

MEMORANDUM

Planning Department



Date: September 11, 2025
To: Zoning Administrator
From: Sean Manalo, Associate Planner

Subject: **SINGLE FAMILY RESIDENCE EXPANSION AND NEW SECOND STORY ADDITION - 1560 CARL AVENUE - P-MS25-0129:** A Minor Site Development Permit to remodel an existing 1,288-sq ft., one-story single-family residence with an 800-sq. ft. ground floor addition, and the construction of a new, 961-sq. ft. second-story addition on a 0.10- acre lot located in the R1-6 Single-Family Residential Zoning District at 1560 Carl Avenue. The Project is categorically exempt from further environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303(New Construction or Conversion of Small Structures), Section 15332 (In-Fill Development Projects) and on a separate and independent basis, Section 15183 (Projects consistent with a Community Plan, General Plan, or Zoning).

Location: 1560 Carl Avenue (APN: 029-20-006)

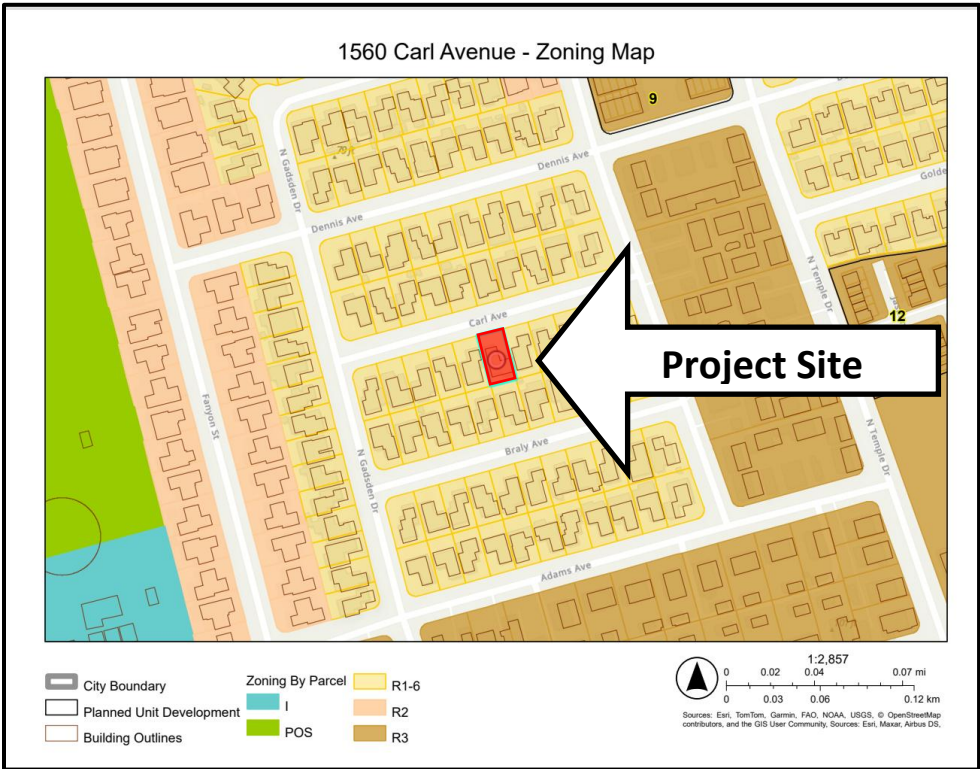
Zoning/GP: Single-Family Residential (R1-6) / Low Density Residential (LDR)

Application:

On May 23, 2025, Loveleen Kaur and Gurpreet Singh, (the “Applicant”) and property owners, submitted a Minor Site Development (MSD) Permit to remodel an existing single-story residence into a new, two-story, 2,955-square foot (sq. ft.), single-family residence on a 0.10-acre lot located at 1560 Carl Avenue (the “Project”). The Project includes an interior alteration, first floor addition, new covered terrace and entry porch, as well as a second-floor addition to accommodate a new bedroom and master bedroom. MSD Permits are required to be reviewed by the Zoning Administrator for certain additions to residential buildings that exceed the threshold for planning staff review, as stated per Milpitas Municipal Code (MMC) Section XI-10-57.03(C)(2)(a)(ii). Maps 1 and 2 demonstrate the aerial location and zoning map of the Project site.

The subject property is surrounded by residential uses to the north, south, east, and west, as demonstrated in Map 1 (Zoning Map), Map 2 (Aerial Map), and Table 1 (Surrounding Zoning and Land Uses).

Map 1: Zoning Map of 1560 Carl Avenue



Map 2: Aerial Map of 1560 Carl Avenue



Table 1: Surrounding Zoning and Land Uses

	General Plan	Zone	Uses
Subject Site	Low Density Residential (LDR)	Single Family Residential (R1-6)	Single-Family Residence
North	Low Density Residential (LDR)	Single Family Residential (R1-6)	Single-Family Residence
South	Low Density Residential (LDR)	Single Family Residential (R1-6)	Single-Family Residence
East	Low Density Residential (LDR)	Single Family Residential (R1-6)	Single-Family Residence
West	Low Density Residential (LDR)	Single Family Residential (R1-6)	Single-Family Residence

Project Details

The existing 1,288-sq. ft. single-story home is primarily comprised of three bedrooms and two bathrooms with a kitchen, living room, dining area, and an attached 478-sq. ft. two-car garage. The Applicant is requesting a Minor Site Development (MSD) Permit to remodel and expand the existing residence by including a front first floor addition, totaling approximately 706-sq. ft. and the development of a new, 961-sq. ft. second-story floor. The Project will also include a new 94-sq. ft. covered terrace/entry porch, 196-sq. ft. of interior alterations at the first floor, and associated exterior façade and site improvements.

The first-floor remodel includes an interior alteration to accommodate a storage closet, pantry, and bathroom renovation. The first-floor addition will create a new formal living area, stairway, and bedroom. The new internal staircase will provide access between the first and second floors. The new proposed second-story addition, totaling approximately 961-sq. ft. will be constructed above the front half of the residence and will include an additional bedroom and restroom as well as a new master bedroom for the main residence.

Overall, the remodeled house will include a total of five bedrooms and five bathrooms. The total square footage of the two-story residence would result in approximately 2,955-sq. ft. of habitable space with a 478-sq. ft. attached garage. No substantial landscaping improvements are proposed and no existing onsite trees will have to be removed to allow for construction of the Project.

Figure 1 shows the existing floor plan and Figures 2-4 show the Project's overall site plan with the first-floor addition and proposed second-story addition. If the Applicant receives approval of this MSD Permit request, the Applicant will be required to subsequently obtain a demolition permit to allow for the partial demolition the existing residence, and a building permit to allow for the construction of the proposed Project from the City's Building Department. Additionally, the Applicant may be required to obtain other potential types of permits issued by other reviewing City Departments to allow for construction of the Project as listed in the attached Conditions of Approval (Attachment A).

Figure 1: Existing Floor Plan (Sheet A4, Attachment 2)

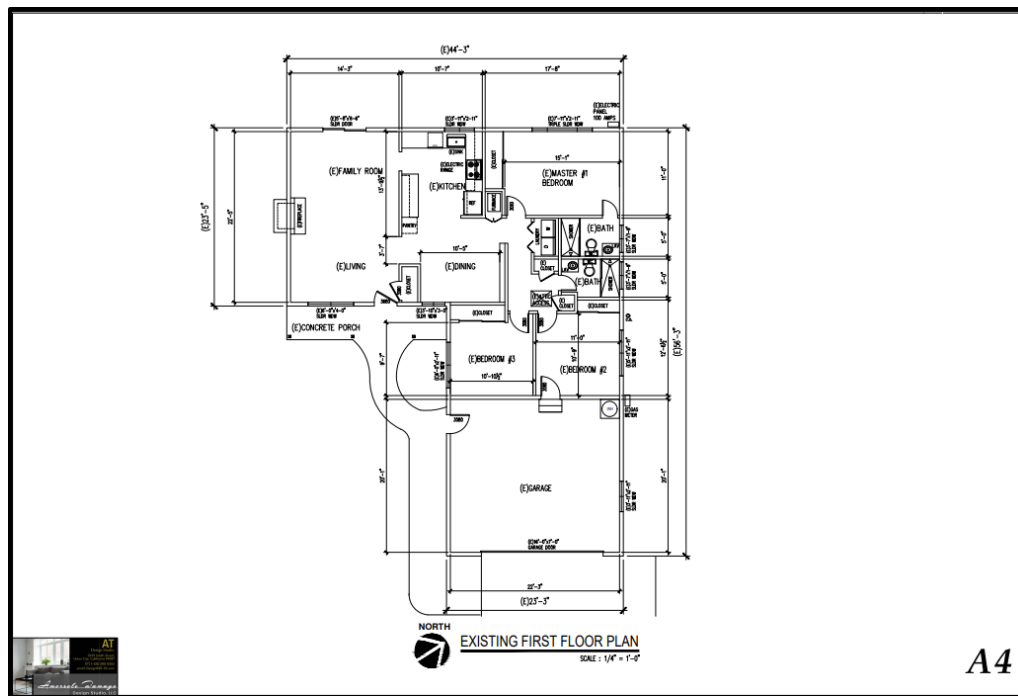


Figure 2: Site Plan with New Second-Story Addition (Sheet A3, Attachment 2)

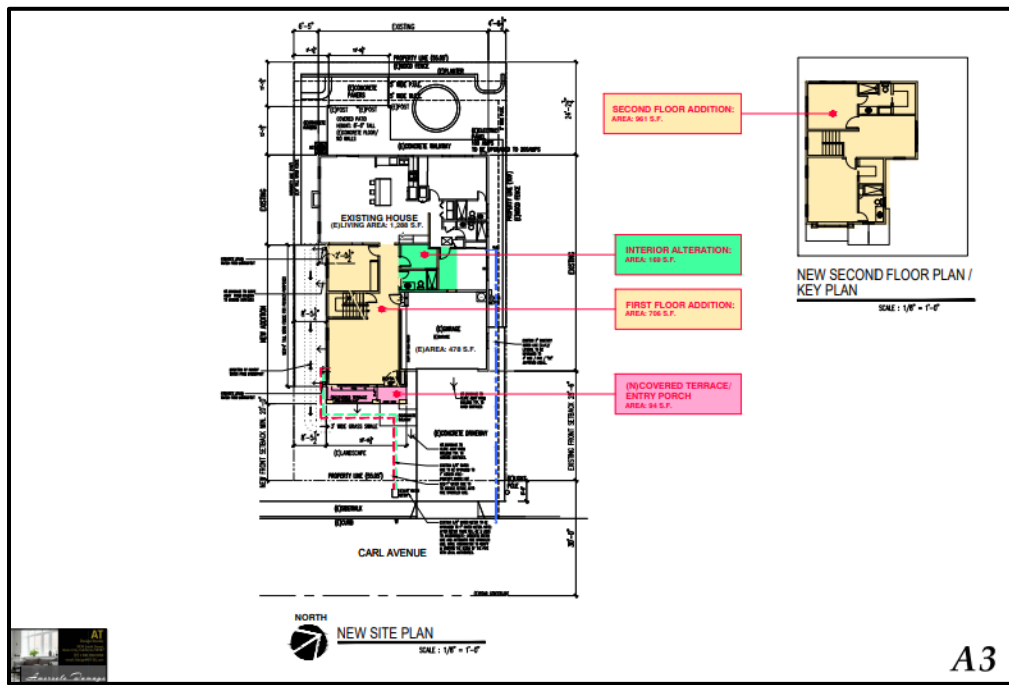


Figure 3: New First Floor Plan (Sheet A6, Attachment 2)

