File: 8963-16DR
Design Review to rebuild an existing 4,317 square foot (2-story) single-family residence and add 1,748 square feet.

Summary: Design Review to rebuild an existing 4,317 square foot (2-story) single-family residence and add 1,748 square feet, totaling to 6,065 square feet (Tier 2 Project 5,001 to 12,500 sq. ft.). No grading is proposed.

Owner: Caroline & Tony Cuevas
Applicant: Caroline & Tony Cuevas
Lot Size: 14.9 Acres
APN: 830-17-016
Supervisorial District: #1

Gen. Plan Designation: Hillsides
Zoning: HS-d1
Address: 2475 Bridle Path Drive
Present Land Use: Single Family Residence
Approved Building Site: Yes

RECOMMENDED ACTIONS
A. Approve the Categorical Exemption, under Section 15303 (Class 3(a)) of the CEQA Guidelines, Attachment A

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

ATTACHMENTS INCLUDED
Attachment A – Proposed CEQA Determination
Attachment B – Proposed Conditions of Approval
Attachment C – Location & Vicinity Map
Attachment D – Proposed Plans

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

The proposed project includes Design Review to rebuild an existing 4,317 square foot (2-story) single-family residence and add 1,748 square feet, totaling to 6,065 square feet. Additions include a single-car garage, master bedroom, and office. The rebuild and addition will be located in the same general location as the existing residence. No grading or tree removal is proposed as a part of this project.

The lot is a 14.9 gross-acre parcel on the northern side of Bridle Path Drive and western side of Howell Lane in the unincorporated area of Santa Clara County. Both Bridle Path Drive and Howell Lane are private roads. The existing paved driveway takes access from both Bridle Path Drive and Howell Lane. The property will be served by a local water purveyor. No additional site improvements are proposed outside of the rebuild and addition.

Setting/Location Information
The subject property is located in the southeastern portion of the unincorporated area of Santa Clara County, east of Highway 101 and north of Gilroy. The neighborhood character consists of estate homes built in the late 1980’s to late 1990’s ranging from 3,000 to 6,000 square feet. The property is located west of Coyote Lake Harvey Bear Ranch County Park.

REASONS FOR RECOMMENDATIONS

A. Environmental Review and Determination (CEQA)
The proposed project qualifies for a Categorical Exemption, Section 15303 (Class 3a) New Construction or Conversions of Small Features for one single-family residence, or a second dwelling unit in a residential zone.

B. Project/Proposal


3. Zoning Ordinance: The proposed project meets the required development standards for a single-family residence in the HS-d1 (Hillsides with Design Review - Tier 2) combined zoning district as summarized below:

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Setback</td>
<td>30 feet</td>
</tr>
<tr>
<td>Side Setbacks</td>
<td>30 feet</td>
</tr>
<tr>
<td>Rear Setback</td>
<td>30 feet</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>35 feet</td>
</tr>
<tr>
<td>Stories</td>
<td>3 stories</td>
</tr>
</tbody>
</table>

C. Design Review Findings:
Pursuant Section $5.50.040 of the County Zoning Ordinance, all Design Review applications are subject to the stated scope of review. The overall purpose of design review is to encourage quality design and mitigate potential adverse visual impacts of
development. In the following discussion, the scope of review findings are listed in bold, and an explanation of how the project meets the required standard is in plain text below.

A. Mitigation of any adverse visual impacts from proposed structures, grading, vegetation removal and landscaping;

The project does not include removal of any existing vegetation, new landscaping, or grading. The rebuild of the existing residence includes adding a single-car garage, master bedroom, office to the first story and two closets to the second story. The proposed additions do not create additional adverse impacts to the existing single-family residence beyond what is already existing. The overall height of the structure will be reduced, as the new residence will have a lower ridgeline than the existing residence by two feet. As such, the overall scale of the residence, in terms of height, will be reduced.

The location of the residence is in a medium to highly visible location from the valley floor. Existing vegetation is located along Howell Lane and to the south of the existing residence (toward the valley floor), therefore providing additional mitigation to soften the appearance of the structure as seen from the valley floor.

