City of Santa Clara

Meeting Agenda

Planning Commission

Wednesday, August 13, 2025 **6:00 PM** **Hybrid Meeting**
City Hall Council
Chambers/Virtual
1500 Warburton Avenue
Santa Clara, CA 95050

The City of Santa Clara is conducting the Planning Commission Hearing meeting in a hybrid manner (in-person and method for the public to participate remotely)
Via Zoom:
- https://santaclaraca.zoom.us/j/91729202898
- Webinar ID: 917 2920 2898 or
Phone: 1(669) 900-6833

How to Submit Written Public Comment Before Planning Commission Meeting:
1. By email to planningpubliccomment@santaclaraca.gov by 12 p.m. the day of the meeting. Those emails will be forwarded to the Planning Commission and will be uploaded to the Planning Commission Agenda as supplemental meeting material. Emails received after the 12 p.m. cutoff time up through the end of the meeting will form part of the meeting record. Please identify the Agenda Item Number in the subject line of your email.
2. Use the eComment tab located on the City Council Agenda page https://santaclara.legistar.com/Calendar.aspx). eComments are directly sent to the iLegislate application used by City Council and staff, and become part of the public record. eComment closes 15 minutes before the start of a meeting. NOTE: eComments and Emails received as public comment will not be read aloud during the meeting.
Agendas, Staff Reports and some associated documents for Planning Commission items may be viewed on the Internet at https://santaclara.legistar.com/Calendar.aspx

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the Office of the City Clerk at Santa Clara City Hall, 1500 Warburton Avenue, Santa Clara, CA 95050 at the same time that the public records are distributed or made available to the legislative body. Any draft contracts, ordinances and resolutions posted on the Internet site or distributed in advance of the Planning Commission meeting may not be the final documents approved by the Planning Commission. For the final document, you may contact the Office of the City Clerk at (408) 615-2220 or Clerk@santaclaraca.gov.

6:00 PM REGULAR MEETING

Call to Order

Pledge of Allegiance and Statement of Values

Roll Call

DECLARATION OF COMMISSION PROCEDURES

CONTINUANCES/EXCEPTIONS

CONSENT CALENDAR

Consent Calendar items may be enacted, approved or adopted, based upon the findings prepared and provided in the written staff report, by one motion unless requested to be removed by anyone for discussion or explanation. If any member of the Planning Commission, staff, the applicant or a member of the public wishes to comment on a Consent Calendar item, or would like the item to be heard on the regular agenda, please notify Planning staff, or request this action at the Planning Commission meeting when the Chair calls for these requests during the Consent Calendar review. Items listed on the Consent Calendar with associated file numbers constitute Public Hearing items.

1.A 25-655 Planning Commission Meeting Minutes of May 21, 2025

Recommendation: Approve the Planning Commission Meeting Minutes of the May 21, 2025 Meeting.

1.B 25-839 Planning Commission Meeting Minutes of June 11, 2025

Recommendation: Approve the Planning Commission Meeting Minutes of the June 11, 2025 Meeting.

1.C 25-717 Action to Adopt a Resolution to Deny the Modification to an Existing Conditional Use Permit (PLN24-00392) that Would Have Changed Existing Conditions of Approval (Conditions P6, P8, P19, P20) Concerning Solid Waste and Recycling Collection at the Existing Subaru Dealership Located at 3225 Stevens Creek Boulevard.

Recommendation: **1. Adopt** a Resolution Denying the Modification of an Existing Conditional Use Permit that would have allowed solid waste and recycling to be collected from Cecil Avenue for the existing Subaru dealership.

PUBLIC PRESENTATIONS

Members of the public may briefly address the Commission on any item not on the agenda.

PUBLIC HEARING

Items listed above under Items for Council Action will be scheduled for Council review following the conclusion of hearings and recommendations by the Planning Commission. Due to timing of notices for Council hearings and the preparation of Council agenda reports, these items will not necessarily be heard on the date the minutes from this meeting are forwarded to the Council. Please contact the Planning Division office for information on the schedule of hearings for these items.

2. **25-690** Public Hearing: Action on a Vesting Tentative Subdivision Map (PLN25-00225) for 11 Townhouses Located at 1530 and 1540 Pomeroy.

Recommendation:

1. Recommend that the City Council find that the proposed subdivision falls within the scope of the adopted CEQA Addendum prepared for the project and no further analysis is required.
2. Adopt a resolution recommending the City Council approve the Vesting Tentative Subdivision Map to merge the two parcels and create a one-lot subdivision for condominium purposes for 11 townhouses and common area at 1530/1540 Pomeroy Avenue, subject to findings and conditions of approval.

3. **25-763** Public Hearing: Action on the Initial Study and Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, General Plan Amendment, Rezone, and Vesting Tentative Subdivision Map (PLN24-00267 and PLN24-00332) for the Property Located at 1400 Coleman Avenue to Allow the Development of 142 Townhouse Units and Associated On- and Off-Site Improvements

Recommendation: Alternatives: 1, 2, 3 and 4

1. Adopt a resolution recommending the City Council adopt the adopt the Mitigated Negative Declaration and the Mitigation Monitoring or Reporting Program for the proposed residential townhome project at 1400 Coleman Avenue.
2. Adopt a resolution recommending the City Council approve the General Plan amendment to change the land use designation from Regional Commercial to High Density Residential.
3. Adopt a resolution recommending the City Council approve a rezoning of the project site from Commercial Regional (CR) to High Density Residential (R4) subject to conditions of approval.
4. Adopt a resolution recommending City Council approve a Vesting Tentative Subdivision Map for condominium purposes, subject to conditions of approval.

4. **25-784** Public Hearing: Action on a Variance (PLN24-00514) to Locate a Six-Foot Wrought Iron Fence Within the 10-Foot Street Side Setback and Within the 20-Foot Front Setback Proposed at 572 Woodhams Road (Continued from the May 21, 2025, Planning Commission Meeting)

Recommendation: Adopt a resolution denying the variance to locate a six-foot wrought iron fence within the required 10-foot street side setback and 20-foot front setback proposed at 572 Woodhams Road, subject to findings.

5. **25-826** PUBLIC HEARING: Action on a Conditional Use Permit (PLN24-00424) to Construct a Single-Sided Digital LED Billboard as Part of a Billboard Relocation Agreement and a Minor Modification to Reduce the Required 1,500 Linear Feet Distance from Another Electronic Digital Display Message Sign, and Recommendation to the City Council to Approve Adoption of the Billboard Relocation Agreement, Located at 1700 Duane Avenue (Continued from June 11, 2025, Planning Commission Meeting).

Recommendation:

1) Determine the project to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (Class 3 - "New Construction or Conversion of Small Structures").
2) Adopt a resolution approving a Conditional Use Permit to allow for construction a single-sided digital LED billboard as part of a Billboard Relocation Agreement, located at 1700 Duane Avenue, subject to findings and conditions of approval.
3) Adopt a resolution approving a minor modification to reduce the required 1,500 linear feet distance from another electronic digital display message sign, located at 1700 Duane Avenue, subject to findings and conditions of approval.
4) Recommend to the City Council approval of the Billboard Relocation Agreement.

REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:

1. Announcements/Other Items

2. Commissioner Travel and Training Reports, Requests to attend Trainings

DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:

1. Planning Commission Budget Update

2. Upcoming Agenda Items

3. City Council Actions

ADJOURNMENT:

The next regular scheduled meeting is on September 10, 2025 at 6:00 PM in the City Hall Council Chambers and Via Zoom.

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. If a person wishes to challenge the nature of the above section in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of Santa Clara, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

STREAMING SERVICES: As always, the public may view the meetings on SantaClaraCA.gov, Santa Clara City Television (Comcast cable channel 15), or the livestream on the City's YouTube channel or Facebook page.

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25-655 **Agenda Date: 8/13/2025**

REPORT TO PLANNING COMMISSION

SUBJECT
Planning Commission Meeting Minutes of May 21, 2025

RECOMMENDATION
Approve the Planning Commission Meeting Minutes of the May 21, 2025 Meeting.

Draft

City of Santa Clara

Meeting Minutes

Planning Commission

05/21/2025 **5:00 PM**

Hybrid Meeting
City Hall Council
Chambers/Virtual
1500 Warburton Avenue
Santa Clara, CA 95050

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5:00 PM STUDY SESSION

Call to Order

Chair Saleme called the Study Session to order at 5:06 p.m.

Roll Call

Commissioner Huang arrived at the meeting at 5:35 p.m.

Present 6 - Commissioner Nancy A. Biagini, Commissioner Priya Cherukuru, Commissioner Qian Huang, Vice Chair Mario Bouza, Chair Lance Saleme, and Commissioner Eric Crutchlow

Absent 1 - Commissioner Yashraj Bhatnagar

1. 25-576 Study Session: Presenters from David J. Powers and Associates, Inc. (DJP) will provide information to the Commission on the California Environmental Quality Act (CEQA).

Recommendation:

There is no staff recommendation.

Vice President - Principal Project Manager Shannon George, David J. Powers and Associates provided the presentation.

6:00 PM REGULAR MEETING

Call to Order

Chair Saleme called the meeting to order at 6:17 p.m.

Pledge of Allegiance and Statement of Values

Secretary Crutchlow read the Declaration of Commission Procedures.

Roll Call

Present 7 - Commissioner Yashraj Bhatnagar, Commissioner Nancy A. Biagini, Commissioner Priya Cherukuru, Commissioner Qian Huang, Vice Chair Mario Bouza, Chair Lance Saleme, and Commissioner Eric Crutchlow

DECLARATION OF COMMISSION PROCEDURES

Secretary Crutchlow read the Declaration of Commission Procedures.

CONTINUANCES/EXCEPTIONS

CONSENT CALENDAR

1. 25-433 Planning Commission Meeting Minutes of April 16, 2025

Recommendation: Approve the Planning Commission Meeting Minutes of the April 16, 2025 Meeting.

A motion was made by Commissioner Bouza, seconded by Commissioner Cheurukuru to approve the Consent Calendar.

Aye: 7 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

PUBLIC PRESENTATIONS

Public Speaker
Jennifer Johnston

PUBLIC HEARING

2. 25-268 PUBLIC HEARING: Continuance of an Action on a Variance (PLN24-00514) to Locate a Six-Foot Wrought Iron Fence Within the 10-Foot Street Side Setback and Within the 20-Foot Front Setback Proposed at 572 Woodhams Road.

Recommendation: Staff recommends that the Planning Commission open the public hearing on this item and then immediately continue the proposed project to the August 13, 2025, Planning Commission meeting.

A motion was made by Commissioner Biagini, seconded by Commissioner Crutchlow to approve staff recommendation.

Aye: 7 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

3. 25-372 PUBLIC HEARING: Action on Conditional Use Permit (PLN24-00392) to Modify Existing Conditions of Approval (Conditions P6, P8, P19, & P20) to Allow Solid Waste and Recycling Collection from Cecil Avenue for the Existing Subaru Dealership Located at 3225 Stevens Creek Boulevard.

Recommendation:

1. Determine the request is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15305 (Class 5 - Minor Alterations in Land Use Limitations);
2. Adopt a resolution approving a Conditional Use Permit to modify existing conditions of approval (Condition P6, P8, P19, & P20) to allow solid waste and recycling to be collected along Cecil Avenue for the existing Subaru dealership located at 3225 Stevens Creek Boulevard, subject to findings and the revised conditions of approval.

Assistant Planner Alex Tellez provided the staff presentation. **David Zamora, Architect representing the Applicant** provided a presentation. **Nathan Waxembaum, Architect Associate** spoke about the project.

Commissioners inquired upon the impact this would have on the surrounding neighborhood, if there was ample employee parking, safety concerns and the potential traffic that could be generated if the used oil is picked up more than once a week.

Public Speakers:
Tracie Johnson
Cliff Moore
Mark Irving
Perry

A motion was made by Commissioner Cherukuru, seconded by Commissioner Biagini, to close public hearing.

Aye: 7 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

A motion was made by Commissioner Biagini, seconded by Commissioner Cherukuru, to approve staff recommendation 1.

Aye: 7 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

A motion was made by Commissioner Biagini, seconded by Commissioner Bouza to have staff bring back a resolution to the Planning Commission to deny staff recommendation 2.

Aye: 5 - Commissioner Bhatnagar, Commissioner Biagini, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

Nay: 2 - Commissioner Cherukuru, and Commissioner Huang

4. 25-598 Confirmation of Planning Commission Workplan for Fiscal Year 2025/2026

Recommendation: There is no staff recommendation.

Meeting went into Recess at 8:00 p.m.

Meeting Reconvened at 8:12 p.m.

A motion was made by Commissioner Cherukuru, seconded by Commissioner Crutchlow to close public hearing.

Aye: 7 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

A motion was made by Commissioner Crutchlow, seconded by Commissioner Biagini to Allow the Planning Commission Chair to present the Workplan to Council with any changes as needed.

Aye: 7 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:

1. Announcements/Other Items

2. Commissioner Travel and Training Reports, Requests to attend Trainings

1. 25-596 American Planning Association California Chapter Conference 2025

Recommendation: There is no staff recommendation.

Commissioner Biagini left the meeting at 8:29 p.m.

A motion was made by Commissioner Cherukuru, seconded by Commissioner Crutchlow to expend funds for Commissioners Huang and Crutchlow to attend the California APA Conference.

Aye: 6 - Commissioner Bhatnagar, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

Absent: 1 - Commissioner Biagini

DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:

1. Planning Commission Budget Update

Staff Aide II Elizabeth Elliott provided updates.

2. Upcoming Agenda Items

Planning Manager Lesley Xavier provided updates.

3. City Council Actions

Planning Manager Lesley Xavier provided updates.

ADJOURNMENT:

The meeting adjourned at 8:33 p.m. The next regular scheduled meeting is June 11, 2025 at 6 p.m.

Aye: 7 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

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25-839 **Agenda Date: 8/13/2025**

REPORT TO PLANNING COMMISSION

SUBJECT
Planning Commission Meeting Minutes of June 11, 2025

RECOMMENDATION
Approve the Planning Commission Meeting Minutes of the June 11, 2025 Meeting.

Draft

City of Santa Clara

Meeting Minutes

Planning Commission

06/11/2025 **6:00 PM** **Hybrid Meeting**
City Hall Council
Chambers/Virtual
1500 Warburton Avenue
Santa Clara, CA 95050

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6:00 PM REGULAR MEETING

Call to Order

Chair Saleme called the meeting to order at 8:01 p.m. and announced that **Commissioner Bhatnagar** would be attending remotely in accordance with AB361.

Pledge of Allegiance and Statement of Values

Secretary Crutchlow read the Statement of Values.

Roll Call

Present 7 - Commissioner Yashraj Bhatnagar, Commissioner Nancy A. Biagini, Commissioner Priya Cherukuru, Commissioner Qian Huang, Vice Chair Mario Bouza, Chair Lance Saleme, and Commissioner Eric Crutchlow

DECLARATION OF COMMISSION PROCEDURES

Secretary Crutchlow read the Declaration of Commission Procedures.

CONTINUANCES/EXCEPTIONS

CONSENT CALENDAR

1. 25-587 PUBLIC HEARING: Continuance to the August 13, 2025 Planning Commission Meeting, for an Action on a Conditional Use Permit (PLN24-00424) to Construct a Single-Sided Digital LED Billboard as Part of a Billboard Relocation Agreement and a Minor Modification to Reduce to Required 1,500 Linear Feet Distance from Another Electronic Digital Display Message Sign, and Recommendation to the City Council to Approve Adoption of the Billboard Relocation Agreement, Located at 1700 Duane Avenue.

Recommendation: Staff recommends that the Planning Commission reconvene the public hearing on this item and then immediately continue the proposed project to the August 13, 2025, Planning Commission meeting.

Commissioner Cherukuru pulled Item 1 from the Consent Calendar moved it to Public Hearing.

PUBLIC PRESENTATIONS

None.

PUBLIC HEARING

1. 25-587 PUBLIC HEARING: Continuance to the August 13, 2025 Planning Commission Meeting, for an Action on a Conditional Use Permit (PLN24-00424) to Construct a Single-Sided Digital LED Billboard as Part of a Billboard Relocation Agreement and a Minor Modification to Reduce to Required 1,500 Linear Feet Distance from Another Electronic Digital Display Message Sign, and Recommendation to the City Council to Approve Adoption of the Billboard Relocation Agreement, Located at 1700 Duane Avenue.

Recommendation: Staff recommends that the Planning Commission reconvene the public hearing on this item and then immediately continue the proposed project to the August 13, 2025, Planning Commission meeting.

A motion was made by Commissioner Bouza, seconded by Commissioner Biagini to approve staff recommendation.

Aye: 7 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

2. 25-254 PUBLIC HEARING: Recommendation on Cheeney Street Townhomes Project (PLN2019-13846 / PLN2019-12857) located at 4249 Cheeney Street, requiring an Initial Study and Mitigated Negative Declaration, General Plan Amendment, Rezone, and a Tentative Subdivision Map.

Recommendation: Alternatives: 1, 2, 3 and 4

1. Adopt a resolution recommending the City Council adopt the Mitigated Negative Declaration and the Mitigation Monitoring or Reporting Program for the Cheeney Street Townhomes Project.
2. Adopt a resolution to recommend the City Council approve a General Plan amendment to change the land use designation from Very Low Density Residential to Low Density Residential.
3. Adopt a resolution recommending the City Council approve a Rezoning from R1-6L, Single Family Residential to R2, Low Density Residential.
4. Adopt a resolution recommending the City Council approve a Tentative Subdivision Map for condominium purpose, subject to findings and conditions of approval.

Senior Planner Steve Le provided the staff presentation.

Applicant Saul Flores provided a presentation and spoke about the history of the project.

Commissioners discussed the need for additional housing in the area and across the City, affordable housing, setback, infrastructure impact, and proposed parking.

A motion was made by Commissioner Cherukuru, seconded by Commissioner Crutchlow to close public hearing.

Aye: 7 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

A motion was made by commissioner Cherukuru, seconded by Commissioner Biagini to approve Staff Recommendation 1.

Aye: 7 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

A motion was made by Commissioner Cherukuru, seconded by Commissioner Biagini to approve Staff Recommendation 2.

Aye: 7 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

A motion was made by Commissioner Cherukuru, seconded by Commissioner Crutchlow to approve Staff Recommendation 3.

Aye: 7 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

A motion was made by Commissioner Cherukuru, seconded by Commissioner Biagini to approve Staff Recommendation 4.

Aye: 7 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

3. 25-428 PUBLIC HEARING: Action on a property located at 2303 Gianera Street (PLN23-00577/PLN23-00262) for a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, Rezone, and Vesting Tentative Subdivision Map (PLN23-00577/PLN23-00262) to Allow the Development of Eight Semi-Attached Single-Family Residences and Associated On- and Off-Site Improvements.

Recommendation:

1. Adopt a resolution recommending the City Council adopt the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the 2303 Gianera Street Project.
2. Adopt a resolution recommending the City Council approve a Rezoning from R2 - Low Density Residential to PD - Planned Development, subject to findings and conditions of approval.
3. Adopt a resolution recommending the City Council approve a Tentative Subdivision Map, subject to findings and conditions of approval.

Associate Planner Daniel Sobczak provided the staff presentation. **Kelly Arardi, Director of Entitlements for VCI** provided the applicant presentation.

Commissioners inquired upon several aspects of the project inclujding parking, stamped cobblestone entrance and the suggestion of using double pane windows for sound insulation.

A motion was made by Commissioner Cherurkuru, seconded by Commissioner Biagini to close public hearing.

Aye: 7 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

A motion was made by Commissioner Cherukuru, seconded b Commissioner Biagini to approve Staff Recommendation 1.

Aye: 7 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

A motion was made by Commissioner Cherukuru, seconded by Commissioner Biagini to approve Staff Recommendation 2.

Aye: 7 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

A motion was made by Commissioner Cherukuru, seconded by Commissioner Crutchlow to approve staff recommendation 3.

Aye: 7 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

4. 25-402 PUBLIC HEARING: Action on an Addendum to the City Place Santa Clara Environmental Impact Report and Mitigation Monitoring and Reporting Program, General Plan Amendment, Zoning Code Amendments to revise the permitted uses within the Planned Development Master Community (PD-MC) land use designation and to amend the Master Community Plan (MCP) for the Related Santa Clara Project (PLN24-00060) Located at 5155 Stars and Stripes Drive to Introduce a new Scheme C Land Use Scenario, and Amendment of the Development Agreement between the City of Santa Clara and Related Santa Clara, LLC for the Related Santa Clara Project.

Recommendation: Based on consistency with the adopted 2016 City Place Santa Clara Environmental Impact Report and Mitigation Monitoring and Reporting Program, 2010 General Plan, Zoning Code, Planned Development Master Community (PD-MC), Master Community Plan (MCP), Development Agreements, staff recommends the Planning Commission recommend approval of the amendments to the City Council as follows:

1. Adopt a resolution recommending City Council adopt an Addendum to the City Place Santa Clara Environmental Impact Report (EIR) (2016) for the Related Santa Clara project at 5155 Stars and Stripes Drive.
2. Adopt a resolution recommending the City Council approve the General Plan Amendment to revise the permitted uses under the Urban Center/Entertainment District land use classification to include the proposed light industrial uses on Parcels 1 and 2 for the Related Santa Clara project at 5155 Stars and Stripes Drive.
3. Adopt a resolution recommending City Council approve a Rezone to amend the approved Planned Development Master Community (PD-MC) to add a new Scheme C for the Related Santa Clara project at 5155 Stars and Stripes Drive.
4. Recommend approval to the Council to Amend the Development Agreement to implement aspects of Scheme C for the Related Santa Clara project at 5155 Stars and Stripes Drive.

Director of Community Development Afshan Hamid spoke regarding the project and provided an overview of the history of the project.

Senior Planner Nimisha Agrawal provided the Staff Presentation.

Commissioners inquired upon the inclusion of a data center at the site. **Assistant City Attorney Alexander Abbe** provided input.**Eric Philips, Burke lWilliams & Sorensen**, provided input on the CEQA analysis. **Steve Eimer, Executive Vice President of the The Related Company** provided the Applicant Presentation.

Commissioners inquired upon what other land uses were considered for the site and commented on the drastic change in the project.

Nicholas Vanderboom, The Related Company answered questions.and spoke about the project.

Public Speaker
David Ebrahimi

The meeting went into recess at 8:49 p.m. and reconvened at 9:02 p.m.

A motion was made by Commissioner Crutchlow, seconded by Commissioner Biagini to close public hearing.

Aye: 7 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

A motion was made by Commissioner Crutchlow, seconded by Commissioner Huang to approve Staff Recommendation 1.

Aye: 7 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

A motion was made by Commissioner Crutchlow, seconded by Commissioner Huang to approve Staff recommendation 2.

Aye: 5 - Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Chair Saleme, and Commissioner Crutchlow

Nay: 2 - Commissioner Bhatnagar, and Vice Chair Bouza

A motion was made by Commissioner Crutchlow, seconded by Commissioner Biagini, to approve Staff Recommendation 3, the rezone to amend the approved Planned Development Master Community Plan, to add a new "Scheme C" for the Related Santa Clara Project at 5155 Stars and Stripes Drive, with a modification to page 21 of the Master Community Plan to delete "SPPE Data Centers" from the list entitled "Light Industrial Parcels – Parcels 1 & 2 Light Industrial Campus Development" under the heading "Permitted Uses"; and to revise Paragraph 4 under "Conditional Uses" so that it applies to all data centers, and use permits receive Planning Commission Review with a conditional use permit rather than a minor use permit.

Aye: 7 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

A motion was made by Commissioner Crutchlow, seconded by Commissioner Biagini to approve Staff Recommendation 4.

Aye: 7 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

6. 25-654 Election of Planning Commission Chair, Vice Chair and Secretary

Recommendation: There is no staff recommendation.

By consensus, Item 6 was moved to be heard before Item 5.

A motion was made by Commissioner Huang to nominate Commissioner Bouza as Chair.

The motion failed.

Aye: 3 - Commissioner Biagini, Commissioner Huang, and Vice Chair Bouza

Nay: 4 - Commissioner Bhatnagar, Commissioner Cherukuru, Chair Saleme, and Commissioner Crutchlow

A motion was made by Commissioner Saleme to nominate Commissioner Crutchlow as Chair.

Aye: 5 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Cherukuru, Chair Saleme, and Commissioner Crutchlow

Nay: 2 - Commissioner Huang, and Vice Chair Bouza

A motion was made by Commissioner Saleme to nominate Commissioner Bouza as Vice Chair.

Aye: 6 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Chair Saleme, and Commissioner Crutchlow

Abstained: 1 - Vice Chair Bouza

A motion was made by Commissioner Cruthchlow to nominate Commissioner Cherukuru as Secretary.

Aye: 7 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

5. 25-697 Study Session: El Camino Real Specific Plan Revisions

Recommendation: There is no staff recommendation.

Commissioner Bhatnager left the meeting at 10 p.m.

Alessandra Lundin, Raimi & Assoicates, provided the Study Session Presentation.

REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:

1. Announcements/Other Items

Commissioner Cherukuru thanked Chair Saleme for good year of leadership as Chair.

2. Commissioner Travel and Training Reports, Requests to attend Trainings

Staff Aide II Elizabeth Elliott provided information on the upcoming APA California Conference.

DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:

1. Planning Commission Budget Update

Staff Aide II Elizabeth Elliott provided budget updates.

2. Upcoming Agenda Items

Planning Manager Lesley Xavier provided updates.

3. City Council Actions

Planning Manager Lesley Xavier provided updates.

ADJOURNMENT:

The meeting adjourned at 10:20 p.m. The next regular scheduled meeting is August 13, 2025.

Aye: 6 - Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

Absent: 1 - Commissioner Bhatnagar

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. If a person wishes to challenge the nature of the above section in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of Santa Clara, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

STREAMING SERVICES: As always, the public may view the meetings on SantaClaraCA.gov, Santa Clara City Television (Comcast cable channel 15 or AT&T U-verse channel 99), or the livestream on the City's YouTube channel or Facebook page.

Note: The public cannot participate in the meeting through these livestreaming methods; livestreaming capabilities may be disrupted at times, viewers may always view and participate in meetings in-person and via Zoom as noted on the agenda.

If a member of the public submits a speaker card for any agenda items, their name will appear in the Minutes. If no speaker card is submitted, the Minutes will reflect "Public Speaker."

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the City of Santa Clara will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities, and will ensure that all existing facilities will be made accessible to the maximum extent feasible. The City of Santa Clara will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities including those with speech, hearing, or vision impairments so they can participate equally in the City's programs, services, and activities. The City of Santa Clara will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities.

Agendas and other written materials distributed during a public meeting that are public record will be made available by the City in an appropriate alternative format. Contact the City Clerk's Office at 1 408-615-2220 with your request for an alternative format copy of the agenda or other written materials.

Individuals who require an auxiliary aid or service for effective communication, or any other disability-related modification of policies or procedures, or other accommodation, in order to participate in a program, service, or activity of the City of Santa Clara, should contact the City's ADA Coordinator at 408-615-3000 as soon as possible but no later than 48 hours before the scheduled event.

REPORT TO PLANNING COMMISSION

SUBJECT

Action to Adopt a Resolution to Deny the Modification to an Existing Conditional Use Permit (PLN24-00392) that Would Have Changed Existing Conditions of Approval (Conditions P6, P8, P19, P20) Concerning Solid Waste and Recycling Collection at the Existing Subaru Dealership Located at 3225 Stevens Creek Boulevard.

REPORT IN BRIEF

File No.: PLN24-00392
Project: Conditional Use Permit to modify existing conditions of approval (conditions P6, P8, P19 and P20) to allow solid waste and recycling to be collected from Cecil Avenue for the existing Subaru dealership.
Applicant: David Zamora / Reza Soleimany
Owner: Monar LLC
General Plan: Regional Commercial
Zoning: Regional Commercial (CR)
Site Area: 1.57 acres
Existing Site Conditions: The project site is built with an 45,778 square foot one story auto sales showroom with support offices, an auto repair center, and a three-story parking structure.

Surrounding Land Uses:

North: Very Low Density Residential (Single-Family Residential)
South: Mixed Use Commercial (San Jose City Limits)
East: Regional Commercial (Low-Rise Commercial)
West: Regional Commercial (Lincoln Car Dealership)

Issues: Consistency with the City's General Plan & Zoning Ordinance

Planning Commission Recommendation:

1. **Adopt** a Resolution Denying the Modification of an Existing Conditional Use Permit to allow solid waste and recycling to be collected from Cecil Avenue for the existing Subaru dealership.

BACKGROUND

On May 21, 2025, at a public hearing, staff made a recommendation to approve the changes to the existing Conditional Use Permit for Subaru Dealership to allow them to get their solid waste picked up on Cecil Avenue. The recommendation was based on addressing the safety concerns of having their solid waste picked up on Steven Creek Boulevard. Staff proposed to modify Planning Conditions P6 & P19, which expressly disallow the use of the existing roll-up doors fronting Cecil Avenue to be used for waste collection, to allow for their use in lieu of the current waste collection location on Stevens Creek Boulevard. Staff also recommended edits to condition P8, to add signage directing

employees to park on site, and to P20, to further limit the permitted hours for portable generator powered equipment for washing vehicles. After hearing all the evidence, the Planning Commission ("Commission") voted to deny the proposed Conditional Use Permit modification request and found that the request did not meet the required findings of Santa Clara City Code ("SCCC") Section 18.150.140.A to approve the modification:

> "Circumstances under which the permit or approval was granted have been changed to an extent that one or more of the findings that justified the original approval can no longer be made, and the public health, safety, and general welfare require the modification or revocation."
>
> The Commission was unable to make this finding because of the following reasons:
>
> a. The site's waste can be safely picked up on Stevens Creek Boulevard by following the correct administrative procedures ("redlining the curb").
> b. The constraint is not unique to this site as no other commercial property fronting Cecil Avenue gets their waste picked-up on Cecil Avenue.
> c. The waste management company ("Mission Trail") is operating their garbage trucks on Stevens Creek Boulevard currently and the addition of this site on their operating schedule as originally intended will not undermine the general welfare if the correct administrative procedures are followed.
> d. The required findings for these conditions can be met due to the conditions on the ground.

While on May 21, 2025, the Commission denied the applicant's request to modify the existing Conditional Use Permit, there was no Resolution of Denial drafted to act on. Therefore, the Commission requested staff to formally prepare a resolution denying the applicant's request including the findings discussed at the meeting and with facts to support their decision. The resolution has been drafted with the above facts and findings incorporated and is attached to this report for the Commission's action.

ENVIRONMENTAL REVIEW

On May 21, 2025, the Planning Commission voted to disapprove the Project. As a result, no environmental review is required under the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15270(a) ("CEQA does not apply to projects which a public agency rejects or disapproves").

COORDINATION

This report has been coordinated with the City Attorney's Office.

FISCAL IMPACT

There is no impact to the City for processing the requested application other than administrative staff time and expense typically covered by processing fees paid by the applicant.

PUBLIC CONTACT

A notice of public hearing on this item was mailed to property owners within 500 feet of the project site on May 8, 2025, for the original May 21, 2025, Planning Commission hearing date.

Public contact for the August 13, 2025, hearing was made by posting the Planning Commission agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <mailto:clerk@santaclaraca.gov> or at the public information desk at any City of Santa Clara public library.

PLANNING COMMISSION RECOMMENDATION

1. **Adopt** a Resolution Denying the Modification of an Existing Conditional Use Permit that would have allowed solid waste and recycling to be collected from Cecil Avenue for the existing Subaru dealership.

Prepared by: Alex Tellez, Assistant Planner, Community Development Department
Reviewed by: Alexander Abbe, Assistant City Attorney
Approved by: Lesley Xavier, Planning Manager, Community Development Department

ATTACHMENTS

1. Resolution of Denial - Conditional Use Permit
2. Web Links - Planning Commission - May 21, 2025
3. Conditions of Approval

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA DENYING THE MODIFICATION OF AN EXISTING CONDITIONAL USE PERMIT AT 3225 STEVENS CREEK BOULEVARD.

PLN2024-00392 (Conditional Use Permit)

WHEREAS, on July 27, 2016, the Planning Commission of the City of Santa Clara approved a Conditional Use Permit (PLN2015-11350) for the operation of a car dealership located at 3225 Stevens Creek Boulevard ("Project Site");

WHEREAS, Conditions P6 and P19 of the existing Use Permit require that trash pickups occur on Stevens Creek Boulevard, and not on Cecil Avenue;

WHEREAS, on September 9, 2024, David Zamora & Reza Soleimany ("Applicant"), on behalf of Monar LLC ("Owner"), filed an application to modify the existing Conditional Use Permit ("Project") to change Planning Conditions P6 & P19 to allow the operation of existing roll-up doors during business hours to facilitate trash pick-up on Cecil Avenue;

WHEREAS, the Project Site is currently zoned Regional Commercial ("C-R") and has a General Plan land use designation of Regional Commercial;

WHEREAS, the Santa Clara City Code requires that any request to modify an existing Conditional Use Permit be reviewed by the Review Authority that originally approved the discretionary permit;

WHEREAS, the Project is not subject to review under the California Environmental Quality Act per CEQA Guidelines Section15270(a), which provides that CEQA does not apply to projects that a public agency rejects or disapproves;

WHEREAS, on May 8, 2025, the notice of public hearing for the May 21, 2025, Planning Commission meeting was mailed to property owners within a 500 foot radius of the Project Site boundaries; and

WHEREAS, on May 21, 2025, the Planning Commission held a duly noticed public hearing to consider the application to modify an existing Conditional Use Permit and all pertinent information

in the record, during which the Planning Commission invited and considered any, and all verbal and written testimony and evidence offered in favor of and in opposition to the Project.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA AS FOLLOWS:

1. That the Planning Commission hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.
2. That the Planning Commission herby denies the proposed modification of the existing Conditional Use Permit, which would have allowed the operation of the existing roll-up doors fronting Cecil Avenue during Business Hours to facilitate waste collection for the Project Site.
3. The Planning Commission takes this action because the Commission is unable to make the finding required by SCCC Section 18.150.140.A related to the modification request:
    a. "Circumstances under which the permit or approval was granted have been changed to an extent that one or more of the findings that justified the original approval can no longer be made, and the public health, safety, and general welfare require the modification or revocation." The Commission is unable to make this finding because of the following reasons:
        i. The site's waste can be safely picked up on Stevens Creek Boulevard by following the correct administrative procedures ("redlining the curb").
        ii. The constraint is not unique to this site, as no other commercial property fronting Cecil Avenue get their waste picked-up on Cecil Avenue.
        iii. The waste management company ("Mission Trail") is operating their garbage trucks on Stevens Creek Boulevard currently and the addition of this site on their operating schedule as originally intended won't undermine the general welfare if the correct administrative procedures are followed.

iv. The required findings for these conditions can be met due to the conditions on the ground.

4. Effective date. This resolution shall become effective immediately.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 13TH DAY OF AUGUST, 2025, BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ATTEST: _____

AFSHAN HAMID, AICP
DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF SANTA CLARA

Attachments Incorporated by Reference:
1. None

Web Links - Planning Commission - May 21, 2025

PC Meeting (May 21, 2025):
Here you will find documents related to the Planning Commission meeting such as the staff report and attachments.
https://santaclara.legistar.com/MeetingDetail.aspx?ID=1231216&GUID=95D967C4-D94D-4129-B268-163B84BB1E47&Search=

PC Meeting (May 21, 2025) Video:
https://santaclara.legistar.com/MeetingDetail.aspx?ID=1231216&GUID=95D967C4-D94D-4129-B268-163B84BB1E47&Search=#

These documents are available for viewing in the Community Development Department

REVISED CONDITIONS OF REZONE AND USE PERMIT APPROVAL

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

GENERAL

G1. If relocation of an existing public facility becomes necessary due to a conflict with the developer's new improvements, then the cost of said relocation shall be borne by the developer.

G2. Comply with all applicable codes, regulations, ordinances and resolutions.

ATTORNEY'S OFFICE

A1. The Developer agrees to defend and indemnify and hold City, its officers, agents, employees, officials and representatives free and harmless from and against any and all claims, losses, damages, attorneys' fees, injuries, costs, and liabilities arising from any suit for damages or for equitable or injunctive relief which is filed by a third party against the City by reason of its approval of developer's project.

PLANNING AND BUILDING INSPECTION

P1. Obtain required permits and inspections from the Building Official and comply with the conditions thereof. If this project involves land area of 1 acre or more, the developer shall file a Notice of Intent (NOI) with the State Water Resources Control Board prior to issuance of any building permit for grading, or construction; a copy of the NOI shall be sent to the City Building Inspection Division. A storm water pollution prevention plan is also required with the NOI.

P2. The Director of Community Development may refer the use permit to the Planning Commission at any time to consider the initiation of revocation proceedings if the conditions of approval are violated or the operation is inconsistent with the approved proposal. In addition, if complaints are received by the City with respect to this use, staff shall provide a review of the use permit to the Planning Commission within three months for consideration of revocation proceedings.

P3. Any modification to the approved proposal shall require an amendment to the Use Permit subject to Planning Commission review and approval prior to commencement of the proposed changes.

P4. Submit plans for Architectural Committee review to the Planning Division and obtain architectural approval prior to issuance of building permits. Said plans to include, but not be limited to: site plans, floor plans, elevations, landscaping, lighting, stormwater control, and signage. Changes to the plans, as required by conditions of approval contained herein, shall be provided as part of the architectural review plan set.

P5. The ground floor plan and building elevations shall be revised on plans submitted for Architectural Review to remove the roll-up door along the Cecil Avenue frontage of the property that accesses the car wash/detail area and modify the floor plan so that internal site circulation to/from this area occurs on-site and not using the public street.

P6. Pedestrian and roll-up doors opening onto Cecil Avenue should remain closed during operation, and be used for emergency ingress/egress and to facilitate the collection of waste only, and shall not be used as a primary entrance to or exit from the site, except as allowed for oil/fluid removal and supply, consistent with Condition P19 below. The roll-up door between the service area and Cecil Avenue should remain closed at all times, except in the event of emergency ingress/egress needs and to facilitate the collection of waste. The roll-up door for the service area that faces east should remain closed except for vehicle ingress/egress in order to minimize noise disturbance to

nearby neighbors, consistent with the Illingworth & Rodkin noise study recommendations dated July 18, 2016.—Prior to approval of plans for Architectural Review, plans shall be revised to label doors opening to Cecil Avenue consistent with this condition, and plans shall note that signage will be posted on-site to inform employees and other users which doors are to remain closed during operations.

P7. Prior to approval of the plans for Architectural Review, the landscaped setback along Cecil Avenue shall be increased to 10 feet, as required by the Zoning Ordinance for a "through lot" with two front property lines. Alternatively, the applicant shall submit for a minor modification, along with the justification therefor, and request that the building setback be reduced by a maximum of 25% to a minimum setback of 7 feet 6 inches along Cecil Avenue.

P8. ~~All employees shall be directed to park on-site, and no employees shall be permitted to park off-site.~~ Employees should be directed to park on designated parking stalls on-site. The designated parking stalls shall be signed Employee Only. Employees are strongly discouraged to park off-site.

P9. Prior to approval of the plans for Architectural Review, the plans shall be revised to show the designated locations of all parking spaces required by the Zoning Ordinance to be provided for employees and customers. The Zoning Ordinance calls for 1 employee/customer space per 400 square feet of repair/showroom area (a total of 114 required parking spaces based on the proposed square footage) plus one space for every two non-auto-repair employees. The applicant shall identify the total number of non-auto-repair employees for the dealership as part of the architectural review application. Plans shall be labeled to identify whether parking stalls will serve retail customers, service/repair customers, or inventory purposes.

P10. The operator shall manage vehicular stacking for the service area such that it does not create back-up onto Stevens Creek Boulevard or otherwise affect vehicular, bike, or pedestrian circulation.

P11. All lighting shall be shielded to prevent any spillover onto adjacent properties. Developer shall adjust angle, shield, or dimming of the lights should there are spillover of lights onto adjacent properties. Bright white lighting for nighttime outdoor vehicle display shall not occur on the rooftop parking deck. Rooftop lighting shall be subdued and non-white in color (equivalent to low or high pressure sodium light) but adequate for safety as employee/customer parking and vehicle storage.

P12. The use of announcement or paging speaker systems outside the building is prohibited.

P13. Use of the 26-foot wide driveway exit to Cecil Avenue shall be minimized. Test drives shall use the Stevens Creek Boulevard driveway for ingress and egress. The solid gate across the 26-foot driveway to Cecil Avenue shall be closed at all times, except in the event of an emergency or in order to facilitate trash/recycling pick-up or egress from the site by delivery or service trucks for which egress from the Stevens Creek Boulevard exit is problematic. Prior to approval of the plans for Architectural Review, the on-site circulation expected for vehicles and delivery trucks shall be identified.

P14. The interior service door to the car wash (facing east) shall be closed when the vehicle washing equipment is in operation. The applicant shall present service door and automatic opening device details to the satisfaction of the Architectural Committee to demonstrate that carwash and service area noise impacts on adjoining residences are minimized.

P15. The floors of the parking structure shall be textured or surfaced to minimize noise from vehicle tires in motion.

P16. All mechanical equipment associated with the ventilation of this building shall be located within the building or on the rooftop, screened from public view, and designed so that building ventilation exhaust areas do not directly face neighboring residential properties.

Auto wash area shall not be open toward residential properties when in operation, to the satisfaction of the Director of Planning and Inspection.

P17. Hours of vehicle sales and service operation are restricted to 7:00 a.m. to 10:00 p.m. every day, including loading and receiving of materials and site circulation. All roll-up doors shall remain closed during these hours.

P18. Parts and supply deliveries shall occur using the Stevens Creek Boulevard driveway, and not Cecil Avenue.

P19. No loading, unloading, deliveries, ~~trash/recycling pick-up~~, vehicle staging, vehicle parking, vehicle/site service, or other site function shall occur on Cecil Avenue or other nearby residential streets, with the exception of oil and other fluid extraction and supply to the business may occur on Cecil Avenue between the hours of 8:00 a.m. to 5:00 p.m. ~~Oil and other fluid extraction and supply on Cecil Avenue shall occur no more than one time per week. The business operator shall maintain a log of activity for the oil and other fluid extraction and supply. Said log shall be furnished to the City upon request.~~

P20. The use of portable-generator-powered equipment to wash display vehicles shall not occur before ~~6:00~~ 7:00 A.M. on weekdays, and shall not occur before 8:00 A.M. on weekends.

P21. Consistent with the Illingworth & Rodkin noise report dated July 18, 2016, utilize service bays furthest from the roll-up doors first, locate the noisier repair/service activities in bays furthest from the roll-up doors, limit sounding of horns and loud car radio use, and emphasize to all dealership staff the neighborhood's sensitivity to noise and the importance of minimizing operational noise impacts to neighbors.

P22. Obtain Zoning Administrator Minor Modification for proposed building height (above 35 feet).

P23. Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.

P24. Prior to issuance of a demolition permit, Developer/Owner shall have an asbestos survey of the proposed site performed by a certified individual. Survey results and notice of the proposed demolition are to be sent to the Bay Area Air Quality Management District (BAAQMD). No demolition shall be performed without a demolition permit and BAAQMD approval and, if necessary, proper asbestos removal.

P25. It shall be the developer's responsibility through his engineer to provide written certification that the drainage design for the subject property will prevent flood water intrusion in the event of a storm of 100-year return period. The developer's engineer shall verify that the site will be protected from off-site water intrusion by designing the on-site grading and storm water collection system using the 100-year hydraulic grade line elevation provided by the City's Engineering Department or the Federal Flood Insurance Rate Map, whichever is more restrictive. Said certification shall be submitted to the City Building Inspection Division prior to issuance of building permits.

P26. Incorporate Best Management Practices (BMPs) into construction plans and incorporate post construction water runoff measures into project plans in accordance with the City's Urban Runoff Pollution Prevention Program standards prior to the issuance of Architectural Review approval. Post construction stormwater control measures must be certified for compliance with applicable Regional Water Quality Control Board requirements by a third-party certification body. Proposed BMPs shall be submitted to and thereafter reviewed and approved by the Planning Division and the Building Division for incorporation into construction drawings and specifications.

P27. The project site is located in Seismic Hazard Zone as identified by the State Geologist for potential hazards associated with liquefaction, pursuant to the Seismic Hazard Mapping Act (Div.2 Ch7.8 PRC), and the developer shall prepare and submit a

geotechnical hazards investigation report acceptable to the City of Santa Clara Building Official prior to issuance of permits.

P28. An erosion control plan shall be prepared and copies provided to the Planning Division and to the Building Division for review and approval prior to the issuance of grading permits or building permits that involve substantial disturbance of substantial ground area.

P29. Developer is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.

P18. The Project shall comply with all mitigations identified in the Mitigation, Monitoring and Reporting Program for the project.

P18. This Use Permit will only take effect following the effective date of the City Council's rezoning of the associated easterly 0.28 acre portion of the site from A – Agriculture to CT – Thoroughfare Commercial (City file number PLN2016-11888). Should the City Council not approve the associated rezoning, the Planning Commission's approval of this Use Permit shall be null and void.

ENGINEERING

E1. Obtain site clearance through Engineering Department prior to issuance of Building Permit. Site clearance will require payment of applicable development fees prior to issuance of the Building Permit. Other requirements may be identified for compliance during the site clearance process. Contact Engineering Department at (408) 615-3000 for further information.

E2. All work within the public right-of-way, which is to be performed by the Developer/Owner, the general contractor, and all subcontractors shall be included within a **Single Encroachment Permit** issued by the City Engineering Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.

E3. Developer shall provide a complete storm drain study for the 10-year and 100-year storm events. The grading plans shall include the overland release for the 100-year storm event and any localized flooding areas. System improvements, if needed, will be at developer's expense.

E4. After City Council approval of the Tentative Parcel Map, submit 10 copies of the Parcel Map, prepared by a Licensed Land Surveyor or a Registered Civil Engineer with Land Surveyor privileges to the Engineering Department. The submittal shall include a title report, closure calculations, and all appropriate fees. The City approved Parcel Map shall be recorded by developer prior to building permit issuance.

E5. File and record Parcel Map for proposed development and pay all appropriate fees prior to Building Permit issuance.

E6. Submit public improvement plans prepared in accordance with City Engineering Department procedures which provide for the installation of public improvements. Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer prior to approval and recordation of final map and/or issuance of building permits.

E7. Sanitary sewer (SS) cleanout shall be installed at or near property line per City standard detail SS-1 for proposed SS lateral.

E8. Proposed trees shall be 5' minimum clear of sidewalks. Provide root barriers when the drip line of the mature trees covers the sidewalk. Root barriers for sidewalk protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 1.5' deep, and centered on trees. Root barriers for curb and gutter protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 2' deep, and centered on trees.

E9. Storm drain and sanitary sewer laterals shall be outside the drip line of mature trees or 10' clear of the tree trunk.
E10. Damaged curb, gutter, and sidewalk within the public right-of-way along property's frontage shall be repaired or replaced (to the nearest score mark) in a manner acceptable to the City Engineer or his designee. The extents of said repair or replacement within the property frontage shall be at the discretion of the City Engineer or his designee.
E11. Existing non-standard or non-ADA compliant frontage improvements shall be replaced with current City standard frontage improvements as directed by the City Engineer or his designee.
E12. Remove existing driveways and replace with ADA compliant driveways along the property frontages per City standards.
E13. With the requirement to install the "Boulevard Style" frontage improvements (4-foot park strip with trees, and 10–foot sidewalk) along Stevens Creek Blvd, property owner will be required to dedicate sidewalk and utility easements for portions of sidewalk and any public utility within private property and pay the easement preparation fee. For more information regarding the easement contact Nelson Damian at 408-615-3000.
E14. Unused driveways in the public right-of-way shall be replaced with City standard curb, gutter, and sidewalk per City Standard Detail ST-12.
E15. All proposed walkway, sidewalk, driveways, and curb ramps shall be ADA compliant.
E16. Show and comply City's Driveway Triangle of Safety requirement at all proposed driveways including the Parking Garage driveways. No trees and/or structures obstructing drivers' view are allowed in the Triangle of Safety areas.
E17. Provide pedestrian ADA walkway from proposed buildings to public sidewalk.
E18. Proposed driveways on Stevens Creek Blvd. and Cecil Avenue shall be per City standard detail ST-8.
E19. On-street parking shall not be counted toward on-site parking requirements.
E20. Provide 2 Class I and 8 Class II bicycle parking spaces at main entrance and/or high visible area.

ELECTRICAL

EL1. Prior to submitting any project for Electric Department review, applicant shall provide a site plan showing all existing utilities, structures, easements and trees. Applicant shall also include a "Load Survey" form showing all current and proposed electric loads. A new customer with a load of 500KVA or greater or 100 residential units will have to fill out a "Service Investigation Form" and submit this form to the Electric Planning Department for review by the Electric Planning Engineer. Silicon Valley Power will do exact design of required substructures after plans are submitted for building permits.
EL2. The Developer shall provide and install electric facilities per Santa Clara City Code chapter 17.15.210.
EL3. Electric service shall be overhead. See Electric Department Rules and Regulations for available services.
EL4. Electric service shall be underground. See Electric Department Rules and Regulations for available services.
EL5. Installation of underground facilities shall be in accordance with City of Santa Clara Electric Department standard UG-1000, latest version, and Santa Clara City Code chapter 17.15.050.
EL6. Overhead services shall be installed per City of Santa Clara Electric Department standard OH-550, MS-G6, and MS-G7 latest revision.

EL7. Underground service entrance conduits and conductors shall be "privately" owned, maintained, and installed per City Building Inspection Division Codes. Electric meters and main disconnects shall be installed per Silicon Valley Power Std. MS-G7,Rev. 2.

EL8. The developer shall grant to the City, without cost, all easements and/or right of way necessary for serving the property of the developer and for the installation of utilities (Santa Clara City Code chapter 17.15.110).

EL9. All electric meters and services disconnects shall be grouped at one location, outside of the building or in a utility room accessible directly from the outside. A double hasp locking arrangement shall be provided on the main switchboard door(s). Utility room door(s) shall have a double hasp locking arrangement or a lock box shall be provided. Utility room door(s) shall not be alarmed.

EL10. If transformer pads are required, City Electric Department requires an area of 17' x 16'-2", which is clear of all utilities, trees, walls, etc. This area includes a 5'-0" area away from the actual transformer pad. This area in front of the transformer may be reduced from a 8'-0" apron to a 3'-0", providing the apron is back of a 5'-0" min. wide sidewalk. Transformer pad must be a minimum of 10'-0 from all doors and windows, and shall be located next to a level, drivable area that will support a large crane or truck.

EL11. All trees, existing and proposed, shall be a minimum of five (5) feet from any existing or proposed Electric Department facilities. Existing trees in conflict will have to be removed. Trees shall not be planted in PUE's or electric easements.

EL12. Any relocation of existing electric facilities shall be at Developer's expense.

EL13. Electric Load Increase fees may be applicable.

EL14. The developer shall provide the City, in accordance with current City standards and specifications, all trenching, backfill, resurfacing, landscaping, conduit, junction boxes, vaults, street light foundations, equipment pads and subsurface housings required for power distribution, street lighting, and signal communication systems, as required by the City in the development of frontage and on-site property. Upon completion of improvements satisfactory to the City, the City shall accept the work. Developer shall further install at developer's cost the service facilities, consisting of service wires, cables, conductors, and associated equipment necessary to connect a customer to the electrical supply system of and by the City. After completion of the facilities installed by developer, the City shall furnish and install all cable, switches, street lighting poles, luminaries, transformers, meters, and other equipment that it deems necessary for the betterment of the system (Santa Clara City Code chapter 17.15.210 (2)).

EL15. Electrical improvements (including underground electrical conduits along frontage of properties) may be required if any single non-residential private improvement valued at $200,000 or more or any series of non-residential private improvements made within a three-year period valued at $200,000 or more (Santa Clara City Code Chapter 17.15, Appendix A (Table III)).

EL16. Non-Utility Generator equipment shall not operate in parallel with the electric utility, unless approved and reviewed by the Electric Engineering Division. All switching operations shall be "Open-Transition-Mode", unless specifically authorized by SVP Electric Engineering Division. A Generating Facility Interconnection Application must be submitted with building permit plans. Review process may take several months depending on size and type of generator. No interconnection of a generation facility with SVP is allowed without written authorization from SVP Electric Engineering Division.

EL17. Applicant is advised to contact SVP (CSC Electric Department) to obtain specific design and utility requirements that are required for building permit review/approval submittal. Please provide a site plan to Leonard Buttitta at 408-261-5469 to facilitate plan review.

WATER

W1. The applicant shall maintain 12” of vertical clearance at water service crossing with other utilities, and all required horizontal clearances from water services: 10' from sanitary sewer utilities, 8' from storm drain utilities, 5' from fire and other water utilities, 5' from gas utilities, and 10' from landscaping. If applicant installs root barriers, clearance from landscaping reduces to 5'.

W2. Prior to issuance of Building Permits, the applicant shall provide details for a sanitary sewer manhole on the property line for sanitary sewer services greater than 6”.

W3. Prior to the issuance of Building or Grading Permits, the applicant must indicate the disposition of all existing water services on the plans. The applicant must properly abandon all existing water services on the property that will not be used per Water & Sewer Utilities standards.

W4. Prior to the issuance of Building Permits, the applicant shall provide fixture unit counts so the Water Division can verify the appropriate size of all proposed water meters.

W5. The applicant shall revise plans so that water meter and the back flow preventer are located behind the side walk in a landscaping area. Additionally, the proposed water and fire services layout shall comply with City Standards 11 and 16.

W6. Prior to issuance of Building Permits, the applicant shall submit plans indicating that the proposed water utilities will be installed per City Standard Details 11 (water service with reduced pressure backflow prevention device), 16 (fire service with double check detector assembly), and 18 (fire hydrant assembly).The applicant shall include the applicable City Standard Details on the plans. Note that the standard details can be found on the City of Santa Clara website under Water and Sewer Utilities Technical Documents.

W7. Prior to the issuance of building permit, applicant shall review the plan set, address discrepancies, and submit plans consistently showing the location of the proposed and existing utilities. Please note that there are several utility discrepancies between sheet L-2 (composite plan) and sheet C5.2 (utility plan).

W8. The applicant shall label the sizes and type for the water main along Stevens Creek Boulevard. Additionally, the applicant shall label the sizes of the water laterals. Note that the applicant shall correct the discrepancies on sheet C5.2 (utility plan) involving callouts.

W9. Prior to issuance of Building Permits, the applicant shall enlarge the scale of sheet L-2 (composite utility plan), such that utility conflicts can be identified. At its current scale, sheet L-2 is very difficult to read.

POLICE

PD1. The business operator shall strictly adhere to the business hours as stated in the use permit.

PD2. The developer shall provide a minimum average illumination of one-foot candle in parking areas and in all common pedestrian or landscaped areas of the development, subject to adjustments by the Police Chief in consultation with Silicon Valley Power and Planning Department as necessary for the project to meet LEED Certification, or equivalent, objectives. The illumination should be deployed in fixtures that are both weather and vandal resistant.

PD3. Address numbers should be a minimum of twelve (12) inches in height for commercial or industrial buildings. The numbers shall be illuminated during the hours of darkness, and in a color that is contrasting to the background material. They shall be clearly visible from the street.

PD4. The entrance to the driveway and parking area should be posted with appropriate signage to discourage trespassing, unauthorized parking, etc. (See California vehicle Code section 22658(a) for guidance.

PD5. Developer shall provide trash enclosure fencing that is either see through or has a six (6) inch opening along the bottom for clear visibility. Any gates or access doors to these trash enclosures should remain locked.

PD6. Landscaping should be of the type and situated in locations to maximize visibility from the street while providing the desired degree of aesthetics. Security planting materials are encouraged along fence and property lines and under vulnerable windows to discourage criminal penetration.

PD7. All exterior doors should be adequately illuminated at all hours with their own light source.

PD8. All business or commercial establishments, of whatever nature, should have a comprehensive internal security plan, tailored to the specific use. This should include, but not limited to, employee security during working hours, after hours security, disaster preparation, etc. You may contact the Community Services Unit, Santa Clara Police Department, 601 El Camino Real, Santa Clara, CA 95050, Attn: CSU Sergeant, should you have questions or need advice on this matter.

PD9. All business or commercial establishments, of whatever nature, should have an electronic intruder alarm system installed. The system should cover the interior and perimeter of structures determined to be a value target. Also, consideration should be given to exterior areas that are or contain value targets, such as a product display lot, vehicle parking area, etc. Contact Alarm Administrator at Santa Clara Police Department for further details (408) 4615-4700.

FIRE

F1. At time of Building Permit Application, submit documentation showing that the minimum required fire-flow in accordance with California Fire Code, Appendix B, and Table B105.1 can be met for the construction type and square footage of the building. A maximum reduction of 50% in fire-flow is allowed with the installation of an automatic fire sprinkler systems designed in accordance with California Fire Code. The resulting fire-flow shall not be less than 1,500 gallons per minute for the prescribed duration. From the hydrant flow data (current within one year) provide a hydraulic calculation that this fire flow can be met at a residual pressure of 20 psi.

F2. At time of Building Permit Application, the Design Team shall submit an Alternate Means and Method Application (AMMA) Permit to mitigate the lack of fire department access. The mitigation shall include an increase in sprinkler density from 0.15 gpm/sq. ft. to 0.2 gpm/sq. ft. for all areas of the buildings and parking garage. Additional standpipe locations will also be required where deemed appropriate.

STREETS

ST1. Submit a solid waste collection plan to meet the requirements. Please contact Street Department at 408-615-3080 for guideline.

a. Solid Waste enclosure must provide a minimum unobstructed inside opening of 12’ and have minimum inside dimensions of 18.5’ by 10.5’.

ST2. Developer must have 3rd party verification of C.3 packet and storm water management plan, 3rd party inspection of stormwater treatment devices at time of installation, and Inspection and Maintenance agreement with the Street Division (we provide boiler plate). Document must be printed single-sided and be notarized. For more information, call 408-615-3080.

ST3. Projects with active building permits over 1 acre in size must maintain a SWPPP and are to be inspected once a month during the wet season (October – April) – fees, subject to change, are $162.63 per inspection.

ST4. Applicant to comply with City Code Section 8.25.285 and recycle or divert at least fifty percent (50%) of materials generated for discards by the project during demolition and construction activities. No building, demolition or site development permit shall be issued unless and until applicant has submitted a construction and demolition debris materials check-off list. After completion of project, applicant shall submit a construction and demolition debris recycling report as stipulated by ordinance, or be subject to monetary, civil, and/or criminal penalties.

ST5. The Developer is to supply and install City street trees per City specifications; spacing, specie, and size to be determined by City Arborist.

ST6. No cutting of any part of City trees, including roots, shall be done without following city tree preservation specifications and securing approval and direct supervision from the City Arborist at 408-615-3080.

ST7. No cutting of any part of private trees, including roots, shall be done without direct supervision of a certified arborist (Certification of International Society of Arboriculture).

I:\PLANNING\2015\Project Files Active\PLN2015-11350 3215 Stevens Creek Boulevard (Use Permit)\CC\Conditions of Approval - 3215 Stevens Creek Blvd (PLN2015-11350).doc

25-690 **Agenda Date: 8/13/2025**

REPORT TO PLANNING COMMISSION

SUBJECT

Public Hearing: Action on a Vesting Tentative Subdivision Map (PLN25-00225) for 11 Townhouses Located at 1530 and 1540 Pomeroy.

REPORT IN BRIEF

Applicant: The Ridgecrest Group Inc./Omid Shakeri
Owner: Masud Maesumi Trustee & Et. All
General Plan: Medium Density Residential (1530 Pomeroy)
Mixed Use Community Commercial (1540 Pomeroy)
Zoning: Medium Density Residential (R3) (1530 Pomeroy)
Mixed Use Community Commercial (MU-CC) (1540 Pomeroy)
Site Area: Two parcels with a total lot area of 0.48 acre
Existing Site Conditions: One-story single-family residences

Surrounding Land Uses:
North: Commercial uses
South: Single-family residences
East: Pomeroy Avenue and multi-family dwellings
West: Commercial uses and single-family residences

Issues: Consistency with the City's General Plan and conformance with Subdivision Map Act.

Staff Recommendation: Recommend approval of the Vesting Tentative Subdivision Map to the City Council for the merger of two adjacent parcels and the creation of a one-lot subdivision for condominium purposes for 11 townhouses and common area located at 1530 and 1540 Pomeroy, subject to findings and conditions of approval.

BACKGROUND

The Applicant, Omid Shakeri, from the Ridgecrest Group Inc. requests approval of a Vesting Tentative Subdivision Map (File No. PLN25-00225) to allow the merger of two adjacent parcels (subject site) with a total area of 0.48 acre (APN: 290-02-096, 290-02-097) and the creation of a one-lot subdivision for condominium purposes to accommodate a project with 11 townhouses, vehicular driveways, parking, and common and private open spaces. The subject site is currently occupied with two one-story vacant single-family residences.

A previous proposal to construct six attached townhouses and two single-family residences on the subject site was approved at the Development Review Hearing (DRH) on August 18, 2021. However, the Planning entitlement expired as it was not exercised within two years per Santa Clara City Code Section 18.128.060 and no time extensions were granted. The condo map that was reviewed by the Planning Commission and then approved by the City Council on May 10, 2022, expired as well.

Since that approval, the City rezoned the parcel at 1530 Pomeroy from R3-18D (Low-Density Multiple Dwelling) to R3 (Medium-Density Residential) and rezoned the parcel at 1540 Pomeroy from A (Agriculture) to MU-CC (Mixed Use Community Commercial) as a part of the City's comprehensive zoning update. The new

zoning requires the project site to be developed at a higher density than what was previously proposed.

The applicant submitted another development proposal and pursuant to Santa Clara City Code Section 18.120.020.D.3), the proposal required Architectural Review approval through a DRH. On May 14, 2025, the project (File No. PLN24-00568) received approval. The approval allows the applicant to redevelop the two contiguous parcels as follows:

- 1530 Pomeroy Ave (0.23 acres; Zoned: Medium Density Residential (R3): Construct a three-story building with five attached townhouses in conformance to the density range of 20-36 units per acre for R3 zoning district.
- 1540 Pomeroy Ave (0.25 acres; Zoned: Mixed Use Community Commercial (MU-CC): Construct a three-story building with six attached townhouses in conformance to the density range of 20-36 units per acre for MU-CC zoning district.

The development on each parcel conforms to the allowed uses and to the corresponding zoning regulations for each parcel. As part of the proposal, the applicant proposes to merge the parcels and create a one-lot condominium subdivision. The subdivision will allow the applicant to sell the townhouses individually, while the land will be owned collectively by the townhouse owners and managed through a declaration of covenants, conditions and restrictions.

Planning Commission review and a recommendation to the City Council are required under (SCCC) section 17.05.300(g) for Subdivision Map applications. Vesting Tentative Maps are ultimately approved by the City Council.

DISCUSSION

Project Summary

The site consists of two parcels zoned Medium Density Residential (R3) and Mixed Use Community Commercial (MU-CC). Each parcel conforms to the density requirements of 20-30 units per acre.

Consistency with General Plan, Zoning Code and Subdivision Map Act

Vesting Tentative Subdivision Map applications are reviewed for General Plan and Zoning Code consistency and conformance with the Subdivision Map Act.

The Architectural Review (File No. PLN24-00568) of the 11-unit development on the subject site was approved at the Development Review Hearing on May 14, 2025. The proposed Vesting Tentative Map is consistent with the approved project, including the site plan, improvements, the private street, surface parking, landscape open space areas, and associated utilities on the project site.

The Subdivision Map Act requires that all subdivision maps be consistent with the General Plan, Gov't Code § 66474(a). The City's Subdivision Clearance Committee reviewed the Vesting Tentative Map and determined it to be complete on June 3, 2025. The Architectural Review approval determined that the project was consistent with the General Plan, based on the fact that the proposed use and scale of the development as conditioned are consistent with the allowable land uses and density, and the design of the development satisfies General Plan transition policies. The staff report for the DRH on May 14, 2025, is provided as Attachment 2 for reference.

The proposed subdivision received clearance from the City's Subdivision Committee on June 3, 2025. This determination confirmed that the proposed subdivision is consistent with the General Plan and zoning designations for the property, Building Code, or other applicable requirements. Conditions of Approval have been prepared and are provided as Attachment 3.

ENVIRONMENTAL REVIEW

On August 18, 2021, the City adopted the 1530/1540 Pomeroy Avenue Residential Project Initial Study/Mitigated Negative Declaration (IS/MND) at a Development Review Hearing (DRH) for the earlier eight-unit development proposal at the Project Site. For the new proposal, an Addendum to the IS/MND was prepared pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15164 and adopted at the May 14, 2025 DRH. The addendum concluded, pursuant to CEQA Guidelines Section 15162, that there would be no new or substantially more severe significant impacts not already addressed in the 2021 IS/MND, nor was there any new information of substantial importance that would have triggered additional environmental review.

The proposed Vesting Tentative Subdivision Map is consistent with the approved project analyzed in the Addendum and would not result in a new impact on the environment or significantly increase the severity of any previously identified impact.

FISCAL IMPACT

There is no cost to the City other than administrative staff time and expense for the processing of this application.

COORDINATION

This report has been coordinated with the City Attorney's Office.

PUBLIC CONTACT

On July 30, 2025, a notice of public hearing was published in the *Santa Clara Weekly*, a newspaper of general circulation, and on July 31, 2025, a notice of this item was mailed to property owners within 1,000 feet of the project site. At the time of this report, the Planning staff has not received any public comments regarding the Tentative Map.

On March 13, 2024, the Applicant conducted a hybrid Community meeting. Six members of the public attended in-person, and four members of the public attended virtually. The topics discussed included architecture, allowable density, parking, applicable zoning regulations, and impact to the adjacent single-family homes. To address the public comments, the applicant made modifications to the elevations by emphasizing vertical distinction between the units, aligning the windows and simplifying the roof form, which resulted in the final proposal that was approved at the Development Review Hearing.

Public contact was also made by posting the Commission agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <mailto:clerk@santaclaraca.gov> or at the public information desk at any City of Santa Clara public library.

RECOMMENDATION

1. Recommend that the City Council find that the proposed subdivision falls within the scope of the adopted CEQA Addendum prepared for the project and no further analysis is required.
2. Adopt a resolution recommending the City Council approve the Vesting Tentative Subdivision Map to merge the two parcels and create a one-lot subdivision for condominium purposes for 11 townhouses and common area at 1530/1540 Pomeroy Avenue, subject to findings and conditions of approval.

Prepared by: Nimisha Agrawal, Senior Planner
Reviewed by: Alexander Abbe, Assistant City Attorney
Approved by: Lesley Xavier, Planning Manager

ATTACHMENTS

1. Resolution Recommending Council Approve the Vesting Tentative Subdivision Map
2. DRH Staff Report of May 14, 2025
3. Conditions of Vesting Tentative Subdivision Map Approval
4. Vesting Tentative Subdivision Map
5. Vicinity Map

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RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPROVE A VESTING TENTATIVE SUBDIVISION MAP (PLN25-00225) AT 1530 and 1540 POMEROY AVENUE, SANTA CLARA

WHEREAS, on May 14, 2025, Ridgecrest Group Inc. ("Applicant") on behalf of Masud Maesumi and Et. All ("Property Owners") filed an application (PLN25-00225) to merge two adjacent existing parcels with a total lot area of 0.48 acres, located at 1530 and 1540 Pomeroy Avenue ("Project Site") and create a one-lot subdivision for condominium purposes in accordance with the development plan (PLN24-00568) approved for the Project Site;

WHEREAS, on May 14, 2025, the Architectural Review (PLN24-00568) to construct 11 townhouses was approved at the Development Review Hearing (DRH);

WHEREAS, the application is for a Vesting Tentative Subdivision Map (PLN25-00225) to merge the two adjacent residential parcels and create a one-lot subdivision for condominium purposes to allow the individual sale of 11 condominium lots and the creation a common parcel to serve the development and,

WHEREAS, the proposed subdivision is consistent with the approved site plan and improvements on the Project Site for the development of 11 residential units with surface parking, landscaped open space areas, and associated utilities as entitled on May 14, 2025;

WHEREAS, pursuant to Section 17.05.210 of the Code of the City of Santa Clara ("SCCC"), a Tentative Subdivision Map shall be required for all divisions of land into five or more parcels;

WHEREAS, on June 3, 2025, the Subdivision Clearance Committee determined that the application was complete and that the proposed Vesting Tentative Subdivision Map should proceed to the Planning Commission in conformance with Section 17.05.300 of the SCCC;

WHEREAS, SCCC Section 17.05.300(g) requires that the Planning Commission make recommendations of denial, approval, or conditional approval to the City Council on the Tentative Subdivision Map;

WHEREAS, the proposal is to merge the two adjacent lots and create a one-lot subdivision for condominium purposes for 11 residential units and one common lot to serve the development ("Project") as shown on the proposed Vesting Tentative Subdivision Map, attached hereto and incorporated herein by this reference;

WHEREAS, on August 18, 2021, the City adopted an Initial Study/Mitigated Negative Declaration ("IS/MND") under the California Environmental Quality Act ("CEQA") for a prior version of the Project that would have allowed eight dwelling units at the Project Site;

WHEREAS, on May 14, 2025, the City adopted an Addendum to the IS/MND and a Mitigation Monitoring and Reporting Program (MMRP) at the Development Review Hearing (DRH) for the Project;

WHEREAS, the Addendum concluded that pursuant to CEQA Guidelines Section 15162, that there would be no new or substantially more severe significant impacts not already addressed in the 2021 IS/MND, nor was there any new information of substantial importance that would have triggered additional environmental review;

WHEREAS, the proposed Vesting Tentative Subdivision Map is consistent with the Project approved at the DRH on May 14, 2025 and analyzed in the Addendum and would not result in a new impact on the environment or significantly increase the severity of any previously identified impact;

WHEREAS, on July 31, 2025, notices of the public hearing on the Vesting Tentative Subdivision Map were mailed to all property owners within 1,000 feet of the property, according to the most recent Assessor's roll;

WHEREAS, a notice of the public hearing was published in the *Santa Clara Weekly*, a newspaper of general circulation, on July 30, 2025; and

WHEREAS, the Planning Commission held a duly noticed public hearing on August 13, 2025, at which time all interested persons were given an opportunity to provide testimony and the Commission considered the information presented in the Staff Report, and all verbal and written evidence.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA AS FOLLOWS:

1. That the Planning Commission hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.

2. Vesting Tentative Subdivision Map Findings. Pursuant to California Government Code Sections 66426 and 66428 and SCCC Section 17.05.300(h), the Planning Commission finds and determines that:

A. The Vesting Tentative Subdivision Map is consistent with the objectives, policies, general land uses and programs specified in the City's General Plan in that the Vesting Tentative Subdivision Map merges the two adjacent 0.48 acre Project Site to create a one-lot subdivision for condominium purposes for 11 residential units and one common lot to effectuate the previously approved residential development of 11 townhouses, on-site parking, and common landscaped areas with shared maintenance of the building and public and private site improvements compatible with neighboring low intensity residential development and the commercial uses to the north of the project site, subject to conditions set forth in the Conditions of Vesting Tentative Subdivision Map Approval, attached hereto and incorporated by this reference.

B. The design and improvements of the proposed subdivision are consistent with the City's General Plan in that the Vesting Tentative Subdivision Map facilitates development of a diversified housing stock and construction of ownership housing opportunities for the community; and furthermore complies with General Plan Land Use and Transitional Goals and Polices of the General Plan in that it transforms the underutilized properties from a vacant, low-

intensity commercial use to a medium density residential development that would transition in scale and intensity of use with existing and planned land uses; and is in proximity to transit with multi-modal connections to local and regional transit service to support transit ridership and reduce vehicle miles traveled.

C. The site is physically suitable for the proposed type of development, in that the Project provides a transition between low intensity residential development and the existing commercial uses along El Camino Real.

D. The site is physically suitable for the proposed density of development, in that the Project Site is in an urbanized area and is served by existing utilities and infrastructure.

E. The design of the subdivision and type of improvements are not likely to cause serious health problems, in that the proposed residential subdivision will implement Covenants Conditions and Restrictions for operation and maintenance of the buildings and site improvements and does not propose the use of hazardous materials.

F. The design of the subdivision and type of improvements are not likely to cause substantial environmental damage and will not substantially or unavoidably injure fish or wildlife or their habitat in that the Project Site is located in an urbanized setting, is a developed site, and the proposed subdivision includes mitigation measures, as identified in the MND and MMRP, that reduce impacts to biological resources to less-than-significant levels.

G. The design of the subdivision and type of improvements will not conflict with easements acquired by the public at large or use of property within the proposed subdivision in that it is designed to avoid encroachment and conflicts with public easements in the site design.

H. The Tentative Subdivision Map provides, to the extent feasible, for future passive or natural heating or cooling opportunities, in that it would allow flexibility in the development standards to maximize the benefits of green building standards for site and building design.

3. Based on the findings set forth in this Resolution and the evidence in the Staff Report and such other evidence as received at the public hearings on this matter before the Planning

Commission, the Planning Commission hereby recommends approval of the Vesting Tentative Subdivision Map to the City Council, substantially in the form on file as shown on the attached Vesting Tentative Subdivision Map and Conditions of Vesting Tentative Subdivision Map Approval, hereby incorporated by this reference.

4. Effective date. This resolution shall become effective immediately.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 13TH DAY OF AUGUST 2025, BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ATTEST: _____

AFSHAN HAMID
DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF SANTA CLARA

Attachments Incorporated by Reference:
1. Vesting Tentative Subdivision Map

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

PUBLIC HEARING: Consideration of an Addendum to the Initial Study/Mitigated Negative Declaration (IS/MND) (2021) and Action on the Architectural Review (PLN24-00568) for the Demolition of Two Existing Single-Family Residences and the Construction of 11 Townhouses Located at 1530 and 1540 Pomeroy.

