

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MILPITAS APPROVING SITE DEVELOPMENT PERMIT AMENDMENT NO. 11-0002, NGUYEN RESIDENCE, TO ALLOW FOR A 234 SQUARE FOOT ROOM ADDITION AND MINOR EXTERIOR FAÇADE CHANGES AT 673 QUINCE LANE

WHEREAS, on April 6, 2011, an application was submitted by Pete Dimaculangan, Twelve Star Consulting Group, 1782 Clearlake, Suite 256, Milpitas, CA 95035, to allow for a 234 square foot addition and minor exterior façade changes to an existing hillside home located at 673 Quince Lane (APN 29-59-014), zoned Single Family Residential with the Hillside Combining District (R1-H); and

WHEREAS, the Planning Division completed an environmental assessment for the project in accordance with the California Environmental Quality Act (CEQA), and recommends that the Planning Commission determine this project is categorically exempt per Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, on July 27, 2011, the Planning Commission held a duly noticed public hearing on the subject application, and considered evidence presented by City staff, the applicant, and other interested parties, and recommended approval subject to a set of proposed conditions of approval; and

WHEREAS, on August 16, 2011, the City Council reviewed the subject application and considered evidence presented by staff.

NOW, THEREFORE, the City Council of the City of Milpitas hereby finds, determines, and resolves as follows:

1. The City Council has considered the full record before it, which may include but is not limited to such things as the staff report, testimony by staff and the public, and other materials and evidence submitted or provided to it. Furthermore, the recitals set forth above are found to be true and correct and are incorporated herein by reference.
2. The project is categorically exempt per Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. The proposed project entails minor exterior building modifications to an existing single-family residence.
3. The proposed project is consistent with the General Plan Implementing Policy No. 2.a-I-18, in that the proposed structure design, materials and colors blend in with the surrounding hillside environment.
4. The project conforms to the Milpitas Zoning Ordinance in that the project complies with the development standards for the Hillside Combining District and does not expand or enlarge the legal nonconformity for height and impervious coverage. The proposed addition is constructed over existing concrete area and utilizes the same building form as the existing home.
5. The layout of the site and design of the proposed buildings, structures and landscaping are compatible and aesthetically harmonious with adjacent and surrounding development in that the project proposes colors, materials and styles that are consistent with French Provincial architecture that complements the surrounding area.
6. Based on the entirety of the record, which includes without limitation, the Planning Commission public hearing, including staff report, project plans and minutes prepared in connection thereto, the

City Council does hereby approve Site Development Permit Amendment No. 11-0002, subject to the above findings and Conditions of Approval attached hereto as Exhibit 1.

PASSED AND ADOPTED this ____ day of _____, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Mary Lavelle, City Clerk

Jose S. Esteves, Mayor

APPROVED AS TO FORM:

Michael J. Ogaz, City Attorney

EXHIBIT 1

**CONDITIONS OF APPROVAL
SITE DEVELOPMENT PERMIT AMENDMENT NO. SA11-0002
NGUYEN RESIDENCE**

A request for a 234 square foot room addition and minor exterior façade changes
673 Quince Lane (APN 29-59-014)

Planning Division

1. The owner or designee shall develop the approved project in conformance with the approved plans and color and materials sample boards approved by the Planning Commission on July 27, 2011, in accordance with these Conditions of Approval.

Any deviation from the approved site plan, floor plans, elevations, materials, colors, landscape plan, or other approved submittal shall require that, prior to the issuance of building permits, the owner or designee shall submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the Planning Director or Designee. If the Planning Director or designee determines that the deviation is significant, the owner or designee shall be required to apply for review and obtain approval of the Planning Commission, in accordance with the Zoning Ordinance. (P)

2. Site Development Permit Amendment No. SA11-0002 shall become null and void if the project is not commenced within 18 months from the date of approval. Pursuant to Section 64.04-2 of the Zoning Ordinance of the City of Milpitas, since the project requires the issuance of a building permit, the project shall not be deemed to have commenced until the date of the building permit is issued and a foundation is completed.

Pursuant to Section 64.04-1, the owner or designee shall have the right to request an extension of Site Development Permit Amendment No. SA11-0002 if said request is made, filed and approved by the Planning Commission prior to expiration dates set forth herein. (P)

3. This project shall be conducted in compliance with all appropriate local, state, and federal laws and regulations. (P)



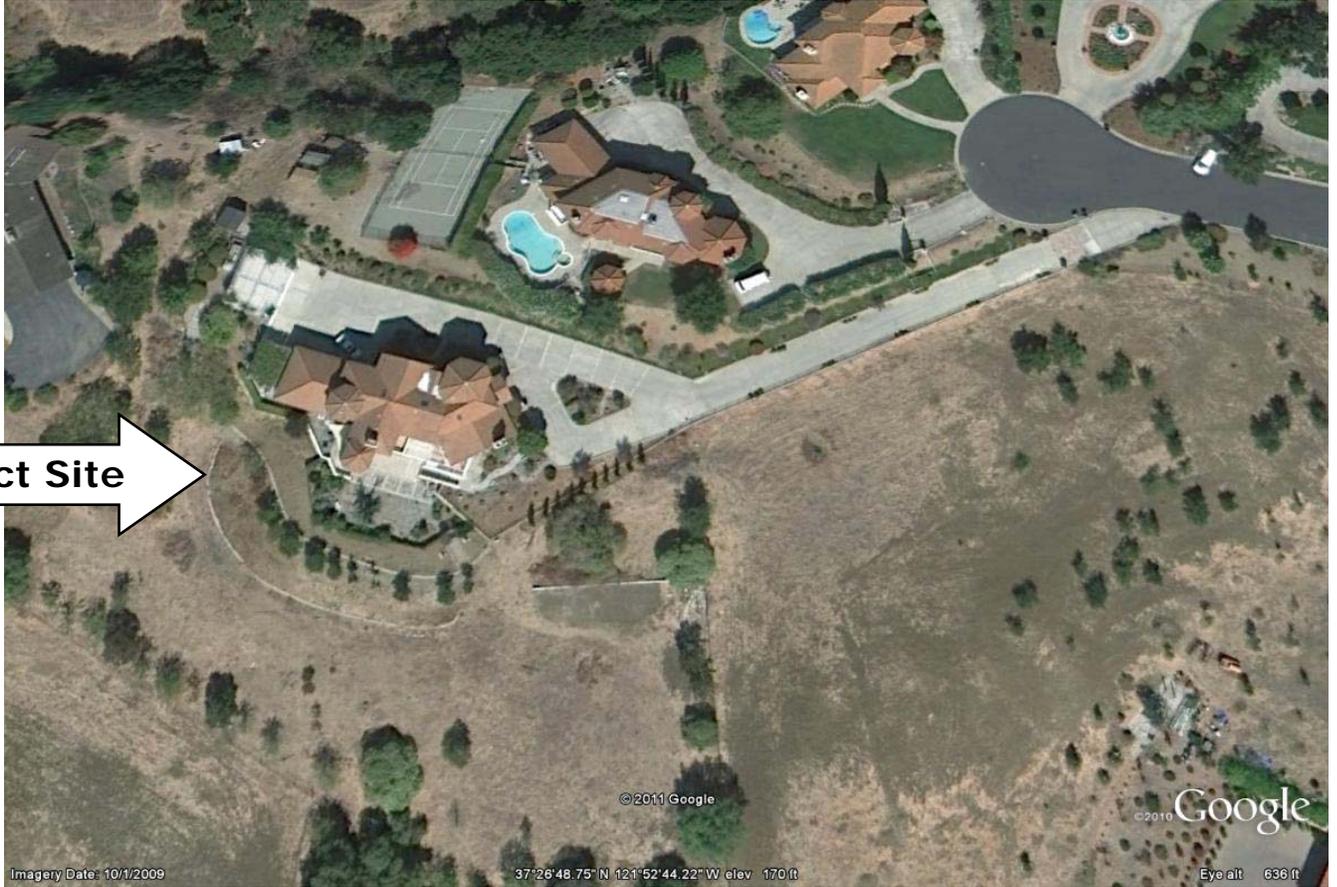
**MILPITAS PLANNING COMMISSION
AGENDA REPORT**

PUBLIC HEARING

Meeting Date: July 27, 2011

APPLICATION:	SITE DEVELOPMENT PERMIT AMENDMENT NO. SA11-0002, Nguyen Residence.
APPLICATION SUMMARY:	A request to allow for a 234 square foot room addition and installation of minor exterior modifications to an existing hillside single family home.
LOCATION:	673 Quince Lane (APN 29-59-014),
APPLICANT:	Pete Dimaculangan, Twelve Star Consulting Group, 1782 Clearlake, Suite 256, Milpitas, CA 95035
OWNER:	Suong and Tu Nguyen, 673 Quince Lane, Milpitas, CA 95035
RECOMMENDATION:	Staff recommends that the Planning Commission: Adopt Resolution No. 11-031 recommending approval to the City Council.
PROJECT DATA:	
General Plan/ Zoning Designation:	Single Family Residential Hillside Low Density (HVL)/Single Family Residential with Hillside Combining District (R1-H).
Site Area:	
Existing Living Area:	5,661 sq. ft.
Proposed Addition:	234 sq. ft.
Total Living Area:	5,898 sq. ft.
CEQA Determination:	The proposed project is categorically exempt per Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.
PLANNER:	Cindy Hom, Assistant Planner
ATTACHMENTS:	A. Resolution No. 11-031 B. Project Plans

LOCATION MAP



Project Site

No scale

BACKGROUND

In May 1990, The City Council approved the development of a 5,661 square foot, two-story single family hillside residence with pool, spa, and gazebo. In April 1997, the City Council approved an amendment that deleted the 2,500 square foot in-ground pool, spa, and associated pool decking area to allow for the construction of a play structure that was never built. The project is legal nonconforming in terms of height and impervious coverage. The project was approved and constructed under the previous Hillside Ordinance which allowed for two stories on the west side of the crest line and unlimited impervious surface coverage.

