Council deferred the approval of the Planning Commission recommendation to approve an amendment to the previously approved Planned Development (PD) rezoning for 1468 Lafayette Street. At that hearing the Council indicated acceptance of the applicant's request to remove Planning conditions #42, 44, 45 and 50 as inapplicable to the revised plan and the status of design review. The Director of Planning and Inspection indicated that only staff level review of final plans were necessary with respect to conditions #42 and 44. Council accepted amendment to Engineering Department condition #7 reducing the required driveway width from 24 feet to 22 feet and directed staff to review condition #10 requiring dedication of right-of-way and minor street improvements to eliminate the jagged curb section on Lafayette Street.

It is noted that these conditions were included in the project review on August 11, 2008 at the Project Clearance Committee meeting. On August 21, 2008, prior to the Planning Commission hearing on August 27, 2008, Traffic Engineering staff met with the applicant, Mr. Salvatore Caruso, to discuss the required street improvements on Lafayette Street. The applicant later brought this issue up at the Planning Commission meeting and requested that this condition be removed from the project. The Planning Commission approved the project with condition #10 included. In the time between the Planning Commission meeting and the City Council meeting, Public Works staff was not contacted by the applicant.

Following the Council Meeting on September 16, 2008, Public Works Staff met with the applicant, Mr. Caruso, at the Project site on September 19, 2008. The attached sketch, provided by Mr. Caruso, shows the agreement reached regarding the street improvements. Approximately 40 square feet of property will be provided to the City in the form of an easement for sidewalk purpose and the roadway improvements shall be constructed as shown in the attached sketch to allow for a safer and smoother transition of southbound vehicular traffic on Lafayette Street.

The agenda report and attachments from the City Council meeting of September 16, 2008 are attached.

ADVANTAGES AND DISADVANTAGES OF ISSUE:

Approval of the modified Engineering Department condition #10 requiring dedication of a small sidewalk easement and minor street improvements as shown in the attached sketch will get these needed safety improvements implemented with the project.

ECONOMIC/FISCAL IMPACT:

There is no additional cost to the City other than staff time and expense.

RECOMMENDATION:

That the Council uphold the Planning Commission recommendation and approve the amendment to the previously approved Planned Development (PD) rezoning for 1468 Lafayette Street to retain the existing single family residence as a condominium and to construct one new two unit condominium (total of three condominium units) in lieu of the previous approval to construct four new condominium units, subject to conditions, including removal of conditions #42, 44, 45, and 50 as inapplicable to the revised plan, and approval of the modified Engineering Department condition #7 reducing the required driveway width from 24 feet to 22 feet and condition #10 requiring dedication of a small sidewalk easement and minor street improvements as shown in the attached sketch (PLN2008-07222 – Salvatore Caruso).

Kevin L. Riley
Kevin Riley
Director of Planning and Inspection

Rajeev Batra
Rajeev Batra
Director of Public Works/City Engineer

APPROVED:
Jennifer Sparacino
City Manager

Documents Related to this Report:
1) Sketch
2 Agenda report and attachments from the City Council meeting of September 16, 2008 - Item 8B

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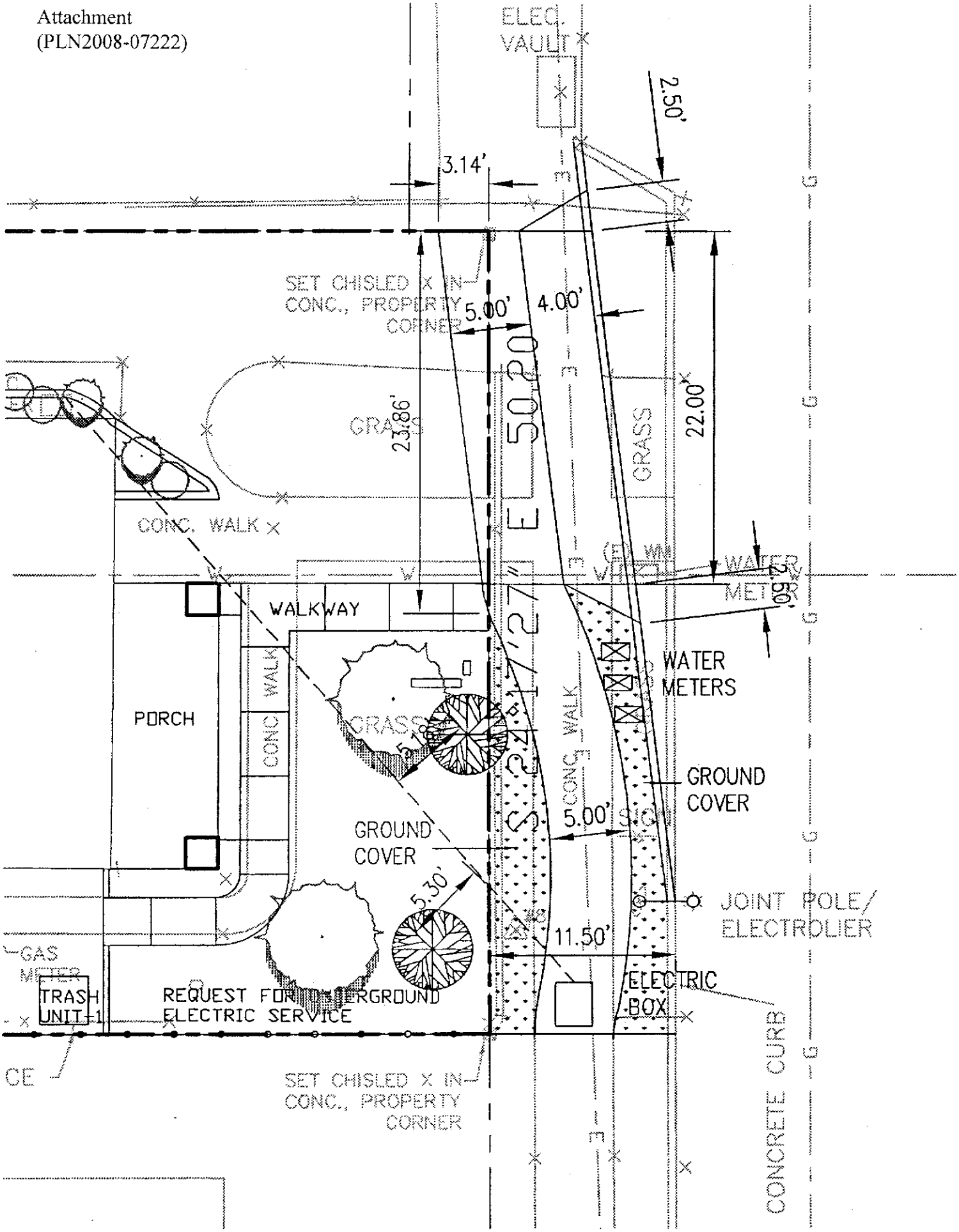
Attachment
(PLN2008-07222)



Meeting Date: 9/16/08

AGENDA REPORT

Agenda Item # 8B

Santa Clara All-America City 2001

City of Santa Clara, California

DATE: September 4, 2008

TO: City Manager for Council Action

FROM: Director of Planning and Inspection

SUBJECT: **Approval of an Amendment to PD Zoning Approval** for 1468 Lafayette (PLN2008-07222) to Retain Existing Single Family Residence as a Condominium and to Construct One New Two Unit Condominium (total of 3 condominium units) in Lieu of Previous Approval to Construct 4 New Condominium Units

EXECUTIVE SUMMARY:

On August 27, 2008 the Planning Commission reviewed an application to amend a previously approved PD rezoning (PLN2007-06679) for 1468 Lafayette and recommended that the City Council approve the request. The previous proposal was to relocate the existing house on the site and construct four new condominiums. The current proposal includes retention of the existing one story single family home as one of the condominium units and constructing two new units in a duplex format at the rear of the lot. The duplex structure is the same size and design as the previous approval, with the exception of a stucco exterior finish in lieu of wood siding, to match the existing one story residence. The previous PD zoning allowed four new units, constructed as two duplex buildings. The parking layout has been revised to include two tandem, three covered and two open parking spaces. The approved Tentative Parcel Map to create a single lot subdivision for the sale of condominium units will be revised consistent with the current proposal for review by the City Council following action on the current PD amendment application.

Notices for the public hearing have been posted and mailed.

The Planning Commission staff report and minutes excerpt from August 27, 2008 are attached.

ADVANTAGES AND DISADVANTAGES OF ISSUE:

The PD amendment decreases the number of units of the project, but is within the scope of the original approval. There is no affordable housing component to this project.

ECONOMIC/FISCAL IMPACT:

There is no cost to the City other than administrative staff time and expense.

RECOMMENDATION:
That Council uphold the Planning Commission recommendation and approve the amendment to the previously approved PD rezoning for 1468 Lafayette Street (PLN2008-07222) to retain the existing single family residence as a condominium and to construct one new two unit condominium (total of three condominium units) in lieu of the previous approval to construct four new condominium units, subject to conditions.

Kevin L. Riley, AICP
Director of Planning and Inspections

APPROVED:

Jennifer Sparacino
City Manager

Documents Related to this Report:

1) *Planning Commission staff report from August 27, 2008*
2) *Planning Commission minutes excerpt from August 27, 2008*

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1) **Planning Commission Staff Report August 27, 2008**

Agenda Item #9

File:	**PLN2008-07222**
Location:	1468 Lafayette Street, a 7,303 square foot lot on the west side of Lafayette Street approximately 100 feet north of Lewis Street (APN 269-05-091). Property is Zoned PD (Planned Development)
Applicants/Owners:	Salvatore Caruso
Request:	**Amend PD Zoning approval** (PLN2007-06679) to retain existing single family residence, and to construct one new two unit, two-story structure and attached carport (total of 3 condominium units) in lieu of the previous approval allowing construction of 4 new condominium units.
Project Planner:	Julie Moloney, Associate Planner

Staff Recommendation: Recommend City Council Approval, subject to conditions

PROJECT DESCRIPTION

The applicant proposes an amendment to a previously approved PD rezoning(PLN2007-06679). The current proposal includes retention of the existing one story single family home as one of the condominium units and constructing 2 new units in a duplex format at the rear of the lot. The duplex structure is the same size and design as the previous approval, with the exception of a stucco exterior finish in lieu of wood siding, to match the existing one story residence. The previous PD zoning allowed 4 new units, constructed as two duplex buildings. The parking layout has been revised to include two tandem, three covered and two open spaces. The approved Tentative Parcel Map to create a single lot subdivision for the sale of condominium units will be revised consistent with the current proposal for review by the City Council following action on the current PD amendment application.

BACKGROUND

The project approval has been has been modified several times. A detailed outline of the project background is provided as an attachment to this report.

CURRENT USE / ZONING / GENERAL PLAN

Current Use:	Single Family Residence
Current Zoning:	PD (Planned Development)
General Plan Designation:	Single Family Detached

Through a previously approved PD zoning, the project allowed up to four units. The proposed project includes three units and is lower in density than the previous approval.

NEARBY PROPERTIES Land Use and Zoning

North: Restaurant and convenience store, Zoned CT (Thoroughfare Commercial)
East: Lafayette Street and Lafayette Park, Zoned B (Public)
South: Single family residence, Zoned R1-6L (Single Family Residential)
West: Single family residence and commercial/office building, Zoned R1-6L and CT/HT (Thoroughfare Commercial/Historic Combining)

ENVIRONMENTAL DETERMINATION

Categorically exempt per Section 15332 of the CEQA Guidelines, as an infill project in an urbanized area and served by existing municipal facilities.

CONSISTENCY WITH DESIGN GUIDELINES

The project design was previously deemed consistent with the City's design guidelines. The modified request would also be considered consistent.

STAFF REPORT – August 27, 2008

Public Input: *The notice of public hearing for this item was posted within 300 feet of the site and was mailed to property owners within 300 feet. The following comments have been received as of the preparation of this report:*

- At the time of this staff report there has been no public input submitted in support or opposition to the proposed project.
- The property owner has submitted the following statement: "We propose amending PLN2007-06679: To keep the existing home while deleting the duplex nearest to Lafayette St. Also, we are proposing changing the exterior skin of the rear duplex to stucco to match the existing home. The site we planned to move the existing home to did not work out. The new duplex will still be platinum rated green architecture."