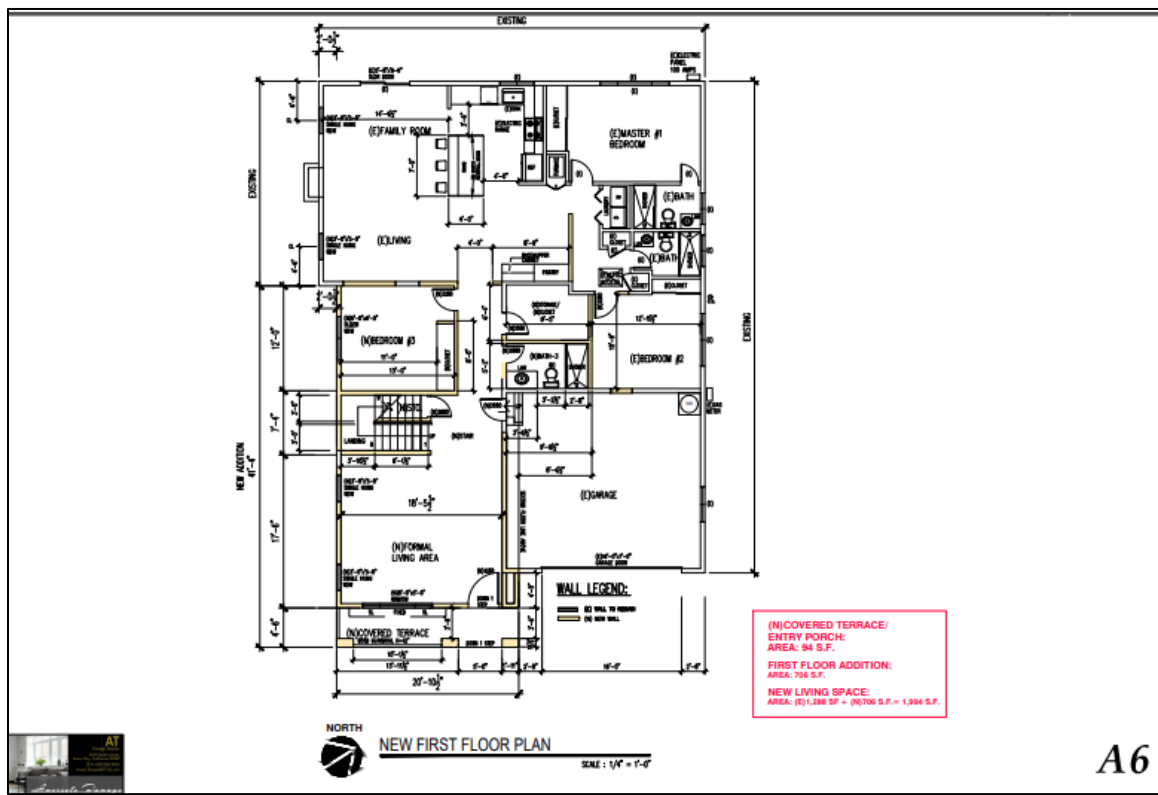
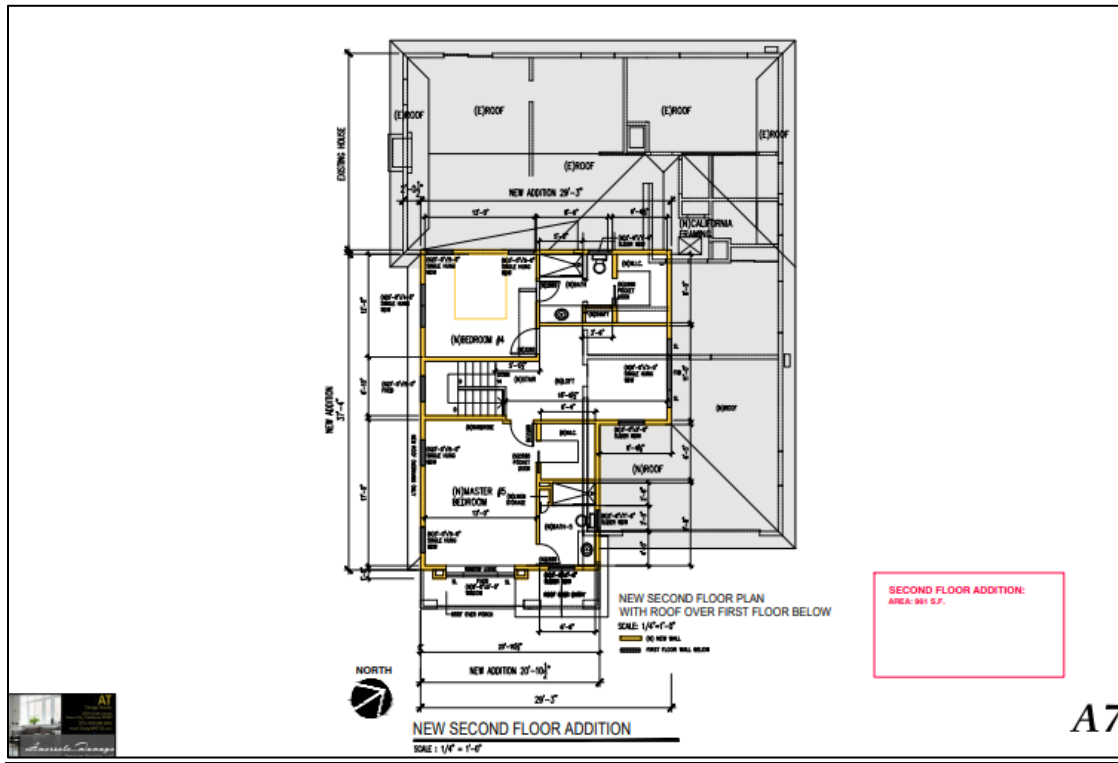


Figure 4: New Second Floor Plan (Sheet A7, Attachment 2)



Project Analysis

The Project site is in the R1-6 Zoning District and complies with the applicable development standards as shown in Table 2, and does not require any deviations from required standards:

Table 2: R1-6 Zoning District Development Standards

Standards	Required/Maximum	Proposed	Complies
Front Setback	20 feet	20 feet	Yes
Front Yard, Max Paving Coverage	Subject Lot 55-ft in width; therefore, maximum 27.5 feet width of paving allowed.	5 feet	Yes
Side Yard Setback	Adjacent to garage: 6 feet Opposite side: 7 feet Total: Min. 13 feet	Existing/No Change: 4 feet, 6.5 inches 8 feet, 5.5 inches Total: 13 feet	Yes

Rear Yard Setback*	25 feet	Existing/No Change: 25 feet	Yes
Rear Yard, Max Coverage	30% Max of required rear yard area	12%	Yes
Building Height	30 feet	24 feet, 1 inch	Yes
Parking	4 spaces	4 spaces	Yes
Rear Setbacks: * Per MMC Sec. XI-10-55.03(8)(a) (Setbacks), “Such additions may be allowed into the required rear yard so that the remaining rear yard setback (measured perpendicular to the rear lot line at any point) is not less than the exterior height of the rear wall of said building addition and shall not encroach into a public utility easement”. Existing New First Story Rear Wall Height: Approximately 9 feet above grade level.			

As proposed, the Project is consistent with the purpose and intent of the Single-Family Residential (R1-6) Zoning District, which is intended to *“stabilize and protect the residential characteristics of the District and to promote and encourage a suitable environment for family life. The R1 District is intended for the suburban family home and the services appurtenant thereto,”* per MMC Section XI-10-4.01.

Parking:

The existing dwelling has three bedrooms with two additional bedrooms proposed. The proposed Project’s five total bedrooms would require four parking spaces as reflected in Table 2 and MMC Section XI-10-53. The property currently maintains a two-car garage and driveway that can safely accommodate at least two vehicles for a total of 4 parking spaces. In this way, the site will remain compliant with the parking standards established under MMC Section XI-10-53.

Architecture, Colors, and Materials

The Applicant has designed the Project with a Transitional Modern architectural style and will feature neutral, earth toned colors and materials, similar to the existing design of the residence. Transitional Modern architecture balances and blends traditional and modern architectural elements into a cohesive space. Elements of Transitional Modern architecture may include colored brick and stone features, small front porches, neutral color palettes, open-concept floor plans, and modern fixtures/hardware.

The Project will include exterior stucco and fiber cement board walls to be painted grey with dark grey accent, with wall trims in a white color. Wainscot accents added to the garage façade include cultured stone veneer identified as rustic southern ledgerstone. The proposed asphalt roofing will be similar and proposes shadow grey presidential shake. The window and glass door frames will be metal white window trims. Figure 5 shows the existing front façade of the residence and Figure 6 shows the proposed Project’s colored renderings of the remodeled and expanded residence, including a colors and materials board.

Figure 5: Existing Front Façade of 1560 Carl Avenue

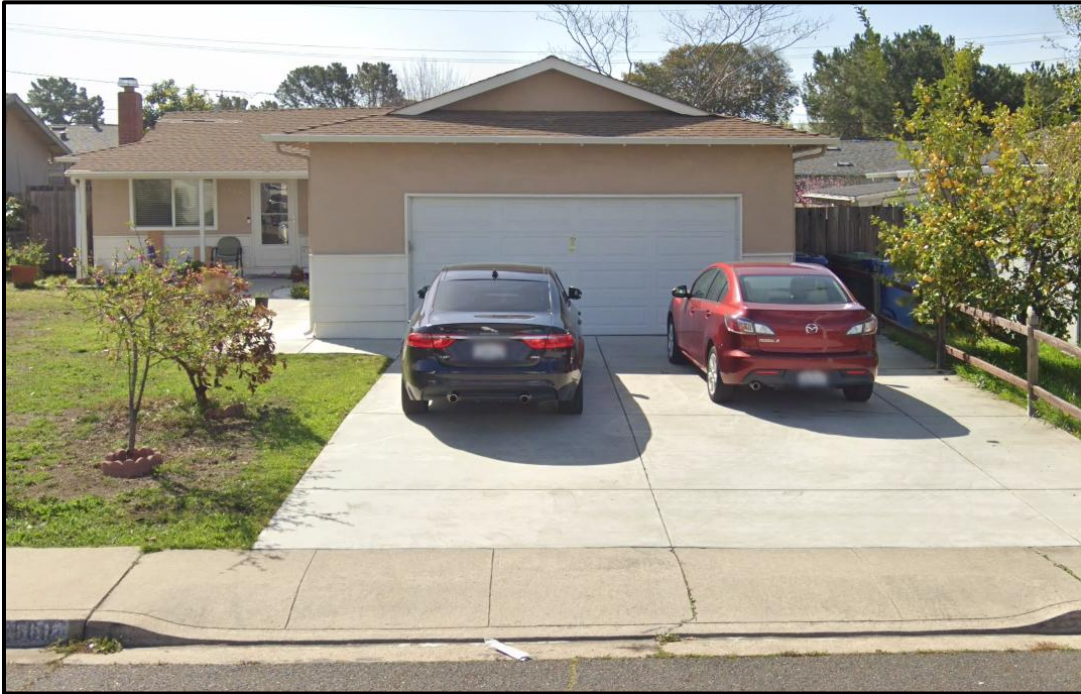
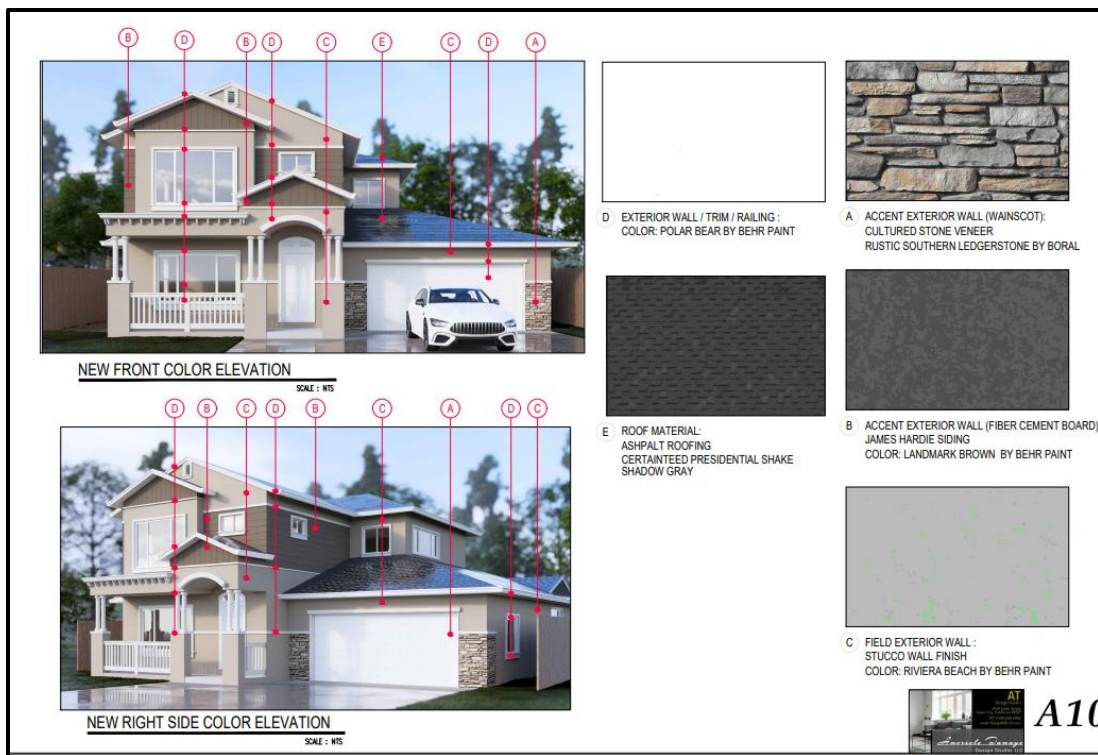


Figure 6: Proposed Front Façade (South Elevation) and Colors/Materials Board



Neighborhood Compatibility and Privacy

Figure 7 demonstrates that the proposed Project will be compatible to other homes in the immediate vicinity that either have a similar grey or light neutral painted stucco façade with front facing garages and either have a grayscale roof shingle color and material in a ranch or transitional architectural style.

While the immediate area maintains predominantly single-story residences, several residences in the surrounding area and on adjacent streets are two-story, including residences to the south (1503 Braly Avenue and 1574 Braly Avenue) of the subject property. The Project's scale is consistent with these two-story residences by proposing only a partial second-story addition that incorporates varying sloped rooflines similar to surrounding properties. This design feature helps preserve the low density, single-family character of the neighborhood while being able to provide space for a growing family.

Furthermore, the Applicant has included additional privacy considerations for the proposed Project's new second-story and surrounding neighbors with careful window placement. As shown in Figures 8 and 9, the Applicant has provided line of sight drawings on sheets A13 and A14 of the Project Plans (Attachment B), demonstrating that the proposed Project's windows on both floors will not directly align with the neighbors' windows at 1572 and 1550 Carl Avenue (single story properties) to reduce privacy concerns between the properties. The plans also describe that privacy fencing will be maintained along the perimeter of the property including the installation of a new 6-ft tall wood fence to be installed along the east side property line adjacent to 1572 Carl Avenue. All new windows are to be installed with window shades/blinds as detailed in the elevations of the proposed plans with a window and door schedule.