On April 6, 2011, Pete Dimaculangan submitted an application to construct a 234 square foot room addition and install minor exterior modifications to the existing hillside home. The application is submitted pursuant to Milpitas Municipal Code XI-10-45.09-2 (Site and Architectural Approval) which requires Planning Commission and City Council review and approval for the construction or expansion of an existing hillside home.

PROJECT DESCRIPTION

The project is located on 1.8-acre “flag lot” parcel that is developed with an existing 5,661 square foot, two-story residence, an attached 439 square foot two level patio deck with wood trellis, and a 9,500 square foot concrete driveway. The project is zoned Single Family Residential with the Hillside Combining District (R1-H) and is surrounded by other hillside homes. A vicinity map of the subject site location is included on the previous page.

The applicant proposes the following exterior addition and alterations:

Room Addition

The project includes a 75 square room addition on each level of the home located at the rear of the house over the existing paved area. The proposed addition would enlarge the exercise room on the lower level, expand the family room on the main level, and would extend the sitting room in the master suite on the second level.

Remodeled Deck

The proposal includes modifications to the existing main level view deck. The applicant proposes to remove the wooden trellises on the lower level (ground floor) and main level view deck. The applicant proposes to add a new balcony with balustrades railing over the main level view deck.

Exterior Alterations

The project includes minor exterior alterations to the façade, including the following:

1. Change living room roof from half gable to hip roof
2. Change front windows from square framed to arched framed.
3. Remove existing pediment at porch gable and extend hip roof at the second floor over the existing porch footprint.
4. Install segmental arch molded pediment with keystone on the front elevation.
5. Install new a new stone veneer and capping at the base of the main level windows.
6. Install new balusters to match existing
7. Repaint residence.

Development Standards

Table 1
Hillside Development Standards

	Hillside Development Standard	Existing	Proposed	Complies
Size of Dwelling	6,000 sq. ft. maximum	5,664 sq. ft.	5,898 sq. ft.	Yes
Impervious Surface Coverage*	10% of total lot area or 8,000 SQ. FT.	14,846 sq. ft.	14,846 sq. ft.	No
Building Height*	17'	28'	27'	No
Setbacks				Yes
Front	40'	40'	40'	
Sides	40'	75' and 90'	75' and 90'	
Rear	40'	126'	126'	

* Height and impervious coverage are legal, nonconforming.

The existing height and impervious coverage was approved prior to the adoption of the current Hillside Ordinance. The project does not propose to increase the amount of impervious coverage or height of the residential building. The 234 square foot addition will be constructed over the existing concrete area. The proposed roof modification is below the existing 28-foot building height.

ADOPTED PLANS AND ORDINANCES CONSISTENCY

General Plan

The table below outlines the project’s consistency with applicable General Plan Guiding Principles and Implementing Policies:

Table 3
General Plan Consistency

Policy	Consistency Finding
<p><i>Implementing Policy 2.a-I-18</i></p> <p><i>To ensure that development in the foothills is in keeping with the natural character of the hillside, and that views are protected, require city review and approval of all proposed development or major alterations to existing development in the hillside. As part of the review, ensure that:</i></p> <ul style="list-style-type: none"> ▪ <i>Landscaping is of a type indigenous to the area;</i> 	<p>Consistent. The proposed project is consistent the policy, in which the project received site and architectural review for conformance with the Hillside Ordinance. The project utilizes color, materials and styles that matches the French Provincial architecture and complements the styles and earth tone colors found within the surrounding neighborhood. The proposed modification maintains the natural character of the hillside by not expanding beyond the existing footprint of the concrete pad and does not require further grading of the site.</p>

<ul style="list-style-type: none">▪ <i>Building designs, materials and colors blend with the environment;</i>▪ <i>Grading is minimized and contoured to preserve the natural terrain quality.</i>	
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Zoning Ordinance

The project is aesthetic and harmonious with the surrounding development and will not impact views considering the building height remains unchanged. The bulk and massing of the home also remains relatively the same in that the proposed additional square footage maintains the same building form and constructed of an existing concrete pad. The building height remains the same and therefore will not impact existing views. The project complies with Hillside Zoning Ordinance as demonstrated in Table 2 above and is consistent with the Milpitas General Plan.

ENVIRONMENTAL REVIEW

The Planning Division conducted an initial environmental assessment of the project in accordance with the California Environmental Quality Act (CEQA). Staff determined that the project is categorically exempt per Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. The proposed project entails site and building modifications to existing single-family residence.

PUBLIC COMMENT/OUTREACH

Staff publicly noticed the application in accordance with City and State law. As of the time of writing this report, there was one comment from the public. The public comment was an inquiry on the proposed building height. It was explained that the proposal is to modify the roof in three areas only and does not increase to the overall the height of the building,

CONCLUSION

In conclusion, the project will be aesthetic and harmonious with the surrounding development and will not impact views. The bulk and massing of the home remains unchanged from the original condition and maintains the same footprint and building form of the existing home. The proposed building modifications utilize colors, material, and styles that complement the existing home. The project complies with the Hillside Zoning Ordinance and is consistent with the Milpitas General Plan.

RECOMMENDATION

STAFF RECOMMENDS THAT the Planning Commission adopt Resolution No. 11-031 recommending approval to the City Council for Site Development Permit Amendment No. SA11-0002, Nguyen Residence, subject to the attached Conditions of Approval.

Attachments:

- A. Resolution No. 11-031
- B. Project Plans
- C. Project Letter

UNAPPROVED

PLANNING COMMISSION SUBCOMMITTEE MINUTES

July 27, 2011

I. ROLL CALL

Present: Mohsin and Tabladillo
Staff: Ah Sing, Andrade, Hom, and Spuller

1. MINOR SITE DEVELOPMENT PERMIT NO. MS11-0024

Cindy Hom, Assistant Planner, presented a request for a remodel of the Taco Bell exterior building located at 774 South Main St. Ms. Hom recommended approving Minor Site Development Permit No. MS11-0024 subject to the conditions of approval.

Motion to approve Minor Site Development Permit No. MS11-0024 subject to the conditions of approval.

M/S: Tabladillo, Mohsin

AYES: 2

NOES: 0

2. MINOR SITE DEVELOPMENT PERMIT AMENDMENT NO. MS11-0003

Cindy Hom, Assistant Planner, presented a request for the exterior remodel to the drive through and parking lot at the McDonald's located at 1795 Landess. Ms. Hom recommended approving Minor Site Development Permit Amendment No. MS11-0003 subject to the conditions of approval.

Motion to approve Minor Site Development Permit Amendment No. MS11-0003 subject to the conditions of approval.

M/S: Tabladillo, Mohsin

AYES: 2

NOES: 0

3. MINOR SITE DEVELOPMENT PERMIT NO. MS11-0026, FORD FOCUS CONSIDER FOCUS/GIMME THE GIG TOUR EVENT

Janice Spuller, Assistant Transportation Planner, presented a request for a three day outdoor event located at the Great Mall of the Bay Area at 1100 So. Main St. Ms. Spuller recommended approving Minor Site Development Permit No. MS11-0026 subject to the conditions of approval.

Motion to approve Minor Site Development Permit No. MS11-0026 subject to the conditions of approval.

M/S: Tabladillo, Mohsin

AYES: 2

NOES: 0

II. ADJOURNMENT

This meeting was adjourned at 7:06 p.m.

UNAPPROVED

PLANNING COMMISSION MINUTES

July 27, 2011

- I. PLEDGE OF ALLEGIANCE** Chair Mandal called the meeting to order at 7:00 P.M. and led the Pledge of Allegiance.
- II. ROLL CALL/SEATING OF ALTERNATE**
- Present: Larry Ciardella, John Luk, Sudhir Mandal, Zeya Mohsin, Gurdev Sandhu, Noella Tabladillo, and Steve Tao
- Absent: Mark Tiernan
- Staff: Ah Sing, Andrade, Brown, Hom, Lindsay, Otake, and Spuller
- III. PUBLIC FORUM** Chair Mandal invited members of the audience to address the Commission on any topic not on the agenda, noting that no response is required from the staff or Commission, but that the Commission may choose to agendize the matter for a future meeting.
- There were no speakers from the audience.
- IV. APPROVAL OF MINUTES**
July 13, 2011
- Chair Mandal called for approval of the minutes of the Planning Commission meeting of July 13, 2011.
- There were no changes to the minutes.
- Motion** to approve the minutes of July 13, 2011 as submitted.
- M/S: Ciardella, Sandhu
- AYES: 7
- NOES: 0
- ABSENT: 1 (Mark Tiernan)
- ABSTAIN: 0
- V. ANNOUNCEMENTS** James Lindsay, Planning Director, announced that at the last Commission meeting a complaint was filed for a variety of illegal signage at South Park Victoria drive, staff has gone out and noting such violations with follow up on those issues.
- VI. CONFLICT OF INTEREST** Assistant City Attorney, Bryan Otake, asked if any member of the Commission has any personal or financial conflict of interest related to any of the items on tonight's agenda. Commissioner Tao stated he had an interest in Item VIII-4 CUP No. UA11-0002, he represents the applicant. There were no other Commissioners who identified a conflict of interest.
- VII. APPROVAL OF AGENDA** Chair Mandal asked whether staff or the Commission have any changes to the agenda.
- There were no changes to the agenda.
- Motion** to approve the agenda as submitted.

