File: 10917-16DR
Design Review for a proposed addition of approximately 2403 sq. ft. to an existing residence, and a new 460 sq. ft. pool house within the -h1 (New Almaden) Historic Preservation Combining District.

Summary: Design Review for a 2,403 sq. ft. addition to an existing 4,823 sq. ft. single family residence and a 460 sq. ft. detached pool house within the -h1 (New Almaden) Historic Preservation Combining District. The subject property is not on Priority List 1 or 2 and is outside of the Central Community Area.

Owner: Carl Hewitt
Applicant: Steve Benzing
Lot Size: 2.37 acres
APN: 583-14-029
Supervisorsial District: #1

Gen. Plan Designation: Rural Residential
Zoning: RR-h1
Address: 20677 Rome Drive, San Jose
Present Land Use: Single Family Residential
Approved Building Site: Yes

RECOMMENDED ACTIONS
A. Approve the Categorical Exemption, under Section 15301(e)(1) (Class 1 - additions) of the CEQA Guidelines, Attachment A

B. Grant Design Review Approval subject to conditions outlined in Attachment B

ATTACHMENTS INCLUDED
Attachment A – Proposed CEQA Determination
Attachment B – Proposed Conditions of Approval
Attachment C – Historic Justification Letter
Attachment D – Historic Heritage Committee Staff Report
Attachment E – Location & Vicinity Map

Board of Supervisors: Mike Wasserman, Cindy Chavez, Dave Cortese, Ken Yeager, S. Joseph Simitian
County Executive: Jeffrey V. Smith
PROJECT DESCRIPTION

The proposed project consists of an application for Design Review for an addition of 2,403 square feet, including a new wrap around porch to an existing 4,823 sq. ft. residence located at 20677 Rome Drive, in unincorporated San Jose. A 460 sq. ft. detached pool house is also a component of the project.

The property is located within the -hl New Almaden Historic Preservation Combining District, however the property is outside of the Central Community Area. The existing residence is minimally visible from certain outlying areas of the -hl New Almaden Historic Preservation Combining District and is not visible from the New Almaden Central Community Area. A visibility analysis (Attachment G) reveals that neither the proposed addition, nor the proposed detached pool house, will be visible from the Central Community Area. The property is served by an on-site well and septic system, and no grading is proposed other than what is necessary to expand the foundation to accommodate the proposed addition and to create the pad and foundation for the proposed pool house.

Setting/Location Information

The subject property is zoned Rural Residential (RR) and is located within the -hl New Almaden Historic Preservation Combining District (Chapter 3.50), approximately 2,400 ft. from the Almaden Quicksilver Mining Museum, which is located in the approximate middle of the Central Community Area. The existing residence was constructed in 1993 and is not individually listed on Priority List 1 or 2. The residence is not visible from Almaden Road, which is considered a scenic road.

REASONS FOR RECOMMENDATIONS

A. Environmental Review and Determination (CEQA)
   The proposed project qualifies for a Categorical Exemption, Section 15301(e)(1) (Class 1) for an addition to an existing residence that does not result in an increase of more than 50% of the existing floor area, and less than 2,500 sq. ft.

B. Project/Proposal
   1. General Plan: Rural Residential (RR).

   2. Approval Building Site: The subject property consists of all of lot 1 of PM 422-M-48. The property was granted Architectural, Site and Grading Approval (File #3442-91A-91G) for a new residence, satisfying the requirement noted on the Parcel Map. Building Permit 1992-21247 was issued on May 21, 1992 for the residence.

   3. Zoning Standards. The Zoning Ordinance specifies the required development standards as summarized below:
Setbacks (RR-sr): 30-ft from all property lines
Height: 35-feet
Stories: 2-stories

4. **Design Review Scope of Review**

Design Review is required for any application which would alter the exterior of a building or structure within the -h1 combining district. §3.50.030 (C) specifies that Design Review approval within the -h1 New Almaden Historic Preservation Combining District is contingent upon the specific findings listed. In the following discussion, the scope of review criteria is in **bold**, and an explanation of how the project meets the required standard is in plain text below.