Figure 7: Aerial View of Project Site and Immediate Neighborhood



Figure 8: Project 1st Floor Line of Sight Diagram to Adjacent Neighbors (Sheet A13, Attachment 2)

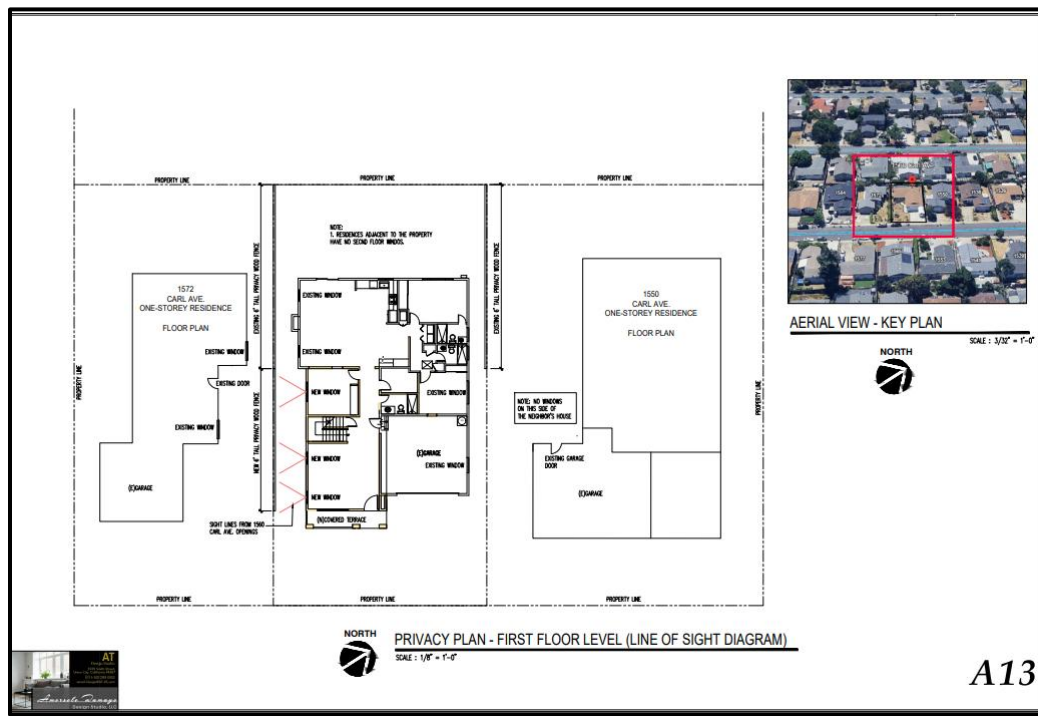


Figure 9: Project 2nd Floor Line of Sight Diagram to Adjacent Neighbors (Sheet A14, Attachment 2)

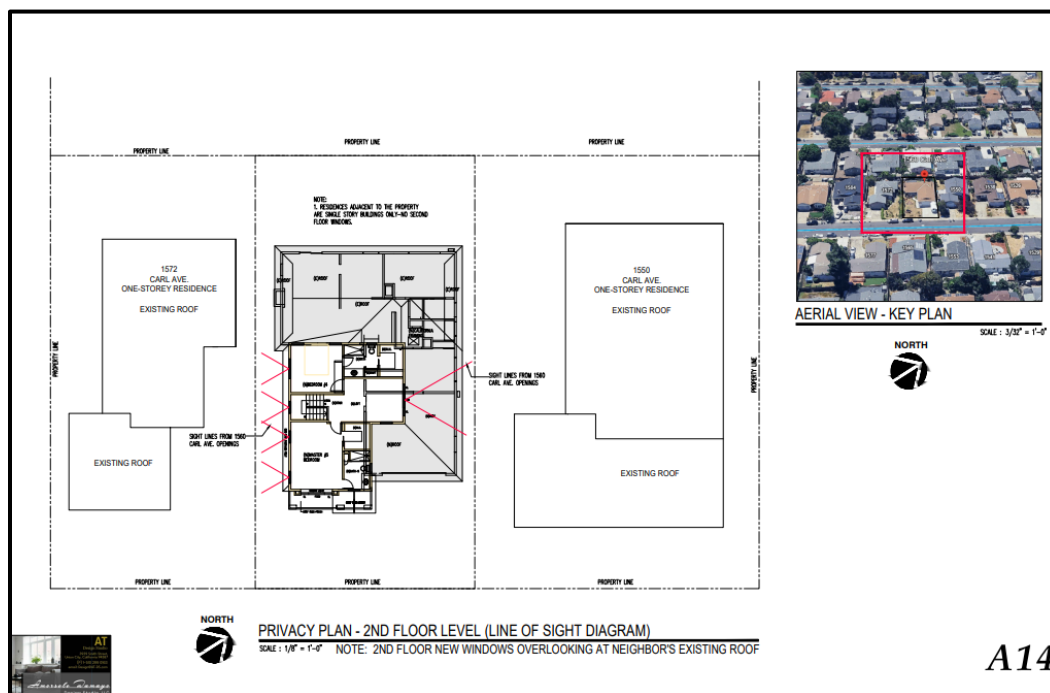


Figure 10: Proposed Project East (Right) Elevation

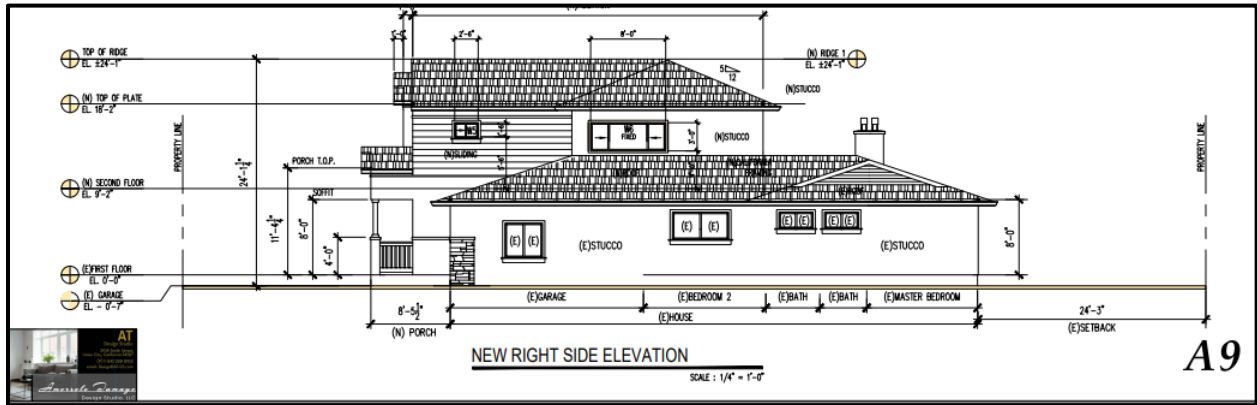
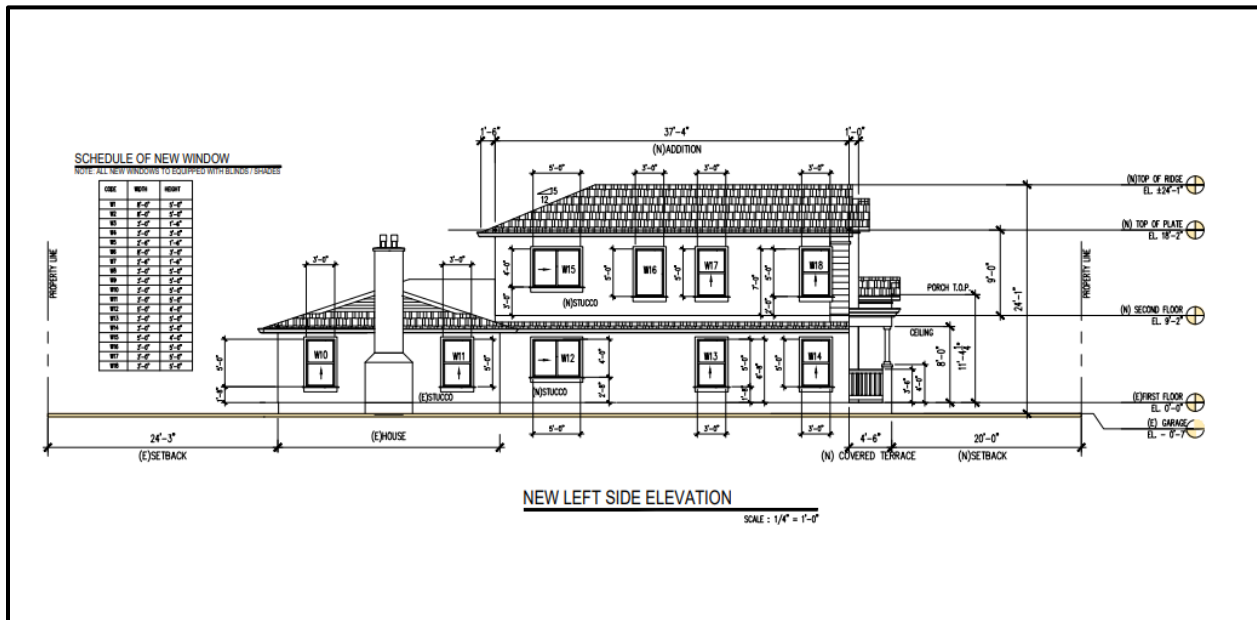


Figure 11: Proposed Project West (Left) Elevation



Furthermore, the property owners have complied with the Planning Department staff's request to conduct their own neighborhood outreach with surrounding neighbors to discuss the proposed Project as a courtesy and address any potential concerns ahead of the scheduled Zoning Administrator hearing. The attached Neighbor Letter and Project Description (Attachment C) provides approval from the Applicant's neighbors and no concerns were raised. Figures 10 and 11 provide east and west elevations of the proposed Project for additional context.

Findings for Approval:

In accordance with Section XI-10-57.03(G) of the Milpitas Municipal Code, the Zoning Administrator may consider and approve a Minor Site Development if the required findings can be made. Findings shall identify the rationale behind the decision to take a certain action and are analyzed below:

- 1. The development recognizes and respects the nature of the neighborhood and site, development patterns, materials used, and the expectations of those who will see and use the building;*

The Project is a remodel and addition of a one-story, single-family residence into a two-story single-family residence that will meet all R1-6 zoning district development standard requirements. The site is surrounded with one- and two-story similar sized single-family homes. The Project's contemporary design with earthtone colors and materials respects the suburban feel of the area and supports the residential characteristics of the R1-6 zoning district. The architectural style will be designed similarly to neighboring properties with a partial two-story Transitional Modern design.

- 2. The development assures that modifications satisfy functional requirements, and are screened with appropriate compatible materials; and*

The proposed Project and the second-story addition was designed to have the majority of the square footage on the ground floor in order to maximize space and functionality. The Project will complement the character of the neighborhood as its building materials will be similar to its existing design and also incorporates a similar architectural style as its adjacent neighbors and has included privacy design considerations, including a line of sight study as specified in the attached project plans and project description. Furthermore, the Project would not require adding any additional parking spaces and the subject site would still meet minimum parking requirements.

- 3. The development assures that the modifications will not interfere with the privacy, quiet enjoyment or view of the surrounding properties.*

The proposed ground floor expansion and two-story addition is located within all required setbacks, and only includes a partial second-story addition to be built above the front half portion of the expanded ground floor. In addition, the Project meets the minimum side yard setbacks which will not interfere with the privacy of the surrounding properties. Line of sight drawings shared by the Applicant and other window privacy considerations demonstrate that the project will not interfere with the privacy, quiet enjoyment, or view of the surrounding properties. The property owner has also conducted voluntary neighborhood outreach regarding these potential concerns and has provided a summary of the efforts to Planning Department staff.

California Environmental Quality Act (CEQA):

The Project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (New construction or conversion of small structures), Section 15332 (In-Fill Development Projects) and, as a separate and independent basis, Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning). The Project is a remodel of an existing single-family residence to expand the ground floor and an addition of a new partial second-story that meets or exceeds all of the objective design standards of the R1-6 zoning district.

Recommendation:

Staff recommends that the Zoning Administrator approve Minor Site Development Permit No. MS25-0129 to remodel an existing 1,288-sq ft., one-story single-family residence with an 800-sq. ft. ground floor addition, and the construction of a new, 961-sq. ft. second-story addition on a 0.10-acre lot located in the R1-6 Single-Family Residential Zoning District at 1560 Carl Avenue, subject to the findings outlined in this report and the attached Conditions of Approval.

Attachments:

- A. Conditions of Approval
- B. Project Plans
- C. Neighbor Letter and Project Description

ATTACHMENT A

MINOR SITE DEVELOPMENT PERMIT NO. P-MS25-0129 1560 CARL AVENUE (APN 029-20-006)

The City of Milpitas Zoning Administrator approves Minor Site Development Permit No. MS25-0129 in accordance with Section XI-10-57.03 of the Milpitas Municipal Code, subject to and conditioned upon all applicable State and local laws and regulations and the Conditions of Approval outlined below. This Minor Site Development Permit entitlement is to allow the issuance of building permits to remodel an existing 1,288-sq. ft. one-story single-family residence with an 800-sq. ft. ground floor addition, and the construction of a new, 961-sq. ft. second-story addition (the "Project") on a 0.10-acre lot located within the R1-6 Single-Family Residential Zoning District at 1560 Carl Avenue (APN: 029-20-006), subject to all necessary reviews, approvals, studies, and inspections for the issuance of such building permits.

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL:

General Conditions

1. General Compliance. The applicant, including all successors in interest (collectively "Permittee") shall comply with each and every condition set forth in this Permit. This Minor Site Development Permit No. MS25-0129 ("Permit") shall have no force or effect and no building permit shall be issued unless and until all things required by the below-enumerated precedent conditions have been performed or caused to be performed. **(P)**
2. Effective Date. Unless there is a timely appeal filed in accordance with the Milpitas Zoning Code, the date of approval of this Permit is the date on which the decision-making body approved this Permit. **(P)**
3. Acceptance of Permit. Should Permittee fail to file a timely appeal within twelve (12) calendar days of the date of approval of this Permit, inaction by Permittee shall be deemed to constitute each of the following: **(P)**
 - i. Acceptance of this Permit by Permittee; and
 - ii. Agreement by the Permittee to be bound by, comply with, and to do all things required of or by Permittee pursuant to all the terms, obligations, and conditions of this Permit.
4. Permit Expiration. Pursuant to Section XI-10-64-06 of the Milpitas Zoning Code, this Permit shall become null and void if the activity permitted by this Permit is not commenced within two (2) years from the date of approval, or for a project submitted with a tentative map, within the time limits of the approved tentative map. Pursuant to Section XI-10-64.06(B) of the Milpitas Zoning Code, an activity permitted by this Permit shall be deemed to have commenced when the Project: **(P)**

- i. Completes a foundation associated with the Project; or
 - ii. Dedicates any land or easement as required from the zoning action; or
 - iii. Complies with all legal requirements necessary to commence the use, or obtains an occupancy permit, whichever is sooner.
- 5. Time Extension. Pursuant to Section XI-10-64.07 of the Milpitas Zoning Code, unless otherwise provided by State law, Permittee shall have the right to request a one-time extension of the Permit if the request is made in writing to the Planning Division prior to the expiration date of the approval. **(P)**
- 6. Notice. Pursuant to California Government Code Section 66020, any protest filed in court relating to the imposition of fees, dedication, reservations, or other exactions to be imposed on the development Project shall be filed within ninety (90) days after the date of the approval of this Permit. This provision serves as notice from the local agency to the Permittee that the ninety (90) day period in which the applicant may file a protest has begun under California Government Code Section 66020(d)(1). **(CA)**
- 7. Cost and Approval. Permittee shall fully complete and satisfy each and every condition set forth in this Permit and any other condition applicable to the Project to the sole satisfaction of the City. Additionally, Permittee shall be solely responsible and liable for the cost to satisfy each and every condition. Permittee shall pay all required fees and charges to the City at the rate in effect at time of building permit issuance, or, the rate in effect when the fees and charges are due and paid in full to the City. There is no vesting of any fees or charges with the approval of this Permit. **(P)**
- 8. Conditions. Each and every condition set forth in this Exhibit shall apply to the Project and continue to apply to the Project so long as the Permittee is operating the Project under the permits and approvals in this Permit. **(P)**
- 9. Compliance with Laws. The construction, use, and all related activity authorized under this Permit shall comply with all applicable local, state, and federal laws, rules, regulations, guidelines, requirements, and policies. **(CA/P)**
- 10. Previous Approvals. Permittee shall abide and continue to comply with all previous City approvals, permits, or requirements relating to the subject property, unless explicitly superseded or revised by this Permit. **(P)**
- 11. Indemnification. To the fullest extent permitted by law, Permittee shall indemnify, defend with counsel of the City's choosing, and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to (i) City's approval of the Project, including but not limited to, the approval of the discretionary permits, maps under the Subdivision Map Act, and/or the City's related determinations or actions under the California Environmental Quality Act, and (ii) Permittee's construction, operation, use, or related activity under this Permit. This

indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. Permittee shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. **(CA)**