UNAPPROVED

Planning Commission Minutes

July 27, 2011

M/S: Ciardella, Sandhu
AYES: 7
NOES: 0
ABSENT: 1 (Mark Tiernan)
ABSTAIN: 0

VIII. CONSENT CALENDAR

Chair Mandal asked whether staff, the Commission, or anyone in the audience wish to remove or add any items to the consent calendar.

There were no changes to the Consent Calendar.

Motion to approve the Consent Calendar as submitted.

M/S: Tabladillo, Mohsin
AYES: 6
NOES: 0
ABSENT: 1 (Mark Tiernan)
ABSTAIN: 1 (Steve Tao)

1. **CONDITIONAL USE PERMIT NO. UP11-0016 and MINOR SITE DEVELOPMENT PERMIT NO. MS11-0019:** A request to re-establish a discontinued research and development facility and for the construction of a new roof penthouse on a legal, non-conforming building located at 775 Montague Expressway (APN: 086-32-030) zoned Mixed Use, Very High Density with Site and Architectural Overlay (MXD3-S). Applicant: David Perng. Staff Contact: Cindy Hom (408) 586-3284. PJ # 2725. *(Recommendation: Adopt Resolution No. 11-030 subject to conditions of approval.)*
2. **CONDITIONAL USE PERMIT NO. UP11-0019:** A request to establish an Auto Sales Office located at 1313 No. Milpitas Blvd, # 105 (APN: 022-02-042) zoned Highway Services with Site and Architectural Overlay (HS-S). Applicant: Lakhbir Singh Pooni. Staff Contact: Janice Spuller (408) 586-3291. PJ # 2731. *(Recommendation: Adopt Resolution No. 11-029 subject to conditions of approval.)*
3. **SITE DEVELOPMENT PERMIT AMENDMENT NO. SA11-0002:** A request for 234 square foot addition and exterior modifications to an existing hillside residence located at 673 Quince Lane (APN: 029-59-014) zoned Single Family Residential with Hillside Combining District and Site and Architectural Overlay (R1-H-S). Applicant: Twelve Star Consulting Group. Staff Contact: Cindy Hom (408) 586-3284. PJ # 2711. *(Recommendation: Adopt Resolution No. 11-031 recommending approval to the City Council.)*
4. **CONDITIONAL USE PERMIT AMENDMENT NO. UA11-0002:** A request to expand an existing religious facility by approximately 10,500 square feet within an existing building located at 380 Montague Expressway (APN: 086-36-044) zoned Mixed Use Very High Density with Site and Architectural Overlay (MXD3-S) and within the Transit Area Specific Plan. Applicant: John Wang. Staff Contact: Tiffany Brown (408) 586-3283. PJ # 2712. *(Recommendation: Adopt Resolution No. 11-032 subject to conditions of approval.)*

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July 27, 2011

IX. PUBLIC HEARING

**1. CONDITIONAL USE
PERMIT AMENDMENT
NO. UA11-0005**

Tiffany Brown, Assistant Planner, presented a request to amend a special condition of approval for a private elementary school to be located at 130 Piedmont Rd. Ms. Brown recommended adopting Resolution No. 11-033 approving the amendment subject to conditions of approval.

Commissioner Ciardella would like to keep the two conditions in place.

Vice-Chair Tabladillo asked what the differences from the last meeting are. Ms. Brown stated the applicant now proposes to have just the school zone sign without having the electronic signs.

Commissioner Ciardella asked how far back the speed feedback sign from the church is. Ms. Brown stated about two blocks down. Commissioner Ciardella asked if the existing radar speed feedback sign be moved closer to the school. Mr. Lindsay stated yes.

Vice-Chair Tabladillo asked what the best option is. Ms. Brown stated having a cross guard for a three month trial period.

Asunta Reinman, 80 Descanso Dr., San Jose, CA, stated in place of the radar speed feedback sign put a 25 mph school zone sign. She stated having a crossing guard for a three month period.

Chair Mandal opened the public hearing.

There were no speakers from the audience.

Motion to close the public hearing.

M/S: Tabladillo, Ciardella

AYES: 7

NOES: 0

ABSENT: 1 (Mark Tiernan)

ABSTAIN: 0

Vice-Chair Tabladillo asked if the original speed sign be removed. Mr. Lindsay stated the original speed sign would remain in addition to a 25 mph school zone sign. There would be school volunteers or staff as crossing guards for three month trial period alerting drivers of the school.

Chair Mandal asked what happens after the three month trial period. Mr. Lindsay stated staff is recommending a three and six month review.

Commissioner Tao asked does the three months start from when the school opens. Mr. Lindsay stated yes.

Commissioner Ciardella asked how staff decides if the three months is working. Mr. Lindsay stated an assessment would be made to determine the number of students who use the crosswalk and then report back to the Commission.

Vice-Chair Tabladillo asked if the new sign be a secondary radar speed feedback sign. Mr. Lindsay stated the 35 mph speed sign would be replaced with the 25 mph speed sign. Vice-Chair Tabladillo asked if the sign flash during the school hours or all day. Mr. Lindsay stated it would flash during the preprogram times. Vice-Chair Tabladillo asked if a three, 12, and 20 month review be a condition. Mr. Lindsay stated yes.

Chair Mandal stated he supports this project.

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Commissioner Ciardella asked if it is possible to make that area 25 mph zone instead of 35 mph zone. Mr. Lindsay stated Piedmont Rd is a much wider road and it warrants a 35 mph zone and does not recommend changing to a 25 mph zone. Commissioner Ciardella asked if it is mandatory to have a 25 mph zone adjacent to a school. Mr. Lindsay stated it is not mandatory.

Commissioner Mohsin stated she supports this project.

Motion to adopt Resolution No. 11-033 approving the project with the amended conditions:

1. The operator or designee shall provide a flagger near each of the two static school zone speed signs to encourage vehicle speed compliance during school drop off and pick up hours for the first three month period.
2. Require a three, 12, and 20 month review.

M/S: Tabladillo, Mohsin

AYES: 6

NOES: 1 (Larry Ciardella)

ABSENT: 1 (Mark Tiernan)

ABSTAIN: 0

X. NEW BUSINESS

1. DISCUSSION OF 2011 WALKING TOUR

James Lindsay, Planning Director, had a discussion on the walking tour for 2011. He suggested a site under construction at Murphy Ranch road.

Commissioner Tao asked if there were any mixed-use sites in other cities to tour. Mr. Lindsay stated Sunnyvale Town Center or the San Jose High Rise Homes.

Commissioner Ciardella asked if there were any future projects in surrounding cities impacting traffic in Milpitas. Mr. Lindsay said it is a possibility to have a joint informational exchange with other cities.

Commissioner Sandhu asked if there were any progress at the old Mervyn's site. Mr. Lindsay stated the Commission could have a walking tour at that site and surrounding area.

Commissioner Ciardella suggested having a meeting with the Economic Development Director and County Planning Director to see what is coming to other cities.

Chair Mandal stated touring other cities is a very good idea. He also said that this would take longer to do.

Mr. Lindsay suggested organizing a walking tour in August for Saturday or Sunday morning. Also, work with other cities to start a discussion on meeting with other cities.

Commissioner Ciardella asked about having a walking tour at the town center. Mr. Lindsay stated that could be a possibility. Chair Mandal also suggested touring the McCarthy Ranch area.

Motion to have staff review the possibility of having an informational exchange with various neighboring cities with the City of Milpitas at a future date to be determined. Include the Economic Development Director and other individuals from other cities.