B. Compatibility with the natural environment;

The project does not include additional site improvements other than the rebuild and addition to an existing single-family residence. Thus, the proposed project is designed to be compatible with the natural and existing environment.

C. Conformance with the “Design Review Guidelines,” adopted by the Board of Supervisors;

The proposed project conforms to the Design Review Guidelines in the following ways: The siting of the proposed residence utilizes an existing foot print in a flat area of the parcel and requires no additional site improvements, or grading. The proposed residence is surrounded by trees to the north, south, and along Howell Lane, which are proposed to remain to help screen the proposed residence. Impacts on privacy and views of neighboring properties is minimal due to the existing vegetation. The existing residence is two stories. No increase in height is proposed. Additions to the second story include two closets.

The Architectural design avoids excessive bulk and mass by incorporating undulating facades and varied roof planes. As a condition of approval, exterior colors for the house façade, trim and roof materials are to have a Light Reflectivity Value less than or equal to 45.

D. Compatibility with the neighborhood and adjacent development;
The neighboring properties are either vacant or developed with single-family residences. The proposed residence is keeping with the characteristics of the surrounding neighborhood, in that the proposed size, number of stories, and architectural design are compatible to adjacent developments along Bridle Path Drive and Howell Lane. The project will not be obtrusive compared to the other developed parcels in the immediate vicinity due to the similarities in size, design, and screening provided by the existing vegetation.

E. **Compliance with applicable zoning district regulations; and**

Residential use is an allowed use in HS hillsides zoning district, and the project complies with the HS zoning regulations. The proposed residence is in compliance with required setbacks (30-feet from all property lines and rights-of-ways) and height (maximum of 35-feet). The proposed design is also in keeping with the -dl design standards, building massing standards, and exterior colors are conditioned to be less than 45 in LRV.

F. **Conformance with the general plan, any applicable specific plan, other applicable guidelines.**

The proposed development substantially conforms with the Santa Clara County General Plan and Hillside Grading Guidelines. The proposed residence is a rebuild and addition to an existing structure, located in a suitable portion of the site where the topography is flat, minimizing grading. The two-story residence is well massed and does not require any grading, or new improvements, such as driveway or road improvements. The exterior color and materials will be conditioned to have an LRV of 45 or less to ensure compatibility with the surrounding environment.

**BACKGROUND**

The existing single-family residence was built in 1982. In 2006 a permit was issued to rebuild the home and add over 3,000 square feet. The rebuild was partially constructed and never completed. The current owner applied for Tier 2 Design Review in December 22, 2016 and changed the scope of work to rebuild the existing residence and add 1,748 square feet. No additional site improvements were proposed upon application submittal. The application was deemed incomplete in January of 2017, and due to miscommunication of application status, the owner did not resubmit the application until June 18, 2018. On August 16, 2018 the application was deemed complete. A public notice was mailed to all property owners within a 300-foot radius on August 21, 2018 and was also published in the Post Record Newspaper on August 23, 2018.

**STAFF REPORT REVIEW**

Prepared by: Joanna Wilk, Assistant Planner

Reviewed by: Leza Mikhail, Principal Planner/Zoning Administrator
# Notice of Exemption from CEQA

To: County Clerk-Recorder  
County of Santa Clara

Office of Planning & Research  
PO Box 3044, Room 222  
Sacramento, CA 95812-3044

<table>
<thead>
<tr>
<th>Project Title</th>
<th>Residence: 2475 Bridle Path Drive</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Location</td>
<td>2475 Bridle Path Drive, north of Bridle Path Drive, west of Howell Lane, northeast of the City of Gilroy. Zoning HS-d1</td>
</tr>
<tr>
<td>Public Agency Approving Project</td>
<td>County of Santa</td>
</tr>
<tr>
<td>Person or Agency Carrying Out Project</td>
<td>Joanna Wilk, Assistant Planner</td>
</tr>
<tr>
<td>Project Description</td>
<td>Design Review to rebuild an existing 4,317 square foot (2-story) single-family residence and add 1,748 new square feet, totaling to 6,065 square feet (Tier 2 Project 5,001 to 12,500 sq. ft.). No grading is proposed.</td>
</tr>
</tbody>
</table>

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 15303 (a)  
One single-family residence, or a second dwelling unit in a residential zone.