File No.: PLN24-00568
Location: **1530 and 1540 Pomeroy Ave;** two parcels with a total lot area of 0.48 acres, located on the west side of Pomeroy Avenue between El Camino Real and Granada Ave; APN's: 290-02-096, 290-02-097; Property at 1530 Pomeroy is zoned Medium Density Residential (R3) and 1540 Pomeroy Avenue zoned Mixed Use Community Commercial (MU-CC)
Applicant: The Ridgecrest Group Inc./Omid Shakeri
Owner(s): Masud Maesumi Trustee & Et. All

Request: Consider the **Addendum** to the 1530/1540 Pomeroy Residential Project Initial Study/Mitigated Negative Declaration (IS/MND) and **Architectural Review** for demolition of two existing one-story single-family residences and construction of 11 three-story for-sale townhomes on two contiguous residential lots with a total lot area of 0.48 acres with 22 surface parking spaces at 1530 and 1540 Pomeroy Avenue.

PROJECT DATA

The Project Data and Compliance Table is included as Attachment 2.

POINTS FOR CONSIDERATION

- The project site is surrounded by single-family residences to the south, commercial uses to the north, single family homes and commercial uses to the west, and by Pomeroy Avenue and multi-family dwellings to the east. See Vicinity Map in Attachment 1.
- The subject site comprises of two parcels, each developed with a one-story single-family residence. The parcel at 1530 Pomeroy is zoned Medium Density Residential (R3) and the General Plan land use designation is Medium Density Residential. The parcel at 1540 Pomeroy is zoned Mixed Use Community Commercial (MU-CC) and the General plan land use designation is Mixed Use Community Commercial.
- The applicant proposes to redevelop the two contiguous parcels as follows:
    - 1530 Pomeroy Ave (0.23 acres, Zoned: R3): Construct a three-story building with five attached townhomes in conformance to the density range of 20-36 units per acre for R3 zoning district.
    - 1540 Pomeroy Ave (0.25 acres; Zoned: MU-CC): Construct a three-story building with

six attached townhomes.

- The development on each parcel conforms to the corresponding zoning regulations for the parcel. A condo map to allow for the subdivision of the property will be submitted at a later time.
- Per the Santa Clara City Code Section 18.120.020(D)(3), the request requires Architectural Review approval through a Development Review Hearing.
- A previous proposal to construct six attached townhomes and two single-family residences on the subject site was approved at the Development Review Hearing on August 18, 2021. However, the Planning entitlement expired as it was not exercised within two years per Santa Clara City Code Section 18.128.060 and no time extensions were granted. The condo map approved by the Council on May 10, 2022, expired as well., Since that approval, the City rezoned the parcel at 1530 Pomeroy from R3-18D (Low-Density Multiple Dwelling) to R3 (Medium-Density Residential) and rezoned the parcel at 1540 Pomeroy from A (Agriculture) to MU-CC (Mixed Use Community Commercial) as a part of the City's comprehensive zoning update. The new zoning requires the project site to be developed at a higher density than what was previously proposed.
- The proposal conforms to the City's Community Design Guidelines in that it improves the aesthetics of the currently dilapidated site, enhances pedestrian connections, and is designed to be compatible with the existing surrounding development.
- The applicant has worked with staff to refine the elevations by simplifying the roof form, creating articulation, aligning the windows, and the entrance for the front units for both buildings to face Pomeroy Avenue.
- The proposed project meets the required findings set forth in Santa Clara City Code 18.120.
- There are no active City code enforcement cases for this property.
- On March 13, 2024, the Applicant conducted a hybrid Community meeting. Six members of the public attended in-person, and four members of the public attended virtually. The topics discussed included architecture, allowable density, parking, applicable zoning regulations, and impact to the adjacent single-family residences.
- A neighborhood notice was distributed within a 1,000-foot radius of the subject site for this project review.

Building Design

- The project would construct a three-story building with five attached townhomes on the southern parcel (1530 Pomeroy) that borders single-family residences to the west and to the south. Each unit would be 1,970 square feet with three bedrooms and three and a half bathrooms and a one car garage.
- The parcel on the north (1540 Pomeroy) that borders commercial uses to the north and the west, would be occupied with a three-story building with six attached townhomes. Each townhome would be 2,370 square feet with three bedrooms and three and a half bathrooms and a two-car garage.
- Both residential structures adhere to the lot coverage and all other zoning regulations of the corresponding zoning district and exceed the setback requirements.
- The townhomes on 1530 Pomeroy Avenue are designed with modern architecture featuring a combination of board and batten siding, and lap siding to clearly define the units on the north and south facades. This is further emphasized by providing articulation on the facades. Fenestration would include a mix of divided-light vertical and square windows. The townhomes

would be a single building with hipped roof and a long central ridge, punctuated with smaller hipped forms.

- The architecture of the townhomes on 1540 Pomeroy Avenue remains largely the same as the previous proposal and is like the building on 1530 Pomeroy Avenue in featuring a combination of board and batten siding, and lap siding, and fenestration. The townhomes are also a single building with hipped roof and a long central ridge but punctuated with small gables on both the north and south facades. A color scheme will be used to create a clear distinction of the units from outside.
- The private garages would be accessed through a shared 20 foot wide driveway and a pedestrian path on each parcel leading to the entrance of the townhomes.

Open Space

The project provides an open private community space to the rear and south of the project site. The project would remove nine existing trees and other smaller trees and shrubs and would plant 16 24" box trees and two 36" box trees to meet city's requirement for a replacement ratio of 2:1. A landscape plan has been developed and the site would be developed with drought tolerant and water efficient landscaping. The property frontage would be planted with new street trees in accordance with the City requirements.

Parking

A 400 square foot two car attached garage is incorporated on the ground floor of each residential unit on 1540 Pomeroy Avenue and a 220 square foot one-car attached garage is incorporated on 1530 Pomeroy Avenue. Additionally, five unbundled surface parking are provided. This exceeds the city's requirement of 1.5 parking space for each three-bedroom unit.

FINDINGS SUPPORTING STAFF'S RECOMMEDATION

Granting the Architectural Review approval requires the following findings consistent with City Code Section 18.120.020(F):

1) *That any off-street parking area, screening strips, and other facilities and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that:*
   - The development provides a total of 22 on-site parking spaces, including five unbundled surface parking spaces. This exceeds the Zoning code requirement for 17 parking spaces per Section 18.38, Table 3-3, requiring 1.5 parking spaces for two-three-bedroom units.
   - The project provides adequate circulation for vehicular and pedestrian access.

2) *That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard, in that:*
   - The proposed project would not generate an increase trips previously anticipated with the analysis undertaken as part of the land use study in the 2010-2035 General Plan, and further analyzed and determined to be less than significant in the previously prepared Mitigated Negative Declaration prepared for this project. The analysis of transportation and traffic impacts presented in the Initial Study remains valid for the modified project.
   - The project includes pedestrian improvements such as constructing a sidewalk along the

project frontage to improve pedestrian connections and safety in the area.

3) That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that:

- The development is a three-story medium density residential structures that are compatible with the existing residential uses in the area.
- The five attached townhomes at 1530 Pomeroy adhere to the setback, lot coverage and all other zoning regulations of the Medium Density Multiple Dwelling (R3) Zoning District, except the day light plane, for which they are utilizing a waiver. The structure is setback more than 42 feet from the rear, where the setback required is 15 feet. There are no balconies proposed and window sill heights are five feet on the south elevation to minimize the impact on the single-family residences in the vicinity.
- The six attached Townhomes at 1540 Pomeroy adhere to the lot coverage and all other zoning regulations, and exceed the front, side and rear setback requirements of the MU-CC Zoning District.

4) That the granting of such approval will not, under the circumstances of the particular case, materially affect adversely the health, comfort or general welfare of persons residing or working in the neighborhood of said development, and will not be materially detrimental to the public welfare or injuries to property or improvements in said neighborhood, in that:

- The project is subject to the California Building Code and City Code requirements, which serve to regulate new construction to protect public health safety and general welfare.
- The use, scale, and design of the development, as conditioned, are consistent with the General Plan density contemplated for this area and is therefore compatible with the existing and future land uses in the surrounding area.

5) That the proposed development, as set forth in the plans and drawings, are consistent with the set of more detailed policies and criteria for architectural review as approved and updated from time to time by the City Council, which set shall be maintained in the planning division office. The policies and criteria so approved shall be fully effective and operative to the same extent as if written into and made a part of this title, in that:

- The proposed design and form of the building is consistent with the City's General Plan policies and Community Design Guidelines.
- The project provides for an attractive and functional site arrangement of the buildings and other improvements on a commercial site providing a high-quality architectural and landscape design.

CONDITIONS OF APPROVAL

Conditions of approval are proposed for the project and are contained in Attachment 3.

ENVIRONMENTAL REVIEW

The action being considered reflects the determination contained within the Addendum to the 1530/1540 Pomeroy Avenue Residential Project IS/MND, pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15164. The addendum concluded that pursuant to CEQA Guidelines Section 15162 that no subsequent Negative Declaration is necessary.

PUBLIC CONTACT

Public contact was made by posting the Development Review Hearing agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <mailto:clerk@santaclaraca.gov> or at the public information desk at any City of Santa Clara public library.

A public hearing notice was mailed to property owners within a 1,000-foot radius of the project site on May 1, 2025. As of the writing of this report, planning staff has not received public comments for this application.

On March 13, 2024, the Applicant conducted a hybrid Community meeting. Six members of the public attended in-person, and four members of the public attended virtually. The topics discussed included architecture, allowable density, parking, applicable zoning regulations, and impact to the adjacent single family homes.

RECOMMENDATION

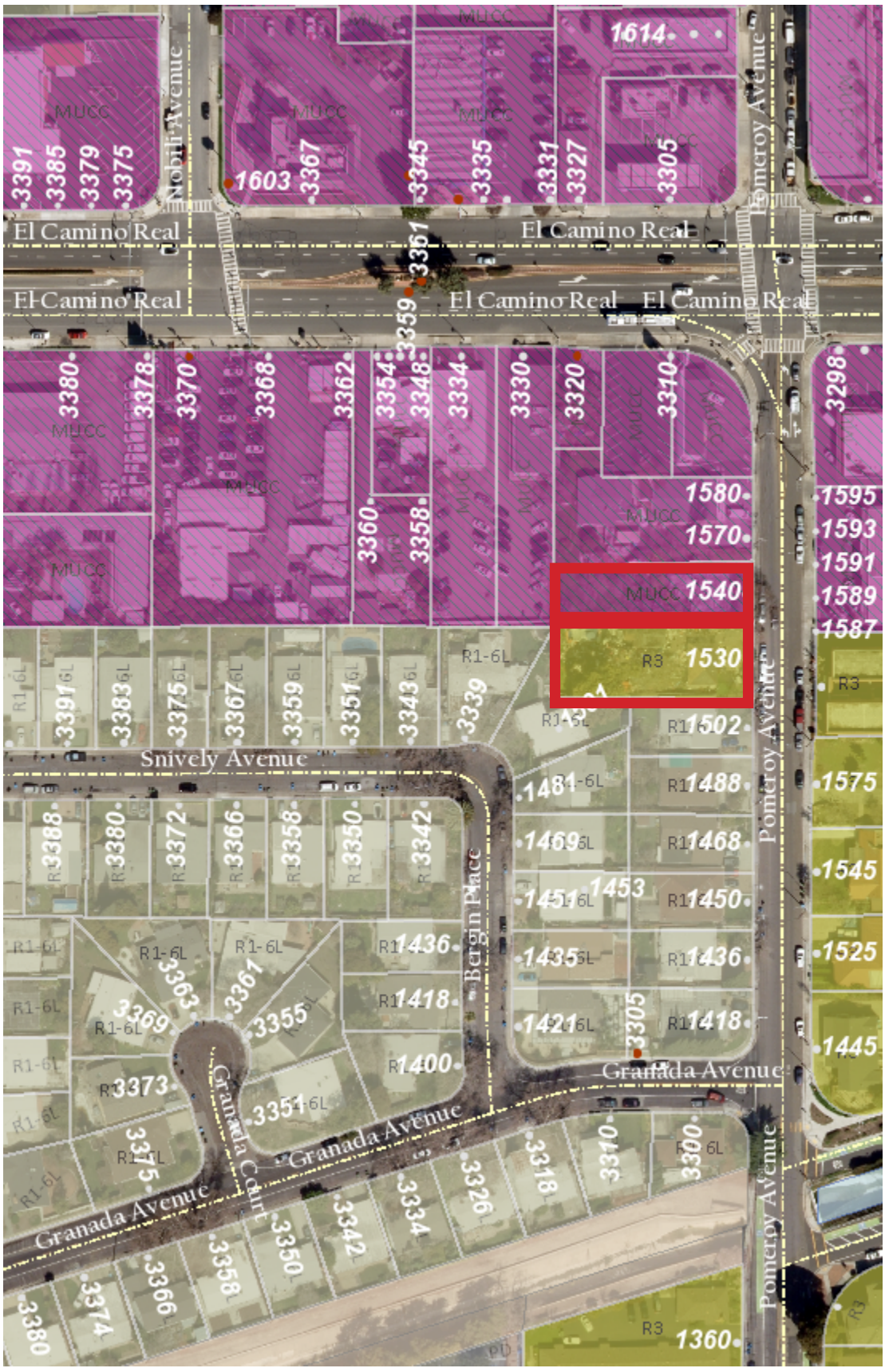
Consider the Addendum to the 1530/1540 Pomeroy Avenue Residential project Initial Study/Mitigated Negative Declaration (IS/MND) and **Approve** the Architectural Review for the for demolition of two existing one-story single-family residences and the construction of 11 three-story townhomes with 22 surface parking spaces located at 1530/1540 Pomeroy, subject to the findings and conditions of approval.

Prepared by: Nimisha Agrawal, Senior Planner, Community Development Department
Approved by: Sheldon S. Ah Sing, Development Review Officer, Community Development Department

ATTACHMENTS

1. Vicinity Map
2. Project Data and Compliance Table
3. Web Links- Project Website and Addendum to 2021 IS-MND
4. Conditions of Approval
5. Development Plans

Vicinity Map (Zoning) - 1530-1540 Pomeroy Ave



Legend

Residential
- R1-6L - Single Family
- R1-8L - Single Family
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- R5 - Very High Density Residential
- TN - Transit Neighborhood
- UC - Urban Center
- UV - Urban Village
- VR - Village Residential
- PH-R5 - Patrick Henry - Very High Density Residential
- HDF - High Density Flex
- LSAP - Lawrence Station Area Plan

Mixed Use
- MUCC - Mixed Use Community Commercial
- MUNC - Mixed Use Neighborhood Commercial
- MURC - Mixed Use Regional Commercial
- SCS - Santa Clara Station Focus Area

Public / Open Space
- OS - Parks/Open Space
- PQP - Public / Quasi Public

Commercial
- CC - Community Commercial
- CN - Neighborhood Commercial
- CR - Commercial Regional

Industrial
- HI - Industrial Heavy
- LI - Industrial Light

Office - R&D
- HO-RD - Office/R&D-High Intensity
- LO-RD - Low-Intensity Office/R&D

Form Based
- DNTW - Downtown

Planned Development
- PD - Planned Development
- PD-MC - Planned Development Master Community

0 200 400 ft

N

NAD_1983_2011_StatePanel_California_III_FIPS_0403_Ft_US

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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Attachment 2: Project Data/Compliance

Project Address: 1530/1540 Pomeroy Avenue **Project Number: PLN2025-00568**
Zoning: 1530 Pomeroy: R3, 1540 Pomeroy: MU-CC

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Lot Area (SF) (min):	0.48 acres	No Change		
1530 Pomeroy Ave	10,080 sq. ft (0.23 acres)	No Change	8,500 sq. ft.	Y
1540 Pomeroy Ave	10,920 sq. ft. (0.25 acres)	No Change	-	-
Lot Area per Dwelling Unit (SF):	1,100	1,909		
Building Square Footage (SF)				
1530 Pomeroy Ave	840	8,750	--	--
1540 Pomeroy Ave	870	11,700	--	--
Accessory Building Area 1530 Pomeroy	Attached One car garage	1,100	-	
Accessory Building Area 1540 Pomeroy	Attached One car garage	2,400		
Total:	2,200	23,950	--	--
Building Coverage (%)				
Building Coverage	11%	38.5%		
1530 Pomeroy Setbacks (FT)				
Front:	20	15	10	Y
Side (left): **(right):**	5 5	6 10	5 5	Y
Rear:	20	37	15	Y
1540 Pomeroy Setbacks (FT)				
Front:	20	13	5-10	Y
Side (left): **(right):**	5 5	10’ 8’-13’-9”	None	Y
Rear:	20	20	10	Y
Height (FT)				
1530 Pomeroy	One-story	36’, 32’ within 20’ of R1 property to south and west	40’, 32’ within 20’ of R1 zoned property	Y
1540 Pomeroy	One-story	37’	40’, 32’ within 20’ of R1 zoned property	y
Parking:				

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Is the site Gov. Code 65863.2 (AB 2097) eligible?				
Off-Street:	4	22	17	Yes
Guest:	-	5	-	
Class 1 Bicycle:	-	2		
Class 2 Bicycle:	-	11		
Landscaping				
Open Landscaped Area:				
Private recreation space:	-	9 units have a private patio	60 sq. ft. for 50% of the units (1530 Pomeroy)	Y
Common recreation space (per unit):	-	1,100	200 sq. ft. (1530 Pomeroy)	Y

Web Links- Project Website and Addendum to 2021 IS/MND

Project Website:
Here you will find a summary of the project and information regarding past community meetings and prior plan submittals.
1530-1540 Pomeroy Avenue - Residential Project | Projects Listing | City of Santa Clara

Environmental Website:
Here you will find documents related to the 2021 environmental assessment of the project and any information regarding meetings related to the environmental assessment of the project.
1530-1540 Pomeroy Avenue - Residential Project (CEQA) | CEQA Pending Approvals Directory | City of Santa Clara

Link to the Addendum to the 2021 IS/MND prepared for the current proposal.
https://www.santaclaraca.gov/home/showpublisheddocument/86853/638809166002874116

These documents are available for viewing in the Community Development Department

City of Santa Clara
The Center of What's Possible

Conditions of Architectural Review Approval
PLN25-00568/1530/1540 Pomeroy Avenue

Project Description: Consideration of an Addendum to the Initial Study/Mitigated Negative Declaration (IS/MND) (2021) and Action on the Architectural Review (File # PLN24-00568) for the Demolition of Two Existing Single Family Homes and the Construction of 11 For-Sale Townhouses Located at 1530 and 1540 Pomeroy.

GENERAL

G1. **Permit Expiration.** This Permit shall automatically be revoked and terminated if not used within two years of original grant or within the period of any authorized extension thereof. The date of granting this Permit is the date this Permit is approved by the Decision-making body and the appeal period has been exhausted. The expiration date is May 14, 2027.

G2. **Conformance with Plans.** Prior to the issuance of Building Permit, the development of the site and all associate improvements shall conform to the approved plans on file with the Community Development Department, Planning Division. No change to the plans will be made without prior review by the Planning Division through approval of a Minor Amendment or through an Architectural Review, at the discretion of the Director of Community Development or designee. Each change shall be identified and justified in writing.

G3. **Conditions on Plans.** All conditions of approval for this Permit shall be reprinted and included within the first three sheets of the building permit plan sets submitted for review and approval. At all times these conditions of approval shall be on all grading and construction plans kept on the project site.

G4. **Necessary Relocation of Public Facility.** If relocation of an existing public facility becomes necessary due to a conflict with the developer's new improvements, then the cost of said relocation shall be borne by the developer.

G5. **Indemnify and Hold Harmless.** The owner or designee agrees to defend and indemnify and hold City, its officers, agents, employees, officials and representatives free and harmless from and against any and all claims, losses, damages, attorney's fees, injuries, costs, and liabilities from any suit for damages or for equitable or injunctive relief which is filed by a third party against the City by reason of its approval of owner or designee's project.

G6. **Code Compliance.** The construction permit application drawings submitted to the Santa Clara Building Division shall include an overall California Building Code analysis; proposed use and occupancy of all spaces (CBC Ch. 3), all building heights and areas (CBC Ch. 5), all proposed types of construction (CBC Ch. 6), all proposed fire and smoke protection features, including all types of all fire rated penetrations proposed (CBC Ch. 7), all proposed interior finishes fire resistance (CBC Ch. 8), all fire protection systems proposed (CBC Ch. 9), and all means of egress proposed (CBC Ch. 10). Noncombustable exterior wall, floor, and roof finishes are strongly encouraged.

   a. During construction retaining a single company to install all fire related penetrations is highly recommended.
   b. The grade level lobbies shall be minimum 1-hour rated all sides and above.
   c. All stair shafts shall be minimum 1-hour rated.
   d. All elevator shafts shall be minimum 1-hour rated.
   e. All trash chute shafts shall be minimum 1-hour rated.
   f. Recommendation: provide minimum two trash chutes; one for recyclables, one for trash, each trash chute to be routed down to a grade level trash collection room.

g. Any trash rooms shall be minimum 1-hour rated all sides and above.

G7. **Building Codes as Amended.** See Title 15 of the Santa Clara City Code for any amendments to the California Building Codes.

G8. **Reach Codes.** This project is subject to the provisions of the City of Santa Clara 2022 Reach Code, effective January 2022. See Ordinance No. 2034 and/or Title 15 of the Santa Clara City Code.

a. Chapter 15.38 – Green Building Code for additional Electric Vehicle Charging requirements for new construction.

G9. Comply with all applicable codes, regulations, ordinances and resolutions.

COMMUNITY DEVELOPMENT – PLANNING DIVISION

DESIGN / PERFORMANCE– PRIOR TO BUILDING PERMIT ISSUANCE

P1. **Roof Mounted Mechanical Equipment.** All roof mounted mechanical equipment shall be placed within a screened roof top enclosure depicted on the elevation drawings or located below the parapet level and shall not be visible from the ground at any distance from the building. Cross section roof drawings shall be provided at the building permit stage indicating the relative height of the screen wall or parapet. Minimum screen height or parapet depth shall be five feet or greater to match the height of any proposed equipment.

P2. **Tree Replacement (on-site).** Trees permitted by the City for removal shall be replaced on-site at a ratio of __2:1____. (SCC 12.35.090)

P3. **Construction Management Plan.** The owner or designee shall submit a construction management plan addressing impacts to the public during construction activities including: showing work hours, noticing of affected businesses, construction signage, noise control, storm water pollution prevention, job trailer location, contractor parking, parking enforcement, truck hauling routes, staging, concrete pours, crane lifts, scaffolding, materials storage, pedestrian safety, and traffic control. The plan shall be submitted to the Director of Community Development or designee for approval prior to issuance of demolition and building permits.

DURING CONSTRUCTION -- PRIOR TO OCCUPANCY

P4. **Construction Hours.** Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.

P5. **Construction Trash/Debris.** During construction activities, the owner or designee is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.

P6. **Landscape Water Conservation.** The owner or designee shall ensure that landscaping installation meets City water conservation criteria in a manner acceptable to the Director of Community Development.

OPERATIONAL CONDITIONS

P7. **Use of Garage.** The owner or designee shall ensure that the garage always be maintained free and clear for vehicle parking use. It shall not be used only for storage.

P8. **Landscaping Installation & Maintenance.** The owner or designee shall ensure that the landscaping installed and accepted with this project shall be maintained on the site as per the approved plans. Any alteration or modification to the landscaping shall not be permitted unless otherwise approved by the Director of Community Development.

P9. **Landscaping.** The owner or designee shall maintain the front yard landscaping between the house and sidewalk. New landscape areas of 500 square feet or more or rehabilitated landscape of 2,500 square feet or more shall conform to the California Department of Water Efficient Landscape Ordinance.

MITIGATION MEASURES

P10. **Mitigation Monitoring and Reporting Program.** The Mitigation Monitoring and Reporting Program (MMRP), prepared for this project in compliance with the California Environmental Quality Act (CEQA), shall be incorporated by reference as conditions of approval. The applicant shall comply with all specified mitigation measures in the timelines outlined in the project's MMRP.

COMMUNITY DEVELOPMENT - BUILDING DIVISION

DESIGN / PERFORMANCE– PRIOR TO BUILDING PERMIT ISSUANCE

BD1. **Addressing.** Prior to overall construction permit application, submit to the Santa Clara Building Division, 2 copies of an addressing diagram request, to be prepared by a licensed architect or engineer. The addressing diagram(s) shall include all proposed streets and all building floor plans. The addressing diagram(s) shall conform to Santa Clara City Manager Directive #5; Street Name and Building Number Changes, and Santa Clara Building Division Address Policy For Residential and Commercial Developments. The addressing diagram(s) shall indicate all unit numbers to be based off established streets, not alleys nor access-ways to garages. Allow a minimum of 10 working days for initial staff review. Please note city staff policy that existing site addresses typically are retired. Provide digital pdf printed from design software, not scanned from printed paper sheet.

a. Any building or structure that is demolished shall have its address retired and a new address/s shall be issued for the project.

BD2. **Flood Zone.** The construction permit application drawings submitted to the Santa Clara Building Division shall include a copy of the latest Federal Emergency Management Agency (FEMA) Flood Zone Map: https://msc.fema.gov/portal/home. The project drawings shall indicate how the project complies with the Santa Clara Flood Damage Prevention Code.

a. FEMA Flood Zone map designations and requirements are based on the map in effect at date of Building Permit issuance.

BD3. **Water Pollution Control.** The construction permit application drawings submitted to the Santa Clara Building Division shall include Santa Clara Valley Urban Runoff Pollution Prevention Program Low Impact Development (LID) practices http://www.scvurppp-w2k.com/nd_wp.shtml. All projects that disturb more than one acre, or projects that are part of a larger development that in total disturbs more than one acre, shall comply with the Santa Clara Valley Urban Runoff Pollution Prevention Program Best Management Practices (BMP): http://www.scvurppp-w2k.com/construction_bmp.shtml, and shall provide a Storm Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer (QSD). All site drainage and grading permit applications submitted to the Santa Clara Building Division shall include a city of Santa Clara "C3" data form, available on this web page:

- https://www.santaclaraca.gov/our-city/departments-g-z/public-works/environmental-programs/stormwater-pollution-prevention and will be routed to a contract consultant for review.

BD4. **Submittal Requirements.** The overall project construction permit application shall include the geotechnical, architectural, structural, energy, electrical, mechanical, and plumbing drawings and calculations. Prior to the issuance of the overall project construction permit, a conditions of approval review meeting must be held in city hall, which meeting must be attended by the on-site field superintendent(s). The meeting will not be held without the attendance of the on-site field superintendent(s). The on-site grading permit shall be a separate permit application to the Building Division.

DURING CONSTRUCTION – PRIOR TO OCCUPANCY

BD5. **Temporary Certificates of Occupancy.** Temporary Certificates of Occupancy (TCO) will not be routinely issued and will be considered on a very limited basis only when there is a clear and compelling

reason for city staff to consider a TCO. A TCO will be approved only after all applicable City staff have approved in writing; Planning, P.W./ Engineering, Fire Prev., Santa Clara Water, Silicon Valley Power, and any other applicable agencies such as the Santa Clara County Health Dept., with the Building Division being the final approval of all TCO.'s.

COMMUNITY DEVELOPMENT - HOUSING DIVISION
DESIGN / PERFORMANCE – PRIOR TO BUILDING PERMIT ISSUANCE

H1. In accordance with the Santa Clara City Code Chapter 17.40, this project is subject to the affordable housing requirements and impact fee for the proposed 11 units for-sale residential development. The Applicant must provide at least fifteen percent (15%) of the units (or 1.65 units) as affordable housing available at affordable sales prices to extremely low, very low, low and/or moderate-income households, ensuring the distribution of affordable units averages to a maximum of one-hundred percent (100%) of Area Median Income. All prices shall be set in accordance with the City's Below Market Purchase (BMP) Program Policies and Procedures Manual (subject to updates and changes). The Applicant is responsible for all costs associated with complying with the California Building Standards (California Code of Regulations, Title 24) for the each affordable for- sale residential unit. Affordable units must be reasonably dispersed throughout the project, have an average number of bedrooms comparable the market-rate units, and match the market-rate units in appearance, material, and finished quality. Affordable units must have equal access to project amenities and recreational facilities as market-rate units. Additionally, the Developer will cover the cost of the BMP Program to process each BMP homebuyer, at a rate of 2.5% of the Affordable Sales Price per unit.

Additionally, the calculation of affordable housing requirements results in a fractional unit, the Applicant must either pay an in-lieu fee or provide an additional unit to satisfy the requirement. Any in-lieu fee payment due to the City by the Applicant shall be payable prior to the issuance of the certificate of occupancy.

H2. Affordable Housing Agreement. Prior to issuance of Building Permits, the Developer must enter into an Affordable Housing Agreement (AHA) with the City. This agreement will determine the Affordable Sales Price, identify the specific unit to be sold as the Affordable Unit, and outline all terms and covenants ensuring the prescribed affordability levels are met. The affordable housing obligation will be documented in the AHA. A fee of $4,205 for AHA preparation is due prior to execution of the agreement. Please note all fees are based on the current Municipal Fee Schedule effective at the time the Project is approved.

FIRE DEPARTMENT

DESIGN / PERFORMANCE—PRIOR TO BUILDING PERMIT ISSUANCE

F1. **Hazmat Clearance.** Prior to any Building Permit issuance, Hazardous Materials Closure (HMCP) is required as applicable: This is a permit is issued by the Santa Clara Fire Department, Fire Prevention & Hazardous Materials Division. Hazardous materials closure plans are required for businesses that used, handled or stored hazardous materials. While required prior to closing a business this is not always done by the business owner, and therefore should be part of the developer's due diligence. The hazardous materials closure plans demonstrate that hazardous materials which were stored, dispensed, handled or used in the facility/business are safely transported, disposed of or reused in a manner that eliminates any threat to public health and environment.

F1. **Hazmat Clearance.** Prior to any Building Permit Issuance, a Phase II environmental assessment is required to be submitted to CRRD for review. If hazards are present that require site mitigation, cleanup, or management of chemical contaminants in soil, soil vapor, or groundwater a separate permit from one

of the regulatory agencies below will be required. The type and extent of contamination on site(s) will govern which of the regulatory agencies noted below can supervise the cleanup: Department of Toxic Substances Control (DTSC); State Water Resources Control Board; or Santa Clara County, Department of Environmental Health.

If the project intends to contract with a State or County Agency for onsite/offsite environmental remediation activities the following documentation shall be provided to the Fire Prevention & Hazardous Materials Division prior to issuance of a Building Permit for demolition or grading: Oversight agency case number; and Oversight mangers contact name, phone number.

For smaller projects that are not moving soil at all, a Phase I environmental assessment may be adequate. Please contact Assistant Fire Marshal Fred Chun at fchun@santaclaraca.gov for more information.

F2. **Fire Flow Requirement.** Prior to Building Permit Issuance, provide documentation from the City of Santa Clara Water & Sewer Department that the minimum required fire-flow can be met. Fire Department fire-flow will be based on the current California Fire Code. The most restrictive departments requirement shall apply.

F3. **Fire Hydrants.** Prior to Building Permit Issuance, building plans shall show the required number, location and distribution of fire hydrants for the buildings will be based on the current California Fire Code, Appendix C as amended. The required number of fire hydrants will be based on the fire-flow before the reduction for fire sprinklers. Both public and private fire hydrants may be required.

F4. **Fire Department Access.** Prior to Building Permit Issuance, a five-foot all-weather perimeter pathway around the entire perimeter of the buildings to facilitate firefighter access is required to be incorporated into the Building permit submittal.

F5. **Fire Department Access.** Prior to the issuance of the Building Permit, approval for fire department apparatus access roads is required. Roadways must be provided to comply with all the following requirements:

- Fire apparatus access roadways shall be provided so that the exterior walls of the first story of the buildings are located not more than 150 feet from fire apparatus access as measured by an approved route around the exterior of each building. In addition, aerial apparatus roadways must be located so aerial apparatus will have clear access to the “entire” face/sides of the building. The minimum number of sides is project-specific and depends on the building configuration, building design, occupancy, and construction type, etc. As part of Building Permit Issuance, an alternative materials, design, and methods of construction and equipment permit application will need to be submitted for review and approval incorporating applicable mitigation measures as determined by the fire department for the lack of compliance. Please note acceptable mitigation methods may have been discussed during the planning stage. Those mitigations are not guaranteed until a formal alternate means permit is submitted concurrently with the Building Plans. Conversely, an acceptable mitigation method may not have been discussed and will be evaluated under an alternate means permit at the building permit stage.

- For underpasses, garages, gates, or anything similar that a Fire apparatus is required to drive under as part of the emergency vehicle access, 16 feet vertical clearance will be required. For all other areas, the “minimum” unobstructed vertical clearance shall not be less than 13 feet 6 inches.

or

- For all other areas, the “minimum” unobstructed vertical clearance shall not be less than 13 feet 6 inches.
- The “minimum” width of aerial roadways for aerial apparatus is 26 feet.
- The minimum inside turning radius shall be 30 feet.
- The “minimum” width of roadways for aerial apparatus is 26 feet. Aerial access roadways shall be located a minimum of 15 feet and a maximum of 30 feet from the protected building. This requirement is only applicable when Appendix D of the Fire Code is enforceable.
- Overhead utility and power lines easements shall not be located over fire apparatus access roads or between the aerial fire apparatus roads and the buildings to avoid the possibility of injury and equipment damage from electrical hazards.
- Fire apparatus access roadways shall be all-weather surface(s) designed to support a gross vehicle weight of 75,000-pounds.
- Trees at full development must not exceed 30 feet in height and not impair aerials apparatus operations to sweep opposing sides of a building. Other obstructions such as site lighting, bio-retention, and architectural features are reviewed case-by-case to ensure they do not obstruct aerial and ground ladder access.
- Traffic control/calming devices are not permitted on any designated fire access roadway unless approved. A separate Fire Department permit is required for any barrier devices installed alone fire department apparatus access roads.

Prior to any Building Department Issuance, all fire department apparatus access roadways on private property are required to “be recorded” with the County of Santa Clara as Emergency Vehicle Access Easements (EVAE’s) and reviewed by the Fire Department. No other instruments will be considered as substitutions such as P.U.E, Ingress/Egress easements and/or City Right-of-Ways.

F6. **Emergency Responder Radio Coverage System.** Prior to Building Permit Issuance, provisions shall be made for Emergency Responder Radio Coverage System (ERRCS) equipment, including but not limited to pathway survivability in accordance with Santa Clara Emergency Responder Radio Coverage System Standard.

F7. **Fire Department Access.** Prior to the start of construction, roadways and water supplies for fire protection are required to be installed and made serviceable and maintained throughout the course of construction.

F8. **Fire Department Access.** Prior to issuance of the Building Permit, a gate permit is required to obtained. Openings for access gates located across fire apparatus access roads shall be a minimum of 20 feet of clear width. Gates shall also be provided with a minimum unobstructed vertical clearance of 16-feet. All gates installed on designated fire department access roads must be electrically automatic powered gates. Gates shall be provided with an emergency power or be of a fail-safe design, allowing the gate to be pushed open without the use of special knowledge or equipment. A Tomar Strobe Switch or 3M Opticom detector shall be installed to control the automatic gate(s) to allow emergency vehicles (e.g., fire, police, ems). Said device shall be mounted at a minimum height of eight to ten feet (8’ - 10’) above grade.

F9. **Alternative Means and Methods.** Prior to any Building Permit issuance, an alternate means or methods permits to mitigate any code deficiency must be submitted and approved. Please submit this permit concurrently with the building plans. Please note specific mitigations may have been discussed during

the planning process. None of these discussions are binding and can only be formally approved through submitting an AMMR permit. The AMMR permit is formally documenting that and still needs to be submitted.

F10. **Hazmat Information.** Prior to Building Permit Issuance, a Hazardous Materials Inventory Statement including refrigerants is required to be submitted and reviewed with the Building Permit if applicable.

F11. **Fire Safety During Construction.** Prior to Building Permit Issuance, a permit for Construction Safety & Demolition shall be submitted to the fire department for review and approval in compliance with our Construction Safety & Demolition standard.

DURING CONSTRUCTION – PRIOR TO OCCUPANCY

F12. **Shared Fire Protection Features that Cross Property Lines.** Prior to Building Permit Final, any EVAEs or fire protection equipment (including but not limited to fire service undergrounds, sprinkler piping, fire alarm equipment, fire pumps, ERRCS) that cross property lines or is not located on the parcel of the building it serves shall have a CC&R legally recorded detailing who is responsible for maintenance and repair of the EVAE or fire protection equipment.

F13. **Fire Protection Systems Before Occupancy.** Prior to any Certificate of Occupancy Issuance (temporary or permanent), fire-life safety systems installations must be fully installed, functional, and approved.

PARKS & RECREATION DEPARTMENT

DESIGN / PERFORMANCE– PRIOR TO BUILDING PERMIT ISSUANCE

PR1. **Park Impact Fees.** This memo assumes the Project is a subdivision and the Quimby Act provisions will apply. The project will generate an estimated 17 net new residents (1.92 persons/household x 9 net new units). Based on the Quimby Act standard of 3.0 acres/1000 residents, the amount of public parkland required for this Project to mitigate the impact of the new resident demand is approximately 0.0518 acres. The equivalent fee due in lieu of parkland dedication is $372,375 ($41,375 x 9 net new units).

PR2. The City will accept a fee ($372,375) for this 11-unit (9 net new units) development.

PR3. **Building Permit - Payment of In-Lieu Fees.** In-lieu fees imposed under City Code shall be due and payable to the City prior to issuance of a building permit for each dwelling unit. Final calculations will depend upon the actual number and type of units and the mix of parkland dedicated and remaining fee due, at the discretion of the City. Calculations may change if the number of units change, if any areas do not conform to City Code Chapter 17.35, and/or if the fee schedule for new residential development fees due in lieu of parkland dedication changes before this Project is deemed complete by Planning.

PR4. **Building Permit - Dwelling Unit Tax.** A dwelling unit tax (DUT) is also due based on the number of units and additional bedrooms per City Code Chapter 3.15. The Project mix includes 11 three-bedroom units [$15 x 11 bedrooms) + ($5 x 22 additional bedrooms)] for a total DUT of $275.

PUBLIC WORKS DEPARTMENT - ENGINEERING

DESIGN—PRIOR TO BUILDING PERMIT ISSUANCE

E1. **Site Clearance.** Obtain site clearance through Public Works Department prior to issuance of Building Permit. Site clearance will require payment of applicable development fees. Other requirements may be identified for compliance during the site clearance process. Contact Public Works Department at (408) 615-3000 for further information.

E2. **Subdivision Map.** After City Council approval of the Tentative Map, submit the Subdivision Map, prepared by a Licensed Land Surveyor or a Registered Civil Engineer with Land Surveyor privileges to

the Engineering Department. The submittal shall include a title report, closure calculations, and all appropriate fees.

DURING CONSTRUCTION

E3. **Encroachment Permit.** All work within the public right-of-way and/or public easement, which is to be performed by the Developer/Owner, the general contractor, and all subcontractors shall be submitted within a Single Encroachment Permit to be reviewed and issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.

E4. **Encroachment Permit.** Submit public improvement/encroachment permit plans prepared in accordance with City Public Works Department procedures which provide for the installation of public improvements directly to the Public Works Department. Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer prior to approval and recordation of final map and/or issuance of building permits.

E5. **Encroachment Permit.** Existing non-standard or non-ADA compliant frontage improvements shall be replaced with current City standard frontage improvements as directed by the City Engineer or his designee.

E6. **Encroachment Permit.** All work within State right-of-way shall require a Caltrans encroachment permit.

E7. **Encroachment Permit.** Damaged curb, gutter, and sidewalk within the public right-of-way along property's frontage shall be repaired or replaced (to the nearest score mark) in a manner acceptable to the City Engineer or his designee. The extents of said repair or replacement within the property frontage shall be at the discretion of the City Engineer or his designee.

E8. **Encroachment Permit.** Owner or designee shall provide a complete storm drain study for the 10-year and 100-year storm events. The grading plans shall include the overland release for the 100-year storm event and any localized flooding areas. System improvements, if needed, will be at developer's expense.

E9. **Encroachment Permit.** Construct the storm drain main along Pomeroy Avenue (from El Camino Real) to serve the proposed development with stub beyond proposed manhole for future construction extending to the southern property line. The main size shall be sufficient to convey the 10-year event for the entire tributary area as approved by the City. Storm drain main shall be 18" per approved tributary area analysis.

E10. **Encroachment Permit.** Sanitary sewer and storm drain mains and laterals shall be outside the drip line of mature trees or ten (10) feet clear of the tree trunk, whichever is greater, to the satisfaction of the City Engineer.

E11. **Encroachment Permit.** Provide root barriers when the drip line of the mature trees covers the sidewalk. Root barriers for sidewalk protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 1.5' deep, and centered on trees. Root barriers for curb and gutter protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 2' deep, and centered on trees.

E12. **Encroachment Permit.** Existing streetlights shall be clear of proposed sidewalk, developer shall relocate as necessary.

E13. **Encroachment Permit.** Pomeroy Avenue along the project frontage is planned to be paved for the 2025 pavement maintenance project. All work shall be completed prior to April 1, 2025. No pavement cuts shall be permitted per the City pavement moratorium (Ordinance No. 1998). Refer to

https://www.santaclaraca.gov/our-city/departments-g-z/public-works/maintenance-operations/street-maintenance/pavement-preservation-ordinance for more information.

E14. **Easement.** Dedicate required on-site easements for any new public utilities, and/or emergency vehicle access by means of subdivision map or approved instrument at time of development.

E15. **Easement.** Dedicate sidewalk easements along the project frontage where public sidewalks extend into private property. Sidewalk easements are to be 1' behind proposed back of walk where there is landscaping behind sidewalk. Sidewalk easement where hardscape is behind sidewalk is to be at back-of-walk. Cold joint is required between public sidewalk and private hardscape.

E16. **Agreement.** If requested, owner or designee shall prepare and submit for City approval a maintenance plan for all sidewalk, curb and gutter, landscaping and irrigation system improvements installed within the public right-of-way prior to encroachment permit issuance. Such plan shall include at a minimum, maintenance requirements for trees and shrubs, in acknowledgement of developer's/property owner's obligation under Chapter 12.30 and 17.15.

PUBLIC WORKS DEPARTMENT - STORMWATER

DESIGN / PERFORMANCE—PRIOR TO BUILDING PERMIT ISSUANCE

ST1. **Final Stormwater Management Plan.** Prior to City's issuance of Building or Grading Permits, the applicant shall develop a Final Stormwater Management Plan, update the C.3 Data Form, the Special Project Narratives and Worksheet (as appropriate), and an Erosion and Sediment Control Plan.

ST2. **3rd Party Review of Final Stormwater Management Plan.** The Final Stormwater Management Plan and all associated calculations shall be reviewed and certified by a qualified 3rd party consultant from the SCVURPPP List of Qualified Consultants, and a 3rd party review letter (on design) shall be submitted with the Plan.

ST3. **Notice of Intent.** For project that disturbs a land area of one acre or more, the applicant shall provide a copy of the Notice of Intent (NOI) with WDID number for coverage under the State Construction General Permit. Active projects with NOI will be inspected by the City once per month during the wet season (October – April).

ST4. **Best Management Practices.** The applicant shall incorporate Best Management Practices (BMPs) into construction plans and incorporate post-construction water runoff measures into project plans. Include the SCVURPPP Countywide Construction BMPs Plan Sheet with the plans. Applicant to add Source control measures with designations from C.3 stormwater handbook, Appendix H.

ST5. **C.3 Treatment Facilities Construction Notes.** Include the C.3 Treatment Facilities Construction Notes on the Improvement Plans and/or Stormwater Control Plans.

ST6. **Decorative & Recreational Water Features.** Decorative and recreational water features such as fountains, pools, and ponds shall be designed and constructed to drain to the sanitary sewer system only.

ST7. **Small Projects.** For single-family homes and other small projects that create and/or replace 2,500 – 10,000 square feet of impervious surface area, the applicant shall implement at least one of the following site design measures:

a. Direction of roof runoff into cisterns or rain barrels
b. Direction of roof, sidewalk, walkway, patio, driveway, or parking lot runoff onto vegetated areas
c. Construction of sidewalks, walkways, patios, bike lanes, driveways, and parking lots with permeable surfaces

Plans shall specify which site design measures are selected for the project and show the direction of flow from impervious surfaces to the selected site design measures. All measures shall meet the design criteria in the 2016 C.3. Stormwater Handbook, Appendix K: Standard Specifications for Lot-Scale Measures for Small Projects.

ST8. **Interior Floor Drains.** Interior floor drains shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.

ST9. **Trash Enclosure Floor Drains.** Floor drains within trash enclosures shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.
ST10. **Architectural Copper.** The use of architectural copper is prohibited.

DURING CONSTRUCTION OR OPERATION

ST11. **Biotreatment Soil Media.** Applicant shall install biotreatment soil media that meets the minimum specifications as set forth in the SCVURPPP C.3 Stormwater Handbook. If percolation rate test of the biotreatment soil mix is not performed on-site, a certification letter from the supplier verifying that the soil meets the specified mix (the date of such document shall not be older than 3 months).
ST12. **Stormwater Control Measure Inspection.** all stormwater control measures shall be inspected for conformance to approved plans by a qualified 3rd party consultant from the SCVURPPP List of Qualified Consultants, and a 3rd party concurrence letter on the C.3 facilities installation shall be submitted to the Public Works Department. The City reserves the right to review the 3rd party inspection reports on the C.3 stormwater facilities installation. The 3rd party review letter shall include the associated C.3 Data Form and the approved stormwater management plan that the consultant reviewed to make their determination.
ST13. **Inspections.** Permeable Pavement, Media Filter vaults, and Trash Full Capture Devices shall be inspected by a 3rd party reviewer and/or manufacturer representative for conformance with the details and specifications of the approved plans. All new pervious concrete and porous asphalt pavements should have a minimum surface infiltration rate of 100 in./hr. as described in the SCVURPPP C.3 Handbook. A map displaying the number, location and details of full trash capture devices shall be prepared as an attachment to the Operations and Maintenance (O&M) Agreement with the City.
ST14. **Stormwater Treatment Facilities.** Stormwater treatment facilities must be designed, installed, and maintained to achieve the site design measures throughout their life in accordance to the SCVRUPPP C.3 Stormwater Handbook (Chapter 6 and Appendix C).
ST15. **Amendments to Operation & Maintenance Agreement.** Any site design measures used to reduce the size of stormwater treatment measures shall not be installed for the project without the written approval from the City, installing the corresponding resizing of other stormwater treatment measures and an amendment of the property's O&M Agreement.
ST16. Amendments to Design. Any stormwater treatment design changes must be reviewed and approved by the Public Works Department. Changes must be accompanied by a revised C.3 Data Form, 3rd party review letter and updated plan set.
ST17. **Stormwater Pollution Prevention Messaging.** Developer shall install an appropriate stormwater pollution prevention message such as "No Dumping – Flows to Bay" on any storm drains located on private property.
ST18. **Outdoor Storage Areas.** All outdoor equipment and materials storage areas shall be covered and/or bermed, or otherwise designed to limit the potential for runoff to contact pollutants.

PRIOR TO FINAL OF BUILDING PERMIT

ST19. **As-Built Drawings.** As-Built drawing shall be submitted to the Public Works Department.
ST20. **3rd Party Concurrence Letter.** 3rd Party concurrence letter on the C.3 facilities construction shall be submitted to the Public Works Department. The letter shall be prepared by a 3rd party consultant from the SCVURPPP List of Qualified Consultants. The City reserves the right to review the 3rd party inspection report on the C.3 stormwater facility installation.
ST21. **Final C.3 Inspection.** Applicant shall schedule and City shall conduct a final C.3 inspection.
ST22. **Operation & Maintenance Agreement.** The property owner shall enter into an Operation and Maintenance (O&M) Agreement with the City for all installed stormwater treatment measures and full trash capture devices in perpetuity. Applicants should contact Public Works Dept. - Environmental Services at (408) 615-3080 or Street@SantaClaraCA.gov for assistance completing the Agreement. For more information and to download the most recent version of the O&M Agreement, visit the City's

stormwater resources website at http://santaclaraca.gov/stormwater. Inspection of permeable pavement, media filter vaults and full trash capture devices is to be done annually by December 31 of each year.

PUBLIC WORKS DEPARTMENT - TRANSPORTATION

DESIGN—PRIOR TO BUILDING PERMIT ISSUANCE

TR1. Site Clearance. A local transportation analysis or VMT analysis is not required for this project as it meets City criteria for exemption of analysis.

DURING CONSTRUCTION

TR2. **Encroachment Permit.** Traffic improvements must comply with the City of Santa Clara Standard Specifications for Public Works Construction.

TR3. **Encroachment Permit.** Unused driveways in the public right-of-way shall be replaced with City standard curb, gutter, and sidewalk per City Standard Detail ST-12.

TR4. **Encroachment Permit.** Design and construct minimum 5-foot wide sidewalk.

TR5. **Encroachment Permit.** Landscape improvements within 10 feet of a driveway must be less than 3 feet or greater than 10 feet per City Standard Detail TR-9.

TR6. **Encroachment Permit.** Design and construct driveway in accordance with City Standard Detail ST-8.

TR7. **Encroachment Permit.** Project shall comply with the El Camino Real Specific Plan upon adoption of the Plan.

TR8. **Building Permit.** Bicycle parking requirements shall be per the City of Santa Clara Zoning Code Update. Class II bicycle parking, as defined in SCMC 18.74.075, shall be conveniently accessible from the street, within 200 feet of a building entrance and/or highly visible areas.

TR9. **Building Permit.** Trash pick-up must occur on-site.

TR10. **Building Permit.** Loading/unloading zones shall be located on-site.

TR11. **Building Permit.** On-street parking shall not be counted towards on-site parking requirements.

STREETS DIVISION

Right of Way Landscape

DESIGN/PERFORMANCE PRIOR TO ISSUANCE OF BUILDING PERMIT

L1. **Tree Preservations Specifications.** Include City of Santa Clara Tree Preservation/City Arborist specifications on all improvement plans.

L2. **Mature Trees.** Identify existing mature trees to be maintained. Prepare a tree protection plans for review and approval by the City prior to any demolition, grading or other earthwork in the vicinity of existing trees on the site.

L3. **Tree Replacement.** 2:1 tree replacement ratio required for all trees removed from the right-of-way.

DURING CONSTRUCTION OR OPERATION

L4. **No Public Root Cutting.** No cutting of any part of ***public***, including roots, shall be done without securing prior approval of the City Arborist. Tree trimming/removal shall be done in accordance to the City of Santa Clara Tree Preservation/City Arborist specifications and with direct supervision of a certified arborist (Certification of International Society of Arboriculture).

PRIOR TO FINAL OF BUILDING PERMIT

L5. **In Lieu Fee.** If 2:1 replacement ratio cannot be met for removal of right of way landscape trees, tree planting fee must be paid prior to building permit final.

Solid Waste

DESIGN/PERFORMANCE PRIOR TO ISSUANCE OF BUILDING PERMIT

SW1. **Post-Construction Solid Waste Generation Estimation and Collection Form.** The applicant shall complete and provide the Post-Construction Solid Waste Generation Estimation and Collection Form,

which includes the estimation of trash and recycling materials generated from the project. Use the City's Solid Waste Guidelines for New and Redevelopment Projects as specified by the development type. Contact the Public Works Department at Environment@SantaClaraCA.gov or (408) 615-3080 for more information. Form to include notation that HOA or equivalent will be responsible for staging solid waste containers in the street for collection.

SW2. **Site Plan.** The applicant shall provide a site plan showing all proposed locations of solid waste containers, trash enclosures and trash staging areas. The site plan shall show the route or access for trash and recycling collectors (trucks) including vertical clearance, turning radius and street/alley widths. All plans shall comply with the City's Solid Waste Guidelines. Solid metal roof, gates and an interior drain shall be installed within the trash enclosure and connected to the on-site sewer system.

SW3. **Construction Waste Diversion.** For projects that involve construction, demolition or renovation of 5,000 square feet or more, the applicant shall comply with City Code Section 8.25.285 and recycle or divert at least sixty five percent (65%) of materials generated for discard by the project during demolition and construction activities. No building, demolition, or site development permit shall be issued unless and until applicant has submitted a construction and demolition debris materials check-off list. Applicant shall create a Waste Management Plan and submit, for approval, a Construction and Demolition Debris Recycling Report through the City's online tracking tool at http://santaclara.wastetracking.com/.

SW4. **Authorized Service Haulers.** This project is subject to the City's Accumulation, Transportation and Disposal of Solid Waste Ordinance (Chapter 8.25 of the Municipal Codes), which requires the handling and disposal of waste by authorized service haulers. Insert the General Notes for the Construction & Demolition (C&D) Waste Management into construction plans in accordance with the City's municipal codes prior to the issuance of a Building or Grading permit. Provide the Green Halo waste online tracking number to Building staff prior to the issuance of a demolition or building permit.

SW5. **Exclusive Franchise Hauling Area.** This property falls within the City's exclusive franchise hauling area. The applicant is required to use the City's exclusive franchise hauler and rate structure for any hired debris boxes. Prior to the issuance of a Public Works clearance, the project applicant shall complete and sign the Construction and Demolition (C&D) / Waste Management Rules and Regulations Form.

DURING CONSTRUCTION OR OPERATION

SW6. **Waste Generation Tracking.** Applicant to track all waste generated and upload debris tags to GreenHalo for City staff review.

PRIOR TO FINAL OF BUILDING PERMIT

SW7. **Weight Tickets.** Prior to obtaining a Temporary or Final Certificate of Occupancy, individual weight tickets for all materials generated for discard or reuse by the project during demolition and construction activities shall be uploaded to Green Halo and submitted for review and approval by Environmental Services. At a minimum two (2) weeks review time is required.

SILICON VALLEY POWER

GENERAL

SVP1. **Applicant Design Process:** available to Applicants to expedite distribution electric substructure design.

SVP2. **SVP Rules and Regulations:** Applicant shall comply with all applicable SVP rules, regulations, standards, guidelines, and requirements, as may be amended from time to time.

SVP3. **SVP Equipment Clearances:**

a. **Access Doors:** Ten (10) foot minimum clearance in front of equipment access doors.
b. **Pad Sides:** Five (5) foot minimum clearance from pad on sides without access doors.
c. **Truck Access:** Eighteen (18) foot minimum width on one side of the equipment pad for truck access.
d. **Barrier pipes:** (on sides accessible to vehicles)
    i. Thirty (30) inches from equipment sides.

ii. Forty-Eight (48) inches in front of access doors. (use removable bollards)

SVP4. **SVP Conduit Clearances:**

a. **Longitudinal**: Five (5) foot minimum between new conduits/piping and existing/proposed SVP conduits.
b. **Vertical**: Twelve (12) inch minimum between new conduit/pipes perpendicular to existing SVP conduits.
c. **Poles/Posts**: Three (3) foot six (6) inches clearance required from poles (electrolier, guy stub, service clearance, self-supporting steel, and light poles), except for riser conduits. This is reduced to a three (3) foot minimum for posts (signposts, barrier pipes, bollards, fence posts, and other similar posts).
d. **Structures:** Five (5) foot minimum is required from walls, footings, retaining walls, landscape planter, or similar permanent structures.
e. **Subsurface Facilities:** Five (5) foot minimum from new splice boxes, pull boxes, manholes, vaults, or similar subsurface facilities.
f. **Fire Hydrant:** Five (5) foot minimum from fire hydrant thrust block. (Extends 5 feet on either side of the hydrant in line with the radial water pipe connected to the hydrant).

SVP5. **SVP Vault/Manhole Clearances:**

a. Ten (10) foot minimum between adjacent Vaults or Manholes.
b. Three (3) foot minimum from face of curb. (bollards required for vaults).

SVP6. **SVP Guy Anchor Clearances:** Five (5) foot minimum clearance is required between the center of anchor line and any excavation area.

SVP7. **Tree Clearances:**

a. **Conduits:** Five (5) foot minimum to tree root barrier or other subsurface wall or structure.
b. **Equipment:** Five (5) foot minimum to tree root barrier. The tree canopy drip line cannot be over the SVP equipment.
c. **Subsurface Facilities:** Five (5) foot minimum to any electric department facilities. Any existing trees in conflict will have to be removed.
d. **Easements:** No trees shall be planted in SVP's U.G.E.E or P.U.E's.
e. **Transformer & Switch Placement:** these devices and pads may only be located outdoors. Clearances to buildings are defined in UG1225. All projects are to assume mineral oil fluid, unless otherwise approved by SVP.

SVP8. **SVP Standards.** Applicant shall comply with the following SVP standards (as may be amended or supplemented).

a. UG1000 - Installation of Underground Substructures by Developers
b. UG1250 – Encroachment Permit Clearances from Electric Facilities
c. UG0339 – Remote Switch Pad
d. OH1230 – Tree Clearances from Overhead Electric Lines
e. SD1235 – Tree Planting Requirements Near Underground Electric Facilities
f. UG1225 – Pad mounted Equipment Clearances and Protection
g. UG0250 – High Density Residential Metering Requirements
h. FO-1901 – Fiber Optic Splicing and Testing Methods
i. SVP Rules and Regulations – Latest Edition

SVP9. **SVP Standards, Miscellaneous:**

a. In the case of podium-style construction, all SVP facilities and conduit systems must be located on solid ground (aka "real dirt") and cannot be supported on parking garage ceilings or placed on top of structures.

b. No splice boxes are allowed between the SVP utility connection point and the applicants main switch board.
c. SVP does not utilize any sub-surface (below grade) devices in its system. This includes transformers, switches, etc.

SVP10. **Meter Locations:**

a. For condominium or apartment, all electric meters and service disconnects shall be grouped at one location, outside of the building or in a accessible utility room. If they are townhomes or single-family residences, then each unit shall have its own meter, located on the structure. A double hasp locking arrangement shall be provided on the main switchboard door(s). Utility room door(s) shall have a double hasp locking arrangement or a lock box shall be provided. Utility room door(s) shall not be alarmed.
b. All interior meter rooms at ground level are to have direct, outside access through only ONE door. Interior electric rooms must be enclosed in a dedicated electric room and cannot be in an open warehouse or office space.

SVP11. **Underground Service Entrance**

a. (277/480V Service or Lower) Underground service entrance conduits and conductors shall be "privately" owned, maintained, and installed per City Building Inspection Division Codes to the SVP defined utility connection point.
b. (12KV Service) SVP terminates cable on the applicant owned switchgear.
c. No cross-parcel distribution is allowed. SVP service points must be within the parcels that they serve.

SVP12. **Code Sections:**

a. The Applicant shall provide and install electric facilities per Santa Clara City Code chapter **17.15.210.**
b. Installation of underground facilities shall be in accordance with City of Santa Clara Electric Department standard UG-1000, latest version, and Santa Clara City Code chapter **17.15.050.**
c. The applicant shall perform, in accordance with current City standards and specifications, all trenching, backfill, resurfacing, landscaping, conduit, junction boxes, vaults, street light foundations, equipment pads and subsurface housings required for power distribution, street lighting, and signal communication systems, as required by the City in the development of frontage and on-site property. Upon completion of improvements satisfactory to the City, the Applicant will dedicate the improvement to the City subject to City's acceptance the work. The applicant shall further install at his cost the service facilities, consisting of service wires, cables, conductors, and associated equipment necessary to connect a applicant to the electrical supply system of and by the City. After completion of the facilities installed by the Applicant, the City shall furnish and install all cable, switches, street lighting poles, luminaries, transformers, meters, and other equipment that it deems necessary for the betterment of the system per Santa Clara City Code chapter **17.15.210 (2).**

SVP13. **Existing Facilities:**

a. All existing SVP facilities, onsite or offsite, are to remain unless specifically addressed by SVP personnel in a separate document. It is the Applicants responsibility to maintain all clearances from equipment and easements. The Applicant may contact SVP outside of the PCC process for clear definitions of these clearance requirements. Applicant should not assume that SVP will be removing any existing facilities without detailed design drawings from SVP indicating potential removals. Simply indicating that SVP facilities are to be removed or relocated on conceptual plans does not imply that this action has been approved by SVP.

b. Any relocation of existing electric facilities shall be at Applicants expense.

SVP14. **Generators:** Non-Utility Generator equipment shall not operate in parallel with the electric utility, unless approved and reviewed by the Electric Engineering Division. All switching operations shall be "Open-Transition-Mode", unless specifically authorized by SVP Electric Engineering Division. A Generating Facility Interconnection Application must be submitted with building permit plans. Review process may take several months depending on size and type of generator. No interconnection of a generation facility with SVP is allowed without written authorization from SVP Electric Engineering Division.

DESIGN / PERFORMANCE – PRIOR TO ISSUANCE OF BUILDING PERMIT

SVP15. **Initial Information:** Applicant shall provide a site plan showing all existing utilities, structures, easements, and trees. The applicant shall also include a detailed panel schedule showing all current and proposed electric loads.

SVP16. **SVP Developers Work Drawing:** Applicant shall have a developers work drawing created for the site by either an SVP estimator or through the applicant design process. All SVP standards and clearance requirements as defined in the General Section of the COA's must be met, or variance approvals must be granted by SVP. The developers' work drawing shall include but is not limited to: SVP substructure for primary, low voltage, streetlight, and fiber facilities. SVP facilities may extend off-site to the nearest utility connection point to tie-in with existing infrastructure as deemed necessary by SVP.

SVP17. **Encroachment Permit:** Prior to issuance of Building Permits, the applicant shall submit an encroachment permit application with an ***approved*** SVP Developers Work Drawing for construction of electric utilities that comply with the latest edition of SVP Standards and Rules and Regulations, Electric Notes, and Electric Standard Details and Specifications.

SVP18. **Applicants Switchgear:** All applicant main switchgear with SVP meters must meet EUSERC standards and be approved by SVP's meter shop prior to ordering. Switchgear for 12KV gear must have batteries sized for 4 hours of operation, no capacitive tripping, and 2 sets of relays, CTs, & PTs for each main. All double ended switchgear with a tie breaker, must include a kirk-key interlock scheme and an SVP provided warning label for the operation of the main tiebreaker.

SVP19. **AMI/Fiber Building Requirements:** All projects implementing high rise metering and multi-floor infrastructure requirements shall meet the requirements outlined in UG 0250 & FO1901.

DURING CONSTRUCTION – PRIOR TO OCCUPANCY

SVP20. **Easements**: Prior to the City's issuance of Building or Grading Permits, the applicant shall provide a dedicated underground electric utility easement (U.G.E.E) around the electric onsite facilities (Not a P.U.E). The electric utility easement shall be a minimum of 10 feet wide around conduit and 5' minimum around equipment and vault/manhole pads. Additionally, the applicant shall submit plans defining existing easements so Electric Division can verify if there are any conflicts with new proposed easements or improvements. The Applicant shall grant to the City, without cost, all easements and/or right of way necessary for serving the property of the Applicant and for the installation of utilities (Santa Clara City Code chapter 17.15.110).

SVP21. **Coordination Study:** For any services taken at 12KV, a coordination study will need to be conducted by the applicant prior to energizing the service.

SVP22. **Applicants Switchgear:** Applicants' switchgear will be inspected on site by SVP to ensure compliance with approved switchgear drawings. Electric meters and main disconnects shall be installed per Silicon Valley Power Standard MS-G7, Rev. 2.

SVP23. **Electric Facilities:** Prior to the City's issuance of Occupancy, the applicant shall construct all electric utilities per the approved SVP Developers Work Drawing. SVP will inspect all electric utility installations and all other improvements encroaching on electric facilities.

SVP24. **Municipal Fees:** Prior to electric service energization, all applicable fees per the City of Santa Clara's Municipal Fee Schedule shall be paid by the applicant.

SVP25. **Costs & Expenses:** Unless expressly stated otherwise or covered by a fee to be paid by the applicant, applicant shall be responsible for all costs and expenses associated with fulfilling these conditions of approval.

OPERATIONAL CONDITIONS – AFTER OCCUPANCY

SVP26. **Access:** SVP will require 24-hour unobstructed access to all SVP equipment which includes: manholes, transformers, vaults, switches, meters, indoor electrical rooms with SVP owned equipment etc.

WATER & SEWER DEPARTMENT

DESIGN / PERFORMANCE -- PRIOR TO ISSUANCE OF BUILDING PERMIT

W1. **Domestic Metering Plan.** The metering plan shown on this entitlement is schematic. The final metering configuration shall be determined during the plan check phase of the project.

W2. **City Standard Meters and Backflows.** All meters and backflows for all water services (new and existing) shall meet the current City of Santa Clara Water & Sewer Utilities Standard Details. The applicant may be required to install backflow preventers on domestic water services pending a hazard assessment consistent with the Cross Connection Control Policy Handbook. The final requirements shall be determined during the plan check phase of the project.

W3. **Potable Water Main.** The applicant shall replace the existing 8” AC water main on Pomeroy Avenue. The water main replacement shall begin and end at a valve connection and shall extend, at a minimum, the entire length needed to install services and any additional length required by the Development Impact Analysis.

W4. **Fire Service.** Fire service requirements shall be subject to Building Permit review.

W5. **Encroachment Permit.** Prior to issuance of Building Permits, the applicant shall submit an encroachment permit application and design plans for construction of water utilities that comply with the latest edition of the Water & Sewer Utilities Water Service and Use Rules and Regulations, Water System Notes, and Water Standard Details and Specifications. In addition, prior to the City's issuance of Occupancy, the applicant shall construct all public water utilities per the approved plans. The Water & Sewer Utilities will inspect all public water utility installations and all other improvements encroaching public water utilities.

W6. **Utility Design Plans.** Utility Design Plans shall indicate the pipe material and the size of existing water, recycled water and sewer main(s). The plans shall show the nearest existing fire hydrant and the two nearest existing water main line gate valves near the project area. The plans shall show meter and backflow configurations to scale and per City of Santa Clara Water & Sewer Utilities Standard Details. Note that all new water meters and backflow prevention devices shall be located behind the sidewalk in a landscape area. Fire hydrants should be located two feet behind monolithic sidewalk if sidewalk is present; two feet behind face of curb if no sidewalk is present, per City Std Detail 18. The plans shall provide the profile section details for utilities crossing water, sewer, or recycled water mains to ensure a 12” minimum vertical clearance is maintained.

W7. **Utility Separations.** Applicant shall adhere to and provide a note indicating that all horizontal and vertical clearances comply with State and local regulations. The applicant shall maintain a minimum 12” of vertical clearance at water service crossing with other utilities, and all required minimum horizontal clearances from water services: 10' from sanitary sewer utilities, 10’ from recycled water utilities, 8' from storm drain utilities, 5' from fire and other water utilities, 3' from abandoned water services, 5' from gas and electric utilities, and 5’ from the edge of the propose or existing driveway. For sanitary sewer, water, and recycled water utilities, the applicant shall maintain a minimum horizontal clearance of 10' from existing and proposed trees. If applicant installs tree root barriers, clearance from tree reduces to 5' (clearance must be from the edge of tree root barrier to edge of water facilities). No structures (fencing, foundation, biofiltration swales, etc.) allowed over sanitary sewer, potable water and/or recycled water utilities and easements.

W8. **Separate Services.** Applicant shall submit plans showing proposed water, recycled water, sanitary sewer, and fire services connected to a public main in the public right-of-way to the satisfaction of the Director of Water & Sewer Utilities. Different types of water and recycled water use (domestic, irrigation,

fire) shall be served by separate water services, each separately tapped at the water main. Tapping on existing fire service line(s) is prohibited. Approved backflow prevention device(s) are required on all potable water services.

W9. **City Standard Meters and Backflows.** All proposed meters and backflows for all water services shall meet the current City of Santa Clara Water & Sewer Utilities Standard Details. Plans shall show meter and backflow configurations to scale.

W10. **Existing Services.** The applicant must indicate the disposition of all existing water and sewer services and mains on the plans. If the existing services will not be used, then the applicant shall properly abandon these services to the main per Water & Sewer Utilities standards and install a new service to accommodate the water needs of the project. The applicant shall bear the cost of any relocation or abandonment of existing Water Department facilities required for project construction to the satisfaction of the Director of Water and Sewer Utilities.

W11. **On-Site Storm Drain Treatment.** Prior to issuance of Building Permit, the applicant shall submit plans showing any onsite storm water treatment system. The plan shall include a section detail of the treatment system. No water, sewer, or recycled water facilities shall be located within 5-feet of any storm water treatment system.

W12. **Water Usage.** Prior to the issuance of Building Permits, the applicant shall provide documentation of water usage so the Water Division can verify the appropriate size of all proposed water meters. Please note that if the existing water services are incapable of supplying the water needs to the site, the existing services shall be abandoned, and new separate dedicated water services shall be provided for each use (domestic and irrigation).

W13. **Landscaping.** All the landscaping for the project shall comply with the California Water Conservation in Landscaping Act, Government Code Section 65591 et. seq. All plants shall be either California native or non-invasive, low water-using or moderate water-using plants. High water-using plants and nonfunctional turf are prohibited.

W14. **Water Features.** Prior to issuance of Building Permits, the applicant shall submit plan details for all water features (including but not limited to fountains and ponds) designed to include provisions for operating the system without City potable water supply and capable of being physically disconnected from source of potable water supply during City declared water conservation periods, to the satisfaction of the Director of the Water & Sewer Utilities. Decorative water features may be permanently connected to the City's recycled water supply.

W15. **Easements.** Prior to City's issuance of Building or Grading Permits, the applicant shall provide a dedicated water utility easement around the backflow prevention device onsite. The water utility easement for the water services and all other public water appurtenances shall be a minimum 15 feet wide and be adjacent to the public right-of-way without overlapping any public utility easement. Additionally, the applicant shall submit plans defining existing easements so Water Division can verify if there are any conflicts with proposed easements and water utilities.

W16. **Underground Fire Permit.** Prior to issuance of Building Permits, applicant shall submit an underground fire permit unless otherwise waived by the Fire Department. If fire flow information is needed, applicant shall coordinate with Water and Sewer Utilities Department, for fire flow information at (408)615-2000. A dedicated fire service line, with an approved backflow prevention device, shall be used for on-site fire hydrants. Fire service lines required for commercial and industrial use shall be sized appropriately per fire flow demand and code requirements.

DURING CONSTRUCTION

W17. **City Standard Meters and Backflow Installation.** No meters or backflows shall be installed prior to establishment of water service account with the Municipal Services Division of the Finance Department. The applicant shall provide a copy of the account information to the Water and Sewer Utilities Department Inspector and Meter Shop prior to installation of any meter or backflow. All meters and backflows approved for installation shall be tested prior to use. Water service connections shall not be used prior to authorization by the Water and Sewer Utilities inspector.

W18. **Construction Water.** This project shall use recycled water for all construction water needs for onsite and offsite construction.

W19. **Water Shortage Response Actions.** Pursuant to the City of Santa Clara's Urban Water Management Plan, during times of drought or water shortage, the City implements water shortage response actions in accordance with the level of water shortage declared. All construction activities and all new irrigation connections are subject to the Water Shortage Response Actions in effect at the time of construction and connection of the irrigation service.

Water Shortage Response Actions for Stage 2 and higher include water use restrictions that limit the use of potable water such as:

a. prohibiting the installation of new potable water irrigation services. new irrigation connections, construction, and dust control.
b. restrict the use of potable water used for construction and dust control if recycled water is available.

This project is subject to all the requirements and restrictions of the Water Shortage Response Actions in place or adopted during the duration of the project. For more information, visit the City of Santa Clara Water & Sewer Utilities website at www.santaclaraca.gov/waterconservation.

PRIOR TO FINAL OF BUILDING PERMIT

W20. **Record Drawings.** Upon completion of construction and prior to the City's issuance of a Certificate of Occupancy, the applicant shall provide "as-built" drawings of the public water utility infrastructure prepared by a registered civil engineer to the satisfaction of the Director of Water & Sewer Utilities Department.

W21. **Conditional Releases.** The applicant shall comply with all the requirements of any building permit conditional release requirements.

KEY:
G = General
P = Planning Division
BD = Building Division
H = Housing & Community Services Division
F = Fire Department
PR = Parks & Recreation Department
PD = Police Department
E = Engineering Division
Streets Division (Landscape, Solid Waste, and Stormwater)
L = Landscape
SW = Solid Waste
SVP = Silicon Valley Power
W = Water & Sewer Department

ACKNOWLEDGEMENT AND ACCEPTANCE OF CONDITIONS OF APPROVAL

Permittee/Property Owner

The undersigned agrees to each condition of approval and acknowledges and hereby agrees to use the project property on the terms and conditions set forth in this permit.

Signature: _____

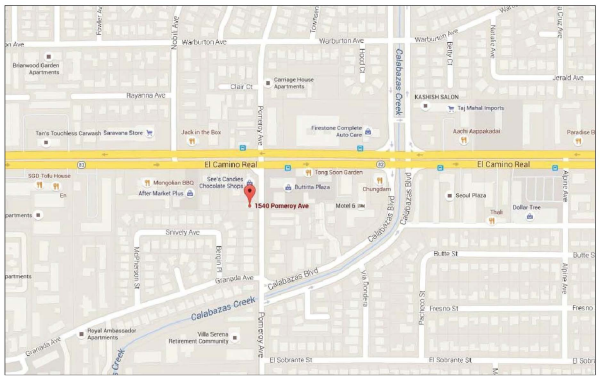
Printed Name: _____

Relationship to Property: _____

Date: _____

Pursuant to Santa Clara City Code 18.128.100, the applicant shall return this document to the Department, properly signed and dated, within 30-days following the date of the Acknowledgement.

PROPOSED RESIDENTIAL PROJECT AT:
1530 / 1540 POMEROY AVE. SANTA CLARA, CA



VICINITY MAP

RIGDECREST GROUP , INC
OMID SHAKERI (408) 666-6556

PROJECT:

1530 / 1540 POMEROY AVE.
SANTA CLARA, CA

APN: 290-02-097 & 096

OCCUPANCY TYPE: R-3/U

CONSTRUCTION TYPE: V-B

LOT SIZE: 21,000 S.F.