M/S: Tabladillo, Ciardella

AYES: 7

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NOES: 0

ABSENT: 1 (Mark Tiernan)

ABSTAIN: 0

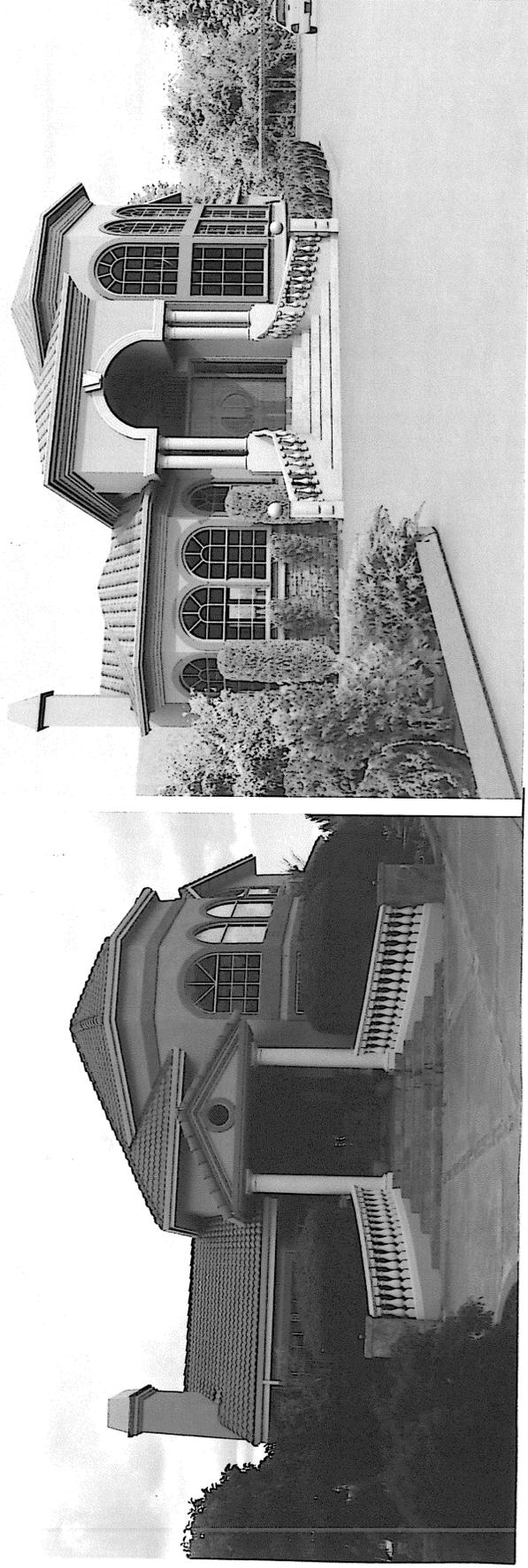
**XI.
ADJOURNMENT**

The meeting was adjourned at 8:40 p.m. to the next meeting of August 10, 2011.

Respectfully Submitted,

James Lindsay
Planning & Neighborhood
Services Director

Yvonne Andrade
Recording Secretary



BEFORE AFTER
FRONT VIEW



BEFORE AFTER
REAR VIEW

673 QUINCE LANE
MILPITAS, CALIFORNIA

APN # 29-59-14 TRACT # 7865 LOT # 2

ATTACHMENT B



VICINITY MAP

A. PROJECT DESCRIPTION / SUMMARY :
THE OWNER SEEKS TO REQUEST PERMIT FOR AN ADDITION AND ALTERATION OF AN EXISTING HILLSIDE HOME, HENCE THE PROJECT, TITLED "PROPOSED ADDITION AND ALTERATION FOR 673 QUINCE LANE, MILPITAS, CALIFORNIA, 95035.

PROJECT INFORMATION

ASSESSOR'S PARCEL NO.	APN # 029 - 059 - 014
TRACT #	TRACT # 7865, LOT # 2
LOT AREA	1.8 ACRE (78,408 SF)
BUILDING AREA	5851.50 SQ. FT.
EXISTING GARAGE AREA	365 SQ. FT.
EXISTING BUILDING FOOTPRINT	365 SQ. FT.
CONSTRUCTION TYPE	VN
CONSTRUCTION TYPE	VN
OCCUPANCY TYPE	GROUP R-1
NUMBER OF STORIES	3 LEVELS
EXISTING ZONING	H (HILLSIDE COMBINING DISTRICT)
EXISTING USE	RESIDENTIAL
EXISTING BUILDING HEIGHT	28' TOT.
EXISTING SETBACKS	40'
EXISTING IMPERVIOUS SURFACE	14,846 SF (EXISTING NON CONFORMING)

PROJECT PROPOSED A 3-LEVEL EXTERIOR ADDITION AT THE REAR, FACELIFT EXISTING FACADE, REPLACE EXISTING DUMBWATER WITH A 3-LEVEL ELEVATOR AND INTERIOR ALTERATION AND REMODELLING AS PER SCOPE OF WORK TO BE SUBMITTED IN TWO PHASES AS FOLLOWS :

B. SCOPE OF WORK

- [B1] PHASE I : EXTERIOR ADDITION AND ALTERATION**
- 7643 SF ADDITION TO REAR LEVEL AT THE REAR WITHIN THE EXISTING PAVED AREA.
 - EXTENSION OF THE SECOND LEVEL TO REAR AND REMOVAL OF THE AS BUILT TRELLIS.
 - GENERAL FACELIFT OF THE EXTERIOR ELEVATION AS FOLLOWS:
 - CHANGE LIVING ROOM ROOF FROM HALF GABLE TO HIP.
 - CHANGE FRONT WINDOWS FROM SQUARE HEAD TO CIRCLE HEAD.
 - REMOVE EXISTING PEDIMENT AT PORCH GABLE ROOF AND EXTEND HIP AT SECOND FLOOR ROOF OVER THE EXISTING PORCH FOOTPRINT.
 - INSTALL SEGMENTAL ARCH MOULDED PEDIMENT WITH KEYSTONE. REVISE TREATMENT AS SHOWN.
 - PROVIDE NEW STONEWORK WITH CAPPING AT BASE OF MAIN LEVEL WINDOW SILLS.
 - REVISE MOULDED TREATMENT AT FACE OF THE OCTAGONAL FOYER AREA.
 - REPAIR ALL NEW MOULDED TREATMENT AT GARAGE DOOR OPENING AS SHOWN.
 - REPLACE EXISTING MAIN LEVEL ARCH WITH A THREE LEVEL MACHINELESS ELEVATOR. REVAMP ALL AFFECTED AREA TO SUIT NEW STRUCTURE. PROVIDE ELEVATOR SUPPLIER BY ELEVATOR SUPPLIER.
 - RELOCATE HALLWAY ACCESS OF LIBRARY TO FOYER AREA.
 - CUT EXISTING RETAINING WALL AT LOWER LEVEL TO ACCESS ELEVATOR. REVAMP EXISTING CRAWL SPACE AREA AND RELOCATE AFFECTED PIPING AND DUCTWORK. INSTALL CRAWL SPACE ACCESS WHERE SHOWN.
 - LOWER CEILING AT GARAGE AREA ADJACENT TO THE HOUSE TO 8'-0" AFF.
 - GENERAL INTERIOR REFINISHING AND DECORATING AS PER OWNER'S CHOICE.
- [B2] PHASE II : INTERIOR DECORATION AND ALTERATION**
- REMOVE FLAT CEILING AT DINING AREA AND INSTALL (N) DOMED CEILING.
 - REMOVE TRABEATED TREATMENTS AT FOYER, LIVING, DINING AND FAMILY ROOM AND CONVERT TO DECO GRADE ARCUATED TOP.
 - INSTALL NEW WALLS AT KITCHEN AREA TO ENLARGE PANTRY AND REPLACE ALL KITCHEN CABINETS FOR NEW DESIGN.
 - ELEVATE SUNKEN AREA OF FAMILY ROOM AND CONVERT AS NEW BREAKFAST ROOM.
 - REMOVE EXISTING WALL OF FAMILY ROOM TO THE AREA OF ADDITION.
 - REPLACE EXISTING WALL WITH A THREE LEVEL MACHINELESS ELEVATOR. REVAMP ALL AFFECTED AREA TO SUIT NEW STRUCTURE. PROVIDE ELEVATOR SUPPLIER BY ELEVATOR SUPPLIER.
 - RELOCATE HALLWAY ACCESS OF LIBRARY TO FOYER AREA.
 - CUT EXISTING RETAINING WALL AT LOWER LEVEL TO ACCESS ELEVATOR. REVAMP EXISTING CRAWL SPACE AREA AND RELOCATE AFFECTED PIPING AND DUCTWORK. INSTALL CRAWL SPACE ACCESS WHERE SHOWN.
 - LOWER CEILING AT GARAGE AREA ADJACENT TO THE HOUSE TO 8'-0" AFF.
 - GENERAL INTERIOR REFINISHING AND DECORATING AS PER OWNER'S CHOICE.
- FIRE ALARM, FIRE SPRINKLER, SMOKE DETECTOR**
ALL SYSTEMS EXISTING AND COMPLIANT.

c

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SCOPE OF WORK
- [A-4]** SECOND FLOOR PLAN , EXISTING AND NEW
RIGHTSIDE ELEVATION, EXISTING AND NEW
LEFTSIDE ELEVATION, EXISTING AND NEW
- [A-5]** FRONT ELEVATION, EXISTING AND NEW
REAR ELEVATION, EXISTING AND NEW
BUILDING SECTION, TYPICAL DETAILS
- [A-6]** SECTION C-C , NOTES

REVISIONS	BY
ISSUE FOR PERMITS	PLANNING

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Tel. 408-263-6677
E Mail: Twelvestar@bcglobal.net
Engineer :