12. Written Response to Conditions. The Permittee shall provide a written response to the Conditions of Approval indicating how each condition has been addressed with the building permit application submittal. **(ALL)**

13. Revocation, Suspension, Modification. This Permit may be suspended, revoked, or modified in accordance with Section XI-10-63.06 of the Milpitas Zoning Code. **(P)**

14. Severability. If any term, provision, or condition of this Permit is held to be illegal or unenforceable by the Court, such term, provision, or condition shall be severed and shall be inoperative, and the remainder of this Permit shall remain operative, binding, and fully enforceable. **(CA)**

15. Permittee shall develop the approved Project in conformance with the approved plans dated August 6, 2025 as Attachment B and as approved by the Zoning Administrator on the date of the administrative hearing for the Project on September 11, 2025 in accordance with these Conditions of Approval. **(P)**

Any deviation from the approved site plan, elevations, materials, colors, landscape plan, or other approved submittal shall require that, prior to the issuance of building permits, the Permittee 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 Zoning Administrator or City Council, as applicable, in accordance with the Milpitas Zoning Code. **(P)**

FIRE DEPARTMENT CONDITIONS

The plans approved by the Planning Department process are not building plans and have not been reviewed nor approved for conformance to the California Building Code (CBC), California Fire Code (CFC) and the Milpitas Municipal Code (MMC). Do not consider this set of plans as final building plans approved by the Fire Department. Building plans must be submitted for review and approval before construction is to commence. The following notes are a general list of the applicable code requirements (2022) and are provided to assist with the building permit process. Please note that these are not all inclusive. All applicable Building, Fire and Municipal Code requirements must be met in advance of any building permit approvals or related construction.

17. Electronic documents. The fire code official may require electronic base documents for all construction documents and operational permits. The fire code official shall designate the software base format for the electronic documents. CFC Section 106.1.1, added by MMC Section V-300-2.28, and CFC Section 106.1.1.

18. Premises identification. New and existing buildings shall have approved address numbers. Address numbers shall be illuminated and located where they are clearly visible from the street. Added by MMC Section V-300-2.55 and CFC Section 505

19. Fire Department Access

Building and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of 2022 CFC 503.1.1 and shall extend to within 150 feet of all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

19.1. Provide a site plan and show the dimension in the normal route of fire hose from fire apparatus access road to all portion of the exterior wall of the main building.

19.2. Provide in the site plan, the nearest fire hydrant and distance to the frontage of the property.

20. Required water supply (hydrants that meet the minimum City Engineering Division Design Standards). An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. CFC Section 507.1

Provide a report showing a minimum fire flow of 500 gpm at minimum 20 psi residual pressure based on the Type V-B sprinklered with a total fire area of 2,693 square feet. 2022 CFC B105.1

Fire flow can be requested at MilpitasWorks@milpitas.gov

21. The reconstruction of this home plus the addition makes this home to be considered as new (coordinate with the building department on the determination of the reconstruction as new home). Coordinate with building plan reviewer for the determination based on BLDG50 policy with link below for reference. The following fire dept. comments will be applicable.

<https://www.milpitas.gov/DocumentCenter/View/314/BDP-BLG50-Fire-Sprinkler-Requirements-for-Rebuild-PDF>

Provide the following notes on the cover sheet: AUTOMATIC FIRE SPRINKLERS for NEW HOMES

- 21.1.1. An approved automatic fire sprinkler system (NFPA 13D minimum) shall be provided for the home (living space, garage, outdoor spaces attached to the home, etc.). California Fire Code Section 903.2.8
- 21.1.2. FIRE DEPARTMENT PERMIT – REQUIRED
The Milpitas Fire Department shall approve new installation and/or modifications to existing fire protection, alarm or monitoring system(s), public and private hydrants. A separate submittal is required to the Milpitas Fire Department, for review and approval, prior to the commencement of any work. CFC Section 901.2
- 21.1.3. WATER SUPPLY SERVICE TO THE HOME
The water supply service to the home may need upgrading to service the automatic fire sprinkler system. All new water services shall be done as required by the City of Milpitas Engineering Division.
22. Walkway. A paved walkway shall be provided from the front public sidewalk to the front door of the new dwelling unit. The sidewalk shall be 48 inches in width minimum. The walkway shall be maintained clear and unobstructed at all times.
23. Gate(s). If there are gates along the path of the required walkway, such gates shall be not less than 48 inches net clear when open and shall provide the means for easy opening from the exterior side of the gate(s).
24. Access Control Device. When access control devices including bars, grates, electric or magnetic locks or similar devices, which will inhibit rapid fire department emergency access to the building, are installed, such devices shall be approved by the fire code official. All access control devices shall be provided with an approved means for deactivation or unlocking by the fire department. Access control devices shall also comply with Chapter 10 egress. 2022 CFC Section 504.6 added by MMC Section V-300-2.54

BUILDING DEPARTMENT CONDITIONS

25. Compliance with California Code of Regulations. The Project shall comply with the requirements of the Building Safety and Housing Department and the California Code of Regulations Title 24 and the Milpitas Municipal Code as adopted by the City. Building permits shall be submitted to and approved by the Building Safety and Housing Department prior to start of construction. All California Code of Regulations Title 24 and Milpitas Municipal Code requirements applicable at the time of building permit application must be met in advance of any building permit approvals or related construction. Changes to the site plan and/or building plan require review and approval by the Building Safety and Housing Department.
26. Demolition. All existing structures and improvements to the property, including any unpermitted or otherwise legally non-compliant structures and improvements, shall be demolished prior or concurrently to construction of any new development contemplated by this building permit.

ENGINEERING DEPARTMENT CONDITIONS

PRIOR TO CONSTRUCTION PLAN SUBMITTALS

*The following conditions shall be met **prior to** any detailed construction plan check submittals (Building or Engineering, except demolition and rough grade plans), unless otherwise approved by the Director of Engineering/City Engineer. City reserves the right to reject any plan check submittal if any of the following conditions are not met. (E)*

27. Modifications: The Minor Site Development Permit plans dated August 6, 2025 and approved by the Zoning Administrator on September 11, 2025, is subject to change during the plan check stage based upon City's previous comments and conditions stated herein.
28. Submittal Requirements: Permittee to ensure that all plan check submittals are in accordance with City's submittal check list for each permit type, including but not limited to, payment of permit fees and/or fee deposit at the time of the submittal.

PRIOR TO OFF-SITE PLAN APPROVAL/ENCROACHMENT PERMIT ISSUANCE

*The following conditions shall be addressed as part of the off-site improvement plan review and shall be met **prior to** encroachment permit issuance, unless otherwise approved by the Director of Engineering/City Engineer. (E)*

29. Public Improvement Design Standards: All public improvements shall be designed and constructed in accordance with all applicable public improvement design standards, including but not limited to:
- a. Milpitas Design Guidelines: (<https://www.milpitas.gov/317/Land-Development-Procedures-Guidelines>);
 - b. Standard details and specifications: (<https://www.milpitas.gov/317/Land-Development-Procedures-Guidelines>);
 - c. Americans with Disabilities Act (ADA) requirements, where applicable.
30. Domestic Water and Fire Service Calculations: Permittee shall submit potable water and fire service calculations to confirm adequacy of lateral size, pressure and flow, to be reviewed and approved by the Engineering Department and Fire Department. Hydraulic modeling analysis by the City and paid by the Permittee may be required as needed. Permittee shall be responsible to implement any necessary improvements if there is any identified deficiency to the existing main as a result of the Project.
31. Specific Improvements: In addition to standard public improvements required under Milpitas Municipal Code (MMC) Title XI, Chapter 1, Section 7, Permittee shall install other specific improvements listed below including incidental improvements as required by the City as part of the encroachment permit.
- a) Abandonment of the existing water service lateral at its tapping point at the City water main and installation of a new water service lateral and water meter if fire sprinkler flow calculations determine that the existing water service and meter

size does not provide adequate flow capacity for the reconstructed residence's required fire sprinklers.

32. Abandonment of Existing City Utilities: Permittee shall cap, abandon or remove any unused existing public utilities based upon City's Abandonment Notes and to the City's satisfaction.
33. Water Service Agreement: Permittee shall complete a water service agreement to obtain water service.
34. Encroachment Permit: Prior to any work in the public right-of-way and/or public easement, obtain an encroachment permit with insurance requirements for all public improvements including a traffic control plan per the latest California Manual on Uniform Traffic Control Devices (MUTCD) standards to be reviewed and approved by the Engineering Department.

PRIOR TO BUILDING PERMIT ISSUANCE

*The following conditions shall be addressed during the building plan check process and shall be met **prior to** any building permit issuance (except demolition permit and rough grade permit), unless otherwise approved by the Director of Engineering/City Engineer. (E)*

35. Easements on the Building Permit Plans: Permittee shall depict all existing easements to remain based upon current preliminary title report and depict new easements on applicable building permit plans.

DURING CONSTRUCTION

*The following conditions shall be complied with at all times **during** the construction phase of the project, unless otherwise approved by the Director of Engineering/City Engineer. (E)*

36. Dewatering: If dewatering is needed during construction, Permittee shall obtain a Short-Term Industrial Wastewater Permit from the San Jose/Santa Clara Water Pollution Control Plant for discharging the groundwater to a sanitary sewer system.
37. Prohibition of Potable Water Usage: Permittee shall use recycled water for construction purposes, including dust control and compaction. Permittee shall comply with MMC VIII-6-5.00 and 6-6.00 where potable water usage is prohibited, unless otherwise approved by the City Council.

PRIOR TO FIRST OCCUPANCY

*The following conditions shall be met **prior to** building occupancy, unless otherwise approved by the Director of Engineering/City Engineer.*

38. Completion of Public Improvements: Permittee shall complete all public improvements, including but not limited to the replacement of the property's existing water service and meter if required per fire sprinkler flow calculations, as shown on City approved plans.

(P) = Planning
(F) = Fire Prevention
(B) = Building
(LD) = Land Development
(CA) = City Attorney

PASSED AND ADOPTED at a regular meeting of the Zoning Administrator of the City of Milpitas on September 11, 2025.

Lillian VanHua, AICP
Acting Zoning Administrator

Date: _____

NOTICE OF RIGHT TO PROTEST

The Conditions of Project Approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. You are hereby further notified that the 90-day approval period in which you may protest these fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020(a), began on date of adoption of this resolution. If you fail to file a protest within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such exactions.

AGREEMENT

Permittee/Property Owner

The undersigned agrees to each and every condition of approval and acknowledges the NOTICE OF RIGHT TO PROTEST and hereby agrees to use the subject property on the terms and conditions set forth in this Permit.

Date: _____

Signature of Permittee

*New 2 Story Addition & Interior Renovation
to the Existing Single Family Residence*

*1560 Carl Avenue, Milpitas, California
APN# 02920006*



PERSPECTIVE

PROJECT INFORMATION

SCOPE OF WORKS:

NEW TWO STORY ADDITION & INTERIOR ALTERATION TO THE EXISTING SINGLE FAMILY RESIDENCE WITH THE FOLLOWING SCOPE:

FIRST FLOOR LEVEL:

- 1) MODIFICATION OF (E)BEDROOMS 1 & 2 TO EXPAND BEDROOM 2 AND ALSO TO ACCOMMODATE NEW COMMON THREE FIXTURE BATHROOM AND STORAGE ROOM.
- 2) DEMOLITION OF THE (E)COAT CLOSET.
- 3) REMOVE (E) FRONT WINDOWS AND ENTRY DOOR AND BEDROOM 1 WINDOW.
- 4) CLOSED OFF (E)DOOR ACCESS FROM GARAGE TO BEDROOM 2.
- 5) RELOCATE (E)GARAGE SERVICE DOOR.
- 6) DEMOLITION OF THE (E)ENTRY PORCH CONCRETE FLOOR, ROOF AND POST, CONCRETE WALKWAY AND GRASS / PLANTER.

- 7) (N)BEDROOM 1.
- 8) (N)STAIR TO SECOND FLOOR ADDITION.
- 9) (N)42" ENTRY DOOR.
- 10) (N)COVERED TERRACE.

(N)SECOND FLOOR LEVEL-ADDITION:

- 1) (N)BEDROOM 4 WITH ATTACHED 3 FIXTURE BATHROOM + WALK-IN CLOSET
- 2) (N)MASTER BEDROOM 5 WITH WALK-IN CLOSET & ATTACHED 3 FIXTURE BATHROOM
- 3) (N)LOFT

PROJECT DATA:

APN: 02920006
LOT AREA: 5,994 S.F.
OCCUPANCY: R-3
CONSTRUCTION TYPE: V-B
SPRINKLER: NO
STORY: EXISTING ONE STORY (NEW TWO STORY)
ZONING: R1-6
(E)LIVING FLOOR AREA: 1,288 S.F.
(E)GARAGE FLOOR AREA: 478 S.F.

INTERIOR RENOVATION: 169 S.F. (LIVING SPACE)
(N)FIRST FLOOR ADDITION: 706 S.F. (LIVING SPACE)
(N)COVERED TERRACE / ENTRY PORCH: 94 S.F. (LIVING SPACE)
(N)SECOND FLOOR ADDITION: 961 S.F.

(N)LIVING SPACE - FIRST FLOOR AREA: (E)1,288 S.F.+ 706 S.F.= 1,994 S.F.
(N)LIVING SPACE - SECOND FLOOR AREA: (N)961 S.F.= 961 S.F.

(N)TOTAL LIVING SPACE: 2,955 S.F.