PROJECT SCOPE:

6 THREE STORY UNITS WITH ATTACHED 2 CAR GARAGE EACH
EACH UNIT: 1,970 SQ FT. LIVING SPACE / 400 SQ .FT. GARAGE

5 THREE STORY UNITS WITH ATTACHED 2 CAR GARAGE EACH
EACH UNIT: 1,750 SQ FT. LIVING SPACE:

TOTAL GUEST PARKING PROVIDED: 5 STALLS

TOTAL COMMON RECREATION AREA PROVIDED: 1,100 S.F.

Zoning	General Plan	
1530 R3 1540 MixedUse	ECR Specfic Med Density Plan	
Flood Zoned	X	
Floor Area	Existing	Proposed
Floor Area	4,212 S.F.	23,950 S.F.
Building Coverage	4,212 S.F.	8,050 S.F.
Building Coverage%	20%	38.5%
Height	18 ft.	36 ft 32 ft Within 20 ft of R1
Use	Simgle Family	Town Homes
No. of Buildings	4	2
Parking	4	22

AUTOMATIC RESIDENTIAL FIRE SPRINKLERS
TO BE INSTALLED (UNDER SEPARATE PERMIT)

PROJECT SUMMARY

A1.1 PROJECT DATA
A1.2 SITE PLAN
A1.3 SITE PLAN / FIRE EXHIBIT
A1.4 STREET ELEVATIONS

1530 POMEROY AVE.

A2.1 FLOOR PLANS UNIT 7
A2.2 FLOOR PLANS UNITS 8 + 10
A2.3 FLOOR PLANS UNIT 9
A2.4 FLOOR PLANS UNIT 11
A2.5 FIRST & SECOND FLOOR PLANS
A2.5 THIRD FLOOR PLAN / ROOF PLAN
A3.1 EXTERIOR ELEVATIONS
A3.2 EXTERIOR ELEVATIONS
A4 BUILDING SECTION

1540 POMEROY AVE.

A2.1 FLOOR PLANS UNIT 1
A2.2 FLOOR PLANS UNITS 2 + 4
A2.3 FLOOR PLANS UNITS 3 + 5
A2.4 FLOOR PLANS UNIT 6
A2.5 FIRST & SECOND FLOOR PLANS
A2.6 THIRD FLOOR PLAN / ROOF PLAN
A3.1 EXTERIOR ELEVATIONS
A3.2 EXTERIOR ELEVATIONS
A4 BUILDING SECTION

C1 CIVIL COVER SHEET
C2 GRADING & DRAINAGE
C3 DRIVEWAY PROFILE
C4 ERROSION CONTROL
C5 STORM WATER DRAIN PLAN
C6 TOPOGRAHY
C7 CONSTRUCTION BEST MANAGEMENT PRACTICE
L1 LANDSCAPE PLAN
L2 IRRIGATION PLAN
L3 EXISTING TREES
L4 LANDSCAPE NOTES
L5 DETAILS
L6 DETAILS

SHEET INDEX

REVISIONS	BY
1	1

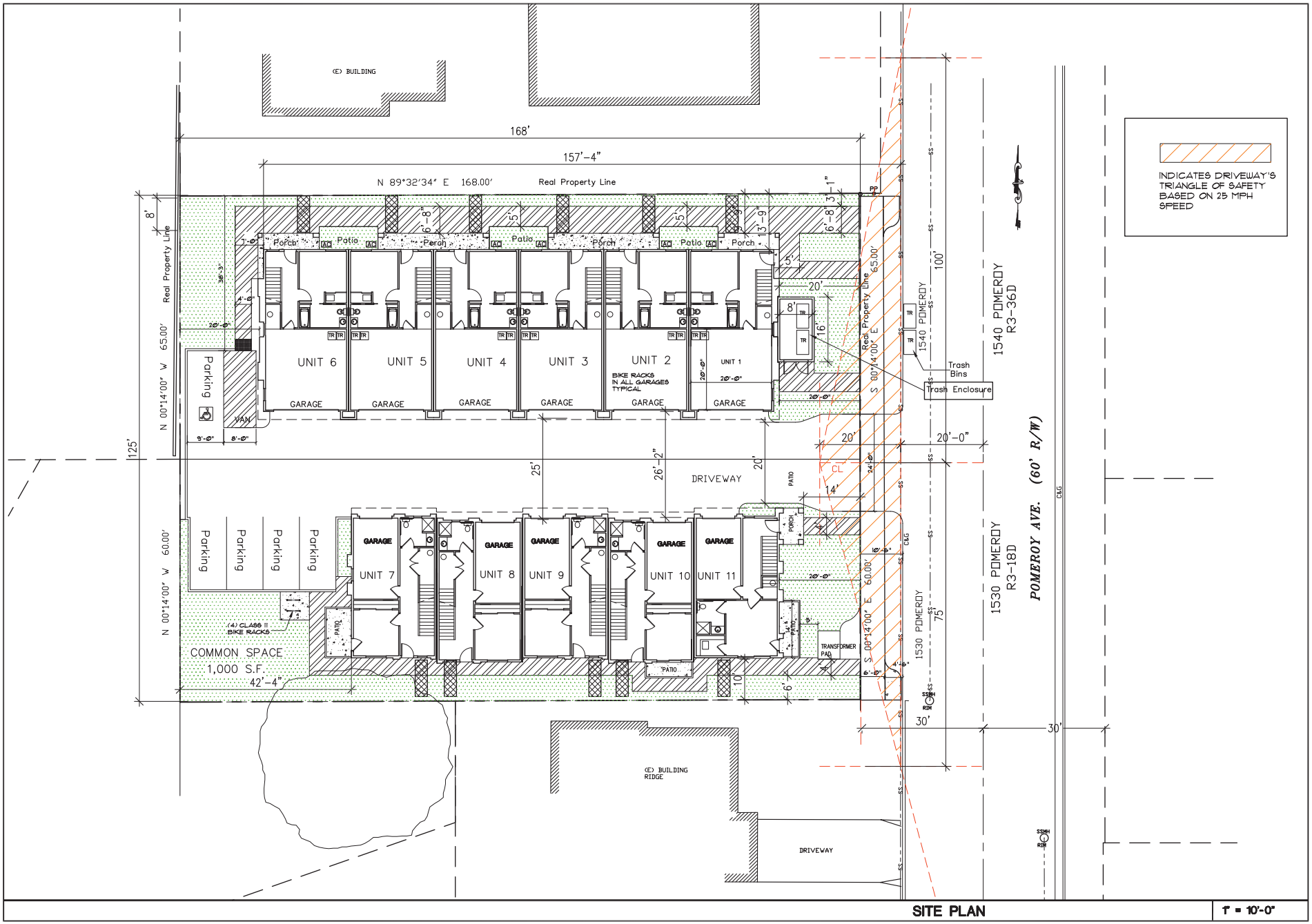
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BASSAL
Architecture
916.435.0605
408.674.2077

SITE PLAN

RESIDENTIAL PROJECT AT:
1530 / 1540 POMEROY AVE.
SANTA CLARA, CA

DATE: 1-2-2024
SCALE: -
DRAWN CB
JOB NO. 14-345
SHEET NO. A1.1
OF SHEETS

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SITE PLAN 1" = 10'-0"

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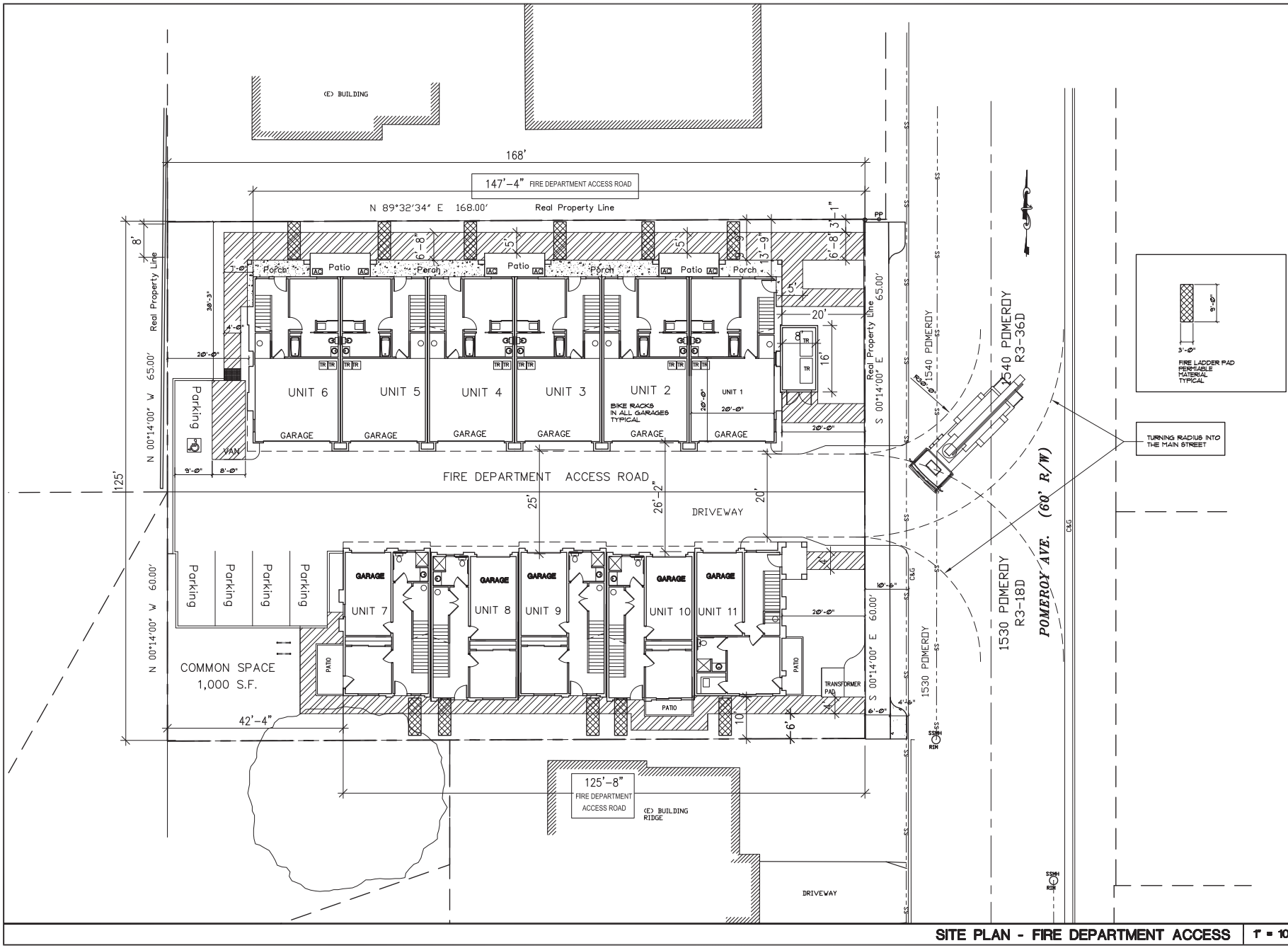
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SITE PLAN

RESIDENTIAL PROJECT AT:
1530 / 1540 POMEROY AVE.
SANTA CLARA, CA

DATE: 3-24-2025
SCALE: 1"=10'-0"
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SITE PLAN - FIRE DEPARTMENT ACCESS | 1" = 10'-0"

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SITE PLAN
FIRE PREVENTION EXHIBIT

RESIDENTIAL PROJECT AT:
1530 / 1540 POMEROY AVE.
SANTA CLARA, CA

DATE: 3-24-2025
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FRONT ELEVATION - EAST - POMEROY VIEW

FRONT ELEVATIONS - VIEW FROM POMEROY | 3/16" = 1'-0"

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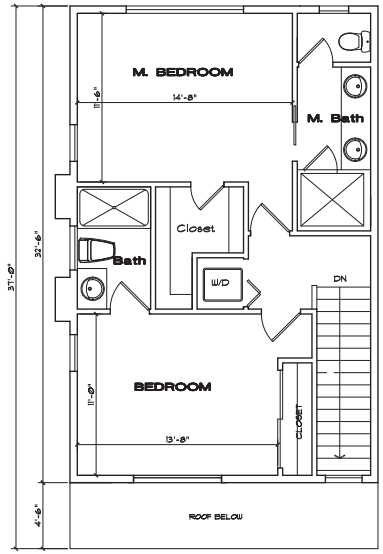
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ELEVATIONS
VIEW FROM POMEROY

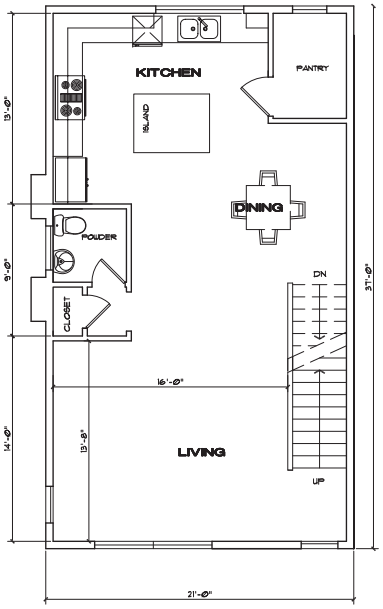
RESIDENTIAL PROJECT AT:
1530 POMEROY AVE.
SANTA CLARA, CA

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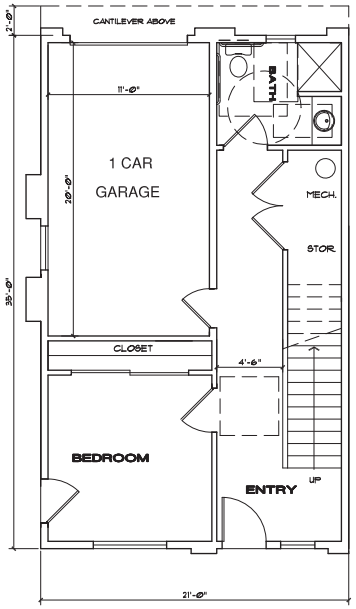
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THIRD FLOOR: 675 S.F.
(WITHOUT STAIRS)



SECOND FLOOR: 645 S.F.
(WITHOUT STAIRS)



FIRST FLOOR: 430 S.F.
(WITHOUT STAIRS)
GARAGE: 220 S.F.

1530 POMEROY - TOTAL LIVING SPACE: 1,750 SQ.FT.

UNIT 7

FLOOR PLANS | 1/4" = 1'-0"

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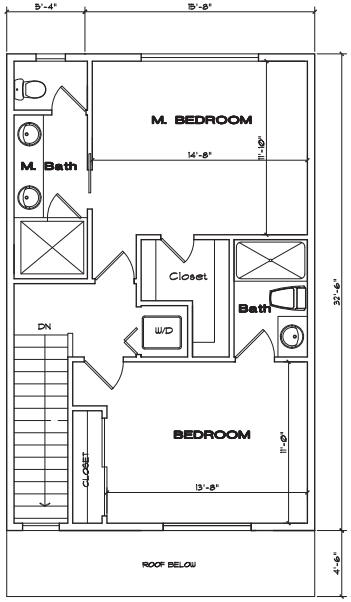
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FLOOR PLANS
UNIT 7

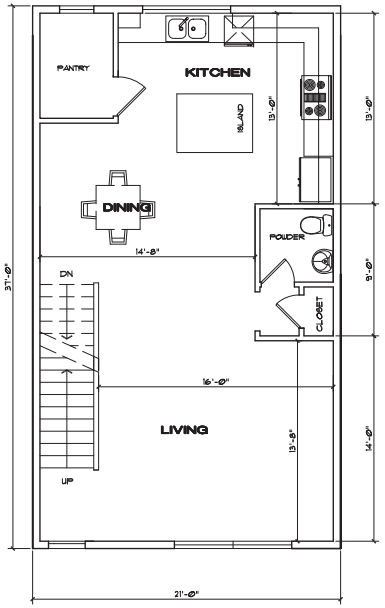
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SANTA CLARA, CA

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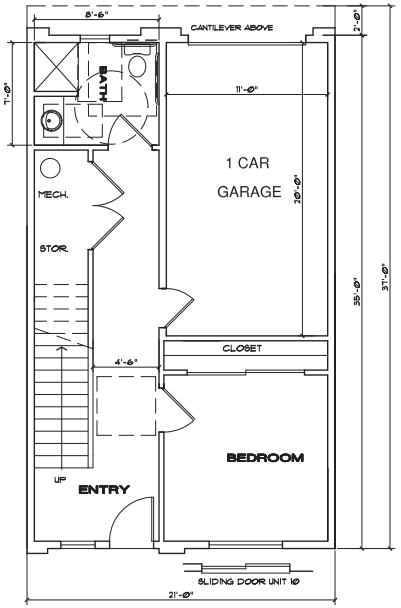
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FIRST FLOOR: 430 S.F.
(WITHOUT STAIRS)
GARAGE: 220 S.F.

1530 POMEROY - TOTAL LIVING SPACE: 1,750 SQ.FT. | **UNITS 8 & 10**

FLOOR PLANS | 1/4" = 1'-0"

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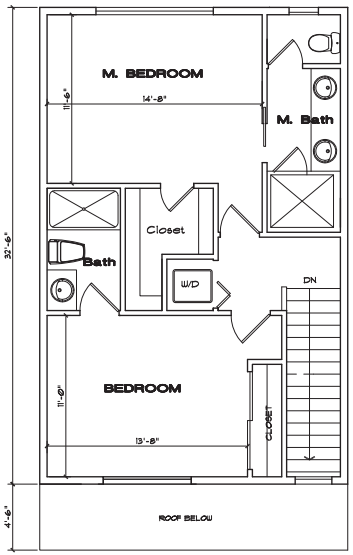
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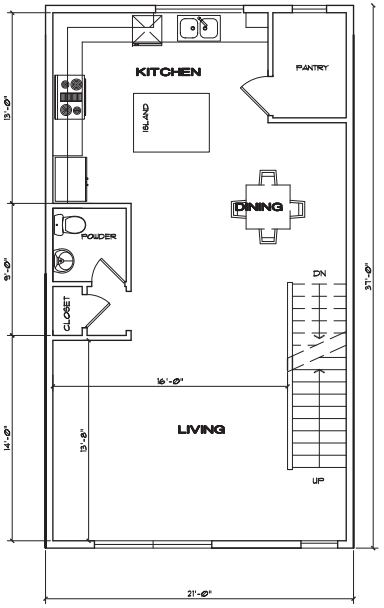
FLOOR PLANS
UNITS 8 & 10

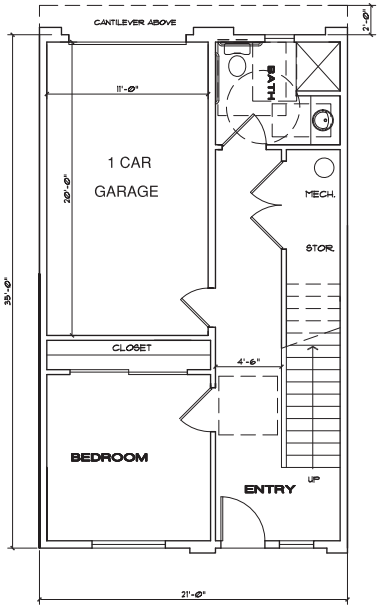
RESIDENTIAL PROJECT AT:
1530 POMEROY AVE.
SANTA CLARA, CA

DATE: 1-2-2025
SCALE: 1/4" = 1'-0"
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(WITHOUT STAIRS)

FIRST FLOOR: 430 S.F.
(WITHOUT STAIRS)
GARAGE: 220 S.F.

1530 POMEROY - TOTAL LIVING SPACE: 1,750 SQ.FT. | **UNIT 9**

FLOOR PLANS | 1/4" = 1'-0"

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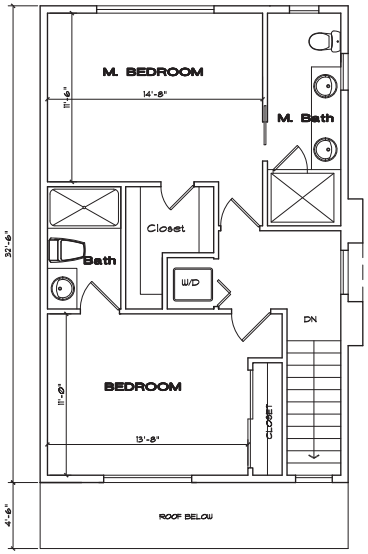
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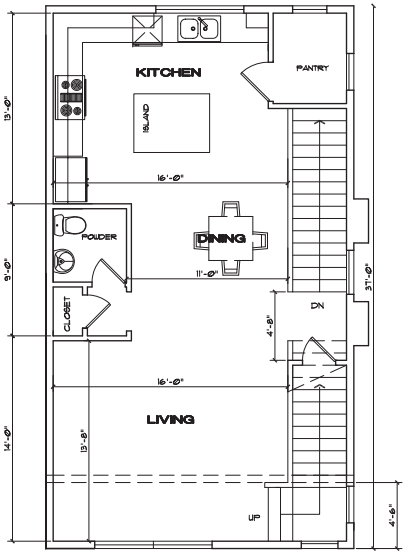
FLOOR PLANS
UNIT 9

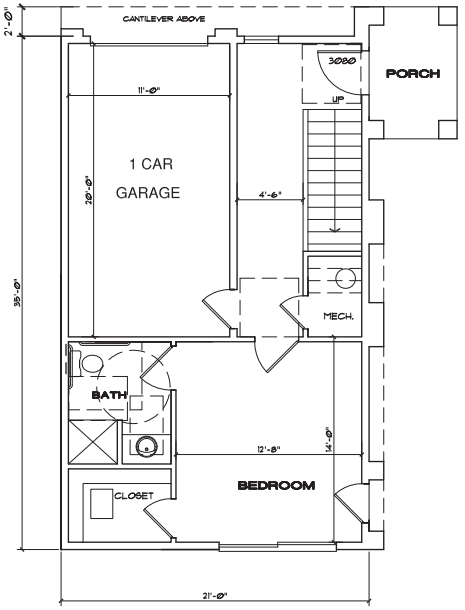
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(WITHOUT STAIRS)

FIRST FLOOR: 430 S.F.
(WITHOUT STAIRS)
GARAGE: 220 S.F.

1530 POMEROY - TOTAL LIVING SPACE: 1,750 SQ.FT.

UNIT 11

REVISIONS	BY

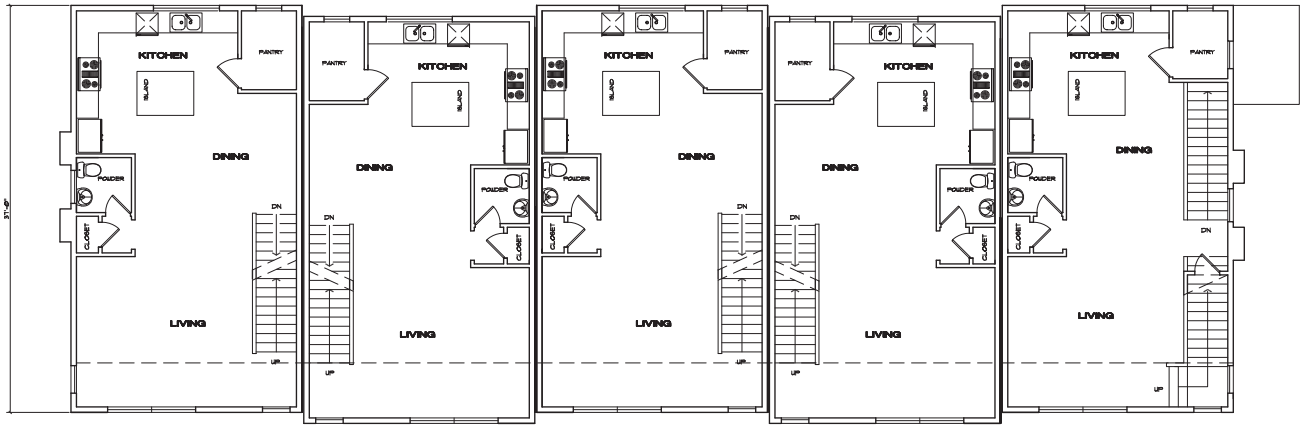
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FLOOR PLANS
UNIT 11

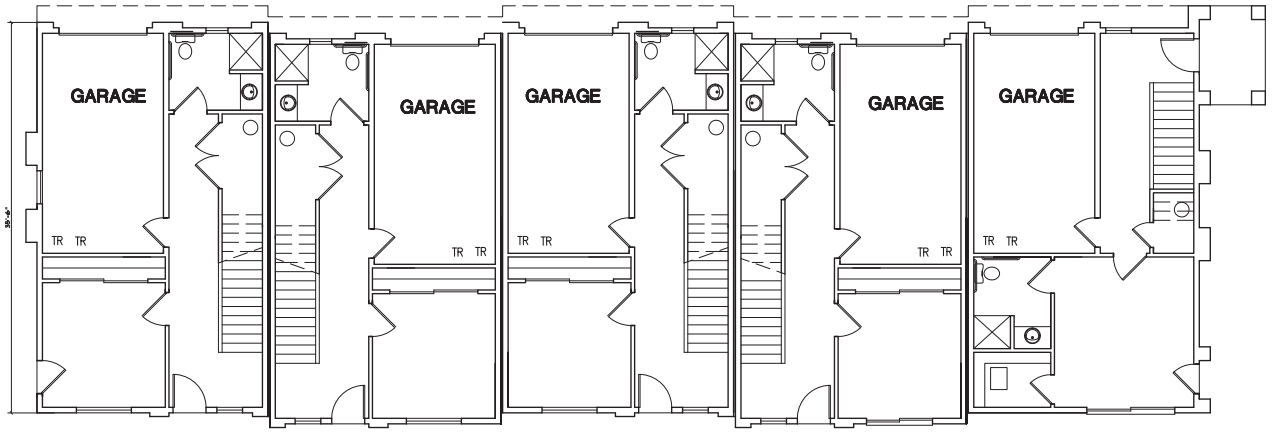
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A2.4
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UNIT 7 UNIT 8 UNIT 9 UNIT 10 UNIT 11 **SECOND FLOOR**



UNIT 7 UNIT 8 UNIT 9 UNIT 10 UNIT 11

FIRST FLOOR

FLOOR PLANS | 1/8" = 1'-0"

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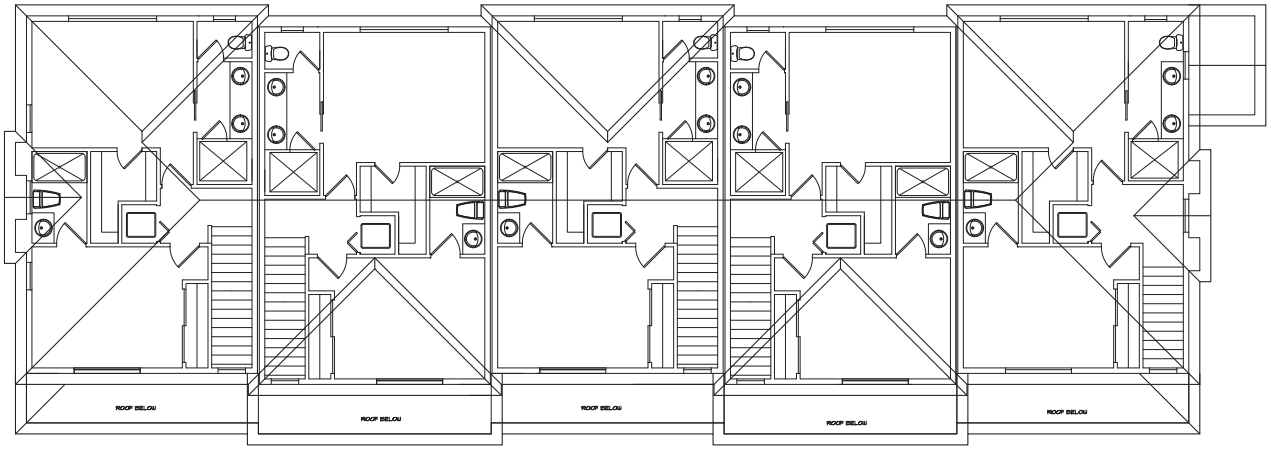
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FLOOR PLANS

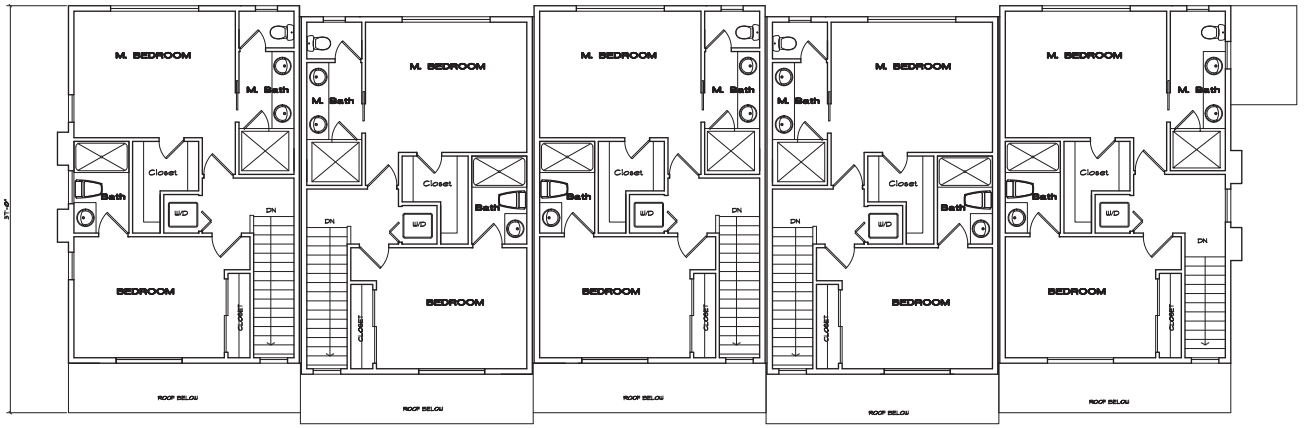
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SANTA CLARA, CA

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



UNIT 7 UNIT 8 UNIT 9 UNIT 10 UNIT 11

THIRD FLOOR

FLOOR PLANS / ROOF PLAN | 1/8" = 1'-0"

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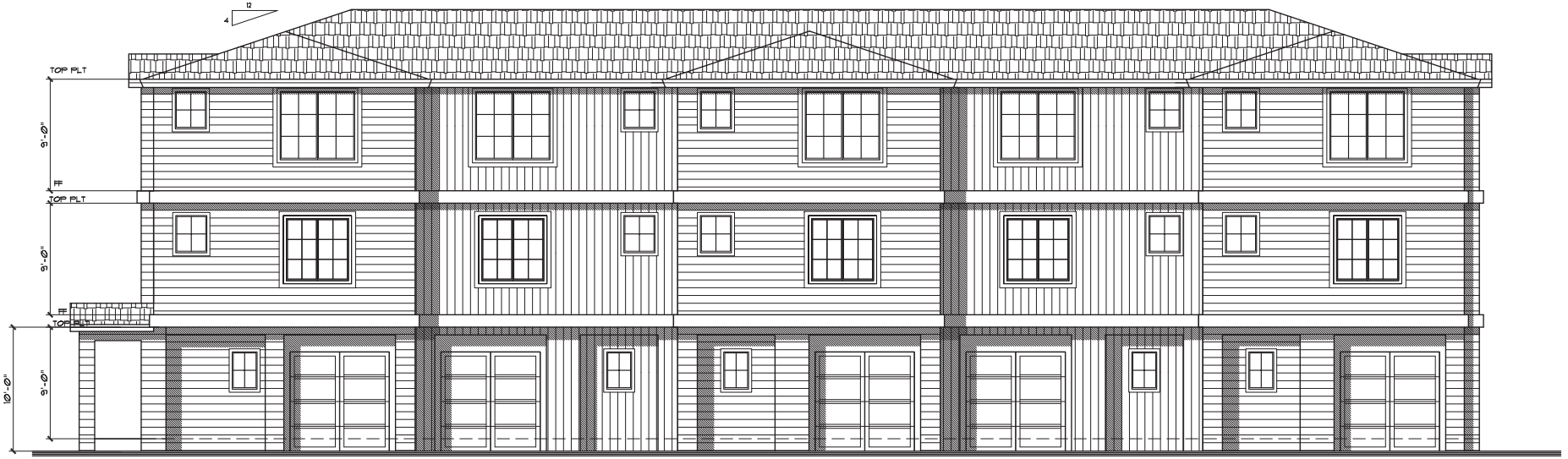
FLOOR PLANS
ROOF PLAN

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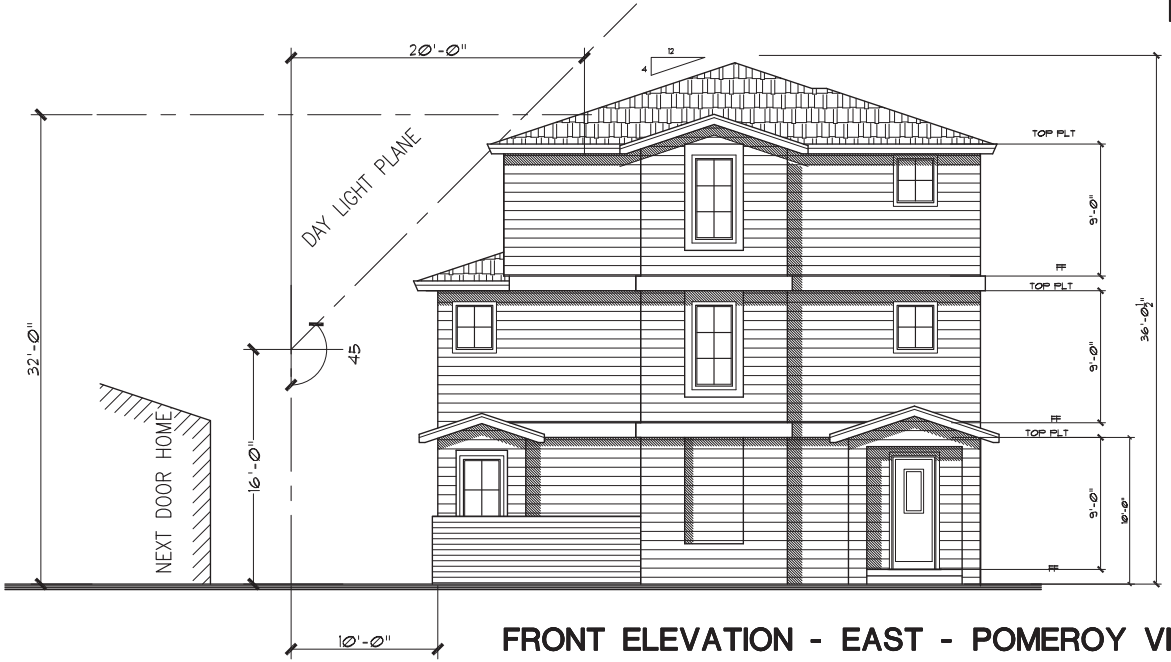
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DRIVEWAY ELEVATION - NORTH



BUILDING SHALL HAVE ADDRESS NUMBERS PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST WITH BACKGROUND, BE ARABIC OR ALPHABETICAL LETTERS AND BE A MINIMUM OF 4" HIGH WITH MINIMUM STROKE OF 1/2", PER CRC R319.1.

FRONT ELEVATION - EAST - POMEROY VIEW

EXTERIOE ELEVATIONS | 1/4" = 1'-0"

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EXTERIOE ELEVATIONS

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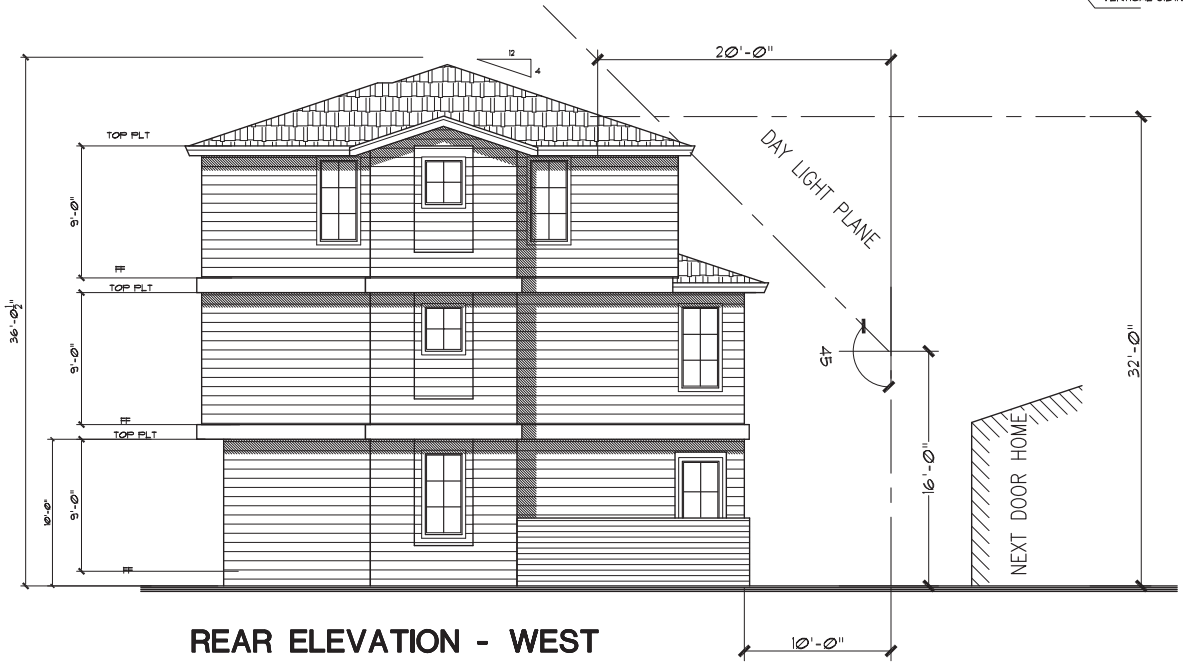
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SIDE ELEVATION - SOUTH



REAR ELEVATION - WEST

EXTERIOE ELEVATIONS | 1/4" = 1'-0"

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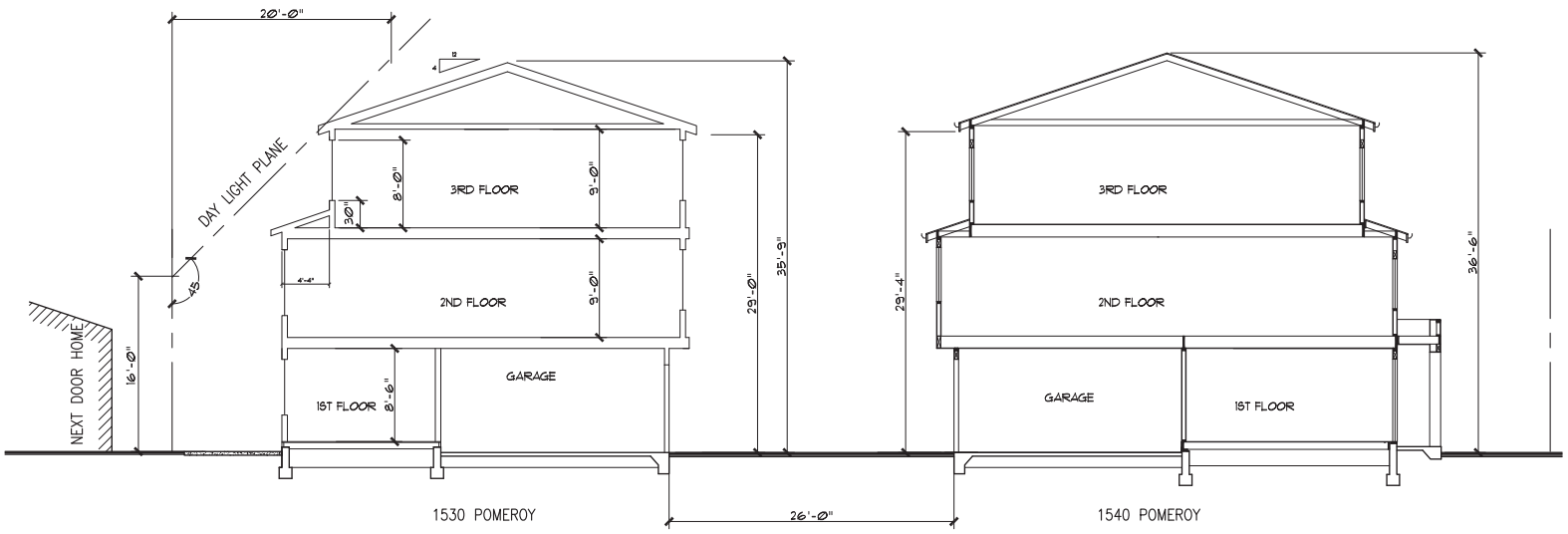
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EXTERIOE ELEVATIONS

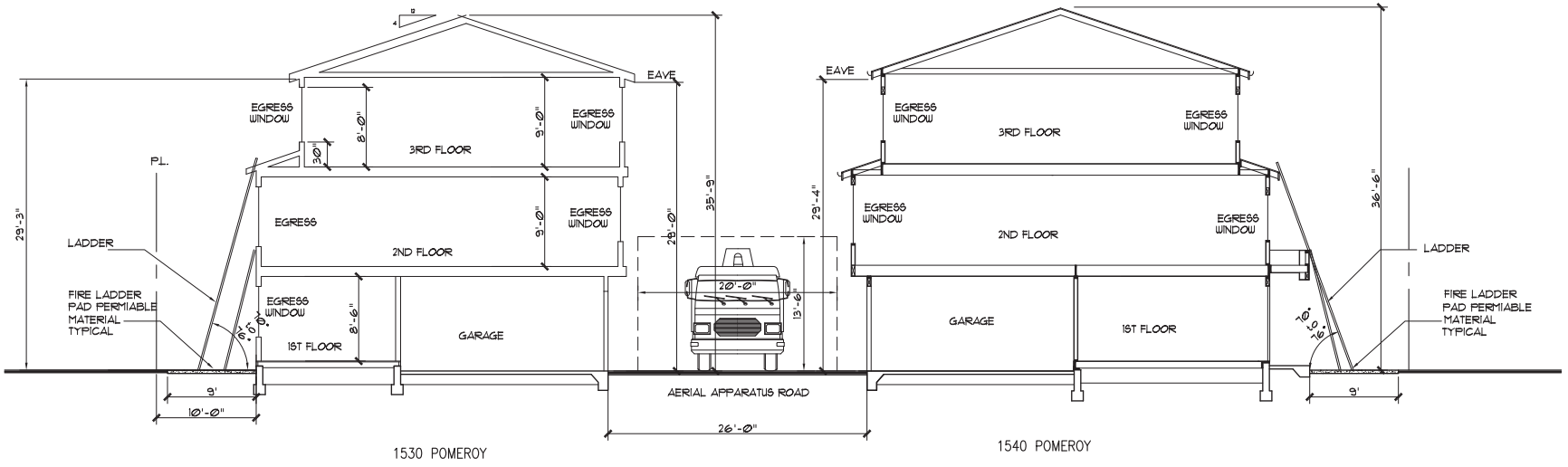
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DAY LIGHT PLANE | 3/16" = 1'-0"



FIRE APPARATUS AND LADDER ACCESS | 3/16" = 1'-0"

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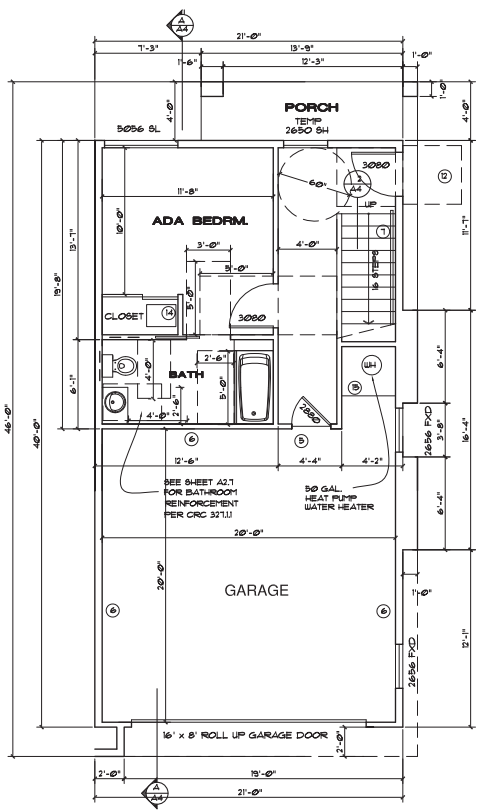
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SECTIONS

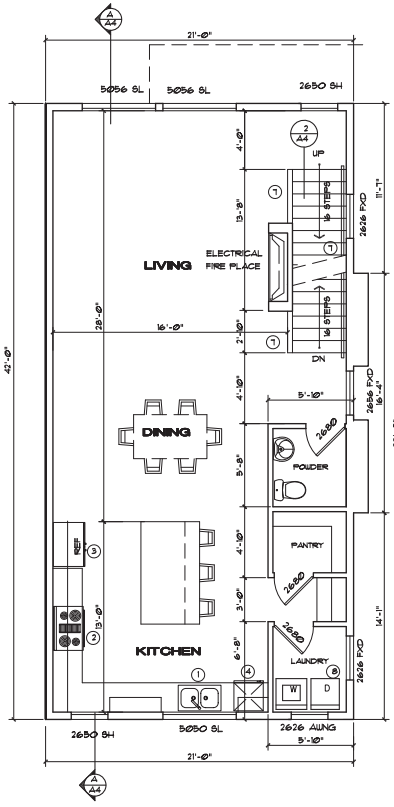
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DATE: 1-2-2025
SCALE: 3/16" = 1'-0"
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JOB NO: -
SHEET NO. A4
OF SHEETS

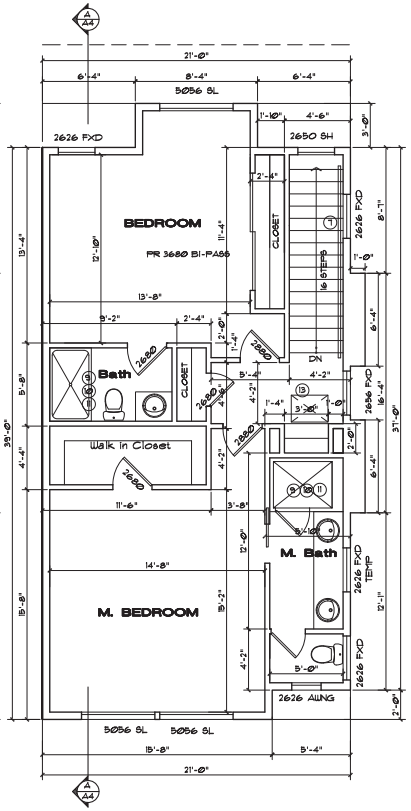
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FIRST FLOOR: 400 S.F.
GARAGE: 400 S.F.



SECOND FLOOR: 820 S.F.



THIRD FLOOR: 750 S.F.

1540 POMEROY - TOTAL LIVING SPACE: 1,970 SQ.FT. | UNIT 1

FLOOR PLANS NOTES:

1. DOUBLE SINK W/ GARBAGE DISPOSAL
2. RANGE OVEN W/ VENT ABOVE
3. REFRIGERATOR SPACE - PLUMB FOR ICE MAKER.
4. DISH WASHER
5. MIN. 1 3/8" SOLID CORE, SELF CLOSING GARAGE DOORS.
6. PER 302.5 CRC: GARAGE WALL ADJOINING THE HOME SHALL BE 1/2" TAPED SHEETROCK, CONCRETE-TO-RAFTERS, METAL ELECTRIC BOXES (16 SQ IN MAX) SHALL NOT TOTAL MORE THAN 100 SQ IN WITHIN A 100 SQ FT AREA. BOXES ON OPPOSITE WALLS SHALL HAVE 24" SEPARATION. CEILINGS BELOW LIVING SPACE SHALL BE 5/8 TYPE X SHEETROCK.
7. HANDRAILS TO HAVE 1¼" - 2" GRIPPABLE CROSS SECTION, NO SHARP CORNERS 4 AT HEIGHT OF 34" MIN. AND 38" MAX. ABOVE NOSING EXTEND CONTINUOUSLY FROM TOP TO BOTTOM RISER, AND TERMINATE AT NEWEL POSTS OR OR RETURN WALLS
8. DRYER VENT TO OUTSIDE W/ MAX LENGTH OF 14' EQUIPPED W/ BACKDRAFT DAMPER INCLUDING TWO 90° ELBOWS AND A MIN. DIAMETER OF 4". THE VENT DISCHARGE SHALL BE A MIN. 3' AWAY FROM ANY OPENING INTO THE BUILDING - CMC 504.3.1
9. TEMPERED GLASS ENCLOSURE AT SHOWERS. PROVIDE 22" MIN. WIDE DOOR AT SHOWER ENCLOSURE - CPC 411.6
10. TUB/SHOWER WALLS SHALL BE FINISHED WITH A SMOOTH, HARD NONABSORBENT SURFACE (E.G. CERAMIC TILE OR FIBERGLASS) OVER A MOISTURE RESISTANT UNDERLAYMENT MATERIAL (E.G. CEMENT, FIBER CEMENT OR GLASS GYPSUM BACKER) TO A HEIGHT OF 72" ABOVE THE DRAIN INLET. PER 2019 CRC R307.2 AND R702.3.8
11. SHOWER & TUB/SHOWER COMBINATIONS SHALL BE PROVIDED W/ INDIVIDUAL CONTROL VALVE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. CPC 418.0
12. MIN. 36" DEEP EXTERIOR CONC. LANDING TO COMPLY W/ CRC 2016 ALL EXTERIOR DOORS BOTTOM MUST BE WITHIN 1" OF THE LANDING
13. MIN. 22" X 36" ATTIC ACCESS W/ MIN. 30" HEADROOM ABOVE NO SHELVING BELOW ATTIC ACCESS.
14. 18" X 24" UNDER FLOOR ACCESS
15. WATER HEATER NOTES: 50 GALLON HEAT PUMP WATER HEATER - SEE REVISED ENERGY CALULATIONS

WALL NOTES:

ALL EXTERIOR WALLS: 2 X 6 @ 16"O.C. STUDS - U.N.O.
ALL INTERIOR WALLS: 2 X 4 @ 16"O.C. STUDS - U.N.O.

GENERAL NOTES:

A. FIRE PROTECTION
ALL PLUMBING PENETRATIONS, INCLUDING CENTRAL VACCUM,THROUGH FIRE RATED WALLS SHALL BE METALIC EXTENDING A MIN. OF 12" FROM WALL (INCLUDING TRAP WHERE APPLICABLE) AND SHALL BE SEALED SO THAT HOT GASES CANNOT PASS THROUGH.

B. WINDOWS AND GLAZED DOORS MUST HAVE LABELS FOR THE 'U' AND 'SHGC' FACTORS THAT ARE REQUIRED BY THE ENERGY DOCUMENTATION. SEE THE ENERGY COMPLIANCE INFORMATION LOCATED ON SHEET T2.4 FOR THE REQUIRED VALUES.

C. PROVIDE 50 CFM BATHROOMS VENTILATION PER ASHRAE STAND. 62.2-2007 AND ENERGY MEASURE OF MF-R5 NATURAL VENTILATION TO BE 1/20 OF FLOOR AREA, OR BY MECHANICAL VENTILATION SYSTEM PROVIDING 5 AIR CHANGES PER HOUR, THE POINT OF DISCHARGE OF EXHAUST AIR SHALL BE AT LEAST 3 FEET FROM ANY OPENING INTO THE BUILDING.

D. PROVIDE 24" CLEAR SPACE IN FRONT OF TOILETS AND 30" MIN. WIDTH FOR TOILET SPACE - 2019 CPC 402.5

E. - SINGLE SHOWERHEAD - 1.8 GPM AT 80 PSI CGBSC SECTION 4.303.1.3.1
- MULTIPLE SHOWERHEADS SERVING ONE SHOWER - COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE - 1.8 GPM AT 80 PSI CGBSC SECTION 4.303.1.3.2

F. ALL SINK FAUCETS, TOILETS AND URINALS SHALL COMPLY WITH CALIFORNIA CIVIL CODE SECTION 1.101.1 THROUGH 1.101.8. (KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALS/ MIN, LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALS/MIN, TOILETS SHALL NOT EXCEED 1.28 GALS/FLUSH AND URINALS SHALL NOTEXCEED 0.5 GALS/FLUSH.)

G. NO DOMESTIC DISHWASHING MACHINE SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD WASTE DISPOSER WITHOUT THE USE OF AN APPROVED DISHWASHER AIR GAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE. LISTED AIRGAPS SHALL BE INSTALLED WITH THE FLOOD-LEVEL (FL) MARKING AT OR ABOVE THE FLOOD LEVEL OF THE SINK OR DRAINBOARD, WHICHEVER IS HIGHER. CPC SEC. 807.3

H. PER 2019 CEC KITCHEN AND LAUNDRY ROOM RECEPTACLES TO BE AFCI AND GFCI PROTECTED
ALL BRANCH CIRCUITS THAT SUPPLY OUTLETS INSTALLED IN DWELLING UNIT KITCHENS AND LAUNDRY AREAS, SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER AND GFCI RECEPTACLE. CEC 210.12

I. AMPERAGE SIZE OF THE MAIN ELECTRICAL SERVICE PANEL. IS 200 AMP

J. UNDERFLOOR POST, SILLS ON CONCRETE, AND EXTERIOR DECK + STAIR SUPERSTRUCTURE SHALL BE OF PRESSURE TREATED LUMBER+ COATINGS FOR FASTENER, POST BASES, HANGARS, AND CONNECTORS IN CONTACT WITH PT SHALL BE H.D. GALVANIZED, Z-MAX, OR STAINLESS STEEL, OR RATED FOR PT CONTACT. THE END NAILS OF THE SHEAR WALL INTO THE PT PLATE NEED TO BE H.D. GALVANIZED.

H. PROVIDE CAPILLARY BREAK FOR SLAB-ON-GRADE FLOORS IN CONFORMANCE WITH CRC 506.2.3 AND CALGREEN 4.505. A 6-MIL POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES SHALL BE PLACE BETWEEN THE CONCRETE FLOOR SLAB AND A 4-INCH THICK BASE OF 1/2" OR LARGER CLEAN AGGREGATE.

I. PROVIDE 1/2" GYPSUM BOARD ON THE ENCLOSED SIDE OF THE USEABLE SPACE UNDER INTERIOR STAIR, PER CRC 302.7 & CBC 1011.1.3, EXCEPTION.

FLOOR PLAN - UNIT 1 | 1/4" = 1'-0"

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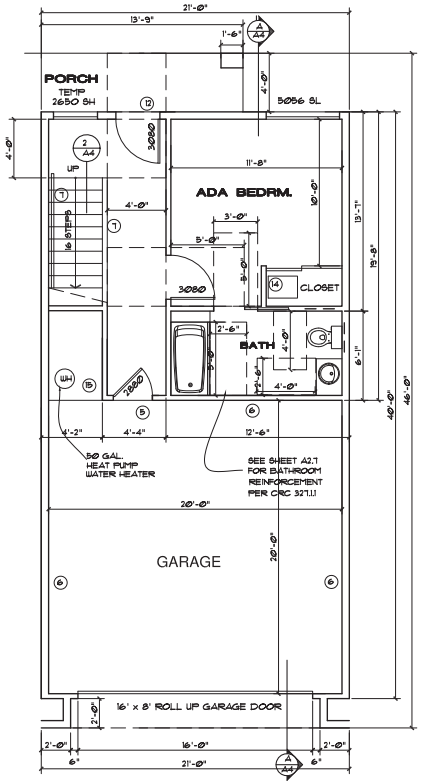
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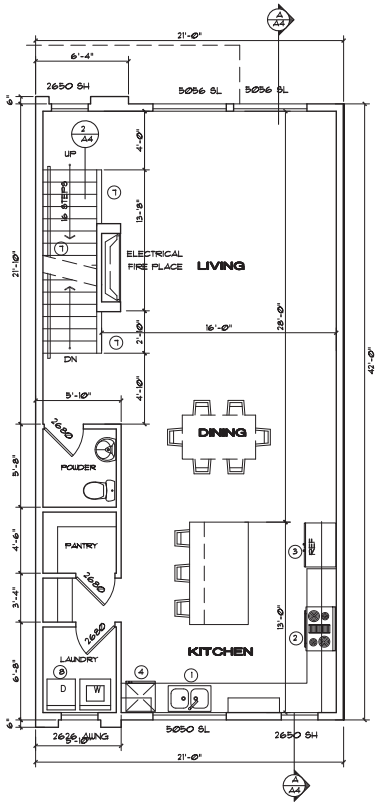
1540 POMEROY AVE.
UNIT 1

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JOB NO: -
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OF SHEETS

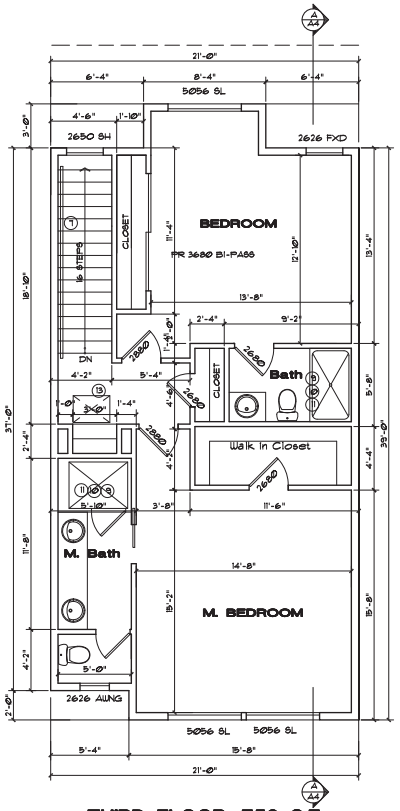
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FIRST FLOOR: 400 S.F.
GARAGE: 400 S.F.



SECOND FLOOR: 820 S.F.



THIRD FLOOR: 750 S.F.

1540 POMEROY - TOTAL LIVING SPACE: 1,970 SQ.FT. | UNITS 2 AND 4

FLOOR PLANS NOTES:

1. DOUBLE SINK W/ GARBAGE DISPOSAL
2. RANGE OVEN W/ VENT ABOVE
3. REFRIGERATOR SPACE - PLUMB FOR ICE MAKER.
4. DISH WASHER
5. MIN. 1 3/8" SOLID CORE, SELF CLOSING GARAGE DOORS.
6. PER 302.5 CRC: GARAGE WALL ADJOINING THE HOME SHALL BE 1/2" TAPED SHEETROCK. CONCRETE-TO-RAFTERS, METAL ELECTRIC BOXES (≤ 30 IN MAX) SHALL NOT TOTAL MORE THAN 100 SQ IN WITHIN A 100 SQ FT AREA. BOXES ON OPPOSITE WALLS SHALL HAVE 24" SEPARATION. CEILINGS BELOW LIVING SPACE SHALL BE 5/8 TYPE X SHEETROCK.
7. HANDRAILS TO HAVE 1¼" - 2" GRIPPABLE CROSS SECTION, NO SHARP CORNERS & AT HEIGHT OF 34" MIN. AND 38" MAX. ABOVE NOSING. EXTEND CONTINUOUSLY FROM TOP TO BOTTOM RISER, AND TERMINATE AT NEUEL POSTS OR OR RETURN WALLS
8. DRYER VENT TO OUTSIDE W/ MAX LENGTH OF 14' EQUIPPED W/ BACKDRAFT DAMPER. INCLUDING TWO 90° ELBOWS AND A MIN. DIAMETER OF 4". THE VENT DISCHARGE SHALL BE A MIN. 3' AWAY FROM ANY OPENING INTO THE BUILDING - CMC 504.3.1
9. TEMPERED GLASS ENCLOSURE AT SHOWERS. PROVIDE 22" MIN. WIDE DOOR AT SHOWER ENCLOSURE - CPC 411.6
10. TUB/SHOWER WALLS SHALL BE FINISHED WITH A SMOOTH, HARD NONABSORBENT SURFACE (E.G. CERAMIC TILE OR FIBERGLASS) OVER A MOISTURE RESISTANT UNDERLAYMENT MATERIAL (E.G. CEMENT, FIBER CEMENT OR GLASS GYPSUM BACKER) TO A HEIGHT OF 72" ABOVE THE DRAIN INLET. PER 2019 CRC R307.2 AND R702.3.8
11. SHOWER & TUB/SHOWER COMBINATIONS SHALL BE PROVIDED W/ INDIVIDUAL CONTROL VALVE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. CPC 418.0
12. MIN. 36" DEEP EXTERIOR CONC. LANDING TO COMPLY W/ CRC 2016 ALL EXTERIOR DOORS BOTTOM MUST BE WITHIN 1" OF THE LANDING
13. MIN. 22" X 30" ATTIC ACCESS W/ MIN. 30" HEADROOM ABOVE NO SHELVING BELOW ATTIC ACCESS.
14. 18" X 24" UNDER FLOOR ACCESS
15. WATER HEATER NOTES:
    80 GALLON HEAT PUMP WATER HEATER - SEE REVISED ENERGY CALULATIONS

WALL NOTES:

ALL EXTERIOR WALLS: 2 X 6 @ 16"O.C. STUDS - U.N.O.
ALL INTERIOR WALLS: 2 X 4 @ 16"O.C. STUDS - U.N.O.

GENERAL NOTES:

A. FIRE PROTECTION
ALL PLUMBING PENETRATIONS, INCLUDING CENTRAL VACCUM, THROUGH FIRE RATED WALLS SHALL BE METALIC EXTENDING A MIN. OF 12" FROM WALL (INCLUDING TRAP WHERE APPLICABLE) AND SHALL BE SEALED SO THAT HOT GASES CANNOT PASS THROUGH.

B. WINDOWS AND GLAZED DOORS MUST HAVE LABELS FOR THE 'U' AND 'SHGC' FACTORS THAT ARE REQUIRED BY THE ENERGY DOCUMENTATION. SEE THE ENERGY COMPLIANCE INFORMATION LOCATED ON SHEET T2.4 FOR THE REQUIRED VALUES.

C. PROVIDE 50 CFM BATHROOMS VENTILATION PER ASHRAE STAND. 62.2-2007 AND ENERGY MEASURE OF MF-IR NATURAL VENTILATION TO BE 1/20 OF FLOOR AREA, OR BY MECHANICAL VENTILATION SYSTEM PROVIDING 5 AIR CHANGES PER HOUR. THE POINT OF DISCHARGE OF EXHAUST AIR SHALL BE AT LEAST 3 FEET FROM ANY OPENING INTO THE BUILDING.

D. PROVIDE 24" CLEAR SPACE IN FRONT OF TOILETS AND 30" MIN. WIDTH FOR TOILET SPACE - 2019 CPC 402.5

E. - SINGLE SHOWERHEAD - 1.8 GPM AT 80 PSI CGBSC SECTION 4.303.1.3.1
- MULTIPLE SHOWERHEADS SERVING ONE SHOWER - COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE - 1.8 GPM AT 80 PSI CGBSC SECTION 4.303.1.3.2

F. ALL SINK FAUCETS, TOILETS AND URINALS SHALL COMPLY WITH CALIFORNIA CIVIL CODE SECTION 1.101-1.111 THROUGH 1108.8. (KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALS/MIN, LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALS/MIN, TOILETS SHALL NOT EXCEED 1.28 GALS/FLUSH AND URINALS SHALL NOTEXCEED 0.5 GALS/FLUSH.)

G. NO DOMESTIC DISHWASHING MACHINE SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD WASTE DISPOSER WITHOUT THE USE OF AN APPROVED DISHWASHER AIR GAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE. LISTED AIRGAPS SHALL BE INSTALLED WITH THE FLOOD-LEVEL (FL) MARKING AT OR ABOVE THE FLOOD LEVEL OF THE SINK OR DRAINBOARD, WHICHEVER IS HIGHER. CPC SEC. 807.3

H. PER 2019 CEC KITCHEN AND LAUNDRY ROOM RECEPTACLES TO BE AFCI AND GFCI PROTECTED.
ALL BRANCH CIRCUITS THAT SUPPLY OUTLETS INSTALLED IN DWELLING UNIT KITCHENS AND LAUNDRY AREAS, SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER AND GFCI RECEPTACLE. CEC 210.12

I. AMPERAGE SIZE OF THE MAIN ELECTRICAL SERVICE PANEL. IS 200 AMP

J. UNDERFLOOR POST, SILLS ON CONCRETE, AND EXTERIOR DECK & STAIR SUPERSTRUCTURE SHALL BE OF PRESSURE TREATED LUMBER. COATINGS FOR FASTENER, POST BASES, HANGARS, AND CONNECTORS IN CONTACT WITH PT SHALL BE H.D. GALVANIZED, Z-MAX, OR STAINLESS STEEL. ARE RATED FOR PT CONTACT. THE END NAILS OF THE SHEAR WALL INTO THE PT PLATE NEED TO BE H.D. GALVANIZED.

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I. PROVIDE 1/2" GYPSUM BOARD ON THE ENCLOSED SIDE OF THE USEABLE SPACE UNDER INTERIOR STAIR, PER CRC 302.7 & CBC 1011.7.3, EXCEPTION.

FLOOR PLANS - UNITS 2 AND 4 | 1/4" = 1'-0"

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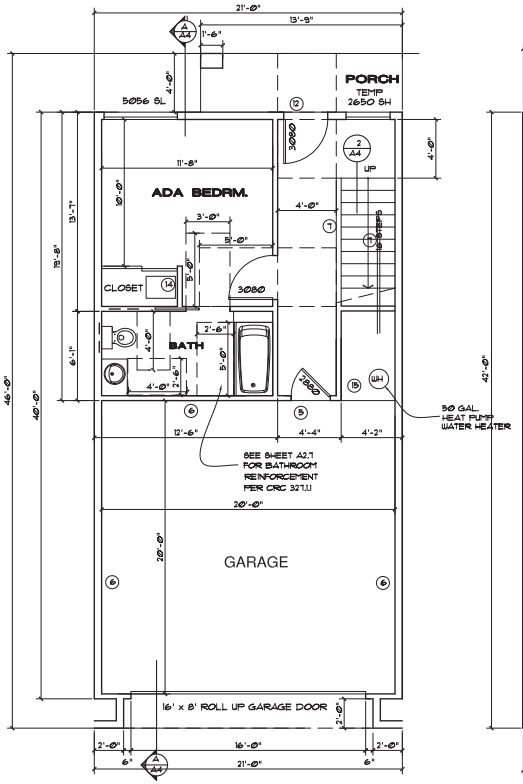
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UNITS 2 & 4

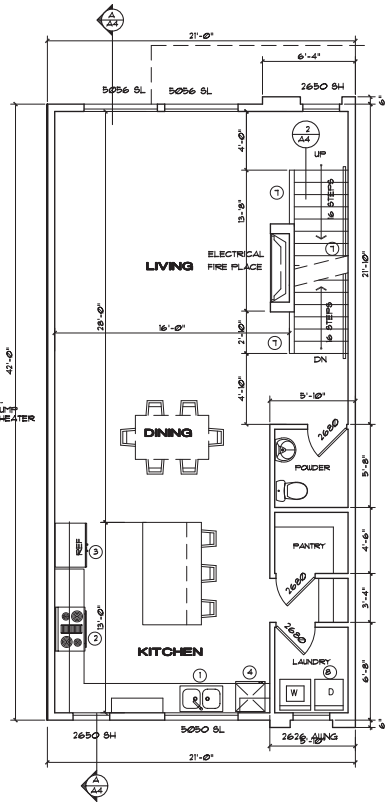
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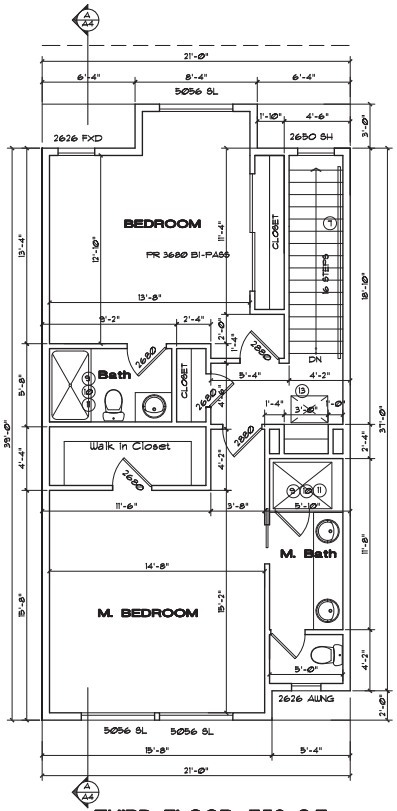
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FIRST FLOOR: 400 S.F.
GARAGE: 400 S.F.



SECOND FLOOR: 820 S.F.



THIRD FLOOR: 750 S.F.

1540 POMEROY - TOTAL LIVING SPACE: 1,970 SQ.FT.

UNITS 3 AND 5

FLOOR PLANS NOTES:

1. DOUBLE SINK W/ GARBAGE DISPOSAL
2. RANGE OVEN W/ VENT ABOVE
3. REFRIGERATOR SPACE - PLUMB FOR ICE MAKER
4. DISH WASHER
5. MIN. 1 3/8" SOLID CORE, SELF CLOSING GARAGE DOORS.
6. PER 302.5 CRC: GARAGE WALL ADJOINING THE HOME SHALL BE 1/2" TAPED SHEETROCK. CONCRETE-TO-RAFTERS, METAL ELECTRIC BOXES (16 SQ IN MAX) SHALL NOT TOTAL MORE THAN 100 SQ IN WITHIN A 100 SQ FT AREA. BOXES ON OPPOSITE WALLS SHALL HAVE 24" SEPARATION. CEILINGS BELOW LIVING SPACE SHALL BE 5/8 TYPE X SHEETROCK.
7. HANDRAILS TO HAVE 1¼" - 2" GRIPPABLE CROSS SECTION, NO SHARP CORNERS & AT HEIGHT OF 34" MIN. AND 38" MAX. ABOVE NOSING. EXTEND CONTINUOUSLY FROM TOP TO BOTTOM RISER, AND TERMINATE AT NEWEL POSTS OR OR RETURN WALLS
8. DRYER VENT TO OUTSIDE W/ MAX LENGTH OF 14' EQUIPPED W/ BACKDRAFT DAMPER INCLUDING TWO 90° ELBOWS AND A MIN. DIAMETER OF 4". THE VENT DISCHARGE SHALL BE A MIN. 3' AWAY FROM ANY OPENING INTO THE BUILDING - CPC 504.3.1
9. TEMPERED GLASS ENCLOSURE AT SHOWERS. PROVIDE 22" MIN. WIDE DOOR AT SHOWER ENCLOSURE - CPC 411.6
10. TUB/SHOWER WALLS SHALL BE FINISHED WITH A SMOOTH, HARD NONABSORBENT SURFACE (E.G. CERAMIC TILE OR FIBERGLASS) OVER A MOISTURE RESISTANT UNDERLAYMENT MATERIAL (E.G. CEMENT, FIBER CEMENT OR GLASS GYPSUM BACKER) TO A HEIGHT OF 72" ABOVE THE DRAIN INLET. PER 2019 CRC R307.2 AND R702.3.8
11. SHOWER & TUB/SHOWER COMBINATIONS SHALL BE PROVIDED W/ INDIVIDUAL CONTROL VALVE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. CPC 418.0
12. MIN. 36" DEEP EXTERIOR CONC. LANDING TO COMPLY W/ CRC 2016 ALL EXTERIOR DOORS BOTTOM MUST BE WITHIN 1" OF THE LANDING
13. MIN. 22" X 30" ATTIC ACCESS W/ MIN. 30" HEADROOM ABOVE NO SHELVING BELOW ATTIC ACCESS.
14. 18" X 24" UNDER FLOOR ACCESS
15. WATER HEATER NOTES:
    80 GALLON HEAT PUMP WATER HEATER - SEE REVISED ENERGY CALULATIONS

WALL NOTES:

ALL EXTERIOR WALLS: 2 X 6 @ 16"O.C. STUDS - U.N.O.
ALL INTERIOR WALLS: 2 X 4 @ 16"O.C. STUDS - U.N.O.

GENERAL NOTES:

A. FIRE PROTECTION
ALL PLUMBING PENETRATIONS, INCLUDING CENTRAL VACCUM, THROUGH FIRE RATED WALLS SHALL BE METALIC EXTENDING A MIN. OF 12" FROM WALL (INCLUDING TRAP WHERE APPLICABLE) AND SHALL BE SEALED SO THAT HOT GASES CANNOT PASS THROUGH.

B. WINDOWS AND GLAZED DOORS MUST HAVE LABELS FOR THE 'U' AND 'SHGC' FACTORS THAT ARE REQUIRED BY THE ENERGY DOCUMENTATION. SEE THE ENERGY COMPLIANCE INFORMATION LOCATED ON SHEET T2.4 FOR THE REQUIRED VALUES.

C. PROVIDE 50 CFM BATHROOMS VENTILATION. PER ASHRAE STAND. 62.2-2007 AND ENERGY MEASURE OF MF-3R NATURAL VENTILATION TO BE 1/20 OF FLOOR AREA, OR BY MECHANICAL VENTILATION SYSTEM PROVIDING 5 AIR CHANGES PER HOUR. THE POINT OF DISCHARGE OF EXHAUST AIR SHALL BE AT LEAST 3 FEET FROM ANY OPENING INTO THE BUILDING.