PROPOSED : ADDITION AND ALTERATION
FOR : SUONG AND TU NGUYEN
LOCATION : 673 QUINCE LANE DRIVE
MILPITAS, CALIFORNIA

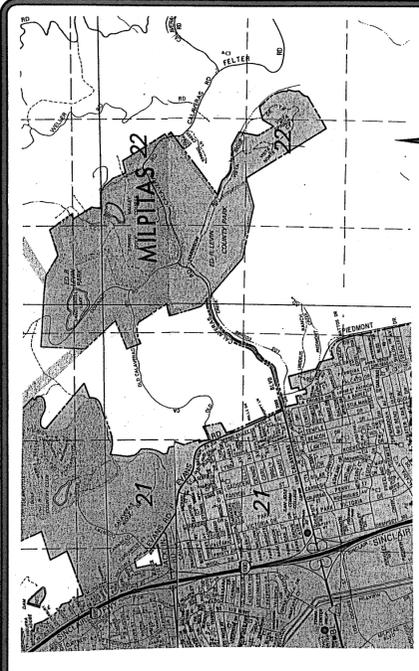
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3-3-2011
BY
A.S. SINGH
JOB NO.
SHEET
A-1
OF SHEETS

NO.	BY	DATE	DESCRIPTION
1	PLANNING	11-11-11	PRELIMINARY
2	PLANNING	11-11-11	REVISIONS
3	PLANNING	11-11-11	REVISIONS
4	PLANNING	11-11-11	REVISIONS
5	PLANNING	11-11-11	REVISIONS
6	PLANNING	11-11-11	REVISIONS
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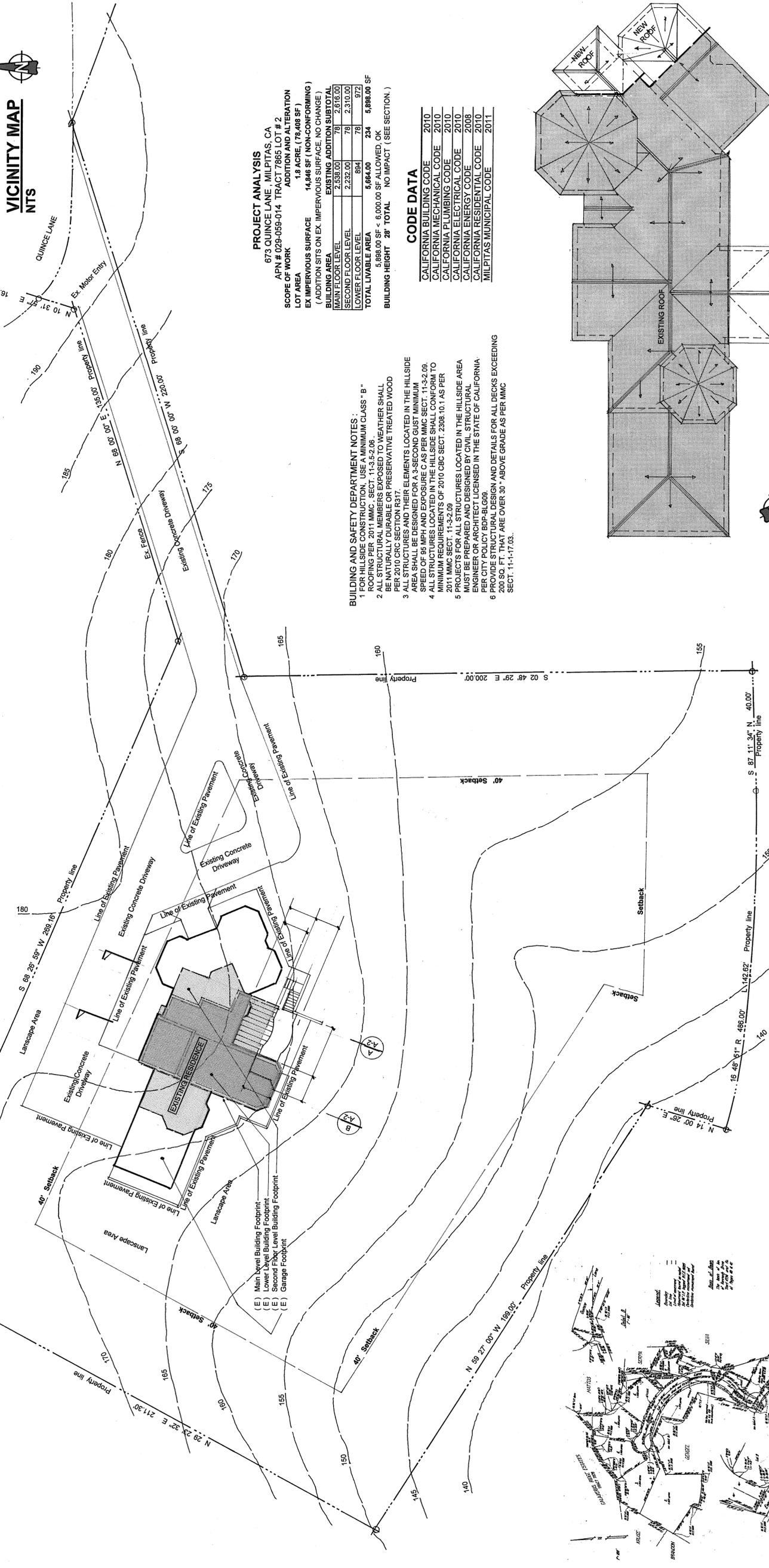
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 General Contractor:

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MILPITAS, CALIFORNIA

A-2
 SHEETS
 OF
 SHEETS
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 CHECKED:
 DATE: 3-31-2011
 SCALE: AS SHOWN
 JOB NO.: K5 SHOWN



VICINITY MAP
 NTS

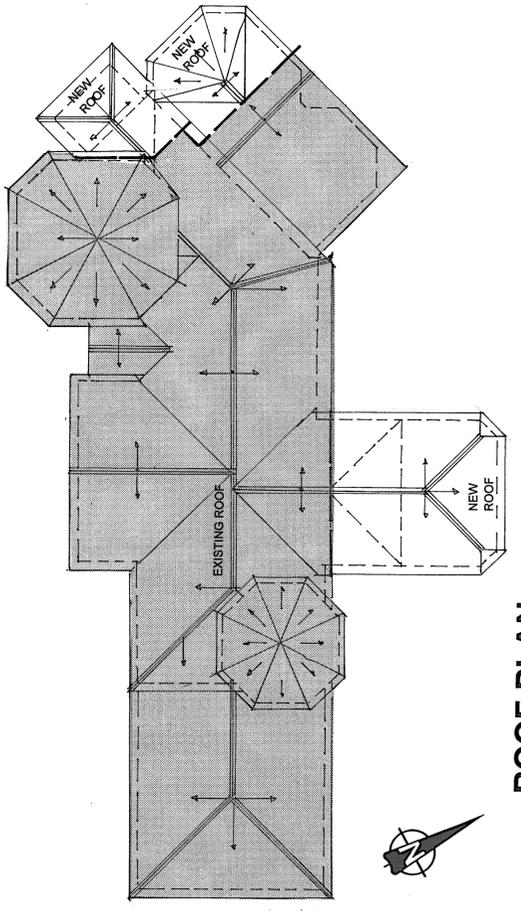
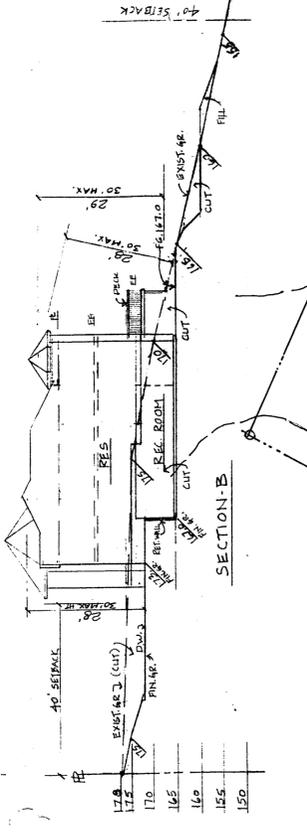
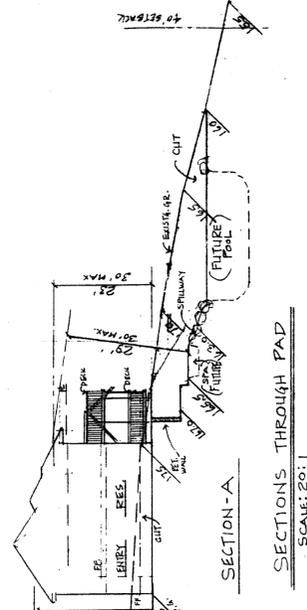


PROJECT ANALYSIS
 673 QUINCE LANE, MILPITAS, CA
 APN # 025-059-014 TRACT 7865 LOT # 2
 ADDITION AND ALTERATION
 LOT AREA 1.8 ACRE (78,488 SF)
 SCOPE OF WORK EX IMPERVIOUS SURFACE 14,846 SF (NON-COMFORMING)
 (ADDITION SITS ON EX. IMPERVIOUS SURFACE, NO CHANGE)
 EX IMPERVIOUS SURFACE 14,846 SF (NON-COMFORMING)
 BUILDING AREA EXISTING ADDITION SUBTOTAL 2,538.00 78 2,516.00
 MAIN FLOOR LEVEL 2,232.00 78 2,310.00
 SECOND FLOOR LEVEL 894 78 972
 LOWER FLOOR LEVEL 5,664.00 234 5,888.00 SF
 TOTAL LIVABLE AREA 5,888.00 SF < 6,000.00 SF ALLOWED, OK
 BUILDING HEIGHT 28' TOTAL NO IMPACT (SEE SECTION.)