Considerations: *The following general factors may be considered in evaluating this request. Some of these factors may represent evidence or facts that may directly support or refute the findings necessary to support this request:*

- In February 2008, the applicant submitted an application to amend the PD zoning plan approved in 2006. The application included the elimination of the affordable housing requirement of (1) BMR unit at moderate income, as required by the Density Bonus, a Variance to the Planned District consistency with General Plan density and Variance to the minimum on-site parking requirement. The project proposed (4) market rate condominiums, tandem and open parking for nine vehicles, and landscape improvements on-site.
- The current application is an amendment to the approved February 2008 Planned Development zoning. The project includes retaining the existing home and constructing a duplex in the rear of the lot with associated parking spaces.
- The project density will decrease as one unit is being eliminated from the approved project.
- The current project includes the retention and renovation of the existing Craftsman residence.
- Retention of the existing residence will preserve the single family streetscape along Lafayette while providing two additional for-sale housing units.
- A Tentative Parcel Map to create a single lot subdivision for the sale of three condominium units will be reviewed by the City Council following the current PD amendment request.

FINDINGS REQUIRED TO SUPPORT THE REQUEST

Findings provide a means to link the available evidence with the decision to approve or deny the application. If this request is favorably considered, the preponderance of evidence should support the following or similar findings to approve the ***rezoning*** *request. The following evidence and facts provide a basis for the recommendation/action on this request:*

a) The existing zoning is inappropriate or inequitable in that:

- The neighborhood in which this property is located consists of a mixture of land uses and building types. Residential, commercial and office properties with one and two-story structures, and a public park are located within the immediate vicinity of the project site. A variety of architectural styles and materials are employed within the neighborhood.
- The proposed amendment will decrease the unit count and allow a mixture of housing forms with a common access only permitted with the PD zoning.

b) *The proposed zone change will conserve property values; protect or improve the existing character and stability of the area and will promote the orderly and beneficial development of the area in that:*

- The amendment to the PD zoning will allow a unique site layout with a reduced number of units.
- By allowing redevelopment of the project site with two additional for sale condominiums and the retention and renovation of the existing craftsman home.

c) *The proposed zone change is appropriate to the public necessity, public convenience, or the general welfare of the City in that:*

- By allowing reuse of the existing structure and providing new infill development adds new housing stock in the City that will be made available to the general public for sale.

d) *The proposed zone change would allow imaginative planning and design concepts to be utilized for that would otherwise be restricted in other zoning districts in that:*

- The condominium units would be developed in rear portion of the parcel while the existing single family home would be preserved and reused in its current location maintaining the single family streetscape along Lafayette Street.
- The property owner proposes to incorporate LEED measures into the design and construction of the new duplex units which is currently voluntary for private projects. LEED projects employ building design practices and materials for the construction and operation of environmentally sustainable development projects.

STAFF RECOMMENDATION – August 27, 2008

Recommend that the Planning Commission make the necessary findings, based upon the evidence articulated above and as may be provided through the public hearing, and **recommend City Council approval** of this request, subject to conditions.

RECOMMENDED CONDITIONS OF APPROVAL

It is recommended that the Planning Commission apply the following recommended conditions of approval. In addition to complying with all applicable codes, regulations, ordinances and resolutions, the following conditions of approval are recommended:

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

GENERAL

1. 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.

ENGINEERING

2. 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.

3. All work within the public right-of-way, which is to be performed by the Developer/Owner, the general contractor, and all subcontractors shall be included within a **Single Street Opening Permit** issued by the City Engineering Department. Issuance of the Street Opening 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.

4. 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.

5. Unused driveways in the public right of way shall be replaced with City Standard curb, gutter, and sidewalk.

6. Visual obstructions over three feet in height will not be allowed within the driver's sight triangle near driveways and corners in order to allow an unobstructed view of oncoming traffic. Contact Traffic Engineering at (408) 615-3000 for further information.

7. Construct driveways in the public right-of-way to City commercial type standards (the minimum width is 24').

8. Provide storm drain calculations and adequate means for the drainage of the site.

9. Developer is to cause a Parcel Map to be recorded to create a single-lot condominium property.

10. Dedicate right-of-way and construct transitional street widening to eliminate jagged curb section on Lafayette Street.

ELECTRIC

11. Prior to submitting any project for Electric Department review, applicant shall provide a site plan showing all existing utilities, structures, easements and trees. Applicant shall also include a "Load Survey" form showing all current and proposed electric loads. A new customer with a load of 500KVA or greater or 100 residential units will have to fill out a "Service Investigation Form" and submit this form to the Electric Planning Department for review by the Electric Planning Engineer. Silicon Valley Power will do exact design of required substructures after plans are submitted for building permits.

12. The Developer shall provide and install electric facilities per Santa Clara City Code chapter 17.15.210.

13. Electric service shall be underground. See Electric Department Rules and Regulations for available services.

14. Installation of underground facilities shall be in accordance with City of Santa Clara Electric Department standard UG-1000, latest version, and Santa Clara City Code chapter 17.15.050.

15. Underground service entrance conduits and conductors shall be "privately" owned, maintained, and installed per City Building Inspection Division Codes. Electric meters and main disconnects shall be installed per Silicon Valley Power Standard MS-G6 and MS-G7.

16. The developer shall grant to the City, without cost, all easements and/or right of way necessary for serving the property of the developer and for the installation of utilities (Santa Clara City Code chapter 17.15.110).

17. All electric meters and services disconnects shall be grouped at one location, outside of the building or in a utility room accessible directly from the outside. A double hasp locking arrangement shall be provided on the main switchboard door(s). Utility room door(s) shall

have a double hasp locking arrangement or a lock box shall be provided. Utility room door(s) shall not be alarmed.

18. All trees, existing and proposed, shall be a minimum of five (5) feet from any existing or proposed Electric Department facilities. Existing trees in conflict will have to be removed. Trees shall not be planted in PUE's or electric easements.

19. The developer shall provide the City, in accordance with current City standards and specifications, all trenching, backfill, resurfacing, landscaping, conduit, junction boxes, vaults, street light foundations, equipment pads and subsurface housings required for power distribution, street lighting, and signal communication systems, as required by the City in the development of frontage and on-site property. Upon completion of improvements satisfactory to the City, the City shall accept the work. Developer shall further install at his cost the service facilities, consisting of service wires, cables, conductors, and associated equipment necessary to connect a customer to the electrical supply system of and by the City. After completion of the facilities installed by developer, the City shall furnish and install all cable, switches, street lighting poles, luminaries, transformers, meters, and other equipment that it deems necessary for the betterment of the system (Santa Clara City Code chapter 17.15.210 (2)).

20. Electrical improvements (including underground electrical conduits on properties frontage) may be required if any private single improvement valued at $50,000 or more or any series of private improvements made within a three-year period valued at $50,000 or more in conjunction with a use, variance, or moving permit. Also may be required if any single private improvement valued at $80,000 or more or any series of private improvements made within a three-year period valued at $80,000 or more in conjunction with a building permit (Santa Clara City Code Title 17 Appendix A (Table III)).

21. Applicant is advised to contact SVP (CSC Electric Department) to obtain specific design and utility requirements that are required for building permit review/approval submittal. Please contact Leonard Buttitta at 408-261-5469 after development of site plan, to facilitate plan review.

WATER

22. All on-site fire hydrants shall be part of a private system.

23. All on-site water distribution facilities shall be private and shall be maintained by owner. Water needs shall be served by individual meter(s) at the public right-of-way.

24. In accordance with the Revised Sewer Lateral Replacement Policy, approved by Council on 09-18-90, the developer may be required to replace the lateral if the lateral is substandard in capacity or construction and the proposed development exceeds $80,000 in building permit valuation (or $50,000 in the case of a Use Permit or a Variance). The developer is advised to verify elevation of existing lateral to ensure that adequate slope and depth are available to serve new development. The existing lateral must be adequate to serve the expected life and projected effluent of the new development. Sewer lateral size shall be 6-inch minimum, except 4-inch minimum is acceptable for residential serving 4-units or less. If requested by the developer, the City Sewer Utility may inspect the existing sewer lateral to determine the condition of the lateral, at the developer's expense.

25. All landscaping and irrigation systems shall meet water conservation requirements as per City's Rules and Regulations for Water Service (Resolution 6390).

26. Water and sewer service shall be independent, that is, the said property shall not be connected to lines from the adjacent properties unless approved by the City Building Official.

27. All sanitary sewer lateral(s), either proposed or existing, shall be equipped with a clean-out at the property line.

28. Landscaping irrigation water needs shall be provided by a separate water service(s).

29. All trees, existing and proposed, must maintain minimum of ten (10) feet from any existing or proposed Water and Sewer Department facilities. If a City-approved Tree Root Barrier (TBR) is used, the TRB must be a minimum of 5' from existing and proposed Water and Sewer Department facilities, with the tree behind the TRB. Existing trees that conflict must be removed by developer. Trees shall not be planted in water or public utility easements.

30. Any relocation of existing Water Department facilities shall be at Developer's expense.

FIRE

Fire Department Emergency Access:

31. This project has been determined to have inadequate Fire Department accessibility.

Required Fire Protections/ Detection Systems and Equipment:

32. An automatic fire sprinkler system is required for building "B" (rear building) on this site (a separate Fire Department permit is required for the 13D sprinkler system). Sprinkler main drain test valves shall discharge to the sanitary sewer system (via an indirect connection) or shall discharge onto a landscape area of sufficient size. Clearly indicated who is responsible for the underground fire service and sprinkler system maintenance for building "B".

33. In new construction, provide hard-wired smoke detectors with battery backup in accordance with the 2007 California Building Code, which sounds an audible alarm in all sleeping areas of the dwelling unit in which they are located.

34. Smoke Detectors shall sound an alarm audible in all sleeping areas of the dwelling unit in which they are located. Thus, if there are more than one sleeping area, smoke detectors shall be interconnected so that if one sounds an alarm, all will sound an alarm.

35. Approved addresses shall be placed on all buildings in such a position as to be plainly visible and legible from the road fronting the property. Numbers shall contrast with their background.

36. Provide additional "address signage" at the street to identify that there are additional residences on the property.

POLICE

37. Address numbers of the individual units shall be clearly visible from the street and shall be a minimum of six (6) inches in height and of a color contrasting with the background material. Numbers shall be illuminated during the hours of darkness. Individual apartment numbers shall be a minimum of six (6) inches in height and a color contrasting to the background material and either visible from the street or from the center area of the project. Where multiple units/buildings occupy the same property, unit/building address shall be clearly visible. A monument sign, preferably at all dedicated entrances to the property, shall be prominently displayed, showing all unit/building numbers, addresses, etc.

38. All construction of dwelling units shall conform to the requirements of the Uniform Building Security Code as adopted by the City of Santa Clara City Council.

39. Landscaping shall be of the type and situated in locations to maximize visibility from the street while providing the desired degree of aesthetics. Security planting materials are encouraged along fence and property lines and under vulnerable windows.

40. For each individual address (unit, suite, etc.) phone company records (specifically "911"dispatch) shall reflect the actual address the phone is located at.

PLANNING AND INSPECTION

41. Obtain required permits and inspections from the Building Official and comply with the conditions thereof.

42. Submit plans for final architectural review to the Planning Division for review and approval prior to issuance of building permits. Detail materials such as the windows, siding, etc. on all elevations and show details of window moulding on the construction drawings for the building permit application.

43. Third party LEED certification shall be required and documentation of certification provided to the Planning department prior to issuance of occupancy permits.

44. Submit a complete landscape plan, including irrigation plan, for Planning Division review and approval prior to issuance of occupancy permit and/or final building permit. Restoration of the existing park strip fronting the property and supplemental landscaping along the side and rear property lines of 1468 Lafayette Street shall be required and made part of the landscape submittal.

45. Replace the existing six-foot fence along the west/rear and south/side property lines of the residential properties with new construction of a uniform six-foot wood fence with one-foot of decorative lattice, for a total fence height of seven feet.