D. PROVIDE 24" CLEAR SPACE IN FRONT OF TOILETS AND 30" MIN. WIDTH FOR TOILET SPACE - 2019 CPC 402.5

E. - SINGLE SHOWERHEAD - 1.8 GPM AT 80 PSI CGBSC SECTION 4.303.1.3.1
- MULTIPLE SHOWERHEADS SERVING ONE SHOWER - COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE - 1.8 GPM AT 80 PSI CGBSC SECTION 4.303.1.3.2

F. ALL SINK FAUCETS, TOILETS AND URINALS SHALL COMPLY WITH CALIFORNIA CIVIL CODE SECTION 1.101.1 THROUGH 1.101.8. (KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALS/MIN, LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALS/MIN, TOILETS SHALL NOT EXCEED 1.28 GALS/FLUSH AND URINALS SHALL NOTEXCEED 0.5 GALS/FLUSH.)

G. NO DOMESTIC DISHWASHING MACHINE SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD WASTE DISPOSER WITHOUT THE USE OF AN APPROVED DISHWASHER AIR GAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE. LISTED AIRGAPS SHALL BE INSTALLED WITH THE FLOOD-LEVEL (FL) MARKING AT OR ABOVE THE FLOOD LEVEL OF THE SINK OR DRAINBOARD, WHICHEVER IS HIGHER. CPC SEC. 807.3

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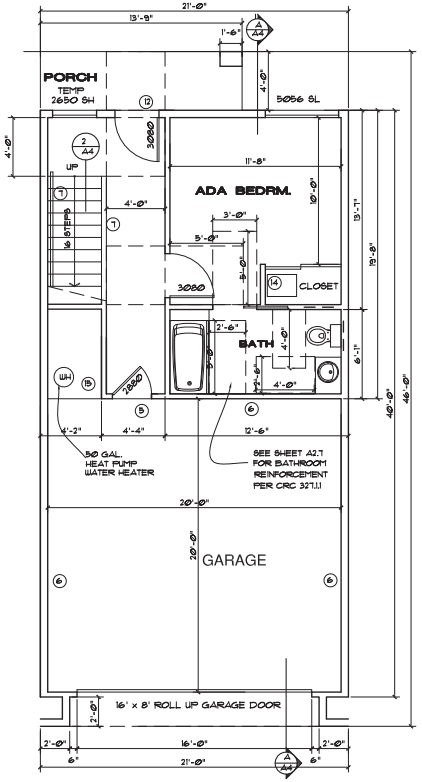
1540 POMEROY AVE.
UNITS 3 & 5

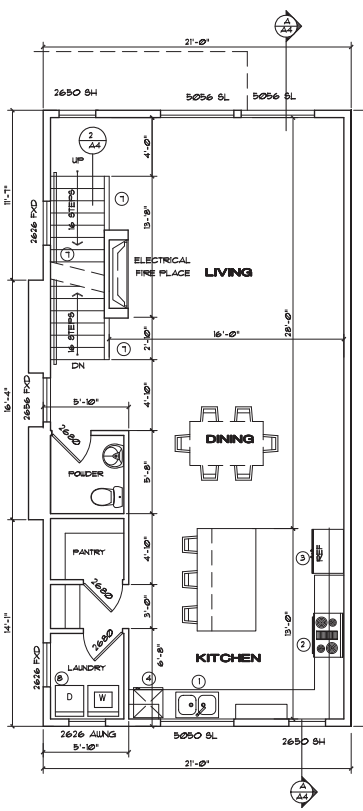
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SANTA CLARA, CA

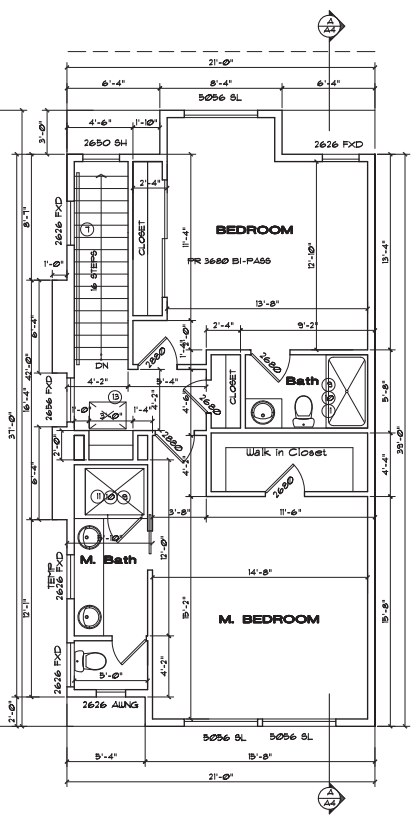
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JOB NO: -
SHEET NO.: A2.3
OF SHEETS

FLOOR PLANS - UNITS 3 AND 5 | 1/4" = 1'-0"

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GARAGE: 400 S.F.

SECOND FLOOR: 820 S.F.

THIRD FLOOR: 750 S.F.

1540 POMEROY - TOTAL LIVING SPACE: 1,970 SQ.FT. | **UNIT 6**

FLOOR PLANS NOTES:

1. DOUBLE SINK W/ GARBAGE DISPOSAL
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4. DISH WASHER
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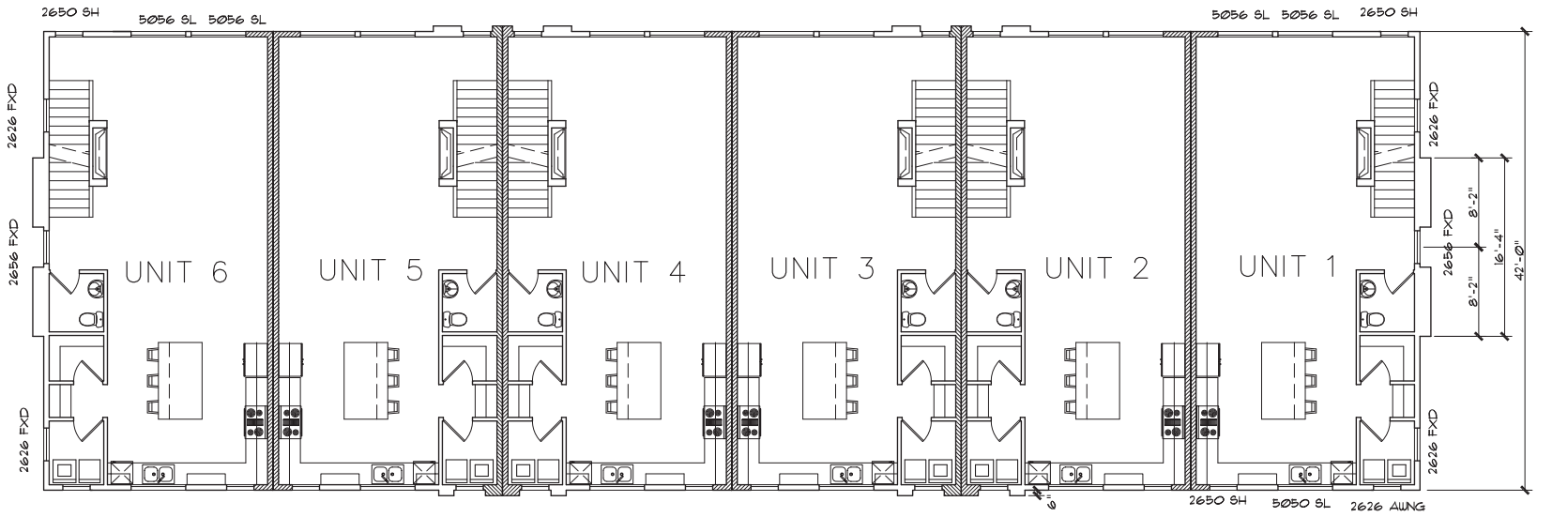
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UNIT 6

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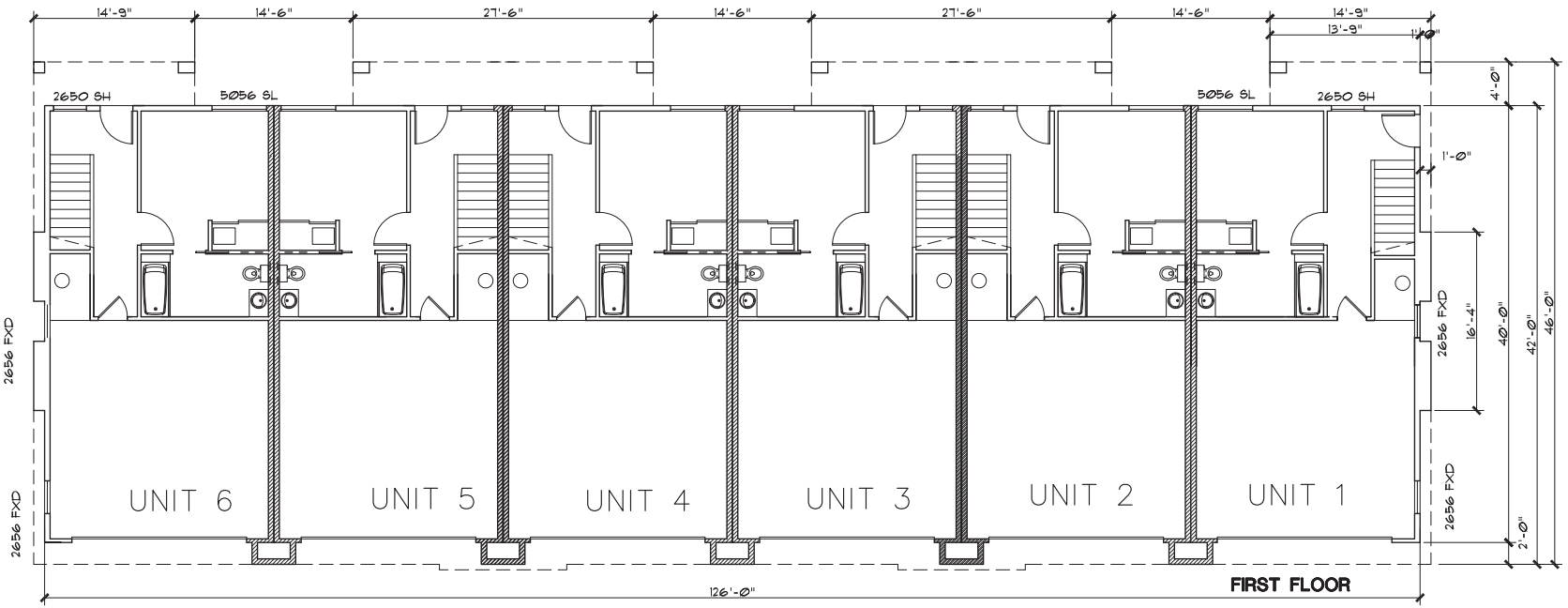
FLOOR PLANS - UNIT 6 | 1/4" = 1'-0"

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INDICATES 1 HOUR FIRE WALL AND EXTERIOR TERMINATION - SEE A4 & A5 FOR DETAILS

SECOND FLOOR



FIRST FLOOR

FLOOR PLANS | 3/16" = 1'-0"

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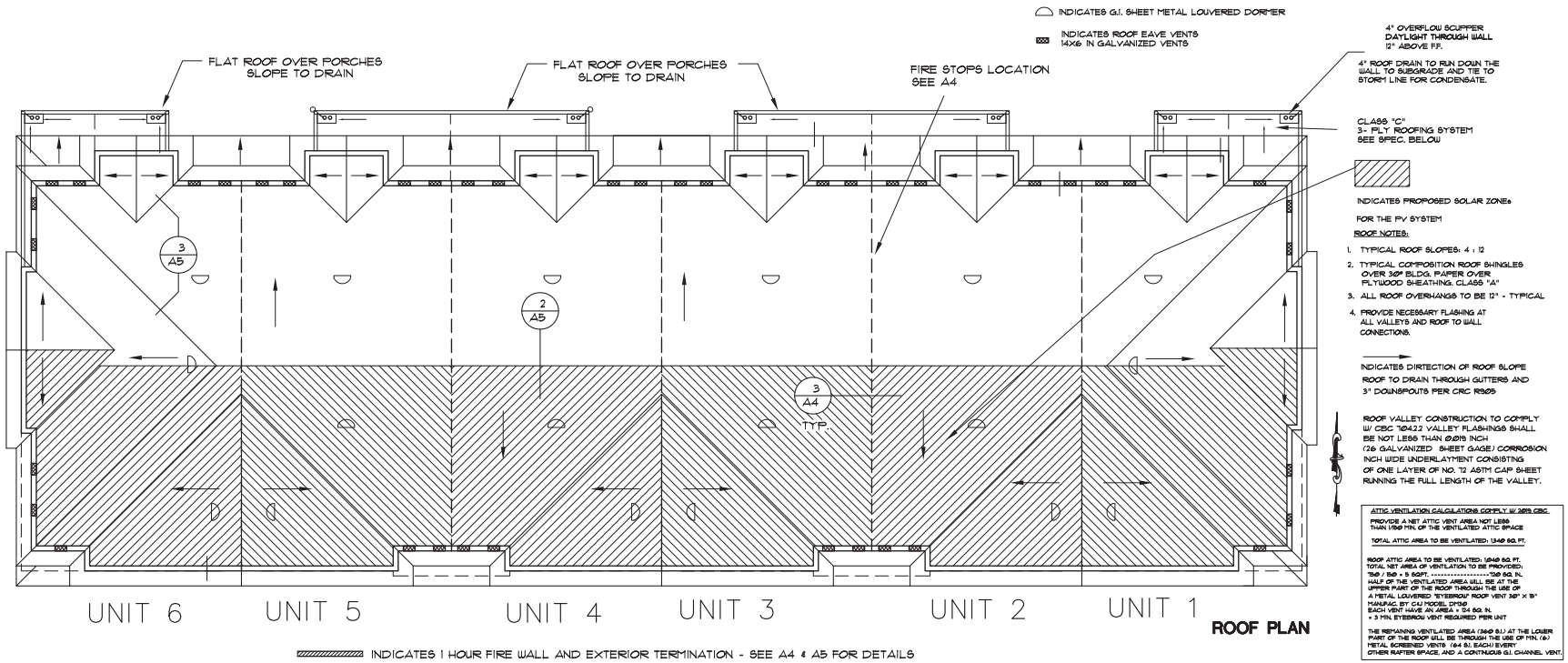
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FLOOR PLANS

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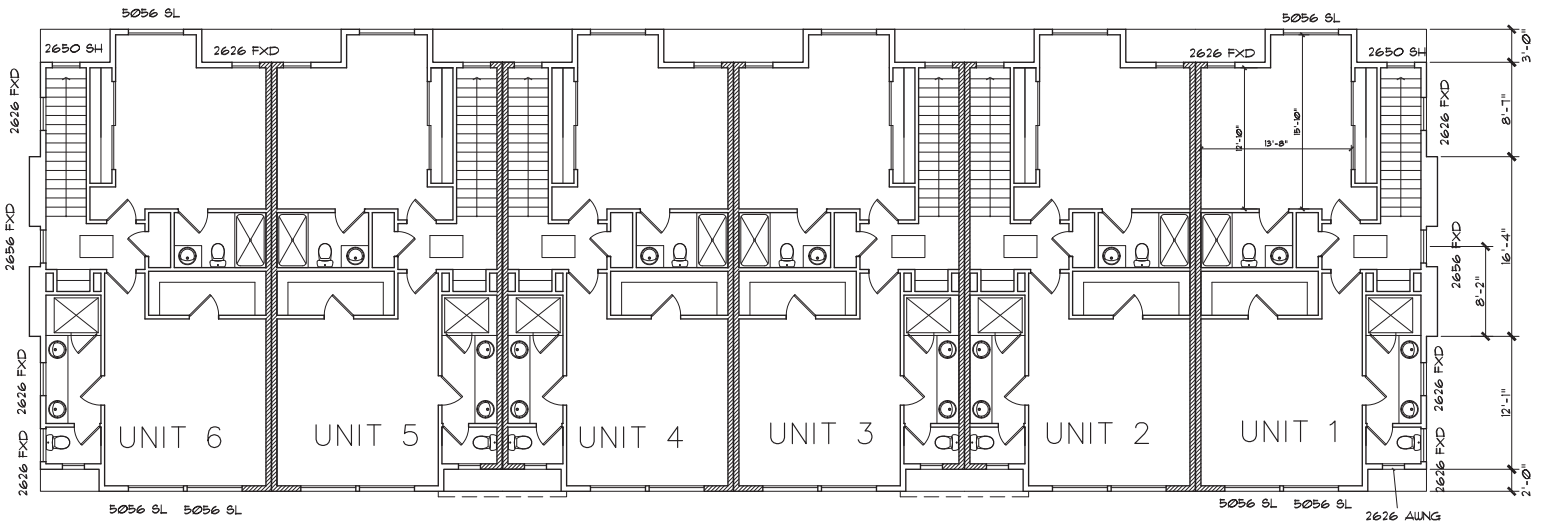
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ROOF PLAN

INDICATES 1 HOUR FIRE WALL AND EXTERIOR TERMINATION - SEE A4 & A5 FOR DETAILS



THIRD FLOOR

FLOOR PLANS / ROOF PLAN | 3/16" = 1'-0"

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1540 POMEROY AVE.
FLOOR PLANS
ROOF PLAN

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SANTA CLARA, CA

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SCALE: 3/16" = 1'-0"
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ENTRANCE SIDE ELEVATIONS - NORTH

BUILDING SHALL HAVE ADDRESS NUMBERS PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST WITH BACKGROUND, BE ARABIC OR ALPHABETICAL LETTERS AND BE A MINIMUM OF 4" HIGH WITH MINIMUM STROKE OF 1/2", PER CRC R319.1.



FRONT ELEVATIONS - EAST - POMEROY VIEW

ELEVATIONS | 3/16" = 1'-0"

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1540 POMEROY AVE.
ELEVATIONS

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SHEET NO. A3.1
OF SHEETS

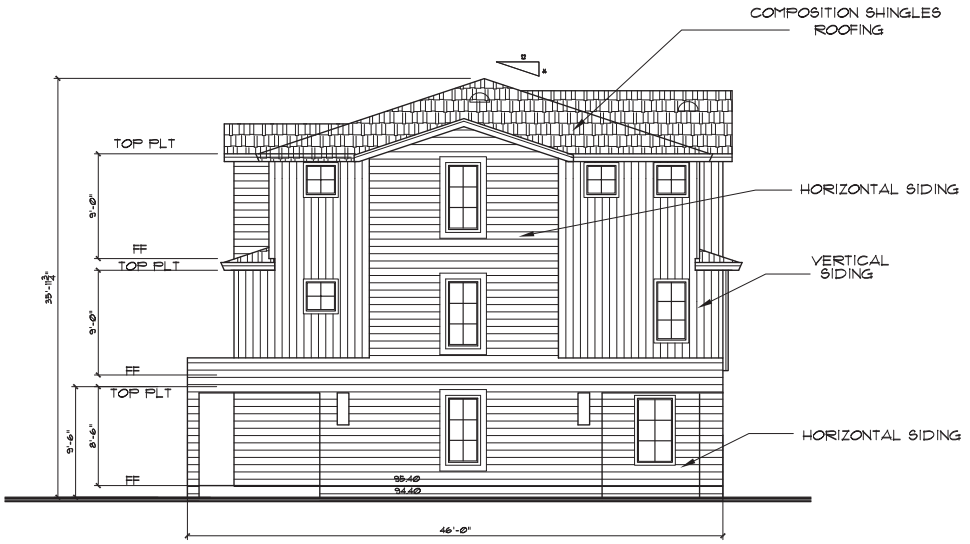
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1540 POMEROY AVE.

DRIVEWAY ELEVATIONS - SOUTH

BUILDING SHALL HAVE ADDRESS NUMBERS PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST WITH BACKGROUND, BE ARABIC OR ALPHABETICAL LETTERS AND BE A MINIMUM OF 4" HIGH WITH MINIMUM STROKE OF 1/2", PER CRC R319.1.



REAR ELEVATIONS - WEST

ELEVATIONS | 3/16" = 1'-0"

REVISIONS | BY

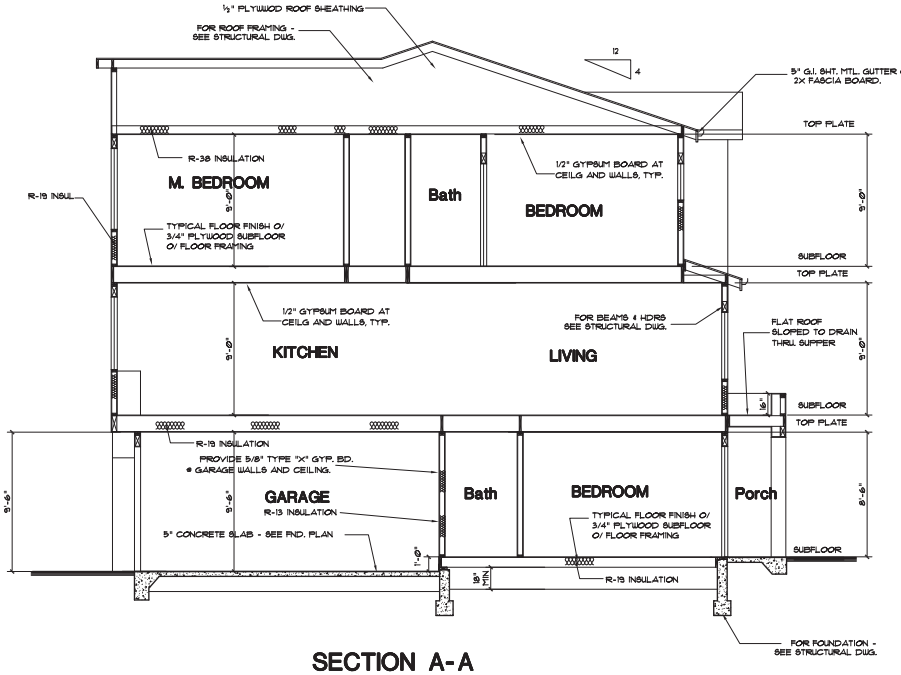
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Architecture
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408.674.2077

1540 POMEROY AVE.
ELEVATIONS

RESIDENTIAL PROJECT AT:
1540 POMEROY AVE.
SANTA CLARA, CA

DATE: 12-15-2022
SCALE: 3/16" = 1'-0"
DRAWN: CB
JOB NO: -
SHEET NO.
A3.2
OF SHEETS

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SECTION A-A

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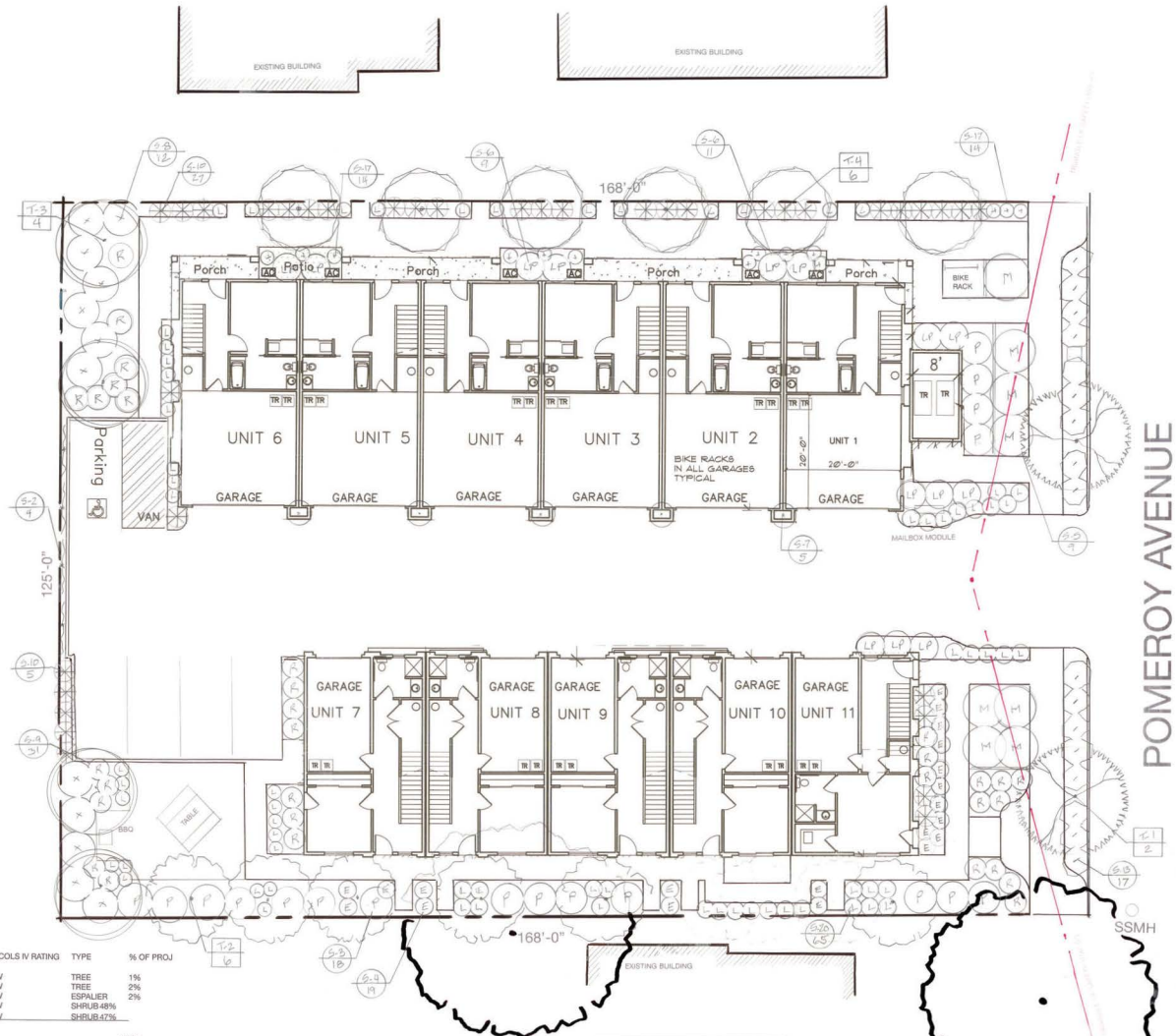
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BASSAL
Architecture
916.435.0605
408.674.2077

ROOF PLAN
SECTION / DETAILS

RESIDENTIAL PROJECT AT:
1540 POMEROY AVE.
SANTA CLARA, CA

DATE: 12-15-2022
SCALE: NOTED
DRAWN 1/4"=1'-0"
JOB NO -
SHEET NO. A4
OF SHEETS

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PLANT MIX:

QUAN	SIZE	WUCOLS IV RATING	TYPE	% OF PROJ
2	36" BOX	LOW	TREE	1%
6	24" BOX	LOW	TREE	2%
4	5 GAL	LOW	ESPALIER	2%
123	5 GAL	LOW	SHRUB 48%	
111	1 GAL	LOW	SHRUB 47%	

256 PLANTS 100%

LANDSCAPE WATER EFFICIENCY REGULATION

WE HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPING ORDINANCE (CITY OF SANTA CLARA SECTION 18.88.030) AND APPLIED SUCH CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.

THIS PROJECT HAS BEEN DESIGNED TO USE THE BEST LANDSCAPE PRACTICES THAT MINIMIZE IRRIGATION RUNOFF, PROMOTES SURFACE INFILTRATION WHERE POSSIBLE, MINIMIZES THE USE OF PESTICIDES AND FERTILIZERS, AND INCORPORATES APPROPRIATE SUSTAINABLE LANDSCAPING PRACTICES AND PROGRAMS SUCH AS BUT NOT LIMITED TO BAY FRIENDLY LANDSCAPING.

JON NELSON FEBRUARY 21, 2025

DESIGN PREPARED UNDER SECTION 7027.5 OF THE BUSINESS AND PROFESSIONS CODE.

QWEL QUALIFIED WATER EFFICIENT LANDSCAPER

CANDIDATE ID NUMBER CALWEP-4097

811 Know what's below. Call before you dig.

PLAN VIEW
Scale. 1" = 10'-0"
0' 5' 10' 20'

N

SHEET INDEX:

L-1 LANDSCAPE PLAN
L-2 IRRIGATION PLAN
L-3 EXISTING TREE CONDITION/ STATUS
L-4 HARDSCAPE PLAN
L-5 HARDSCAPE NOTES
L-6 LANDSCAPE NOTES

PLANT PALETTE

KEY	QUANITY	SIZE	COMMON NAME	BOTANICAL NAME	WUCOLS IV RATING	PLANTING NOTES
TREES						
T-1	2	36" BOX	CRAPE MYRTLE	LAGERSTROEMIA	LOW	CITY OF SANTA CLARA ST TREE
	BRANCHES TO		BE PRUNED UP TO	A MINIMUM OF	5'-0" VIEW	CLEARANCE
T-2	6	24" BOX	CRAPE MYRTLE	LAGERSTROEMIA "TUSCARORA"	LOW * 2 USED	STANDARD AS MITIGATION
T-3	4	24" BOX	BOTTLE TREE	BRACHYCHITON POPULUS	LOW	STANDARD
T-4	6	24" BOX	FLOWERING CHERRY	PRUNUS "PURPLE PONY"	LOW	STANDARD
SHRUBS						
S-1	3	5 GALLON	JUNIPER	JUNIPER "MEDORA"	LOW	
S-2	4	5 GALLON	BOUGAINVILLEA	BOUGAINVILLEA "BARBARA KARST"	LOW	ESPALIER
S-3	15	5 GALLON	CAROLINA CHERRY	PRUNUS CAROLINA "BRITE & TIGHT"	LOW	
S-4	19	1 GALLON	ERIGERON	FLEABANE "MORPHEMY"	LOW	
S-5	10	1 GALLON	MYOPORUM 12" MAX HEIGHT	MYOPORUM PARV "WHITE"	LOW	
S-6	11	5 GALLON	LOROPETLUM	LOROPETLUM "MINI JAZZ HANDS"	LOW	
S-7						
S-8	12	5 GALLON	XYLOSMA	XYLOSMA "COMPACTA"	LOW	
S-9	31	5 GALLON	INDIAN HAWTHORNE	RAPHOLEPIS "GEORGIA PETITE"	LOW	
S-10	32	5 GALLON	HEAVENLY BAMBOO	NANDINA "COMPACTA"	LOW	
S-11						
S-12						
S-13	17	1 GALLON	MANZANITA 12" MAX HEIGHT	ARCTOSTAPHLOS "EMERALD CARPET"	LOW	
S-14						
S-15						
S-16						
S-17	14	5 GALLON	PITTOSPORUM	PITTOSPORUM "ELFIN"	LOW	
S-18						
S-19						
S-20	85	1 GALLON	NCN	LOMANDRA "ARTIC FROST"	LOW	

PLANTING NOTES:

THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING ANY WORK. THIS INCLUDES NOTIFICATION OF ONSITE UTILITIES BY USA NORTH 811.

ALL WORK TO BE PERFORMED BY PERSONS FAMILIAR WITH THIS TYPE OF WORK AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN.

ALL LANDSCAPED AREAS SHALL RECEIVE AN AUTOMATIC IRRIGATION SYSTEM WHICH WILL WATER 100% OF PLANTED AREAS WITH A MINIMUM OF RUNOFF TO STREETS AND SIDEWALKS. IRRIGATION WILL BE ADJUSTED TO ELIMINATE OVER AND UNDER COVERAGE ON ALL BUILDINGS, FENCES AND CARS. THIS SYSTEM SHALL BE SET TO WATER LANDSCAPED AREAS DURING THE NIGHT TIME OR AS EARLY IN THE MORNING AS POSSIBLE TO REDUCE WATER LOST TO EVAPORATION (10:00 PM UNTIL 6:00 AM ONLY). IRRIGATION CONTROLLER SHALL ALSO HAVE A RAIN SENSOR INSTALLED TO OVERRIDE THE IRRIGATION SYSTEM.

ALL PLANTING AREAS, TREE/ SHRUB PLANTING HOLES SHALL BE FREE FROM ROCKS AND CONSTRUCTION DEBRIS LARGER THAN 2" IN DIAMETER.

ALL LANDSCAPED AREAS SHALL HAVE NITROFIED REDWOOD SAWDUST ROTOTILLED INTO THE TOP 6" OF SOIL. THE APPLICATION RATE WILL BE 6 CUBIC YARDS OF NITROFIED SAWDUST PER 1,000 SQUARE FEET OF AREA. THIS AMOUNTS TO A 2" LAYER OF TREATED SAWDUST INCORPORATED AS SOIL AMENDMENT INTO THE EXISTING SOIL.

IN ADDITION 40 POUNDS OF GYPSUM SULPHATE SHALL BE APPLIED TO 1,000 SQUARE FEET OF LANDSCAPED AREA, THEN ROTOTILLED INTO THE TOP 6" OF SOIL.

FINISH SOIL GRADE SHALL BE 2" BELOW TOP OF PAVING, SIDEWALKS, AND CURBS. LANDSCAPE CONTRACTOR SHALL ENSURE POSITIVE SURFACE DRAINAGE AWAY FROM BUILDING FOUNDATION AND HARDSCAPE CONTROL SURFACES.

THE PLANT MATERIAL LOCATIONS ARE DIAGRAMATIC AND SUBJECT TO CHANGE IN THE FIELD AS DIRECTED BY THE LANDSCAPE PLANNER. LAYOUT PLANTS ACCORDING TO THE PLAN SO THAT PLANTS ARE PROPERLY SPACED FOR FUTURE GROWTH MINOR ADJUSTMENTS MAY BE NECESSARY DUE TO VARIATIONS IN SITE CONDITIONS (EXAMPLE: MAILBOXES, UTILITIES, LIGHT FIXTURES, DRAINAGE STRUCTURES).

ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARDS OF NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN.

ALL TREES AND SHRUBS SHALL HAVE AGRIFORM 21 GRAM FERTILIZER TABLETS INSTALLED IN THE BACKFILL AND ROOT ZONE OF PLANTS. TABLET APPLICATION RATE SHALL BE 36" BOX CONTAINER STOCK- 8 TABLETS, ALL 24" BOX CONTAINER STOCK SHALL HAVE 6 TABLETS, 15 GALLON SHALL HAVE 4 TABLETS, 5 GALLON CONTAINER SHALL HAVE 2 TABLETS, AND ALL 1 GALLON STOCK SHALL GET 1 TABLET.

THE PLANT COUNT IS FOR THE CONTRACTORS CONVENIENCE, IN CASE OF DISCREPANCY THE PLAN SHASLL GOVERN.

ALL GROUNDCOVER AND LANDSCAPED BEDS SHALL RECEIVE A 3' DEPTH OF SMALL SIZE RECYCLE BROWN WOOD MULCH. ALL MATERIAL SHALL BE CERTIFIED FROM THE SUPPLIER TO CONTAIN NO CHEMICAL, PAINT, LEAD OR OTHER HAZARDOUS MATERIAL PRIOR TO SHIPPING TO SITE.

ALL TREES TO BE STAKED AS NOTED. ALL TREES SHALL HAVE TOURNESOL ROOT SOLUTIONS RS-24 PANELS INSTALLED. THIS SHALL CONSIST OF A 10'-0" LONG JOINED SET OF PANELS PARALLEL TO EACH OTHER ON BOTH SIDES OF PLANTED TREE. AVAILABLE FROM TOURNESOL.COM PHONE (800) 542-2282.

CONTRACTOR SHALL APPLY ONE APPLICATION OF LESCO 0.27G PRE-EMERGENT WEED CONTROL TO ALL CONTAINER PLANTED AREAS. THE PRE-EMERGENT CHEMICAL WEED CONTROL SHALL BE APPLIED USING THE MANUFACTURES RECOMMENDED RATE OF APPLICATION . DO NOT APPLY ON WINDY DAYS, BE SURE TO WATER INTO AREA PRIOR TO WOOD MULCH APPLICATION.

CONTRACTOR SHALL PERFORM A 30 DAY LANDSCAPE MAINTENANCE PERIOD BEGINNING FROM THE DATE OF FINAL PLANT INSTALLATION, APPLICATION OF WEED CONTROL AND FINAL PROJECT CLEANUP.

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE PLANTING FOR A PERIOD OF 6 MONTHS FROM THE DATE OF FINAL PLANT INSTALLATION, MAINTENANCE AND OWNERS ACCEPTANCE.

REVISIONS	BY

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23585 SUMMIT ROAD
LOS GATOS, CALIFORNIA 95033
PHONE (408) 591-0873 EMAIL: CNDEV@AOL.COM

LANDSCAPE DEVELOPMENT FOR:
1530/ 1540 POMEROY AVE
SANTA CLARA, CALIFORNIA

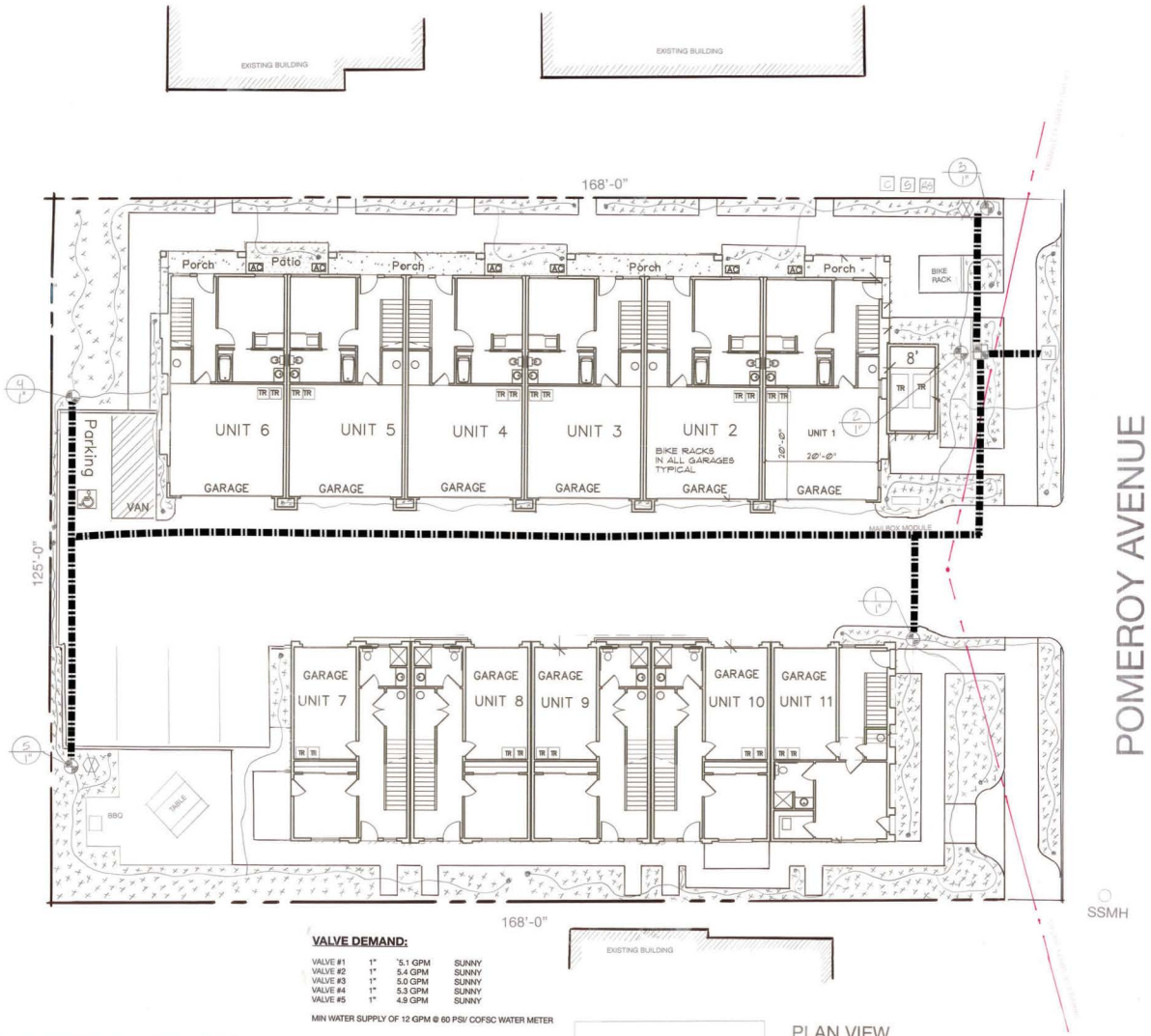
LANDSCAPE PLAN

DRAWN JRN
CHECKED
DATE 2/21/2025
SCALE 1" = 10'-0"
JOB NO. SANTA CLARA
SHEET L-1
OF SHEETS

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BASED ON SITE PLAN PREPARED BY BASSAL ARCHITECTURE DATED 12.2025

PRINTED ON CLEARPRINT 1000H



VALVE DEMAND:

VALVE #1	1"	5.1 GPM	SUNNY
VALVE #2	1"	5.4 GPM	SUNNY
VALVE #3	1"	5.0 GPM	SUNNY
VALVE #4	1"	5.3 GPM	SUNNY
VALVE #5	1"	4.9 GPM	SUNNY

MIN WATER SUPPLY OF 12 GPM @ 60 PSI/ COFSC WATER METER

LANDSCAPE WATER EFFICIENCY REGULATION

WE HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPING ORDINANCE (CITY OF SANTA CLARA SECTION 18.88.030) AND APPLIED SUCH CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.

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JON NELSON — FEBRUARY 21, 2025

DESIGN PREPARED UNDER SECTION 7027.5 OF THE BUSINESS AND PROFESSIONS CODE.

CANDIDATE ID NUMBER CALWEP-4097

Know what's below. Call before you dig.

PLAN VIEW

Scale: 1" = 10'-0"

0 5' 10' 20'

N

IRRIGATION LIST:

KEY	SIZE	NAME	MODEL	NOTES
	1"	RP BACKFLOW	FEBCO #825Y	INSTALL PER LOCAL CODES
	1"	RAINBIRD VALVE	#XCZ-100-PRB-COM	INSTALL WITH BALL VALVE
		NOTE: WITH DC LATCHING VALVE ACTIVATOR		
	3/4"	RAINBIRD QCV	#3-RC	INSTALL IN A CARSON R-10 VALVE BOX
	1 1/4"	MAIN LINE SCH #40 PVC		BURY TO 24" BELOW FIN GR
	3/4"	DRIP IRRIGATION LINE	FLEX LINE	PLACE ON FG WITH STL STAPLE
C	C	AUTOMATIC CLOCK	HUNTER #XCH-600-SSP 6 STATION SS CABINET	PLACE ON FENCE SOLAR POWER CONTROLLER
S	S	HUNTER SOLAR KIT	#SPXCH	MOUNT ON FENCE
RS	RS	HUNTER RAIN SENSOR	RAIN CLIK	MOUNT ON FENCE
		HUNTER FLUSH CAP	#SWGA0505	PLACE IN ROUND BOX WITH HUNTER #800 FLUSH CAP
		RAINBIRD EMITTER	#SW-30PS	"RED" 2.0 GPH PRESSURE COMPENSATING DRIP EMITTER WITH 1/4" BUG PLUGS. 2 EMITTERS ON ALL 1 GALLON 3 EMITTERS ON ALL 5 GALLON 4 EMITTERS ON 24" BOX 6 EMITTERS ON 36" BOX

WATER AND LANDSCAPE EFFICIENCY CHECKLIST

IRRIGATION POINTS:

1. MANUAL SHUTOFF OF ENTIRE IRRIGATION SYSTEM WITHIN 10'-0" OF THE POINT OF CONNECTION. EXISTING POC IS A 1" SIZE, SYSTEM IS DESIGNED FOR A MINIMUM OF STATIC PRESSURE OF 65 PSI, PRODUCING 17 GPM.

2. ALL DRIP EMITTERS ARE DESIGNED FOR MATCHED PRECIPITATION RATES THROUGHOUT ALL VALVES AND SYSTEMS.

3. IRRIGATION WATER AUDIT SHALL BE PERFORMED UPON PROJECT COMPLETION.

4. SITE IS PRIMARILY PLAT, NOT SLOPED, REDUCING ANY RUNOFF CONDITIONS.

5. DRIP EMITTERS AND BUBBLERS ARE ALL DESIGNED TO CURRENT ANSI STANDARDS FOR THE MOST EFFICIENT IRRIGATION.

6. AUTOMATIC IRRIGATION CONTROLLER IS DESIGNED USING REDUCING CARBON IMPACT, WITH NON VOLATILE MEMORY ALLOWING FOR FULL MEMORY IF SYSTEM IS SHUT-OFF FOR ANY REASON.

7. AUTOMATIC IRRIGATION IS CONTROLLED BY A RAIN-CLIK SENSOR PROVIDING POSITIVE CLOCK SHUTOFF IN A RAIN EVENT.

8. EACH AUTOMATIC IRRIGATION VALVE HAS ITS OWN INDIVIDUAL BALL VALVE SHUT-OFF LOCATED AT EACH VALVE BOX LOCATION, THIS ALLOWS FOR QUICK POSITIVE CONTROL OF EACH CONTROL VALVE.

9. ALL DRIP VALVES HAVE ACCU-SYNC #40 PRESSURE REDUCING VALVES ATTACHED TO ELIMINATE ANY MISTING OR BLOWOUTS OF DRIP EMITTERS AND MAINTAIN A CONSTANT PRESSURE OF 40 PSI OR LESS.

10. SYSTEM DESIGNED USING DRIP EMITTERS AND BUBBLER IRRIGATION. POPUP SPRAY HEADS ARE USED IN ONLY A VERY LIMITED WAY ON THIS PROJECT. THIS PROMOTES HEALTHY PLANT GROWTH, REDUCES OVERALL WATER USE.

11. BACKFLOW PREVENTION UNI IS TO BE INSTALLED PER LOCAL CODES, UPON INSTALLATION UNIT SHALL HAVE BACKFLOW TEST GIVEN UPON COMPLETION TO ASSURE COMPLIANCE.

MWELO Calcs – Residential
1530-1540 POMEROY AVE
Santa Clara

Hydrozones

Zone number 1 | Plant factor Low .3 | Irrigation type Drip | Area in square feet (number only) 4183

Continue

Zone	Plant Factor	Irr.	Irr. Eff.	ETAF (PF/IE)	Area	ETAF x Area	ETWU	Delete
1	.3	Drip	0.81	0.37	4183 s.f.	1,548	43,512	
TOTALS					4,183 s.f.		43,512 gal/yr	

TOTAL SPECIAL LANDSCAPE AREA 0 s.f.

MAWA: 64,616 gal/yr	PASS!
ETWU: 43,512 gal/yr	

Santa Clara Annual ETo = 49.3 in

Project Name and City

Project name 1530-1540 POMEROY AVE

Choose city (for ETo data) Santa Clara

Continue

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BASED ON SITE PLAN PREPARED BY BASSAL ARCHITECTURE DATED 12.2025

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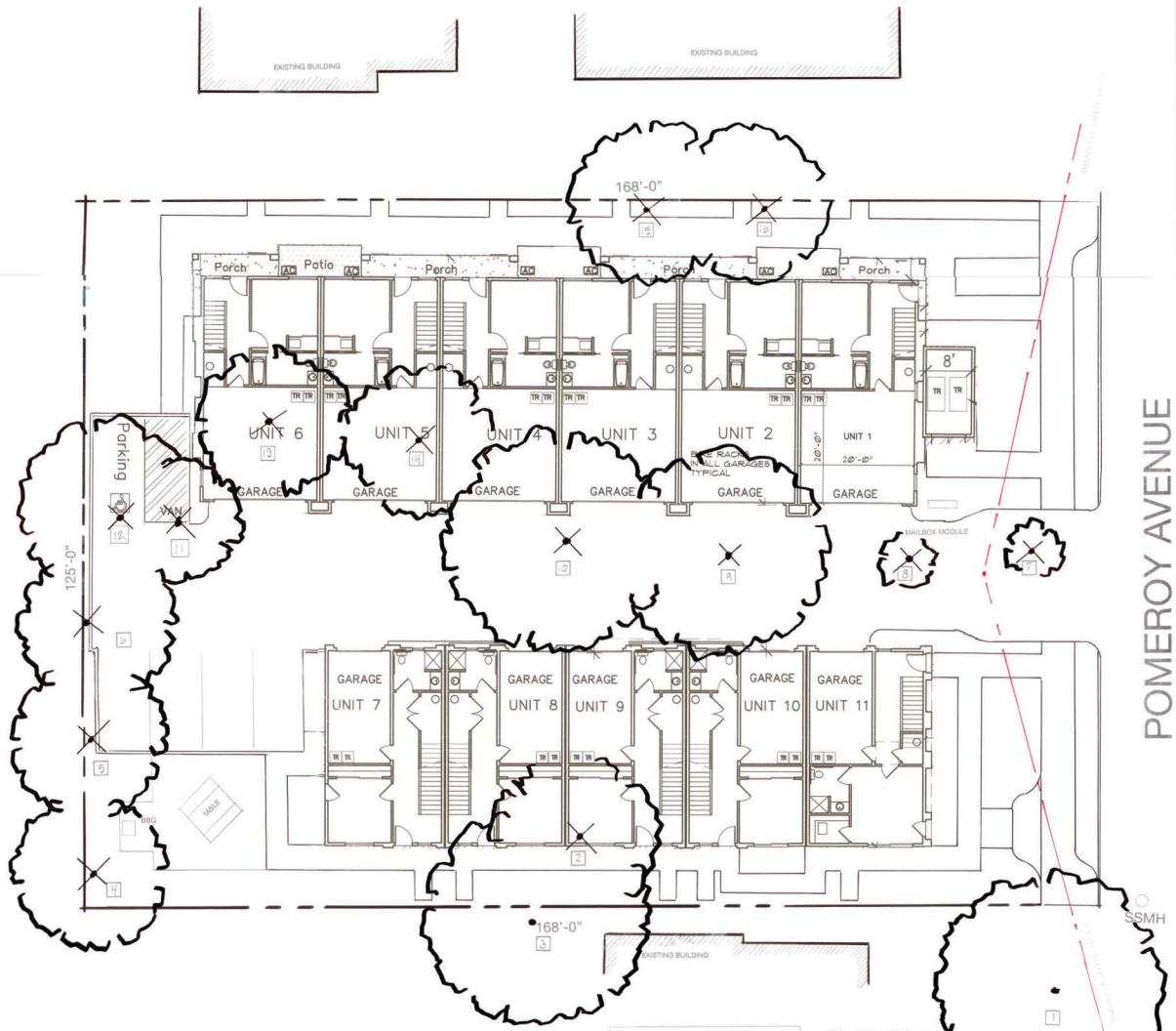
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LANDSCAPE DEVELOPMENT FOR:
1530/ 1540 POMEROY AVE
SANTA CLARA, CALIFORNIA

IRRIGATION PLAN

DRAWN JRN
CHECKED
DATE 2/21/2025
SCALE 1" = 10'-0"
JOB NO. SANTA CLARA
SHEET L-2
OF SHEETS

PRINTED ON CLEARPRINT 1000H



PLAN VIEW
Scale: 1" = 10'-0"
0 5' 10' 20'

N

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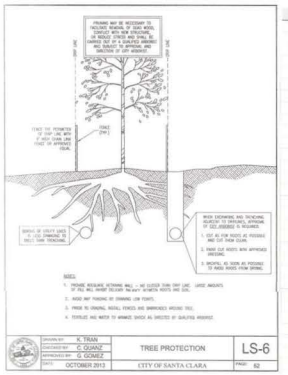
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JON NELSON — FEBRUARY 21, 2025

DESIGN PREPARED UNDER SECTION 7027.5 OF THE BUSINESS AND PROFESSIONS CODE.

CANDIDATE ID NUMBER CALWEP-4097

Know what's below. Call before you dig.



EXISTING TREE INVENTORY FROM KIELTY ARBORIST REPORT DATED 2/9/2017

TREE #	DBH	NAME	COMMON NAME	STATUS	MITIGATION
1	29.1"	PLATANUS OCCIDENTALLIS	AMERICAN SYCAMORE	REMOVE	
2	16.3"	MORUS ALBA	MULBERRY	REMOVE	
3	25"	PERSEA AMERICANA	AVACADO	SAVE- OFFSITE	
4	6"	CITRUS	LEMON	REMOVE	
5	8"	YUCCA GLORIOSA	SPANISH DAGGER	REMOVE	
6	8"	YUCCA GLORIOSA	SPANISH DAGGER	REMOVE	
7	8.1"	ALBIZIA JULIBRISSIN	SILK TREE	REMOVE	
8	16.3"	JUGLANS	BLACK WALNUT	REMOVE	
9	35"	JUGLANS	BLACK WALNUT	REMOVE	
10	60.1"	JUGLANS	BLACK WALNUT	REMOVE	"TO BE MITIGATED
11	5.1"	PRUNUS DULCIS	ALMOND	REMOVE	
12	16.5"	JUGLANS	BLACK WALNUT	REMOVE	
13	12.8"	DIOSPYROS KAKI	PERSIMMON	REMOVE	
14	12.1"	DIOSPYROS KAKI	PERSIMMON	REMOVE	
15	11.1"	DIOSPYROS KAKI	PERSIMMON	REMOVE	
16	36.1"	POPLAR	LOMBARDY POPLAR	REMOVE	

NOTE: SEE ARBORIST REPORT FOR EXISTING TREE CONDITIONS AND NOTES.

CITY OF SANTA CLARA ARBORIST NOTES

I. GENERAL

1. No cutting of any part of city trees, including roots, shall be done without securing approval and direct supervision from the city arborist or arborist employed by city (408-615-3080).
2. No cutting of any part of private trees, including roots, shall be done without direct supervision of an international society of arboriculture (ISA) certified arborist.
3. When construction occurs within the drip line of existing trees, contractor shall pile the soil on the side away from the tree. When this is not possible, place soil on plywood, tarp, or 4"-6" thick bed of mulch. This is to help prevent cutting into the soil surface when the backhoe or tractor blade of the trench.
4. Refill open trenches quickly within hours of excavation when they occur within the drip line of existing trees. If this is not possible and the weather is hot, dry, or windy, contractor must keep root ends moist by covering them with wet burlap. If the temperature is 80°F or greater, the burlap must be inspected every hour and re-wet as necessary to maintain a constant cool moist condition. If the temperature is below 80°, the burlap must be inspected every four hours and re-wet as necessary to maintain a constant cool moist condition. Small roots can dry out and die in 10-15 minutes. Larger roots can succumb in an hour or less under unfavorable weather conditions.
5. When roots 2" or larger are required to be cut, shaved by hand near the roots and prune the roots with an industry approved pruning tool. Roots that are accidentally broken should be pruned two inches from the damaged end. Crushed or torn roots are more likely to allow decay to begin. Sharply cut roots produce a flush of new roots helping the tree to recover from its injury.
6. Contractor shall notify the city arborist or arborist employed by city 72 hours in advance of any work requiring digging around or within the drip line of existing trees.
7. A clear system of flagging must be provided around trees within 20' of the proposed grading. Contractor shall secure approval of such system from the city arborist or arborist employed by city.
8. Materials, equipment, temporary buildings, fuels, paints and other construction items shall not be placed within the drip line of existing trees.

Page 1 of 4

CITY OF SANTA CLARA ARBORIST NOTES

9. Fence all trees to be retained in completely enclose the tree protection zone prior to demolition, grubbing or grading. Fencing shall be placed at the drip line of existing trees or, if possible, 1.5 times the radius of the drip line out from the trunk of the tree. A warning sign shall be prominently displayed on each fence. The sign shall be a minimum of 8.5"x11" and clearly state "warning - tree protection zone this fence shall not be removed without approval from the city arborist/project arborist". Fences shall be 6 foot tall chain link or equivalent, as approved by the city arborist or arborist employed by city. Fences shall remain until all grading and construction work is completed. In addition, setup all trees with orange wildlife tap to the first main branch, and then wrap snow fencing around the wildlife on all trees in the construction zone to protect them from bark damage caused by the work.
10. No trenching shall be done within the drip line of existing trees without the approval of the city arborist or arborist employed by city. Open trenching in the root zone of a public tree as prohibited except in cases where the trenching falls outside the drip line of the tree involved. Exceptions may be allowed if, in the opinion of the city arborist or arborist employed by city, the impact of trenching on the tree will be negligible.
11. Any cutting of existing roots of city trees shall be done with approved light equipment under the direct supervision of the city arborist or arborist employed by city. Any cutting of existing roots of private trees shall be done with approved equipment under the direct supervision of an ISA certified arborist.
12. Grading should not create drainage problems for trees by channeling water into them, or creating sunken areas.
13. All grading within the drip line of city trees shall be done with approved light equipment under the direct supervision of the city arborist or arborist employed by city. All grading within the drip line of private trees shall be done with approved equipment under the direct supervision of an ISA certified arborist. The original grade at the base of existing trees shall not be modified. If a grade increase is necessary, dry wells should be used.
14. When trenching is allowed, the contractor must first cut roots with a vermeer root cutter prior to any trenching to avoid tugging or pulling of roots.
15. Trees that are determined to be removed by the city arborist or arborist employed by city due to an unforeseen circumstance during construction shall be replaced by the

Page 2 of 4

CITY OF SANTA CLARA ARBORIST NOTES

contractor. The city arborist or arborist employed by city shall determine the replacement specie, size, quantity, and spacing.

16. Place 4"-5" thick mulch around all existing trees (out to their drip line) that are to be retained prior to any construction. This will help maintain moisture under the tree within the fencing area.
17. Tree pits are not allowed within the drip line of any tree.

II. BORING

Where there is insufficient space to bypass the drip line by trenching adjacent to all existing trees in excess of 5" DBH, the installation must be made by boring. The beginning and ending distance of the bore from the face of the tree in any direction as determined by the diameter of the tree as specified by the accompanying table:

When the tree diameter at 4½ feet in	Trenching will be replaced by boring at this minimum distance from the face of the tree in any direction:
0-2	inches 1 feet
2-6	inches 2 feet
6-8	inches 5 feet
10-14	inches 10 feet
15-19	inches 12 feet
over 19	inches 15 feet

Tree diameter	(minimum) depth of bore
0 inches or less	2.5 feet
10-14 inches	3.0 feet
15-19 inches	3.5 feet
20 inches or more	4.0 feet

III. TREE PROTECTION

1. Contractor shall tag and identify existing trees which are to remain within the project limits and on the public right-of-way prior to start of work. Protect all tagged trees at all times from damage by the work. Treatment of all minor damage to tagged trees shall be performed by an ISA certified arborist or other personnel approved by the city arborist or arborist employed by city. If a tagged tree is permanently

Page 3 of 4

CITY OF SANTA CLARA ARBORIST NOTES

disfigured or killed as a result of the work, contractor shall remove the tree, including its roots, from the site and replace each removed tree with an equal-sized tree. If such replacement is not possible, the contractor shall reimburse to the tree owner the amount listed in the table below. The city arborist or arborist employed by city shall be the sole judge of the condition of any tree. Contractor shall provide regular watering of existing landscaping within the construction area through the construction period.

2. Contractor shall pay the tree owner the value of existing trees to remain that died or were damaged because of the contractor's failure to provide adequate protections and maintenance. The payment amount shall be in accordance with the following schedule of values, using "tree caliper" method established in the most recent issue of the "guide for establishing values of trees and other plants", prepared by the council of tree and landscape architects.

2 inches	$ 2,400
4 inches	$ 3,400
6 inches	$ 4,400
10 inches	$ 5,000
11 inches	$ 6,250
12 inches	$ 7,200
13 inches	$ 8,200
14 inches	$ 9,250
15 inches	$ 10,000
16 inches	$ 11,000
17 inches	$ 12,000
18 inches and over: Add for each caliper inch	$ 1,000

TREE TO BE REMOVED

REVISIONS	BY

J.R. NELSON & ASSOCIATES, INC.
23585 SUMMIT ROAD 95033
LOS GATOS, CALIFORNIA
PHONE (408) 591-0873 EMAIL: CNDEV@AOL.COM

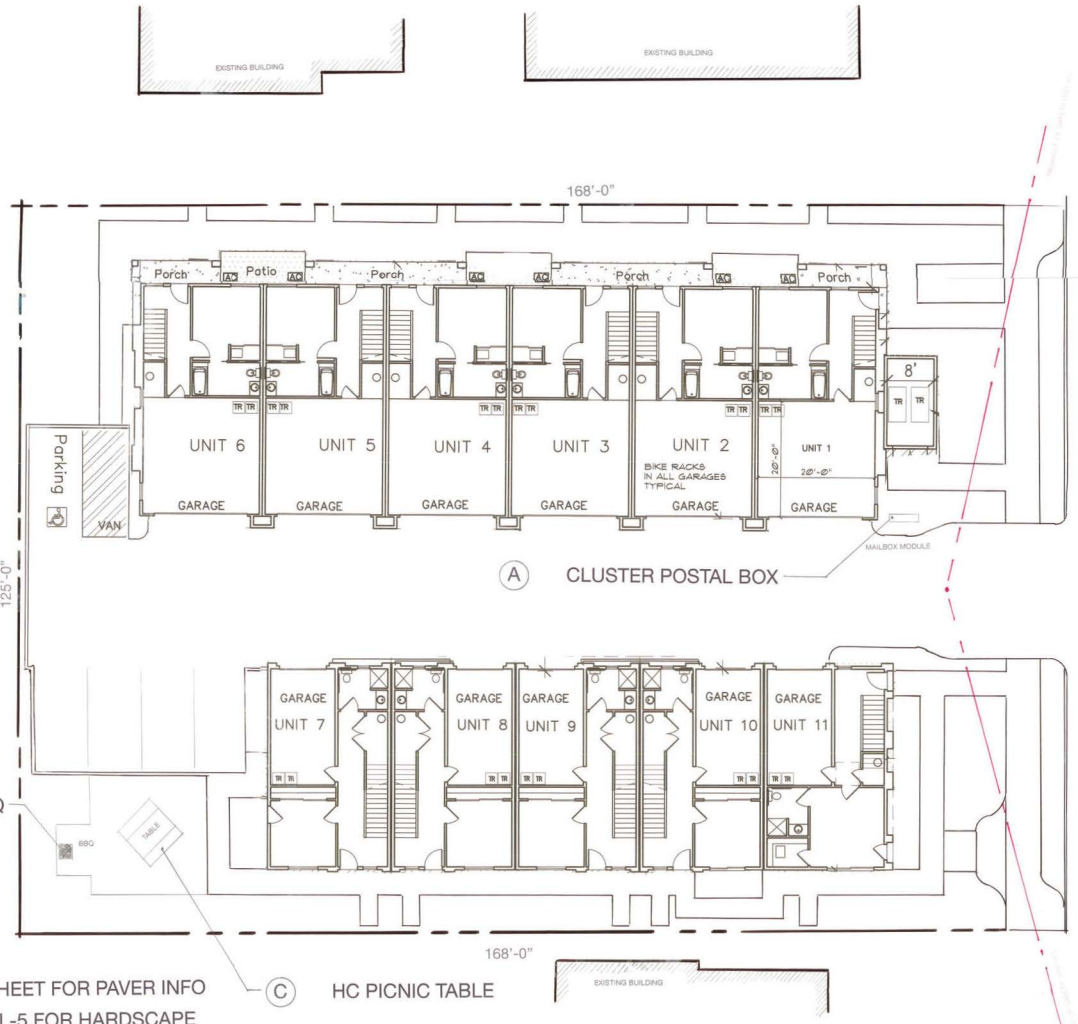
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LANDSCAPE DEVELOPMENT FOR:
1530/ 1540 POMEROY AVE
SANTA CLARA, CALIFORNIA

EXISTING TREE LAYOUT PLAN

DRAWN	JRN
CHECKED	
DATE	2/21/2025
SCALE	1" = 10'-0"
JOB NO.	SANTA CLARA
SHEET	L-3
OF	SHEETS

LEARPRINT 1000H



A CLUSTER POSTAL BOX

B BBQ

C HC PICNIC TABLE

POMEROY AVENUE

SSMH

* SEE CIVIL SHEET FOR PAVER INFO

SEE SHEET L-5 FOR HARDSCAPE NOTES

LANDSCAPE WATER EFFICIENCY REGULATION

WE HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPING ORDINANCE (CITY OF SANTA CLARA SECTION 18.88.030) AND APPLIED SUCH CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.

THIS PROJECT HAS BEEN DESIGNED TO USE THE BEST LANDSCAPE PRACTICES THAT MINIMIZE IRRIGATION RUNOFF, PROMOTES SURFACE INFILTRATION WHERE POSSIBLE, MINIMIZES THE USE OF PESTICIDES AND FERTILIZERS, AND INCORPORATES APPROPRIATE SUSTAINABLE LANDSCAPING PRACTICES AND PROGRAMS, SUCH AS BUT NOT LIMITED TO BAY FRIENDLY LANDSCAPING.

JON NELSON — FEBRUARY 21, 2025

DESIGN PREPARED UNDER SECTION 7027.5 OF THE BUSINESS AND PROFESSIONS CODE.

QWEL QUALIFIED WATER EFFICIENT LANDSCAPER

CANDIDATE ID NUMBER CALWEP-4097

811 Know what's below. Call before you dig.

PLAN VIEW
Scale, 1" = 10'-0"
0' 5' 10' 20'

N





A Cluster Box Unit (Includes Pedestal) - 12 A Size Doors - Type II - USPS Access

D BICYCLE RACK



B Grill 21 and 22

TABLE 298

HOME >> PRODUCTS >> TABLE 298



C DuMor 298 Table

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BASED ON SITE PLAN PREPARED BY BASSAL ARCHITECTURE DATED 12.2025

REVISIONS	BY

J.R. NELSON & ASSOCIATES; INC.
23585 SUMMIT ROAD
LOS GATOS, CALIFORNIA 95033
PHONE (408) 591-0873 EMAIL: CNDEV@AOL.COM

LANDSCAPE DEVELOPMENT FOR:
1530/ 1540 POMEROY AVE
SANTA CLARA, CALIFORNIA

HARDSCAPE PLAN

DRAWN JRN
CHECKED
DATE 2/21/2025
SCALE 1" = 10'-0"
JOB NO. SANTA CLARA
SHEET L-4
OF SHEETS

PRINTED ON CLEARPRINT 1000H

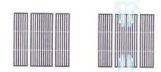
TABLE 298







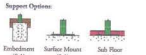




	Number	Description	Weight
STEEL WOOD	298-601	6' long Picnic Table	489 lbs.
	298-60-2E*	ADA Accessible Picnic Table	489 lbs.
RECYCLED PLASTIC	298-60PL	6' long, Picnic Table	446 lbs.
	298-60-2PL*	ADA Accessible Picnic Table	446 lbs.
WOOD GRAIN RECY PLASTIC	298-60TX	6' long, Picnic Table	446 lbs.
	298-60-2TX*	ADA Accessible Picnic Table	446 lbs.
STEEL STRAP	298-60HS	6' long, Picnic Table	472 lbs.
	298-60-2HS*	ADA Accessible Picnic Table	472 lbs.

*Accessible version meets ADA wheel chair accessible standards

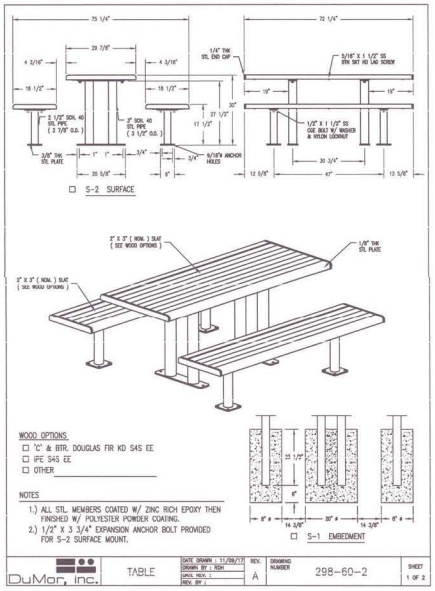
Support Options:



Embedment (S-1) Surface Mount (S-2) Sub Floor (S-4)

DuMor, Inc.
Mifflintown, PA 17059-0142
Phone: 800-598-4018
DUMOR.COM

(A) HC PICNIC TABLE



DuMor, Inc.	TABLE	DATE DRAWN : 11/09/17 DRAWN BY : RSH CHNG. REV. : REV. BY :	REV. A	DRAWING NUMBER 298-60-2	SHEET 1 OF 2

NOTES:
1.) DURING ASSEMBLY PROCEDURE, DO NOT COMPLETELY TIGHTEN HARDWARE.
2.) THE ACTUAL PARTS WILL NOT BE NUMBERED. NUMBERS ONLY APPLY TO DRAWING.
3.) UPON COMPLETION OF ASSEMBLY SEQUENCE, ALL COMPONENTS THEN TIGHTEN ALL HARDWARE.
4.) MOUNT AND ANCHOR AS SPECIFIED.

TOOLS REQ'D
3/4" WRENCH
3/16" ALLEN WRENCH
1/2" MASONRY DRILL BIT
DRILL

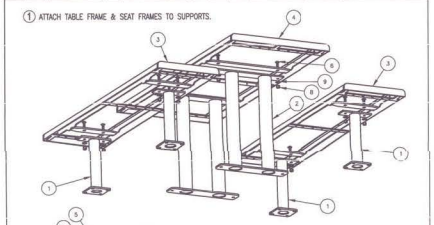
KITS PROVIDED

ITEM	QTY	PART NO	DESCRIPTION
11	5	K-HBOX60-4	1/2" X 3 3/4" SS ANCHOR KIT (4PC)
12	2	K-BL0324-24	5/16" LAG HARDWARE KIT (24PC)
13	3	K-OOB824-4L	1/2" CGE BOLT HARDWARE KIT (4)

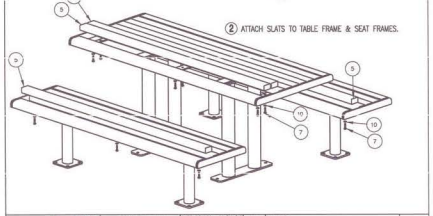
PARTS LIST

ITEM	QTY	PART NO	DESCRIPTION
1	4	D-298-00-0275-2	STL PEDESTAL SEAT SUPPORT, PLATES
2	2	D-298-00-0175-2	STL TABLE SUPPORT, PLATES
3	2	D-298-00-04	6' BASS STL SEAT FRAME FOR WOOD
4	1	D-298-00-2-03	3' STL ACCESSIBLE TABLE FRAME FOR WOOD, BOTH ENDS
5	16	D-472-00-03	7/8" BATH SLAT, WOOD
6	12	1-11-042	1/2" X 1 1/2" SS CGE BOLT
7	48	1-13-023	5/16" X 1 1/2" SS BTN SKT HD LAG
8	12	1-22-015	1/2" SS NYLON LOCKNUT
9	12	1-22-015	1/2" SS FLAT WASHER
10	48	1-22-017	5/16" SS FLAT WASHER

(1) ATTACH TABLE FRAME & SEAT FRAMES TO SUPPORTS.



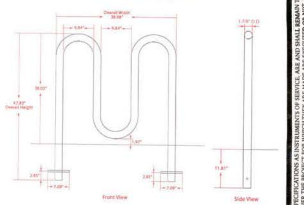
(2) ATTACH SLATS TO TABLE FRAME & SEAT FRAMES.



DuMor, Inc.	ASSEMBLY INSTRUCTIONS	DATE DRAWN : 11/09/17 DRAWN BY : RSH CHNG. REV. : REV. BY :	REV. A	DRAWING NUMBER 298-60-2	SHEET 2 OF 2

Specification Sheet

Park-It 5 Bike Rack, Inground



Material	Finish	Dimensions	Weight
Steel tubing	Powder coated black	38.98" w x 47.83" h Above ground: 38.98" w x 36.02" h	35 lbs.

Type of Mount: Inground mount

Size of Tubing: 1-7/8" O.D. x 11-gauge

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REVISIONS	BY

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23585 SUMMIT ROAD 95033
LOS GATOS, CALIFORNIA
PHONE (408) 591-0873 EMAIL: CNDEV@AOL.COM

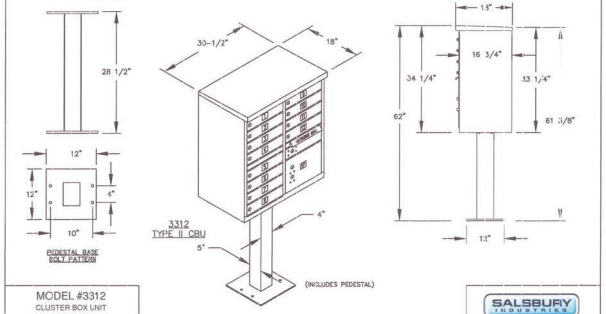
LANDSCAPE DEVELOPMENT FOR:
1530/ 1540 POMEROY AVE
SANTA CLARA, CA

HARDSCAPE NOTES

DRAWN	JRN
CHECKED	
DATE	
SCALE	
JOB NO.	SANTA CLARA
SHEET	L-5
OF	SHEETS

mailboxes.com
1-800-MAILBOX

Visit us at: www.mailboxes.com



MODEL #3312
CLUSTER BOX UNIT
(F SERIES)

AVAILABLE COLORS:
SANDSTONE, BRONZE, GREEN, BLACK, WHITE OR GRAY (FOR REPLACEMENT UNITS)

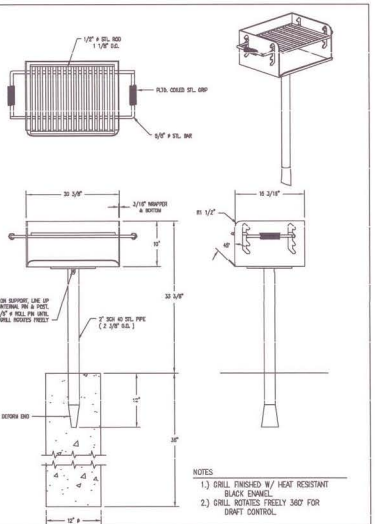
USPS ACCESS OR PRIVATE ACCESS

DRAWN: 8/2003

Established in 1936, Salsbury Industries is the industry leader in manufacturing and distributing quality mailboxes.