**A. Substantial conformance with applicable provisions of the design review guidelines, adopted by the Board of Supervisors.**

The project, consisting of a 2,403 sq. ft. addition to an existing 4,823 sq. ft. residence and a new 460 sq. ft. pool house, substantially conforms to the applicable provisions of the design review guidelines. The proposed addition has been sited to generally follow the contours of the land and will not significantly impact privacy and views. The bulk of the existing residence, including the proposed addition, is broken up by incorporating a varied and complex roof line, avoids an expansive façade through the use of offsetting walls and architectural elements, and, overall, the addition will not result in a major increase to the apparent bulk of the building. The colors and materials selected must generally conform to the -h1 New Almaden Historic Preservation Combining District, and a Condition of Approval has been added to the project, requiring submittal of color and material samples for Planning Division review and approval, prior to issuance of a building permit. See the following section for a discussion of project conformance to the -h1 New Almaden Design Guidelines.

**B. Conformance or consistency with any special regulations, standards, policies, or criteria specific to the particular “-h” district.**

The -h1 Design Guidelines specifies standards for architectural features, such as exterior materials, roofing materials, roof form, and window form. The proposed addition is generally compatible with the Form, Material, and Color Standards specified in Zoning Ordinance Section 3.50.090 (E). A historic compatibility and justification letter is attached to this staff report as Exhibit C.

The proposed addition will utilize a mixture of horizontal siding, stone veneer, and plaster for the exterior materials, composition shingles for the roofing material, and a gabled roofing form. The current residence utilizes a mix of rectangular 2 over 1, 4 over 1, and 4 over 2 windows lights, with the exception of a series of window with an arched form, and the proposed addition will replace the existing windows in kind. The proposed detached pool house also utilizes a mix of rectangular 2 over 1, 4 over 1, and 4 over 2 windows lights, with a single
window with an arched form. All the existing and proposed windows generally meet the standard by their rectangular size and use of window lights, excepting the arched windows in the residence and the pool house. However, the New Almaden Historic Preservation Combining District Ordinance specifies that general adherence to the building form and material standards required for individually designated or registered historic structures is required, and, given that the residence is not visible from the Central Community Area, the use of arched windows in the residence and the new pool house will not significantly impair the historic character of the district.

C. Where a historically designated structure or resource is involved, the historic character of the subject structure is preserved.

The existing residence is not individually listed on Priority List 1 or Priority 2 and is outside of the Central Community Area. Zoning Ordinance §3.50.090 (E) specifies the Form, Materials, and Color Standards, and further specifies that for other properties not on either Priority List located within the “-h1” district, these detailed standards are advisory. The historic justification letter, submitted by the applicant and attached to this staff report as Exhibit C explains that the residence currently conforms to the standards in terms of exterior materials, and states that the proposed addition will match the existing. Additionally, a Condition of Approval has been added to the project, requiring submittal of color and material samples for Planning Division review and approval, prior to issuance of a building permit.

BACKGROUND

The application for Design Review was submitted on June 30, 2016 and was subsequently deemed incomplete on August 1, 2016. After a second incomplete letter and subsequent resubmittal, the application was deemed complete on February 2, 2018. The project was evaluated by the Historical Heritage Commission on March 15, 2018, at which time the Commission voted unanimously to recommend approval of the project.

A public notice for the Zoning Administration hearing was mailed to all property owners within a 300-foot radius on March 22, 2018 and was also published in the Post Records on March 23, 2018.

STAFF REPORT REVIEW

Prepared by: Robert Salisbury, Senior Planner

Reviewed by: Leza Mikhail, Principal Planner/Zoning Administrator
ATTACHMENT A

Notice of Exemption from CEQA

To: County Clerk-Recorder  
County of Santa Clara

Project Title: Hewitt Residence Addition
File Number (if applicable) File 10917-16DR

Project Location: 20677 Rome Drive, San Jose

Public Agency Approving Project: County of Santa
Person or Agency Carrying Out Project: Robert Salisbury, Senior Planner

Project Description (including purpose and beneficiaries of project):
Design Review for a 2403 sq. ft. addition and a 460 sq. ft. detached pool house to an existing single family residence within the Rural Residential Zoning District and the -h1 (New Almaden) Historic Preservation Combining District.

Exempt Status check one/indicate type of State CEQA Guidelines section number:
☐ Categorical Exemption [CEQA Guidelines 15301-15333];
☐ Statutory Exemption [CEQA Guidelines 15260-15285];
☐ Declared Emergency [15269(a)];
☐ Emergency Project [15269(b)(c)];
☐ General Rule [CEQA Guidelines 15061(b)(3)];

Reasons the project is exempt:
Class 15301(e)(1)
Addition to an existing single-family residence.