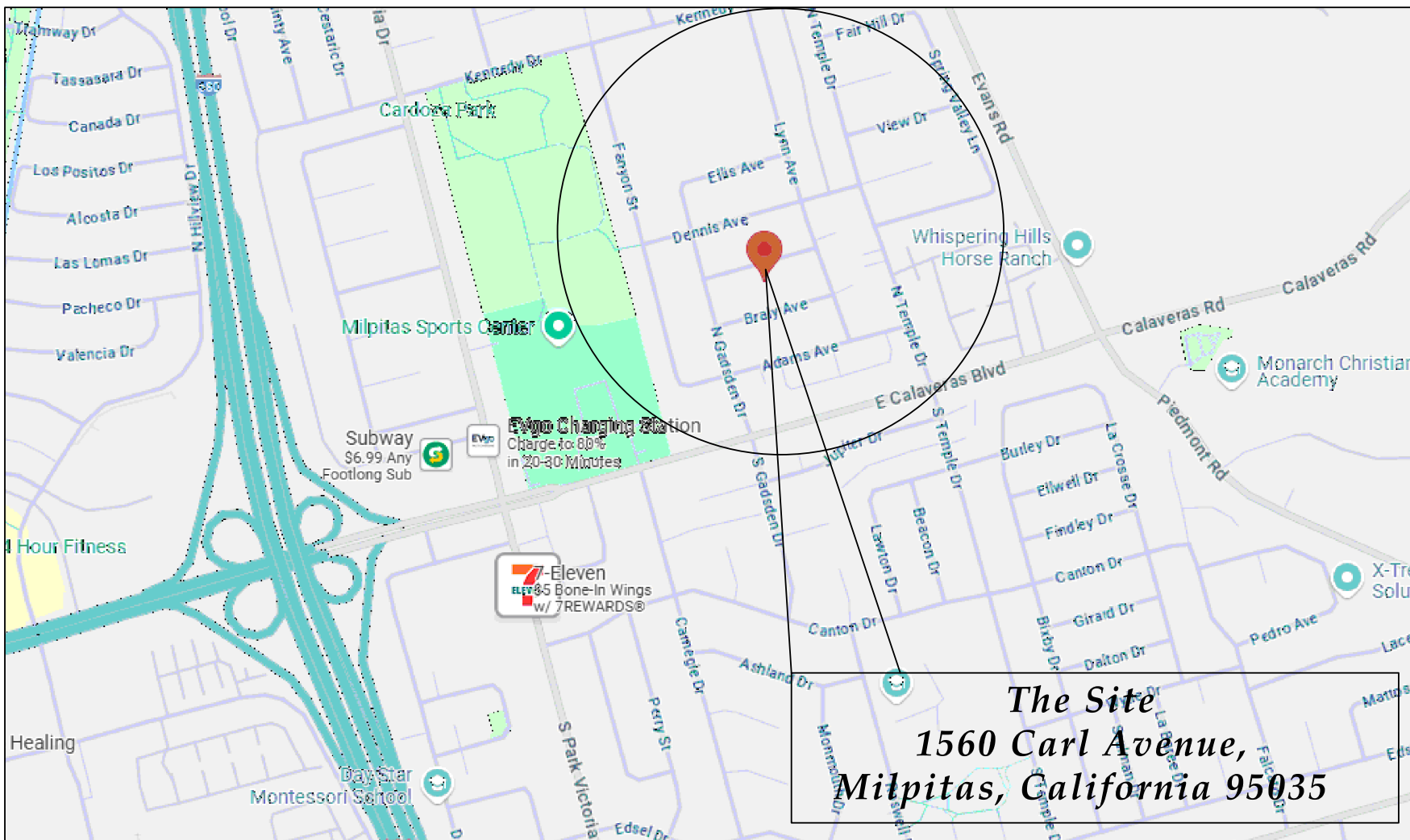
CODES:

CALIFORNIA FIRE CODE: 2022 EDITION
CALIFORNIA RESIDENTIAL CODE: 2022 EDITION
CALIFORNIA BUILDING CODE: 2022 EDITION
CALIFORNIA ENERGY CODE: 2022 EDITION
CALIFORNIA MECHANICAL CODE: 2022 EDITION
PLUMBING CODE: 2022 EDITION
CALIFORNIA ELECTRIC CODE: 2022 EDITION
CALIFORNIA GREEN CODE: 2022 EDITION

ALONG WITH ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS.

DRAWING INDEX:

- A0 COVER SHEET
- A1 CONTEXT MAP
- A2 EXISTING SITE PLAN
- A3 NEW SITE PLAN
- A4 EXISTING FIRST FLOOR PLAN
- A5 FIRST FLOOR DEMOLITION PLAN
- A6 NEW FIRST FLOOR PLAN
- A7 NEW SECOND FLOOR PLAN
- A8 NEW SECOND FLOOR ROOF PLAN
- A9 FRONT AND RIGHT SIDE ELEVATIONS
- A10 COLOR ELEVATIONS
- A11 LEFT SIDE ELEVATION
- A12 REAR SIDE ELEVATION
- A13 PRIVACY PLAN - FIRST FLOOR LEVEL (LINE OF SIGHT DIAGRAM)
- A14 PRIVACY PLAN - SECOND FLOOR LEVEL (LINE OF SIGHT DIAGRAM)
- CB1 CLEAN BAY BLUEPRINT

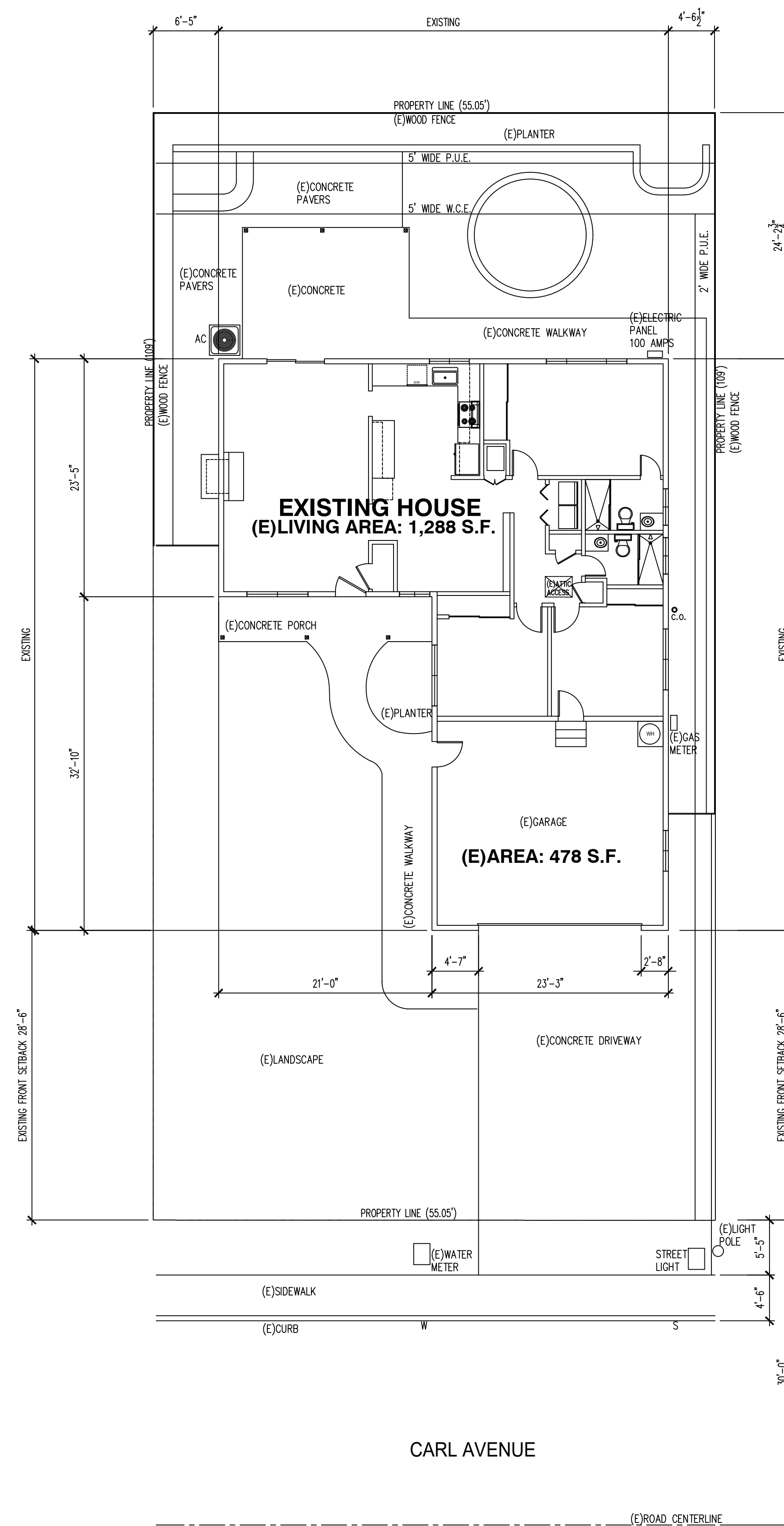


NORTH
VICINITY MAP





Project Address:
1560 Carl Avenue,
Milpitas, California 95035



EXISTING SITE PLAN

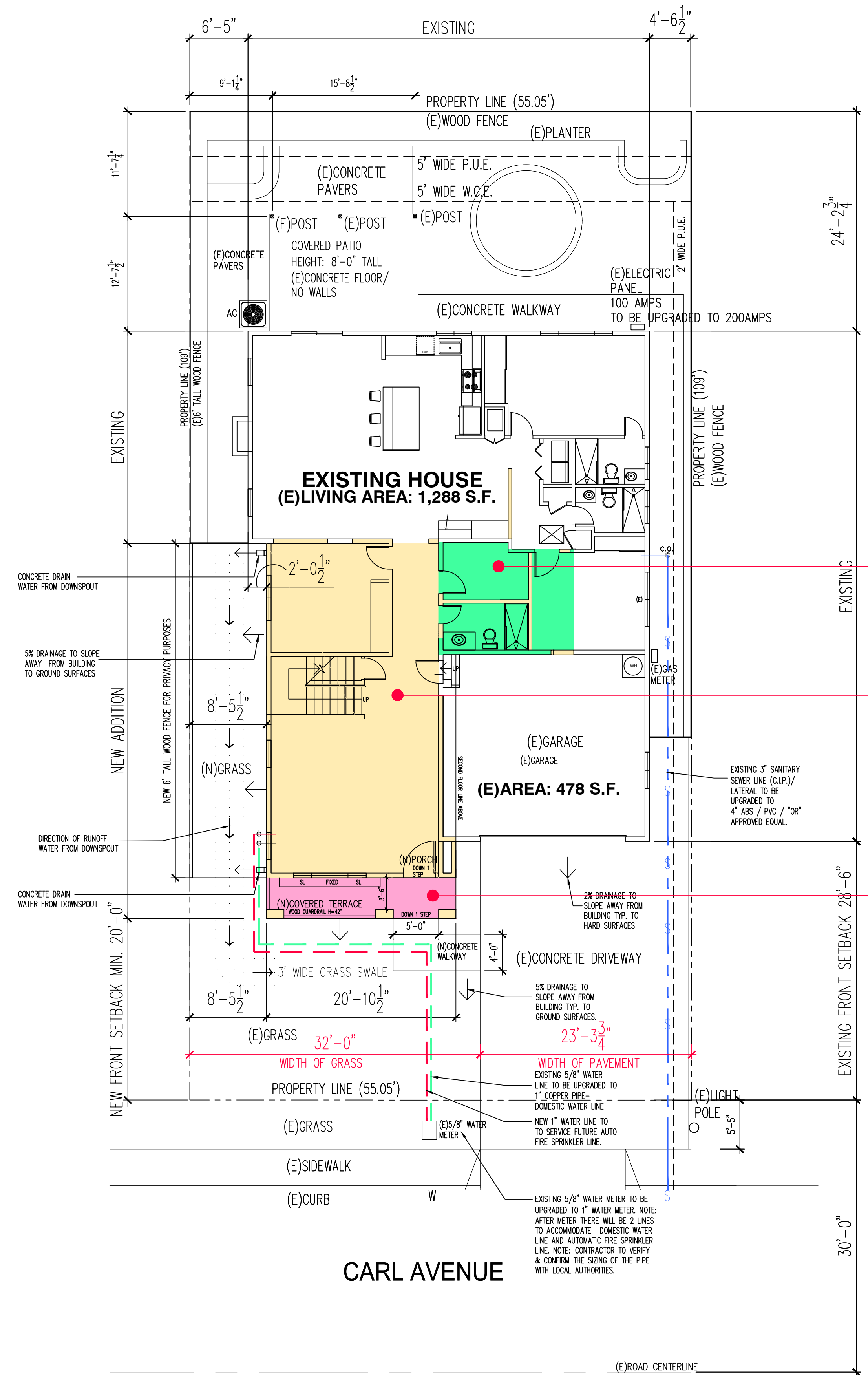
SCALE : 1/8" = 1'-0"