SALSBURY INDUSTRIES
Proudly Committed to Quality Since 1936
18300 CENTRAL AVENUE
CARSON, CA 90746-4308
PHONE: (800) 624-5269
FAX: (800) 624-5299
email: engineering@mailboxes.com

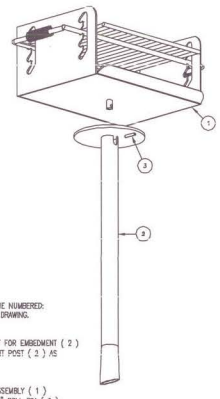
(B) CLUSTER POSTAL BOX



NOTES:
1.) GRILL FINISHED W/ HEAT RESISTANT BLACK ENAMEL.
2.) GRILL ROTATES FREELY 360° FOR DRAFT CONTROL.

DuMor, inc. P.O. Box 142 Mifflintown, PA 17059-0142	SCALE : NONE DATE DRAWN : 3/22/94 DRAWN BY : CDC DATE REV. : 6/19/06 REV. BY : JEB	TITLE : GRILL	REV. B	DRAWING NUMBER 21-00	SHEET 1 OF 2

(C) BBQ



NOTE:
1. ACTUAL PARTS WILL NOT BE NUMBERED; NUMBERS ONLY APPLY TO DRAWING.

STEP 1:
USE 1 - PC. SUPPORT POST FOR EMBEDMENT (2) MOUNT AND LEVEL EMBEDMENT POST (2) AS SPECIFIED ON SHEET 1

STEP 2:
USE 1 - PC. GRILL BODY ASSEMBLY (1) 1 - PC. 3/8" X 1 3/4" ROLL PIN (3) AFTER CONCRETE HARDENS, PLACE GRILL BODY ASSEMBLY (1) ON TO SUPPORT POST (2), THEN LINE UP HOLES IN INTERNAL PIN WITH SLOTS IN POST. DRIVE 3/8" ROLL PIN (3) INTO INTERNAL PIN UNTIL GRILL BODY ROTATES FREELY.

ITEM	QTY	PART NO	DESCRIPTION
1	1	D-21-00-01	GRILL BODY ASSEMBLY
2	1	D-21-00-02	POST FOR EMBEDMENT
3	1	1-14-001	3/8" X 1 3/4" ROLL PIN

DuMor, inc. P.O. Box 142 Mifflintown, PA 17059-0142	SCALE : NONE DATE DRAWN : 3/22/94 DRAWN BY : CDC DATE REV. : 6/19/06 REV. BY : JEB	TITLE : GRILL ASSEMBLY	REV. B	DRAWING NUMBER 21-00	SHEET 2 OF 2

ROSS RECREATION EQUIPMENT CO.
Toll Free: 855-892-3240
Fax: 707-538-3826
Northern California, Western Nevada
VISIT WEBSITE
100 Brush Creek Road
Suite 206
Santa Rosa, CA 95404
info@rossrec.com

PRINTED ON CLEARPRINT 1000H

WATER AND LANDSCAPE EFFICIENCY CHECKLIST

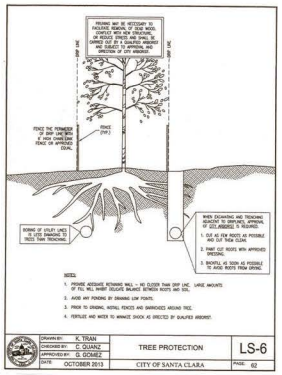
IRRIGATION POINTS:

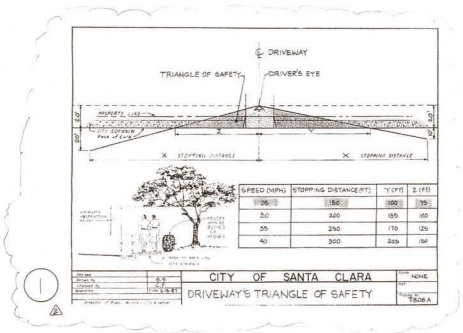
1. MANUAL SHUTOFF OF ENTIRE IRRIGATION SYSTEM WITHIN 10'-0" OF POINT OF CONNECTION.. EXISTING POC IS A 3/4" AND 1" SIZE, SYSTEM DESIGNED FOR A MINIMUM OF STATIC PRESSURE OF 65 PSI, PRODUCING 17 GPM AT WATER METER.
2. ALL DRIP EMITTERS ARE DESIGNED FOR MATCHED PRECIPITATION RATES THROUGHOUT ALL VALVES AND SYSTEMS.
3. IRRIGATION WATER AUDIT SHALL BE PERFORMED UPON PROJECT COMPLETION.
4. SITE IS PRIMARILY FLAT, NOT SLOPED, REDUCING ANY RUNOFF CONDITIONS.
5. DRIP EMITTERS AND BUBBLERS ARE ALL DESIGNED TO CURRENT ANSI STANDARDS FOR THE MOST EFFICIENT IRRIGATION.
6. AUTOMATIC IRRIGATION CONTROLLER IS DESIGNED USING REDUCING CARBON IMPACT, DESIGNED WITH NON-VOLATILE MEMORY ALLOWING FOR FULL MEMORY IF SYSTEM IS SHUT-OFF FOR ANY REASON.
7. AUTOMATIC IRRIGATION IS CONTROLLED BY A RAIN-KLICK SENSOR PROVIDING POSITIVE CLOCK SHUT-OFF IN A RAIN EVENT.
8. EACH AUTOMATIC IRRIGATION VALVE HAS ITS OWN INDIVIDUAL BALL VALVE SHUT-OFF LOCATED A EACH VALVE BOX LOCATION, THIS ALLOWS FOR QUICK POSITIVE CONTROL OF EACH CONTROL VALVE.
9. ALL DRIP VALVES HAVE ACCU-SYNC #40 PRESSURE REDUCING VALVES ATTACHED TO ELIMINATE ANY MISTING OR BLOWOUTS OF DRIP EMITTERS. AND MAINTAIN A CONSTANT PRESSURE OF 40 PSI OR LESS.
10. SYSTEM DESIGNED USING DRIP EMITTERS AND BUBBLER IRRIGATION. POPUP SPRAY HEADS ARE USED IN ONLY A VERY LIMITED WAY ON THIS PROJECT. THIS PROMOTES HEALTHY PLANT GROWTH, AND REDUCES OVERALL WATER USE.
11. A MASTER VALVE IS INSTALLED BETWEEN THE BACKFLOW PREVENTION VALVE AND THE FIRST AUTOMATIC VALVE (E-4) TO REDUCE WATER LOSS DUE TO MAINLINE PIPE DAMAGE.
12. BACKFLOW PREVENTION UNIT IS TO BE INSTALLED PER LOCAL CODES, UPON INSTALLATION UNIT SHALL HAVE BACKFLOW TEST GIVEN TO ASSURE COMPLIANCE.

PLANTING ITEMS

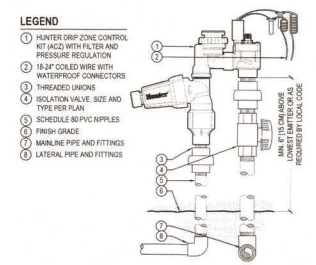
13. PROJECT IS NOT DESIGNED WITH ANY FORM OF NOXIOUS OR INVASIVE TREES, SHRUBS OR GROUNDCOVER.
14. HEAVY AMOUNTS OF WOOD MULCH CHIPS IN LANDSCAPE AREAS, 3" DEPTH IN GENERAL PLANTING BEDS . THIS DEPTH OF MULCH WILL REDUCE WEED GROWTH AND IRRIGATION WATER EVAPORATION AT EMITTER SITE.
15. HEAVY USE OF SOIL ADMENDMENTS IN PLANTING AREAS ALLOWS FOR BETTER PLANT GROWTH AND REDUCED AMOUNTS OF IRRIGATION WATER. THE MIX SHOWN ON PLAN IS DOUBLE THE AMOUNT OF ORGANIC MATERIAL REQUIRED BY THE CURRENT STATE STANDARD.

    SOIL ADMENDMENT WILL BE: 6 CUBIC YARDS OF NITROFIED REDWOOD COMPOST PER 1,000 SQUARE FEET OF LANDSCAPED AREA. THIS WILL BE ROTOTILLED INTO THE TOP 6 " OF TOPSOIL.
16. ALL PLANTING IS DERIVED FROM THE MOST CURRENT WULCOS IV SOFTWARE AND FROM THE LATEST EAST BAY MUNICIPAL UTILITY DISTRICT PLANTING RECOMMENDATIONS TITLED "LOW WATER USE PLANTINGS".
17. LANDSCAPE PLANTINGS FEATURE NO LAWN SOD OR ANNUAL FLOWER COLOR, DECORATIVE WATER FEATURES OR VEGETABLE GARDENS.
18. ALL FERTILIZER REQUIRED WILL BE ORGANIC, SLOW RELEASE VARIETY. THIS WILL REDUCE THE NITROGEN SPIKE AND SUBSEQUENT INCREASED IRRIGATION TO WATER RAPIDLY GROWING PLANTINGS.
19. ALL PLANTINGS USED ARE RELATIVELY LOW WATER USE MATERIAL. PLANT PALETTE WATER RATIO IS 100% LOW WATER USE PLANTINGS NO HIGH USE NURSERY MATERIAL INCLUDED SUCH AS FLOWER/ GARDEN OR WATER FEATURE USE INCORPORATED IN DESIGN OF THIS PROJECT.

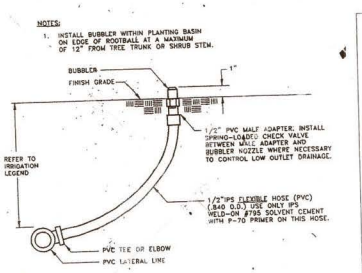




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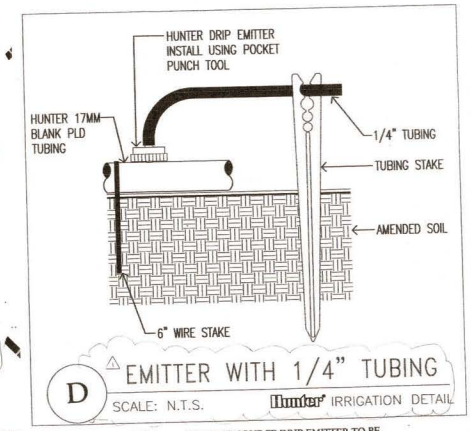


B DRIP CONTROL ZONE KIT (ACV-101) WITH UNIONS AND ISOLATION VALVE
Hunter V.ACZ.08 #PGV-101-ASV-1" NO SCALE



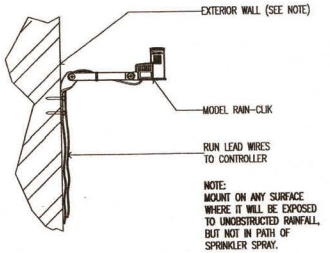
C BUBBLER DETAIL
NOT TO SCALE

⚠ IRRITROL #533 ADJ BUBBLER

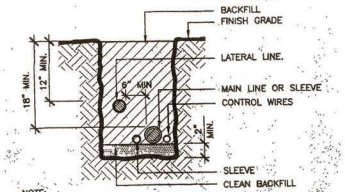


⚠ D EMITTER WITH 1/4" TUBING
SCALE: N.T.S. Hunter IRRIGATION DETAIL

NOTE: ⚠ POINT OF SOURCE DRIP EMITTER TO BE HUNTER #HE-10-B SELF-PIERCING BARB 1 GALLON PER HOUR (GPH) FLOW "BLACK"

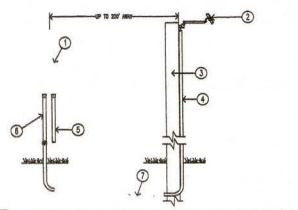


E RAIN-CLIK
SCALE: 3" = 1'-0" Hunter IRRIGATION DETAIL



NOTE:
1. ALL PLASTIC PIPING TO BE SNAKED IN TRENCHES.
2. BUNDLE AND TAPE WIRING AT 10' INTERVALS.
3. TIE AND LOOSE 20" LOOP IN WIRING AT CHANGE OF DIRECTION GREATER THAN 30 DEGREES. UNTIE ALL LOOPS AFTER ALL CONNECTIONS HAVE BEEN MADE.
4. INSTALL ALL CONTROL WIRE ON THE UNDERSIDE OF THE MAIN LINE PIPE.
5. SEE IRRIGATION SPECIFICATIONS FOR BACKFILL AND COMPACTION REQUIREMENTS.

G TRENCHING



H SOLAR PANEL FOR XC HYBRID
SCALE: 1" = 1'-0" Hunter IRRIGATION DETAIL

⚠ TO BE USED IN PRIVATE/ COMMON SPACE LANDSCAPE AREAS ONLY

PRINTED ON CLEARPRINT 1000H

REVISIONS	BY
⚠ 1/11/24 ADD TRIANGLE OF SAFETY NOTE	
⚠ 1/17/24 CHANGE SHEET NUMBERING	
⚠ ADD TREE PRESERVATION DETAIL	

THESE DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF J.R. NELSON AND ASSOCIATES, INC. WHETHER THE PROJECT FOR WHICH THEY ARE MADE ARE EXECUTED OR NOT. THESE DRAWINGS AND SPECIFICATIONS ARE NOT TO BE USED IN PART OR WHOLE FOR ANY PROJECT WITHOUT THE WRITTEN CONSENT OF J.R. NELSON AND ASSOCIATES, INC. COPYWRITED 2013

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23585 SUMMIT ROAD
LOS GATOS, CALIFORNIA 95033
PHONE (408) 591-0873 EMAIL: CNDEV@AOL.COM

LANDSCAPE NOTES

NEW RESIDENTIAL PROJECT AT:
RESIDENTIAL PROJECT AT:
1530 / 1540 POMEROY AVE.
SANTA CLARA, CA

DRAWN	JRN
CHECKED	
DATE	5/9/2023
SCALE	AS NOTED
JOB NO.	SANTA CLARA
SHEET	L-6
OF	SHEETS

City of Santa Clara
The Center of What's Possible

CONDITIONS OF VESTING TENTATIVE MAP APPROVAL
PLN25-00225 1530 and 1540 Pomeroy Ave

Project Description: Vesting Tentative Subdivision Map for 11 Townhouses Located at 1530 and 1540 Pomeroy

GENERAL

G1. **Subdivision Expiration.** This subdivision shall automatically be revoked and terminated if not used within two years of original grant or within the period of any authorized extension thereof. The date of granting this subdivision is the date this subdivision is approved by the Decision-making body and the appeal period has exhausted. The expiration date is __TBD_____.

G2. **Conformance with Plans.** The lot design on the subdivision map shall be designed in conformance with the subdivision map, as approved by the decision-making body.

G3. **Conditions of Plans.** All conditions of approval for this subdivision shall be reprinted and included within the first three sheets of the subdivision map sets submitted for review and approval. At all times these conditions of approval shall be on all grading and construction plans kept on the project site.

G4. **Necessary Relocation of Public Facility.** If relocation of an existing public facility becomes necessary due to a conflict with the developer's new improvements, then the cost of said relocation shall be borne by the developer.

G5. **Indemnify and Hold Harmless.** The owner or designee agrees to defend and indemnify and hold City, its officers, agents, employees, officials and representatives free and harmless from and against any and all claims, losses, damages, attorney's fees, injuries, costs, and liabilities from any suit for damages or for equitable or injunctive relief which is filed by a third party against the City by reason of its approval of owner or designee's project.

G6. **Code Compliance.** The construction permit application drawings submitted to the Santa Clara Building Division shall include an overall California Building Code analysis; proposed use and occupancy of all spaces (CBC Ch. 3), all building heights and areas (CBC Ch. 5), all proposed types of construction (CBC Ch. 6), all proposed fire and smoke protection features, including all types of all fire rated penetrations proposed (CBC Ch. 7), all proposed interior finishes fire resistance (CBC Ch. 8), all fire protection systems proposed (CBC Ch. 9), and all means of egress proposed (CBC Ch. 10). Noncombustable exterior wall, floor, and roof finishes are strongly encouraged.

   a. During construction retaining a single company to install all fire related penetrations is highly recommended.
   b. The grade level lobbies shall be minimum 1-hour rated all sides and above.
   c. All stair shafts shall be minimum 1-hour rated.
   d. All elevator shafts shall be minimum 1-hour rated.
   e. All trash chute shafts shall be minimum 1-hour rated.
   f. Recommendation: provide minimum two trash chutes; one for recyclables, one for trash, each trash chute to be routed down to a grade level trash collection room.
   g. Any trash rooms shall be minimum 1-hour rated all sides and above.

G7. **Building Codes as Amended.** See Title 15 of the Santa Clara City Code for any amendments to the California Building Codes.

G8. **Reach Codes.** This project is subject to the provisions of the City of Santa Clara 2022 Reach Code, effective January 2022. See Ordinance No. 2034 and/or Title 15 of the Santa Clara City Code.

   a. Chapter 15.38 – Green Building Code for additional Electric Vehicle Charging requirements for new construction.

G9. Comply with all applicable codes, regulations, ordinances and resolutions.

COMMUNITY DEVELOPMENT – PLANNING DIVISION

DESIGN / PERFORMANCE– PRIOR TO BUILDING PERMIT ISSUANCE

P1. The project shall comply with the Conditions of Architectural approval (PLN24-00568) and the mitigation measures identified in the CEQA Addendum prepared for the project.

P2. Developer shall prepare and submit Covenant, Conditions and Restrictions (CC&R's) to the City for review and approval. The approved CC&Rs are to be recorded prior to the issuance of building permits and a copy is provided to the Planning Department.

P3. **Tree Replacement (on-site).** Trees permitted by the City for removal shall be replaced on-site at a ratio of _2:1_____. (SCC 12.35.090).

P4. If the applicant is unable to meet the 2:1 ratio requirement, trees permitted by the City for removal shall be replaced at a ratio pursuant to an alternative plan approved by the Director of Community Development. (SCC 12.35.090).

OPERATIONAL CONDITIONS

P5. **Landscaping Installation & Maintenance.** The owner or designee shall ensure that the landscaping installed and accepted with this project shall be maintained on the site as per the approved plans. Any alteration or modification to the landscaping shall not be permitted unless otherwise approved by the Director of Community Development.

P6. **Landscape Water Conservation.** The owner or designee shall ensure that landscaping installation meets City water conservation criteria in a manner acceptable to the Director of Community Development.

P7. **Landscaping.** The owner or designee shall maintain the front yard landscaping between the house and sidewalk. New landscape areas of 500 square feet or more or rehabilitated landscape of 2,500 square feet or more shall conform to the California Department of Water Efficient Landscape Ordinance.

COMMUNITY DEVELOPMENT - BUILDING DIVISION

DESIGN / PERFORMANCE– PRIOR TO BUILDING PERMIT ISSUANCE

BD1. **Addressing.** Prior to overall construction permit application, submit to the Santa Clara Building Division, 2 copies of an addressing diagram request, to be prepared by a licensed architect or engineer. The addressing diagram(s) shall include all proposed streets and all building floor plans. The addressing diagram(s) shall conform to Santa Clara City Manager Directive #5; Street Name and Building Number Changes, and Santa Clara Building Division Address Policy For Residential and Commercial Developments. The addressing diagram(s) shall indicate all unit numbers to be based off established streets, not alleys nor access-ways to garages. Allow a minimum of 10 working days for initial staff review. Please note city staff policy that existing site addresses typically are retired. Provide digital pdf printed from design software, not scanned from printed paper sheet.

   a. Any building or structure that is demolished shall have its address retired and a new address/s shall be issued for the project.

BD2. **Flood Zone.** The construction permit application drawings submitted to the Santa Clara Building Division shall include a copy of the latest Federal Emergency Management Agency (FEMA) Flood Zone Map: https://msc.fema.gov/portal/home. The project drawings shall indicate how the project complies with the Santa Clara Flood Damage Prevention Code.

   a. FEMA Flood Zone map designations and requirements are based on the map in effect at date of Building Permit issuance.

BD3. **Water Pollution Control.** The construction permit application drawings submitted to the Santa Clara Building Division shall include Santa Clara Valley Urban Runoff Pollution Prevention Program Low Impact Development (LID) practices http://www.scvurppp-w2k.com/nd_wp.shtml. All projects that disturb more than one acre, or projects that are part of a larger development that in total disturbs more than one acre,

shall comply with the Santa Clara Valley Urban Runoff Pollution Prevention Program Best Management Practices (BMP): http://www.scvurppp-w2k.com/construction_bmp.shtml, and shall provide a Storm Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer (QSD). All site drainage and grading permit applications submitted to the Santa Clara Building Division shall include a city of Santa Clara "C3" data form, available on this web page:

- https://www.santaclaraca.gov/our-city/departments-g-z/public-works/environmental-programs/stormwater-pollution-prevention and will be routed to a contract consultant for review.

BD4. **Submittal Requirements.** The overall project construction permit application shall include the geotechnical, architectural, structural, energy, electrical, mechanical, and plumbing drawings and calculations. Prior to the issuance of the overall project construction permit, a conditions of approval review meeting must be held in city hall, which meeting must be attended by the on-site field superintendent(s). The meeting will not be held without the attendance of the on-site field superintendent(s). The on-site grading permit shall be a separate permit application to the Building Division.

DURING CONSTRUCTION – PRIOR TO OCCUPANCY

BD5. **Temporary Certificates of Occupancy.** Temporary Certificates of Occupancy (TCO) will not be routinely issued and will be considered on a very limited basis only when there is a clear and compelling reason for city staff to consider a TCO. A TCO will be approved only after all applicable City staff have approved in writing; Planning, P.W./ Engineering, Fire Prev., Santa Clara Water, Silicon Valley Power, and any other applicable agencies such as the Santa Clara County Health Dept., with the Building Division being the final approval of all TCO.'s.

FIRE DEPARTMENT

DESIGN / PERFORMANCE—PRIOR TO BUILDING PERMIT ISSUANCE

F1. **Hazmat Clearance.** Prior to any Building Permit issuance, Hazardous Materials Closure (HMCP) is required as applicable: This is a permit is issued by the Santa Clara Fire Department, Fire Prevention & Hazardous Materials Division. Hazardous materials closure plans are required for businesses that used, handled or stored hazardous materials. While required prior to closing a business this is not always done by the business owner, and therefore should be part of the developer's due diligence. The hazardous materials closure plans demonstrate that hazardous materials which were stored, dispensed, handled or used in the facility/business are safely transported, disposed of or reused in a manner that eliminates any threat to public health and environment.

F1. **Hazmat Clearance.** Prior to any Building Permit Issuance, a Phase II environmental assessment is required to be submitted to CRRD for review. If hazards are present that require site mitigation, cleanup, or management of chemical contaminants in soil, soil vapor, or groundwater a separate permit from one of the regulatory agencies below will be required. The type and extent of contamination on site(s) will govern which of the regulatory agencies noted below can supervise the cleanup: Department of Toxic Substances Control (DTSC); State Water Resources Control Board; or Santa Clara County, Department of Environmental Health.

If the project intends to contract with a State or County Agency for onsite/offsite environmental remediation activities the following documentation shall be provided to the Fire Prevention & Hazardous Materials Division prior to issuance of a Building Permit for demolition or grading: Oversight agency case number; and Oversight mangers contact name, phone number.

For smaller projects that are not moving soil at all, a Phase I environmental assessment may be adequate. Please contact Assistant Fire Marshal Fred Chun at fchun@santaclaraca.gov for more information.

F2. **Fire Flow Requirement.** Prior to Building Permit Issuance, provide documentation from the City of Santa Clara Water & Sewer Department that the minimum required fire-flow can be met. Fire Department fire-flow will be based on the current California Fire Code. The most restrictive departments requirement shall apply.

F3. **Fire Hydrants.** Prior to Building Permit Issuance, building plans shall show the required number, location and distribution of fire hydrants for the buildings will be based on the current California Fire Code, Appendix C as amended. The required number of fire hydrants will be based on the fire-flow before the reduction for fire sprinklers. Both public and private fire hydrants may be required.

F4. **Fire Department Access.** Prior to Building Permit Issuance, a five-foot all-weather perimeter pathway around the entire perimeter of the buildings to facilitate firefighter access is required to be incorporated into the Building permit submittal.

F5. **Fire Department Access.** Prior to the issuance of the Building Permit, approval for fire department apparatus access roads is required. Roadways must be provided to comply with all the following requirements:

- Fire apparatus access roadways shall be provided so that the exterior walls of the first story of the buildings are located not more than 150 feet from fire apparatus access as measured by an approved route around the exterior of each building. In addition, aerial apparatus roadways must be located so aerial apparatus will have clear access to the “entire” face/sides of the building. The minimum number of sides is project-specific and depends on the building configuration, building design, occupancy, and construction type, etc. As part of Building Permit Issuance, an alternative materials, design, and methods of construction and equipment permit application will need to be submitted for review and approval incorporating applicable mitigation measures as determined by the fire department for the lack of compliance. Please note acceptable mitigation methods may have been discussed during the planning stage. Those mitigations are not guaranteed until a formal alternate means permit is submitted concurrently with the Building Plans. Conversely, an acceptable mitigation method may not have been discussed and will be evaluated under an alternate means permit at the building permit stage.
- For underpasses, garages, gates, or anything similar that a Fire apparatus is required to drive under as part of the emergency vehicle access, 16 feet vertical clearance will be required. For all other areas, the “minimum” unobstructed vertical clearance shall not be less than 13 feet 6 inches.

or

- For all other areas, the “minimum” unobstructed vertical clearance shall not be less than 13 feet 6 inches.
- The “minimum” width of aerial roadways for aerial apparatus is 26 feet.
- The minimum inside turning radius shall be 30 feet.
- The “minimum” width of roadways for aerial apparatus is 26 feet. Aerial access roadways shall be located a minimum of 15 feet and a maximum of 30 feet from the protected building. This requirement is only applicable when Appendix D of the Fire Code is enforceable.
- Overhead utility and power lines easements shall not be located over fire apparatus access roads or between the aerial fire apparatus roads and the buildings to avoid the possibility of injury and equipment damage from electrical hazards.
- Fire apparatus access roadways shall be all-weather surface(s) designed to support a gross vehicle weight of 75,000-pounds.

- Trees at full development must not exceed 30 feet in height and not impair aerials apparatus operations to sweep opposing sides of a building. Other obstructions such as site lighting, bio-retention, and architectural features are reviewed case-by-case to ensure they do not obstruct aerial and ground ladder access.
- Traffic control/calming devices are not permitted on any designated fire access roadway unless approved. A separate Fire Department permit is required for any barrier devices installed alone fire department apparatus access roads.

Prior to any Building Department Issuance, all fire department apparatus access roadways on private property are required to "be recorded" with the County of Santa Clara as Emergency Vehicle Access Easements (EVAE's) and reviewed by the Fire Department. No other instruments will be considered as substitutions such as P.U.E, Ingress/Egress easements and/or City Right-of-Ways.

F6. **Emergency Responder Radio Coverage System.** Prior to Building Permit Issuance, provisions shall be made for Emergency Responder Radio Coverage System (ERRCS) equipment, including but not limited to pathway survivability in accordance with Santa Clara Emergency Responder Radio Coverage System Standard.

F7. **Fire Department Access.** Prior to the start of construction, roadways and water supplies for fire protection are required to be installed and made serviceable and maintained throughout the course of construction.

F8. **Fire Department Access.** Prior to issuance of the Building Permit, a gate permit is required to obtained. Openings for access gates located across fire apparatus access roads shall be a minimum of 20 feet of clear width. Gates shall also be provided with a minimum unobstructed vertical clearance of 16-feet. All gates installed on designated fire department access roads must be electrically automatic powered gates. Gates shall be provided with an emergency power or be of a fail-safe design, allowing the gate to be pushed open without the use of special knowledge or equipment. A Tomar Strobe Switch or 3M Opticom detector shall be installed to control the automatic gate(s) to allow emergency vehicles (e.g., fire, police, ems). Said device shall be mounted at a minimum height of eight to ten feet (8' - 10') above grade.

F9. **Alternative Means and Methods.** Prior to any Building Permit issuance, an alternate means or methods permits to mitigate any code deficiency must be submitted and approved. Please submit this permit concurrently with the building plans. Please note specific mitigations may have been discussed during the planning process. None of these discussions are binding and can only be formally approved through submitting an AMMR permit. The AMMR permit is formally documenting that and still needs to be submitted.

F10. **Hazmat Information.** Prior to Building Permit Issuance, a Hazardous Materials Inventory Statement including refrigerants is required to be submitted and reviewed with the Building Permit if applicable.

F11. **Fire Safety During Construction.** Prior to Building Permit Issuance, a permit for Construction Safety & Demolition shall be submitted to the fire department for review and approval in compliance with our Construction Safety & Demolition standard.

DURING CONSTRUCTION – PRIOR TO OCCUPANCY

F12. **Shared Fire Protection Features that Cross Property Lines.** Prior to Building Permit Final, any EVAEs or fire protection equipment (including but not limited to fire service undergrounds, sprinkler piping, fire alarm equipment, fire pumps, ERRCS) that cross property lines or is not located on the parcel of the building it serves shall have a CC&R legally recorded detailing who is responsible for maintenance and repair of the EVAE or fire protection equipment.

F13. **Fire Protection Systems Before Occupancy.** Prior to any Certificate of Occupancy Issuance (temporary or permanent), fire-life safety systems installations must be fully installed, functional, and approved.

PUBLIC WORKS DEPARTMENT - ENGINEERING

DESIGN—PRIOR TO BUILDING PERMIT ISSUANCE

E1. **Site Clearance.** Obtain site clearance through Public Works Department prior to issuance of Building Permit. Site clearance will require payment of applicable development fees. Other requirements may be identified for compliance during the site clearance process. Contact Public Works Department at (408) 615-3000 for further information.

E2. **Subdivision Map.** After City Council approval of the Tentative Map, submit the Subdivision Map, prepared by a Licensed Land Surveyor or a Registered Civil Engineer with Land Surveyor privileges to the Engineering Department. The submittal shall include a title report, closure calculations, and all appropriate fees.

DURING CONSTRUCTION

E3. **Encroachment Permit.** All work within the public right-of-way and/or public easement, which is to be performed by the Developer/Owner, the general contractor, and all subcontractors shall be submitted within a Single Encroachment Permit to be reviewed and issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.

E4. **Encroachment Permit.** Submit public improvement/encroachment permit plans prepared in accordance with City Public Works Department procedures which provide for the installation of public improvements directly to the Public Works Department. Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer prior to approval and recordation of final map and/or issuance of building permits.

E5. **Encroachment Permit.** Existing non-standard or non-ADA compliant frontage improvements shall be replaced with current City standard frontage improvements as directed by the City Engineer or his designee.

E6. **Encroachment Permit.** All work within State right-of-way shall require a Caltrans encroachment permit.

E7. **Encroachment Permit.** Damaged curb, gutter, and sidewalk within the public right-of-way along property's frontage shall be repaired or replaced (to the nearest score mark) in a manner acceptable to the City Engineer or his designee. The extents of said repair or replacement within the property frontage shall be at the discretion of the City Engineer or his designee.

E8. **Encroachment Permit.** Existing streetlights shall be clear of proposed sidewalk, developer shall relocate as necessary.

E9. **Encroachment Permit.** Pomeroy Avenue along the project frontage is planned to be paved for the 2025 pavement maintenance project. All work shall be completed prior to April 1, 2025. No pavement cuts shall be permitted per the City pavement moratorium (Ordinance No. 1998). Refer to https://www.santaclaraca.gov/our-city/departments-g-z/public-works/maintenance-operations/street-maintenance/pavement-preservation-ordinance for more information.

E10. **Easement.** Dedicate required on-site easements for any new public utilities, and/or emergency vehicle access by means of subdivision map or approved instrument at time of development.

E11. **Easement.** Dedicate sidewalk easements along the project frontage where public sidewalks extend into private property. Sidewalk easements are to be 1' behind proposed back of walk where there is landscaping behind sidewalk. Sidewalk easement where hardscape is behind sidewalk is to be at back-of-walk. Cold joint is required between public sidewalk and private hardscape.

E12. **Agreement.** If requested, owner or designee shall prepare and submit for City approval a maintenance plan for all sidewalk, curb and gutter, landscaping and irrigation system improvements installed within

the public right-of-way prior to encroachment permit issuance. Such plan shall include at a minimum, maintenance requirements for trees and shrubs, in acknowledgement of developer's/property owner's obligation under Chapter 12.30 and 17.15.

STREETS DIVISION
Right of Way Landscape

DESIGN / PERFORMANCE -- PRIOR TO ISSUANCE OF BUILDING PERMIT

L1. **Tree Preservations Specifications.** Include City of Santa Clara Tree Preservation/City Arborist specifications on all improvement plans.

L2. **Mature Trees.** Identify existing mature trees to be maintained. Prepare a tree protection plans for review and approval by the City prior to any demolition, grading or other earthwork in the vicinity of existing trees on the site.

L3. **Tree Replacement.** 2:1 tree replacement ratio required for all trees removed from the right-of-way.

DURING CONSTRUCTION OR OPERATION

L4. **No Public Root Cutting.** No cutting of any part of ***public***, including roots, shall be done without securing prior approval of the City Arborist. Tree trimming/removal shall be done in accordance to the City of Santa Clara Tree Preservation/City Arborist specifications and with direct supervision of a certified arborist (Certification of International Society of Arboriculture).

PRIOR TO FINAL OF BUILDING PERMIT

L5. **In Lieu Fee.** If 2:1 replacement ratio cannot be met for removal of right of way landscape trees, tree planting fee must be paid prior to building permit final.

Solid Waste

DESIGN / PERFORMANCE -- PRIOR TO ISSUANCE OF BUILDING PERMIT

SW1. **Post-Construction Solid Waste Generation Estimation and Collection Form.** The applicant shall complete and provide the Post-Construction Solid Waste Generation Estimation and Collection Form, which includes the estimation of trash and recycling materials generated from the project. Use the City's Solid Waste Guidelines for New and Redevelopment Projects as specified by the development type. Contact the Public Works Department at Environment@SantaClaraCA.gov or (408) 615-3080 for more information.

SW2. **Site Plan.** The applicant shall provide a site plan showing all proposed locations of solid waste containers, chutes, compactors, trash enclosures and trash staging areas. The site plan shall show the route or access for trash and recycling collectors (trucks) including vertical clearance, turning radius and street/alley widths. All plans shall comply with the City's Solid Waste Guidelines. Solid metal roof, gates and a trench drain shall be installed within the trash enclosure and connected to the on-site sewer system.

SW3. **Construction Waste Diversion.** For projects that involve construction, demolition or renovation of 5,000 square feet or more, the applicant shall comply with City Code Section 8.25.285 and recycle or divert at least sixty five percent (65%) of materials generated for discard by the project during demolition and construction activities. No building, demolition, or site development permit shall be issued unless and until applicant has submitted a construction and demolition debris materials check-off list. Applicant shall create a Waste Management Plan and submit, for approval, a Construction and Demolition Debris Recycling Report through the City's online tracking tool at http://santaclara.wastetracking.com/.

SW4. **Authorized Service Haulers.** This project is subject to the City's Accumulation, Transportation and Disposal of Solid Waste Ordinance (Chapter 8.25 of the Municipal Codes), which requires the handling and disposal of waste by authorized service haulers. Insert the General Notes for the Construction & Demolition (C&D) Waste Management into construction plans in accordance with the City's municipal codes prior to the issuance of a Building or Grading permit. Provide the Green Halo waste online tracking number to Building staff prior to the issuance of a demolition or building permit.

SW5. **Exclusive Franchise Hauling Area.** Project applicant shall contact the Public Works Department, Street Maintenance Division at (408) 615-3080 to verify if the property falls within the City's exclusive franchise

hauling area. If so, the applicant is required to use the City's exclusive franchise hauler and rate structure for any hired debris boxes. Prior to the issuance of a Public Works clearance, the project applicant shall complete and sign the Construction and Demolition (C&D) / Waste Management Rules and Regulations Form.

DURING CONSTRUCTION OR OPERATION

SW6. **Waste Generation Tracking.** Applicant to track all waste generated and upload debris tags to GreenHalo for City staff review.

PRIOR TO FINAL OF BUILDING PERMIT

SW7. **Weight Tickets.** Prior to obtaining a Temporary or Final Certificate of Occupancy, individual weight tickets for all materials generated for discard or reuse by the project during demolition and construction activities shall be uploaded to Green Halo and submitted for review and approval by Environmental Services. At a minimum two (2) weeks review time is required.

SILICON VALLEY POWER

DESIGN / PERFORMANCE – PRIOR TO ISSUANCE OF BUILDING PERMIT

SVP1. Electrical design for this site has been completed by an SVP estimator as shown on document E36084, provided to applicant following 03.11.2025 PCC.

SVP2. Initial Information: Applicant shall provide a site plan showing all existing utilities, structures, easements, and trees. The applicant shall also include a detailed panel schedule showing all current and proposed electric loads.

SVP3. SVP Developers Work Drawing: Applicant shall have a developers work drawing created for the site by either an SVP estimator or through the applicant design process. All SVP standards and clearance requirements as defined in the General Section of the COA's must be met, or variance approvals must be granted by SVP. The developers' work drawing shall include but is not limited to: SVP substructure for primary, low voltage, streetlight, and fiber facilities. SVP facilities may extend off-site to the nearest utility connection point to tie-in with existing infrastructure as deemed necessary by SVP.

SVP4. Encroachment Permit: Prior to issuance of Building Permits, the applicant shall submit an encroachment permit application with an approved SVP Developers Work Drawing for construction of electric utilities that comply with the latest edition of SVP Standards and Rules and Regulations, Electric Notes, and Electric Standard Details and Specifications

SVP5. Applicants Switchgear: All applicant main switchgear with SVP meters must meet EUSERC standards and be approved by SVP's meter shop prior to ordering. Switchgear for 12KV gear must have batteries sized for 4 hours of operation, no capacitive tripping, and 2 sets of relays, CTs, & PTs for each main. All double ended switchgear with a tie breaker, must include a kirk-key interlock scheme and an SVP provided warning label for the operation of the main tiebreaker.

SVP6. AMI/Fiber Building Requirements: All projects implementing high rise metering and multi-floor infrastructure requirements shall meet the requirements outlined in UG 0250 & FO1901.

DURING CONSTRUCTION -- PRIOR TO OCCUPANCY

SVP7. **Easements**: Prior to the City's issuance of Building or Grading Permits, the applicant shall provide a dedicated underground electric utility easement (U.G.E.E) around the electric onsite facilities (Not a P.U.E). The electric utility easement shall be a minimum of 10 feet wide around conduit and 5' minimum around equipment and vault/manhole pads. Additionally, the applicant shall submit plans defining existing easements so Electric Division can verify if there are any conflicts with new proposed easements or improvements. The Applicant shall grant to the City, without cost, all

easements and/or right of way necessary for serving the property of the Applicant and for the installation of utilities (Santa Clara City Code chapter 17.15.110).

SVP8. **Coordination Study:** For any services taken at 12KV, a coordination study will need to be conducted by the applicant prior to energizing the service.

SVP9. **Applicants Switchgear:** Applicants' switchgear will be inspected on site by SVP to ensure compliance with approved switchgear drawings. Electric meters and main disconnects shall be installed per Silicon Valley Power Standard MS-G7, Rev. 2.

SVP10. **Electric Facilities:** Prior to the City's issuance of Occupancy, the applicant shall construct all electric utilities per the approved SVP Developers Work Drawing. SVP will inspect all electric utility installations and all other improvements encroaching on electric facilities.

SVP11. **Municipal Fee's:** Prior to electric service energization, all applicable fees per the City of Santa Clara's Municipal Fee Schedule shall be paid by the applicant.

SVP12. **Costs & Expenses:** Unless expressly stated otherwise or covered by a fee to be paid by the applicant, applicant shall be responsible for all costs and expenses associated with fulfilling these conditions of approval.

OPERATIONAL CONDITIONS – AFTER BUILDING CERTIFICATION OF OCCUPANY

SVP13. **Access:** SVP will require 24-hour unobstructed access to all SVP equipment which includes: manholes, transformers, vaults, switches, meters, indoor electrical rooms with SVP owned equipment etc.

GENERAL

SVP14. **Applicant Design Process:** available to Applicants to expedite distribution electric substructure design.

SVP15. **SVP Rules and Regulations:** Applicant shall comply with all applicable SVP rules, regulations, standards, guidelines, and requirements, as may be amended from time to time.

SVP16. **SVP Equipment Clearances:**

a. **Access Doors:** Ten (10) foot minimum clearance in front of equipment access doors.
b. **Pad Sides:** Five (5) foot minimum clearance from pad on sides without access doors.
c. **Truck Access:** Eighteen (18) foot minimum width on one side of the equipment pad for truck access.
d. **Barrier pipes:** (on sides accessible to vehicles)
    i. Thirty (30) inches from equipment sides.
    ii. Forty-Eight (48) inches in front of access doors. (use removable bollards)

SVP17. **SVP Conduit Clearances:**

a. **Longitudinal**: Five (5) foot minimum between new conduits/piping and existing/proposed SVP conduits.
b. **Vertical**: Twelve (12) inch minimum between new conduit/pipes perpendicular to existing SVP conduits.
c. **Poles/Posts**: Three (3) foot six (6) inches clearance required from poles (electrolier, guy stub, service clearance, self-supporting steel, and light poles), except for riser conduits. This is reduced to a three (3) foot minimum for posts (signposts, barrier pipes, bollards, fence posts, and other similar posts).
d. **Structures:** Five (5) foot minimum is required from walls, footings, retaining walls, landscape planter, or similar permanent structures.

e. **Subsurface Facilities:** Five (5) foot minimum from new splice boxes, pull boxes, manholes, vaults, or similar subsurface facilities.
f. **Fire Hydrant:** Five (5) foot minimum from fire hydrant thrust block. (Extends 5 feet on either side of the hydrant in line with the radial water pipe connected to the hydrant).

SVP18. **SVP Vault/Manhole Clearances:**
a. Ten (10) foot minimum between adjacent Vaults or Manholes.
b. Three (3) foot minimum from face of curb. (bollards required for vaults).

SVP19. **SVP Guy Anchor Clearances:** Five (5) foot minimum clearance is required between the center of anchor line and any excavation area.

SVP20. **Tree Clearances:**
a. **Conduits:** Five (5) foot minimum to tree root barrier or other subsurface wall or structure.
b. **Equipment:** Five (5) foot minimum to tree root barrier. The tree canopy drip line cannot be over the SVP equipment.
c. **Subsurface Facilities:** Five (5) foot minimum to any electric department facilities. Any existing trees in conflict will have to be removed.
d. **Easements:** No trees shall be planted in SVP's U.G.E.E or P.U.E's.

SVP21. **Transformer & Switch Placement:** these devices and pads may only be located outdoors. Clearances to buildings are defined in UG1225. All projects are to assume mineral oil fluid, unless otherwise approved by SVP.

SVP22. **SVP Standards.** Applicant shall comply with the following SVP standards (as may be amended or supplemented).
a. UG1000 - Installation of Underground Substructures by Developers
b. UG1250 – Encroachment Permit Clearances from Electric Facilities
c. UG0339 – Remote Switch Pad
d. OH1230 – Tree Clearances from Overhead Electric Lines
e. SD1235 – Tree Planting Requirements Near Underground Electric Facilities
f. UG1225 – Pad mounted Equipment Clearances and Protection
g. UG0250 – High Density Residential Metering Requirements
h. FO-1901 – Fiber Optic Splicing and Testing Methods
i. SVP Rules and Regulations – Latest Edition

SVP23. **SVP Standards, Miscellaneous:**
a. In the case of podium-style construction, all SVP facilities and conduit systems must be located on solid ground (aka "real dirt") and cannot be supported on parking garage ceilings or placed on top of structures.
b. No splice boxes are allowed between the SVP utility connection point and the applicants main switch board.
c. SVP does not utilize any sub-surface (below grade) devices in its system. This includes transformers, switches, etc.

SVP24. **Meter Locations:**
a. For condominium or apartment, all electric meters and service disconnects shall be grouped at one location, outside of the building or in a accessible utility room. If they are townhomes or single-family residences, then each unit shall have its own meter, located on the structure. A double hasp locking arrangement shall be provided on the main switchboard door(s). Utility room door(s) shall have a double hasp locking arrangement or a lock box shall be provided. Utility room door(s) shall not be alarmed.

b. All interior meter rooms at ground level are to have direct, outside access through only ONE door. Interior electric rooms must be enclosed in a dedicated electric room and cannot be in an open warehouse or office space.

SVP25. **Underground Service Entrance**

a. (277/480V Service or Lower) Underground service entrance conduits and conductors shall be "privately" owned, maintained, and installed per City Building Inspection Division Codes to the SVP defined utility connection point.
b. (12KV Service) SVP terminates cable on the applicant owned switchgear.
c. No cross-parcel distribution is allowed. SVP service points must be within the parcels that they serve.

SVP26. **Code Sections:**

a. The Applicant shall provide and install electric facilities per Santa Clara City Code chapter **17.15.210.**

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

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

SVP27. **Existing Facilities:**

a. All existing SVP facilities, onsite or offsite, are to remain unless specifically addressed by SVP personnel in a separate document. It is the Applicants responsibility to maintain all clearances from equipment and easements. The Applicant may contact SVP outside of the PCC process for clear definitions of these clearance requirements. Applicant should not assume that SVP will be removing any existing facilities without detailed design drawings from SVP indicating potential removals. Simply indicating that SVP facilities are to be removed or relocated on conceptual plans does not imply that this action has been approved by SVP.
b. Any relocation of existing electric facilities shall be at Applicants expense.

SVP28. **Generators:** Non-Utility Generator equipment shall not operate in parallel with the electric utility, unless approved and reviewed by the Electric Engineering Division. All switching operations shall be "Open-Transition-Mode", unless specifically authorized by SVP Electric Engineering Division. A Generating Facility Interconnection Application must be submitted with building permit plans. Review process may take several months depending on size and type of generator. No interconnection of a generation facility with SVP is allowed without written authorization from SVP Electric Engineering Division.

WATER & SEWER DEPARTMENT

DESIGN / PERFORMANCE -- PRIOR TO ISSUANCE OF BUILDING PERMIT

W1. **Related Approvals.** Applicant shall comply with all related City approvals, entitlements, permits, or requirements associated with the subject property, unless explicitly superseded or revised by the Director of Water and Sewer Utilities.

W2. **Separate Services.** Applicant shall provide separate water, recycled water, sanitary sewer, and fire services connected to a public main in the public right-of-way services for each parcel to the satisfaction of the Director of Water & Sewer Utilities. Different types of water and recycled water use (domestic, irrigation, fire) shall be served by separate water services, each separately tapped at the water main. Services cannot cross a different parcel than the one it serves. No parcel shall be created that requires an easement from an adjacent parcel in order to be served. Tapping on existing fire service line(s) is prohibited. Approved backflow prevention device(s) are required on all potable water services.

W3. **Easements.** Prior to City's issuance of Building or Grading Permits, the applicant shall provide a dedicated water utility easement around the backflow prevention device onsite. The water utility easement for the water services and all other public water appurtenances shall be a minimum 15 feet wide and be adjacent to the public right-of-way without overlapping any public utility easement. Additionally, the applicant shall submit plans defining existing easements so Water Division can verify if there are any conflicts with proposed easements and water utilities.

W4. **Encroachment Permit.** Prior to issuance of Building Permits, the applicant shall submit an encroachment permit application and design plans for construction of water utilities that comply with the latest edition of the Water & Sewer Utilities Water Service and Use Rules and Regulations, Water System Notes, and Water Standard Details and Specifications. In addition, prior to the City's issuance of Occupancy, the applicant shall construct all public water utilities per the approved plans. The Water & Sewer Utilities will inspect all public water utility installations and all other improvements encroaching public water utilities.

W5. **Utility Design Plans.** Utility Design Plans shall indicate the pipe material and the size of existing water, recycled water and sewer main(s). The plans shall show the nearest existing fire hydrant and the two nearest existing water main line gate valves near the project area. The plans shall show meter and backflow configurations to scale and per City of Santa Clara Water & Sewer Utilities Standard Details. Note that all new water meters and backflow prevention devices shall be located behind the sidewalk in a landscape area. Fire hydrants should be located two feet behind monolithic sidewalk if sidewalk is present; two feet behind face of curb if no sidewalk is present, per City Std Detail 18. The plans shall provide the profile section details for utilities crossing water, sewer, or recycled water mains to ensure a 12" minimum vertical clearance is maintained.

W6. **Utility Separations.** Applicant shall adhere to and provide a note indicating that all horizontal and vertical clearances comply with State and local regulations. The applicant shall maintain a minimum 12" of vertical clearance at water service crossing with other utilities, and all required minimum horizontal clearances from water services: 10' from sanitary sewer utilities, 10' from recycled water utilities, 8' from storm drain utilities, 5' from fire and other water utilities, 3' from abandoned water services, 5' from gas and electric utilities, and 5' from the edge of the propose or existing driveway. For sanitary sewer, water, and recycled water utilities, the applicant shall maintain a minimum horizontal clearance of 10' from existing and proposed trees. If applicant installs tree root barriers, clearance from tree reduces to 5' (clearance must be from the edge of tree root barrier to edge of water facilities). No structures (fencing, foundation, biofiltration swales, etc.) allowed over sanitary sewer, potable water and/or recycled water utilities and easements.

W7. **Separate Services.** Applicant shall submit plans showing proposed water, recycled water, sanitary sewer, and fire services connected to a public main in the public right-of-way to the satisfaction of the Director of Water & Sewer Utilities. Different types of water and recycled water use (domestic, irrigation, fire) shall be served by separate water services, each separately tapped at the water main. Tapping on existing fire service line(s) is prohibited. Approved backflow prevention device(s) are required on all potable water services.

W8. **City Standard Meters and Backflows.** All proposed meters and backflows for all water services shall meet the current City of Santa Clara Water & Sewer Utilities Standard Details. Plans shall show meter and backflow configurations to scale.

W9. **Existing Services.** The applicant must indicate the disposition of all existing water and sewer services and mains on the plans. If the existing services will not be used, then the applicant shall properly abandon these services to the main per Water & Sewer Utilities standards and install a new service to accommodate the water needs of the project. The applicant shall bear the cost of any relocation or abandonment of existing Water Department facilities required for project construction to the satisfaction of the Director of Water and Sewer Utilities.

W10. **On-Site Storm Drain Treatment.** Prior to issuance of Building Permit, the applicant shall submit plans showing any onsite storm water treatment system. The plan shall include a section detail of the treatment system. No water, sewer, or recycled water facilities shall be located within 5-feet of any storm water treatment system.

W11. **Water Usage.** Prior to the issuance of Building Permits, the applicant shall provide documentation of water usage so the Water Division can verify the appropriate size of all proposed water meters. Please note that if the existing water services are incapable of supplying the water needs to the site, the existing services shall be abandoned, and new separate dedicated water services shall be provided for each use (domestic and irrigation).

W12. **Landscaping.** All the landscaping for the project shall comply with the California Water Conservation in Landscaping Act, Government Code Section 65591 et. seq. All plants shall be either California native or non-invasive, low water-using or moderate water-using plants. High water-using plants and nonfunctional turf are prohibited.

W13. **Water Features.** Prior to issuance of Building Permits, the applicant shall submit plan details for all water features (including but not limited to fountains and ponds) designed to include provisions for operating the system without City potable water supply and capable of being physically disconnected from source of potable water supply during City declared water conservation periods, to the satisfaction of the Director of the Water & Sewer Utilities. Decorative water features may be permanently connected to the City's recycled water supply.

W14. **Easements.** Prior to City's issuance of Building or Grading Permits, the applicant shall provide a dedicated water utility easement around the backflow prevention device onsite. The water utility easement for the water services and all other public water appurtenances shall be a minimum 15 feet wide and be adjacent to the public right-of-way without overlapping any public utility easement. Additionally, the applicant shall submit plans defining existing easements so Water Division can verify if there are any conflicts with proposed easements and water utilities.

W15. **Underground Fire Permit.** Prior to issuance of Building Permits, applicant shall submit an underground fire permit unless otherwise waived by the Fire Department. If fire flow information is needed, applicant shall coordinate with Water and Sewer Utilities Department, for fire flow information at (408)615-2000. A dedicated fire service line, with an approved backflow prevention device, shall be used for on-site fire hydrants. Fire service lines required for commercial and industrial use shall be sized appropriately per fire flow demand and code requirements.

DURING CONSTRUCTION

W16. **City Standard Meters and Backflow Installation.** No meters or backflows shall be installed prior to establishment of water service account with the Municipal Services Division of the Finance Department. The applicant shall provide a copy of the account information to the Water and Sewer Utilities Department Inspector and Meter Shop prior to installation of any meter or backflow. All meters and backflows approved for installation shall be tested prior to use. Water service connections shall not be used prior to authorization by the Water and Sewer Utilities inspector.

W17. **Construction Water.** This project shall use recycled water for all construction water needs for onsite and offsite construction.

W18. **Water Shortage Response Actions.** Pursuant to the City of Santa Clara's Urban Water Management Plan, during times of drought or water shortage, the City implements water shortage response actions in accordance with the level of water shortage declared. All construction activities and all new irrigation connections are subject to the Water Shortage Response Actions in effect at the time of construction and connection of the irrigation service.

Water Shortage Response Actions for Stage 2 and higher include water use restrictions that limit the use of potable water such as:

a. prohibiting the installation of new potable water irrigation services. new irrigation connections, construction, and dust control.
b. restrict the use of potable water used for construction and dust control if recycled water is available.

This project is subject to all the requirements and restrictions of the Water Shortage Response Actions in place or adopted during the duration of the project. For more information, visit the City of Santa Clara Water & Sewer Utilities website at www.santaclaraca.gov/waterconservation.

PRIOR TO FINAL OF BUILDING PERMIT

W19. **Record Drawings.** Upon completion of construction and prior to the City's issuance of a Certificate of Occupancy, the applicant shall provide "as-built" drawings of the public water utility infrastructure prepared by a registered civil engineer to the satisfaction of the Director of Water & Sewer Utilities Department.

W20. **Conditional Releases.** The applicant shall comply with all the requirements of any building permit conditional release requirements.

KEY:

G = General
P = Planning Division
BD = Building Division
H = Housing & Community Services Division
F = Fire Department
PR = Parks & Recreation Department
PD = Police Department
E = Engineering Division
Streets Division (Landscape, Solid Waste, and Stormwater)
L = Landscape
SW = Solid Waste
ST = Stormwater
SVP = Silicon Valley Power
W = Water & Sewer Department

ACKNOWLEDGEMENT AND ACCEPTANCE OF CONDITIONS OF APPROVAL

Permittee/Property Owner

The undersigned agrees to each condition of approval and acknowledges and hereby agrees to use the project property on the terms and conditions set forth in this permit.

Signature: _____

Printed Name: _____

Relationship to Property: _____

Date: _____

Pursuant to Santa Clara City Code 18.128.100, the applicant shall return this document to the Department, properly signed and dated, within 30-days following the date of the Acknowledgement.

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE, OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITH THE SUBDIVISION SHOWN UPON THE HEREIN MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENTS ARE NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY; THAT WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE, ALSO HEREBY DEDICATE TO THE CITY OF SANTA CLARA EASEMENTS IN, ON, OVER, UNDER, ALONG AND ACROSS THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED HEREON AS "W.L.E." (WATER LINE EASEMENT) FOR THE PURPOSE OF CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, REPAIRING AND REPLACING WATER DISTRIBUTION SYSTEM FACILITIES AND APPURTENANCES THERETO, SAID EASEMENT SHALL BE KEPT OPEN AND FREEN FROM TREES, BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT IRRIGATION SYSTEMS AND APPURTENANCES THERETO, AND LAWFUL FENCES. NO PRIVATE OR OTHER PUBLIC UTILITIES SHALL BE PLACED IN THE "W.L.E." EXCEPT FOR PURPOSE OF CROSSING. THE CITY SHALL HAVE RIGHT OF ACCESS ACROSS AND/OR ALONG THE ADJOINING PROPERTY FOR THE PURPOSE OF MAINTAINING, REPLACING, ADDING TO, OR REMOVAL OF ITS FACILITIES.

WE ALSO HEREBY DEDICATE TO THE CITY OF SANTA CLARA EXCLUSIVE EASEMENTS, IN, ON, OVER, UNDER, ALONG AND ACROSS THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED HEREON AS "U.G.E.E." (UNDERGROUND ELECTRICAL EASEMENT) FOR THE PURPOSE OF CONSTRUCTING AND RECONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, REPAIRING, AND/OR REPLACING UNDERGROUND ELECTRICAL DISTRIBUTION AND/OR COMMUNICATION SYSTEMS, AND APPURTENANCES. THE UNDERGROUND SYSTEMS WILL CONSIST OF CONDUITS, CABLES, VAULTS AND SPLICE BOXES INSTALLED FLUSH WITH OR BELOW GRADE AND OTHER NECESSARY APPURTENANCES. TRANSFORMERS AND SWITCHES WILL BE MOUNTED ABOVE GRADE ON A CONCRETE PAD. THE ABOVE MENTIONED UNDERGROUND ELECTRICAL EASEMENT SHALL BE KEPT OPEN AND FREE FROM TREES, BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT IRRIGATION SYSTEMS, APPURTENANCES THERETO, AND LAWFUL FENCES. NO PRIVATE OR OTHER PUBLIC UTILITIES SHALL BE PLACED IN THE "U.G.E.E" EXCEPT FOR PURPOSE OF CROSSING, AND EXCEPT THOSE UTILITIES SHOWN ON THE PLANS REVIEWED AND APPROVED BY THE CITY OF SANTA CLARA IN CONJUNCTION WITH THIS SUBDIVISION. THE CITY SHALL HAVE RIGHT OF ACCESS ACROSS AND/OR ALONG THE ADJOINING PROPERTY FOR THE PURPOSE OF MAINTAINING, REPLACING, ADDING TO, OR REMOVAL OF ITS FACILITIES.

WE ALSO HEREBY DEDICATE TO PUBLIC USE EASEMENTS FOR PUBLIC UTILITY PURPOSES IN, ON, UNDER, OVER, ALONG, AND ACROSS THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED HEREON AS "P.U.E." (PUBLIC UTILITY EASEMENT). THE ABOVE MENTIONED PUBLIC UTILITY EASEMENTS SHALL BE KEPT OPEN AND FREE FROM TREES, BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT PUBLIC UTILITY STRUCTURES AND APPURTENANCES THERETO, IRRIGATION SYSTEMS AND APPURTENANCE THERETO, AND LAWFUL FENCES. ADDITIONALLY, THE PRIVATE STORM DRAIN FACILITIES, PRIVATE SANITARY SEWER FACILITIES, PRIVATE ELECTRIC FACILITIES AND PRIVATE WATER FACILITIES AS SHOWN ON THE PLANS REVIEWED & APPROVED BY THE CITY OF SANTA CLARA IN CONJUNCTION WITH THIS SUBDIVISION SHALL ALSO BE PERMITTED IN SAID P.U.E.. ANY FUTURE PRIVATE FACILITIES INSTALLATION WITHIN SAID P.U.E. SHALL BE SUBJECT TO THE CITY OF SANTA CLARA ENCROACHMENT AGREEMENT APPLICATION PROCESS. THE PUBLIC UTILITIES SHALL HAVE RIGHT OF ACCESS ACROSS AND/OR ALONG THE ADJOINING PROPERTY FOR THE PURPOSE OF MAINTENANCE, REPLACING, ADDING TO, OR REMOVAL OF THEIR FACILITIES.

WE ALSO HEREBY DEDICATE TO THE CITY OF SANTA CLARA EASEMENTS FOR EMERGENCY VEHICLE ACCESS PURPOSES ON, ALONG AND OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED HEREON AS "E.V.A.E." (EMERGENCY VEHICLE ACCESS EASEMENT). SAID EASEMENTS SHALL BE KEPT FREE AND CLEAR OF OBSTRUCTION OF ANY KIND, AND SHALL BE MAINTAINED SUCH THAT THE SURFACE SHALL SUPPORT EMERGENCY VEHICLE USE.

WE ALSO HEREBY DEDICATE TO THE CITY OF SANTA CLARA AN EASEMENT FOR RIGHT-OF-WAY FOR THE CONSTRUCTION, MAINTENANCE, AND PUBLIC USE OF A SIDEWALK WITHIN THE STRIP OF LAND DESIGNATED AND DELINEATED HEREON AS "S.W.E." (SIDEWALK EASEMENT). SAID EASEMENT SHALL BE KEPT FREE AND CLEAR OF OBSTRUCTION OF ANY KIND, EXCEPT UNDERGROUND PUBLIC UTILITY STRUCTURES, IRRIGATION SYSTEMS, AND APPURTENANCES THERETO THAT DO NOT INTERFERE WITH THE PURPOSE OF THE EASEMENT.

WE ALSO HEREBY RESERVE EASEMENTS FOR INGRESS AND EGRESS PURPOSES ON, ALONG AND OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED HEREON AS "P.I.E.E." (PRIVATE INGRESS, EGRESS EASEMENT). SAID EASEMENT SHALL BE KEPT FREE AND CLEAR OF OBSTRUCTION OF ANY KIND. SAID EASEMENT IS NOT OFFERED, NOR IS IT ACCEPTED FOR DEDICATION BY THE CITY OF SANTA CLARA.

WE ALSO HEREBY RESERVE AN EASEMENT FOR STORM DRAIN DESIGNATED AND DELINEATED AS "P.S.D.E" (PRIVATE STORM DRAIN EASEMENT), FOR THE INSTALLATION AND MAINTENANCE OF PRIVATE STORM DRAIN FACILITIES. SAID STORM DRAIN EASEMENT SHALL BE KEPT OPEN AND FREE FORM BUILDINGS, STRUCTURES AND FENCE OF ANY KIND EXCEPT IRRIGATION SYSTEMS AND APPURTENANCES THERETO. SAID EASEMENT IS NOT OFFERED, NOR IS IT ACCEPTED FOR DEDICATION BY THE CITY OF SANTA CLARA.

WE ALSO HEREBY RESERVE AN EASEMENT FOR SANITARY SEWER DESIGNATED AND DELINEATED AS "P.S.S.E" (PRIVATE SANITARY SEWER EASEMENT), FOR THE INSTALLATION EASEMENT SHALL BE KEPT OPEN AND FREE FROM BUILDINGS, STRUCTURES AND FENCE OF ANY KIND EXCEPT IRRIGATION SYSTEMS AND APPURTENANCES THERETO. SAID EASEMENT IS NOT OFFERED, NOR IS IT ACCEPTED FOR DEDICATION BY THE CITY OF SANTA CLARA.

WE ALSO HEREBY RESERVE EASEMENTS FOR FIRE LANE PURPOSES ON, ALONG AND OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED HEREON AS "F.L.E." (FIRE LANE EASEMENT). SAID EASEMENTS SHALL BE KEPT FREE AND CLEAR OF OBSTRUCTION OF ANY KIND. SAID EASEMENT IS NOT OFFERED, NOR IS IT ACCEPTED FOR DEDICATION BY THE CITY OF SANTA CLARA.

AS OWNER:

MASUD MAESUMI AND MOJGAN MAESUMI, AS TRUSTEES OF THE MASUD AND MOJGAN MAESUMI REVOCABLE TRUST, DATED AUGUST 31, 2005 AND VAL M. PASCUAL AND BEULAH A. PASCUAL, HIS WIFE AS JOINT TENANTS

BY: _____
NAME:
ITS:

BY: _____
NAME:
ITS:

BY: _____
NAME:
ITS:

TRACT NO. 10593

ONE LOT SUBDIVISION FOR
CONDOMINIUM PURPOSES
ELEVEN (11) RESIDENTIAL CONDOMINIUM UNITS

CONSISTING OF 3 SHEETS

BEING A PORTION OF QUITO RANCHO
BEING THE LANDS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED, RECORDED ON APRIL 17, 2019 AS DOCUMENT NO. 24157350 AND THE LANDS DESCRIBED IN THAT CERTAIN GRANT DEED, RECORDED ON OCTOBER 9, 1984 AS DOCUMENT NO. 8211443, OFFICIAL RECORDS OF SANTA CLARA COUNTY

LYING ENTIRELY WITHIN THE
CITY OF SANTA CLARA, SANTA CLARA COUNTY, CALIFORNIA

DATE: OCTOBER 2024

ADVANCED DEVELOPMENT
CIVIL ENGINEERING SURVEYING PLANNING
2933 BENJAMIN COURT, SAN JOSE, CA 95124
(408) 891-1689

OWNER'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

STATE OF CALIFORNIA)SS.
COUNTY OF _____)

ON _____ 20 ____, BEFORE ME, _____, A NOTARY PUBLIC,

PERSONALLY APPEARED_____,
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND SEAL:

NOTARY'S SIGNATURE: _____
NOTARY'S PRINTED NAME: _____
NOTARY'S PRINCIPAL PLACE OF BUSINESS: _____
NOTARY'S COMMISSION NUMBER: _____
NOTARY'S COMMISSION EXPIRATION DATE: _____

OWNER'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

STATE OF CALIFORNIA)SS.
COUNTY OF _____)

ON _____ 20 ____, BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____,
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:
SIGNATURE: _____
PRINTED NAME: _____
PRINCIPAL COUNTY OF BUSINESS: _____
COMMISSION NUMBER: _____
COMMISSION EXPIRATION DATE: _____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MASUD MAESUMI ON JUNE 6, 2023. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, AND THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THEY WILL BE SET IN SUCH POSITIONS ON OR BEFORE OCTOBER 30, 2026, AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

REGISTERED PROFESSIONAL ENGINEER
YAGHOUB SAIDIAN
No. 33509
CIVIL
STATE OF CALIFORNIA

_____ _____
DATE YAGHOUB SAIDIAN
R.C.E. No. 33509

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE HEREON FINAL MAP OF TRACT NO. 10593 AND I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

LICENSED LAND SURVEYOR
JAY S. FAHRION
No. 8207
STATE OF CALIFORNIA

_____ _____
DATE JAY S. FAHRION
CITY SURVEYOR
CITY OF SANTA CLARA
P.L.S. No. 8207

CITY ENGINEER'S STATEMENT

I HEREBY STATE THE HEREON FINAL MAP OF TRACT NO. 10593:

(1) HAVE EXAMINED THIS MAP.

(2) THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE VESTING TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF.

(3) ALL PROVISIONS AND CHAPTER 2 OF THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE VESTING TENTATIVE MAP HAVE BEEN COMPLIED WITH

REGISTERED PROFESSIONAL ENGINEER
GUSTAVO GOMEZ
No. 46627
CIVIL
STATE OF CALIFORNIA

_____ _____
DATE GUSTAVO GOMEZ
ACTING CITY ENGINEER
CITY OF SANTA CLARA
R.C.E. No. 46627

CITY CLERK'S STATEMENT

I HEREBY STATE THAT ON _____, 20___, THE CITY COUNCIL OF THE CITY OF SANTA CLARA, CALIFORNIA, DID APPROVE THE VESTING TENTATIVE OF THIS MAP AND ON _____, 20___ DID APPROVE THIS FINAL MAP AND ACCEPT ON BEHALF OF THE PUBLIC ALL EASEMENT DEDICATIONS REQUIRED AS A CONDITION OF APPROVAL OF SAID MAP AND IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION MADE HEREIN.

_____ _____
DATE JENNIFER YAMAGUMA
ACTING CITY CLERK AND EX-OFFICIO
CLERK OF THE CITY COUNCIL
OF THE CITY OF SANTA CLARA
CALIFORNIA

COUNTY RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20___, AT _____ _.M.

IN BOOK _____ OF MAPS, AT PAGES _____, SANTA CLARA COUNTY RECORDS,

AT THE REQUEST OF FIDELITY NATIONAL TITLE COMPANY.

FILE NO. _____ _____
COUNTY RECORDER
SANTA CLARA COUNTY, CALIFORNIA

FEE: $_____ BY: _____
DEPUTY

SAM22-0002 / PLN21-15320

OWNER'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

STATE OF CALIFORNIA)SS.
COUNTY OF _____)

ON _____ 20 ____, BEFORE ME, _____, A NOTARY PUBLIC,

PERSONALLY APPEARED_____,
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND SEAL:

NOTARY'S SIGNATURE: _____
NOTARY'S PRINTED NAME: _____
NOTARY'S PRINCIPAL PLACE OF BUSINESS: _____
NOTARY'S COMMISSION NUMBER: _____
NOTARY'S COMMISSION EXPIRATION DATE: _____

TRACT NO. 10593

ONE LOT SUBDIVISION FOR
CONDOMINIUM PURPOSES
ELEVEN (11) RESIDENTIAL CONDOMINIUM UNITS

CONSISTING OF 3 SHEETS

BEING A PORTION OF QUITO RANCHO
BEING THE LANDS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED, RECORDED ON APRIL 17, 2019 AS DOCUMENT NO. 24157350 AND THE LANDS DESCRIBED IN THAT CERTAIN GRANT DEED, RECORDED ON OCTOBER 9, 1984 AS DOCUMENT NO. 8211443, OFFICIAL RECORDS OF SANTA CLARA COUNTY

LYING ENTIRELY WITHIN THE
CITY OF SANTA CLARA, SANTA CLARA COUNTY, CALIFORNIA

DATE: OCTOBER 2024

ADVANCED DEVELOPMENT
CIVIL ENGINEERING SURVEYING PLANNING
2933 BENJAMIN COURT, SAN JOSE, CA 95124
(408) 891-1689

BENEFICIARY'S STATEMENT

WASHINGTON MUTUAL BANK, FL, UNDER THAT CERTAIN DEED OF TRUST, RECORDED APRIL 23, 2004, AS DOCUMENT NO. 17739954, OFFICIAL RECORDS OF SANTA CLARA COUNTY, ENCUMBERING THE LAND HEREIN SHOWN, HEREBY CONSENTS TO THE MAKING AND FILING OF THIS MAP.

BY: _____
NAME: _____
ITS: _____

BENEFICIARY'S STATEMENT

U.S. BANK, N.A., UNDER THAT CERTAIN DEED OF TRUST, RECORDED SEPTEMBER 9, 2015, AS DOCUMENT NO. 23075240, OFFICIAL RECORDS OF SANTA CLARA COUNTY, ENCUMBERING THE LAND HEREIN SHOWN, HEREBY CONSENTS TO THE MAKING AND FILING OF THIS MAP.

BY: _____
NAME: _____
ITS: _____

BENEFICIARY'S ACKNOWLEDGMENT

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STATE OF CALIFORNIA)SS.
COUNTY OF _____)

ON _____ 20 ____, BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____,
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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WITNESS MY HAND:
SIGNATURE: _____
PRINTED NAME: _____
PRINCIPAL COUNTY OF BUSINESS: _____
COMMISSION NUMBER: _____
COMMISSION EXPIRATION DATE: _____

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STATE OF CALIFORNIA)SS.
COUNTY OF _____)

ON _____ 20 ____, BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____,
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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SIGNATURE: _____
PRINTED NAME: _____
PRINCIPAL COUNTY OF BUSINESS: _____
COMMISSION NUMBER: _____
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TRACT NO. 10593

ONE LOT SUBDIVISION FOR
CONDOMINIUM PURPOSES
ELEVEN (11) RESIDENTIAL CONDOMINIUM UNITS

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BEING THE LANDS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED, RECORDED ON APRIL 17, 2019 AS DOCUMENT NO. 24157350 AND THE LANDS DESCRIBED IN THAT CERTAIN GRANT DEED, RECORDED ON OCTOBER 9, 1984 AS DOCUMENT NO. 8211443, OFFICIAL RECORDS OF SANTA CLARA COUNTY

LYING ENTIRELY WITHIN THE
CITY OF SANTA CLARA, SANTA CLARA COUNTY, CALIFORNIA

SCALE: 1" = 20' DATE: OCTOBER 2024

ADVANCED DEVELOPMENT
CIVIL ENGINEERING SURVEYING PLANNING
2933 BENJAMIN COURT, SAN JOSE, CA 95124
(408) 891-1689

BASIS OF BEARING

THE BEARING OF NORTH, ALONG THE CENTERLINE OF POMEROY AVENUE, AS SHOWN UPON THAT CERTAIN SUBDIVISION MAP ENTITLED "SUN-GLO ESTATES UNIT NO. 1 TRACT NO. 1313", FILED FOR RECORD IN BOOK 50 OF MAPS AT PAGES 16 AND 17, SANTA CLARA COUNTY RECORDS.

NOTES

1. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. THE DISTINCTIVE BORDER DENOTES THE BOUNDARY OF SUBDIVISION BY THIS MAP AND CONTAINS 21,000 SQUARE FEET OR 0.482 ACRES, MORE OR LESS.