County Contact Person: Robert Salisbury
Title: Senior Planner
Telephone Number: (408) 299-5785

Date: 3/28/18  
Signature: 

Name/Title: Robert Salisbury, Senior Planner

Approved by: [Signature]
Design Review
Conditions of Approval

10917 – 16DR

Owner/Applicant: Carl Hewitt/Steve Benzing
File Number: 10917-16DR
Location: 20677 Rome Drive (APN 583-14-029)
Project Description: Design Review for a 2403 sq. ft. addition, and a detached 460 sq. ft. pool house, to an existing 4,823 sq. ft. residence in the -h1 Historic Preservation Combining District

Items marked with one asterisk (*) must be completed prior to building permit issuance.

Items marked with two asterisks (**) must be completed prior to occupancy or final inspection permit issuance.

PLANNING
Contact Robert Salisbury (408-299-5785 / Robert.salisbury@pln.sccgov.org) regarding the following conditions:

1. Development shall be in substantial conformance with the plans prepared by Steve Benzing and received by the Planning Office on June 30, 2016, along with the corrected plan showing only two plumbing fixtures in the proposed pool house, dated March 1, 2017.

2.* Submit color, siding, and roofing material samples for review and approval by the Planning Office prior to Building Permit issuance.

Ongoing Compliance
3.* Pursuant to §5.20.125, record a Notice of Permit and Conditions with the County Office of Clerk-Recorder, to ensure that successor property owners are made aware that certain conditions of approval shall have enduring obligation. Evidence of such recordation shall be provided prior to Building Permit issuance.

4.** Prior to Final Occupancy, contact Robert Salisbury (408-299-5785) at the County Planning Office to schedule an inspection to verify replacement tree planting and use of approved paint and materials.

5.** Project involves removal of three (3) eight-inch oak trees and one (1) sixteen-inch oak tree. Replanting of twelve (12) fifteen gallon or eight (8) 24-inch box native trees, suitable to the geographic region is required. Prior to Final Occupancy, required replacement trees must be planted onsite.
ENVIRONMENTAL HEALTH
Contact Darrin Lee (408-299-5785 / Robert.salisbury@pln.sccgov.org) regarding the following conditions:

6.* For the proposed major remodel and the addition of a one room pool house, septic system conditions have been determined as 307 lineal feet plus 307 lineal feet of leach lines. Prior to Building Permit issuance, a septic system repair permit shall be required so as to modify and abandon 137 lineal feet (97 feet plus 40 feet), from the original installation of 1200 lineal feet of dispersal field.

Note: After the net loss of 137 feet, the remaining 1063 lineal feet or 505 feet plus 558 feet exceeds the minimum required amount of leach field.

7. Maintain existing water service from local water purveyor.

8. All construction activities shall be in conformance with the Santa Clara County Noise Ordinance Section B11-154 and prohibited between the hours of 7:00 p.m. and 7:00 a.m. on weekdays and Saturdays, or at any time on Sundays for the duration of construction.

9.** Prior to Final Occupancy, provide proof of garbage service. Garbage service in the unincorporated areas of Santa Clara County is mandatory.

FIRE MARSHAL
Contact Alex Goff (408-299-5785 / alex.goff@pln.sccgov.org) regarding the following conditions:

10.* The addition will trigger the installation of residential sprinklers throughout. Please indicate on cover sheet or site plan “Deferred Submittal: Residential Sprinklers” when plans are submitted to the Building Department for Building Permit issuance.

11.* Prior to Building Permit issuance, provide a fire flow report from your Water Purveyor (San Jose Water Company or Great Oaks Water Mutual) on the closest available standard hydrant. Minimum flow required: 2,250 gpm @ 20 psi.
Re: 20677 Rome Dr., San Jose, CA 95120

March 6, 2018

Re: Carl & Larisa Hewitt
20677 Rome Dr.
San Jose, CA 95120

Subject: LETTER OF JUSTIFICATION

Mr. Robert Salisbury:

The existing house generally meets H1-zoning standards, in terms of form, colors, roof and surrounding compatibility with the neighbors. The majority of the proposed addition will be on the side of the existing residence digging into the hill. The front of the residence is getting a face lift with the addition of a wraparound porch, in keeping with homes of older styles. The residence resides within the wildland urban interface zone and there is a concern over fire. The materials chosen are more fire resistance than the current house, however the look of the existing house will be maintained.

1) The existing horizontal siding is being replaced with a fire resistant horizontal siding in sections of the house, Stone veneer and cement plaster with Old World texture on portions of both the existing and addition.
2) Existing windows will be replaced with new clad windows, but will have the look of the original windows. Grid patterns will be rectangular as the existing windows are.
3) The exterior colors of the house will not change.
4) All exterior window and door trim that is existing will be matched on the new addition.
5) The existing roof is a composition shingles and need to be replaced. It will be replaced with a 50 year composition shingle roof, bark brown in color
6) All new foundation will be concrete and match the existing concrete foundation.
   Existing concrete is not colored.
7) Existing driveway is asphalt and will be repaired as required with asphalt.
8) Existing front landscape will remain as is.