CODE DATA

CALIFORNIA BUILDING CODE	2010
CALIFORNIA MECHANICAL CODE	2010
CALIFORNIA PLUMBING CODE	2010
CALIFORNIA ELECTRICAL CODE	2010
CALIFORNIA ENERGY CODE	2008
CALIFORNIA RESIDENTIAL CODE	2010
MILPITAS MUNICIPAL CODE	2011

- BUILDING AND SAFETY DEPARTMENT NOTES:**
- FOR ALL CONSTRUCTION, USE A MINIMUM CLASS "B" SOFTWOOD SPECIES EXPOSED TO WEATHER SHALL BE NATURALLY DURABLE OR PRESERVATIVE TREATED WOOD PER 2010 CBC SECTION R317.
 - ALL STRUCTURES AND THEIR ELEMENTS LOCATED IN THE HILLSIDE AREA SHALL BE DESIGNED FOR A 3-SECOND GUST MINIMUM WIND SPEED OF 95 MPH AND EXPOSURE C AS PER MMC SECT. 11-3-2.09.
 - ALL STRUCTURES LOCATED IN THE HILLSIDE SHALL CONFORM TO MINIMUM REQUIREMENTS OF 2010 CBC SECT. 2308.10.1 AS PER 2011 MMC SECT. 11-3-2.09.
 - PROJECTS FOR ALL STRUCTURES LOCATED IN THE HILLSIDE AREA SHALL BE DESIGNED BY CIVIL STRUCTURAL ENGINEER ARCHITECTS REGISTERED IN THE STATE OF CALIFORNIA PER CITY POLICY BDR-BLGR9.
 - PROVIDE STRUCTURAL DESIGN AND DETAILS FOR ALL DECKS EXCEEDING 200 SQ. FT. THAT ARE OVER 30" ABOVE GRADE AS PER MMC SECT. 11-1-17.03.



SITE DEVELOPMENT PLAN
 Scale: 1" = 20'-0"

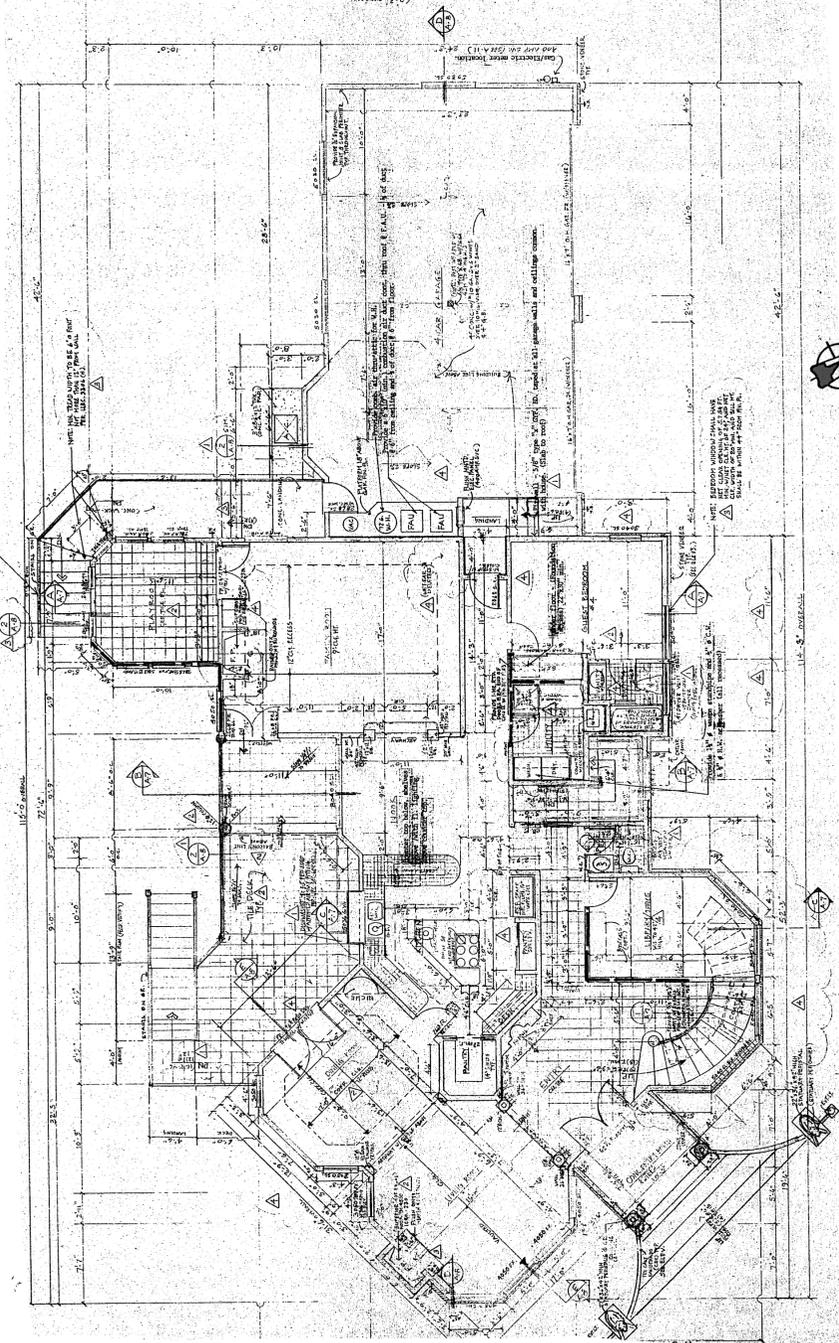
PARCEL MAP

REVISIONS	BY	DATE
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2	ADD	2-21-2011
3	ADD	2-21-2011
4	ADD	2-21-2011
5	ADD	2-21-2011
6	ADD	2-21-2011
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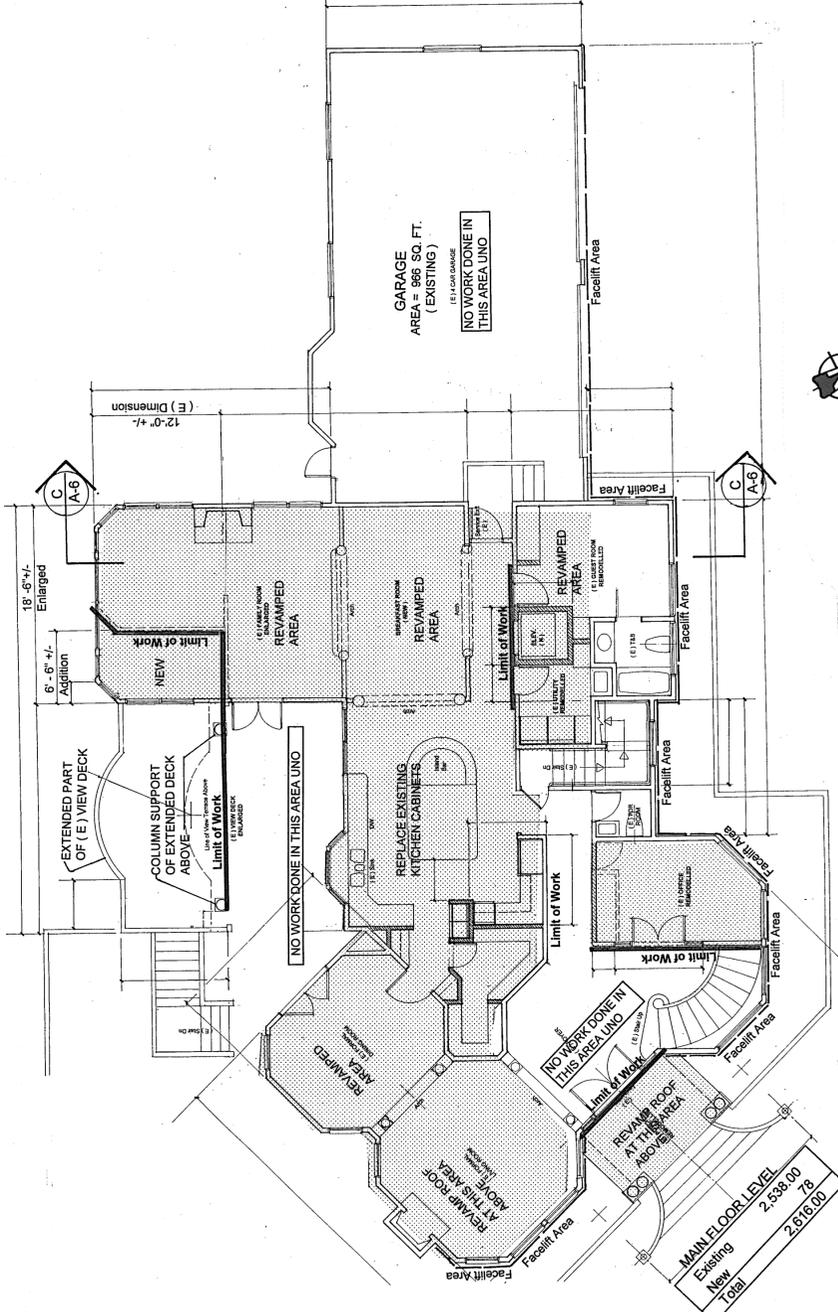
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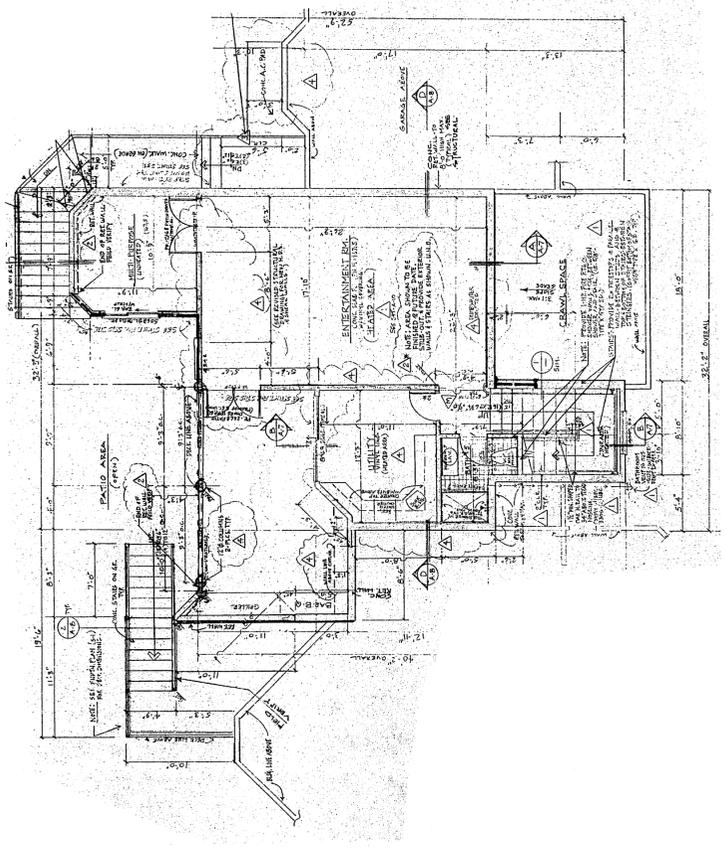
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 SHEET: **A-3** OF **5** SHEETS