REFERENCED DOCUMENT

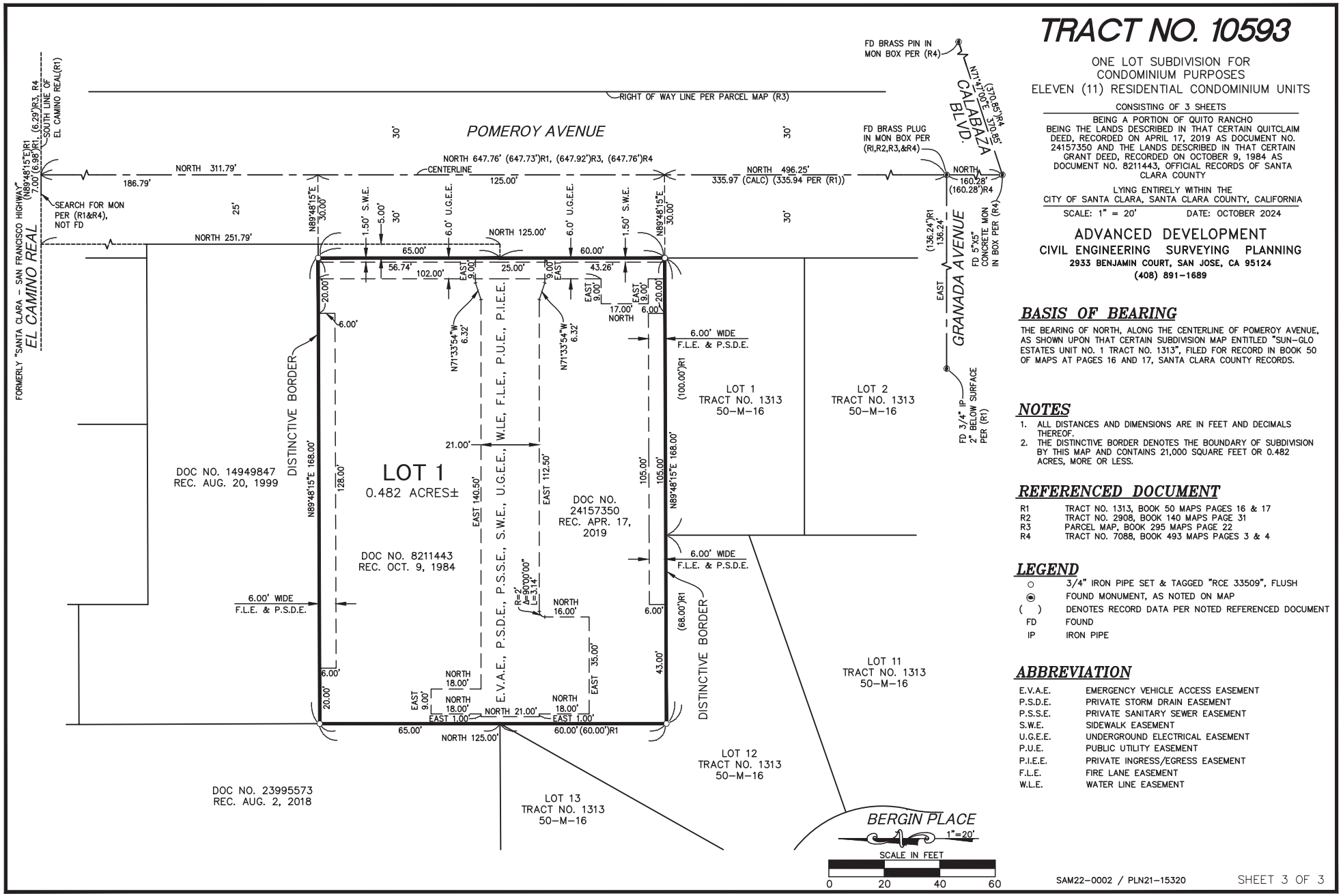
R1	TRACT NO. 1313, BOOK 50 MAPS PAGES 16 & 17
R2	TRACT NO. 2908, BOOK 140 MAPS PAGE 31
R3	PARCEL MAP, BOOK 295 MAPS PAGE 22
R4	TRACT NO. 7088, BOOK 493 MAPS PAGES 3 & 4

LEGEND

○	3/4" IRON PIPE SET & TAGGED "RCE 33509", FLUSH
◉	FOUND MONUMENT, AS NOTED ON MAP
( )	DENOTES RECORD DATA PER NOTED REFERENCED DOCUMENT
FD	FOUND
IP	IRON PIPE

ABBREVIATION

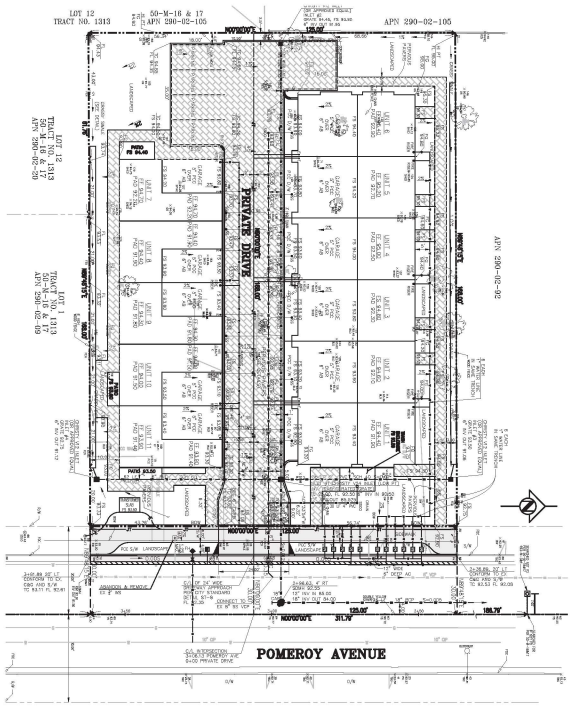
E.V.A.E.	EMERGENCY VEHICLE ACCESS EASEMENT
P.S.D.E.	PRIVATE STORM DRAIN EASEMENT
P.S.S.E.	PRIVATE SANITARY SEWER EASEMENT
S.W.E.	SIDEWALK EASEMENT
U.G.E.E.	UNDERGROUND ELECTRICAL EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
P.I.E.E.	PRIVATE INGRESS/EGRESS EASEMENT
F.L.E.	FIRE LANE EASEMENT
W.L.E.	WATER LINE EASEMENT



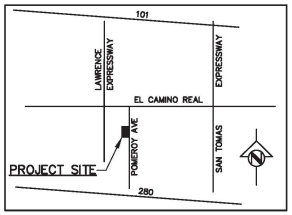
IMPROVEMENT PLAN
FOR TRACT NO. 10593
SANTA CLARA, CALIFORNIA

GENERAL NOTES:

1. **All materials and workmanship shall conform to the City's Standard Detail**s, Standard Specifications, and General Requirements.
2. Contractor shall secure an Encroachment Permit from the City Engineering Department and pay appropriate fee prior to commencement of work. All work within the public right-of-way shall be done under a single Encroachment Permit.
3. **It is the Contractor's responsibility to verify the location of all existing utilities with the appropriate utility agencies** prior to the commencement of construction. Contractor shall notify all public and private utility owners 48 hours prior to commencement of work adjacent to the utility. Contact Underground Service Alert (USA) at 811 or 800-227-2600.
4. The Contractor shall notify, by circular, all business establishments and residences located in areas affected by the work at least forty-eight (48) hours prior to start of construction. Circular shall be subject to the approval of the City Engineer.
5. Unless otherwise directed by the City Engineer in the field: at each location where new curb/gutter is to be installed on an existing street (driveway installation, driveway abandonment, curb ramp installation, curb face drainage installation, etc.) pavement reconstruction shall be required. An 18-inch wide band of pavement shall be removed and replaced along the entire length of curb/gutter installation. Removal depth (saw cuts required) shall be to the base material on streets with A.C. or P.C.C. pavement four (4) inches or less in thickness. Removal depth shall be two (2) inches minimum on streets with A.C. (grind) and four (4) inches minimum on streets with P.C.C. (saw cut) pavement thickness greater than four (4) inches. Replace with A.C. or P.C.C. (dowels required) to match existing pavement.
6. All sidewalk, curb, and gutter damaged as a result of the project shall be removed and replaced to the nearest score mark or as directed by the City Engineer. Installation of new sidewalk, curb and gutter against existing improvements shall require a sidewalk contact joint (dowels required).
7. Partial replacement of a driveway is not allowed. A driveway that has been cut or damaged must be replaced in its entirety. The new replacement driveway must meet current City Standards which may affect on-site improvements and/or require a sidewalk easement.
8. Slurry seal shall be required on all new street pavement (e.g., trench work, potholes, and street widenings). Slurry seal shall extend twelve inches beyond the limit of pavement reconstruction.
9. All manholes, valve boxes, monument boxes, and other structures in the pavement area shall be adjusted to finish grade before paving final lift.
10. Grade breaks on curbs on sidewalks are to be rounded off on form work and finished surfacing.
11. The contractor shall be responsible for the preservation and/or perpetuation of existing survey monuments (curb tags, iron pipes, street monuments, etc.) noted on the plans or found during construction per Section 8771of the California Business and Professions Code. If a survey monument has the potential of being disturbed or within 3 feet of the Work, the monument shall be located, referenced, and a corner record shall be filed with the Santa Clara County Surveyor, and a duplicate of the corner record shall be submitted to the City Engineer prior to the start of construction. Should any survey monument be damaged or destroyed during construction, the contractor shall re-establish said monument per City standard, file a corner record with the Santa Clara County Surveyor, and submit a duplicate of the corner record to the City Engineer prior to final project notice of completion issued by the Department of Public Works. The contractor shall, at his/her expense, hire a licensed professional civil engineer authorized to practice land surveying or land surveyor to perform the work.
12. All surplus and unsuitable material shall be removed from public right-of-way.
13. Contractor shall provide adequate dust control and keep mud and debris off the public right-of-way at all times.
14. All trenches and excavations shall be constructed in strict compliance with the applicable sections of California and Federal O.S.H.A. requirements and other applicable safety ordinances. Contractor shall bear full responsibility for trench shoring design and installation.
15. Existing utilities shown are based upon record information and are approximate in location and depth. The Contractor shall pothole all existing utilities that may be affected by new facilities in this contract, verify actual location and depth, and report potential conflicts to the Engineer prior to excavating for new facilities.
16. Contractor shall perform his construction and operation in a manner, which will not allow harmful pollutants to enter the storm drain system. To ensure compliance, the Contractor shall implement the appropriate Best Management Practice (BMP) as outlined in the brochures **entitled "Best Management Practice for the Construction Industry"** issued by the Santa Clara Valley Nonpoint Source Pollution Control Program, to suit the construction site and job condition.
17. Overnight parking of construction equipment in the public right-of-way shall not be permitted, except at location(s) approved by the City Traffic Engineer.
18. All sanitary sewer and/or storm drain mains to be abandoned shall be filled with sand or control density fill (CDF) **and plugged at each end with a 6" thick wall of Class "A" P.C.C.**
19. Abandonment of sanitary sewer lateral at the property line shall include the complete removal of the Christy Box, all **vertical pipes and the 45° Wye. The remaining lateral ends shall be plugged with 6" thick wall of Class "A" P.C.C.,** ensuring no concrete enters the main. Abandonment of sanitary sewer lateral at the main will occur when lateral connects at a manhole or as determined by the City. **Plug the lateral end with 6" thick wall of Class "A" P.C.C., and** fill lateral with sand or control density fill (CDF), making a smooth trowel finish on the inside wall of the manhole for manhole connections.
20. Unless otherwise noted, Class 2 A.B. under curb, gutter, and street sections paved with asphalt concrete shall be compacted to 95% relative compaction (minimum).
21. Near completion of the Project, contractor shall replace damaged curb and gutter along Project frontage as directed by the City Engineer.



SITE PLAN
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

SHEET INDEX

1	COVER SHEET
2	GRADING & DRAINAGE AND UTILITY PLAN
3	PLAN & PROFILE – PRIVATE STREET
4	EROSION AND SEDIMENT CONTROL PLAN
5	STORMWATER CONTROL PLAN
6	STORMWATER NOTES AND DETAILS
7	TOPOGRAPHICAL AND RECORD BOUNDARY SURVEY PLAN
8	CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP's)

LEGEND

DESCRIPTION	PROPOSED	EXISTING
WHEELCHAIR RAMP		
SANITARY MANHOLE		
STORM MANHOLE		
CITY SURVEY MONUMENT		
STANDARD HOODED INLET	R	R
SANITARY SEWER	SS	SS
STORM SEWER	SD	SD
CENTER LINE		
PROPERTY LINE		
MATCH LINE	A MATCH LINE A	A A
GAS LINE	G	G
WATER LINE	W	W
JOINT TRENCH	JT	JT
GAS METER	G	G
WATER METER	W	W
GAS VALVE	G	G
WATER VALVE	W	W
EDGE OF PAVEMENT	Shade outline	
CURB AND GUTTER		
SIDEWALK		
DRIVEWAY		
PAVING CONFORM		
FIRE HYDRANT		
STREET SIGN	R1	R1
FENCE(TYPE)		
ELECTRICAL CONDUIT		
OVERHEAD CONDUCTORS		
PULL BOX		
UTILITY POLE		
ELECTROLIER		
PERVIOUS PAVER		

LEGAL DESCRIPTION

LOT ONE AS DESCRIBED AS "EXHIBIT A" IN A QUIT CLAIM DEED FILED FOR RECORD IN COUNTY OF SANTA CLARA RECORD DOC. # 24157350.
LOT TWO AS DESCRIBED AS "EXHIBIT A" IN GRANT DEED FILED FOR RECORD IN COUNTY OF SANTA CLARA RECORD DOC. # 8211443.
TOTAL NET AREA OF LOT ONE & TWO = 21,000 SF (0.482 AC±)

BASIS OF BEARING

THE BEARING N00°00'00"W, THE CENTERLINE/MONUMENT LINE OF POMEROY AVENUE, AS SHOWN UPON CERTAIN SUBDIVISION MAP ENTITLED "SUN–GLO ESTATES UNIT NO. 1 TRACT NO. 1313", FILED FOR RECORD IN BOOK 50 OF MAPS AT PAGES 16 & 17 OF SANTA CLARA COUNTY RECORDS WAS TAKEN AS BASIS OF ELEVATION FOR THIS MAP.

BASIS OF ELEVATION

CITY OF SANTA CLARA BENCH MARK NO. E–13
EL CAMINO REAL AND POMEROY AVENUE, NORTHWEST CORNER,
CHISELED CROSS ON SOUTHEAST BOLT IN TRAFFIC LIGHT BASE.
ELEVATION 91.06' NAVD 88 DATUM 2011

ABBREVIATIONS

A.B.	AGGREGATE BASE	M.H.	MANHOLE
A.C.	ASPHALT CONCRETE	MIN.	MINIMUM
B.C.	BEGINNING OF CURVE (HORIZONTAL)	M.V.C.	MIDDLE OF VERTICAL CURVE
B.O.W.	BACK OF WALK	M.W	MONITORING WELL
B.V.C.	BEGINNING OF VERTICAL CURVE	NO.	NUMBER
C.B.	CATCH BASIN	N.T.S.	NOT TO SCALE
C.L.F.	CHAIN LINK FENCE	P.C.C.	PORTLAND CEMENT CONCRETE
C.O.	CLEAN OUT	P.C.R.	POINT OF CURB RETURN
CONT.	CONTINUOUS	P.P.B.	PEDESTRIAN PUSH BUTTON
D.I.P.	DUCTILE IRON PIPE	P.V.C.	POLYVINYL CHLORIDE
D.S.	DOWNSPOUT	P.V.I.	POINT OF VERTICAL INTERSECTION
E.C.	END OF CURVE (HORIZONTAL)	R	RADIUS
ELEV.	ELEVATION	R.C.P.	REINFORCED CONCRETE PIPE
EXIST.	EXISTING	R/W	RIGHT–OF–WAY
E.V.C.	END OF VERTICAL CURVE	S	SLOPE
F.F.	FINISHED FLOOR ELEVATION	S.D.	STORM DRAIN
F.G.	FINISHED GRADE	S.D.M.H	STORM DRAIN MANHOLE
F.H.	FIRE HYDRANT	S.F.	SQUARE FEET
F.O.C.	FACE OF CURB	SHT.	SHEET
F.L.	FLOW LINE	S.S.M.H.	SANITARY SEWER MANHOLE
F.S.	FINISHED SURFACE	S.S.	SANITARY SEWER
G.B.	GRADE BREAK	S/W	SIDEWALK
G.V.	GATE VALVE	T.C.	TOP OF CURB
H.P.	HIGH POINT	TYP.	TYPICAL
I.D.	INSIDE DIAMETER	U.O.N.	UNLESS OTHERWISE NOTED
INV.	INVERT	V.C.	VERTICAL CURVE
J.P.	JOINT POLE	V.C.P.	VITRIFIED CLAY PIPE (EXTRA STRENGTH)
L.F.	LINEAL FEET	W	WATER
L.G.	LIP OF GUTTER	W.M.	WATER METER
L.P.	LOW POINT	W.V.	WATER VALVE
MAX.	MAXIMUM		

ADVANCED DEVELOPMENT
2939 BENJAMIN COURT
SAN JOSE, CALIFORNIA 95124
(408) 376 – 0570
JACOB SALDIVAR – CIVIL ENGINEER

Revision	Date	App'd	Description

COVER SHEET
TRACT NO. 10593
SANTA CLARA CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER JACOB SALDIVAR No. 33509 06/30/26 CIVIL OF CALIFORNIA

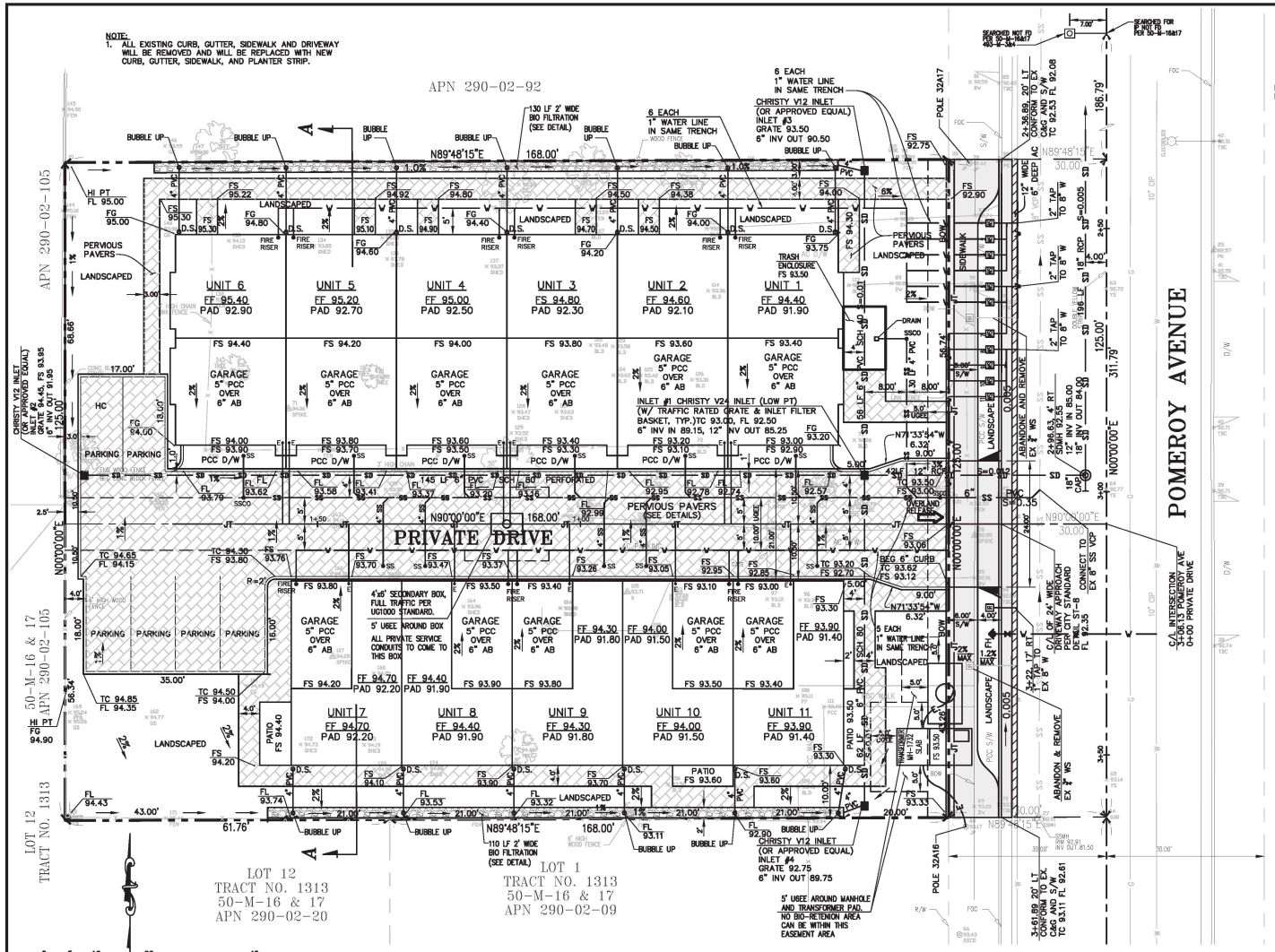
APPROVED BY: JACOB SALDIVAR

Checked:	JS
Drawn:	EA
Designed:	JS
Scale:	1" = 40'
Date:	08-19-2025

R.C.E. NO. 33509
REVISED: 06/30/26

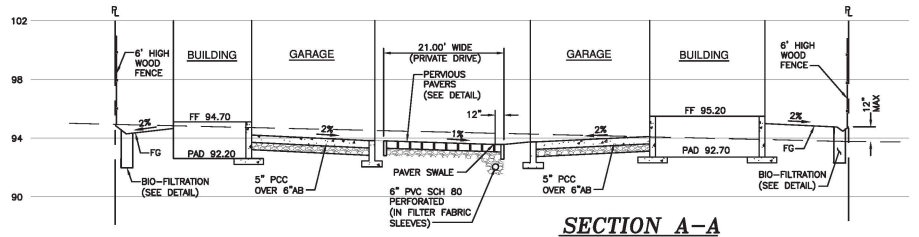
Sheet No. 1 of 8

Job No. 533



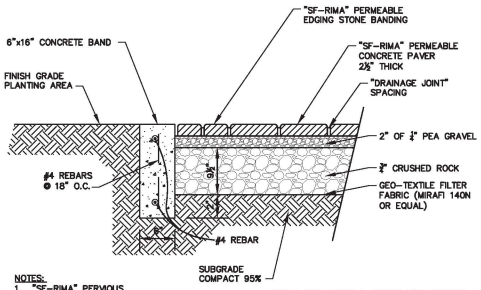
EARTHWORK SUMMARY

EXCAVATION BUILDING:	=	200 CY
EXCAVATION (PRIVATE DRIVE & PARKING):	=	230 CY
EMBANKMENT	=	0 CY
SHORTAGE:	=	0 CY
EXCESS:	=	430 CY



SECTION A–A

SCALE: H: 1"=10'
V: 1"=4'

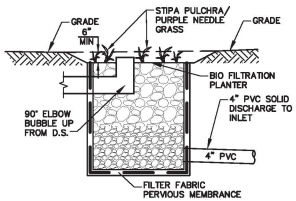


NOTES:
1. "SF-RIMA" PERVIOUS CONCRETE PAVING FROM – BASALITE 1-800-286-3670.
2. INSTALL PER MANUFACTURE SPECIFICATIONS.
3. COLOR – TAN/CHARCOAL.

NOTE: GEOTECHNICAL CONSULTANT SHOULD EVALUATE THE SUBGRADE CONDITION PRIOR TO INSTALLATION OF THE FILTER FABRIC AND IF SOFT SUBGRADE CONDITION ARE ENCOUNTERED, A GEOTEXTILE FABRIC MAY BE RECOMMENDED.

PERVIOUS CONCRETE PAVER DETAIL

NTS



BIO–FILTRATION DETAIL

NTS

GRADING NOTES:

1) ALL WORK SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY ENGINEER AND/OR BUILDING DEPARTMENT.
2) ALL EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATION OF THE SOIL ENGINEER; AND THE UNIFORM BUILDING CODE.
3) REMOVE AND REPLACE THE EXISTING CURB AND SIDEWALK AS REQUIRED BY CITY ENGINEER. (FINISH TO MATCH EXISTING)
4) WHERE FILL MATERIAL IS TO BE PLACED ON NATURAL GROUND, THE AREA SHALL BE STRIPPED OF ALL VEGETATION, EXCEPT LARGE TREES, PRIOR TO FILLING. THE SURFACE OF THE GROUND SHALL BE SCARIFIED TO A DEPTH OF 6". WHERE NATURAL GROUND IS STEEPER THAN 5:1, IT SHALL BE BENCHED AND KEYED TO ACHIEVE STABILITY.
5) THE UPPER 12" OF SUBGRADE IN PAVEMENT AND GARAGE SLAB-ON-GRADE AREAS SHOULD BE COMPACTED TO MINIMUM OF 95% RELATIVE COMPACTION.
6) NO ORGANIC MATERIAL SHALL BE PLACED IN ANY FILL.
7) MAXIMUM CUT SLOPE SHALL BE 2:1 AND MINIMUM FILL SLOPE SHALL BE 2:1 .
8) CONTRACTOR SHALL NOTIFY THE CITY'S BUILDING DEPARTMENT AT LEAST 24 HOURS PRIOR TO COMMENCING WORK, AND FOR FINAL INSPECTION OF THE WORK AND THE SITE.
9) ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT FOR AIRBORNE PARTICULARS (DUST).
10) THE CIVIL ENGINEER: ADVANCED DEVELOPMENT, 2933 BENJAMIN COURT, SAN JOSE, CA 95124 HAS PREPARED THIS GRADING PLAN TO COMPLY WITH THE GRADING RECOMMENDATIONS IN THE PROJECT GEOTECHNICAL REPORT PREPARED BY _____ .
11) LOCATE ALL UTILITIES AT JOBSITE PRIOR TO CONSTRUCTION.
12) SLOPE ALL FINISH GRADES AWAY FROM STRUCTURE FOR POSITIVE DRAINAGE.
13) APPROVAL OF THESE PLANS BY ADVANCED DEVELOPMENT IS FOR GRADING AND DRAINAGE ONLY AND IN NO WAY IMPLIES APPROVAL OF THE STRUCTURAL DESIGN OF THE HOUSE, FOUNDATION, RETAINING WALLS, SOIL COMPACTION, SOIL STABILITY OR OTHER COMPONENTS.
14) ADVANCED DEVELOPMENT PROVIDES NO WARRANTY FOR THE DRAINAGE OF THIS PROJECT UNLESS THEY ARE AUTHORIZED TO PERFORM AN "AS BUILT" SURVEY BEFORE OCCUPANCY TO DETERMINE CONFORMITY WITH THE DESIGNED PLANS.
15) LOCATION OF UNDERGROUND UTILITIES, BOUNDARY DIMENSIONS AND TOPOGRAPHIC INFORMATION WERE TAKEN AND INTERPOLATED FROM EXISTING POMEROY AVENUE IMPROVEMENT PLAN .

ADVANCED DEVELOPMENT
2933 BENJAMIN COURT
SAN JOSE, CALIFORNIA 95124
(408) 376-0570 CIVIL ENGINEER
JACOB SADIAN

Description	App'd	Date	Revision

GRADING & DRAINAGE
AND UTILITY PLAN
TRACT NO. 10593
SANTA CLARA CALIFORNIA

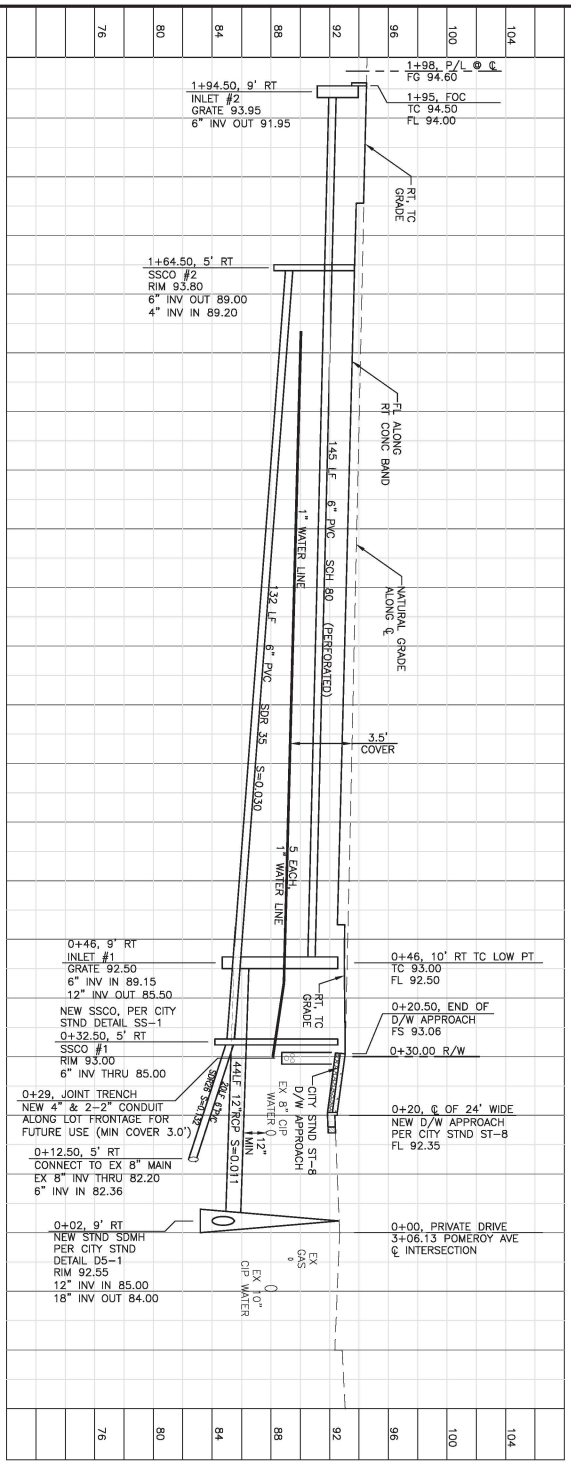
REGISTERED ENGINEER JACOB SADIAN No. 33508 Exp. 06/30/26 CIVIL STATE OF CALIFORNIA

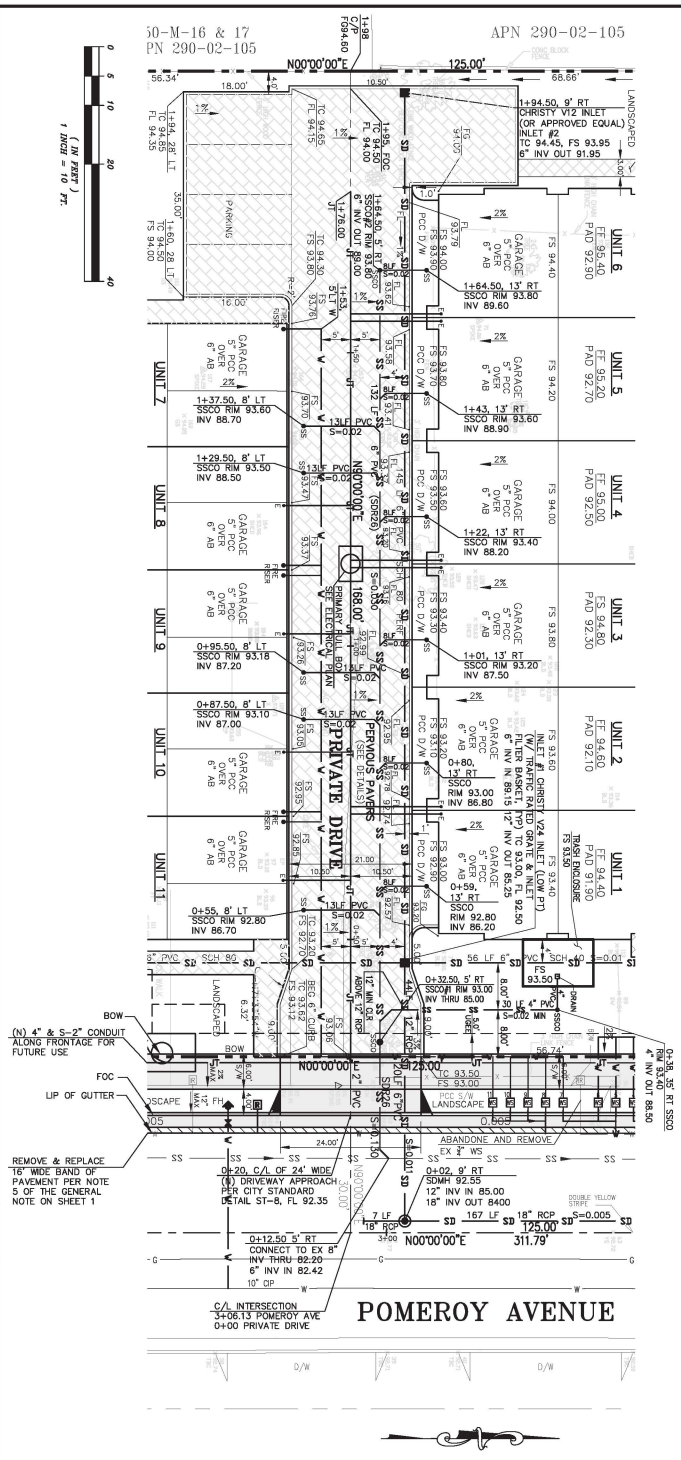
APPROVED BY: JACOB SADIAN
R.C.E. NO. 33508
REVISED 06/30/26

Checked: JS
Drawn: BA
Designed: JS
Scale: 1"=10'
Date: 05-16-2025

Sheet No. 2 of 8

Job No. 533



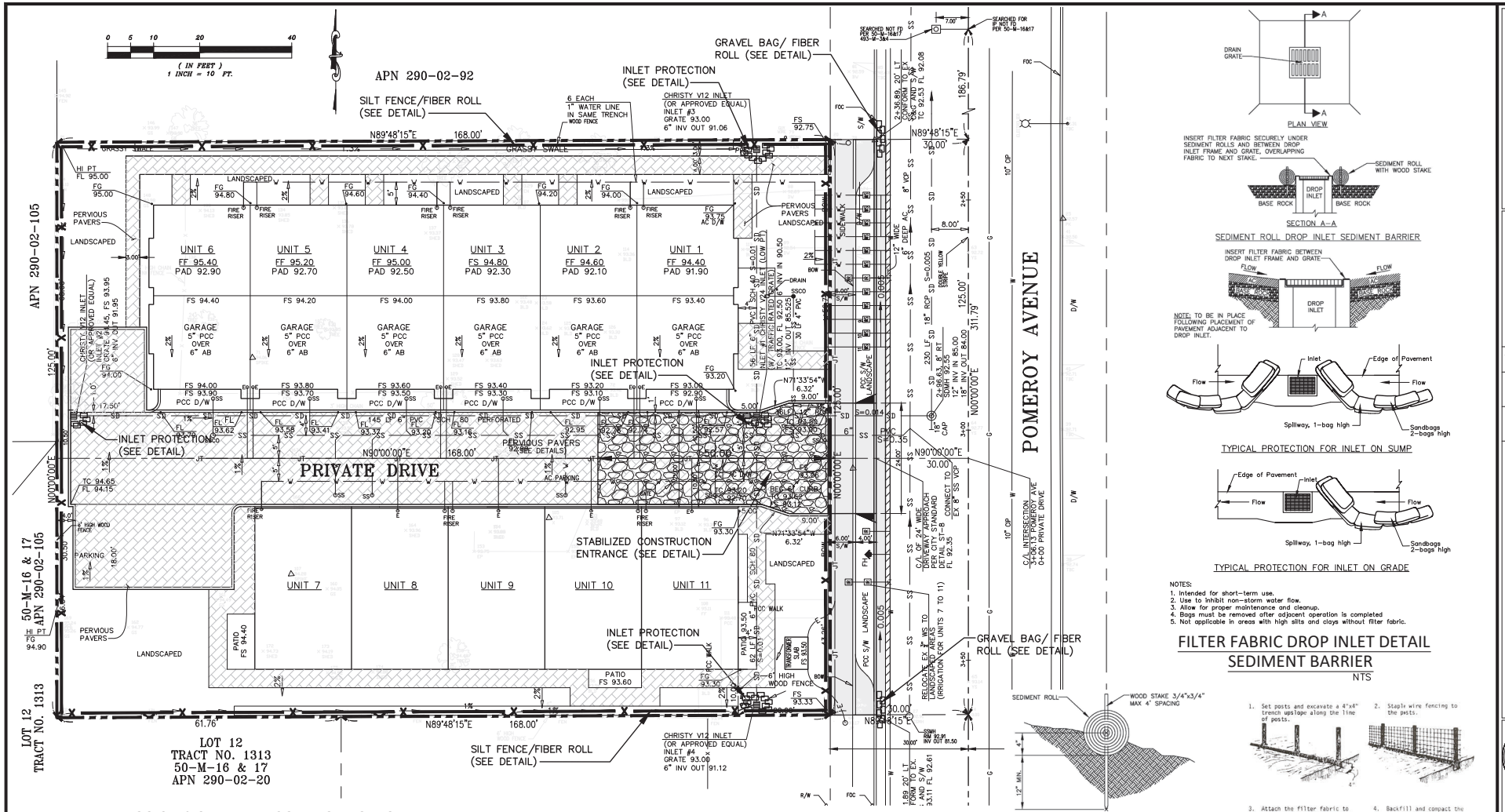


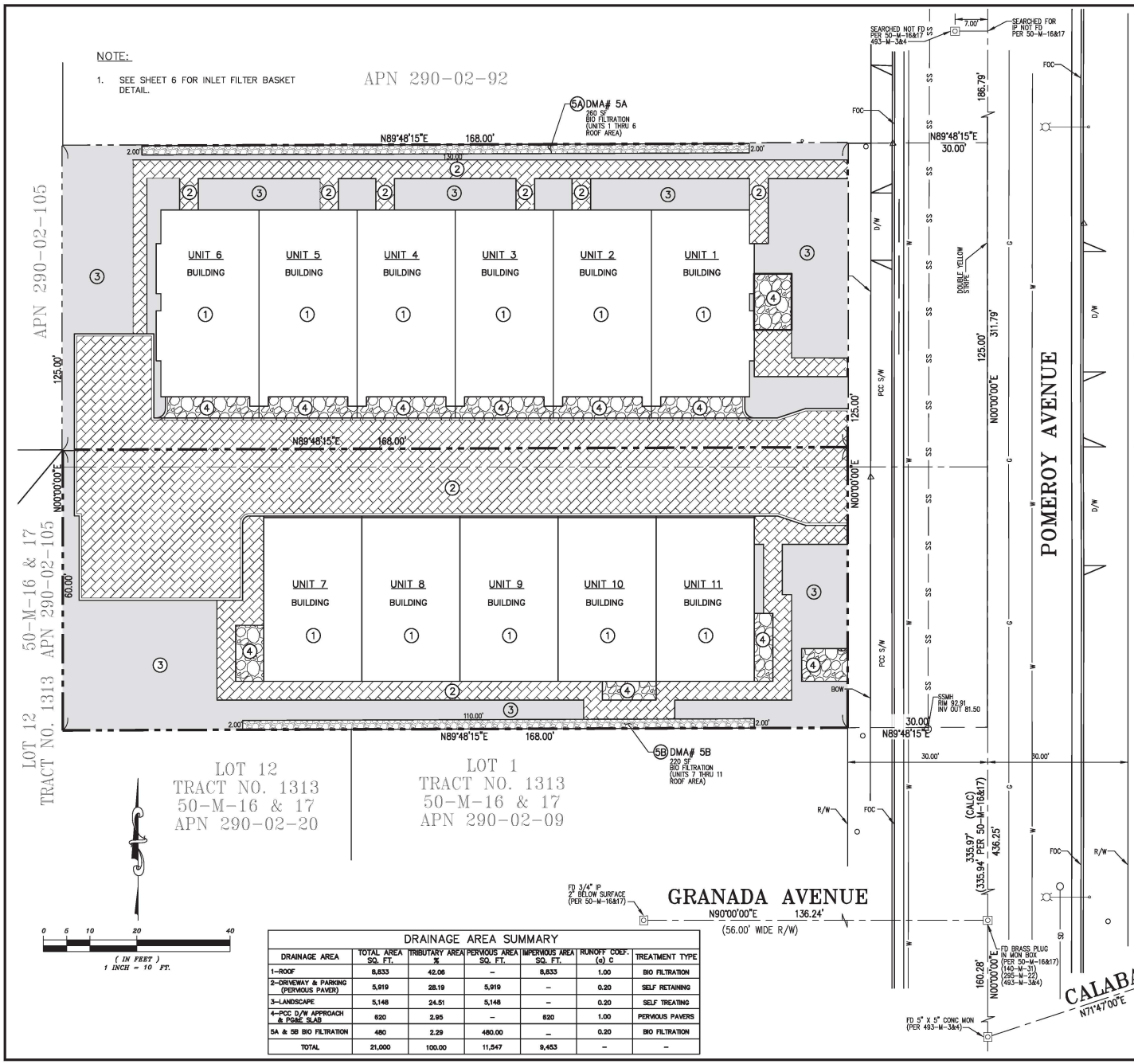
PRIVATE DRIVE – PROFILE

SCALE: 1"=10' HORIZ
1"=4' VERT

Job No. 839	Sheet No. 3 of 8	Checked: JS Drawn: EA Designed: JS Surveyed: JS Scale: 1"=10' Date: 03-27-2025	APPROVED BY: YAGHOUB SAIDIAN R.C.E. NO. 33509 EXPIRES 06/30/26	PROFESSIONAL ENGINEER YAGHOUB SAIDIAN No. 33509 Exp. 06/30/26 CIVIL STATE OF CALIFORNIA	PLAN AND PROFILE PRIVATE DRIVE TRACT NO. 10593 SANTA CLARA CALIFORNIA	Revision	Date	App'd	Description

ADVANCED DEVELOPMENT
2933 BENJAMIN COURT
SAN JOSE, CALIFORNIA 95124
(408) 376-0570
JACOB SAIDIAN – CIVIL ENGINEER


APN 290-02-92
APN 290-02-105
APN 290-02-105
50-M-16 & 17
APN 290-02-105
LOT 12
TRACT NO. 1313
LOT 12
TRACT NO. 1313
50-M-16 & 17
APN 290-02-20
SILT FENCE/FIBER ROLL (SEE DETAIL)
GRAVEL BAG/ FIBER ROLL (SEE DETAIL)
INLET PROTECTION (SEE DETAIL)
STABILIZED CONSTRUCTION ENTRANCE (SEE DETAIL)
PRIVATE DRIVE
POMEROY AVENUE
UNIT 1
UNIT 2
UNIT 3
UNIT 4
UNIT 5
UNIT 6
UNIT 7
UNIT 8
UNIT 9
UNIT 10
UNIT 11
PERVIOUS PAVERS
LANDSCAPED
GARAGE
PATIO
PARKING
GRASSY SWALE
CHRISTY V12 INLET (OR APPROVED EQUAL)
6 EACH 1" WATER LINE IN SAME TRENCH WOOD FENCE
6' HIGH WOOD FENCE
RELOCATE EX 3" WS TO LANDSCAPED AREAS (IRRIGATION FOR UNITS 7 TO 11)
CONNECT TO EX 8" SS VOP
C/L OF 24' WIDE DRIVEWAY APPROACH PER CITY STANDARD DETAIL ST-B
C/L INTERSECTION POMEROY AVE & PRIVATE DRIVE
SEARCHED FOR IP NOT FD PER 50-M-16&17
SEARCHED, NOT FD PER 50-M-16&17
493-M-3&4
N89°48'15"E 168.00'
N0°00'00"E 125.00'
N90°00'00"E 168.00'
N89°48'15"E 61.76'
N89°48'15"E 168.00'
N0°00'00"E 311.79'
N0°00'00"E 186.79'
N89°48'15"E 30.00'
N90°00'00"E 30.00'
N89°48'15"E 30.00'
N7°33'54"W 6.32'
N7°33'54"W 6.32'
TC 94.65
FL 94.15
TC 93.80
FL 93.30
TC 93.60
FL 93.10
TC 92.75
TC 92.25
FL 92.08
TC 92.55
FL 92.25
TC 92.60
FL 92.10
TC 92.60
FL 92.10
TC 92.60
FL 92.10



DRAINAGE AREA SUMMARY						
DRAINAGE AREA	TOTAL AREA SQ. FT.	TRIBUTARY AREA %	PERVIOUS AREA SQ. FT.	IMPERVIOUS AREA SQ. FT.	RUNOFF COEF. (e) C	TREATMENT TYPE
1–ROOF	8,833	42.06	–	8,833	1.00	BIO FILTRATION
2–DRIVEWAY & PARKING (PERVIOUS PAVER)	5,919	28.19	5,919	–	0.20	SELF RETAINING
3–LANDSCAPE	5,148	24.51	5,148	–	0.20	SELF TREATING
4–PCC D/W APPROACH & PG&E SLAB	620	2.95	–	620	1.00	PERVIOUS PAVERS
5A & 5B BIO FILTRATION	480	2.29	480.00	–	0.20	BIO FILTRATION
TOTAL	21,000	100.00	11,547	9,453	–	–

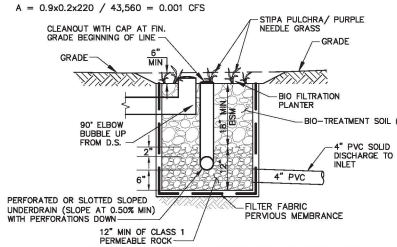
CITY OF SANTA CLARA
C.3 TREATMENT FACILITIES CONSTRUCTION NOTES
(TO APPEAR ON STORMWATER MANAGEMENT PLAN)

1. Third party review and certification of installation and completed stormwater treatment measures is required. Third party reviewer must be a civil engineer, architect or landscape architect registered in the State of California and must have a current training on stormwater treatment design. A list of qualified third-party reviewers can be located at www.santaclaraca.gov/home/showpublisheddocument/46993/638083504133852672.
2. At beginning of construction, the project applicant shall arrange for a site visit (inspection) by a third-party reviewer acceptable to the City of Santa Clara. The third-party reviewer will recommend the required number of site inspections at different intervals of construction.
3. The 3rd party shall review all installed stormwater treatment measures and certify that they have been constructed in accordance with the approved Building plans.
4. Soils in the bioretention facilities should meet the Biotreatment Soil Mix (BSM) specifications per SCVURPPP C.3 Stormwater Handbook, Appendix C. A minimum percolation rate of 5 inches/hour and a maximum percolation rate of 10 inches/hour are required (initial infiltration rate may exceed this to allow for tendency of infiltration rate to reduce over time). Planting soil layer should be at least 18 inches deep. Contractor to submit material certificates signed by the material producer, certifying that soil complies with, or exceeds, specified requirements.
5. Permeable drain rock shall be Class 2 perm rock per Caltrans standard section 68-1.025. The material shall be washed and free from clay or organic material.
6. Perforated pipe shall be solvent weld PVC SDR 35 (or approved equal) with perforations faced down. Location of the pipe varies, see Plan.
7. Installation of Porous Pavement and/or Vaults shall be done per standard details and specifications. Third party reviewer or vendor shall inspect the porous pavement and/or vaults installation (including if necessary, performing percolation test) and submit their concurrence letter to the City of Santa Clara.
8. For any liner penetrations, radial cut the liner for pipe. Mastic and seal with pipe clamp to insure water-tight seal.
9. See Landscape plans and specifications for planting materials within bioretention facilities.

STORMWATER TREATMENT MEASURE/HYDRAULIC SIZING

I – DMA# 5A
TOTAL IMPERVIOUS TRIBUTARY AREA = 5,128 SF
REQUIRED BIO FILTRATION AREA = 4% = 205 SF
PROPOSED BIO FILTRATION AREA = 2x130 = 260 SF > 205 SF O.K.
FLOW RATE CALCULATION:
Q = CIA
C = 0.90 (ROOF & PCC SLAB)
I = 0.2 IN/HOUR
A = 0.9x0.2x260 / 43,560 = 0.001 CFS

II – DMA# 5B
TOTAL IMPERVIOUS TRIBUTARY AREA = 3,705 SF
REQUIRED BIO FILTRATION AREA = 4% = 148 SF
PROPOSED BIO FILTRATION AREA = 2x110 = 220 SF > 148 SF O.K.
FLOW RATE CALCULATION:
Q = CIA
C = 0.90 (ROOF & PCC SLAB)
I = 0.2 IN/HOUR
A = 0.9x0.2x220 / 43,560 = 0.001 CFS



BIO–FILTRATION DETAIL
NTS

LEGENDS
ROOF
PERVIOUS PAVERS
LANDSCAPING
PCC SLAB
BIO FILTRATION

ADVANCED DEVELOPMENT
2933 BENJAMIN COURT
SAN JOSE, CALIFORNIA 95124
JACOB SADDAY 376 – 0570 CIVIL ENGINEER

STORMWATER CONTROL PLAN
TRACT NO. 10593
SANTA CLARA CALIFORNIA

Revision	Date	App'd	Description

JACOB SADDAY No. 33509 REGISTERED PROFESSIONAL ENGINEER CIVIL STATE OF CALIFORNIA

APPROVED BY: CITY ENGINEER JACOB SADDAY
R.C.E. NO. 33509
EXPIRES: 06/30/26

Checked: JS
Drawn: AG
Designed: JS
Scale: 1"=10'
Date: 04-15-2025

Sheet No. 5 of 8
Job No. 533

I. Routine Maintenance Activities

The principal maintenance objective is to prevent sediment buildup and clogging, which reduces pollutant removal efficiency and may lead to bioretention area failure. Routine maintenance activities, and the frequency at which they will be conducted, are shown in Table 1.

Table 1
Routine Maintenance Activities for Bioretention Areas

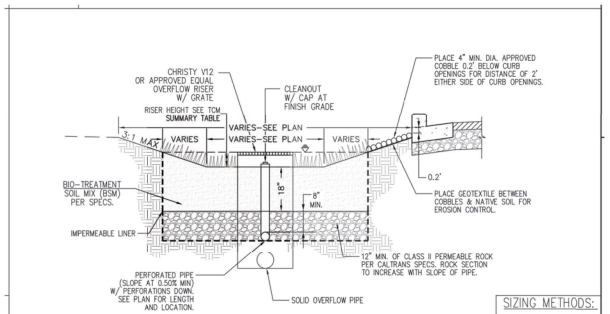
No.	Maintenance Task	Frequency of Task
1	Remove obstructions, weeds, debris and trash from bioretention area and its inlets and outlets; and dispose of properly.	Quarterly, or as needed after storm events
2	Inspect bioretention area for standing water. If standing water does not drain within 2-3 days, till and replace the surface biotreatment soil with the approved soil mix and replant.	Quarterly, or as needed after storm events
3	Check underdrains for clogging. Use the cleanout riser to clean any clogged underdrains.	Quarterly, or as needed after storm events
4	Maintain the irrigation system and ensure that plants are receiving the correct amount of water (if applicable).	Quarterly
5	Ensure that the vegetation is healthy and dense enough to provide filtering and protect soils from erosion. Prune and weed the bioretention area. Remove and/or replace any dead plants.	Annually, before the wet season begins
6	Use compost and other natural soil amendments and fertilizers instead of synthetic fertilizers, especially if the system uses an underdrain.	Annually, before the wet season begins
7	Check that mulch is at appropriate depth (2 - 3 inches per soil specifications) and replenish as necessary before wet season begins. It is recommended that 2" – 3" of arbor mulch be reapplied every year.	Annually, before the wet season begins
8	Inspect the energy dissipation at the inlet to ensure it is functioning adequately, and that there is no scour of the surface mulch. Remove accumulated sediment.	Annually, before the wet season begins
9	Inspect overflow pipe to ensure that it can safely convey excess flows to a storm drain. Repair or replace damaged piping.	Annually, before the wet season begins
10	Replace biotreatment soil and mulch, if needed. Check for standing water, structural failure and clogged overflows. Remove trash and debris. Replace dead plants.	Annually at the end of the rainy season, and/or after large storm events
11	Inspect bioretention area using the attached inspection checklist.	Annually, before the wet season

BIOTREATMENT SOIL REQUIREMENTS

- BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C.3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60–70% SAND AND 30–40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR MAY OBTAIN A COPY OF THE C.3 HANDBOOK AT : HTTPS://CLEANWATER.SCCGOV.ORG/SITES/G/FILES/EXJCPB461/FILES/SCVURPPP_C.PDF
- PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.

BIORETENTION & FLOW–THROUGH PLANTER NOTES:

1. SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
2. PLACE 3 INCHES OF COMPOSTED, NON–FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS AND SIDE SLOPE.
3. SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
4. CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT MAXIMUM 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED INLINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
5. A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
6. DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.



6 BIORETENTION BASIN W/ LINER N.T.S.

STANDARD STORMWATER CONTROL NOTES

- STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS, TO PREVENT MOSQUITO GENERATION. SHOULD ANY MOSQUITO ISSUES ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (DISTRICT). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.

  WEBSITE: HTTPS://VECTOR.SCCGOV.ORG/HOME

  PHONE: (408) 918-4770

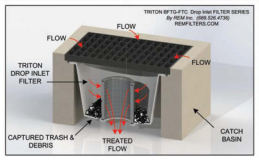
- DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS, CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANTS PROPERLY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NOT OVER WATER.

Table 1
Routine Maintenance Activities for Pervious Paving Areas

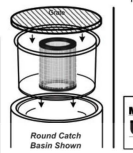
No.	Maintenance Task	Frequency of Task
1	Check for sediment and debris accumulation. Prevent soil from washing or blowing onto the pavement. Do not store sand, soil, mulch or other landscaping materials on pervious pavement surfaces.	Two to four times annually
2	Conduct preventative surface cleaning, using commercially available regenerative air or vacuum sweepers, to remove sediment and debris.	Two to four times annually
3	Inspect for any signs of pavement failure. Repair any surface deformations or broken pavers. Replace missing joint filler in PICP.	Two to four times annually
4	Check for standing water on the pavement surface within 30 minutes after a storm event.	Two to four times annually
5	Inspect underdrain outlets and cleanouts, preferably before the wet season. Remove trash/debris.	Two to four times annually
6	Remove sediment and debris accumulation on pervious pavement.	Two to four times annually
7	Remove weeds. Mow vegetation in grid pavements (such as turf block) as needed.	As needed
8	Perform restorative surface cleaning with a vacuum sweeper, and/or reconstruction of part of the pervious surface to restore surface permeability as needed. Replenish aggregate in PICP joints or grids as needed after restorative surface cleaning.	As needed
9	Power washing with simultaneous vacuuming also can be used to restore surface infiltration to highly clogged areas of pervious concrete, porous asphalt or PICP, but is not recommended for grid pavements.	As needed
10	Inspect pervious paving area using the attached inspection checklist.	Quarterly or as needed

REM TRITON PERF-FTC (FULL TRASH CAPTURE) Series

REM designed the TRITON PERF-FTC Filter Series to provide a highly adaptable solution that allows the flexibility to maximize the filter treatment flow rates and pollutant capturing capacity. TRITON PERF-FTC devices are designed to capture 100% of trash and debris 5mm or greater in size and may be utilized in new construction or retrofitted in existing catch basin structures. They are sized to spec or modified in the field for drains with unusual dimensions and unique frame and grates. Filter Cartridges may be easily removed when servicing. Media strategy may be optimized for specific pollutant concerns.







Notes:

- *The TRITON - TR Series Filters may be customized in the field to fit catch basins with irregular dimensions or unusual frame and grate types. REM also designs custom filters for unique storm water infrastructures and applications.*
- *Filter bodies are constructed using **100% recycled** High Molecular Weight Polyethylene Plastic (HMWPE) with added U.V. inhibitors.*
- *Filter cartridge housings are constructed utilizing Type 304 Stainless Steel, with 2" welded square openings.*
- *Removable cartridge tops are constructed utilizing over 80% recycled ABS Plastic.*
- *REM TRITON PERF-FTC utilizes a 5mm stainless steel perforated screen to capture debris, trash and sediment. The system is a State of California Water Control Board approved Trash Capture" device.*
- *Additional media options are also available including mixed blends of granulated carbon (AC) and Zeolite (ZEQ) expanded perlite (FOG).*
- *REM TRITON filter cartridges are removable for ease of cleaning and maintenance.*
- *Filter designs include a high flow overflow bypass to eliminate pooling or flooding during heavy rain events.*
- *See our Specifier Sheet for sizes, models and flow rate information.*
- *Maintenance information and replacement REM Media Packs are available upon request by contacting REM at sales@remfilters.com or (888) 526-4736.*
- *Made in the USA.*

Cartridge Diameter size may vary by catch basin. Taller cartridge options provide greater volume capacity and increased treatment rates.

THE DESIGN AND DETAIL OF THIS DRAWING IS THE PROPERTY OF REM INC. AND IS NOT TO BE USED, EXCEPT IN CONNECTION WITH OUR WORK. DESIGN AND INVENTION RIGHTS ARE RESERVED.

U.S. Patent Number: 6,217,757

PH: (888) 526-4736

DIMENSIONS ARE IN INCHES UNLESS OTHERWISE NOTED.

REM Inc.

TRITON PERF-FTC SERIES
(Full Trash Capture Cartridge System)

DRAWN BY: C.F.
FOR: Catch Basin Combinations
REV:
SCALE: 1/4 : 1
DATE: 8/16/2018
SHEET 1 OF 1

Pervious Pavement
Inspection and Maintenance Checklist

Property Address: _____ Property Owner: _____

Treatment Measure No.: _____ Date of Inspection: _____ Type of Inspection: ☐ Monthly ☐ Pre-Wet Season ☐ After heavy runoff ☐ End of Wet Season ☐ Other:_____

Inspector(s): _____

Defect	Conditions When Maintenance Is Needed	Maintenance Needed? (Y/N)	Comments (Describe maintenance completed and if needed maintenance was not conducted, note when it will be done)	Results Expected When Maintenance Is Performed
1. Standing Water	Water stands in the pervious pavement and does not drain within 30 minutes after storm event			There should be no areas of standing water once storm event has ceased. Restorative surface cleaning with a vacuum sweeper and/or reconstruction of part of the pervious surface may be required.
2. Trash, or Sediment and Debris Accumulation	Trash, sediment or debris accumulated on pervious pavement			Trash and debris removed from pervious pavement and disposed of properly. Adjacent areas do not contribute to sediment and debris.
3. Damage	Surface deformation or broken pavers			Surface restored; no deformation or broken pavers.
4. Vegetation	Weeds growing on pervious pavement			No weeds on pervious pavement.
5. Underdrain Outlets	Water accumulates due to trash/sediment accumulation in outlets.			No standing water observed. Clean underdrain outlets and cleanouts.
6. Miscellaneous	Any condition not covered above that needs attention in order for the pervious pavement to function as designed.			Meets the design specifications.

ADVANCED DEVELOPMENT
2933 BENJAMIN COURT
SAN JOSE, CALIFORNIA 95124
JACOB SADIUM (408) 376 – 4570 CIVIL ENGINEER

Description	App'd	Date	Revision

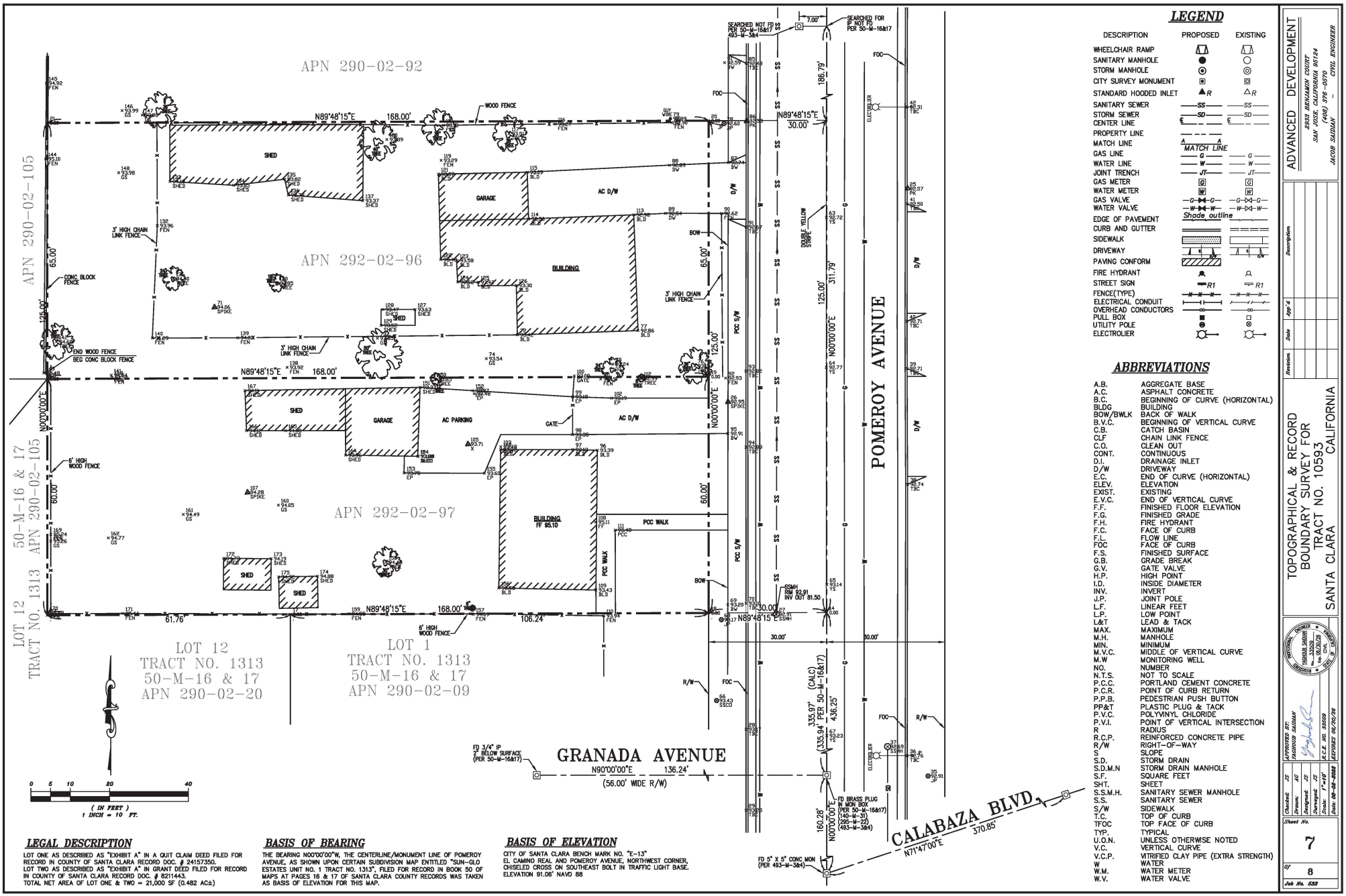
STORMWATER NOTES AND DETAILS
TRACT NO. 10593
SANTA CLARA CALIFORNIA

JACOB SADIUM No. 33509 REGISTERED PROFESSIONAL ENGINEER CIVIL STATE OF CALIFORNIA

Checked: JS
Drawn: EK
Designed: JS
Scale: NTS
Date: 08-27-2018

APPROVED BY: JACOB SADIUM
R.C.E. NO. 33509
EXPIRES: 06/30/20

Sheet No. 6 of 8
Job No. 533



LEGEND

DESCRIPTION	PROPOSED	EXISTING
WHEELCHAIR RAMP		
SANITARY MANHOLE		
STORM MANHOLE		
CITY SURVEY MONUMENT		
STANDARD HOODED INLET	R	R
SANITARY SEWER	SS	SS
STORM SEWER	SD	SD
CENTER LINE		
PROPERTY LINE		
MATCH LINE	MATCH LINE	
GAS LINE	G	G
WATER LINE	W	W
JOINT TRENCH	JT	JT
GAS METER	G	
WATER METER	W	
GAS VALVE	G	G
WATER VALVE	W	W
EDGE OF PAVEMENT	Shade outline	
CURB AND GUTTER		
SIDEWALK		
DRIVEWAY		
PAVING CONFORM		
FIRE HYDRANT		
STREET SIGN	R1	R1
FENCE(TYPE)		
ELECTRICAL CONDUIT		
OVERHEAD CONDUCTORS		
PULL BOX		
UTILITY POLE		
ELECTROLIER		

ABBREVIATIONS

A.B.	AGGREGATE BASE
A.C.	ASPHALT CONCRETE
B.C.	BEGINNING OF CURVE (HORIZONTAL)
BLDG	BUILDING
BOW/BWLK	BACK OF WALK
B.V.C.	BEGINNING OF VERTICAL CURVE
C.B.	CATCH BASIN
CLF	CHAIN LINK FENCE
C.O.	CLEAN OUT
CONT.	CONTINUOUS
D.I.	DRAINAGE INLET
D/W	DRIVEWAY
E.C.	END OF CURVE (HORIZONTAL)
ELEV.	ELEVATION
EXIST.	EXISTING
E.V.C.	END OF VERTICAL CURVE
F.F.	FINISHED FLOOR ELEVATION
F.G.	FINISHED GRADE
F.H.	FIRE HYDRANT
F.C.	FACE OF CURB
F.L.	FLOW LINE
FOC	FACE OF CURB
F.S.	FINISHED SURFACE
G.B.	GRADE BREAK
G.V.	GATE VALVE
H.P.	HIGH POINT
I.D.	INSIDE DIAMETER
INV.	INVERT
J.P.	JOINT POLE
L.F.	LINEAR FEET
L.P.	LOW POINT
L&T	LEAD & TACK
MAX.	MAXIMUM
M.H.	MANHOLE
MIN.	MINIMUM
M.V.C.	MIDDLE OF VERTICAL CURVE
M.W.	MONITORING WELL
NO.	NUMBER
N.T.S.	NOT TO SCALE
P.C.C.	PORTLAND CEMENT CONCRETE
P.C.R.	POINT OF CURB RETURN
P.P.B.	PEDESTRIAN PUSH BUTTON
PP&T	PLASTIC PLUG & TACK
P.V.C.	POLYVINYL CHLORIDE
P.V.I.	POINT OF VERTICAL INTERSECTION
R	RADIUS
R.C.P.	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
S	SLOPE
S.D.	STORM DRAIN
S.D.M.N	STORM DRAIN MANHOLE
S.F.	SQUARE FEET
SHT.	SHEET
S.S.M.H.	SANITARY SEWER MANHOLE
S.S.	SANITARY SEWER
S/W	SIDEWALK
T.C.	TOP OF CURB
TFOC	TOP FACE OF CURB
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
V.C.	VERTICAL CURVE
V.C.P.	VITRIFIED CLAY PIPE (EXTRA STRENGTH)
W	WATER
W.M.	WATER METER
W.V.	WATER VALVE

LEGAL DESCRIPTION

LOT ONE AS DESCRIBED AS "EXHIBIT A" IN A QUIT CLAIM DEED FILED FOR RECORD IN COUNTY OF SANTA CLARA RECORD DOC. # 24157350.
LOT TWO AS DESCRIBED AS "EXHIBIT A" IN GRANT DEED FILED FOR RECORD IN COUNTY OF SANTA CLARA RECORD DOC. # 8211443.
TOTAL NET AREA OF LOT ONE & TWO = 21,000 SF (0.482 AC±)

BASIS OF BEARING

THE BEARING N00°00'00"W, THE CENTERLINE/MONUMENT LINE OF POMEROY AVENUE, AS SHOWN UPON CERTAIN SUBDIVISION MAP ENTITLED "SUN-GLO ESTATES UNIT NO. 1 TRACT NO. 1313", FILED FOR RECORD IN BOOK 50 OF MAPS AT PAGES 16 & 17 OF SANTA CLARA COUNTY RECORDS WAS TAKEN AS BASIS OF ELEVATION FOR THIS MAP.

BASIS OF ELEVATION

CITY OF SANTA CLARA BENCH MARK NO. "E-13"
EL CAMINO REAL AND POMEROY AVENUE, NORTHWEST CORNER, CHISELED CROSS ON SOUTHEAST BOLT IN TRAFFIC LIGHT BASE.
ELEVATION 91.06' NAVD 88

ADVANCED DEVELOPMENT
2580 BENJAMIN COURT
SAN JOSE, CA 95124
(408) 376-0570
JACOB SADIAN - CIVIL ENGINEER

Revision	Date	App'd	Description

TOPOGRAPHICAL & RECORD BOUNDARY SURVEY FOR TRACT NO. 10593 SANTA CLARA CALIFORNIA

REGISTERED ENGINEER JACOB SADIAN No. 33509 CIVIL STATE OF CALIFORNIA

Checked:	JS
Drawn:	AG
Designed:	JS
Scale:	1"=10'
Date:	08-08-2008
APPROVED BY:	JACOB SADIAN
R.C.E. NO.	33509
REVISED:	06/30/09

Sheet No. 7 of 8
Job No. 588

Construction Best Management Practices (BMPs)

Construction projects are required to implement year-round stormwater BMPs.

Materials, Waste, and Sediment Management



Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls, and stabilize all construction entrances and exits to sufficiently control erosion, sediment discharges and tracking of sediment offsite.
- ❑ Sweep or vacuum immediately any tracking of sediment offsite and secure sediment source to prevent further tracking. Never hose down streets or sidewalks.

Non-Hazardous Materials and Dust Control

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use. Weigh down and secure tarps for wind protection.
- ❑ Keep materials off the ground (e.g., store bagged materials on wood pallets, store loose materials on tarps not pavement, etc.).
- ❑ Use captured water from other activities (e.g., testing fire lines) for dust control.
- ❑ Ensure dust control water doesn't leave site or discharge to storm drains. Only use enough to control dust. Contain and dispose of excess water properly.

Hazardous Materials

- ❑ 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 watertight containers, store in appropriate secondary containment, and cover them at the end of every workday, during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes. Have all pertinent Safety Data Sheets (i.e., SDS/MSDS/PSDS) onsite.

Waste Management

- ❑ Inform trash-hauling contractors that you will accept only watertight dumpsters for onsite use. Repair/replace any dumpster that is not watertight or leaking.
- ❑ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. If the dumpster leaks, place a plastic liner underneath the dumpster to collect leaks. Never clean out a dumpster by hosing it down on the construction site – clean with dry methods, clean offsite or replace dumpster.
- ❑ Place portable toilets and hand wash stations away from storm drains. Make sure they are equipped with containment pans (secondary containment) and are in good working order. Check frequently for leaks.
- ❑ Dispose of all wastes and demolition debris properly per SDS and applicable regulations. Recycle or compost materials and wastes as feasible and appropriate, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste per SDS.
- ❑ Keep site free of litter (e.g., lunch items, water bottles, cigarette butts and plastic packaging).
- ❑ Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Equipment Management & Spill Control



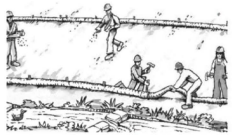
Vehicle and Equipment Maintenance

- ❑ Designate an area of the construction site equipped with appropriate BMPs, well away from creeks or storm drain inlets, for auto and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle/equipment washing offsite.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, 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 onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

Spill Prevention and Control

- ❑ Always keep spill cleanup materials (e.g., rags, absorbents, and cat litter) available at the construction site.
- ❑ Maintain all vehicles and heavy equipment. Inspect frequently for leaks. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up leaks, drips and other spills immediately using dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags) and dispose of cleanup materials properly.
- ❑ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazard to human health and safety, property or the environment, report it to the State Office of Emergency Services at (800) 852-7550 (24 hours).

Earthmoving



Grading and Earthwork

- ❑ Schedule grading and excavation work during dry weather.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and creeks by installing and maintaining appropriate BMPs tailored to the site's specific characteristics and conditions. Examples of such BMPs may include silt fences, gravel bags, fiber rolls, temporary swales, compost socks, etc. Ensure that BMPs are installed in accordance with manufacturer's specifications and properly maintained throughout the duration of construction activities.
- ❑ Stabilize all denuded areas and install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when necessary. Plant temporary vegetation to prevent erosion on slopes or in areas where construction is not immediately planned.
- ❑ Keep excavated soil and/or transfer it to dump trucks, onsite, not in the streets.
- ❑ Ensure all subcontractors working onsite are implementing appropriate BMPs.

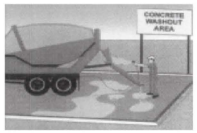
Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board and the local agency: 1) Unusual soil conditions, discoloration, or odor. 2) Abandoned underground tanks. 3) Abandoned wells. 4) Buried barrels, debris, or trash.
- ❑ If the above conditions are observed, document any signs of potential contamination, clearly mark areas and fence/tape them off so they are not disturbed by construction activities.

Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.
- ❑ Store materials onsite, not in the street.

Concrete Management & Dewatering



Concrete Management

- ❑ Store both dry and wet concrete-related materials under cover, protected from rainfall and runoff and away from storm drains or creeks. Store materials off the ground on pallets. Protect dry materials from wind.
- ❑ Avoid pouring concrete in wet weather or when rainfall is imminent to prevent concrete that has not cured from contacting stormwater runoff.
- ❑ Wash out concrete equipment/mixers/trucks offsite, or onsite only in designated washout containers/areas where the water will flow into a temporary lined waste pit and in a manner that will prevent leaching into the underlying soils. (See CASQA Construction Stormwater BMP Handbook for temporary concrete washout facility details).
- ❑ Do not wash sweepings from exposed aggregate concrete into the street or storm drain. Collect and return sweepings to aggregate base stockpile or dispose properly.
- ❑ Make sure that construction waste (e.g., concrete, stucco, cement wastewater, or residual materials) is collected, removed, and disposed of only at authorized disposal areas. Do not dispose of construction waste in storm drains, ditches, streets, creeks, dirt areas, or the sanitary sewer.

Dewatering

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, obtain permission from the local wastewater treatment plant.
- ❑ Divert water originating from offsite away from all onsite disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality 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 or suspected contamination, call the local agency to determine whether the groundwater must be tested. Pumped groundwater may need to be collected and hauled offsite for treatment and proper disposal.
- ❑ For additional information, refer to the CASQA's Construction Stormwater BMP Handbook, Fact Sheet NS-2 "Dewatering Operations."

Paving/Asphalt Work



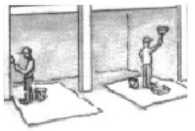
Paving

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast to prevent materials that have not cured from contacting with stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ❑ When construction is complete, remove all covers from storm drain inlets and manholes.
- ❑ Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters, storm drains, streets, dirt areas, or the sanitary sewer.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect storm drain inlets during saw cutting.
- ❑ When making saw cuts, use as little water as possible.
- ❑ Residue from saw cutting, coring and grinding operations shall be picked up by means of a vacuum device.
- ❑ Shovel, absorb, or vacuum saw cut slurry deposits and dispose of all waste properly and as soon as reasonably possible. Sawcutting residue should not be left on pavement surface.
- ❑ If saw cut slurry enters a storm drain inlet, clean it up immediately and notify the local municipality.

Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers to landscaping, dirt areas or into a street, gutter, storm drain, or creek.
- ❑ For water-based paints, paint out brushes to the extent possible, and then rinse into a drain connected to the sanitary sewer. Never pour paint down a storm drain inlet.
- ❑ For oil-based paints, paint out brushes to the extent possible, and then clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Sweep up or collect paint chips and dust generated from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead- based paint removal requires a state-certified contractor.

Storm drain polluters may be liable for fines of up to $10,000 per day!

Santa Clara Valley
Urban Runoff
Pollution Prevention Program

April 2024

ADVANCED DEVELOPMENT
2950 BENJAMIN COURT
SAN JOSE, CALIFORNIA 95124
(408) 376 - 0570
JACOB SALDAÑA - CIVIL ENGINEER

Revision	Date	App'd	Description

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP's)
TRACT NO. 10593
SANTA CLARA CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER JACOB SALDAÑA No. 33508 CIVIL STATE OF CALIFORNIA 06/30/26

APPROVED BY: JACOB SALDAÑA

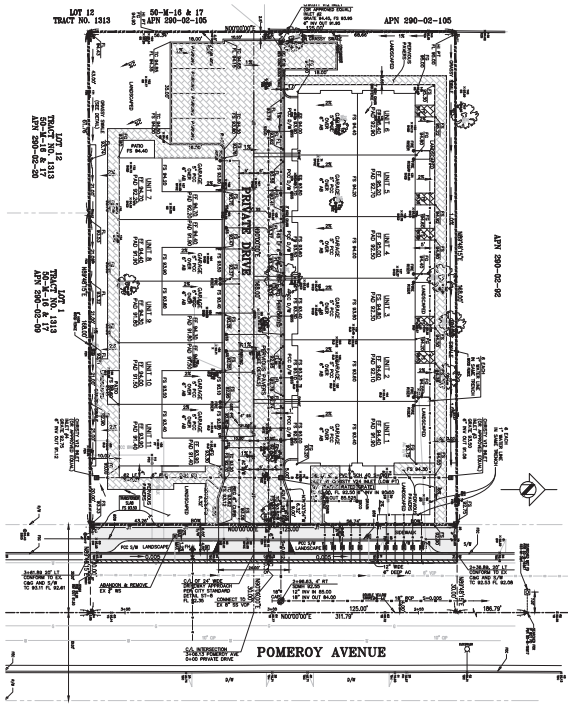
Checked:	JS
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Designed:	JS
Scale:	NTS
R.C.E. NO.	33508
Date:	06-06-2024

REVISED: 06/30/26

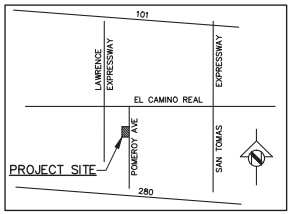
Sheet No. 8 of 8

Job No. 533

PUBLIC IMPROVEMENT PLANS
FOR THE CONSTRUCTION OF
1530–1540 POMEROY AVENUE
SANTA CLARA, CALIFORNIA



SITE PLAN
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. **All materials and workmanship shall conform to the City's Standard Det**ails, Standard Specifications, and General Requirements.
2. Contractor shall secure an Encroachment Permit from the City Engineering Department and pay appropriate fee prior to commencement of work. All work within the public right-of-way shall be done under a single Encroachment Permit.
3. **It is the Contractor's responsibility to verify the location of all existing utilities with the appropriate utility agencies** prior to the commencement of construction. Contractor shall notify all public and private utility owners 48 hours prior to commencement of work adjacent to the utility. Contact Underground Service Alert (USA) at 811 or 800-227-2600.
4. The Contractor shall notify, by circular, all business establishments and residences located in areas affected by the work at least forty-eight (48) hours prior to start of construction. Circular shall be subject to the approval of the City Engineer.
5. Unless otherwise directed by the City Engineer in the field: at each location where new curb/gutter is to be installed on an existing street (driveway installation, driveway abandonment, curb ramp installation, curb face drainage installation, etc.) pavement reconstruction shall be required. An 18-inch wide band of pavement shall be removed and replaced along the entire length of curb/gutter installation. Removal depth (saw cuts required) shall be to the base material on streets with A.C. or P.C.C. pavement four (4) inches or less in thickness. Removal depth shall be two (2) inches minimum on streets with A.C. (grind) and four (4) inches minimum on streets with P.C.C. (saw cut) pavement thickness greater than four (4) inches. Replace with A.C. or P.C.C. (dowels required) to match existing pavement.
6. All sidewalk, curb, and gutter damaged as a result of the project shall be removed and replaced to the nearest score mark or as directed by the City Engineer. Installation of new sidewalk, curb and gutter against existing improvements shall require a sidewalk contact joint (dowels required).
7. Partial replacement of a driveway is not allowed. A driveway that has been cut or damaged must be replaced in its entirety. The new replacement driveway must meet current City Standards which may affect on-site improvements and/or require a sidewalk easement.
8. Slurry seal shall be required on all new street pavement (e.g., trench work, potholes, and street widenings). Slurry seal shall extend twelve inches beyond the limit of pavement reconstruction.
9. All manholes, valve boxes, monument boxes, and other structures in the pavement area shall be adjusted to finish grade before paving final lift.
10. Grade breaks on curbs on sidewalks are to be rounded off on form work and finished surfacing.
11. The contractor shall be responsible for the preservation and/or perpetuation of existing survey monuments (curb tags, iron pipes, street monuments, etc.) noted on the plans or found during construction per Section 8771of the California Business and Professions Code. If a survey monument has the potential of being disturbed or within 3 feet of the Work, the monument shall be located, referenced, and a corner record shall be filed with the Santa Clara County Surveyor, and a duplicate of the corner record shall be submitted to the City Engineer prior to the start of construction. Should any survey monument be damaged or destroyed during construction, the contractor shall re-establish said monument per City standard, file a corner record with the Santa Clara County Surveyor, and submit a duplicate of the corner record to the City Engineer prior to final project notice of completion issued by the Department of Public Works. The contractor shall, at his/her expense, hire a licensed professional civil engineer authorized to practice land surveying or land surveyor to perform the work.
12. All surplus and unsuitable material shall be removed from public right-of-way.
13. Contractor shall provide adequate dust control and keep mud and debris off the public right-of-way at all times.
14. All trenches and excavations shall be constructed in strict compliance with the applicable sections of California and Federal O.S.H.A. requirements and other applicable safety ordinances. Contractor shall bear full responsibility for trench shoring design and installation.
15. Existing utilities shown are based upon record information and are approximate in location and depth. The Contractor shall pothole all existing utilities that may be affected by new facilities in this contract, verify actual location and depth, and report potential conflicts to the Engineer prior to excavating for new facilities.
16. Contractor shall perform his construction and operation in a manner, which will not allow harmful pollutants to enter the storm drain system. To ensure compliance, the Contractor shall implement the appropriate Best Management Practice (BMP) as outlined in the brochures **entitled "Best Management Practice for the Construction Industry"** issued by the Santa Clara Valley Nonpoint Source Pollution Control Program, to suit the construction site and job condition.
17. Overnight parking of construction equipment in the public right-of-way shall not be permitted, except at location(s) approved by the City Traffic Engineer.
18. All sanitary sewer and/or storm drain mains to be abandoned shall be filled with sand or control density fill (CDF) **and plugged at each end with a 6" thick wall of Class "A" P.C.C.**
19. Abandonment of sanitary sewer lateral at the property line shall include the complete removal of the Christy Box, all **vertical pipes and the 45° Wye. The remaining lateral ends shall be plugged with 6" thick wall of Class "A" P.C.C.,** ensuring no concrete enters the main. Abandonment of sanitary sewer lateral at the main will occur when lateral connects at a manhole or as determined by the City. **Plug the lateral end with 6" thick wall of Class "A" P.C.C., and** fill lateral with sand or control density fill (CDF), making a smooth trowel finish on the inside wall of the manhole for manhole connections.
20. Unless otherwise noted, Class 2 A.B. under curb, gutter, and street sections paved with asphalt concrete shall be compacted to 95% relative compaction (minimum).
21. Near completion of the Project, contractor shall replace damaged curb and gutter along Project frontage as directed by the City Engineer.

ABBREVIATIONS

A.B.	AGGREGATE BASE	M.H.	MANHOLE
A.C.	ASPHALT CONCRETE	MIN.	MINIMUM
B.C.	BEGINNING OF CURVE (HORIZONTAL)	M.V.C.	MIDDLE OF VERTICAL CURVE
B.O.W.	BACK OF WALK	M.W	MONITORING WELL
B.V.C.	BEGINNING OF VERTICAL CURVE	NO.	NUMBER
C.B.	CATCH BASIN	N.T.S.	NOT TO SCALE
CLF	CHAIN LINK FENCE	P.C.C.	PORTLAND CEMENT CONCRETE
C.O.	CLEAN OUT	P.C.R.	POINT OF CURB RETURN
CONT.	CONTINUOUS	P.P.B.	PEDESTRIAN PUSH BUTTON
D.I.P.	DUCTILE IRON PIPE	P.V.C.	POLYVINYL CHLORIDE
D.S.	DOWNSPOUT	P.V.I.	POINT OF VERTICAL INTERSECTION
E.C.	END OF CURVE (HORIZONTAL)	R	RADIUS
ELEV.	ELEVATION	R.C.P.	REINFORCED CONCRETE PIPE
EXIST.	EXISTING	R/W	RIGHT-OF-WAY
E.V.C.	END OF VERTICAL CURVE	S	SLOPE
F.F.	FINISHED FLOOR ELEVATION	S.D.	STORM DRAIN
F.G.	FINISHED GRADE	S.D.M.H	STORM DRAIN MANHOLE
F.H.	FIRE HYDRANT	S.F.	SQUARE FEET
F.O.C.	FACE OF CURB	SHT.	SHEET
F.L.	FLOW LINE	S.S.M.H.	SANITARY SEWER MANHOLE
F.S.	FINISHED SURFACE	S.S.	SANITARY SEWER
G.B.	GRADE BREAK	S/W	SIDEWALK
G.V.	GATE VALVE	T.C.	TOP OF CURB
H.P.	HIGH POINT	TYP.	TYPICAL
I.D.	INSIDE DIAMETER	U.O.N.	UNLESS OTHERWISE NOTED
INV.	INVERT	V.C.	VERTICAL CURVE
J.P.	JOINT POLE	V.C.P.	VITRIFIED CLAY PIPE (EXTRA STRENGTH)
L.F.	LINEAL FEET	W	WATER
L.G.	LIP OF GUTTER	W.M.	WATER METER
L.P.	LOW POINT	W.V.	WATER VALVE
MAX.	MAXIMUM		

LEGAL DESCRIPTION

LOT ONE AS DESCRIBED AS "EXHIBIT A" IN A QUIT CLAIM DEED FILED FOR RECORD IN COUNTY OF SANTA CLARA RECORD DOC. # 24157350.
LOT TWO AS DESCRIBED AS "EXHIBIT A" IN GRANT DEED FILED FOR RECORD IN COUNTY OF SANTA CLARA RECORD DOC. # 8211443.
TOTAL NET AREA OF LOT ONE & TWO = 21,000 SF (0.482 AC±)

BASIS OF BEARING

THE BEARING N00°00'00"W, THE CENTERLINE/MONUMENT LINE OF POMEROY AVENUE, AS SHOWN UPON CERTAIN SUBDIVISION MAP ENTITLED "SUN-GLO ESTATES UNIT NO. 1 TRACT NO. 1313", FILED FOR RECORD IN BOOK 50 OF MAPS AT PAGES 16 & 17 OF SANTA CLARA COUNTY RECORDS WAS TAKEN AS BASIS OF ELEVATION FOR THIS MAP.

BASIS OF ELEVATION

CITY OF SANTA CLARA BENCH MARK NO. E-13
EL CAMINO REAL AND POMEROY AVENUE, NORTHWEST CORNER,
CHISELED CROSS ON SOUTHEAST BOLT IN TRAFFIC LIGHT BASE.
ELEVATION 91.06' NAVD 88, DATUM 2011

APPROVED AS TO THE FEATURES AFFECTING CITY OF SANTA CLARA FACILITIES:

APPROVED: MICHAEL LIW
ASSISTANT DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
CITY OF SANTA CLARA

PUBLIC WORKS DEPARTMENT	DATE

REVIEWED:

LAND AND PROPERTY DEVELOPMENT DIVISION	DATE
TRAFFIC ENGINEERING DIVISION	DATE
STREET MAINTENANCE DIVISION	DATE
SILICON VALLEY POWER	DATE
WATER AND SEWER UTILITIES DEPARTMENT	DATE

THIS APPROVAL DOES NOT MEAN THE ASSISTANT DIRECTOR OF PUBLIC WORKS/CITY ENGINEER NOR THE CITY CAN ACCEPT ANY PART OR PARTS OF THE WORK DONE UNDER OR IN CONJUNCTION WITH THESE PLANS THAT HAVE NOT BEEN PROPERLY INDICATED.

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	OFF-SITE IMPROVEMENT PLAN
3	WATER NOTES AND DETAILS
4	ELECTRICAL PLAN (SILICON VALLEY POWER)
5	LANDSCAPE PLAN
6	IRRIGATION PLAN
7	LANDSCAPE NOTES

LEGEND

DESCRIPTION	PROPOSED	EXISTING
WHEELCHAIR RAMP		
SANITARY SEWER MANHOLE		
STORM DRAIN MANHOLE		
CITY SURVEY MONUMENT		
STANDARD HOODED INLET	R	R
SANITARY SEWER	SS	SS
STORM DRAIN	SD	SD
CENTER LINE		
PROPERTY LINE		
MATCH LINE	A MATCH LINE A	
GAS LINE	G	G
WATER LINE	W	W
JOINT TRENCH	JT	JT
GAS METER	G	G
WATER METER	W	W
GAS VALVE	G G	G G
WATER VALVE	W W	W W
EDGE OF PAVEMENT	Shade outline	
CURB AND GUTTER		
SIDEWALK		
DRIVEWAY		
PAVING CONFORM		
FIRE HYDRANT		
STREET SIGN	R1	R1
FENCE(TYPE)		
ELECTRICAL CONDUIT		
OVERHEAD CONDUCTORS		
PULL BOX		
UTILITY POLE		
ELECTROLIER		

USA NORTH 811

TRACING NO. 12,408-D

ADVANCED DEVELOPMENT
2933 BENJAMIN COURT
SAN JOSE, CALIFORNIA 95124
(408) 376 - 4570
JACOB SALDIVAR - CIVIL ENGINEER

Revision	Date	App'd	Description

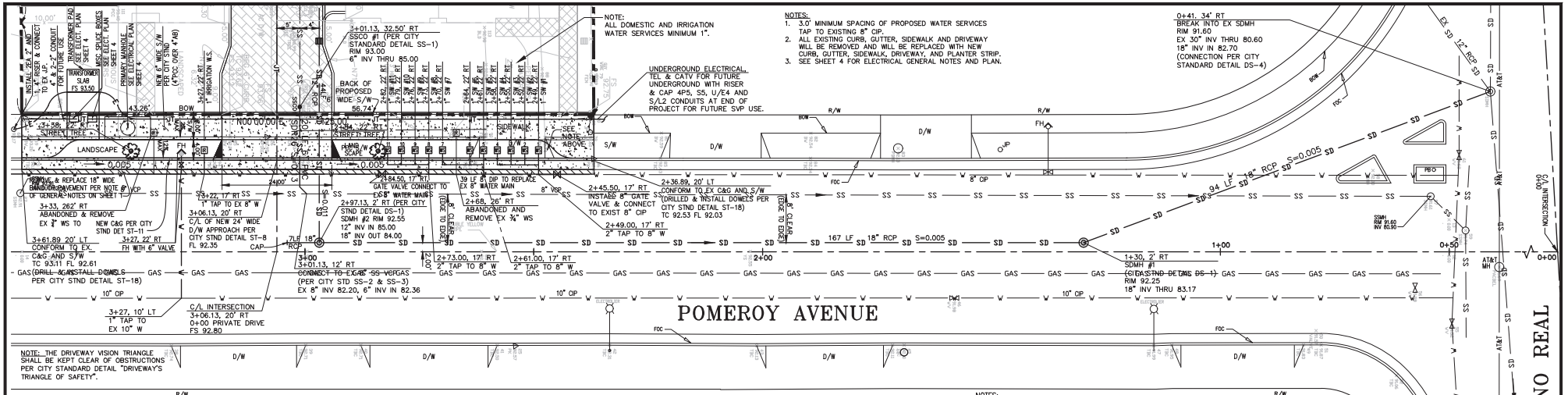
COVER SHEET
PUBLIC IMPROVEMENT PLANS FOR
THE CONSTRUCTION OF 1530-1540
POMEROY AVENUE CALIFORNIA
SANTA CLARA

APPROVED BY:
JACOB SALDIVAR
R.C.E. NO. 38509
EXPIRES: 06/30/26

Checked: JS
Drawn: BA
Designed: JS
Scale: 1" = 10'
Date: 05-15-2025

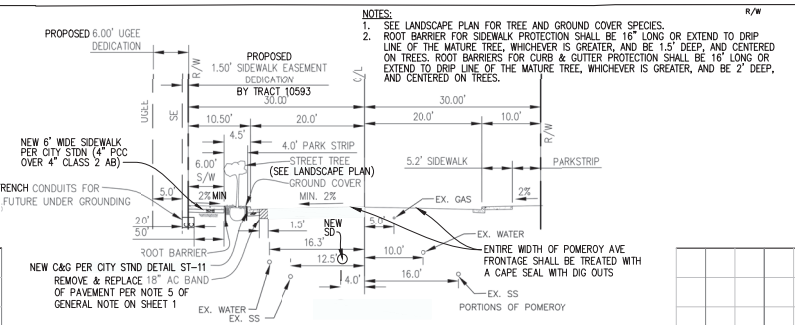
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of 7

Job No. 533

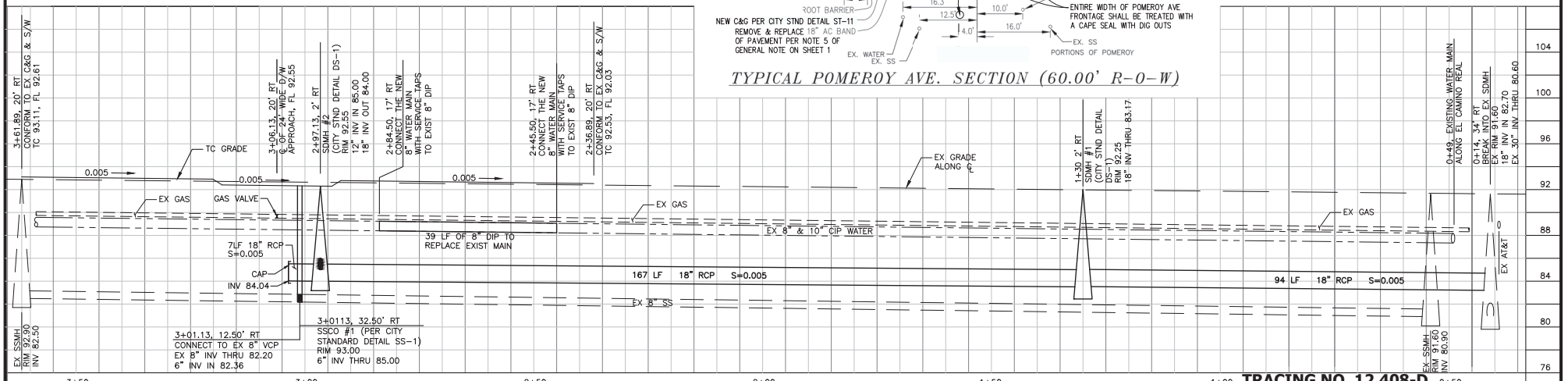


SUMMARY			
EXISTING		PROPOSED	
WATER	SEWER	WATER	SEWER
2 – ¾ INCH	2 – SEPTIC TANKS	11 – 1 INCH LINES FOR DOMESTIC	1 – 6 INCH LINE
		1 – 1 INCH LINE FOR IRRIGATION	

0 5 10 20 40
(IN FEET)
1 INCH = 10 FT.



TYPICAL POMEROY AVE. SECTION (60.00' R-O-W)



TRACING NO. 12,408-D

POMEROY AVENUE – PROFILE

SCALE: 1"=10' HORIZ
1"=4' VERT

ADVANCED DEVELOPMENT
2933 BENJAMIN COURT
SAN JOSE, CALIFORNIA 95124
(408) 376-0570
JACOB SAIDIAN – CIVIL ENGINEER

Revision	Date	App'd	Description

OFF-SITE IMPROVEMENT PLAN
PUBLIC IMPROVEMENT PLANS FOR
THE CONSTRUCTION OF 1530-1540
POMEROY AVENUE
SANTA CLARA CALIFORNIA

APPROVED BY: TAGHOUB SAIDIAN
R.C.E. NO. 33509
EXPIRES 06/30/26

REGISTERED PROFESSIONAL ENGINEER
TAGHOUB SAIDIAN
No. 33509
Exp. 06/30/26
CIVIL
STATE OF CALIFORNIA

Checked: JS	Sheet No. 2
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Designed: JS	Of 7
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Scale: 1"=10'	
Date: 03-13-2025	Job No. 533

City of Santa Clara – Water and Sewer Utilities Updated Date: 2/1/2023

Standard No. 1 – 1" Water Service – Material List

Domestic Products Only. Use no lead products for domestic water services.

	Material	Description	Manufacturer	Model
1.	Tapping Saddle	For PVC C900, bronze saddle, specified pipe size x 1" AWWA/CC Tap	Ford Mueller	202BS BR2S
		For ductile iron, cast iron, ACP: Double strap bronze, specified pipe size x 1" AWWA/CC Tap	Ford Mueller	202B BR2B
2.	Corporation Stop	1" AWWA/CC thread inlet x compression outlet	Mueller Ford	B-25008N FB-1000-4-G-NL
For locations requiring insulated corporation stops, use Mueller N-35008 insulated corp ball valve				
3.	Copper Tubing	1" ASTM B88, type K soft rolled tubing		
4.	Polywrap	Blue. 8 mil low density or 4 mil high density polyethylene film installed per AWWA C105. Tape the end to main.		
5.	Pipe Marking Tape	Blue. 3" wide, 4 mil, non-detectable.		
6.	Meter Box with Lid	Lid marked "Water" or "Water Meter"	Christy	B-16 box with B-16G lid
7.	Angle Meter Stop	1" Compression inlet x FIP outlet.	Ford	BA41-444 W-G-NL
			Mueller	B-24274N
8.	Meter Coupling	1" include gaskets.	Ford	C38-44-X-NL (X=to fit)
			Mueller	H-10871N
9.	Meter Bushing	Brass. To adapt to 1" meter coupling	Mueller	H-10889N
			Ford	A34S-NL include gasket
10.	Water Meter & Register (manufacturer's test results are to be submitted with all meters).	Provide encoded meter register with Nicor connector. Register shall be compatible with Elster transmitter. All registers to be facing inlet and provide cubic feet reading.		
		1" meter and register.	Badger	E-SERIES
			Mueller	Aquaient Ultrasonic
11.	Meter Coupling	Include gaskets	1" - Ford	C38-44-2

City of Santa Clara – Water and Sewer Utilities Updated Date: 2/1/2023

Standard No. 19 – Gate Valve Installation – Material List
Use no lead products for domestic water services.
Domestic Products Only.
Use 3/8 stainless steel bolts, flange gasket with EPDM rubber, nuts, and washers for all bolted connections.

	Material	Description	Manufacturer	Model
1.	Traffic Valve Box & Extension (see Standard Detail No. 20 for valve box installation)	Traffic valve box with lid. For potable water, lid shall be marked "Water" or "Water Meter". For recycled water, provide purple lid marked "Recycled" or "Recycled Water"	Tyler Union	G5
		Extension - 8" PVC SDR 35, single piece cut to proper length.		
2.	Tracer Wire	RHW #12 AWG solid with 12" minimum slack inside all valveboxes.		
3.	Pipe Marking Tape	For potable water, use blue. For recycled water, use purple. 3" wide, 4 mil, non-detectable.		
4.	Polywrap	For potable water, use blue. For recycled water, use purple. 8 mil low density or 4 mil high density polyethylene film installed per AWWA C105. Tape the end to bonnet.		
5.	Gate Valve	End connections as required or specified - size as specified. AWWA C-515 resilient seat, epoxy coated inside and out to meet AWWA C-550. Open left with 2" square operating nut. All rubber components shall be EPDM.	Mueller	A-2361
			Mueller	Style 7000
	Butterfly Valve	End connections as required or specified - size as specified. AWWA C-504 resilient seat, epoxy coated inside and out to meet AWWA C-550. Open left with 2" square operating nut. All rubber components shall be EPDM.	Pratt	Groundhog series
			Mueller	Lineseal III
6.	Restraining Gland	Joint restraint for use with mechanical joint fittings. Size as specified.	US Pipe (not allowed above ground)	MJ Field Lok
			EBAA	Megalug Series 1100
			KRAUSZ	Hymax Grip

City of Santa Clara – Water and Sewer Utilities Updated Date: 2/1/2023

Standard No. 3 - 1" Water Service with RP –Material List

Domestic Products Only. Use no lead products for domestic water services.

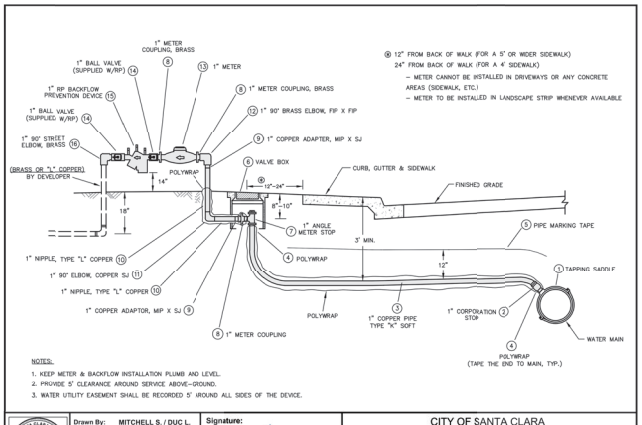
Coat above ground water service with Dunn Edwards Paint #0011-0124-06181, Santa Clara Mission Sand, AristoShield High Gloss

Provide 5-foot clearance around service above ground from all structures, objects, landscaping, etc.

	Material	Description	Manufacturer	Model
1.	Tapping Saddle	For PVC C900, bronze saddle, specified pipe size x 1" AWWA/CC Tap	Ford Mueller	202BS BR2S
		For ductile iron, cast iron, ACP: Double strap bronze, specified pipe size x 1" AWWA/CC Tap	Ford Mueller	202B BR2B
2.	Corporation Stop	1" AWWA/CC thread inlet x compression outlet	Mueller Ford	B-25008N FB-1000-4-G-NL
For locations requiring insulated corporation stops, use Mueller N-35008 insulated corp ball valve				
3.	Copper Tubing	1" ASTM B88, type K soft rolled tubing		
4.	Polywrap	Blue. 8 mil low density or 4 mil high density polyethylene film installed per AWWA C105. Tape the end to main.		
5.	Pipe Marking Tape	Blue. 3" wide, 4 mil, non-detectable.		
6.	Valve Box with Lid	Lid marked "Water" or "Water Meter"	Tyler Union	G5 with lid marked "Water"
7.	Angle Meter Stop	1" Compression inlet x FIP outlet.	Ford	BA41-444 W-G-NL
			Mueller	B-24274N
8.	Meter Coupling	1" Brass. Include gaskets.	Ford	B11-444 W
			Mueller	H-10871N
9.	1" Copper Adapter	MIP x sweat oint (SJ)		
10.	1" Nipple	Type L rigid copper tubing; riser length to suit		
11.	1" 90 Degree Elbow	Copper sweat joint		
12.	1" 90 Degree Elbow	Brass, FIP x TIP		
13.	Water Meter & Register (manufacturer's test results are to be submitted with all meters).	Provide encoded meter register with Nicor connector. Register shall be compatible with Elster transmitter. All registers to be facing inlet and provide cubic feet reading.		
		1" meter and purple recycled water register	Badger Mueller	E-SERIES Aquaient Ultrasonic
14.	1" Ball Valve	supplied with RP		
15.	1" RP with Backflow Device	3 - 1/4" Standard pipe thread. 3 - 1/4" SAE flare test cock fittings.	Wilkins	975XL2 (no lead)
16.	1" 90 Degree Elbow	Brass		

PUBLIC WATER SYSTEM NOTES:

1. WATER SYSTEM CONSTRUCTION SHALL CONFORM TO THE PROJECT PLANS, AND TO THE CITY OF SANTA CLARA WATER AND SEWER UTILITIES STANDARD DRAWINGS AND SPECIFICATIONS. COPIES ARE AVAILABLE ON THE CITY'S WEBSITE.
2. INFORMATION ON MATERIALS PROPOSED TO BE USED IN CONSTRUCTING WATER SYSTEM FACILITIES SHALL BE SUBMITTED TO WATER AND SEWER UTILITIES FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OF WATER FACILITIES.
3. A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE CITY WATER AND SEWER UTILITIES IN ATTENDANCE PRIOR TO ANY WORK BEING ALLOWED TO BEGIN ON THE PUBLIC WATER SYSTEM. CALL 615-2053 BETWEEN 7:00 AM AND 4:00 PM MONDAY THROUGH FRIDAY EXCEPT HOLIDAYS. NOTIFY THE CITY WATER INSPECTOR A MINIMUM OF ONE WORKING DAY PRIOR TO REQUIRED INSPECTIONS.
4. WATER FACILITIES SHALL BE CONSTRUCTED AS SHOWN ON THE APPROVED PLANS. ALL CHANGES MUST BE APPROVED BY THE WATER INSPECTOR PRIOR TO BEING CONSTRUCTED. A REVISED DRAWING MUST BE APPROVED BY THE ENGINEER.
5. CLEARANCES:
   - ONE FOOT MINIMUM VERTICAL CLEARANCE FOR OPEN TRENCH CONSTRUCTION BETWEEN WATER AND GRAVITY MAINS UNLESS OTHERWISE NOTED ON THE PLANS.
   - TWO FEET MINIMUM VERTICAL CLEARANCE FOR OPEN TRENCH CONSTRUCTION BETWEEN WATER AND RECYCLED WATER MAINS AND SERVICES AND OTHER FACILITIES UNLESS OTHERWISE NOTED ON THE PLANS.
   - FIVE FEET MINIMUM VERTICAL CLEARANCE FOR HORIZONTAL DIRECTION BORING CONSTRUCTION BETWEEN WATER AND RECYCLED WATER MAINS AND SERVICES AND OTHER FACILITIES UNLESS OTHERWISE NOTED ON THE PLANS.
   - TEN FEET MINIMUM HORIZONTAL CLEARANCE BETWEEN WATER AND RECYCLED WATER MAINS AND SERVICES AND SANITARY MAINS AND SERVICES AND TREES.
   - FIVE FEET MINIMUM HORIZONTAL CLEARANCE BETWEEN WATER AND STORM MAINS AND LATERALS AND OTHER GENERAL UTILITIES OR FACILITIES.
6. CONSTRUCTION OF WATER MAINS AND SERVICES CANNOT BEGIN UNTIL SITE IS AT SUB GRADE.
7. CITY OR CITY ASSIGNED CONTRACTOR WILL PERFORM ALL TAPS TO THE WATER MAIN. CONTRACTOR IS RESPONSIBLE FOR INSTALLING THE TAPPING SLEEVE AND VALVE, AND PREPARING THE SITE FOR CITY OR CITY ASSIGNED CONTRACTOR TO PERFORM THE TAP.
8. WATER MAINS SHALL BE AWWA C900, C905 DR 14 MINIMUM, STANDARD PRESSURE CLASS 200 FOR POLYVINYL CHLORIDE (P.V.C.) PRESSURE PIPE, AWWA C150, C151, C104 STANDARD PRESSURE CLASS 350 FOR DUCTILE IRON (DIP) PRESSURE PIPE, OR TYPE K COPPER AS SHOWN ON THE PLANS. RECYCLED WATER MAINS SHALL CONFORM TO CITY WATER MAIN STANDARDS WITH THE FOLLOWING EXCEPTIONS: RECYCLED WATER P.V.C. MAINS SHALL BE PURPLE AND LABELED RECYCLED WATER. DIP SHALL BE ENCASED IN PURPLE POLY WRAP.
9. THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS, FITTINGS AND DEADENDS USING MECHANICALLY RESTRAINED DEVICES IN ACCORDANCE WITH CITY REQUIREMENTS.
10. ALL PUBLIC WATER MAINS AND SERVICES SHALL HAVE A MINIMUM OF FOUR INCHES (4") OF SAND BEDDING UNDER PIPE AND 12" OF SAND BEDDING OVER TOP OF PIPE. SAND SHALL CONFORM TO WATER AND SEWER UTILITIES STANDARD DRAWING NUMBER 23. THE REMAINING TRENCH SHALL BE BACKFILLED AND COMPACTED PER CITY OF SANTA CLARA DEPARTMENT OF PUBLIC WORKS STANDARDS AND COMPACTED TO 95% RELATIVE DENSITY.
11. CONTRACTOR SHALL DISINFECT AND FLUSH ALL NEW AND REPAIRED PORTIONS OF THE PUBLIC WATER SYSTEM ACCORDING TO WATER AND SEWER UTILITIES SPECIFICATIONS. CONTRACTOR MUST COMPLY WITH THE CITY'S NON-POINT SOURCE CONTROL PROGRAM. THE INITIAL BACTERIOLOGICAL TEST SHALL BE PERFORMED BY THE CITY AT THE CITY'S COST. SUBSEQUENT TESTS REQUIRED DUE TO FAILED INITIAL BACTERIOLOGICAL SAMPLES SHALL BE PERFORMED BY THE CITY AT DEVELOPER'S EXPENSE.
12. PRESSURE TESTS SHALL BE PERFORMED BY THE CONTRACTOR AT 200 PSI FOR A MINIMUM OF TWO HOURS.
13. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING A SET OF CURRENT, THOROUGH, AND ACCURATE AS-BUILT DRAWINGS AT THE PROJECT SITE. THEY SHALL INCLUDE CENTER TO CENTER DIMENSIONS BETWEEN ALL FITTINGS, VALVES, SERVICES, DEADMEN, TIE-BACKS, CHANGES IN PIPE TYPE, ETC. AND SHALL INCLUDE A DIMENSION REFERENCING A TRACEABLE FEATURE ON THE EXISTING WATER SYSTEM. THE UPDATED AS-BUILT DRAWINGS SHALL BE AVAILABLE FOR THE INSPECTOR'S REVIEW AT ALL TIMES. THE PROJECT WILL NOT BE CONSIDERED FOR ACCEPTANCE NOR ANY METERS ALLOWED TO BE TURNED ON UNTIL THE AS-BUILT DRAWINGS ARE COMPLETED, TURNED IN TO THE INSPECTOR, VERIFIED, AND ACCEPTED.
14. ALL WATER USE SHALL BE METERED EXCEPT FOR USE IN DISINFECTION AND FLUSHING OF WATER MAINS.
15. NO WATER VALVES ON THE EXISTING SYSTEM NOR ANY NEW VALVE CONNECTED TO THE EXISTING SYSTEM SHALL BE OPENED OR CLOSED BY ANYONE EXCEPT AUTHORIZED WATER AND SEWER UTILITIES PERSONNEL.
16. MAINTAIN, SECURE, AND PROTECT ANY EXISTING WATER SYSTEM FACILITY IN PLACE UNTIL THE PROPOSED WATER SYSTEM IS COMPLETED AND ACTIVATED.
17. PARTS FROM ABANDONED CITY FACILITIES, INCLUDING METERS AND VALVES, SHALL BE RETURNED TO THE WATER AND SEWER UTILITIES INSPECTOR.
18. WATER AND SEWER UTILITIES WILL PLACE A HOLD ON THE FINAL INSPECTION ON ALL OR PART OF THE DEVELOPMENT UNTIL:
   - AN ACCURATE AND COMPLETE SET OF FIELD AS-BUILT DRAWINGS FOR THE PUBLIC WATER SYSTEM HAS BEEN SUBMITTED TO AND APPROVED BY THE WATER DEPARTMENT.
   - PUNCH LIST ITEMS HAVE BEEN CORRECTED.
   - ANY WATER OR PUBLIC UTILITY EASEMENTS REQUIRED FOR THE PROJECT ARE RECORDED WITH THE COUNTY.
19. CONTRACTOR SHALL SUBMIT AN ACCURATE SET OF RECORD DRAWINGS IN PDF AND AUTOCAD FORMAT TO WATER AND SEWER UTILITIES PRIOR TO FINAL ACCEPTANCE.

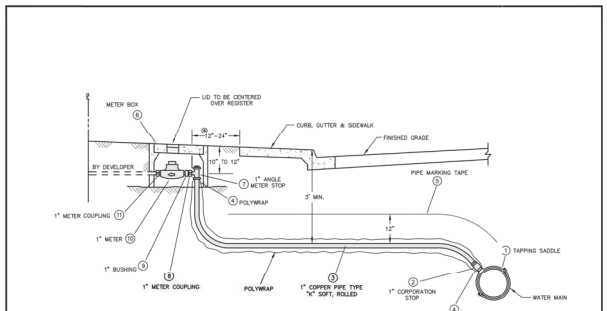


Drawn By:	MITCHELL S. / DUC L.
Checked By:	AHMED A. / JAMES M.
Approved By:	SHILPA M.
Revised Date:	2/1/2023

Signature: Director of Water and Sewer Utilities

CITY OF SANTA CLARA
WATER AND SEWER UTILITIES - STANDARD NO. 3

1" WATER SERVICE WITH RP

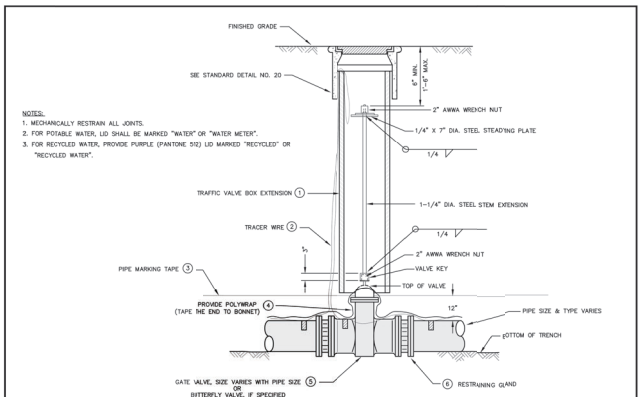


Drawn By:	DUC L. / MITCHELL S.
Checked By:	AHMED A. / JAMES M.
Approved By:	SHILPA M.
Revised Date:	2/1/2023

Signature: Director of Water and Sewer Utilities

CITY OF SANTA CLARA
WATER AND SEWER UTILITIES - STANDARD NO. 1

1" WATER SERVICE



Drawn By:	DUC L.
Checked By:	AHMED A. / JAMES M.
Approved By:	SHILPA M.
Revised Date:	5/2/2023

Signature: Director of Water and Sewer Utilities

CITY OF SANTA CLARA
WATER AND SEWER UTILITIES - STANDARD NO. 19

GATE VALVE INSTALLATION

TRACING NO. 12,408-D

ADVANCED DEVELOPMENT
2933 BENJAMIN COURT
SAN JOSE, CALIFORNIA 95124
(408) 376 - 4570
JACOB SALDIVAR - CIVIL ENGINEER

Description	Appd	Date	Revision

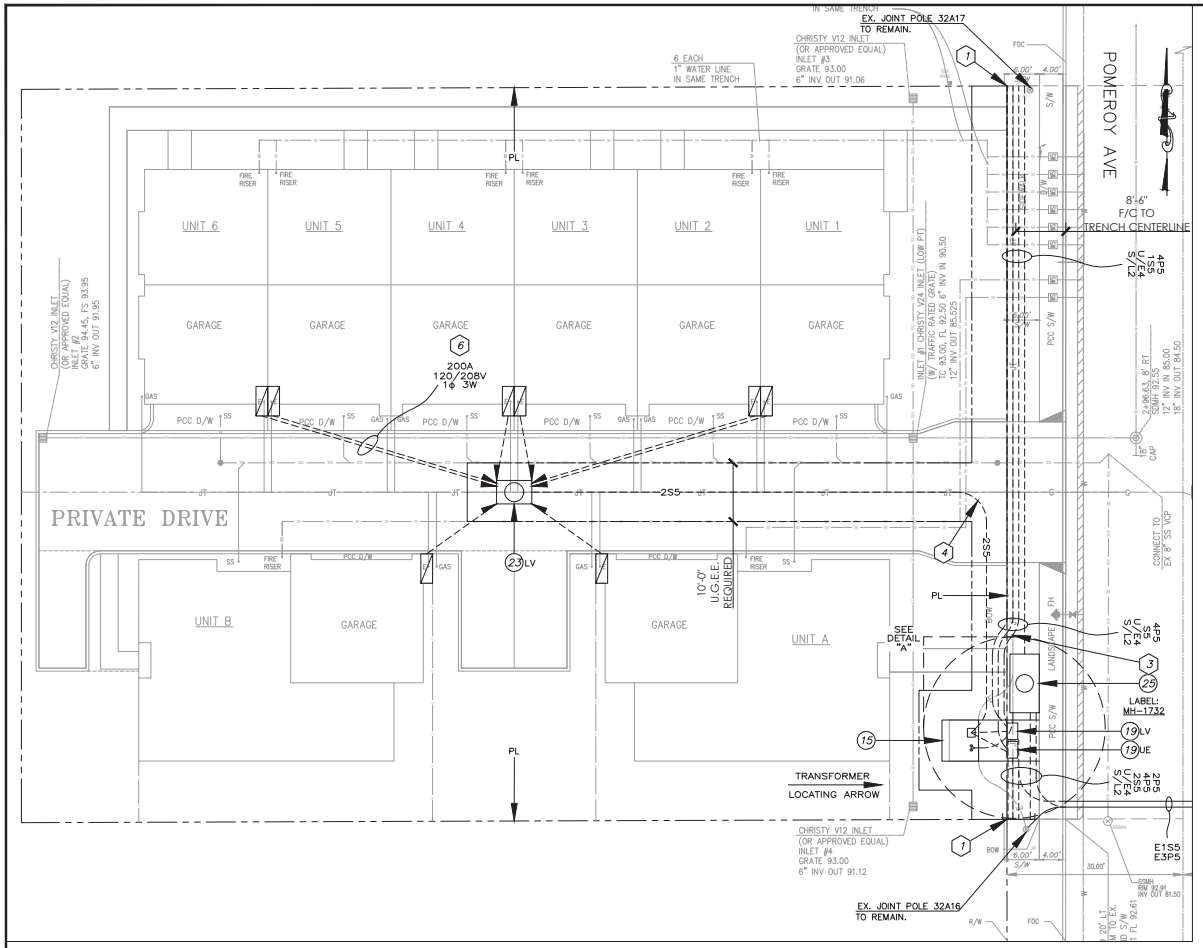
WATER NOTES AND DETAILS
PUBLIC IMPROVEMENT PLANS FOR
THE CONSTRUCTION OF 1530–1540
POMEROY AVENUE CALIFORNIA
SANTA CLARA

PROFESSIONAL ENGINEER JACOB SALDIVAR No. 33509 Exp. 06/30/26 CIVIL OF CALIFORNIA

APPROVED BY: JACOB SALDIVAR
R.C.E. NO. 33509
EXPIRES: 06/30/26

Checked:	JS
Drawn:	BA
Designed:	JS
Scale:	NTS
Date:	07-02-2024

Sheet No. 3 of 7
Job No. 533



MAIN DETAIL

SCALE: 1" – 20'

LEGEND

	NEW/INSTALL	EXISTING
PL PROPERTY LINE		
U/GEE UNDERGROUND ELECTRICAL EASEMENT		
CONDUITS/TRENCH INSTALL PER NOTE 34	4P5	E4P5
P OR PRI PRIMARY	4P5	E4P5
S OR SEC SECONDARY	S5	ES5
S/L OR ST. LT. STREET LIGHT	S/L2	ES/L2
U/E UTILITY ELECTRIC	U/E4	EU/E4
PP POWER POLE & RISER AS REQUIRED ON PLAN, RISER PER NOTE 23	NEW PP BY CITY RISER	EXISTING PP RISER
S/L FD STREET LIGHT FOUNDATION 38		
S/L FD STREET LIGHT FOUNDATION AND ELECTROLIER		
GUARD PIPE PER NOTE 13		
MISC SPLICE BOX LV, U/E OR S/L AS NOTED ON PLAN, SIZE PER NOTE 18		
SIZE PER NOTE 20		
PB PRIMARY PULLBOX PER NOTE 24 LABEL "PB-ID#" (USE ID# SHOWN ON PLAN)		PB-ID#
MH PRIMARY MANHOLE PER NOTE 25 LABEL "MH-ID#" (USE ID# SHOWN ON PLAN)		MH-ID#
V PRIMARY SWITCH VAULT PER NOTE 28 LABEL "V-ID#" (USE ID# SHOWN ON PLAN)		V-ID#
TRANSFORMER PAD PER NOTE 15	CONCRETE APRON 15	

EXISTING SIZE OF CONDUIT, USE OF CONDUIT, NUMBER OF CONDUITS (ABOVE NOTATION TYPICAL)

NOTE! DO NOT USE FLEX CONDUIT, OR DEGREE COUPLINGS ANYWHERE ON THIS JOB. ONLY USE BENDS WHERE CALLED FOR BY CONSTRUCTION NOTE. FOR TYPICAL TRENCH SECTION SEE UG-1000 REV 5 SHEET 34

TRANSFORMER LOCATING ARROW

UG-1000 REV. 5 — SILICON VALLEY POWER UNDERGROUND ENGINEERING STANDARD, REVISION 5.

FOR DETAILS OF ALL BALLOON NOTE NUMBERS SEE THE CORRESPONDING PAGE NUMBER IN UG-1000, REVISION 5.

GENERAL NOTES:

ALL CONDITIONS ON THIS DRAWING MUST BE MET PRIOR TO PERMANENT ELECTRICAL SERVICE.

X = INDICATES NOTE IS REQUIRED FOR THIS JOB.

X SERVICE VOLTAGE SHALL BE 120/208 V, 1 Φ 3 WIRE.

X AVAILABLE SHORT CIRCUIT AT THE SERVICE TERMINATION POINT OF EACH SERVICE IS 10,000 AMPS SYMMETRICAL.

___ ALL METERS MUST BE GROUPED AND ACCESSIBLE TO TENANTS AND THE UTILITY AT ALL TIMES.

X METER ENCLOSURES SHALL MEET METER CABINET ENCLOSURE CLEARANCES PER CITY OF SANTA CLARA ELECTRIC DEPARTMENT DRAWING G7, REVISION 2.

X ELECTRIC METERS AND MAIN SERVICE DISCONNECTS SHALL BE LOCATED OUTSIDE OF BUILDING OR IN A UTILITY ROOM DIRECTLY ACCESSIBLE FROM THE OUTSIDE. THE CITY SHALL HAVE IMMEDIATE AND UNHINDERED ACCESS TO THIS EQUIPMENT AT ALL TIMES WITHOUT NOTICE.

___ SWITCHBOARD MANUFACTURER SHALL SUBMIT SWITCHBOARD DRAWINGS FOR REVIEW, IN TRIPLICATE, PRIOR TO FABRICATION. SEND TO: SILICON VALLEY POWER, 1705 MARTIN AV, SANTA CLARA, CA 95050 – ATTN: METER SHOP.

X CONTRACTOR TO VERIFY THE EXISTENCE AND/OR PRECISE LOCATION OF ALL UNDERGROUND FACILITIES PRIOR TO THE START OF CONSTRUCTION.

___ PROVIDE 1–2" CONDUIT FROM UTILITY METER COMPARTMENT TO MPOE PHONE BOARD. COORDINATE WITH SVP METER SHOP AT (408) 615–5626.

X ELECTRICAL PERMITS FOR SERVICE ENTRANCE AND OTHER PRIVATE ELECTRICAL WORK SHALL BE OBTAINED FROM THE CITY PERMIT CENTER PRIOR TO START OF WORK OR PROVIDE LETTER FROM INSPECTING AUTHORITY TO CITY INDICATING ELECTRICAL INSPECTION IS COMPLETE.

X ELECTRIC EASEMENTS ARE REQUIRED AND MUST BE SIGNED PRIOR TO CONNECTING PERMANENT SERVICE. DOCUMENTS TO FOLLOW. NO TREES MAY BE PLANTED IN UG EASEMENT AREAS

X DEVELOPER SHALL FURNISH AND INSTALL ALL MATERIAL ON–SITE AND OFF–SITE IN ACCORDANCE WITH THIS DRAWING AND SILICON VALLEY POWER STANDARD U.G. 1000, REVISION 5.1.

X PROVIDE REDWOOD HEADERS OR CONFORM LANDSCAPE MOUNDS TO AVOID COVERING ELECTRICAL PULLBOXES AND VAULTS. TREES SHALL BE A MINIMUM OF 5'–0" FROM CENTER LINE OF TRENCH.

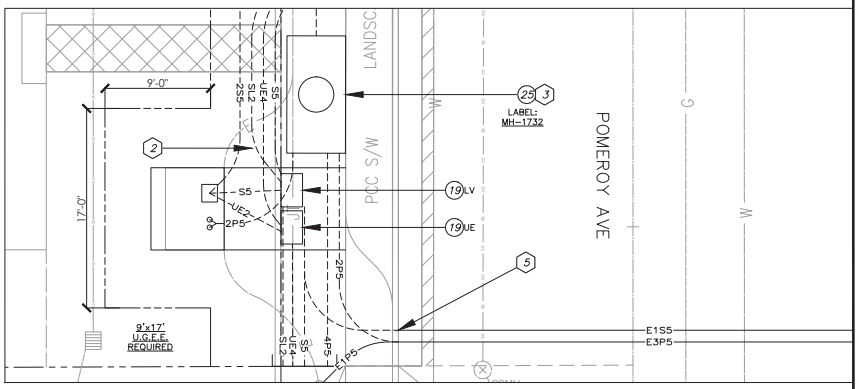
X SEE U.G. 1000, REVISION 5.1, SHEETS 3 & 4 FOR WORK REQUIREMENTS. LABEL PHASE AND NEUTRAL ON SERVICE ENTRANCE CONDUCTORS. FOR MULTI–BLDG. SITE, IDENTIFY AS TO BLDG. SERVED. SILICON VALLEY POWER ELECTRIC CREWS WILL MAKE ALL CONNECTIONS TO UTILITY SYSTEM.

X SEE UG–1000, REVISION 5.1, SHEET 9 FOR UTILITY INSPECTIONS. CALL (408) 615–5600.

X FOR ALL WORK IN THE PUBLIC RIGHT–OF–WAY, OBTAIN REQUIRED STREET OPENING PERMIT FROM THE CITY PERMIT CENTER. TREES SHALL BE A MINIMUM OF 5' FROM CENTERLINE OF TRENCH.

X PRIOR TO ANY EXCAVATION, CALL UNDERGROUND SERVICE ALERT (USA) AT (800) 227–2600.

X COORDINATE WORK WITH LINE MAINTENANCE AND CONSTRUCTION DIVISION AT (408) 615–5600.

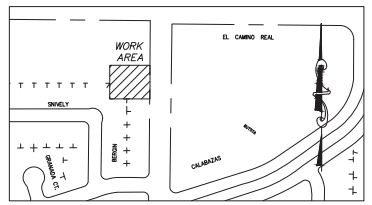


DETAIL "A"

SCALE: 1" – 5'

CONSTRUCTION NOTES

1. CAP 4P5, S5, U/E4 AND S/L2 CONDUITS AT END OF PROJECT FOR FUTURE SVP USE.
2. INSTALL 2–5" X 90° X 5'R (PRIMARY) PVC BENDS.
   INSTALL 3–5" X 45° X 5'R (SECONDARY) PVC BEND.
3. SWEEP 1S5 CONDUIT AROUND (N) MH–1732 USING 5" X 45° X 5'R PVC BENDS.
   SWEEP 1U/E4 CONDUIT AROUND (N) MH–1732 USING 4" X 45° X 5'R PVC BENDS.
   SWEEP 1S/L2 CONDUIT AROUND (N) MH–1732 USING 2" X 45° X 3'R PVC BENDS.
4. INSTALL 2–5" X 90° X 5'R (SECONDARY) PVC BENDS.
5. CAUTION! ENERGIZED 12KV CABLES IN 1 OF E3P5 CONDUITS!
   CONNECT 2P5 TO E2P5 CAPPED CONDUITS AT LIP OF GUTTER USING 2–5" X 90° X 5'R (PRIMARY) PVC BENDS.
   CONNECT 1S5 TO E1S5 CAPPED CONDUITS AT LIP OF GUTTER USING 5" X 90° X 5'R (SECONDARY) PVC BENDS.
   COORDINATE WITH SVP SERVICE COORDINATOR: RANDY KENT
6. CUSTOMER OWNED UNDERGROUND ELECTRIC SERVICE ENTRANCE BY DEVELOPER IN ACCORDANCE WITH APPLICABLE BUILDING CODES PER CSC BUILDING INSPECTION. DEVELOPER TO CONFIRM SIZE, QUANTITY AND ROUTING OF SERVICE CONDUITS WITH CSC BUILDING INSPECTOR PRIOR TO INSTALLATION. TYPICAL FOR EACH UNIT UNDERGROUND SERVICE.



LOCATION MAP

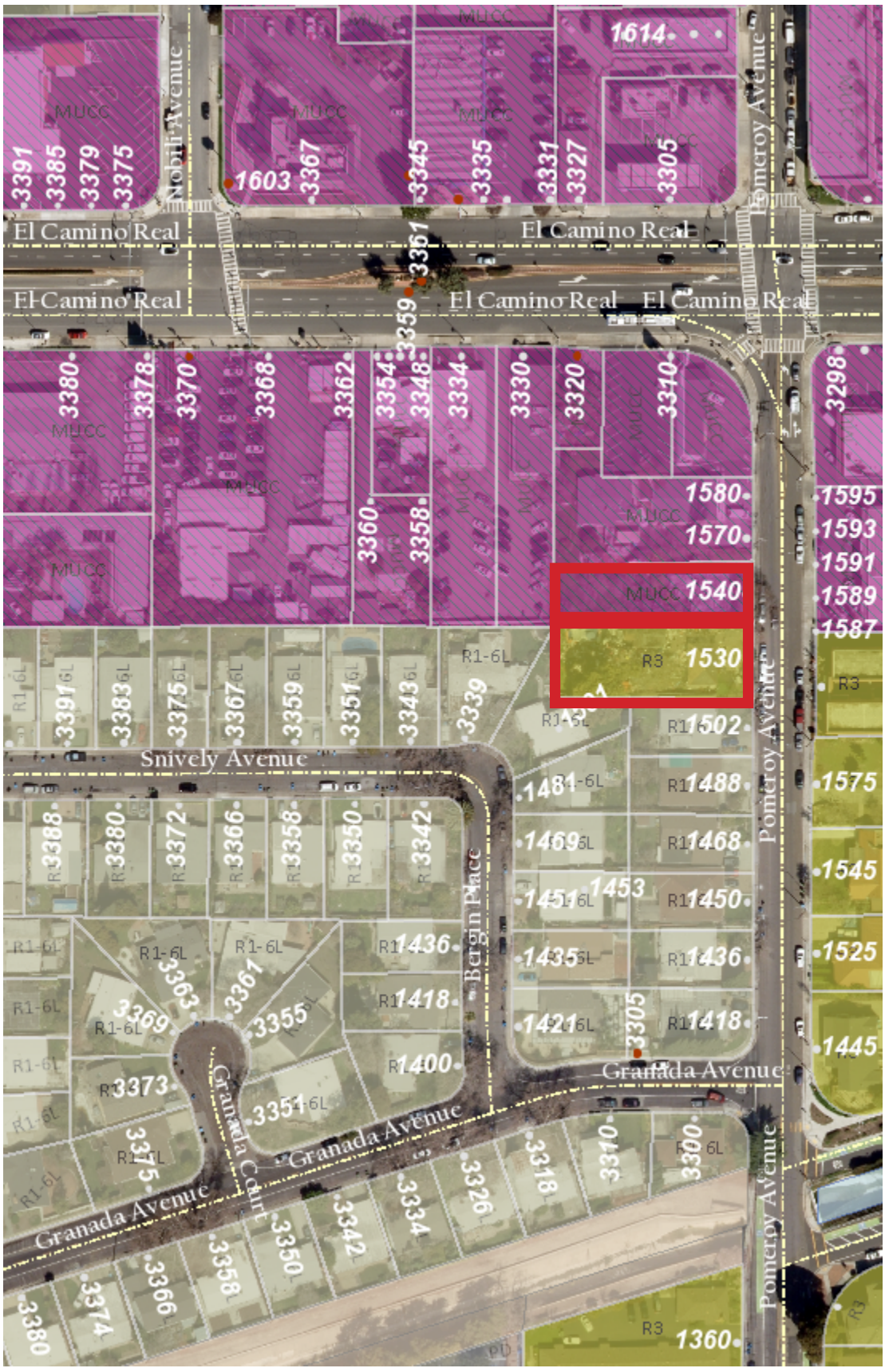
DEVELOPER'S WORK

IN ORDER TO CONSTRUCT WORK SHOWN ON THIS DRAWING YOU MUST HAVE A VALID BUILDING PERMIT AND START CONSTRUCTION WITHIN 6 MONTHS OF DATE OF APPROVAL OF THIS DRAWING. FOR AN EXTENSION OF TIME PLEASE CONTACT SVP AT (408) 615–6610.

REVISION	DATE		APPROVED
1	1/25/24	REMOVED STREETLIGHT BOX AND FOUNDATION. 1/30/24	

DESIGNED BY: PCS	1/23	NEW TOWNHOMES	DRAWN BY: PCS	
APPROVED BY:	1/24	1540 POMEROY AVE	SCALE: NONE	DATE: 01/23
			MAP #: 32	SHT 1 OF 1
DEV. WK. / CTY. WK. / IMP. PLNS.		SILICON VALLEY POWER CITY OF SANTA CLARA	DRAWING NUMBER 36084	REV 1
X / X / X				

Vicinity Map (Zoning) - 1530-1540 Pomeroy Ave



Legend

Residential
- R1-6L - Single Family
- R1-8L - Single Family
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- R5 - Very High Density Residential
- TN - Transit Neighborhood
- UC - Urban Center
- UV - Urban Village
- VR - Village Residential
- PH-R5 - Patrick Henry - Very High Density Residential
- HDF - High Density Flex
- LSAP - Lawrence Station Area Plan

Mixed Use
- MUCC - Mixed Use Community Commercial
- MUNC - Mixed Use Neighborhood Commercial
- MURC - Mixed Use Regional Commercial
- SCS - Santa Clara Station Focus Area

Public / Open Space
- OS - Parks/Open Space
- PQP - Public / Quasi Public

Commercial
- CC - Community Commercial
- CN - Neighborhood Commercial
- CR - Commercial Regional

Industrial
- HI - Industrial Heavy
- LI - Industrial Light

Office - R&D
- HO-RD - Office/R&D-High Intensity
- LO-RD - Low-Intensity Office/R&D

Form Based
- DNTW - Downtown

Planned Development
- PD - Planned Development
- PD-MC - Planned Development Master Community

0 200 400 ft

N

NAD_1983_2011_StatePanel_California_III_FIPS_0403_Ft_US

©City of Santa Clara

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

25-763 **Agenda Date: 8/13/2025**

REPORT TO PLANNING COMMISSION

SUBJECT
Public Hearing: Action on the Initial Study and Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, General Plan Amendment, Rezone, and Vesting Tentative Subdivision Map (PLN24-00267 and PLN24-00332) for the Property Located at 1400 Coleman Avenue to Allow the Development of 142 Townhouse Units and Associated On- and Off-Site Improvements

REPORT IN BRIEF
Applicant /Owner: Pamela Nieting, City Ventures/Grant Associates LP
General Plan: Regional Commercial
Zoning: Commercial Regional (CR)
Site Area: 3.8 acres (45,072 square feet)
Existing Conditions: The site currently is developed with a two-story office building, a one-story light industrial building, and a surface parking lot. The building is currently occupied with commercial tenants.

Surrounding Land Uses:
- North: Commercial and Industrial Uses
- South: Coleman Avenue; Costco
- East: Commercial and Industrial Uses
- West: U.S. Citizenship and Immigration Services office

Staff Recommendation:
The Planning Commission adopt resolutions recommending the City Council adopt the Initial Study and Mitigated Negative Declaration; General Plan Amendment, Rezone and the Vesting Tentative Subdivision Map for the property located at 1400 Coleman Avenue to allow the development of 142 townhouse units and associated on- and off-site improvements.

BACKGROUND
On May 28, 2024, City Ventures (applicant) filed applications (File Nos. PLN24-00267 and PLN24-00332) to redevelop the subject 3.8-acre parcel (APN: 230-05-021) as a residential for-sale townhouse community “project”, with 142 townhouses and associated on- and-offsite improvements.

The subject property currently has a General Plan land use designation of Santa Clara Station Regional Commercial and is within the Santa Clara Station Area Focus Area. The Specific Plan is currently underway, however it has yet to be formally adopted. The zoning for the project site is Commercial Regional (CR). On the date of the initial application, the site was zoned Light Industrial (ML) under the older, “Classic” Zoning Ordinance, but the site was rezoned to Commercial Regional effective September 19, 2024. Because the application was not yet complete, pursuant to the new zoning code, on September 19, 2024, the new zoning designation of CR, and the requirements of the Updated Zoning Code, apply to the project.

The subject property is located on the north side of Coleman Avenue and is bounded by government uses (U.S. Citizenship and Immigration Services) to the west, commercial and industrial uses to the north and east, and Coleman Avenue to the south. The Norman Y. Mineta San José International Airport is approximately 500

feet northeast of the project site. This project site is located approximately 0.3 miles north of the Santa Clara Transit Center that is served by Caltrain, Altamont Commuter Express (ACE) train and multiple Valley Transportation Authority (VTA) bus routes (Rapid 522, 60, 22, 21, 53, and 59) which qualifies as a major transit stop. Therefore, the project site is within a transit priority area as defined in SB 743 (2013).

In October 2024, City Council approved a two-way Class IV protected bikeway along the east side of Coleman Avenue between Brokaw Road and Reed Street. Thus, the project's trash pickup location and loading/unloading zone is required to be located on-site to avoid conflicts with the bikeway.

Pursuant to state law, anytime a General Plan Amendment is proposed within the Airport Influence Area (AIA) of an adopted Comprehensive Land Use Plan (CLUP), a referral must be made to the County Airport Land Use Commission (ALUC) for a consistency determination. The project was referred to the ALUC on June 30, 2025, and an ALUC hearing on the Project is scheduled for August 27, 2025.

Requested Actions

Implementation of the project requires the City Council to take action on the items listed below. Pursuant to the Santa Clara City Code, the Planning Commission will conduct a public hearing to make recommendations to the City Council on said actions:

1. General Plan amendment from Regional Commercial to High Density Residential.
2. Rezone of the property from Commercial Regional (CR) to High Density Residential (R4).
3. Vesting Tentative Subdivision Map for two-lot subdivision for residential condominium purposes to accommodate a project with 142 townhouses, vehicular driveways, parking, and common and private open spaces.

The project also requires approval of Architectural Review, which will address the demolition of the building, site design and architecture. In accordance with Chapter 18.120, Architectural Review is conducted by the Director of Community Development or designee through a Development Review Hearing process, which is a public hearing.

DISCUSSION

The developer proposes to construct 142 "for-sale" townhouses, spread out in 13 four-story townhouse-style buildings. Each building would contain seven to twenty residential units. The buildings would have a maximum height of 50 feet. Each townhouse would have a one- or two-car garage on the ground floor, with residential units located above. The project includes approximately 0.45-acre common recreational space available for residents, although it is not eligible for credit against the project's parkland dedication requirement. xxxxxx. The project is providing 20 percent of the total number of units (or 29 units) to be very low, low or moderate affordable housing units, exceeding the City's affordable housing ordinance requirement of 15 percent affordable housing units. The proposal includes 10 percent of the units as lower income units and the other 10 percent a mix of very low- and moderate-income units. Pursuant to the State Density Bonus Law, the project qualifies for two incentives or concessions and any waivers that physically preclude the construction of a development.

Primary considerations for the project include consistency with the City's General Plan, conformance with the City Code requirements for the High Density Residential (R4) Zoning district and subdivisions.

General Plan Conformance

The General Plan land use designation for the project site is Santa Clara Station Regional Commercial. The Santa Clara Station Regional Commercial General Plan designation is intended for commercial developments that serve both Santa Clara residents and the surrounding region with an emphasis on office and hotel uses. The project includes a General Plan Amendment to the Santa Clara Station High Density Residential land use designation. This classification is intended for residential development at densities ranging from 37 to 50 dwelling units per gross acre (du/ac). This density range is typically located in areas adjacent to major

transportation corridors, transit or mixed uses. High Density Residential development has an urban feel, with mid rise buildings, structured or below grade parking, and shared open space.

On balance, the project is consistent with the City's General Plan. The proposed project is consistent with the following General Plan Policies:

General Land Use Policies

- 5.3.1-P2: Encourage advance notification and neighborhood meetings to provide an opportunity for early community review of new development proposals.
- 5.3.1-P26: Support a community-initiated planning process so that existing neighborhoods can participate in developing more detailed plans for street, landscape and pedestrian facility improvements.

The applicant conducted two community meetings to involve neighboring property owners in the design of the project. Notices were mailed to property owners within 1,000 feet of the project boundaries and interested parties.

- 5.3.1 P4 Encourage new development that meets the minimum intensities and densities specified in the land use classifications or as defined through applicable Focus Area, Neighborhood Compatibility or Historic Preservation policies of the General Plan.

The proposed residential project would develop the subject site at a density of 37.4 du/acre in conformance with the density range specified for the Santa Clara Station High Density Residential land use designation (37-50 du/acre).

- 5.3.1-P8: Work with property owners to improve or redevelop underutilized and vacant properties.
- 5.3.1-P9: Require that new development provide adequate public services and facilities, infrastructure, and amenities to serve the new employment or residential growth.

Currently the site is developed with a two-story office building and a one-story light industrial building, and the proposed project would redevelop the subject site, with 142 townhouses and private on- and off-site improvements, that include private street, utilities, and landscaping.

- 5.3.1-P10: Provide opportunities for increased landscaping and trees in the community, including requirements for new development to provide street trees and a minimum 2:1 on- or off-site ratio replacement for trees removed as part of the proposal to help increase the urban forest and minimize the heat island effect.

The proposed buildings are articulated with open landscaped courtyards and setbacks allowing for additional trees and ground cover. The proposed development plan includes landscaping of the site and the project street frontage with a variety of plant and tree species. All the 59 existing trees on site would be removed and 64 new trees will be planted on-site. Additional trees would also be planted offsite by collecting an in-lieu fee to meet the minimum replacement ratio of 2:1 as required by the General Plan.

- 5.3.1-P12: Encourage convenient pedestrian connections within new and existing developments.
- 5.3.1 P15 Require new developments and major public infrastructure projects to include adequate rights-of way to accommodate all modes of transportation.
- 5.3.1-P14 Encourage Transportation Demand Management strategies and the provision of bicycle and pedestrian amenities in all new development greater than 25 housing units or more than 10,000 non residential square feet, and for City employees, in order to decrease use of the single occupant

automobile and reduce vehicle miles traveled, consistent with the Climate Action Plan.

The project would construct an eight-foot-wide sidewalk with a six-foot wide landscape strip along the project street frontage. A new 26-foot-wide two-way private street would provide ingress and egress for the project site.

Consistent with the City's Climate Action Plan (2022), the applicant has provided a draft Transportation Demand Management (TDM) plan demonstrating a vehicle miles travelled (VMT) reduction of 20 percent.

- P.3.1-P29: Encourage design of new development to be compatible with, and sensitive to, nearby existing and planned development, consistent with other applicable General Pan policies.

The site plan has been designed to maintain the future pedestrian connections with the adjacent sites to the north and to the east as envisioned in the Specific Plan.

Residential Land Use Goals and Policies

- 5.3.2-P4 Encourage indoor and outdoor private and common spaces as part of all new residential developments, including clustering of units to maximize open space opportunities where appropriate.

The developer has worked with staff to cluster the units to provide the most useable amount of common recreational area located in three areas of the site for the residents.

Santa Clara Station Focus Area Policies

- 5.4.3 P2 Maximize residential development within walking distance of the Station, particularly on the northeast side of the Caltrain corridor.
- 5.4.3-P7 Provide appropriate transition between new development and adjacent uses consistent with General Plan Transition Policies.
- 5.4.3-P9 Encourage streetscape design with street trees, wider sidewalks, pedestrian oriented lighting, curb bulb outs and special paving and/or striping within the Focus Area to emphasize accessibility.
- 5.4.3-P10 Orient building street frontages to the ground level with residential entries, stoops and windows, and commercial store fronts.
- 5.4.3-P20 Highly encourage the development of affordable housing and senior housing that is well designed and compatible with adjacent uses in the Santa Clara Station Focus Area.

Transition Policies

- 5.5.2-P1: Require that new development incorporate building articulation and architectural features, including front doors, windows, stoops, porches or bay windows along street frontages, to integrate new development into the existing neighborhoods.
- 5.5.2 P2 Implement design review guidelines for setback, heights, materials, massing, articulation and other standards to support Transition Policies and promote neighborhood compatibility.
- 5.5.2-P3: Implement site design solutions, such as landscaping and increased building setbacks, to provide buffers between nonresidential and residential uses.
- 5.5.2 P9 Improve pedestrian amenities, including sidewalks and bicycle paths, to promote neighborhood compatibility.

Consistent with the Station Area and Transition polices above, the project incorporates modern architecture buildings with a mix of materials and architectural features to create visual breaks and interest in the design for compatibility with the surrounding development. The front of the buildings, as well as individual unit front doors are oriented to the street frontage, Coleman Avenue. Interconnected pedestrian paths connect through various courtyards and green spaces connecting to the public sidewalk fronting the site and neighboring properties.

The project includes landscaped building setbacks to transition the proposed four-story residential development on the site from adjacent commercial properties. A new sidewalk along the project frontage will be provided to enhance the connection to the surrounding properties.

The proposed project is a land use change on the site from commercial to residential. General Plan Policy 5.4.3 P2 directs for residential development to be maximized within walking distance of the Station. While the proposed Santa Clara Station High Density Residential land use designation (37-50 du/acre) is not the highest density in the Station Area, it is in the midrange of the densities. The project at a density of 37.4 dwelling units per acre will provide for a diversity in unit types for the area.

Finally, consistent with 5.4.3 P20, the project would contribute 142 units towards the City's regional housing needs including adding 29 low-income units.

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Santa Clara Station Area Specific Plan

The City's General Plan, adopted in 2010, included the Santa Clara Station Area as a near-term Focus Area. The City is in the process of drafting a Santa Clara Station Area Specific Plan, which will establish a framework for development of that Focus Area, 244 acres generally bounded by De La Cruz Boulevard, Reed Street, and Martin Avenue to the northeast, and Franklin Street and El Camino Real to the southwest. At the center of this area is the existing Santa Clara Transit Station, which is served by Caltrain and Altamont Commuter Express (ACE) rail lines and Valley Transportation Authority (VTA) bus service. City staff is currently working with a team of consultants and the Station Area Task Force on preparing the plan, tentatively to be adopted sometime in 2026.

Zoning Conformance

The project would rezone the property from Commercial Regional (CR) to High Density Residential (R4) to accommodate the construction of 142 units. The purpose of the R4 High-Density Zone is to provide land areas for the construction, use, and occupancy of multi-family dwellings, such as rowhouses, townhouses, and low-rise apartments. It is the intent of this zone to encourage development types that use innovative site planning provides on-site recreational amenities and be located near neighborhood commercial centers. The project proposes a density of 37.6 units per acre that would be in conformance with the density range of 37-51 units per acre.

The project is required to adhere to site-specific development standards set forth in the proposed R4 zoning district. However, under the State Density Bonus Law the applicant has requested waivers from the side and rear setback, and private and common open space requirements. The R4 zoning district requires a side setback of 10 feet, where five feet is provided and a rear setback of 20 feet where nine feet is provided. Private open space is required at 60 square feet per unit for 50% of the units. The project provides balconies for 50% of the units, however, for 31 of those units the square footage is only 52 square feet, 8 square feet less than the requirement. While open space has been clustered on the site to provide 17,600 square feet of common recreational area for the residents it is still short of the 28,400 square feet required by the Zoning Code Section 18.10.030(200 square feet per unit), While the preference would be to have more private and common open space, under the State Density Bonus Law the project does qualify to request for a waiver. Applicant has worked with staff to provide as much common space as possible given the site constraints.

The project was deemed cleared by the City's Project Clearance Committee and the Subdivision Committee (PCC/SC) on July 1, 2025, and appropriate Conditions of Approval were added and are available as Attachments 4 and 5.

Affordable Housing

The proposed project is subject to the City's Affordable Housing Ordinance (Chapter 17.40) and is required to designate 15 percent of the 142 units (or 21 units) as affordable housing. The project is proposing 20 percent (29 units) of the total units for households as very low-, low- and moderate-income units. Affordable units shall

be reasonably dispersed throughout the project and contain the same number of bedrooms as market rate units.

Subdivision
In accordance with Chapter 17.05 of the City Code, the project requires a tentative subdivision map. The application proposes a two-lot subdivision for residential condominium purposes. The Subdivision Committee reviewed and deemed the application cleared on July 1, 2025, satisfying code requirements, and including conditions of approval contained in Attachment 7.

The subdivision includes on-site and off-site improvements. Primary access to the project site is from via a new 26-foot wide, two-way directional driveway on Coleman Avenue. The project would construct an eight-foot -wide separated sidewalk with a six-foot landscape strip along the project frontage. A Class IV protected bikeway was approved by Council on the east side of Coleman Avenue along the project frontage.