The original design incorporated design elements (roof forms and materials) that fit within the design guidelines of the zoning district. The addition continues those elements of gable roofs, divided lite windows, massing and style designed to complement the existing. While this is a large home it is set into the hill on the west and has multiple large oak trees, the long side of the house faces north not toward Almaden road. The house is not visible from Almaden road.
Please let me know if you have any questions.

Respectfully,

[Signature]

Steve Benzing
Architect C-17985
CC: Hewitt’s, Ciarra Const.
DATE: March 15, 2018
TO: Historical Heritage Commission
FROM: Robert Salisbury, Senior Planner
SUBJECT: Addition to Hewitt residence in -h1 New Almaden district

RECOMMENDED ACTION
Consider recommendations relating to Design Review for a proposed addition of approximately 2403 sq. ft. to an existing residence, and a new 460 sq. ft. pool house located at 20677 Rome Road, San Jose. Assessor's Parcel No. 583-14-029 (File No. 10917-16DR)

Possible action:

a. Recommend to the Zoning Administrator approval of the Design Review application with the recommended conditions and forward to the Zoning Administrator a record of the comments of the Historical Heritage Commission.

OR

b. Recommend to the Zoning Administrator denial/modification of the Design Review application.

FISCAL IMPLICATIONS
There is no impact to the General Fund.

CONTRACT HISTORY
Not applicable.

REASONS FOR RECOMMENDATION
The subject property is located in the -h1 New Almaden Historic Preservation Combining District (Chapter 3.50), but is not individually listed on Priority List 1 or 2, and is outside of the Central Community Area. The zoning designation for the parcel is RR-h1 (Rural Residential with -h1 Historic Preservation Combining District).

The role of the Historical Heritage Committee is to make advisory recommendations to the Zoning Administrator with regard to Design Review applications in -h Districts.

Section 3.50.090 (E) of the Zoning Ordinance (Attachment B) lists mandatory form, materials, and color standards for development of structures on Priority Lists 1 and 2, but
pool house. However, as noted above, the Ordinance requires general adherence to the building form and material standards required for individually designated or registered historic structures, and, given that the residence is not visible from the Central Community Area, the use of a single arched window each for the residence and the new pool house will not significantly impair the historic character of the district.

**Secretary of Interior's Standards (SIS):**

The proposed project conforms to Secretary of the Interior's Standards for Rehabilitation #3 and #9 (Attachment C), which permits rehabilitation work and new construction adjacent to historic resources.

Standard #3 recommends:

> Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The proposed addition generally conforms to the form, materials, and color standards specified in Zoning Ordinance Section 3.50.090 (E), and it will not add conjectural features or elements from other historic properties. In addition, the residence and the proposed pool house will not visible form the Central Community Area, and only minimally visible from outlying areas of New Almaden.

**BACKGROUND**

The proposed project consists of an application for Design Review for the addition of 284 square ft. of living space and a 216 square ft. porch to the rear of the existing residence. The property is located on a 13,068 square ft. parcel on Almaden Road, San Jose. A copy of the plans has been attached to this staff report as Attachment E.

**CONSEQUENCES OF NEGATIVE ACTION**

The Zoning Administrator will not be informed of the recommendation of the Historical Heritage Commission and will not have the benefit of the Commission's expertise in evaluating this proposed project.

**STEPS FOLLOWING APPROVAL**

Forward comments of the Historical Heritage Commission to the Planning Office for consideration by the Zoning Administrator.

**ATTACHMENTS:**

- Attachment A - HHC conditions of approval (PDF)
- Attachment B - Sec 3.50-h1 Historic Districts copy (PDF)
- Attachment C - Secretary of Interior Standards (PDF)
- Attachment D - Project Plans (PDF)
- Attachment E - Historic Justification Letter (PDF)
Location Map
File No. 10917-16DR
APN 583-14-029
20677 Rome Dr. San Jose
Potential Visibility of Proposed Pool House

Pool House

San Jose

Potential Visibility of Proposed Pool House

- Potentially Visible

Legend:
- 0.5 Miles

Note: This map is a representation of the potential visibility of the proposed pool house. Actual visibility may vary due to topography and other factors.