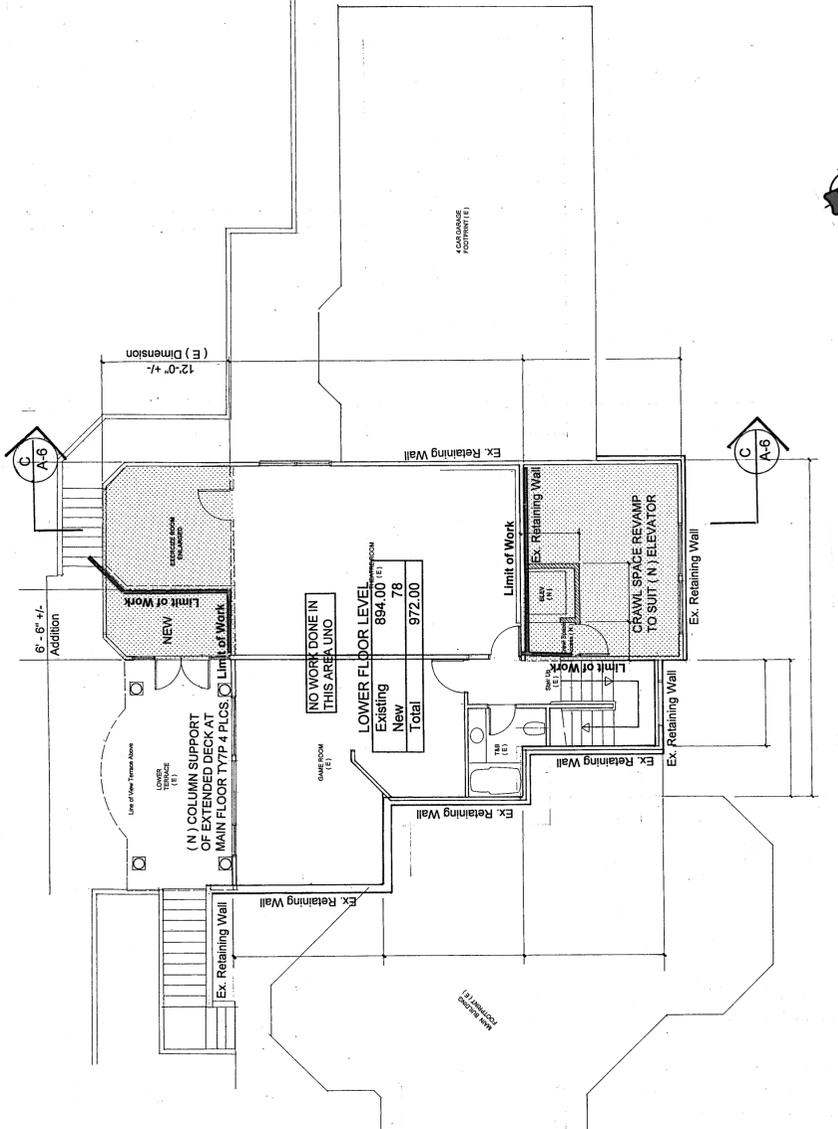
MAIN LEVEL FLOOR PLAN (EXISTING)
 Scale : NTS
 FOR REF. ONLY



MAIN LEVEL FLOOR PLAN (NEW)
 Scale : 1/8" = 1'-0"
 NOTE: DETAILED DIMENSION DRAWINGS ON PHASE 2 SUBMITTAL



LOWER LEVEL FLOOR PLAN (EXISTING)
 Scale : NTS
 FOR REF. ONLY



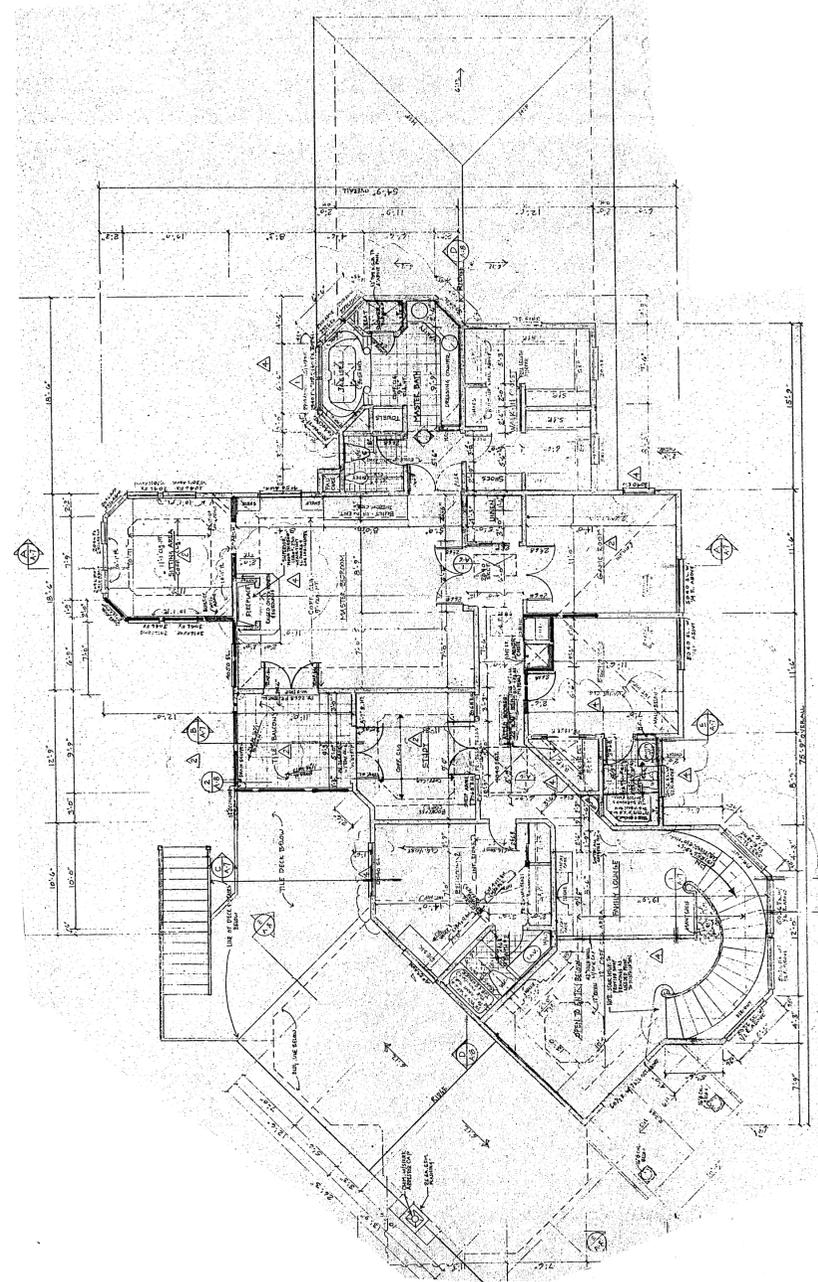
LOWER LEVEL FLOOR PLAN (NEW)
 Scale : 1/8" = 1'-0"
 NOTE: DETAILED DIMENSION DRAWINGS ON PHASE 2 SUBMITTAL