A2



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

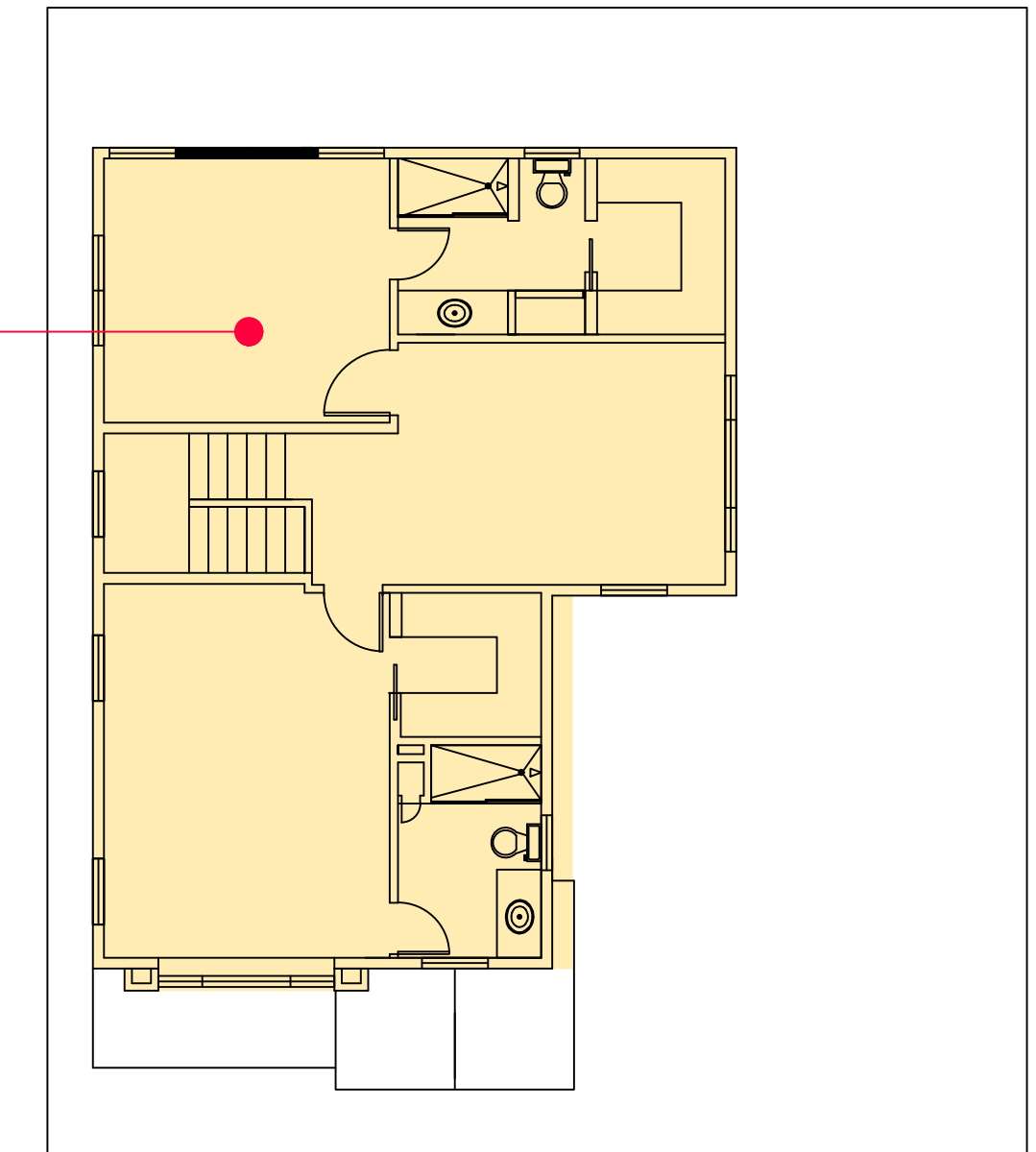


SECOND FLOOR ADDITION:
AREA: 961 S.F.

INTERIOR ALTERATION:
AREA: 169 S.F.

FIRST FLOOR ADDITION:
AREA: 706 S.F.

**(N)COVERED TERRACE/
ENTRY PORCH**
AREA: 94 S.F.



**NEW SECOND FLOOR PLAN /
KEY PLAN**

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

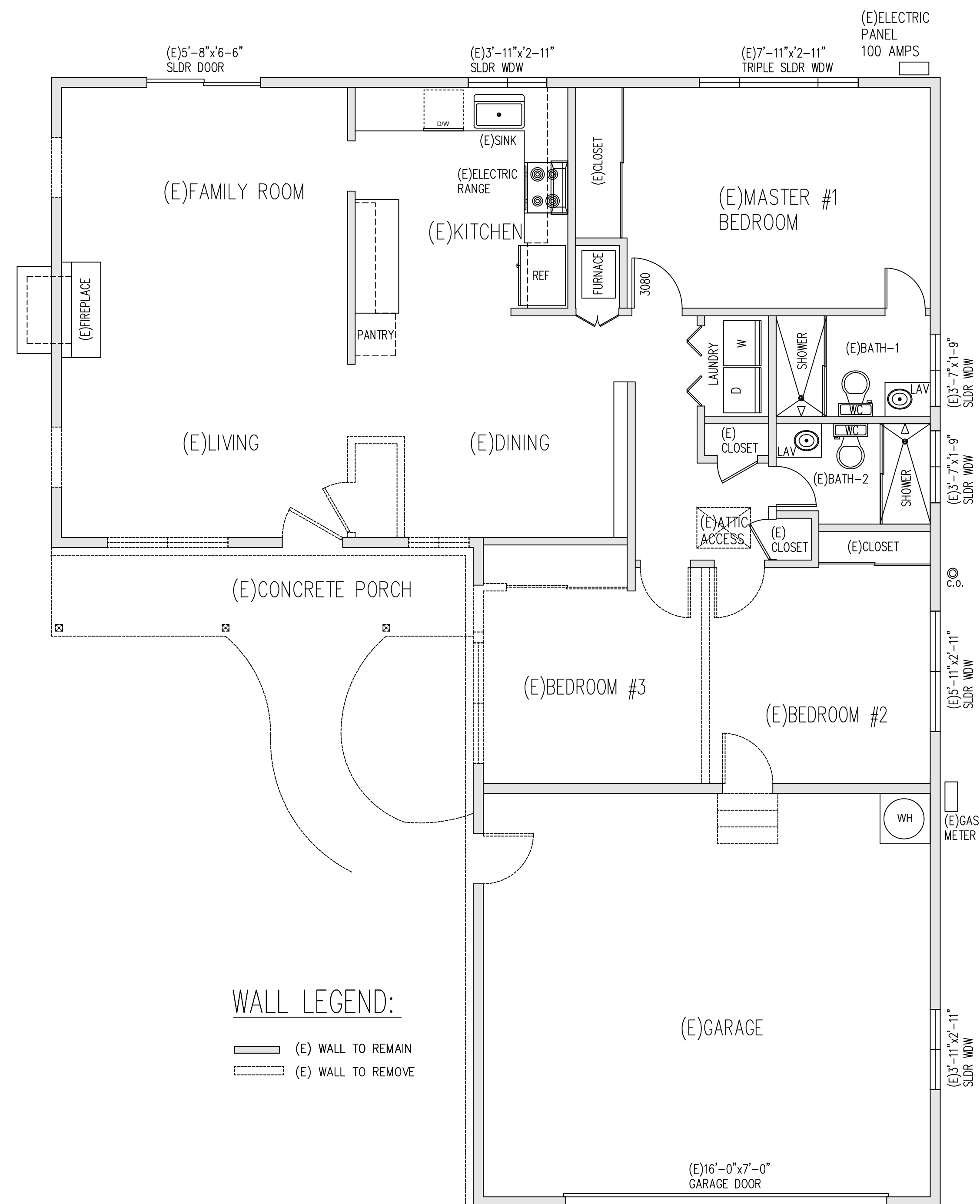


NEW SITE PLAN

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

AT
Design Studio
3929 Smith Street
Union City, California 94587
(P) 1-510-299-0183
email: Design@AT-DS.com

Amorsolo Design Studio
Design Studio, LLC



WALL LEGEND:

- (E) WALL TO REMAIN
- (E) WALL TO REMOVE

(E)FIRST FLOOR DEMOLITION PLAN

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

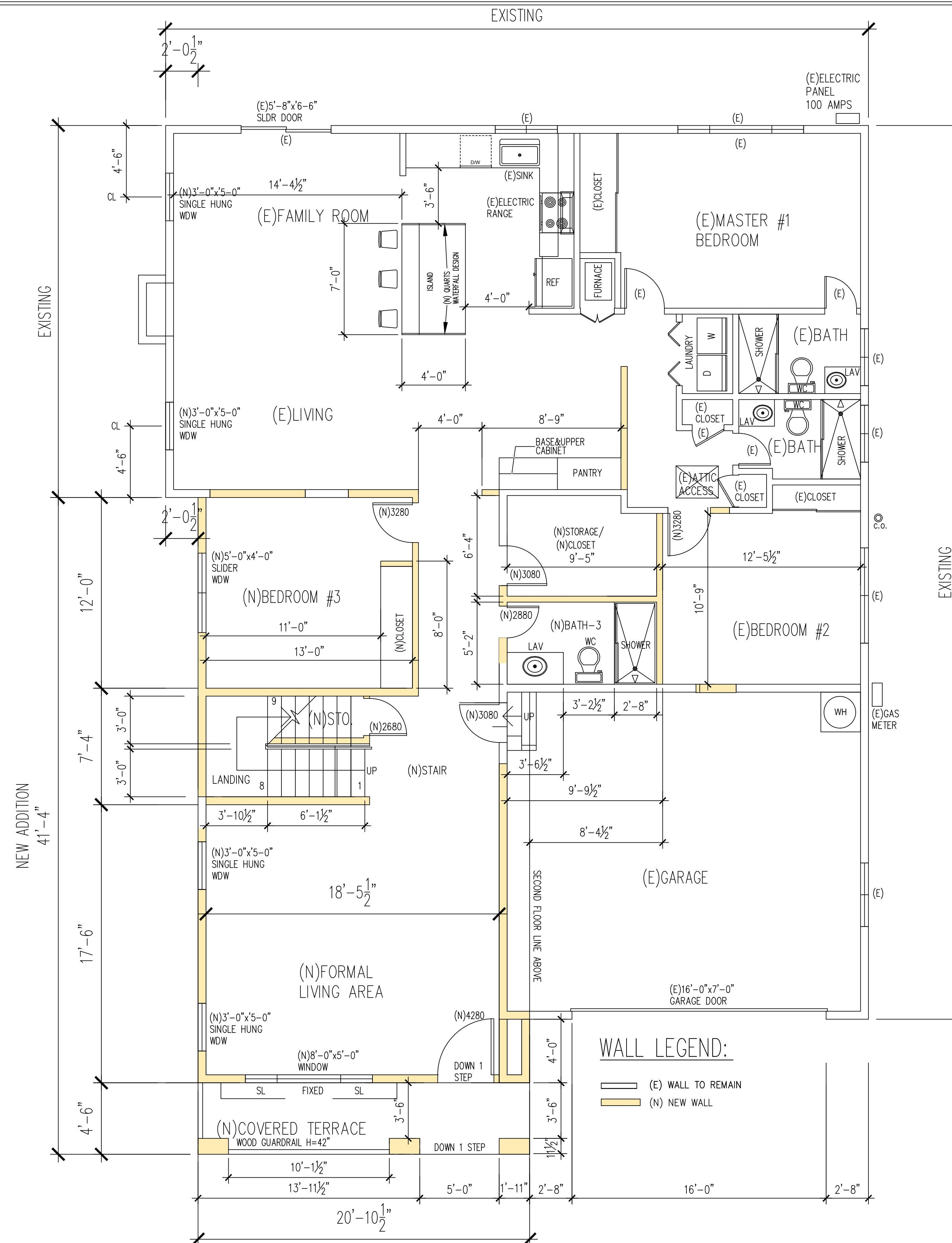


FIRST FLOOR DEMOLITION PLAN

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



A5



NEW FIRST FLOOR PLAN

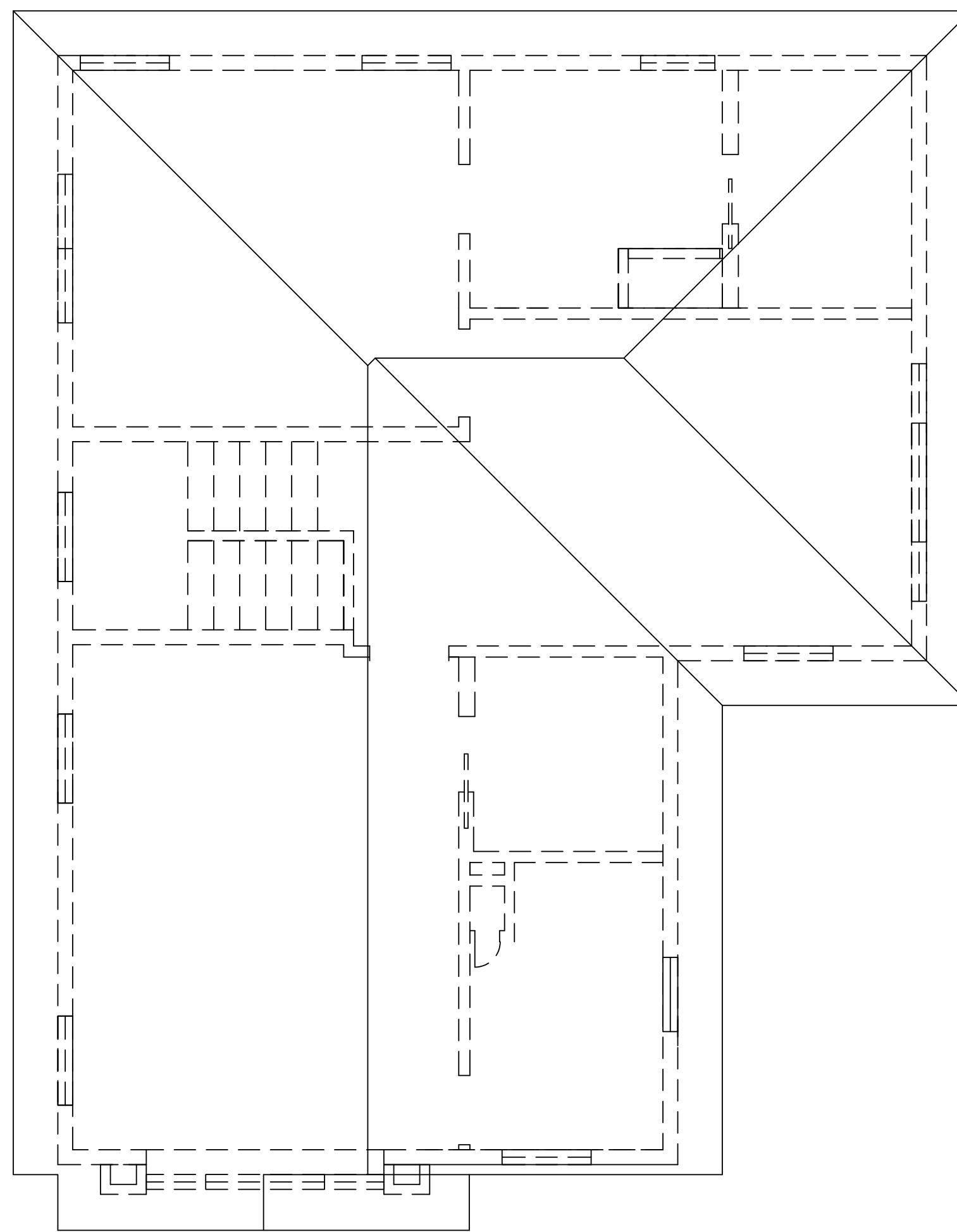
SCALE : 1/4" = 1'-0"