46. Prior to issuance of a demolition permit, Developer/Owner shall have an asbestos survey of the proposed site performed by a certified individual. Survey results and notice of the proposed demolition are to be sent to the Bay Area Air Quality Management District (BAAQMD). No demolition shall be performed without a demolition permit and BAAQMD approval and, if necessary, proper asbestos removal.

47. Incorporate Best Management Practices (BMP's) 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.

48. It shall be the developer's responsibility through his engineer to provide certification to certify that the drainage design for the subject property will prevent floodwater 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 Official prior to issuance of building permits.

49. 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.

50. The property owner shall provide two copies of an illustrative document to staff for display at Mary Gomez Park and the Sanchez Post Office Annex, of the Craftsman residence and

property. The illustrative document shall include, and is not limited to, photographs of the property, residence and detached garage, The illustrative document is required to be submitted to the Planning Division prior to the issuance of occupancy and/or final building permits.

51. The property owner shall be required to submit draft CC&R's to the Planning Division for review and approval as a condition of Tentative Parcel Map. The Tentative Parcel Map shall be agendized along with the application to amend the PD zoning plan for Council review and action. Final CC&R's to be approved by the City Attorney and Planning Department prior to Council consideration of the Final Map, should the Tentative Parcel map be approved.

PROJECT BACKGROUND/PRIOR ACTIONS

12/20/02: Property owner requests City funding of $220,000 for a housing project.

3/11/03: Project is not recommended for grant funding because insufficient detail was provided in application to evaluate its merits.

3/13/03: Property owner submits application to demolish existing residence and accessory buildings to construct a two-story, seven-unit multi-family dwelling with (4) affordable and (3) market rate rental units "*for teacher housing*". Proposed density 42 du/ac where existing General Plan density of Single Family Detached allows 8 du/ac for project site. **Application: Rezone** from R1-6L to PD and **Variance** to reduce parking requirement **(PLN2003-03536).**

6/5/03: Historical and Landmarks Commission review of structures eligibility as a historically and/or architecturally significant structures. Action: Historical and Landmarks Commission referred eligibility of structures on City's Historically and/or Architecturally Significant Properties List to City Council.

7/1/03: City Council determined that structures are not eligible.

7/14/03: Project Clearance Committee determined application complete.

8/13/03: Planning Commission hearing of PLN2003-03536. Staff recommendation: Continue for redesign to decrease density and parking demand. Planning Commission action: Continue for redesign per staff recommendation.

Project redesigned to reconfigure parking arrangement to provide additional shared parking between site and adjacent property. Revised project submitted to Planning Department.

9/4/03: Historical and Landmarks Commission review of project redesign. Staff recommendation: Deny. Historical and Landmarks Commission action: Recommend City Council deny project

9/17/03: Planning Commission review of project redesign. Staff recommendation: Deny. Planning Commission action: Recommend City Council approve project.

9/30/03: City Council review and continued project to next Council meeting with direction to City Manager to look into policy issues raised by Historical and Landmarks Commissioner at public hearing regarding project review procedure.

10/21/03: City Council review and denied project overturning Planning Commission recommendation of project approval.

10/28/03: Property owner request City Council reconsideration of action to deny. City Council approved reconsideration request and review of project at a noticed public hearing.

7/13/04: Project redesigned and submitted to Planning Division. Project to include (4) condominium units arranged in (2) two-story duets. With direction from Director of Planning property owner agreed to: (2) two bedroom/one and one-half bath units

located at the front of the property (Building A); (2) two bedroom/two bath units located at the back of the property (Building B); and provision of (1) BMR unit at lower income affordability at a density of 24 du/ac. **Application: Rezone** from R1-6L to PD to demolish an existing single family residence and construct (2) two-story residential buildings providing (4) condominium units, with a reduction in the on-site parking requirement from 8 to 7 through a **Density Bonus (PLN2003-03536).**

7/26/04: Project Clearance Committee determined revised project complete.

8/31/04: City Council reviewed and approved revised project with the Density Bonus to provide (1) BMR unit at lower income and (3) units at market rate.

3/16/06: Property owner submitted application to eliminate BMR requirement and increase bedroom count to (4) two bedroom/two bathroom units. **Application: Amend PD zoning; Variance to Planned District consistency with General Plan density; and Variance to Density Bonus** in conjunction with the construction of (4) two bedroom condominium units in (2) two-story duets with covered, tandem and open parking **(PLN2006-05658).**

3/27/06: Project Clearance Committee determined application complete.

4/6/06: Historical and Landmarks Commission review. Staff recommendation: Deny. Historical and Landmarks Commission action: Recommend City Council deny project.

4/12/06: Planning Commission review. Staff recommendation: Deny. Planning Commission action: Deny Variance requests.

4/17/06: Property owner appeals Planning Commission action to deny Variances to City Council.

4/25/06: City Council sets meeting date for appeal of Variances and hearing of application to Amend Planned Development zoning on May 9, 2006.

5/9/06: City Council approves PD amendment of zoning plan to construct (4) two bedroom/two bath for-sale condominiums at 24 du/ac; with covered, tandem and open parking; and the provision of (1) BMR unit at moderate income and (3) units at market rate.

10/3/07: Property owner submits application to Amend PD to remove moderate-income requirement to construct *"green building project"*. **Application**: **Amend PD** to remove BMR requirement from a previously approved Density Bonus Residential development project **(PLN2007-06679)**

10/22/07: Application deemed incomplete by Project Clearance Committee.

12/24/07: Application deemed complete by Project Clearance Committee.

1/9/08: Planning Commission review of application (PLN2007-06679) to amend previously approved PD

1/22/08: Project Clearance Committee review (PLN2007-06679) of revised project description and determined complete.

2/13/08	Planning Commission recommends denial of PLN2007-06679
3/4/08	City Council approves PLN2007-06679
7/25/08	Application PLN2008-07222 submitted by applicant
8/11/08	Project Clearance Committee review (PLN2008-07222) of revised project and determined complete.

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2/13/08	Planning Commission recommends denial of PLN2007-06679
2/22/08	City Council approves PLN2007-06679
7/25/08	Application PLN2008-07222 submitted by applicant
8/11/08	Project Clearance Committee review (PLN2008-07222) of revised project and determined complete.

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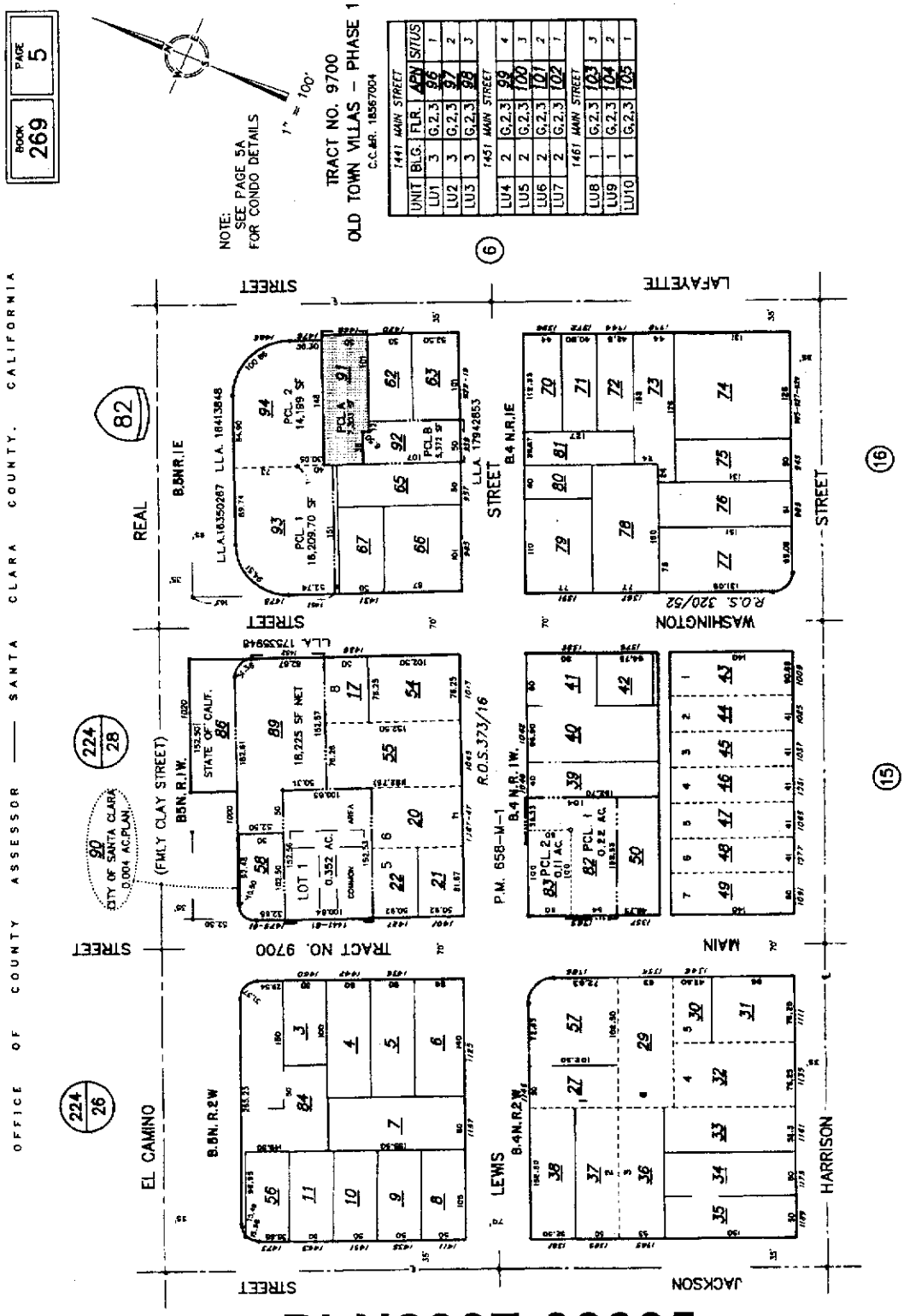


PLN2007-06665
PLN2007-06679

Lafayette Homes

1468 Lafayette Street
Santa Clara, CA 95050

APPLICABLE CODES

2001 CALIFORNIA BUILDING CODE BASED ON THE 1997 EDITION OF THE UBC
2001 CALIFORNIA PLUMBING CODE, BASED ON 2000 UPC
2001 CALIFORNIA MECHANICAL CODE, BASED ON 2000 UMC
2001 CALIFORNIA ELECTRIC CODE BASED ON 2002 NEC
2001 CALIFORNIA CODE FOR BUILDING CONSERVATION
(NOTE: CHAPTER 2 AND APPENDIX 1, 5 & 6 ADOPTED)
2000 BUILDING ENERGY EFFICIENCY STANDARDS

THE APPLICABLE CODES ARE AS AMENDED BY THE STATE OF CALIFORNIA AND THE CITY OF SANTA CLARA

PROJECT DESCRIPTION

REMODEL INTERIOR OF EXISTING HOUSE
REMOVE DETACHED GARAGE
AND CONSTRUCT THE DUPLEX CONDOMINIUM
REZONING FROM R1-6L TO PD

DEVELOPMENT SCHEDULE

CONSTRUCTION COMPLETION 12 MONTHS
AFTER CONSTRUCTION BEGINS

APPLICANT

SALVATORE CARUSO DESIGN CORPORATION
980 EL CAMINO REAL, SUITE 200
SANTA CLARA CA 95050

SALVATORE CARUSO

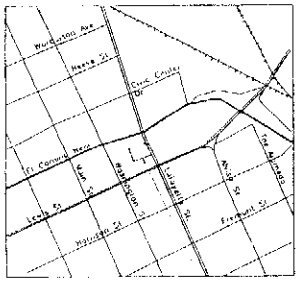
DESIGN PROFESSIONALS:

ARCHITECT
SALVATORE CARUSO DESIGN CORPORATION
980 EL CAMINO REAL, SUITE 200
SANTA CLARA, CA 95050
PHONE (408) 998-4087
FAX (408) 998-4088