REVISIONS	BY
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2	SK
3	SK
4	SK
5	SK
6	SK
7	SK
8	SK
9	SK
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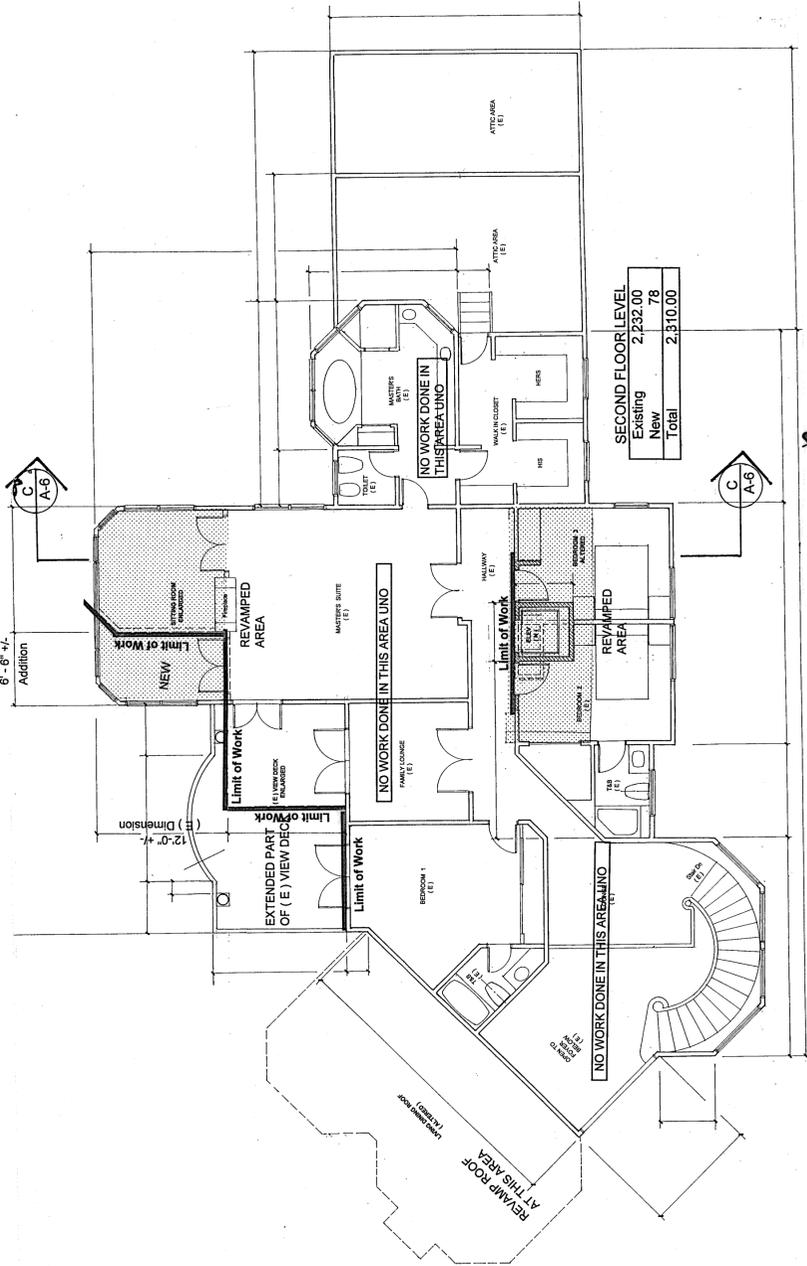
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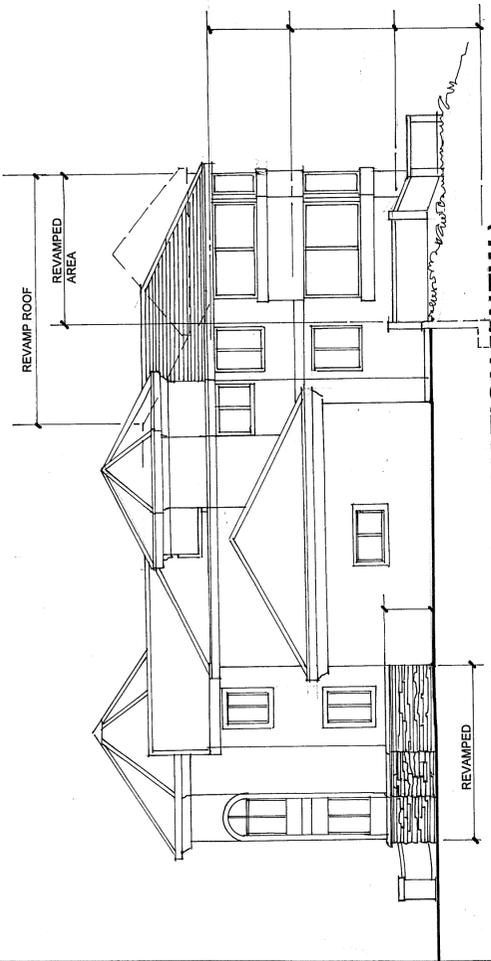
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CHECKED	
DATE	3-31-2011
SCALE	AS SHOWN
JOB NO.	
SHEET	A-4
DF	SHEETS



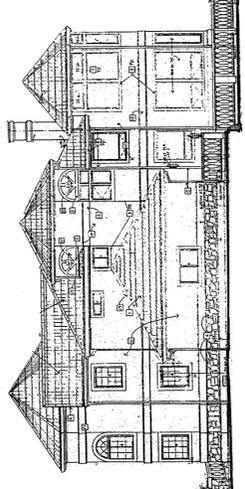
SECOND FLOOR PLAN (EXISTING)
 Scale : 1/8" = 1'-0"
 FOR REF. ONLY



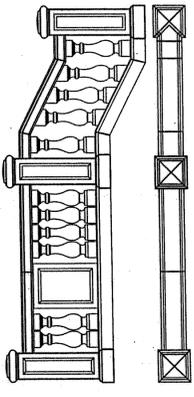
SECOND FLOOR PLAN (NEW)
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 NOTE: DETAILED DIMENSION DRAWINGS ON PHASE 2 SUBMITTAL



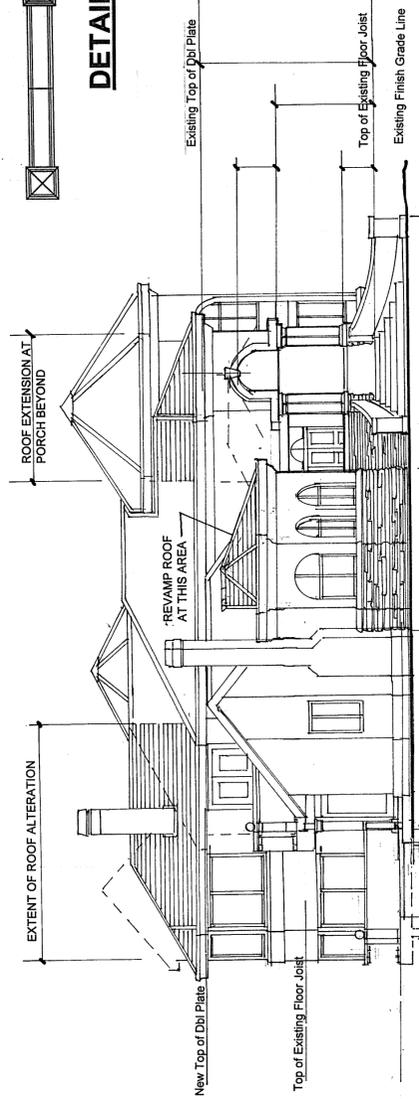
RIGHT SIDE ELEVATION (NEW)
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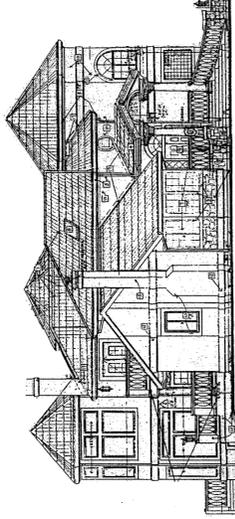
RIGHT SIDE ELEVATION (EXISTING)
 Scale : NTS
 FOR REF. ONLY



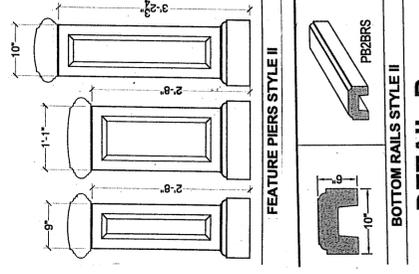
DETAIL A



LEFT SIDE ELEVATION (NEW)
 Scale : 1/8" = 1'-0"



LEFT SIDE ELEVATION (EXISTING)
 Scale : NTS
 FOR REF. ONLY



DETAIL B