House is within Tier 2 size range (5,001 - 12,500 square feet) and not exceptionally large among recently constructed houses in the neighborhood. The property is located in an area of medium to high visibility and existing vegetation partially shields the home site from neighboring homes. Conditions of approval will require muted color to minimize contrast. No unusual circumstances exist so as to constitute significant effects, per subsection 1 5000.2(c).

<table>
<thead>
<tr>
<th>County Contact Person</th>
<th>Title</th>
<th>Telephone Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Joanna Wilk</td>
<td>Assistant Planner</td>
<td>(408) 299-5799</td>
</tr>
</tbody>
</table>

Date: 8/20/18  
Signature: [Signature]

Name/Title: Joanna Wilk/Assistant Planner

Approved by: [Signature]
ATTACHMENT B

Preliminary Conditions of Approval

8963-16DR

DESIGN REVIEW
CONDITIONS OF APPROVAL

Owner/Applicant: Caroline & Tony Cuevas

File Number: 8963-16DR

Location: 2475 Bridle Path Drive (APN: 830-17-016)

Project Description: Design Review to rebuild an existing 4,317 square foot (2-story) single-family residence and add 1,748 new square feet, totaling to 6,065 square feet (Tier 2 Project 5,001 to 12,500 sq. ft.). No grading is proposed.

If you have any question regarding the following preliminary conditions of approval, call the person whose name is listed as the contact for that agency. He or she represents a particular specialty or office and can provide details about the conditions of approval.

<table>
<thead>
<tr>
<th>Agency</th>
<th>Name</th>
<th>Phone</th>
<th>E-mail</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning</td>
<td>Joanna Wilk</td>
<td>(408) 299-5799</td>
<td><a href="mailto:joanna.wilk@pln.sccgov.org">joanna.wilk@pln.sccgov.org</a></td>
</tr>
<tr>
<td>Environmental Health</td>
<td>Darrin Lee</td>
<td>(408) 299-5748</td>
<td><a href="mailto:darrin.lee@pln.sccgov.org">darrin.lee@pln.sccgov.org</a></td>
</tr>
<tr>
<td>Geology</td>
<td>Jim Baker</td>
<td>(408) 299-5735</td>
<td><a href="mailto:jim.baker@pln.sccgov.org">jim.baker@pln.sccgov.org</a></td>
</tr>
<tr>
<td>Fire Marshal</td>
<td>Alex Goff</td>
<td>(408) 299-5763</td>
<td><a href="mailto:alex.goff@sccfd.org">alex.goff@sccfd.org</a></td>
</tr>
<tr>
<td>Building Inspection</td>
<td></td>
<td>(408) 299-5700</td>
<td></td>
</tr>
</tbody>
</table>

STANDARD CONDITIONS OF APPROVAL
Planning

1. Development must take place in accordance with the approved plans, prepared by Maria Barmina, submitted to the County on June 18, 2018.

NOTE: No additional structures, outside of the residential rebuild and addition are approved as a part of this permit. This approval is only for the items described in these conditions and identified on the stamped APPROVED plans and is not an approval of any existing illegal or legal non-conforming structures on the property, unless the approval of such illegal or legal non-conforming structure is specifically identified within these conditions or on the stamped APPROVED plans. Any additional development shall require separate permitting with the County Planning & Development Department.
Existing zoning is HS-dl. Maintain the following minimum setbacks:

- **Front**: 30 feet
- **Sides**: 30 feet
- **Rear**: 30 feet
- **Maximum Height**: 35 feet
- **Stories**: 3

If archaeological resources or human skeletal remains are discovered during construction, work shall immediately halt and the County Coroner’s Office notified. Upon determination that the remains are Native American, no further disturbance of the site may be made except as authorized by the County Coordinator of Indian Affairs, in accordance with state law and Chapter B6-18 of the County Ordinance Code.