CIVIL ENGINEER
SMP ENGINEERS
1554 CARON LANE
LOS ALTOS, CA 94024
PHONE (650) 941-6055
FAX (650) 941-8255

STRUCTURAL ENGINEER
CGA ENGINEERING SERVICES
457 LOS PINOS WAY
SAN JOSE, CA 95123
PHONE/FAX (408) 225-9270

LCLU CONSULTANT
PAUL ROSEN
PO BOX 1731
SEBASTOPOL, CA 95473
PHONE (707) 332-8767
FAX (707) 381-1526



SITE

VICINITY MAP

AGGREGATE TOTALS

	APN NO	AREA S.F	ACRES
	269-05-061	7,303 SF	0.16ac

USE	RESIDENTIAL
ZONING	R1-6L
OCCUPANCY	R-1
BUILDING IS SPRINKLERED	NO
TOTAL FLOOR AREA :	3,682 S.F.
FLOOR AREA : SITE AREA RATIO (3,682 / 7,303)	0.50
TOTAL BUILDING SITE COVERAGE	2,339 SF
PERCENT	32 %

ALLOWABLE FLOOR AREA – TABLE 5.B

TYPE OF CONSTRUCTION	V-N
BASIC ALLOWABLE FLOOR AREA	6,000 S.F.
MULTI-STORY (DOUBLE AREA)	6,000 S.F.
TOTAL ALLOWABLE AREA	12,000 S.F.
BUILDING IS IN COMPLIANCE 3,682<12,000	

FRONT HOUSE		REAR DUPLEX	
UNIT 1		UNIT 3	
EXISTING UNIT 1 AREA	1,536 SF	PROPOSED FIRST FLOOR	801 SF
EXISTING FOOTPRINT	1,536 SF	PROPOSED SECOND FLOOR	345 SF
		TOTAL UNIT 3 AREA	1,146 SF
		UNIT 4	
		PROPOSED TERRACE AREA	195 SF
		PROPOSED UNIT 4 AREA	998 SF
TOTAL BUILDING 'A'	1,536 SF	TOTAL BUILDING 'B'	2,144 SF
TOTAL BUILDING AREA (UNIT AREAS ONLY)		3,682 SF	

PARKING ANALYSIS

REQUIRED PARKING	
DWELLING UNITS	2 BEDROOM UNITS (3) = 3X2 = 6 SPACES 10% GUEST PARKING 0.6 SPACES
TOTAL PARKING REQUIRED	6.6 SPACES
TOTAL PARKING PROVIDED	7 SPACES (5 COVERED SPACES)

SHEET INDEX

SHEET NO	SHEET NAME
A0.1	COVER SHEET
A1.1	EXISTING/DEMO SITE PLAN
A1.2	PROPOSED SITE PLAN
A2.1	EXISTING FLOOR/ROOF PLAN FRONT HOUSE
A2.2	PROPOSED FLOOR/ROOF PLAN FRONT HOUSE
A2.3	PROPOSED FLOOR PLAN – REAR DUPLEX FIRST FLOOR
A2.4	PROPOSED FLOOR PLAN – REAR DUPLEX SECOND FLOOR
A2.5	PROPOSED ROOF PLAN REAR DUPLEX
A3.1	EXISTING ELEVATIONS – FRONT HOUSE
A3.2	PROPOSED ELEVATIONS – FRONT HOUSE
A3.3	PROPOSED ELEVATIONS – FRONT HOUSE
A3.4	PROPOSED ELEVATIONS – REAR DUPLEX
A3.5	PROPOSED ELEVATIONS – REAR DUPLEX
C-1	GRADING DRAINAGE, AND UTILITY PLAN

RECEIVED
JUL 26 2005
City of Santa Clara
Planning Division

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ARCHITECTURE
INTERIOR DESIGN
SALVATORE CARUSO
DESIGN CORPORATION
980 EL CAMINO REAL, # 200, SANTA CLARA, CA 95050
TEL No. (408) 998-4087 • FAX No. (408) 998-4088

CONSULTANT :

PROJECT

Lafayette
Homes
1468 Lafayette Street
Santa Clara, CA 95050

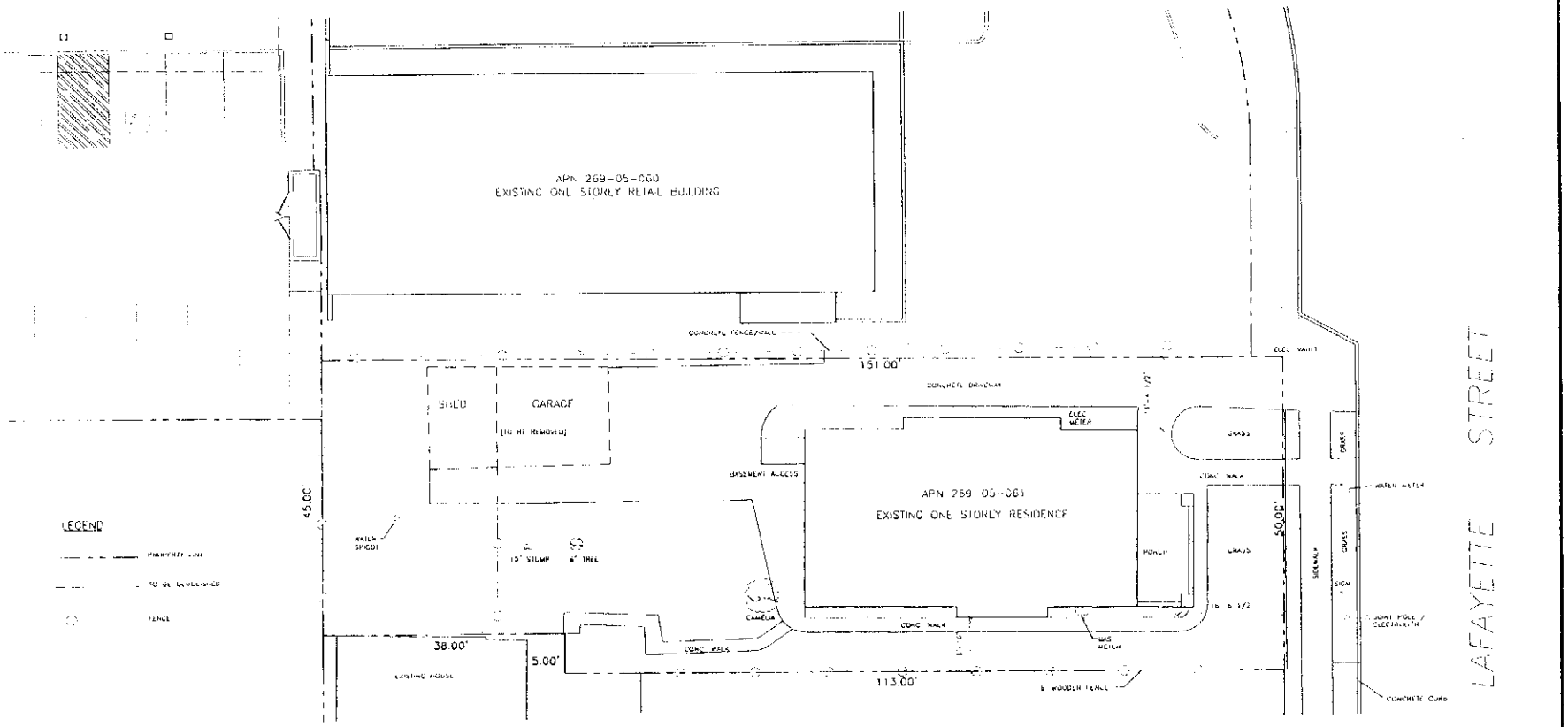
GENERAL NOTES :

1. USE PLAN & PART IS A 3D & 4 MF IN A 2HR GARA.
2. THIS SHEET IS NOT FOR CONSTRUCTION USE. THE ARCHITECT HAS A BLANKING AS AS THE PLAN.
3. THE PLANS & PRINTS ARE VALID IF THE ARCHITECT & ARE THE ON THE PROJECT ONLY. REPRODUCTION AND USE WITHOUT WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED.
4. REFERENCE A 3D DRAWING CHECK DESIGN UNIT

SHEET NAME :
COVER SHEET

REVISIONS	BY

DRAWN:
CHECKED:
DATE: 07/25/2005
SCALE: N.T.S.
JOB No.: 07-1002
SHEET No.:
A0.1
SHEETS IN SET



EXISTING/DEMO SITE PLAN

SCALE: 1/8" = 1'-0"

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CONSULTANT :

PROJECT :

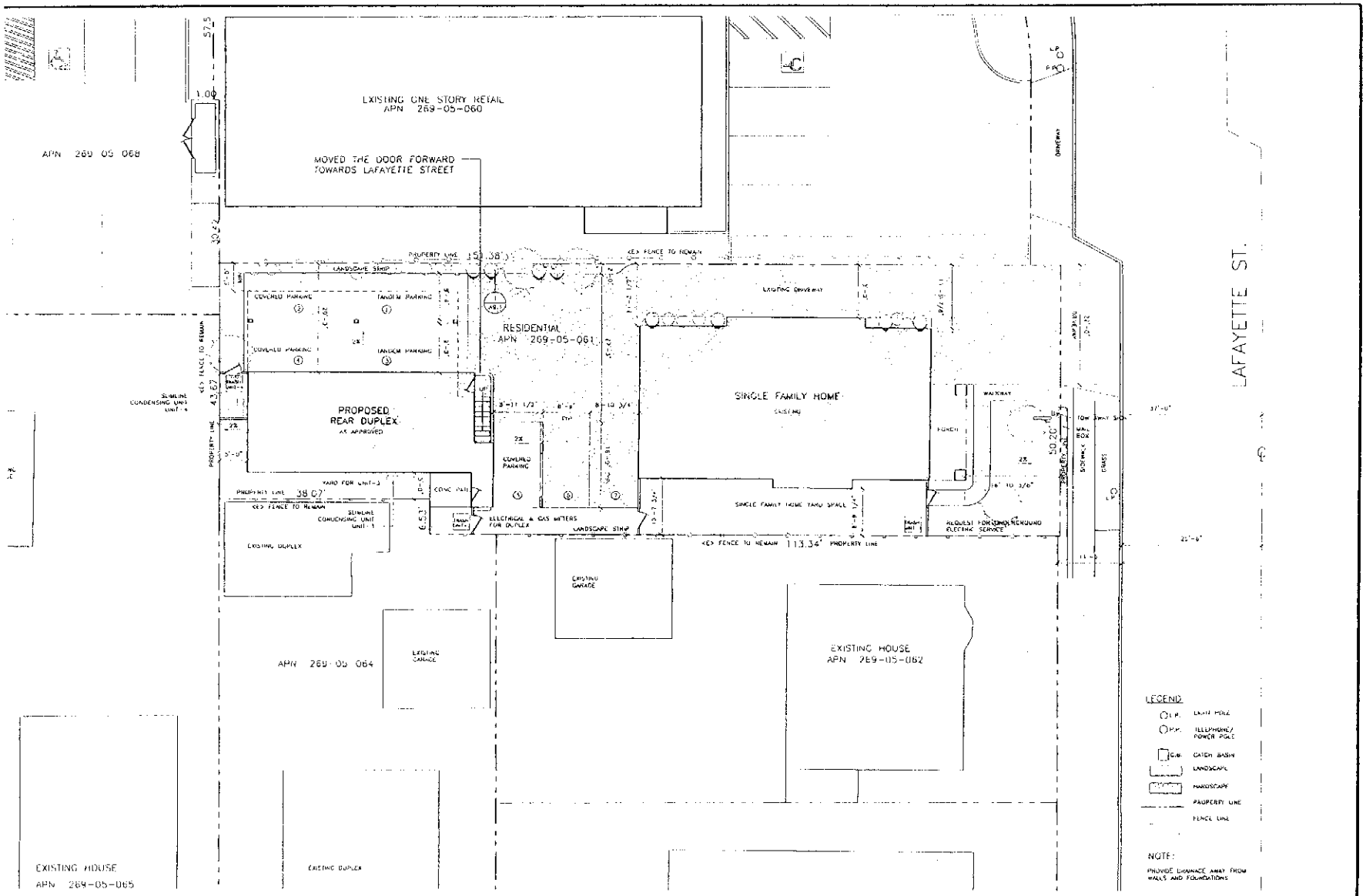
Lafayette
Homes
1468 Lafayette Street
Santa Clara, CA 95050