A6





A7



NORTH

NEW SECOND FLOOR ROOF

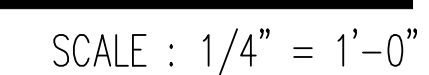
SCALE : 1/4" = 1'-0"

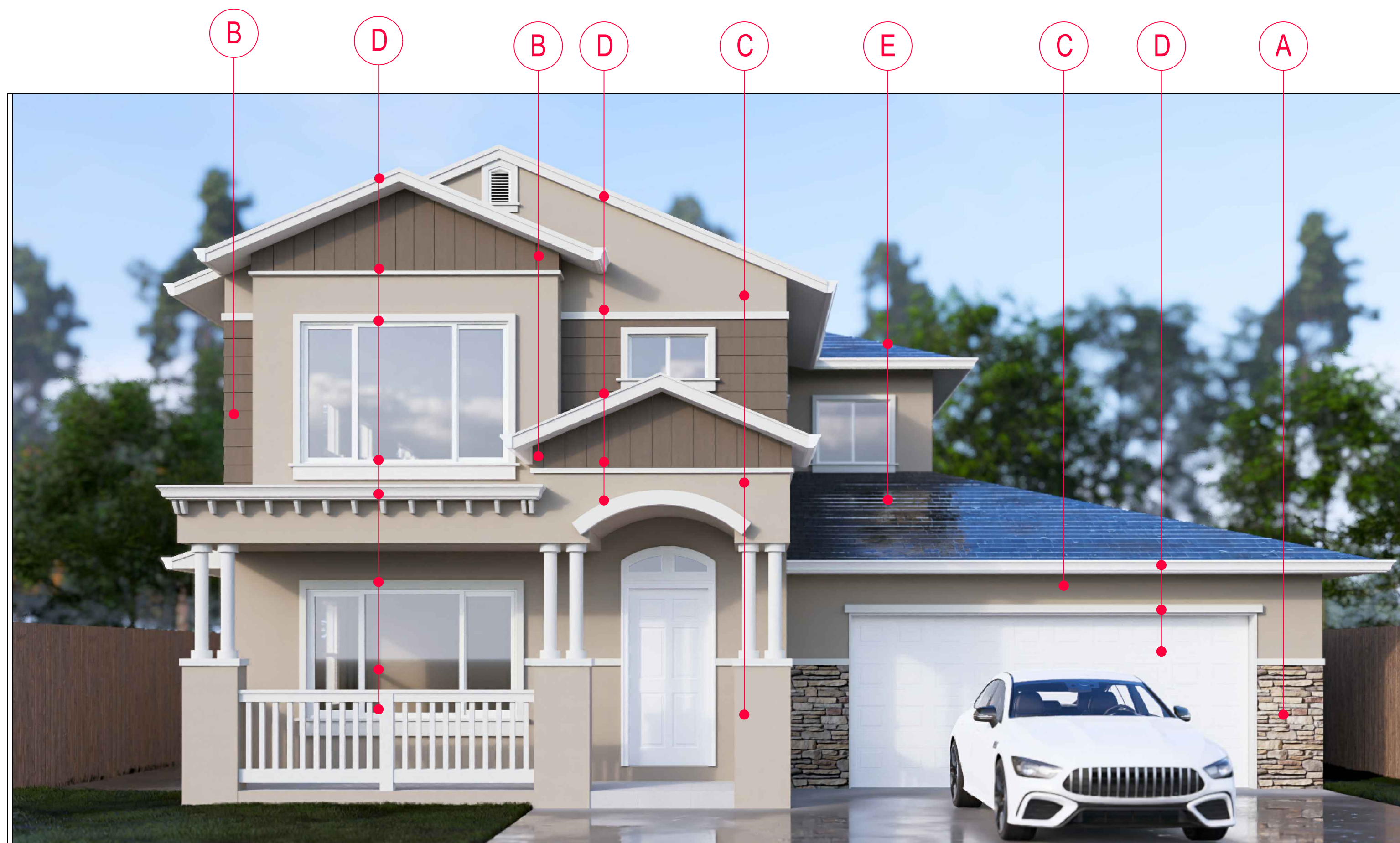
A8





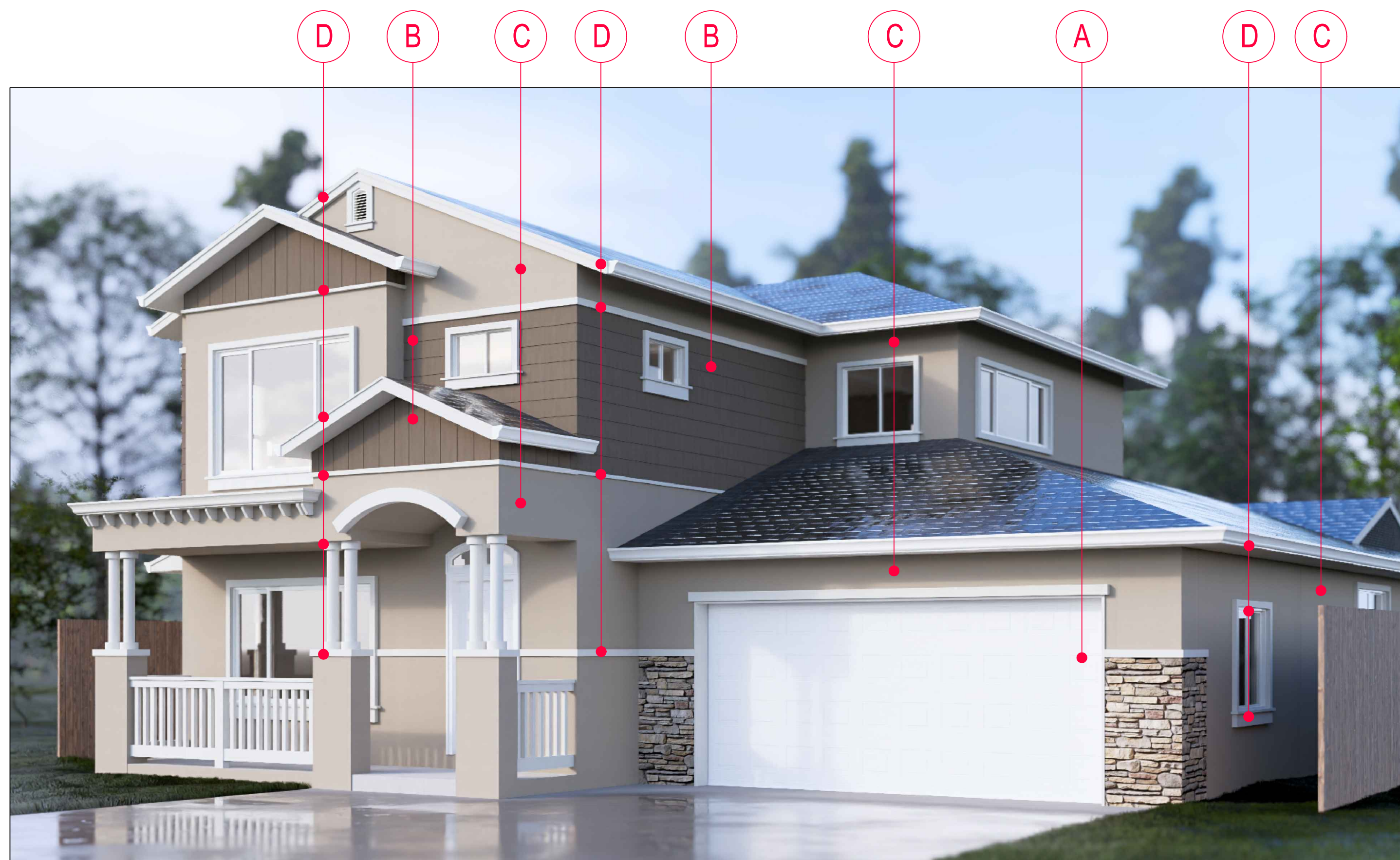
SCALE : $1/4" = 1'-0"$





NEW FRONT COLOR ELEVATION

SCALE : NTS



NEW RIGHT SIDE COLOR ELEVATION

SCALE : NTS



- D EXTERIOR WALL / TRIM / RAILING :
COLOR: POLAR BEAR BY BEHR PAINT



- E ROOF MATERIAL:
ASHPALT ROOFING
CERTAINTED PRESIDENTIAL SHAKE
SHADOW GRAY



- A ACCENT EXTERIOR WALL (WAINSCOT):
CULTURED STONE VENEER
RUSTIC SOUTHERN LEDGERSTONE BY BORAL



- B ACCENT EXTERIOR WALL (FIBER CEMENT BOARD):
JAMES HARDIE SIDING
COLOR: LANDMARK BROWN BY BEHR PAINT



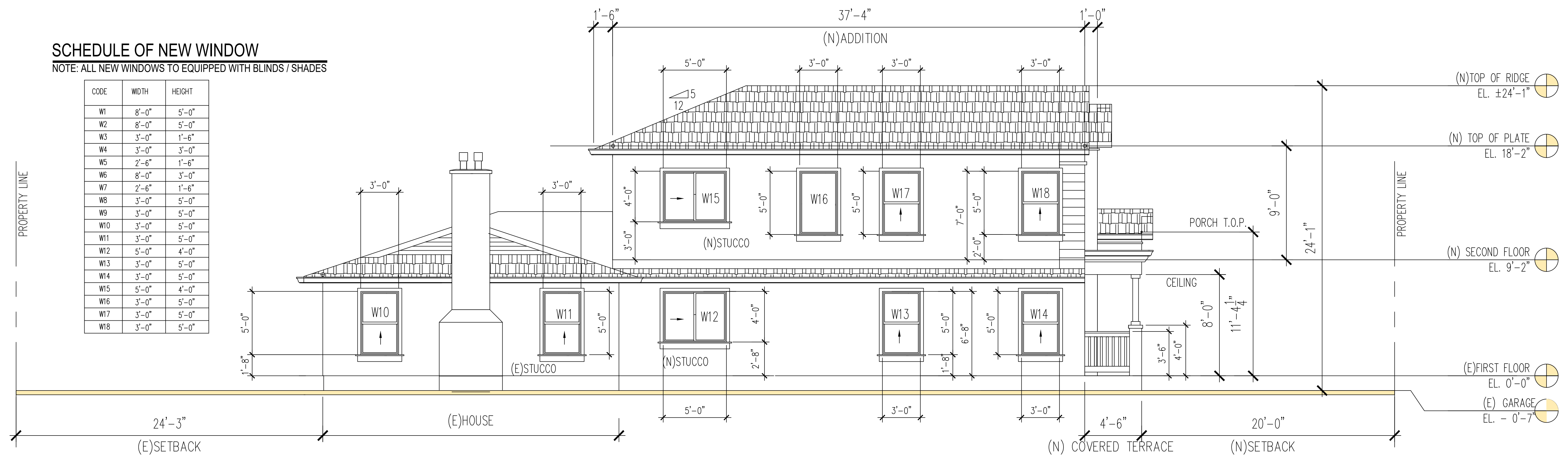
- C FIELD EXTERIOR WALL :
STUCCO WALL FINISH
COLOR: RIVIERA BEACH BY BEHR PAINT



A10

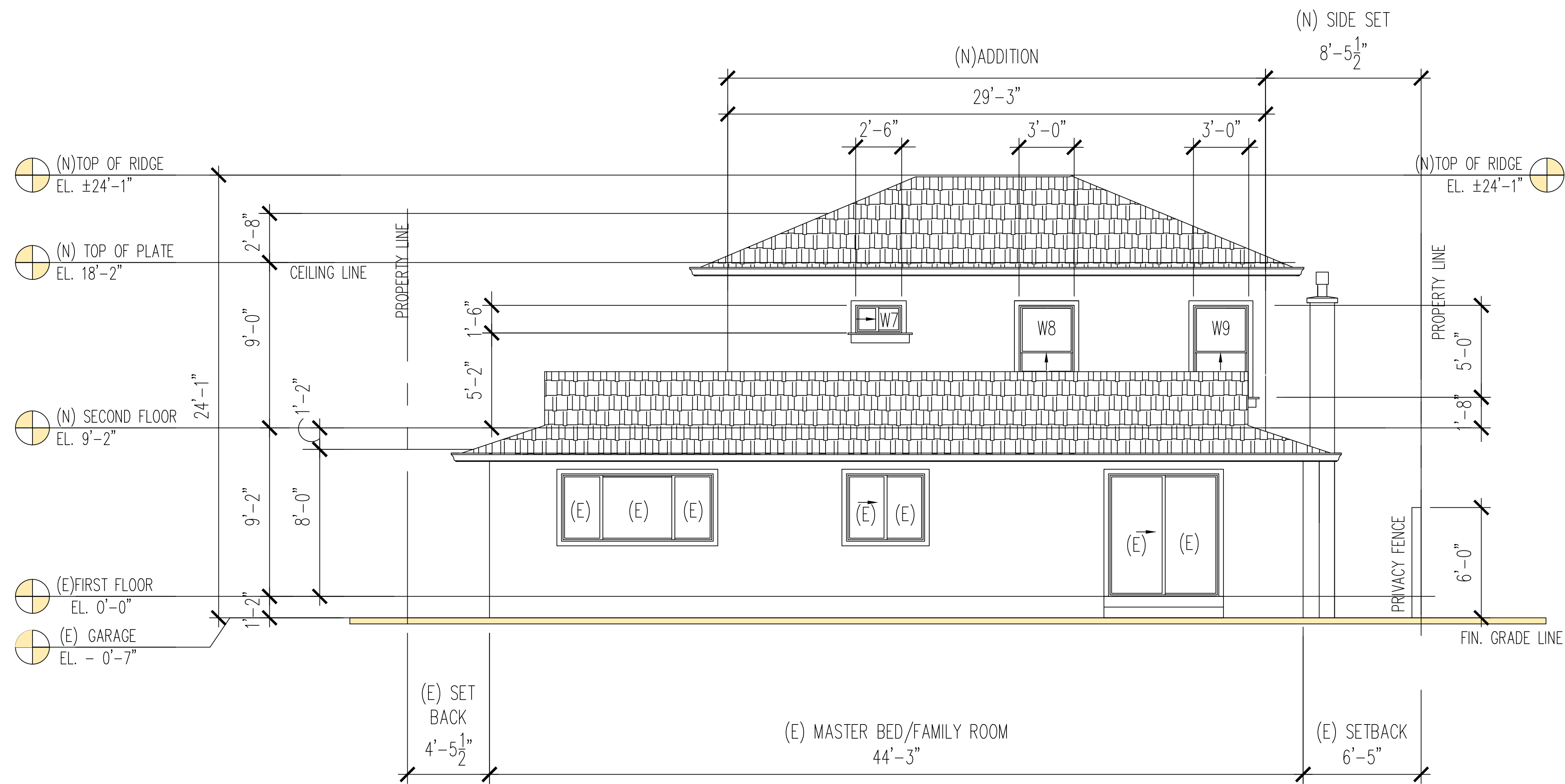
NOTE: ALL NEW WINDOWS TO EQUIPPED WITH BLINDS / SHADES

CODE	WIDTH	HEIGHT
W1	8'-0"	5'-0"
W2	8'-0"	5'-0"
W3	3'-0"	1'-6"
W4	3'-0"	3'-0"
W5	2'-6"	1'-6"
W6	8'-0"	3'-0"
W7	2'-6"	1'-6"
W8	3'-0"	5'-0"
W9	3'-0"	5'-0"
W10	3'-0"	5'-0"
W11	3'-0"	5'-0"
W12	5'-0"	4'-0"
W13	3'-0"	5'-0"
W14	3'-0"	5'-0"
W15	5'-0"	4'-0"
W16	3'-0"	5'-0"
W17	3'-0"	5'-0"
W18	3'-0"	5'-0"