Elective landscaping over 500 square feet requires a landscape package submittal and permit, prior to building permit issuance. Proposed landscaping over 2,500 square feet requires a landscaping plan and irrigation plan stamped and signed by a licensed landscape architect prior to building permit issuance. The County Landscape Ordinance and supporting information can be found on the following webpage:

https://www.sccgov.org/sites/dpd/PlansOrdinances/Landscape/Pages/welo-apply.aspx

**Environmental Health**

Sewage disposal conditions have been determined at 800 plus 800 lineal feet of subsurface drainline. The two drainline systems must be connected through a positive diversion valve. A 2,000-gallon septic tank and 1,500-gallon pump tank shall be required. This septic system is adequate to serve a four-bedroom house.

Due to the expiration of original septic permit #62690, a new septic permit was issued by the Department of Environmental Health as permit #64333 (issued on date, 8/1/17).

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.

**Fire Marshal**

Fire protection water systems and equipment shall be accessible and maintained in operable condition at all times and shall be replaced or repaired where defective. Fire protection water shall be made available to the fire department.

Fire department access roads, driveways, turnouts, and turnarounds shall be maintained free and clear and accessible at all times for fire department use. Gates
shall be maintained in good working order, and shall remain in compliance with Fire Marshal Standard CFMO-A3 at all times.

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO BUILDING PERMIT ISSUANCE

Planning
10. Maintain the existing landscaping in a thriving manner to soften the appearance of the structure as seen from the valley floor or provide future landscaping to the satisfaction of the County should it be removed.

11. For all trees to be retained with a canopy in the development area or interfaces with the limits of any proposed development on-site, the trees shall be protected by the placement of 5-foot tall rigid tree protective fencing as shown on final building plans and must include the following:
   a. Fencing should be placed along the outside edge of the dripline of the tree or grove of trees,
   b. The fencing should be maintained throughout the site during the entire construction period and should be inspected periodically for damage and proper functions,
   c. Fencing should be repaired, as necessary, to provide a physical barrier from construction activities,
   d. The following sign shall be placed on all tree protection fencing and must remain until final occupancy. The sign must read: “Warning. This fencing shall not be removed without permission from the Santa Clara County Planning Office. County of Santa Clara tree protection measures may be found at: http://www.sccplanning.gov, or call (408) 299-5770 for additional details.”

12. 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.

Environmental Health
13. At the time of application for a building permit, submit four (4) original wet stamped plot plans to scale (1” = 20’) on a grading and drainage plan showing the house, driveway, accessory structures, septic tank and required drainlines to contour. Maintain all setbacks as outlined within County of Santa Clara Onsite Systems Manual.

Be advised that any modification to the stamped approved septic system design which requires a subsequent review and approval by the Department of Environmental Health will require the applicant to return all previously approved septic design plans to the district specialist prior to obtaining current design approval.
14. Call Nicole Jorgensen at 408-918-3492 for water system clearance. Additional fees may be required. A well log showing a 50-foot sanitary seal, pump test & water testing are required.

Geology
15. Prior to permit issuance, submit a Plan Review Letter that confirms the plans conform with the intent of the recommendations presented in the approved report.

Fire Marshal
16. The minimum fire-flow shall be 1,000 gpm at 20 psi for 30-minute duration. At the time of plan submittal for building permit, provide written verification from the water company that this condition can be satisfied.

NOTE: Property is located within the South Santa Clara County District Fire response area.

Building Inspection Office
17. For detailed information about the requirements for a building permit, obtain a Building Permit Application Instruction handout from the Office of Building Inspection or visit their website (www.sccbuilding.org).

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO OCCUPANCY OR ONE YEAR FROM THE DATE OF THE LAND DEVELOPMENT AGREEMENT, WHICHEVER COMES FIRST

Planning
18. With the exception of trim and minor details, the exterior surfaces of the structure must be of muted colors with light reflectivity value (LRV) of 45 or lower.

19. Prior to final inspection, contact Joanna Wilk, at least a week in advance to schedule a site visit to verify the approved exterior colors have been installed as approved and existing landscaping is maintained.

Geology
20. Prior to final inspection, submit a Construction Observations Letter that verified the work was completed in accordance with the approved plans.

Fire Marshal
21. An approved residential fire sprinkler system complying with CFMO-SP6 shall be installed throughout the structure (including existing residences when square footage is added).