GENERAL NOTES :

SHEET NAME :
EXISTING/DEMO
SITE PLAN

REVISIONS	BY

DRAWN:
CHECKED:
DATE: 07/25/2008
SCALE: 1/8"=1'-0"
JOB No.: 07 19 02
SHEET No.: A1.1
SHEETS IN SET



PROPOSED SITE PLAN

SCALE: 1/8"=1'-0"

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980 EL CAMINO REAL, #200, SANTA CLARA, CA 95050
TEL. No. (408) 998-4087 • FAX No. (408) 998-4088

CONSULTANT:

PROJECT:

Lafayette Homes

1468 Lafayette Street
Santa Clara, CA 95050

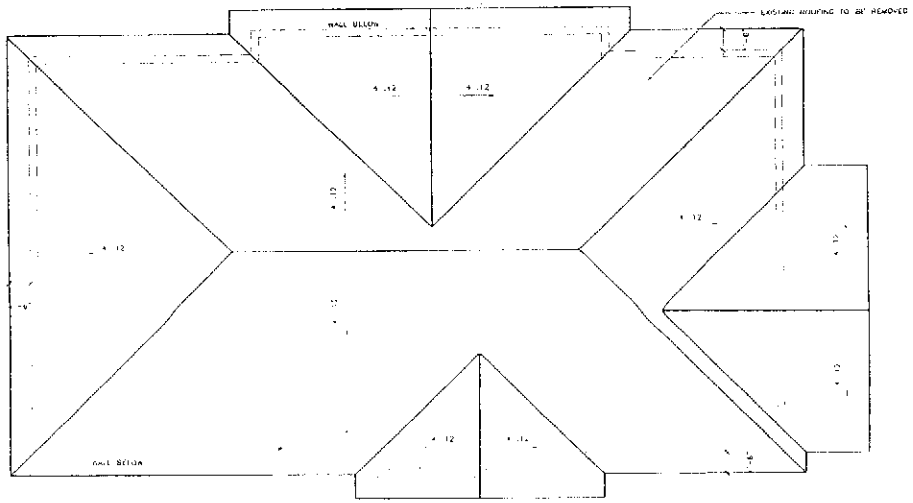
GENERAL NOTES:

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]

SHEET NAME:
PROPOSED SITE PLAN

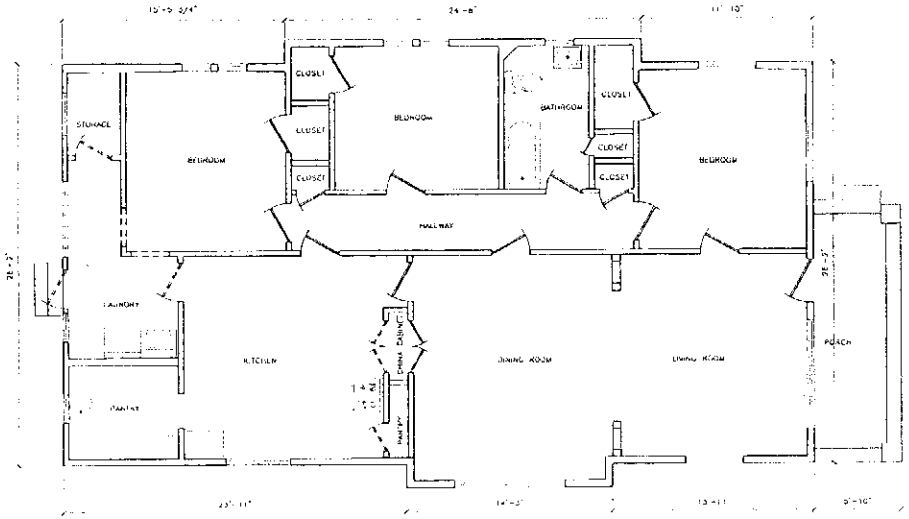
REVISIONS	BY

DRAWN:
CHECKED:
DATE: 07/25/2006
SCALE: 1/8"=1'-0"
JOB No.: 03.10.02
SHEET No.: A1.2
SHEETS IN SET:



EXISTING ROOF PLAN

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



EXISTING FLOOR PLAN

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

WALL LEGEND

WALL TO BE REMOVED

EXISTING WALL TO REMAIN

NEW WALL

N

0 2' 4' 8'

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

SCDC

ARCHITECTURE
INTERIOR DESIGN

SALVATORE CARUSO
DESIGN CORPORATION
950 EL CAMINO REAL, # 500, SANTA CLARA, CA 95050
TEL. No. (408) 998-4087 • FAX. No. (408) 998-4088

CONSULTANT

PROJECT

Lafayette
Homes

1404 Lafayette Street
Santa Clara, CA 95050

GENERAL NOTES :

SHEET NAME

EXISTING FLOOR
& ROOF PLAN
FRONT HOUSE

REVISIONS	BY

DRAWN:

CHECKED:

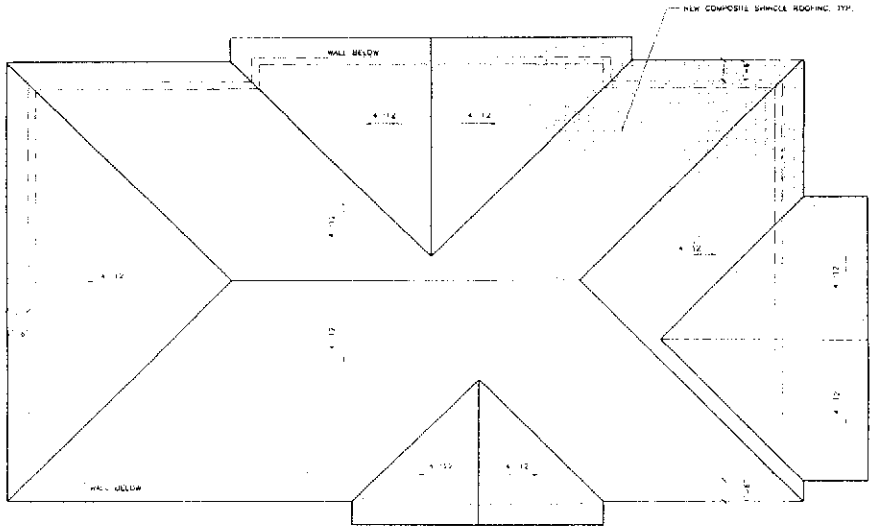
DATE: 01/25/2008

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

JOB No. 02 1602

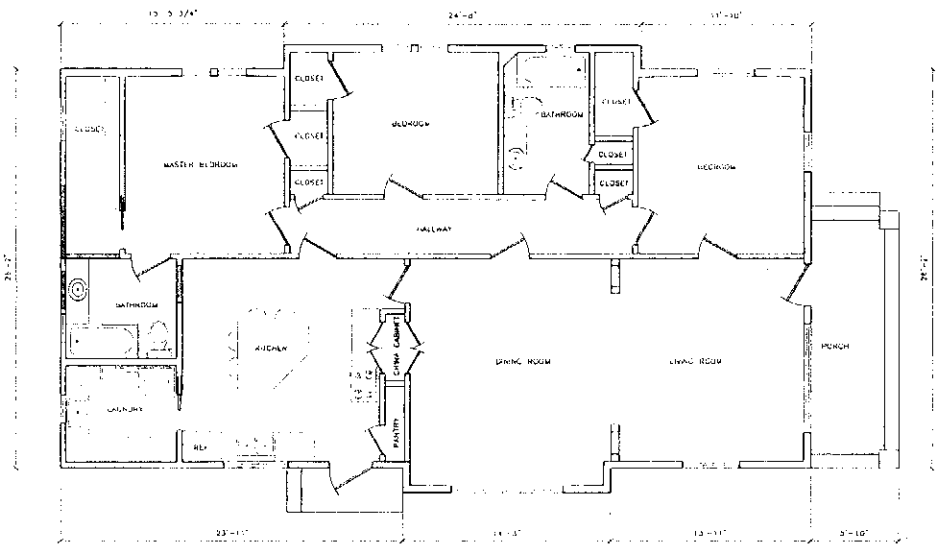
SHEET No.: A2.1

SHEETS IN SET



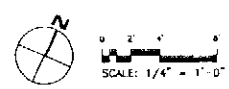
PROPOSED ROOF PLAN

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



PROPOSED FLOOR PLAN

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



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910 EL CAMINO REAL, #700, SANTA CLARA, CA 95050
TEL No. (408) 998-4087 - FAX No. (408) 998-4088

CONSULTANT :

PROJECT :

Lafayette
Homes

1008 Lafayette Street
Santa Clara, CA 95050

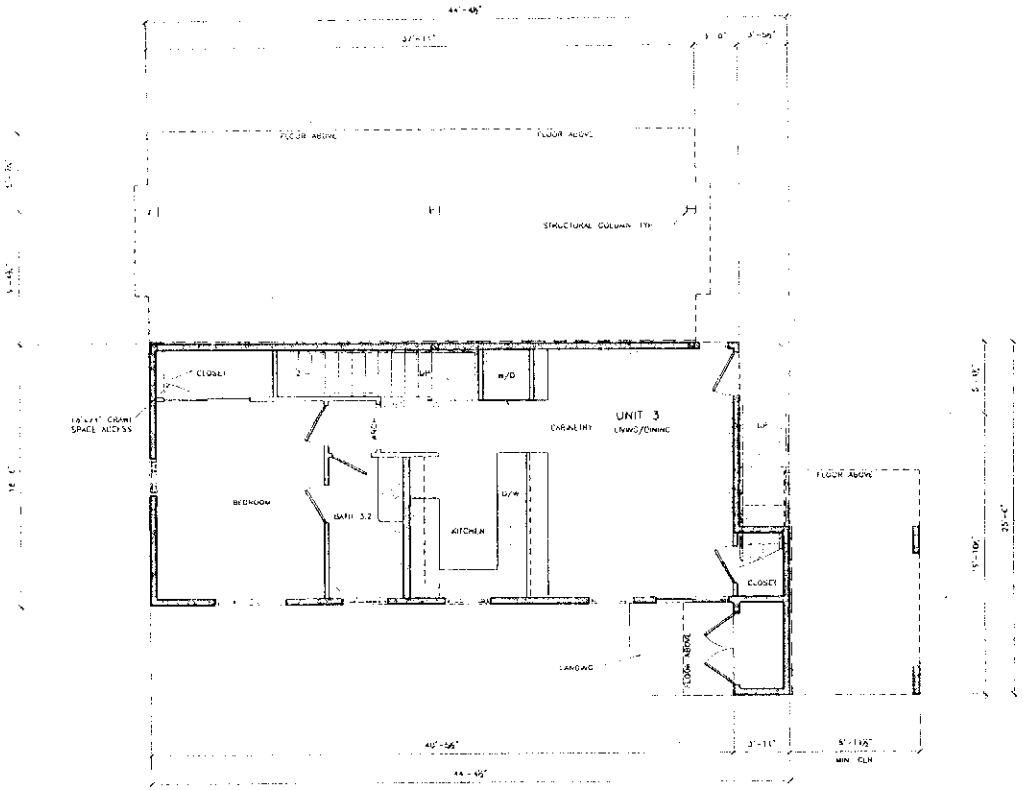
GENERAL NOTES

1. THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.
2. ALL SHEETS IS NOT FOR CONSTRUCTION UNTIL THE ARCHITECT'S SHOP & DRAWINGS ARE ON THE SHEET.
3. THESE PLANS & PRINTS ARE OWNED BY THE ARCHITECT & WILL BE USED ON THIS PROJECT ONLY. REPRODUCTION WITHOUT WRITTEN CONSENT OF THE ARCHITECT IS FORBIDDEN.
4. COPYRIGHT © BY SALVATORE CARUSO DESIGN CORP.