NEW LEFT SIDE ELEVATION

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



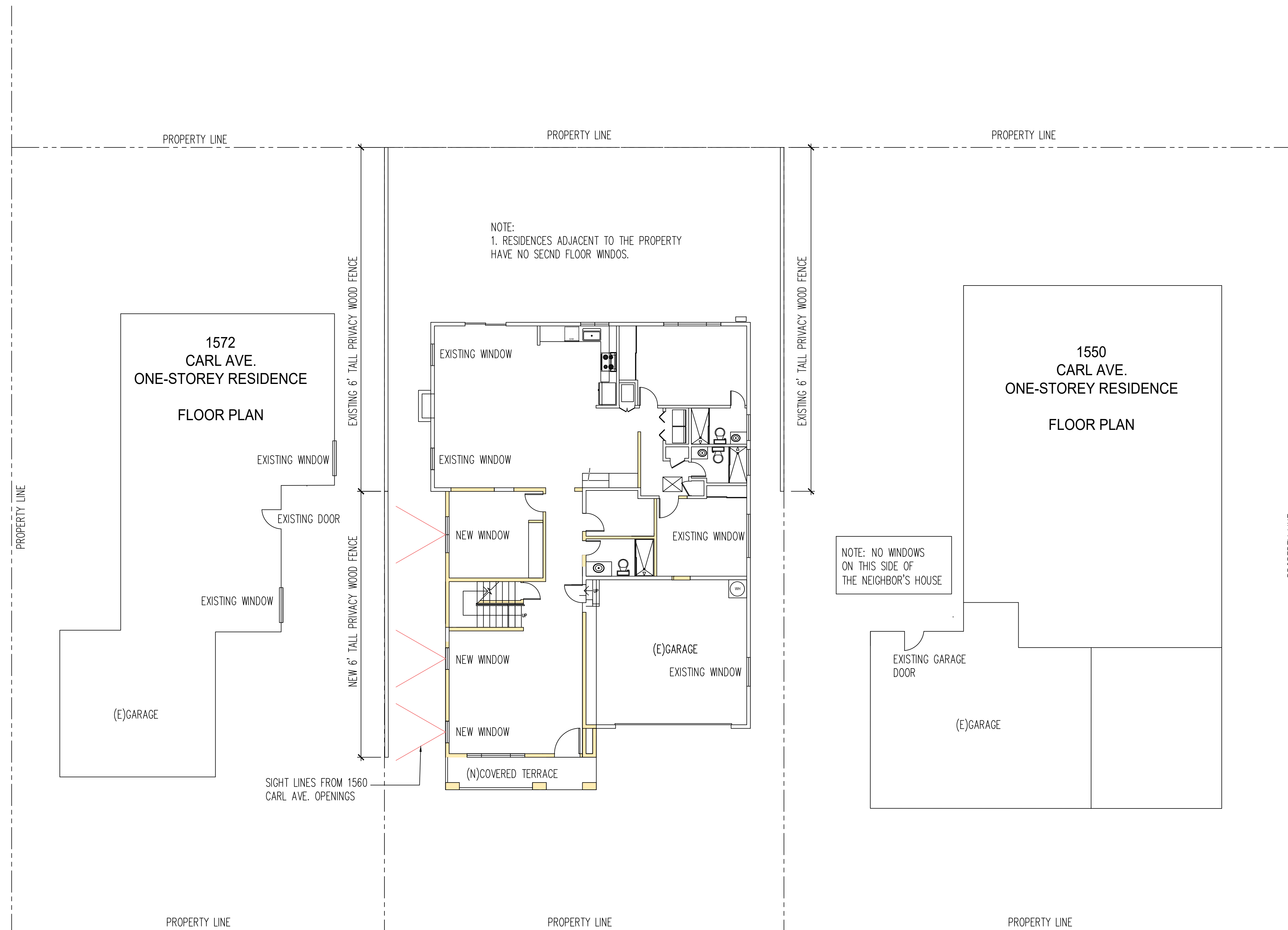
NEW REAR ELEVATION

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

SCHEDULE OF NEW WINDOW

NOTE: ALL NEW WINDOWS TO EQUIPPED WITH BLINDS / SHADES

CODE	WIDTH	HEIGHT
W1	8'-0"	5'-0"
W2	8'-0"	5'-0"
W3	3'-0"	1'-6"
W4	3'-0"	3'-0"
W5	2'-6"	1'-6"
W6	8'-0"	3'-0"
W7	2'-6"	1'-6"
W8	3'-0"	5'-0"
W9	3'-0"	5'-0"
W10	3'-0"	5'-0"
W11	3'-0"	5'-0"
W12	5'-0"	4'-0"
W13	3'-0"	5'-0"
W14	3'-0"	5'-0"
W15	5'-0"	4'-0"
W16	3'-0"	5'-0"
W17	3'-0"	5'-0"
W18	3'-0"	5'-0"



AERIAL VIEW - KEY PLAN

SCALE : 3/32" = 1'-0"



PRIVACY PLAN - FIRST FLOOR LEVEL (LINE OF SIGHT DIAGRAM)

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



A13

Runoff from streets and other paved areas is a major source of pollution and damage to creeks and the San Francisco Bay. Construction activities can directly affect the health of creeks and the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines and the project specifications will ensure your compliance with City of Fremont requirements.

Non-hazardous materials management

- Sand, dirt, and similar materials must be stored at least 10 feet (3 meters) from catch basins. All construction material must be covered with a tarp and contained with a perimeter control during wet weather or when rain is forecasted or when not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control as needed.
- Sweep or vacuum streets and other paved areas daily. Do not wash down streets or work areas with water!
- Recycle all asphalt, concrete, and aggregate base material from demolition activities. Comply with **City of Fremont** Ordinances for recycling construction materials, wood, gypsum board, pipe, etc.
- Check dumpsters regularly for leaks and to make sure they are not overfilled. Repair or replace leaking dumpsters promptly.
- Cover all dumpsters with a tarp at the end of every work day or during wet weather.

Hazardous materials management

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state, and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather when rain is forecasted.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecasted within 24 hours.
- Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

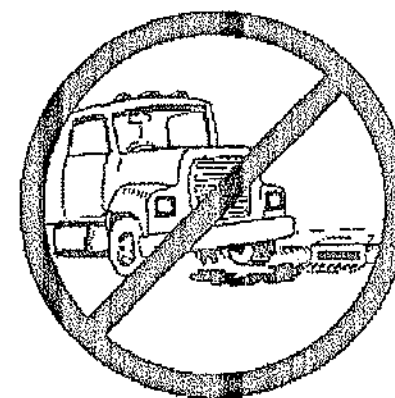
- Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
 - When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain.
- Never wash spilled material into a gutter, street, storm drain, or creek!
- Dispose of all containment and cleanup materials properly.
 - Report any hazardous materials spills immediately! Dial 911

Construction Entrances and Perimeter

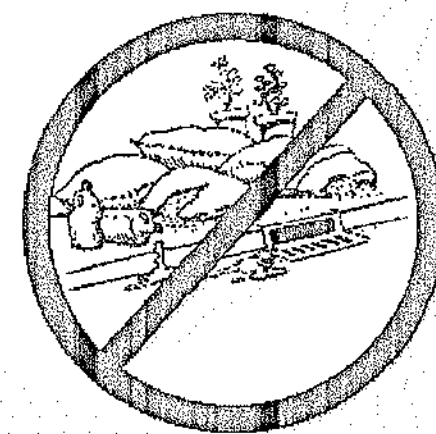
- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking.

- Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.

- Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or creeks.
- Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.



- Keep excavated soil on the site where it will not collect in the street.
- Transfer to dump trucks should take place on the site, not in the street.
- Use fiber rolls, silt fences, or other control measures to minimize the flow of silt off the site.



- 
- Earth moving activities are only allowed during dry weather by permit and as approved by the City Inspector in the Field.
 - Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
 - If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place fiber rolls down-slope until soil is secure.
- If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call the Engineer for help in determining what should be done, and manage disposal of contaminated soil according to their instructions.

✓ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Run-on from off site shall be directed away from all disturbed areas or shall collectively be in compliance.



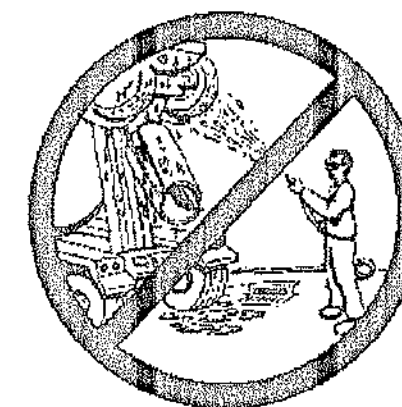
- Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- Be sure to notify and obtain approval from the Engineer before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine what testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

- Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or sand/gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If saw cut slurry enters a catch basin, clean it up immediately.

- Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- Protect gutters, ditches, and drainage courses with sand/gravel bags, or earthen berms.
- Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- Do not use water to wash down fresh asphalt concrete pavement.

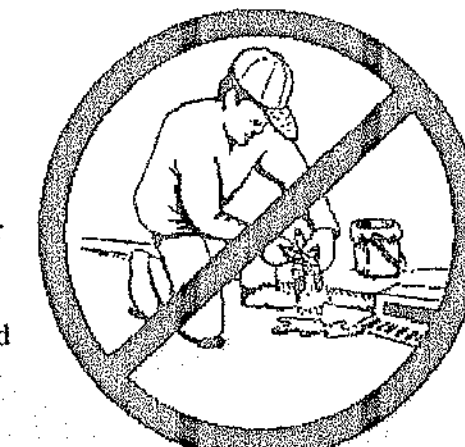
- Store concrete, grout, and mortar under cover, on pallets, and away from drainage areas. These materials must never reach a storm drain.

- ✓ Wash out concrete equipment/trucks off-site or into contained washout areas that will not allow discharge of wash water onto the underlying soil or onto the surrounding areas.



- ✓ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal off site.

- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink.



- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
 - ✓ Filter paint thinners and solvents for reuse whenever possible.
- Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

- ✓ Contain, cover, and store on pallets all stockpiled landscape materials (mulch, compost, fertilizers, etc.) during wet weather or when rain is forecasted or when not actively being used within 14 days.
- ✓ Discontinue the application of any erodible landscape material within 2 days of forecasted rain and during wet weather.

For references and more detailed information:
www.cleanwaterprogram.org
www.cabmphandbooks.com

[illegible]

Sheet Notes:

Project Title:

Job Number _____

Drawn By _____

Checked By _____

Date _____

Drawing Title:

CLEAN BAY BLUEPRINT

Sheet Number:

CB-1

LETTER OF CONSENT FROM ADJOINING NEIGHBORS

Owner: Loveleen Kaur & Gurpreet Singh

Project Address: 1560 CARL AVE, MILPITAS, CA,95035

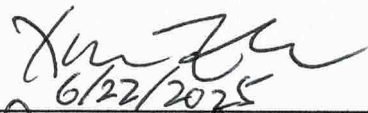
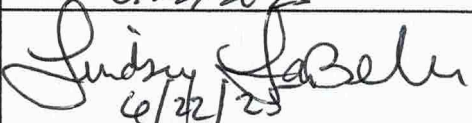
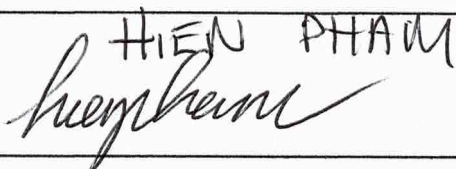
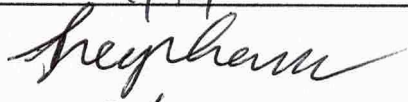
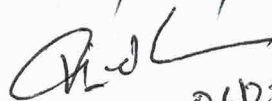
Dear Neighbors,

We are writing to let you know about a project we're planning for the property above. We'd love to hear your thoughts and get your consent before we start. There will be new two-story addition & Interior alteration to the existing single-family residence with the scope explained as below:

1. First Floor Addition: Add a new bedroom 1, a stair to the second floor, a living area, a 42" entry door, and a covered terrace.
2. Second Floor Addition: Add a bedroom 4 with an attached three-fixture bathroom and walk-in closet, a master bedroom 5 with a walk-in closet and attached three-fixture bathroom, and a loft.

Please refer to the details in the attached plan which will be submitting to the city planning department.

** Consent**

Name	Address	Signature & Date
XINRAN ZHOU	1572 CARL AVE, MILPITAS, CA,95035	 6/22/2025
Lindsay LaBelle	1550 CARL AVE, MILPITAS, CA,95035	 6/22/25
HIEN PHAM 	1557 BRALY AVE, MILPITAS, CA,95035	 6/23/25
Vinod Garg	1565 CARL AVE, MILPITAS, CA,95035	 06/24/2025

Sincerely

Loveleen Kaur & Gurpreet Singh