NOTE: The fire sprinkler system shall be installed and finalized by this office prior to occupancy. A separate permit shall be obtained from this office by a state licensed C-
16 contractor prior to installation. Please allow for a minimum of 30 days for plan review of fire sprinkler plans by this office.

22. Fire protection water system shall be functioning and prior to approval of the foundation. System shall be maintained in good working order and accessible throughout construction. A stop work order may be placed on the project if the required hydrant systems are not installed, accessible, and/or functioning.
ATTACHMENT C

Location & Vicinity Map
ATTACHMENT D

Proposed Plans
NEW SINGLE FAMILY  
2 STORY RESIDENCE
APN: 830-17-016
PROJECT ADDRESS
2475 Bridle Path Drive, Gilroy, CA 95020
OWNERS: TONY & CAROLINE CUEVAS

PROJECT DESCRIPTION: BUILD NEW 2 STORY SINGLE FAMILY RESIDENCE: 4 BEDROOMS, 4 FULL BATHS, 2 1/2 BATH, 4 CAR GARAGE.

BUILDING SITE APPROVAL #

PLANNING/BUILDING DEPARTMENT:
Santa Clara County Planning/Building Department
70 W. Hamilton Street
East Wing, 7th Floor San Jose, CA 95110
T: 408-299-3736

CONSULTANTS:
Sezak & Moar
Structure Engineering, Inc.
16880 Alum Rock Avenue, Suite C
Cupertino, CA 95014

MMP - REY ASSOCIATES
3510 Page Ferry Parkway
Fremont, CA 94538
T: 510-794-8051

DRAWING INDEX:

STRUC. SHEETS:
S 1 GENERAL NOTES & OBSERVATIONS
S 2 1ST FLOOR DETAILS
S 3 2ND FLOOR DETAILS
S 4 3RD FLOOR DETAILS
S 5 4TH FLOOR DETAILS
S 6 FOUNDATION & 1ST FLOOR FRAMING DETAILS
S 7 1ST FLOOR SHEARWALL PLAN
S 8 2ND FLOOR SHEARWALL PLAN
S 9 3RD FLOOR AND 2ND FLOOR FRAMING DETAILS
S 10 UPPER FLOOR FRAMING PLAN

TP SHEETS:
E 1 GENERAL NOTES AND OBSERVATIONS
E 2 1ST FLOOR PLAN 1ST & 2ND FLOOR
E 3 2ND FLOOR PLAN 1ST & 2ND FLOOR
E 4 3RD FLOOR PLAN 1ST & 2ND FLOOR
E 5 4TH FLOOR PLAN 1ST & 2ND FLOOR

TITLE:
T24-1 CR-1R-Model
T24-2 Mandatory Measures

FLOOR AREA CALCULATION:

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<thead>
<tr>
<th>MAX ALLOWABLE</th>
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<tbody>
<tr>
<td>EXISTING (SF)</td>
<td>PROPOSED (SF)</td>
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<tr>
<td>1ST FLOOR</td>
<td>2,435.09</td>
</tr>
<tr>
<td>2ND FLOOR</td>
<td>1,415.03</td>
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<tr>
<td>GARAGE</td>
<td>54.97</td>
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<tr>
<td>COVERED PORCH</td>
<td>215.70</td>
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<tr>
<td>TOTAL LIVING SPACE</td>
<td>4,651.12 SF</td>
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</table>

LOT COVERAGE:

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>50 FT (2 STORY ALLOWED)</td>
<td></td>
</tr>
</tbody>
</table>

HISTORICAL RESIDENCE: NO
FLOOD ZONE: NO
PROTECTED TREES: N/A

3-D FLOOR PLANS:

MATERIAL: ALL EXTERIOR WOOD TO BE BUILT IN Manufactured Wood, Framed, for Exterior Walls. Sheathing to be provided. ALL INTERIOR WOOD TO BE BUILT IN Manufactured Wood, Framed, for Exterior Walls. Sheathing to be provided. ALL INTERIOR WOOD TO BE BUILT IN Manufactured Wood, Framed, for Exterior Walls. Sheathing to be provided. ALL INTERIOR WOOD TO BE BUILT IN Manufactured Wood, Framed, for Exterior Walls. Sheathing to be provided.