SHEET NAME :
PROPOSED FLOOR
& ROOF PLAN
FRONT HOUSE

REVISIONS	BY

DRAWN:
CHECKED:
DATE: 07/25/2006
SCALE: 1/4"=1'-0"
JOB No.: 02.10.02
SHEET No.: A2.2
SHEETS IN SET



PROPOSED FLOOR PLAN
REAR DUPLEX – FIRST FLOOR

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

WALL LEGEND:

- EXT. WALL – 2x6"
- EXT. WALL 1-HR – 2x6"
- INT. WALL – 2x4"
- INT. PARTIAL HEIGHT WALL – 2x4"
- INT. PLUMBING WALL – 2x6"
- PARTY WALL – DOUBLE 2x4"

GENERAL NOTES:

1. ALL DIMENSIONS ARE DRAWN FROM FACE OF STUD TO FACE OF STUD U.O.N.
2. ALL UNITS TO HAVE TANKLESS WATER HEATERS
3. INSTALL WASHER DRAIN PANS
4. SEAL ALL SILL PLATES AND TOP PLATE PENETRATIONS, WINDOW AND DOOR FRAMES
5. ALL INSULATION TO BE GI INSPECTED
6. ALL SCREENS TO BE RODENT AND CORROSION PROOF
7. SEAL ALL PLUMBING, ELECTRICAL AND OTHER PENETRATIONS OF WALLS AND FLOORS AND SEAL JOINTS

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

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CONSULTANT:

PROJECT:

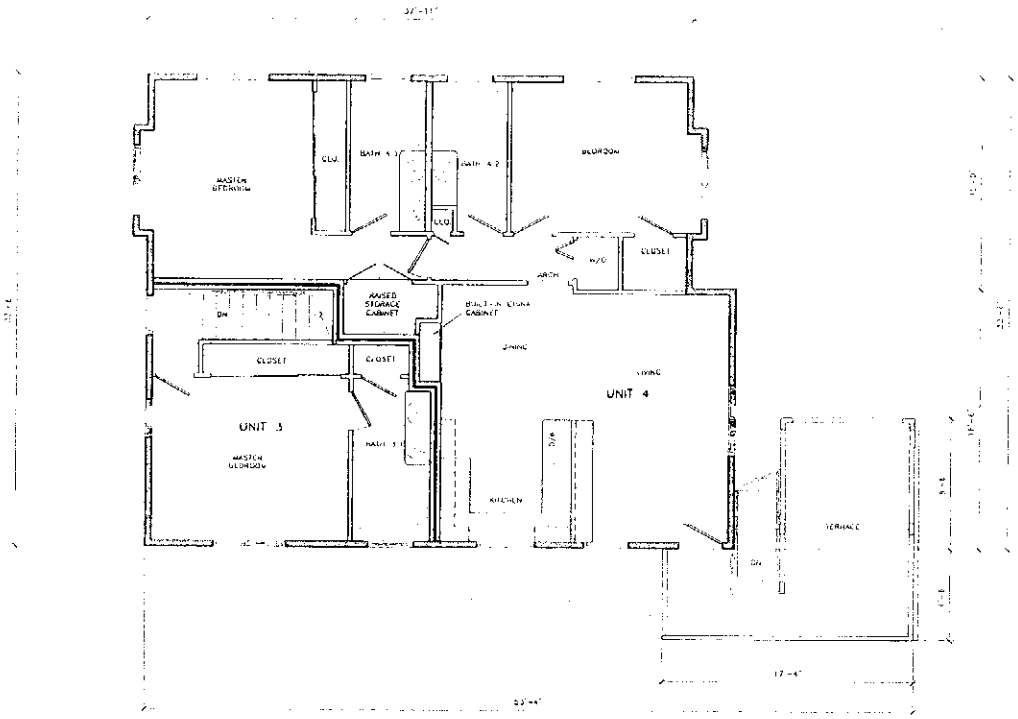
Lafayette
Homes
1464 Lafayette Street
Santa Clara, CA 95050

GENERAL NOTES:

SHEET NAME:
PROPOSED FLOOR
PLAN REAR DUPLEX
FIRST FLOOR

REVISIONS	BY

DRAWN:
CHECKED:
DATE: 07/25/2008
SCALE: 1/4"=1'-0"
JOB No.: 02.10.02
SHEET No.: A2.3
SHEETS of SET



PROPOSED FLOOR PLAN
REAR DUPLEX – SECOND FLOOR

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

WALL LEGEND.

EXT. WALL - 2x6"

EXT. WALL 1-HR - 2x6"

INT. WALL - 2x4"

INT. PARTIAL HEIGHT WALL - 2x4"

INT. PLUMBING WALL - 2x6"

PARTY WALL - DOUBLE 2x4"

GENERAL NOTES.

1. ALL DIMENSIONS ARE DRAWN FROM FACE OF STUD TO FACE OF STUD, U.O.N.
2. ALL UNITS TO HAVE TANKLESS WATER HEATERS
3. INSTALL WASHER DRAIN PANS
4. SEAL ALL SILL PLATES AND FLOOR PENETRATIONS WINDOW AND DOOR FRAMES
5. ALL INSULATION TO BE UP INSTALLED
6. ALL SCREENS TO BE RODENT AND CONGESTION PROOF
7. SEAL ALL PLUMBING, ELECTRICAL AND OTHER PENETRATIONS OF WALLS AND FLOORS AND TUB JOINTS

N

0 2' 4 8

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

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ARCHITECTURE
INTERIOR DESIGN
SALVATORE CARUSO
DESIGN CORPORATION
960 EL CAMINO REAL, # 300, SANTA CLARA, CA 95050
TEL. No. (408) 995-4081 - FAX No. (408) 995-4084

CONSULTANT :

PROJECT :

Lafayette
Homes
1460 Lafayette Street
Santa Clara, CA 95050

GENERAL NOTES :

1. ALL WALLS IN PART OF 2 x 3.5 & 2 x 6 TO BE VALE ALARM.
2. ALL SILLS & SILL PLATE CONSIDERED WITH THE PROJECT'S STAMP & SEAL AS AS THE SILL.
3. [illegible]
4. [illegible]

SHEET NAME :
PROPOSED FLOOR PLAN REAR DUPLEX SECOND FLOOR

REVISIONS	BY
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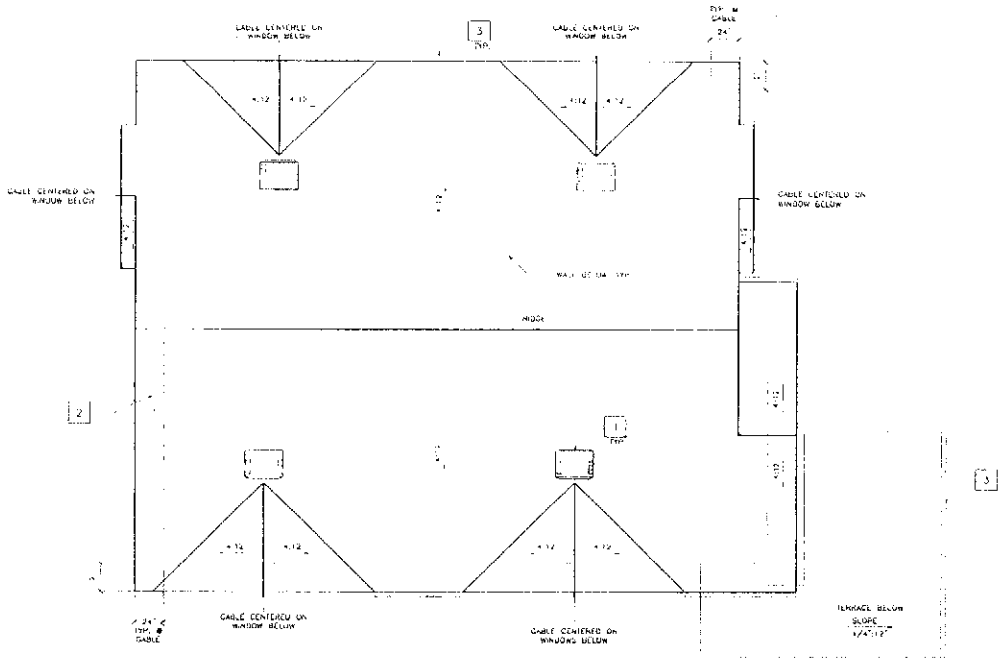
△	
△	
△	
△	
△	

DRAWN :
CHECKED :
DATE : 02/25/2004
SCALE : 1/4"=1'-0"
JOB No. : 02.10.02
SHEET No. : A2.4
SHEETS IN SET :



PROPOSED ROOF PLAN
BUILDING B

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

LEGEND

[X] REFERENCE NUMBER

REFERENCE NOTES

1. TAPERED LOW-PROFILE COMPOSITION VENT SERIES BY OTHERS OR FD
2. 50 YEAR PRESIDENTIAL SHAKE ASPHALT SHINGLE BY CERTAINTEED OR EQ.
3. O.G. RAIN GUTTER AND DOWN SPOUT

NOTES

- ALL ROOF FLASHING TO BE PRIMED AND PAINTED TO MATCH ROOF
- MINIMUM 25 YEAR WARRANTY REQ ON ROOF MATERIALS

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

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INTERIOR DESIGN
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CONSULTANT

PROJECT:

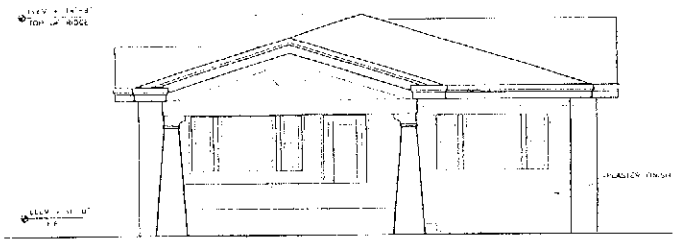
Lafayette
Homes
1468 Lafayette Street
Santa Clara, CA 95050

GENERAL NOTES:

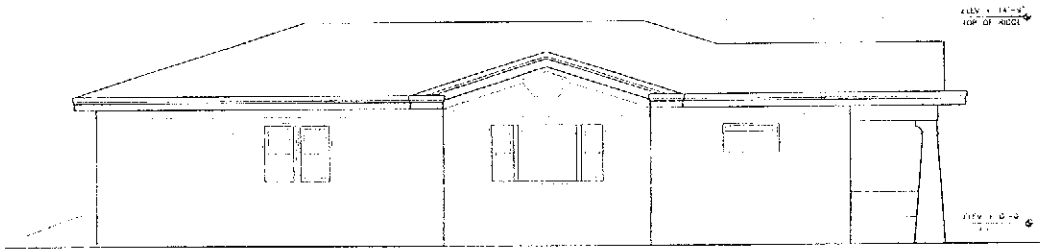
SHEET NAME:
PROPOSED
ROOF PLAN
REAR DUPLEX

REVISIONS	BY

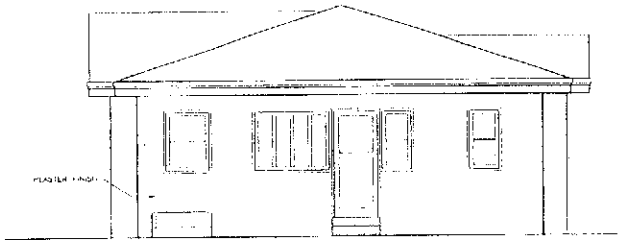
DRAWN:
CHECKED:
DATE: 07/25/2008
SCALE: 1/4"=1'-0"
JOB No.: 02.10.02
SHEET No.: A2.5
SHEETS IN SET



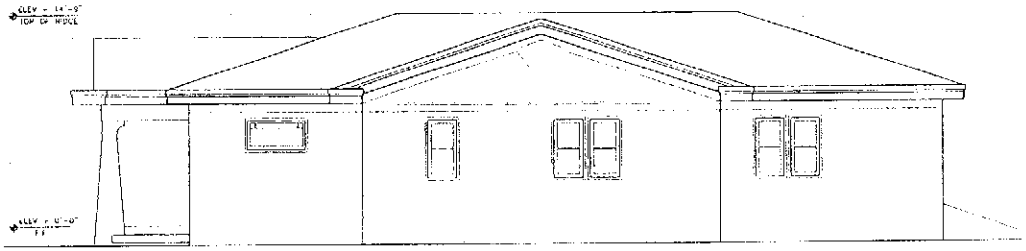
EAST ELEVATION SCALE : 1/4"=1'-0"



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



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



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

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CONSULTANT :

PROJECT :

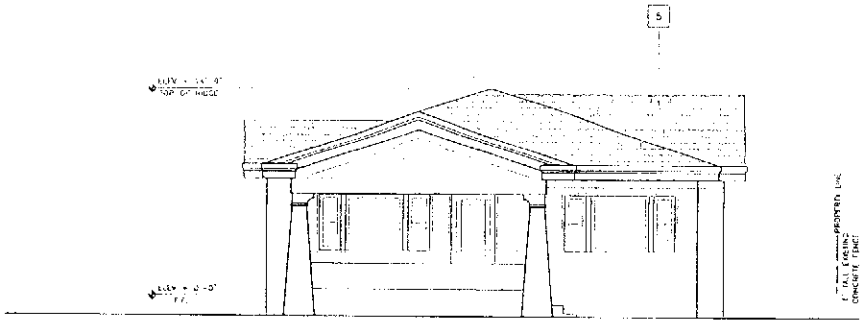
Lafayette
Homes
1461 Lafayette Street
Santa Clara, CA 95050

GENERAL NOTES :

SHEET NAME :
EXISTING
ELEVATIONS

REVISIONS	BY
△	
△	
△	
△	
△	
△	

DRAWN :
CHECKED :
DATE : 02/25/2006
SCALE : 1/4"=1'-0"
JOB No. : 02.10.02
SHEET No. :
A3.1
SHEETS IN SET :



EAST ELEVATION
FRONT HOUSE

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

NOTATION LEGEND

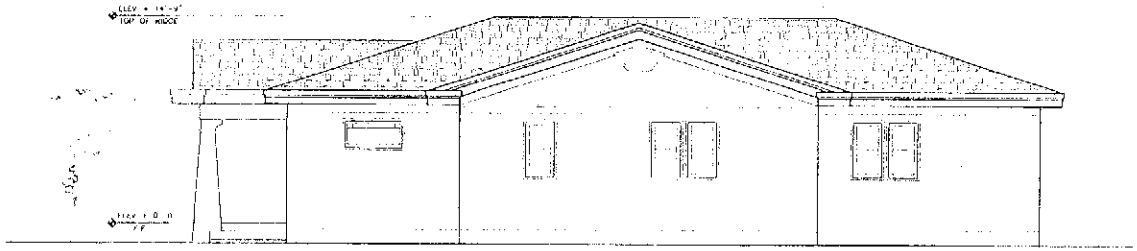
REFERENCE NOTE

REFERENCE NOTES

1. SMOOTH CEMENT PLASTER FINISH
2. VERTICAL SIDING
3. NOT USED
4. 6x6" WOOD CORBELS
5. CERTAINTEED PRESIDENTIAL SHAKE™ COMPOSITE SHINGLE ROOFING
6. SLIDING DOOR BY ANDERSEN OR EQUAL
7. DUAL GLAZED DOUBLE HUNG WOOD PRIMED WINDOW BY ANDERSEN OR EQUAL
8. RAILING AS PER DETAIL
9. COLUMN AS PER DETAIL
10. 1x8 FASCIA BOARD
11. WINDOW TRIM
12. TERRACE WALL
13. WINEMASTER STONE VENEER

GENERAL NOTES

1. BUILDING COLORS TO BE APPROVED BY ARCHITECT. ALL PAINTS OF FULL BODY
2. ALL VENTILATION WALL TRIMS TO BE 4" TYP.
3. ALL HORIZONTAL WALL TRIMS TO BE 4" TYP.
4. ALL WINDOW AND DOOR TRIMS TO BE 4" TYP.



NORTH ELEVATION
FRONT HOUSE

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

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SALVATORE CARUSO
DESIGN CORPORATION
963 EL CAMINO REAL, #200, SANTA CLARA, CA 95050
TEL. No. (408) 998-4007 - FAX. No. (408) 998-4009

CONSULTANT

PROJECT :

Lafayette
Homes
1168 Lafayette Street
Santa Clara, CA 95050

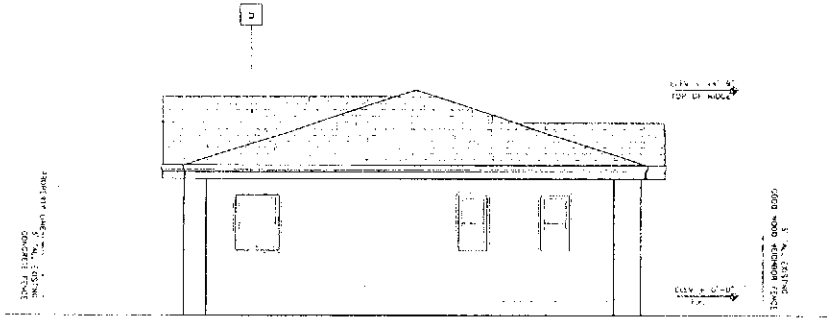
GENERAL NOTES :

1. THE INTENT & PURPOSE OF THIS SET IS TO GIVE THE OWNER AN IDEA OF THE FINAL DESIGN.
2. THIS SET IS NOT FOR CONSTRUCTION UNTIL THE OWNER'S SIGN A SIGNED SET OF THIS SET.
3. THE SIZE, SHAPE & PURPOSE OF THE DRAWINGS IN THE PROJECT & THE USE OF THE PROJECT SET - SUPERCEDES ANY DRAWINGS BEFORE THE ORIGINAL DRAWINGS & SUBMITTALS.
4. COPYRIGHT © BY SALVATORE CARUSO DESIGN CORP.

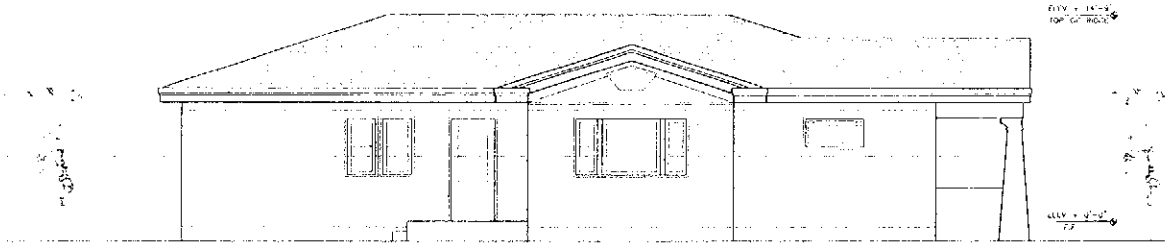
SHEET NAME :
PROPOSED
ELEVATIONS
FRONT HOUSE

REVISIONS	BY
△	
△	
△	
△	
△	
△	

DRAWN:
CHECKED:
DATE: 01/25/2008
SCALE: 1/4"=1'-0"
JOB No.: 02-3102
SHEET No.: A3.2
SHEETS IN SET



WEST ELEVATION
FRONT HOUSE
SCALE: 1/4"=1'-0"



SOUTH ELEVATION
FRONT HOUSE
SCALE: 1/4"=1'-0"

NOTATION LEGEND

X — REFERENCE NOTE

REFERENCE NOTES

1. SMOOTH CEMENT PLASTER FINISH
2. VERTICAL SIDING
3. NOT USED
4. 6x6" WOOD CORBELS
5. CERTAINTEED PRESIDENTIAL SHAKE COMPOSITE SHINGLE ROOFING
6. SLIDING DOOR BY ANDERSEN OR EQUAL
7. DUAL GLAZED DOUBLE HUNG WOOD TRIMMED WINDOW BY ANDERSEN OR EQUAL
8. RAILING AS PER DETAIL
9. COLUMN AS PER DETAIL
10. 1x8 FASCIA BOARD
11. WINDOW TRIM
12. TERRACE WALL
13. RIVERROCK STONE FACADE

GENERAL NOTES

1. HARDING COLORS TO BE APPROVED BY ARCHITECT. ALL PAINTS BY ICI OR EQ
2. ALL VERTICAL WALL TRIMS TO BE 4" TYP
3. ALL HORIZONTAL WALL TRIMS TO BE 6" TYP
4. ALL WINDOW AND DOOR TRIMS TO BE 4" TYP

SCDC
ARCHITECTURE
INTERIOR DESIGN
SALVATORE CARUSO
DESIGN CORPORATION
960 EL CAMINO REAL, # 206 SANTA CLARA, CA 95050
TEL. No. (408) 998-8087 • FAX. No. (408) 998-8088

CONSULTANT:

PROJECT

Lafayette
Homes
1468 Lafayette Street
Santa Clara, CA 95050

GENERAL NOTES:

SHEET NAME
PROPOSED
ELEVATIONS
FRONT HOUSE

REVISIONS	BY
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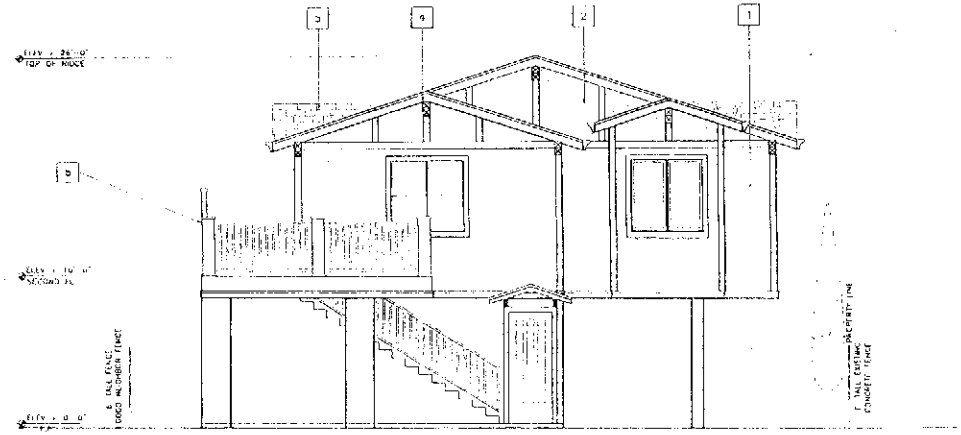
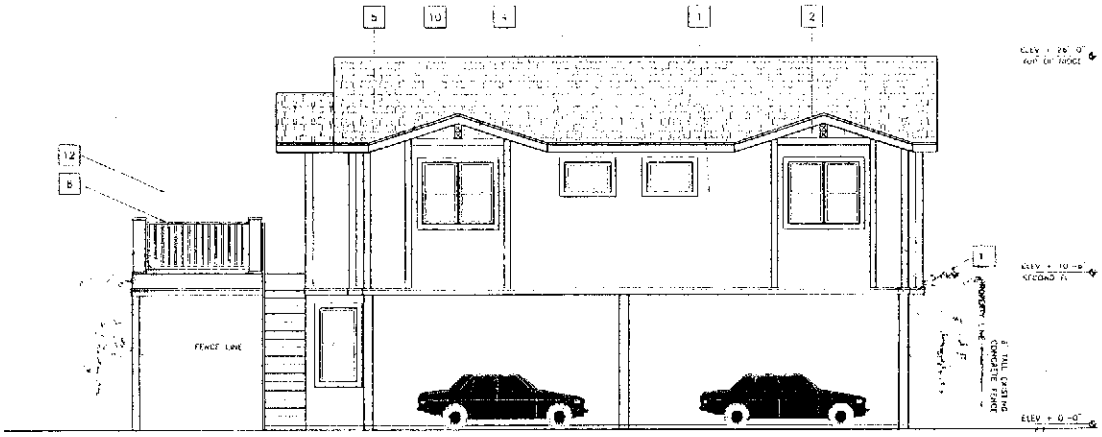
DATE: 07/25/2006
SCALE: 1/4"=1'-0"
JOB No.: 0210.02
SHEET No.: A3.3
SHEETS IN SET



EAST ELEVATION
REAR DUPLEX
SCALE : 1/4"=1'-0"



NORTH ELEVATION
REAR DUPLEX
SCALE : 1/4"=1'-0"

NOTATION LEGEND

[x] REFERENCE NOTE

REFERENCE NOTES

1. SMOOTH CEMENT PLASTER FINISH
2. VERTICAL SIDING
3. NOT USED
4. 6x6" WOOD CORBELS
5. CONTAINTED PRESIDENTIAL SHAKE™ COMPOSITE SHINGLE ROOFING
6. SLIDING DOOR BY ANDERSEN OR EQUAL
7. DUAL GLAZED DOUBLE HUNG WOOD THINWED WINDOW BY ANDERSEN OR EQUAL
8. RAILING AS PER DETAIL
9. COLUMN AS PER DETAIL
10. 1x4 FASCIA BOARD
11. [illegible]
12. [illegible]
13. RIVERROCK STONE FACADE

GENERAL NOTES

1. BUILDING COLORS TO BE APPROVED BY ARCHITECT. ALL PAINTS BY ICI OR EQ.
2. ALL VERTICAL WALL TRIMS TO BE 4" TYP.
3. ALL HORIZONTAL WALL TRIMS TO BE 4" TYP.
4. ALL WINDOW AND DOOR TRIMS TO BE 4" TYP.

SCDC
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CONSULTANT

PROJECT :

Lafayette
Homes
1464 Lafayette Street
Santa Clara, CA 95050

GENERAL NOTES

SHEET NAME :
PROPOSED
ELEVATIONS
REAR DUPLEX

REVISIONS	BY
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DRAWN:
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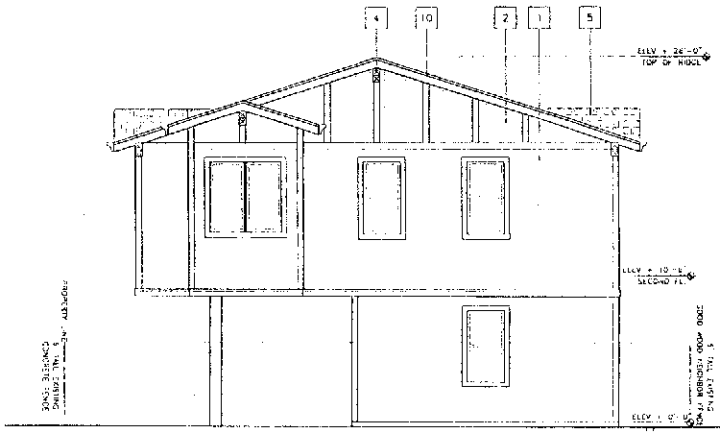
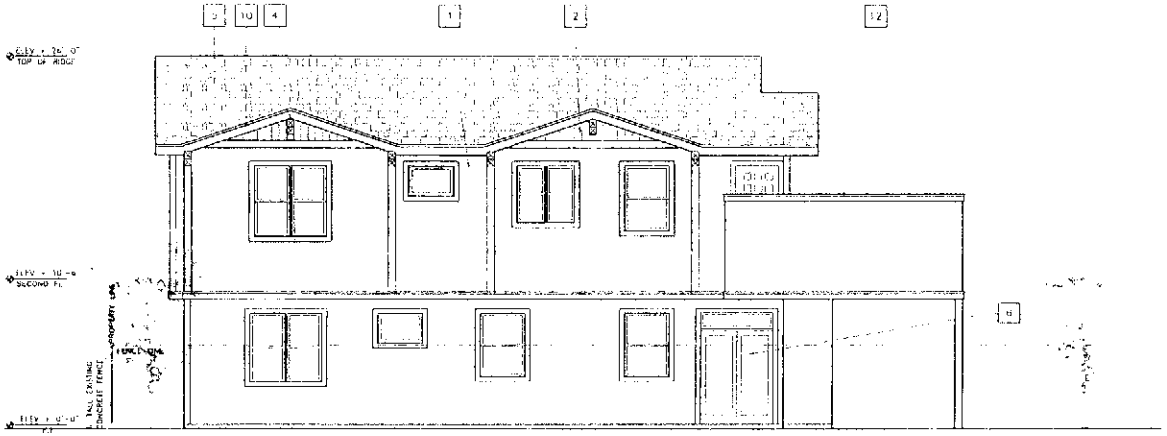
DATE: 07/25/2008
SCALE: 1/4"=1'-0"
JOB No.: 02.10.02
SHEET No.:
A3.4
SHEETS IN SET



WEST ELEVATION
REAR DUPLEX
SCALE : 1/4"=1'-0"



SOUTH ELEVATION
REAR DUPLEX
SCALE : 1/4"=1'-0"

NOTATION LEGEND

[x] REFERENCE NOTE

REFERENCE NOTES

1. SMOOTH CEMENT PLASTER FINISH
2. VERTICAL SIDING
3. NOT USED
4. 6x8" WOOD CORBELS.
5. CERTAINTEED PRESIDENTIAL SHAKER COMPOSITE SHINGLE ROOFING
6. SLIDING DOOR BY ANDERSEN OR EQUAL
7. DUAL GLAZED DOUBLE HUNG WOOD FRAMED WINDOW BY ANDERSEN OR EQUAL
8. RAILING AS PER DETAIL
9. COLUMN AS PER DETAIL
10. 1x6 FASCIA BOARD
11. WINDOW TRIM
12. TERRACE WALL
13. RIVERROCK STONE FACADE

GENERAL NOTES

1. BUILDING COLORS TO BE APPROVED BY ARCHITECT. ALL PAINTS BY ID OR EQ
2. ALL VERTICAL WALL TRIMS TO BE 4" TYP.
3. ALL HORIZONTAL WALL TRIMS TO BE 6" TYP.
4. ALL WINDOW AND DOOR TRIMS TO BE 4" TYP.

SCDC
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CONSULTANT :

PROJECT :

Lafayette
Homes
4464 Lafayette Street
Santa Clara, CA 95050

GENERAL NOTES :

SHEET NAME :
PROPOSED
ELEVATIONS
REAR DUPLEX

REVISIONS	BY
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DRAWN:
CHECKED:
DATE: 07/25/2006
SCALE: 1/4"=1'-0"
JOB No. 02.10.02
SHEET No. A3.5
SHEETS IN SET

CONCEPTUAL GRADING AND DRAINAGE AND UTILITY PLAN

ABBREVIATIONS

ABBREVIATION	DESCRIPTION	ABBREVIATION	DESCRIPTION
AB	AGGREGATE BASE (CLASS AS NOTED)	CP	TOP OF CUTBACK
AC	ASPHALT CONCRETE	CP	TOP POINT
AD	AREA DRAIN	MON	MONUMENT
BC	BEGIN OF CURVE	OG	OIL
BF	BEGIN FLOW LINE	OG	ORIGINAL GROUND
BFP	BACKFLOW PREVENTOR	PV	PLUG VALVE
BOW	BOTTOM OF WALL	PLV	PLUG VALVE
BS	BACK OF SIDEWALK	PPL	PROPERTY LINE
CBC	CURB FOR CUTBACK	PVC	POLYVINYL CHLORIDE
CO	CLEANOUT	PCC	POINT OF CURVATURE
CMP	CORRUGATED METAL PIPE	PI	POINT OF INTERSECTION
CL	CENTERLINE	PL	PROPERTY LINE
CONC	CONCRETE	PT	POINT OF TANGENCY
CP	CONCRETE PIPE	RCP	REINFORCED CONCRETE PIPE
CT	CONCRETE	RD	ROOF DRAIN
CV	CURB VALVE	SD	STORM DRAIN
D	DRAIN	SDMH	STORM DRAIN MANHOLE
E	EAST	SS	SANITARY SEWER
E	ELEVATION	SSMH	SANITARY SEWER MANHOLE
EL	ELEVATION	TC	TOP OF CURB
EP	EDGE OF PAVEMENT	TF	TOP OF FOOTING
FL	FLOW LINE	TW	TOP OF WALL
FF	FINISH FLOOR	TYP	TYPICAL
FG	FINISH GRADE	UNO	UNLESS NOTED OTHERWISE
FH	FIRE HYDRANT	VC	VERTICAL CURVE
FL	FLOW LINE	VCP	VITRIFIED CLAY PIPE
FS	FINISH SURFACE	W	WEST
G	GAS	WM	WATER METER
GB	GRADE BREAK	WV	WATER VALVE
GC	GRADE CHANGE	WW	WASTEWATER
GM	GAS METER		
GV	GAS VALVE		
HP	HIGH POINT		
INV	INVERT		
IP	IRON PIPE		
IPF	IRON PIPE FOUND		
JB	JUNCTION BOX		
LP	LOW POINT		
MB	MAIL BOX		
MH	MANHOLE		
N	NORTH		
NTS	NOT TO SCALE		
OC	OUTSIDE CURB		
PL	PROPERTY LINE		
PP	POWER POLE		
PVC	POLYVINYL CHLORIDE		
RD	ROOF DRAIN		
RW	RIGHT OF WAY		
S	SOUTH		
SD	STORM DRAIN		
SDMH	STORM DRAIN MANHOLE		
SS	SANITARY SEWER		
SSMH	SANITARY SEWER MANHOLE		
TC	TOP OF CURB		
TF	TOP OF FOOTING		
TW	TOP OF WALL		
TYP	TYPICAL		
UNO	UNLESS NOTED OTHERWISE		
VC	VERTICAL CURVE		
W	WEST		
WM	WATER METER		
WV	WATER VALVE		
WW	WASTEWATER		

LEGEND

EL CAMINO REAL

SURVEY MAP DISCLAIMER NOTE:

GRAPHIC SCALE

1" = 20'

LAFAYETTE STREET

SMP

CIVIL ENGINEERS

2) Planning Commission minutes excerpt

8.E. File: **PLN2008-07161**
Location: 3297 Humbolt Avenue, an 8,625 square foot lot located at the northeast corner of Humbolt Avenue and Pomeroy Avenue (APN 290-19-097). Property is Zoned R1-6L (Single Family Residential)
Applicant/Owner: Rebecca Wrinkle
Request: **Variance** to reduce the front yard setback requirement from 20 feet to 10 feet to allow an addition and conversion of a one-car carport to a one car garage.
Project Planner: Julie Moloney, Associate Planner

This item was pulled from the Consent Calendar by Commissioner Mayer, who indicated he felt that a 15 foot garage door should be a condition of approval. A public hearing was held.

Commission Action
Following the public hearing, Commissioner Stattenfield moved to approve the request, subject to conditions, and with the addition of Condition 10, to require a 15 foot garage door for two-car access. Commissioner Marine seconded the motion, and it was approved unanimously.

**********End of Consent Calendar**********

REZONING

9. File: **PLN2008-07222**
Location: 1468 Lafayette Street, a 7,303 square foot lot on the westside of Lafayette Street, approximately 100 feet south of El Camino Real (APN-269-05-061). Property is Zoned PD (Planned Development).
Applicant/Owner: Salvatore Caruso
Request: **Amend PD Zoning approval** (PLN2007-06679) to retain existing single family residence, and to construct one new two unit, two-story structure and attached carport (total of 3 condominium units) in lieu of the previous approval allowing construction of 4 new condominium units.
Project Planner: Julie Moloney, Associate Planner

Summary of Discussion
Commissioners expressed concerns about the density bonus granted for the original plan, which was to include four condominium units. The Planning Commission had denied the original request, but the City Council had granted approval. There was discussion concerning the intention of granting a density bonus for this project and whether density bonuses should stay with a project when a project has changed. Ms. Sciara answered numerous questions about the Density Bonus Ordinance and the previous approval. Mr. Caruso said he had intended to construct 4 platinum units and relocate the house on his property in San Jose; however, San Jose did not approve the relocation. He said he did not want to destroy the Craftsman house and therefore decided to retain the home as a condominium and build three new condominiums. Commissioner Champeny indicated that he felt the granting of the density bonus sets a dangerous precedent and that he did not support the first request and would not support this one.

Commission Action
Following the public hearing, Commissioner Marine moved to approve the request, subject to conditions. Commissioner Barcells seconded the motion, and it was approved on a 6-1 vote, with Commissioner Champeny voting against the motion.

OTHER BUSINESS

10. Commission Procedures and Staff Communications

A. Adoption of Planning Commission Meeting Calendar for 2009 – The calendar was approved as presented.