Site Design, Architecture and Parking
The project features thirteen four-story residential buildings, each with seven to twenty townhouse units. The current architecture is conceptual for the buildings and is an overall modern architecture style providing a mix of materials. Formal evaluation of architecture will occur through the Architectural Review process in accordance with Chapter 18.120 of the City Code as the current proposed elevations are being refined.

The project provides a total of 235 parking spaces (194 garage spaces and 40 surface parking spaces), whereas the code requires 201 parking spaces. The proposed parking exceeds the parking requirement per Zoning Code Section 18.22.050 (one parking space for each of the studio and one-bedroom units and 1.5 parking spaces for each of the two-bedroom units). Loading zones would be provided for each building. Consistent with the City Code, the project would provide one secure private bicycle parking space per unit located in the five parking garages with electrical outlets (142 Class I bicycle parking spaces), seven short-term, public Class II bike racks, and a do-it-yourself bicycle repair station (e.g., air pump and basic tools) so cyclists can conduct repairs as needed.

ENVIRONMENTAL REVIEW

The potential environmental impacts of the project are addressed in a Mitigated Negative Declaration (MND) the City prepared in accordance with the California Environmental Quality Act (CEQA). The MND and Notice of Intent to Adopt were posted on the City's website and were circulated for 20-day review on July 11, 2025, and closed on July 30, 2025, in accordance with CEQA.

The MND analyzed the project's impact in the various environmental topics covered by CEQA. Most topics were found to have less than significant impact or no impact. The following topics were found to have potential impacts that could be reduced to less than significant with mitigation: air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, and tribal cultural resources. In support of greenhouse gas emission reductions, the project will implement an all-electric design. The mitigations and responsible parties for mitigation are included in the mitigation monitoring and reporting program (MMRP) (Attachment 1).

There were five public comments received on the MND including from Muwekma Ohlone Indian Tribe, Department of Toxic Substances Control (DTSC), City of San José Airport Department, Santa Clara Valley Transportation Authority (VTA), and Valley Water. A response to comments was prepared and posted on the project's CEQA page. The link to the CEQA page is included in Attachment 1.

FISCAL IMPACT

There is no fiscal impact to the City for processing the requested application other than administrative time and expense typically covered by processing fees paid by the applicant.

COORDINATION

This report has been coordinated with the City Attorney's Office, Parks and Recreation Department and Public Works Department.

PUBLIC CONTACT

On July 23, 2025, a hearing notice was published in the Santa Clara Weekly and on July 21, 2025, a notice of public hearing for this item was mailed to property owners within 1,000 feet of the project site boundaries and emailed to interested parties. This provides more than the minimum 20-day notice required by State law for rezonings. At the time of writing this report, Staff has received five public comments on the project and they are available as Attachment 9.

Community Meetings

Consistent with the City's Public Outreach Policy for Planning Applications, public outreach meetings were conducted by the Property Owner/Applicant on October 10, 2024 (in-person) and on March 31, 2024 (virtual), to engage the neighborhood community in the planning process. Notices of the meetings were mailed by the Property Owner/Applicant to properties within 1,000 feet of the project site boundaries and a recording and meeting minutes were posted on the City's website. These meetings provided the community opportunities to review and comment on the proposal. Key topics at these meetings included the site plan, consistency with the Station Area Specific Plan, rideshare drop off/pick up and deliveries location, affordability, relocation of existing commercial tenants, and project timeline.

ALTERNATIVES

1. Adopt a resolution recommending the City Council adopt the adopt the Mitigated Negative Declaration and the Mitigation Monitoring or Reporting Program for the proposed residential townhome project at 1400 Coleman Avenue.
2. Adopt a resolution recommending the City Council approve the General Plan amendment to change the land use designation from Regional Commercial to High Density Residential.
3. Adopt a resolution recommending the City Council approve a rezoning of the project site from Commercial Regional (CR) to High Density Residential (R4) subject to conditions of approval.
4. Adopt a resolution recommending City Council approve a Vesting Tentative Subdivision Map for condominium purposes, subject to conditions of approval.
5. Recommend the City Council deny the General Plan amendment to change the land use designation from Regional Commercial to High density Residential.
6. Recommend the City Council deny a rezoning of the project site from Commercial Regional (CR) to High Density Residential (R4).
7. Recommend the City Council deny a Vesting Tentative Subdivision Map for condominium purposes.

RECOMMENDATION

Alternatives: 1, 2, 3 and 4

1. Adopt a resolution recommending the City Council adopt the adopt the Mitigated Negative Declaration and the Mitigation Monitoring or Reporting Program for the proposed residential townhome project at 1400 Coleman Avenue.
2. Adopt a resolution recommending the City Council approve the General Plan amendment to change the land use designation from Regional Commercial to High Density Residential.
3. Adopt a resolution recommending the City Council approve a rezoning of the project site from Commercial Regional (CR) to High Density Residential (R4) subject to conditions of approval.
4. Adopt a resolution recommending City Council approve a Vesting Tentative Subdivision Map for condominium purposes, subject to conditions of approval.

Prepared by: Nimisha Agrawal, Senior Planner
Reviewed by: Alexander Abbe, Assistant City Attorney
Approved by: Lesley Xavier, Planning Manager

ATTACHMENTS

1. Web Link to the Project Page and Mitigated Negative Declaration (MND) and Mitigation Monitoring or Reporting Program (MMRP)
2. Resolution Recommending Council adopt the Mitigated Negative Declaration (MND) and the Mitigation Monitoring or Reporting Program (MMRP)
3. Resolution Recommending Council Approve the General Plan Amendment
4. Resolution Recommending Council Approve the Rezone
5. Resolution Recommending Council Approve the Vesting Tentative Subdivision Map
6. Conditions of Tentative Subdivision Map Approval
7. Vicinity Map
8. Public Comments Received
9. Project Data and Compliance
10. Development Plans
11. Vesting Tentative Subdivision Map

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Web Links- Project Website and Mitigated Negative Declaration (MND) and Mitigation Monitoring or Reporting Program
(MMRP)

Project Website:
1400 Coleman Avenue - Coleman Village | Projects Listing | City of Santa Clara

Environmental Website:
1400 Coleman Avenue Residential Project (CEQA) | CEQA Pending Approvals Directory | City of Santa Clara

Link to the MND and MMRP prepared for the current proposal.

https://www.santaclaraca.gov/home/showpublisheddocument/87436/638876663987870000

Response to Comments:

https://www.santaclaraca.gov/home/showpublisheddocument/87697

These documents are available for viewing in the Community Development Department

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL ADOPT THE MITIGATED NEGATIVE DECLARATION AND THE MITIGATION MONITORING AND REPORTING PROGRAM FOR THE PROPOSED RESIDENTIAL PROJECT LOCATED AT 1400 COLEMAN AVENUE, SANTA CLARA

PLN24-00267 (General Plan Amendment and Rezone)
PLN24-00332 (Vesting Tentative Subdivision Map)

Initial Study/Mitigated Negative Declaration (IS/MND) (SCH # …….)

WHEREAS, on May 28, 2024, City Ventures ("Applicant"), on behalf of Grant Associates LP ("Owner") filed a development application for the 3.8-acre site located at 1400 Coleman Avenue (APN: 230-05-021), which is developed with a two-story office building, a one-story light industrial building, and a surface parking lot ("Project Site"); and

WHEREAS, the Applicant proposes a General Plan amendment to change the land use designation from Regional Commercial to High Density Residential; a rezone of the property from Commercial Regional (CR) to High Density Residential (R4); and a Vesting Tentative Subdivision Map application to allow the construction of 142 townhouse units in thirteen residential buildings, associated on- and off-site improvements ("Project"); as shown on the attached Development Plans and Vesting Tentative Subdivision Map, incorporated herein by this reference; and

WHEREAS, the City, as Lead Agency, in tandem with Consultant 'David J. Powers' prepared an Initial Study ("IS") and a Mitigated Negative Declaration for the proposed project in accordance with the California Environmental Quality Act ("CEQA"), which was circulated for a 20-day review to public agencies which have jurisdiction by law with respect to the Project, as well as to other interested persons and agencies, and the City sought the comments of such persons and agencies beginning on July 11, 2025 and concluding on July 30, 2025 ("Comment Period"); and

WHEREAS, a Mitigation Monitoring and Reporting Program ("MMRP") has been prepared for implementation with Project development to reduce potentially significant impacts identified in the Initial Study to less than significant; and

WHEREAS, the City through consultant 'David J. Powers' prepared written responses to the comments received during the Comment Period and included these responses on the project's CEQA page; and

WHEREAS, on July 23, 2025, a notice of the public hearing on the proposed General Plan Amendment was published in the *Santa Clara Weekly*, for the Planning Commission Hearing to be conducted on August 13, 2025; and

WHEREAS, on July 21, 2025, the notice of public hearing for the August 13, 2025, Planning Commission meeting for this item was mailed to property owners within a 1,000-foot radius of the Project Site boundaries; and

WHEREAS, pursuant to SCCC Section 18.146.020, on August 2, 2025, notices of the public hearing of August 13, 2025, were posted at City Hall, the Central Park Library, the Mission Branch Library, the Northside Branch Library, and on the City's website; and

WHEREAS, on August 13, 2025, the Planning Commission held a duly noticed public hearing to consider the Project, the MND, the MMRP, and all pertinent information in the record during which the Planning Commission invited and considered any and all verbal and written testimony and evidence offered in favor of and in opposition to the Project.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA AS FOLLOWS:

1. That the Planning Commission hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.

2. That the Planning Commission hereby finds that all potentially significant environmental impacts that may directly or indirectly result from the Project would be reduced to a less than significant level by implementation of the mitigation measures specified in the MND and MMRP.

3. That the Planning Commission hereby finds that the MND is complete, prepared in compliance with CEQA, and represents the independent judgment of the Planning Commission.

4. That the Planning Commission hereby recommends that the City Council finds that the MND and MMRP for this Project has been completed in compliance with CEQA, and that approval of this Project as mitigated will have no significant negative impacts on the area's environmental resources, cumulative or otherwise, as the impacts as mitigated would fall within the environmental thresholds identified by CEQA.

5. That the Planning Commission hereby recommends that the City Council adopt the MND and MMRP for the Project as required by the CEQA Guidelines (14 Cal. Code of Regs. § 15074).

4. Effective date. This resolution shall become effective immediately.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 13TH DAY OF AUGUST 2025, BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ATTEST: _____

AFSHAN HAMID, AICP
DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF SANTA CLARA

Attachments Incorporated by Reference:
1. Mitigated Negative Declaration (MND)
2. Mitigation Monitoring and Reporting Program (MMRP)

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPROVE A GENERAL PLAN AMENDMENT FROM REGIONAL COMMERCIAL TO HIGH DENSITY RESIDENTIAL FOR THE PROPOSED RESIDENTIAL PROJECT LOCATED AT 1400 COLEMAN AVENUE, SANTA CLARA

PLN24-00267 (General Plan Amendment and Rezone)
PLN24-00332 (Vesting Tentative Subdivision Map)
Initial Study/Mitigate Negative Declaration (IS/MND) (SCH # …….)

WHEREAS, on May 28, 2024, City Ventures ("Applicant"), on behalf of Grant Associates LP ("Owner") filed a development application for the 3.8-acre site located at 1400 Coleman Avenue (APN: 230-05-021), which is developed with a two-story office building, a one-story light industrial building, and a surface parking lot ("Project Site");

WHEREAS, the Applicant proposes a General Plan amendment to change the land use designation from Regional Commercial to High Density Residential; a rezone of the property from Commercial Regional (CR) to High Density Residential (R4); and a Vesting Tentative Subdivision Map application to allow the construction of 142 townhouse units in thirteen residential buildings, associated on- and off-site improvements ("Project");

WHEREAS, a Mitigated Negative Declaration was prepared for the proposed project in accordance with the California Environmental Quality Act ("CEQA") and was circulated for 20-day review to public agencies which have jurisdiction by law with respect to the Project, as well as to other interested persons and agencies, and sought the comments of such persons and agencies beginning on July 11, 2025 and concluding on July 30, 2025 ("Comment Period");

WHEREAS, a Mitigation Monitoring and Reporting Program ("MMRP") has been prepared for implementation with Project development to reduce potentially significant impacts identified in the Initial Study to less than significant;

WHEREAS, Santa Clara City Charter Section 1007 requires that the Planning Commission provide input to the City Council on any proposed General Plan amendment;

WHEREAS, Government Code Section 65353 requires the Planning Commission to hold a public hearing prior to making a recommendation on the General Plan Amendment;

WHEREAS, on July 23, 2025, a notice of the public hearing on the proposed General Plan Amendment was published in the *Santa Clara Weekly*, for the Planning Commission Hearing to be conducted on August 13, 2025;

WHEREAS, on July 21, 2025, the notice of public hearing for the August 13, 2025, Planning Commission meeting for this item was mailed to property owners within a 1,000-foot radius of the Project Site boundaries;

WHEREAS, pursuant to SCCC Section 18.146.020, on August 2, 2025, notices of the public hearing of August 13, 2025, were posted at City Hall, the Central Park Library, the Mission Branch Library, the Northside Branch Library, and on the City's website; and

WHEREAS, on August 13, 2025, the Planning Commission held a duly noticed public hearing to consider the Project, the MND, the MMRP, and all pertinent information in the record during which the Planning Commission invited and considered any and all verbal and written testimony and evidence offered in favor of and in opposition to the Project.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA AS FOLLOWS:

1. That the Planning Commission hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.

2. That the Planning Commission finds and determines that the General Plan Amendment is in the interest of the public good for the following reasons:

   A. The proposed amendment is deemed to be in the public interest, in that the project provides 142 "for-sale" townhouses in an urbanized area served by existing municipal services and invests in public services and infrastructure with on- and off-site improvements, like providing "complete streets" along the project frontage;

B. The proposed General Plan amendment is consistent and compatible with the rest of the General Plan and any implementation programs that may be affected, in that the proposal utilizes and improves an underutilized property for use as a residential development;

C. The potential impacts of the proposed amendment have been assessed and have been determined not to be detrimental to the public health, safety, or welfare, in that as proposed, it includes all feasible mitigation to reduce the potential adverse environmental effects of the project to less-than-significant levels; and

D. The proposed amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA), in that a Mitigated Negative Declaration (MND) and a Mitigation Monitoring and Reporting Program has been prepared.

3. That the Planning Commission hereby recommends that the City Council, pursuant to Government Code § 65353, amend the General Plan by changing the General Plan Land Use Designation from Regional Commercial to High Density Residential to allow the construction of 142 for-sale townhouse units.

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4. Effective date. This resolution shall become effective immediately.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 13TH DAY OF AUGUST 2025, BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAINED: COMMISSIONER:

ATTEST: _____

AFSHAN HAMID
DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF SANTA CLARA

Attachments Incorporated by Reference:
1. None

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPROVE A REZONE FROM COMMERCIAL REGIONAL TO HIGH DENSITY RESIDENTIAL (R4) FOR THE PROPOSED RESIDENTIAL PROJECT LOCATED AT 1400 COLEMAN AVENUE, SANTA CLARA

PLN24-00267 (General Plan Amendment and Rezone)
PLN24-00332 (Vesting Tentative Subdivision Map)
Initial Study/Mitigate Negative Declaration (IS/MND) (SCH # …….)

WHEREAS, on May 28, 2024, City Ventures ("Applicant"), on behalf of Grant Associates LP ("Owner") filed a development application for the 3.8-acre site located at 1400 Coleman Avenue (APN:230-05-021), which is developed with a two-story office building, a one-story light industrial building, and a surface parking lot ("Project Site");

WHEREAS, the Applicant proposes a General Plan amendment to change the land use designation from Regional Commercial to High Density Residential; a rezone of the property from Commercial Regional (CR) to High Density Residential (R4); and a Vesting Tentative Subdivision Map application to allow the construction of 142 townhouse units in thirteen residential buildings, associated on- and off-site improvements ("Project");

WHEREAS, a Mitigated Negative Declaration was prepared for the proposed project in accordance with the California Environmental Quality Act ("CEQA") and was circulated for 20-day review to public agencies which have jurisdiction by law with respect to the Project, as well as to other interested persons and agencies, and sought the comments of such persons and agencies beginning on July 11, 2025 and concluding on July 30, 2025 ("Comment Period");

WHEREAS, a Mitigation Monitoring and Reporting Program ("MMRP") has been prepared for implementation with Project development to reduce potentially significant impacts identified in the Initial Study to less than significant;

WHEREAS, the Santa Clara City Code (SCCC) provides for the review and recommendation of the City's Planning Commission of all rezoning requests before action is to be taken by the City Council;

WHEREAS, on July 23, 2025, a notice of the public hearing on the proposed General Plan Amendment was published in the *Santa Clara Weekly*, for the Planning Commission Hearing to be conducted on August 13, 2025;

WHEREAS, on July 21, 2025, the notice of public hearing for the August 13, 2025, Planning Commission meeting for this item was mailed to property owners within a 1,000-foot radius of the Project Site boundaries;

WHEREAS, pursuant to SCCC Section 18.146.020, on August 2, 2025, notices of the public hearing of August 13, 2025, were posted at City Hall, the Central Park Library, the Mission Branch Library, the Northside Branch Library, and on the City's website; and

WHEREAS, on August 13, 2025, the Planning Commission held a duly noticed public hearing to consider the Project, the MND, the MMRP, and all pertinent information in the record during which the Planning Commission invited and considered any and all verbal and written testimony and evidence offered in favor of and in opposition to the Project.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA AS FOLLOWS:

1. That the Planning Commission hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.

2. That the Planning Commission hereby recommends that the City Council rezone the Project Site from Commercial Regional (CR) to High Density residential (R4) to allow the construction of 142 townhouse units in thirteen residential buildings, associated on- and off-site improvements, as shown on the attached Development Plans , incorporated herein by this reference.

3. Effective date. This resolution shall become effective immediately.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 13TH DAY OF AUGUST 2025, BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ATTEST: _____

AFSHAN HAMID
DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF SANTA CLARA

Attachments Incorporated by Reference:
1. Development Plans

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPROVE A VESTING TENTATIVE SUBDIVISION MAP FOR CONDOMINIUM PURPOSES FOR THE PROPOSED RESIDENTIAL PROJECT LOCATED AT 1400 COLEMAN AVENUE, SANTA CLARA

PLN24-00267 (General Plan Amendment and Rezone)
PLN24-00332 (Vesting Tentative Subdivision Map)

Initial Study/Mitigated Negative Declaration (IS/MND) (SCH # …….)

WHEREAS, on May 28, 2024, City Ventures ("Applicant"), on behalf of Grant Associates LP ("Owner") filed a development application for the 3.8-acre site located at 1400 Coleman Avenue (APN:230-05-021), which is developed with a two-story office building, a one-story light industrial building, and a surface parking lot ("Project Site");

WHEREAS, the Applicant proposes a General Plan amendment to change the land use designation from Regional Commercial to High Density Residential; a rezone of the property from Commercial Regional (CR) to High Density Residential (R4); and a Vesting Tentative Subdivision Map application to allow the construction of 142 townhouse units in thirteen residential buildings, associated on- and off-site improvements ("Project"); as shown on the attached Development Plans and Vesting Tentative Subdivision Map, incorporated herein by this reference;

WHEREAS, pursuant to Section 17.05.210 of the Code of the City of Santa Clara ("SCCC"), a Tentative Subdivision Map shall be required for all divisions of land into five or more parcels;

WHEREAS, consistent with the proposed uses under the development plan, the proposal includes the division of the site for condominium purposes for up to 142 for-sale townhouses, as shown on the proposed Vesting Tentative Subdivision Map, attached hereto and incorporated herein by this reference;

WHEREAS, on July 1, 2025, the Subdivision Committee determined that the application was cleared and that the Vesting Tentative Subdivision Map be reviewed by the Planning

Commission and the City Council in conformance with Section 17.05.300 of the SCCC as a Vesting Tentative Subdivision Map along with the Project;

WHEREAS, the City, as Lead Agency, in tandem with Consultant 'David J. Powers' prepared an Initial Study ("IS") and a Mitigated Negative Declaration for the proposed project in accordance with the California Environmental Quality Act ("CEQA") and was circulated for 20-day review to public agencies which have jurisdiction by law with respect to the Project, as well as to other interested persons and agencies, and sought the comments of such persons and agencies beginning on July 11, 2025 and concluding on July 30, 2025 ("Comment Period");

WHEREAS, a Mitigation Monitoring and Reporting Program ("MMRP") has been prepared for implementation with Project development to reduce potentially significant impacts identified in the Initial Study to less than significant;

WHEREAS, the City through consultant 'David J. Powers' prepared written responses to the comments received during the Comment Period and included these responses on the project's CEQA page;

WHEREAS, Section 17.05.300 (g) of the SCCC requires that the Planning Commission conduct a public hearing before considering the approval of a Vesting Tentative Subdivision Map for the division of land;

WHEREAS, on July 23, 2025, a notice of the public hearing on the proposed General Plan Amendment was published in the *Santa Clara Weekly*, for the Planning Commission Hearing to be conducted on August 13, 2025;

WHEREAS, on July 21, 2025, the notice of public hearing for the August 13, 2025, Planning Commission meeting for this item was mailed to property owners within a 1,000-foot radius of the Project Site boundaries;

WHEREAS, pursuant to SCCC Section 18.146.020, on August 2, 2025, notices of the public hearing of August 13, 2025, were posted at City Hall, the Central Park Library, the Mission Branch Library, the Northside Branch Library, and on the City's website; and

WHEREAS, on August 13, 2025, the Planning Commission held a duly noticed public hearing to consider the Project, the MND, the MMRP, and all pertinent information in the record during which the Planning Commission invited and considered any and all verbal and written testimony and evidence offered in favor of and in opposition to the Project.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA AS FOLLOWS:

1. That the Planning Commission hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.

2. Vesting Tentative Subdivision Map Findings. Pursuant to California Government Code Sections 66426 and 66428 and SCCC Section 17.05.300(h), the Planning Commission finds and determines that:

A. The Vesting Tentative Subdivision Map is consistent with the objectives, policies, general land use and programs specified in the City's General Plan in that the proposed Vesting Tentative Subdivision Map is to subdivide the parcel for condominium purposes to allow the residential development with 142 townhouses, and on- and off-site improvements.

B. The design and improvements of the proposed subdivision are consistent with the City's General Plan in that the Vesting Tentative Subdivision Map would facilitate development of housing stock and construction of ownership housing opportunities for the community; and furthermore redevelop an underutilized property (Policy 5.3.1-P8), provide adequate landscaping and replace trees at a 2:1 ratio (Policy 5.3.1-P10), include sidewalks (Policy 5.3.1-P16), and provide a design that is compatible with and sensitive to neighboring residential development (Policy 5.3.1-P29).

C. The site is physically suitable for the proposed type of development in that the Project is designed to provide high quality housing consistent with existing and planned development in the surrounding area.

D. The site is physically suitable for the proposed type of development in that the Project is in an urbanized area and is designed to provide high quality housing consistent with existing and planned development in the surrounding area.

E. The design of the subdivision and type of improvements are not likely to cause serious health problems in that the impacts of the proposed residential subdivision have been analyzed in the Initial Study, and with mitigation, most impacts related to health were determined to be less than significant.

F. The design of the subdivision and type of improvements are not likely to cause substantial environmental damage and will not substantially or unavoidably injure fish or wildlife or their habitat in that the Project Site is located in an urbanized setting, on a previously developed site, and includes mitigation measures, as identified in the Mitigated Negative Declaration (MND) and MMRP, that reduce impacts to wildlife and their habitat to less than significant levels.

G. The design of the subdivision and type of improvements will not conflict with easements acquired by the public at large or use of property within the proposed subdivision in that, the Project is designed to avoid encroachments and conflicts with public easements in the site design.

H. The Vesting Tentative Subdivision Map provides, to the extent feasible, for future passive or natural heating or cooling opportunities, in that it would allow flexibility in the development standards to maximize the benefits of green building standards for site and building design.

3. Based on the findings set forth in this Resolution and the evidence in the Staff Report, the MND, the MMRP, and such other evidence as received at the public hearings on this matter before the Planning Commission, the Planning Commission hereby recommends approval of the Vesting Tentative Subdivision Map to the City Council, substantially in the form on file as

shown in the attached Vesting Tentative Subdivision Map and Conditions of Vesting Tentative Subdivision Map Approval, incorporated herein by this reference.

4. Effective date. This resolution shall become effective immediately.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 13TH DAY OF AUGUST 2025, BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ATTEST: _____

AFSHAN HAMID
DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF SANTA CLARA

Attachments Incorporated by Reference:
1. Vesting Tentative Subdivision Map
3. Conditions of Vesting Tentative Subdivision Map Approval

City of Santa Clara
The Center of What's Possible

CONDITIONS OF APPROVAL

PLN24-00267 and PLN24-00332 1400 Coleman Avenue
APNs: 230-05-021

***Project Description**: Initial Study and Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, General Plan Amendment, Rezone, and Vesting Tentative Subdivision Map (PLN24-00267 and PLN24-00332) for the Property Located at 1400 Coleman Avenue to Allow the Development of 142 Townhome Units and Associated On- and Off-Site Improvements.*

GENERAL

G1. **Permit Expiration.** This Permit shall automatically be revoked and terminated if not used within two years of original grant or within the period of any authorized extension thereof. The date of granting this Permit is the date this Permit is approved by the Decision-making body and the appeal period has been exhausted. The expiration date is _TBD_____.

G2. **Conformance with Plans.** Prior to the issuance of Building Permit, the development of the site and all associate improvements shall conform to the approved plans on file with the Community Development Department, Planning Division. No change to the plans will be made without prior review by the Planning Division through approval of a Minor Amendment or through an Architectural Review, at the discretion of the Director of Community Development or designee. Each change shall be identified and justified in writing.

G3. **Conditions on Plans.** All conditions of approval for this Permit shall be reprinted and included within the first three sheets of the building permit plan sets submitted for review and approval. At all times these conditions of approval shall be on all grading and construction plans kept on the project site.

G4. **Necessary Relocation of Public Facility.** If relocation of an existing public facility becomes necessary due to a conflict with the developer's new improvements, then the cost of said relocation shall be borne by the developer.

G5. **Indemnify and Hold Harmless.** The owner or designee agrees to defend and indemnify and hold City, its officers, agents, employees, officials and representatives free and harmless from and against any and all claims, losses, damages, attorney's fees, injuries, costs, and liabilities from any suit for damages or for equitable or injunctive relief which is filed by a third party against the City by reason of its approval of owner or designee's project.

G6. **Code Compliance.** The construction permit application drawings submitted to the Santa Clara Building Division shall include an overall California Building Code analysis; proposed use and occupancy of all spaces (CBC Ch. 3), all building heights and areas (CBC Ch. 5), all proposed types of construction (CBC Ch. 6), all proposed fire and smoke protection features, including all types of all fire rated penetrations proposed (CBC Ch. 7), all proposed interior finishes fire resistance (CBC Ch. 8), all fire protection systems proposed (CBC Ch. 9), and all means of egress proposed (CBC Ch. 10). Noncombustable exterior wall, floor, and roof finishes are strongly encouraged.

   a. During construction retaining a single company to install all fire related penetrations is highly recommended.
   b. The grade level lobbies shall be minimum 1-hour rated all sides and above.
   c. All stair shafts shall be minimum 1-hour rated.
   d. All elevator shafts shall be minimum 1-hour rated.
   e. All trash chute shafts shall be minimum 1-hour rated.
   f. Recommendation: provide minimum two trash chutes; one for recyclables, one for trash, each trash chute to be routed down to a grade level trash collection room.
   g. Any trash rooms shall be minimum 1-hour rated all sides and above.

G7. **Building Codes as Amended.** See Title 15 of the Santa Clara City Code for any amendments to the California Building Codes.

G8. **Reach Codes.** This project is subject to the provisions of the City of Santa Clara 2022 Reach Code, effective January 2022. See Ordinance No. 2034 and/or Title 15 of the Santa Clara City Code.

a. Chapter 15.38 – Green Building Code for additional Electric Vehicle Charging requirements for new construction.

G9. Comply with all applicable codes, regulations, ordinances and resolutions.

COMMUNITY DEVELOPMENT – PLANNING DIVISION

DESIGN / PERFORMANCE– PRIOR TO BUILDING PERMIT ISSUANCE

P1. **Roof Mounted Mechanical Equipment.** All roof mounted mechanical equipment shall be placed within a screened roof top enclosure depicted on the elevation drawings or located below the parapet level and shall not be visible from the ground at any distance from the building. Cross section roof drawings shall be provided at the building permit stage indicating the relative height of the screen wall or parapet. Minimum screen height or parapet depth shall be five feet or greater to match the height of any proposed equipment.

P2. **Separated Sidewalk**: The project shall construct a separated sidewalk consistent with Gateway Crossings project across the street, including an 8-foot sidewalk and 6-foot landscape strip.

P3. **Tree Replacement (on-site).** Trees permitted by the City for removal shall be replaced on-site at a ratio of _2:1_____. (SCC 12.35.090)

P4. **Tree Replacement (Alternative Means).** Trees permitted by the City for removal shall be replaced at a ratio of _TBD_____ pursuant to an alternative plan approved by the Director of Community Development. (SCC 12.35.090)

P5. **Construction Management Plan.** The owner or designee shall submit a construction management plan addressing impacts to the public during construction activities including: showing work hours, noticing of affected businesses, construction signage, noise control, storm water pollution prevention, job trailer location, contractor parking, parking enforcement, truck hauling routes, staging, concrete pours, crane lifts, scaffolding, materials storage, pedestrian safety, and traffic control. The plan shall be submitted to the Director of Community Development or designee for approval prior to issuance of demolition and building permits.

DURING CONSTRUCTION -- PRIOR TO OCCUPANCY

P6. **Construction Hours.** Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.

P7. **Construction Trash/Debris.** During construction activities, the owner or designee is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.

P8. **Construction Parking.** Off street parking is required to be available from the time of issuance of building permits until the issuance of certificate of occupancy. 36 parking spaces shall be made available. Off-street construction parking lots are required to be maintained mud-free and dustless. If the off-street construction parking lot is located on an unpaved surface, daily street sweeping of surrounding streets is required. (SCC 18.38.030)

P9. **Landscape Water Conservation.** The owner or designee shall ensure that landscaping installation meets City water conservation criteria in a manner acceptable to the Director of Community Development.

OPERATIONAL CONDITIONS

P10. **Use of Garage.** The owner or designee shall ensure that the garage always be maintained free and clear for vehicle parking use. It shall not be used only for storage.

P11. **Landscaping Installation & Maintenance.** The owner or designee shall ensure that the landscaping installed and accepted with this project shall be maintained on the site as per the approved plans. Any alteration or modification to the landscaping shall not be permitted unless otherwise approved by the Director of Community Development.

P12. **Landscaping.** The owner or designee shall maintain the front yard landscaping between the house and sidewalk. New landscape areas of 500 square feet or more or rehabilitated landscape of 2,500 square feet or more shall conform to the California Department of Water Efficient Landscape Ordinance.

P13. **Transportation Demand Management (TDM) Program (Residential Project).** The owner or designee shall implement the project TDM program that includes elements to reduce vehicle miles traveled (VMT) by 20 percent with 10% through active TDM measures per the City's 2022 Climate Action Plan. A final TDM plan shall be submitted to the Director of Community Development or designee prior to Building Permit Final by the Planning Division. The property owner or designee shall monitor the project TDM program and submit an annual report to the Director of Community Development or designee. Monitoring and reporting requirements may be revised in the future if the minimum reduction is not achieved through the measures and programs initially implemented.

MITIGATION MEASURES

P14. **Mitigation Monitoring and Reporting Program.** The Mitigation Monitoring and Reporting Program (MMRP), prepared for this project in compliance with the California Environmental Quality Act (CEQA), shall be incorporated by reference as conditions of approval. The applicant shall comply with all specified mitigation measures in the timelines outlined in the project's MMRP.

COMMUNITY DEVELOPMENT - BUILDING DIVISION

DESIGN / PERFORMANCE– PRIOR TO BUILDING PERMIT ISSUANCE

BD1. **Addressing.** Prior to overall construction permit application, submit to the Santa Clara Building Division, 2 copies of an addressing diagram request, to be prepared by a licensed architect or engineer. The addressing diagram(s) shall include all proposed streets and all building floor plans. The addressing diagram(s) shall conform to Santa Clara City Manager Directive #5; Street Name and Building Number Changes, and Santa Clara Building Division Address Policy For Residential and Commercial Developments. The addressing diagram(s) shall indicate all unit numbers to be based off established streets, not alleys nor access-ways to garages. Allow a minimum of 10 working days for initial staff review. Please note city staff policy that existing site addresses typically are retired. Provide digital pdf printed from design software, not scanned from printed paper sheet.

a. Any building or structure that is demolished shall have its address retired and a new address/s shall be issued for the project.

BD2. **Flood Zone.** The construction permit application drawings submitted to the Santa Clara Building Division shall include a copy of the latest Federal Emergency Management Agency (FEMA) Flood Zone Map: https://msc.fema.gov/portal/home. The project drawings shall indicate how the project complies with the Santa Clara Flood Damage Prevention Code.

a. FEMA Flood Zone map designations and requirements are based on the map in effect at date of Building Permit issuance.

BD3. **Water Pollution Control.** The construction permit application drawings submitted to the Santa Clara Building Division shall include Santa Clara Valley Urban Runoff Pollution Prevention Program Low Impact Development (LID) practices http://www.scvurppp-w2k.com/nd_wp.shtml. All projects that disturb more than one acre, or projects that are part of a larger development that in total disturbs more than one acre, shall comply with the Santa Clara Valley Urban Runoff Pollution Prevention Program Best Management Practices (BMP): http://www.scvurppp-w2k.com/construction_bmp.shtml, and shall provide a Storm

Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer (QSD). All site drainage and grading permit applications submitted to the Santa Clara Building Division shall include a city of Santa Clara "C3" data form, available on this web page:

- https://www.santaclaraca.gov/our-city/departments-g-z/public-works/environmental-programs/stormwater-pollution-prevention and will be routed to a contract consultant for review.

BD4. **Submittal Requirements.** The overall project construction permit application shall include the geotechnical, architectural, structural, energy, electrical, mechanical, and plumbing drawings and calculations. Prior to the issuance of the overall project construction permit, a conditions of approval review meeting must be held in city hall, which meeting must be attended by the on-site field superintendent(s). The meeting will not be held without the attendance of the on-site field superintendent(s). The on-site grading permit shall be a separate permit application to the Building Division.

DURING CONSTRUCTION – PRIOR TO OCCUPANCY

BD5. **Temporary Certificates of Occupancy.** Temporary Certificates of Occupancy (TCO) will not be routinely issued and will be considered on a very limited basis only when there is a clear and compelling reason for city staff to consider a TCO. A TCO will be approved only after all applicable City staff have approved in writing; Planning, P.W./ Engineering, Fire Prev., Santa Clara Water, Silicon Valley Power, and any other applicable agencies such as the Santa Clara County Health Dept., with the Building Division being the final approval of all TCO.'s.

COMMUNITY DEVELOPMENT - HOUSING DIVISION
DESIGN / PERFORMANCE – PRIOR TO BUILDING PERMIT ISSUANCE

H1. **Residential Ownership Project 10 or More Units.** In accordance with the Santa Clara City Code chapter 17.40, this project is subject to the affordable housing requirements and impact fee for the proposed 142 units for-sale residential development.

The Applicant shall provide not less than fifteen percent (15%) of the units (or 21.3 units) to affordable households made available at affordable sales prices to extremely low, very low, low and/or moderate-income households as long as the distribution of affordable units averages to a maximum of one-hundred (100) percent of Area Median Income. All prices are set in accordance with the City's Below Market Purchase (BMP) Program Policies and Procedures Manual (subject to updates and changes). Applicant shall be responsible for cost incurred under the California Building Standards (California Code of Regulations, Title 24) for the each affordable for- sale residential unit. Affordable units shall be reasonably dispersed throughout the project and shall on average contain the same number of bedrooms and shall be comparable to the design of the market-rate units in terms of appearance, material and finished quality of the market rate units in the project. Affordable units shall have the same access to the project amenities and recreational facilities as market-rate units.

Additionally, where the calculation of affordable housing requirements results in a fractional unit, the Applicant shall either pay an In-Lieu Fee or the Applicant shall provide an additional unit to satisfy the requirement. Any in-lieu fee payment due to the City by the Applicant shall be payable prior to the issuance of the certificate of occupancy. The in-lieu fee amount shall be equal to the difference between the unrestricted appraised market value ("Initial Market Value") and the Affordable Sales Price of one of

the BMP units at completion, multiplied by the fractional unit. The Initial Market Value of the last BMP unit sold shall be the basis for calculating the in-lieu fee to be paid by Applicant.

Prior to issuance of Building Permits, the Developer shall enter into an Affordable Housing Agreement (AHA) with the City that will determine the Affordable Sales Price, identify the actual unit to be sold as the Affordable Unit, and apply all terms and covenants guaranteeing the prescribed affordability, to the satisfaction of the Director of Community Development. There is a fee for the AHA preparation in the amount of $4,352 which will be due prior to execution of the AHA (per Municipal Fee schedule).

H2. **Affordable Housing Agreement.** Prior to issuance of Building Permits, the Developer shall enter into an Affordable Housing Agreement (AHA) with the City that will determine the Affordable Sales Price, identify the actual unit to be sold as the Affordable Unit, and apply all terms and covenants guaranteeing the prescribed affordability, to the satisfaction of the Director of Community Development. There is a fee for the AHA preparation in the amount of $4,352 which will be due prior to execution of the AHA (per Municipal Fee schedule).

FIRE DEPARTMENT

DESIGN / PERFORMANCE—PRIOR TO BUILDING PERMIT ISSUANCE

F1. **Hazmat Clearance.** Prior to any Building Permit issuance, Hazardous Materials Closure (HMCP) is required as applicable: This is a permit is issued by the Santa Clara Fire Department, Fire Prevention & Hazardous Materials Division. Hazardous materials closure plans are required for businesses that used, handled or stored hazardous materials. While required prior to closing a business this is not always done by the business owner, and therefore should be part of the developer's due diligence. The hazardous materials closure plans demonstrate that hazardous materials which were stored, dispensed, handled or used in the facility/business are safely transported, disposed of or reused in a manner that eliminates any threat to public health and environment.

F1. **Hazmat Clearance.** Prior to any Building Permit Issuance, a Phase II environmental assessment is required to be submitted to CRRD for review. If hazards are present that require site mitigation, cleanup, or management of chemical contaminants in soil, soil vapor, or groundwater a separate permit from one of the regulatory agencies below will be required. The type and extent of contamination on site(s) will govern which of the regulatory agencies noted below can supervise the cleanup: Department of Toxic Substances Control (DTSC); State Water Resources Control Board; or Santa Clara County, Department of Environmental Health.

If the project intends to contract with a State or County Agency for onsite/offsite environmental remediation activities the following documentation shall be provided to the Fire Prevention & Hazardous Materials Division prior to issuance of a Building Permit for demolition or grading: Oversight agency case number; and Oversight mangers contact name, phone number.

For smaller projects that are not moving soil at all, a Phase I environmental assessment may be adequate. Please contact Assistant Fire Marshal Fred Chun at fchun@santaclaraca.gov for more information.

F2. **Fire Flow Requirement.** Prior to Building Permit Issuance, provide documentation from the City of Santa Clara Water & Sewer Department that the minimum required fire-flow can be met. Fire Department fire-flow will be based on the current California Fire Code. The most restrictive departments requirement shall apply.

F3. **Fire Hydrants.** Prior to Building Permit Issuance, building plans shall show the required number, location and distribution of fire hydrants for the buildings will be based on the current California Fire Code, Appendix C as amended. The required number of fire hydrants will be based on the fire-flow before the reduction for fire sprinklers. Both public and private fire hydrants may be required.

F4. **Fire Department Access.** Prior to Building Permit Issuance, a five-foot all-weather perimeter pathway around the entire perimeter of the buildings to facilitate firefighter access is required to be incorporated into the Building permit submittal.

F5. **Fire Department Access.** Prior to the issuance of the Building Permit, approval for fire department apparatus access roads is required. Roadways must be provided to comply with all the following requirements:

- Fire apparatus access roadways shall be provided so that the exterior walls of the first story of the buildings are located not more than 150 feet from fire apparatus access as measured by an approved route around the exterior of each building. In addition, aerial apparatus roadways must be located so aerial apparatus will have clear access to the “entire” face/sides of the building. The minimum number of sides is project-specific and depends on the building configuration, building design, occupancy, and construction type, etc. As part of Building Permit Issuance, an alternative materials, design, and methods of construction and equipment permit application will need to be submitted for review and approval incorporating applicable mitigation measures as determined by the fire department for the lack of compliance. Please note acceptable mitigation methods may have been discussed during the planning stage. Those mitigations are not guaranteed until a formal alternate means permit is submitted concurrently with the Building Plans. Conversely, an acceptable mitigation method may not have been discussed and will be evaluated under an alternate means permit at the building permit stage.

- For underpasses, garages, gates, or anything similar that a Fire apparatus is required to drive under as part of the emergency vehicle access, 16 feet vertical clearance will be required. For all other areas, the “minimum” unobstructed vertical clearance shall not be less than 13 feet 6 inches.

<u>or</u>

- For all other areas, the “minimum” unobstructed vertical clearance shall not be less than 13 feet 6 inches.
- The “minimum” width of aerial roadways for aerial apparatus is 26 feet.
- The minimum inside turning radius shall be 30 feet.
- The “minimum” width of roadways for aerial apparatus is 26 feet. Aerial access roadways shall be located a minimum of 15 feet and a maximum of 30 feet from the protected building. This requirement is only applicable when Appendix D of the Fire Code is enforceable.
- Overhead utility and power lines easements shall not be located over fire apparatus access roads or between the aerial fire apparatus roads and the buildings to avoid the possibility of injury and equipment damage from electrical hazards.
- Fire apparatus access roadways shall be all-weather surface(s) designed to support a gross vehicle weight of 75,000-pounds.
- Trees at full development must not exceed 30 feet in height and not impair aerials apparatus operations to sweep opposing sides of a building. Other obstructions such as site lighting, bio-

retention, and architectural features are reviewed case-by-case to ensure they do not obstruct aerial and ground ladder access.

- Traffic control/calming devices are not permitted on any designated fire access roadway unless approved. A separate Fire Department permit is required for any barrier devices installed alone fire department apparatus access roads.

Prior to any Building Department Issuance, all fire department apparatus access roadways on private property are required to "be recorded" with the County of Santa Clara as Emergency Vehicle Access Easements (EVAE's) and reviewed by the Fire Department. No other instruments will be considered as substitutions such as P.U.E, Ingress/Egress easements and/or City Right-of-Ways.

F6. **Emergency Responder Radio Coverage System.** Prior to Building Permit Issuance, provisions shall be made for Emergency Responder Radio Coverage System (ERRCS) equipment, including but not limited to pathway survivability in accordance with Santa Clara Emergency Responder Radio Coverage System Standard.

F7. **Fire Department Access.** Prior to the start of construction, roadways and water supplies for fire protection are required to be installed and made serviceable and maintained throughout the course of construction.

F8. **Fire Department Access.** Prior to issuance of the Building Permit, a gate permit is required to obtained. Openings for access gates located across fire apparatus access roads shall be a minimum of 20 feet of clear width. Gates shall also be provided with a minimum unobstructed vertical clearance of 16-feet. All gates installed on designated fire department access roads must be electrically automatic powered gates. Gates shall be provided with an emergency power or be of a fail-safe design, allowing the gate to be pushed open without the use of special knowledge or equipment. A Tomar Strobe Switch or 3M Opticom detector shall be installed to control the automatic gate(s) to allow emergency vehicles (e.g., fire, police, ems). Said device shall be mounted at a minimum height of eight to ten feet (8' - 10') above grade.

F9. **Alternative Means and Methods.** Prior to any Building Permit issuance, an alternate means or methods permits to mitigate any code deficiency must be submitted and approved. Please submit this permit concurrently with the building plans. Please note specific mitigations may have been discussed during the planning process. None of these discussions are binding and can only be formally approved through submitting an AMMR permit. The AMMR permit is formally documenting that and still needs to be submitted.

F10. **Hazmat Information.** Prior to Building Permit Issuance, a Hazardous Materials Inventory Statement including refrigerants is required to be submitted and reviewed with the Building Permit if applicable.

F11. **Fire Safety During Construction.** Prior to Building Permit Issuance, a permit for Construction Safety & Demolition shall be submitted to the fire department for review and approval in compliance with our Construction Safety & Demolition standard.

DURING CONSTRUCTION – PRIOR TO OCCUPANCY

F12. **Shared Fire Protection Features that Cross Property Lines.** Prior to Building Permit Final, any EVAEs or fire protection equipment (including but not limited to fire service undergrounds, sprinkler piping, fire alarm equipment, fire pumps, ERRCS) that cross property lines or is not located on the parcel of the building it serves shall have a CC&R legally recorded detailing who is responsible for maintenance and repair of the EVAE or fire protection equipment.

F13. **Fire Protection Systems Before Occupancy.** Prior to any Certificate of Occupancy Issuance (temporary or permanent), fire-life safety systems installations must be fully installed, functional, and approved.

PARKS & RECREATION DEPARTMENT

DESIGN / PERFORMANCE– PRIOR TO BUILDING PERMIT ISSUANCE

PR1. **Park Impact Fees.** This memo assumes the Project is a subdivision and the Quimby Act provisions will apply. The project will generate an estimated 273 residents (1.92 persons/household x 142 units). Based on the Quimby Act standard of 3.0 acres/1000 residents, the amount of public parkland required for this Project to mitigate the impact of the new resident demand is approximately 0.8179-acres. The equivalent fee due in lieu of parkland dedication is $5,509,884.

PR2. **Building Permit - Payment of In-Lieu Fees.** Any in-lieu fees imposed under this Chapter shall be due and payable to the City prior to issuance of a building permit for each dwelling unit. Final calculations will depend upon the actual number and type of units and the mix of parkland dedicated and remaining fee due, at the discretion of the City. Calculations may change if the number of units change, if any areas do not conform to the Ordinance and City Code Chapter 17.35, and/or if the fee schedule for new residential development fees due in lieu of parkland dedication changes before this Project is deemed complete by Planning.

PR3. The applicant is "proposing a concession on Municipal Code 17.25.040 to set the fair market value of the property by utilizing the actual purchase price of the land per acre." However, City Code Section 17.35.040 establishes the required formula for calculating fees in lieu of land dedication. If the applicant disagrees with the City's determination of fair market value, they may exercise their right under Section 17.35.040(b)(2), which allows the value to be established through an appraisal. If this option is chosen, the applicant must deposit with the City an amount sufficient to cover the cost of the appraisal. The City will then coordinate the appraisal, which must be completed prior to approval of the tentative or parcel map. Please advise this department if the applicant wishes to proceed with this option. If so, the appraisal must be completed prior to approval of the tentative or parcel map, and the resulting appraised value will be used to calculate the applicable in-lieu fees.

PR4. **Building Permit - Dwelling Unit Tax.** A dwelling unit tax (DUT) is also due based on the number of units and additional bedrooms per City Code Chapter 3.15. The Project mix includes 30 studio units, 22 one-bedroom units, 8 two-bedroom units, and 82 three-bedroom units [$15 x 142 bedrooms) + ($5 x 172 additional bedrooms)] for a total DUT of $2,990.

DURING CONSTRUCTION – PRIOR TO OCCUPANCY

PR5.

POLICE DEPARTMENT

DESIGN / PERFORMANCE – PRIOR TO BUILDING PERMIT ISSUANCE

PD1. The developer shall meet the City of Santa Clara's guidelines established for radio signal penetration, detailed in the Communications Department's Public Safety Radio System Building Penetration Guidelines. The intended use of telecommunications sites shall be clearly and accurately stated in the use permit. The signal, of whatever nature, of any communications facility or system, shall in no way whatsoever interfere with or affect any police communication or police communication system.

PD2. Public Safety Radio Systems Penetration Guidelines have been established by the city of Santa Clara Communications Department for radio signal penetration during emergencies. The developer is advised that the project may be required to install equipment for adequate radio coverage for the City Of Santa Clara Radio communications System, including but not limited to Police & Fire emergency services. The developer should contact the director of communications at (408) 615-5571. (for high rises)

PUBLIC WORKS DEPARTMENT - ENGINEERING

DESIGN—PRIOR TO BUILDING PERMIT ISSUANCE

E1. **Site Clearance.** Obtain site clearance through Public Works Department prior to issuance of Building Permit. Site clearance will require payment of applicable development fees. Other requirements may be

identified for compliance during the site clearance process. Contact Public Works Department at (408) 615-3000 for further information.

E2. **Subdivision Map.** After City Council approval of the Tentative Map, submit the Subdivision Map, prepared by a Licensed Land Surveyor or a Registered Civil Engineer with Land Surveyor privileges to the Engineering Department. The submittal shall include a title report, closure calculations, and all appropriate fees.

E3. **Easement.** Obtain Council approval of a resolution ordering vacation of existing public easement(s) proposed to be abandoned, if any, through Public Works Department, and pay all appropriate fees, prior to start of construction.

E4. **Design.** The sanitary sewer (SS) discharge information (i.e., building use, square footage, point of connection to the public system, and 24-hour average and peak SS flow graphs for the peak day, showing average daily and peak daily SS flows) submitted by the developer was analyzed and determined that there should be enough SS conveyance capacity to accommodate the proposed development without adding it to the City's Sanitary Sewer Hydraulic Model (SSHM).

DURING CONSTRUCTION

E5. **Encroachment Permit.** All work within the public right-of-way and/or public easement, which is to be performed by the Developer/Owner, the general contractor, and all subcontractors shall be submitted within a Single Encroachment Permit to be reviewed and issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.

E6. **Encroachment Permit.** Submit public improvement/encroachment permit plans prepared in accordance with City Public Works Department procedures which provide for the installation of public improvements directly to the Public Works Department. Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer prior to approval and recordation of final map and/or issuance of building permits.

E7. **Encroachment Permit.** Existing non-standard or non-ADA compliant frontage improvements shall be replaced with current City standard frontage improvements as directed by the City Engineer or his designee.

E8. **Encroachment Permit.** Damaged curb, gutter, and sidewalk within the public right-of-way along property's frontage shall be repaired or replaced (to the nearest score mark) in a manner acceptable to the City Engineer or his designee. The extents of said repair or replacement within the property frontage shall be at the discretion of the City Engineer or his designee.

E9. **Encroachment Permit.** Owner or designee shall provide a complete storm drain study for the 10-year and 100-year storm events. The grading plans shall include the overland release for the 100-year storm event and any localized flooding areas. System improvements, if needed, will be at developer's expense.

E10. **Encroachment Permit.** Sanitary sewer and storm drain mains and laterals shall be outside the drip line of mature trees or ten (10) feet clear of the tree trunk, whichever is greater, to the satisfaction of the City Engineer.

E11. **Encroachment Permit.** Provide root barriers when the drip line of the mature trees covers the sidewalk. Root barriers for sidewalk protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 1.5' deep, and centered on trees. Root barriers for curb and gutter protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 2' deep, and centered on trees.

E12. **Encroachment Permit.** Existing streetlights shall be clear of proposed sidewalk, developer shall relocate as necessary.

E13. **Encroachment Permit.** Pavement treatment shall be 2" grind and overlay with digouts for the full street width of Coleman Avenue along the project frontage.

E14. **Easement.** Dedicate required on-site easements for any new public utilities, and/or emergency vehicle access by means of subdivision map or approved instrument at time of development.

E15. **Easement.** Dedicate sidewalk easements along the project frontage where public sidewalks extend into private property. Sidewalk easements are to be 1' behind proposed back of walk where there is landscaping behind sidewalk. Sidewalk easement where hardscape is behind sidewalk is to be at back-of-walk. Cold joint is required between public sidewalk and private hardscape.

E16. **Agreement.** If requested, owner or designee shall prepare and submit for City approval a maintenance plan for all sidewalk, curb and gutter, landscaping and irrigation system improvements installed within the public right-of-way prior to encroachment permit issuance. Such plan shall include at a minimum, maintenance requirements for trees and shrubs, in acknowledgement of developer's/property owner's obligation under Chapter 12.30 and 17.15.

PUBLIC WORKS DEPARTMENT - STORMWATER

DESIGN / PERFORMANCE—PRIOR TO BUILDING PERMIT ISSUANCE

ST1. **Final Stormwater Management Plan.** Prior to City's issuance of Building or Grading Permits, the applicant shall develop a Final Stormwater Management Plan, update the C.3 Data Form, the Special Project Narratives and Worksheet (as appropriate), and an Erosion and Sediment Control Plan.

ST2. **3rd Party Review of Final Stormwater Management Plan.** The Final Stormwater Management Plan and all associated calculations shall be reviewed and certified by a qualified 3rd party consultant from the SCVURPPP List of Qualified Consultants, and a 3rd party review letter (on design) shall be submitted with the Plan.

ST3. **Notice of Intent.** For project that disturbs a land area of one acre or more, the applicant shall provide a copy of the Notice of Intent (NOI) with WDID number for coverage under the State Construction General Permit. Active projects with NOI will be inspected by the City once per month during the wet season (October – April).

ST4. **Best Management Practices.** The applicant shall incorporate Best Management Practices (BMPs) into construction plans and incorporate post-construction water runoff measures into project plans. Include the SCVURPPP Countywide Construction BMPs Plan Sheet with the plans. Applicant to add Source control measures with designations from C.3 stormwater handbook, Appendix H.

ST5. **C.3 Treatment Facilities Construction Notes.** Include the C.3 Treatment Facilities Construction Notes on the Improvement Plans and/or Stormwater Control Plans.

ST6. **Decorative & Recreational Water Features.** Decorative and recreational water features such as fountains, pools, and ponds shall be designed and constructed to drain to the sanitary sewer system only.

ST7. **Small Projects.** For single-family homes and other small projects that create and/or replace 2,500 – 10,000 square feet of impervious surface area, the applicant shall implement at least one of the following site design measures:

a. Direction of roof runoff into cisterns or rain barrels
b. Direction of roof, sidewalk, walkway, patio, driveway, or parking lot runoff onto vegetated areas
c. Construction of sidewalks, walkways, patios, bike lanes, driveways, and parking lots with permeable surfaces

Plans shall specify which site design measures are selected for the project and show the direction of flow from impervious surfaces to the selected site design measures. All measures shall meet the design criteria in the 2016 C.3. Stormwater Handbook, Appendix K: Standard Specifications for Lot-Scale Measures for Small Projects.

ST8. **Interior Floor Drains.** Interior floor drains shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.

ST9. **Trash Enclosure Floor Drains.** Floor drains within trash enclosures shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.

ST10. **Architectural Copper.** The use of architectural copper is prohibited.

DURING CONSTRUCTION OR OPERATION

ST11. **Biotreatment Soil Media.** Applicant shall install biotreatment soil media that meets the minimum specifications as set forth in the SCVURPPP C.3 Stormwater Handbook. If percolation rate test of the biotreatment soil mix is not performed on-site, a certification letter from the supplier verifying that the soil meets the specified mix (the date of such document shall not be older than 3 months).

ST12. **Stormwater Control Measure Inspection.** At critical construction phases, all stormwater control measures shall be inspected for conformance to approved plans by a qualified 3rd party consultant from the SCVURPPP List of Qualified Consultants.

ST13. **Inspections.** Permeable Pavement, Media Filter vaults, and Trash Full Capture Devices shall be inspected by a 3rd party reviewer and/or manufacturer representative for conformance with the details and specifications of the approved plans. All new pervious concrete and porous asphalt pavements should have a minimum surface infiltration rate of 100 in./hr. as described in the SCVURPPP C.3 Handbook. A map displaying the number, location and details of full trash capture devices shall be prepared as an attachment to the Operations and Maintenance (O&M) Agreement with the City.

ST14. **Stormwater Treatment Facilities.** Stormwater treatment facilities must be designed, installed, and maintained to achieve the site design measures throughout their life in accordance to the SCVRUPPP C.3 Stormwater Handbook (Chapter 6 and Appendix C).

ST15. **Amendments to Operation & Maintenance Agreement.** Any site design measures used to reduce the size of stormwater treatment measures shall not be installed for the project without the written approval from the City, installing the corresponding resizing of other stormwater treatment measures and an amendment of the property's O&M Agreement.

ST16. **Stormwater Pollution Prevention Messaging.** Developer shall install an appropriate stormwater pollution prevention message such as "No Dumping – Flows to Bay" on any storm drains located on private property.

ST17. **Outdoor Storage Areas.** All outdoor equipment and materials storage areas shall be covered and/or bermed, or otherwise designed to limit the potential for runoff to contact pollutants.

PRIOR TO FINAL OF BUILDING PERMIT

ST18. **As-Built Drawings.** As-Built drawing shall be submitted to the Public Works Department.

ST19. **3rd Party Concurrence Letter.** 3rd Party concurrence letter on the C.3 facilities construction shall be submitted to the Public Works Department. The letter shall be prepared by a 3rd party consultant from the SCVURPPP List of Qualified Consultants. The City reserves the right to review the 3rd party inspection report on the C.3 stormwater facility installation.

ST20. **Final C.3 Inspection.** Applicant shall schedule and City shall conduct a final C.3 inspection.

ST21. **Operation & Maintenance Agreement.** The property owner shall enter into an Operation and Maintenance (O&M) Agreement with the City for all installed stormwater treatment measures and full trash capture devices in perpetuity. Applicants should contact Public Works Dept. - Environmental Services at (408) 615-3080 or Street@SantaClaraCA.gov for assistance completing the Agreement. For more information and to download the most recent version of the O&M Agreement, visit the City's stormwater resources website at http://santaclaraca.gov/stormwater. Inspection of permeable pavement, media filter vaults and full trash capture devices is to be done annually by December 31 of each year.

PUBLIC WORKS DEPARTMENT - TRANSPORTATION

DESIGN—PRIOR TO BUILDING PERMIT ISSUANCE

TR1. Design. A local transportation analysis is not required for this project as it doesn't generate over 100 net new trips.

DURING CONSTRUCTION

TR2. **Encroachment Permit.** Traffic improvements must comply with the City of Santa Clara Standard Specifications for Public Works Construction.

TR3. **Encroachment Permit.** Project shall comply with the mitigations, if any, identified from the VMT analysis.

TR4. **Encroachment Permit.** Improvements within 10 feet of a driveway must be less than 3 feet or greater than 10 feet per City Standard Detail TR-9.

TR5. **Encroachment Permit.** Design and construct driveway in accordance with City Standard Detail ST-8.

TR6. **Encroachment Permit.** Unused driveways in the public right-of-way shall be replaced with City standard curb, gutter, and sidewalk per City Standard Detail ST-12.

TR7. **Encroachment Permit.** Design and construct a minimum 5-foot sidewalk on Coleman Avenue.

TR8. **Encroachment Permit.** Project shall comply with the Santa Clara Station Area Specific Plan (upon adoption of the plan) including roadway design, sidewalk width, and bicycle parking requirements.

TR9. **Encroachment Permit.** A Class IV protected bikeway was approved by City Council in October 2024. A two-way Class IV protected bikeway has been approved along the east side of Coleman Avenue between Brokaw Road and Reed Street. For more information regarding the proposed bikeway, visit City website: De La Cruz Boulevard/Coleman Avenue Bikeway Planning Study | City of Santa Clara (https://www.santaclaraca.gov/our-city/departments-g-z/public-works/engineering/traffic-engineering/de-la-cruz-boulevard-coleman-avenue-bikeway-planning-study). Thus, trash pickup location and loading/unloading zone shall be located on-site and per Resolution No. 24-9380 no parking will be allowed along this section of roadway.

TR10. **Encroachment Permit.** Along the Coleman Avenue project frontage, install "No Stopping" R28S (CA) signs with double arrow to implement parking removal approved by Council for the De La Cruz/Coleman Avenue bicycle planning project.

TR11. **Building Permit.** Bicycle parking requirements shall be per the City of Santa Clara Zoning Code. Class I and Class II bicycle parking, as defined in SCMC 18.74.075, shall be conveniently accessible from the street, within 200 feet of a building entrance and/or highly visible areas.

STREETS DIVISION

Right of Way Landscape

DESIGN/PERFORMANCE PRIOR TO ISSUANCE OF BUILDING PERMIT

L1. **Tree Preservations Specifications.** Include City of Santa Clara Tree Preservation/City Arborist specifications on all improvement plans.

L2. **Mature Trees.** Identify existing mature trees to be maintained. Prepare a tree protection plans for review and approval by the City prior to any demolition, grading or other earthwork in the vicinity of existing trees on the site.

L3. **Tree Replacement.** 2:1 tree replacement ratio required for all trees removed from the right-of-way.

DURING CONSTRUCTION OR OPERATION

L4. **No Public Root Cutting.** No cutting of any part of ***public***, including roots, shall be done without securing prior approval of the City Arborist. Tree trimming/removal shall be done in accordance to the City of Santa Clara Tree Preservation/City Arborist specifications and with direct supervision of a certified arborist (Certification of International Society of Arboriculture).

PRIOR TO FINAL OF BUILDING PERMIT

L5. **In Lieu Fee.** If 2:1 replacement ratio cannot be met for removal of right of way landscape trees, tree planting fee must be paid prior to building permit final.

Solid Waste

DESIGN/PERFORMANCE PRIOR TO ISSUANCE OF BUILDING PERMIT

SW1. **Post-Construction Solid Waste Generation Estimation and Collection Form.** The applicant shall complete and provide the Post-Construction Solid Waste Generation Estimation and Collection Form,

which includes the estimation of trash and recycling materials generated from the project. Use the City's Solid Waste Guidelines for New and Redevelopment Projects as specified by the development type. Contact the Public Works Department at Environment@SantaClaraCA.gov or (408) 615-3080 for more information.

SW2. **Site Plan.** The applicant shall provide a site plan showing all proposed locations of solid waste containers, chutes, compactors, trash enclosures and trash staging areas. The site plan shall show the route or access for trash and recycling collectors (trucks) including vertical clearance, turning radius and street/alley widths. All plans shall comply with the City's Solid Waste Guidelines. Solid metal roof, gates and a trench drain shall be installed within the trash enclosure and connected to the on-site sewer system.

SW3. **Construction Waste Diversion.** For projects that involve construction, demolition or renovation of 5,000 square feet or more, the applicant shall comply with City Code Section 8.25.285 and recycle or divert at least sixty five percent (65%) of materials generated for discard by the project during demolition and construction activities. No building, demolition, or site development permit shall be issued unless and until applicant has submitted a construction and demolition debris materials check-off list. Applicant shall create a Waste Management Plan and submit, for approval, a Construction and Demolition Debris Recycling Report through the City's online tracking tool at http://santaclara.wastetracking.com/.

SW4. **Authorized Service Haulers.** This project is subject to the City's Accumulation, Transportation and Disposal of Solid Waste Ordinance (Chapter 8.25 of the Municipal Codes), which requires the handling and disposal of waste by authorized service haulers. Insert the General Notes for the Construction & Demolition (C&D) Waste Management into construction plans in accordance with the City's municipal codes prior to the issuance of a Building or Grading permit. Provide the Green Halo waste online tracking number to Building staff prior to the issuance of a demolition or building permit.

SW5. **Exclusive Franchise Hauling Area.** Project applicant shall contact the Public Works Department, Street Maintenance Division at (408) 615-3080 to verify if the property falls within the City's exclusive franchise hauling area. If so, the applicant is required to use the City's exclusive franchise hauler and rate structure for any hired debris boxes. Prior to the issuance of a Public Works clearance, the project applicant shall complete and sign the Construction and Demolition (C&D) / Waste Management Rules and Regulations Form.

DURING CONSTRUCTION OR OPERATION

SW6. **Waste Generation Tracking.** Applicant to track all waste generated and upload debris tags to GreenHalo for City staff review.

PRIOR TO FINAL OF BUILDING PERMIT

SW7. **Weight Tickets.** Prior to obtaining a Temporary or Final Certificate of Occupancy, individual weight tickets for all materials generated for discard or reuse by the project during demolition and construction activities shall be uploaded to Green Halo and submitted for review and approval by Environmental Services. At a minimum two (2) weeks review time is required.

SILICON VALLEY POWER

GENERAL

SVP1. **Applicant Design Process:** available to Applicants to expedite distribution electric substructure design.

SVP2. **SVP Rules and Regulations:** Applicant shall comply with all applicable SVP rules, regulations, standards, guidelines, and requirements, as may be amended from time to time.

SVP3. **SVP Equipment Clearances:**

a. **Access Doors:** Ten (10) foot minimum clearance in front of equipment access doors.
b. **Pad Sides:** Five (5) foot minimum clearance from pad on sides without access doors.
c. **Truck Access:** Eighteen (18) foot minimum width on one side of the equipment pad for truck access.
d. **Barrier pipes:** (on sides accessible to vehicles)
    i. Thirty (30) inches from equipment sides.

ii. Forty-Eight (48) inches in front of access doors. (use removable bollards)

SVP4. **SVP Conduit Clearances:**

a. **Longitudinal**: Five (5) foot minimum between new conduits/piping and existing/proposed SVP conduits.
b. **Vertical**: Twelve (12) inch minimum between new conduit/pipes perpendicular to existing SVP conduits.
c. **Poles/Posts**: Three (3) foot six (6) inches clearance required from poles (electrolier, guy stub, service clearance, self-supporting steel, and light poles), except for riser conduits. This is reduced to a three (3) foot minimum for posts (signposts, barrier pipes, bollards, fence posts, and other similar posts).
d. **Structures:** Five (5) foot minimum is required from walls, footings, retaining walls, landscape planter, or similar permanent structures.
e. **Subsurface Facilities:** Five (5) foot minimum from new splice boxes, pull boxes, manholes, vaults, or similar subsurface facilities.
f. **Fire Hydrant:** Five (5) foot minimum from fire hydrant thrust block. (Extends 5 feet on either side of the hydrant in line with the radial water pipe connected to the hydrant).

SVP5. **SVP Vault/Manhole Clearances:**

a. Ten (10) foot minimum between adjacent Vaults or Manholes.
b. Three (3) foot minimum from face of curb. (bollards required for vaults).

SVP6. **SVP Guy Anchor Clearances:** Five (5) foot minimum clearance is required between the center of anchor line and any excavation area.

SVP7. **Tree Clearances:**

a. **Conduits:** Five (5) foot minimum to tree root barrier or other subsurface wall or structure.
b. **Equipment:** Five (5) foot minimum to tree root barrier. The tree canopy drip line cannot be over the SVP equipment.
c. **Subsurface Facilities:** Five (5) foot minimum to any electric department facilities. Any existing trees in conflict will have to be removed.
d. **Easements:** No trees shall be planted in SVP's U.G.E.E or P.U.E's.
e. **Transformer & Switch Placement:** these devices and pads may only be located outdoors. Clearances to buildings are defined in UG1225. All projects are to assume mineral oil fluid, unless otherwise approved by SVP.

SVP8. **SVP Standards.** Applicant shall comply with the following SVP standards (as may be amended or supplemented).

a. UG1000 - Installation of Underground Substructures by Developers
b. UG1250 – Encroachment Permit Clearances from Electric Facilities
c. UG0339 – Remote Switch Pad
d. OH1230 – Tree Clearances from Overhead Electric Lines
e. SD1235 – Tree Planting Requirements Near Underground Electric Facilities
f. UG1225 – Pad mounted Equipment Clearances and Protection
g. UG0250 – High Density Residential Metering Requirements
h. FO-1901 – Fiber Optic Splicing and Testing Methods
i. SVP Rules and Regulations – Latest Edition

SVP9. **SVP Standards, Miscellaneous:**

a. In the case of podium-style construction, all SVP facilities and conduit systems must be located on solid ground (aka "real dirt") and cannot be supported on parking garage ceilings or placed on top of structures.

b. No splice boxes are allowed between the SVP utility connection point and the applicants main switch board.
c. SVP does not utilize any sub-surface (below grade) devices in its system. This includes transformers, switches, etc.

SVP10. **Meter Locations:**

a. For condominium or apartment, all electric meters and service disconnects shall be grouped at one location, outside of the building or in a accessible utility room. If they are townhomes or single-family residences, then each unit shall have its own meter, located on the structure. A double hasp locking arrangement shall be provided on the main switchboard door(s). Utility room door(s) shall have a double hasp locking arrangement or a lock box shall be provided. Utility room door(s) shall not be alarmed.
b. All interior meter rooms at ground level are to have direct, outside access through only ONE door. Interior electric rooms must be enclosed in a dedicated electric room and cannot be in an open warehouse or office space.

SVP11. **Underground Service Entrance**

a. (277/480V Service or Lower) Underground service entrance conduits and conductors shall be "privately" owned, maintained, and installed per City Building Inspection Division Codes to the SVP defined utility connection point.
b. (12KV Service) SVP terminates cable on the applicant owned switchgear.
c. No cross-parcel distribution is allowed. SVP service points must be within the parcels that they serve.

SVP12. **Code Sections:**

a. The Applicant shall provide and install electric facilities per Santa Clara City Code chapter **17.15.210.**
b. Installation of underground facilities shall be in accordance with City of Santa Clara Electric Department standard UG-1000, latest version, and Santa Clara City Code chapter **17.15.050.**
c. The applicant shall perform, in accordance with current City standards and specifications, all trenching, backfill, resurfacing, landscaping, conduit, junction boxes, vaults, street light foundations, equipment pads and subsurface housings required for power distribution, street lighting, and signal communication systems, as required by the City in the development of frontage and on-site property. Upon completion of improvements satisfactory to the City, the Applicant will dedicate the improvement to the City subject to City's acceptance the work. The applicant shall further install at his cost the service facilities, consisting of service wires, cables, conductors, and associated equipment necessary to connect a applicant to the electrical supply system of and by the City. After completion of the facilities installed by the Applicant, the City shall furnish and install all cable, switches, street lighting poles, luminaries, transformers, meters, and other equipment that it deems necessary for the betterment of the system per Santa Clara City Code chapter **17.15.210 (2).**

SVP13. **Existing Facilities:**

a. All existing SVP facilities, onsite or offsite, are to remain unless specifically addressed by SVP personnel in a separate document. It is the Applicants responsibility to maintain all clearances from equipment and easements. The Applicant may contact SVP outside of the PCC process for clear definitions of these clearance requirements. Applicant should not assume that SVP will be removing any existing facilities without detailed design drawings from SVP indicating potential removals. Simply indicating that SVP facilities are to be removed or relocated on conceptual plans does not imply that this action has been approved by SVP.

b. Any relocation of existing electric facilities shall be at Applicants expense.

SVP14. **Generators:** Non-Utility Generator equipment shall not operate in parallel with the electric utility, unless approved and reviewed by the Electric Engineering Division. All switching operations shall be "Open-Transition-Mode", unless specifically authorized by SVP Electric Engineering Division. A Generating Facility Interconnection Application must be submitted with building permit plans. Review process may take several months depending on size and type of generator. No interconnection of a generation facility with SVP is allowed without written authorization from SVP Electric Engineering Division.

DESIGN / PERFORMANCE – PRIOR TO ISSUANCE OF BUILDING PERMIT

SVP1. **Initial Information:** Applicant shall provide a site plan showing all existing utilities, structures, easements, and trees. The applicant shall also include a detailed panel schedule showing all current and proposed electric loads.

SVP2. **SVP Developers Work Drawing:** Applicant shall have a developers work drawing created for the site by either an SVP estimator or through the applicant design process. All SVP standards and clearance requirements as defined in the General Section of the COA's must be met, or variance approvals must be granted by SVP. The developers' work drawing shall include but is not limited to: SVP substructure for primary, low voltage, streetlight, and fiber facilities. SVP facilities may extend off-site to the nearest utility connection point to tie-in with existing infrastructure as deemed necessary by SVP.

SVP3. **Encroachment Permit:** Prior to issuance of Building Permits, the applicant shall submit an encroachment permit application with an ***approved*** SVP Developers Work Drawing for construction of electric utilities that comply with the latest edition of SVP Standards and Rules and Regulations, Electric Notes, and Electric Standard Details and Specifications.

SVP4. **Applicants Switchgear:** All applicant main switchgear with SVP meters must meet EUSERC standards and be approved by SVP's meter shop prior to ordering. Switchgear for 12KV gear must have batteries sized for 4 hours of operation, no capacitive tripping, and 2 sets of relays, CTs, & PTs for each main. All double ended switchgear with a tie breaker, must include a kirk-key interlock scheme and an SVP provided warning label for the operation of the main tiebreaker.

SVP5. **AMI/Fiber Building Requirements:** All projects implementing high rise metering and multi-floor infrastructure requirements shall meet the requirements outlined in UG 0250 & FO1901.

DURING CONSTRUCTION – PRIOR TO OCCUPANCY

SVP6. **Easements**: Prior to the City's issuance of Building or Grading Permits, the applicant shall provide a dedicated underground electric utility easement (U.G.E.E) around the electric onsite facilities (Not a P.U.E). The electric utility easement shall be a minimum of 10 feet wide around conduit and 5' minimum around equipment and vault/manhole pads. Additionally, the applicant shall submit plans defining existing easements so Electric Division can verify if there are any conflicts with new proposed easements or improvements. The Applicant shall grant to the City, without cost, all easements and/or right of way necessary for serving the property of the Applicant and for the installation of utilities (Santa Clara City Code chapter 17.15.110).

SVP7. **Coordination Study:** For any services taken at 12KV, a coordination study will need to be conducted by the applicant prior to energizing the service.

SVP8. **Applicants Switchgear:** Applicants' switchgear will be inspected on site by SVP to ensure compliance with approved switchgear drawings. Electric meters and main disconnects shall be installed per Silicon Valley Power Standard MS-G7, Rev. 2.

SVP9. **Electric Facilities:** Prior to the City's issuance of Occupancy, the applicant shall construct all electric utilities per the approved SVP Developers Work Drawing. SVP will inspect all electric utility installations and all other improvements encroaching on electric facilities.

SVP10. **Municipal Fees:** Prior to electric service energization, all applicable fees per the City of Santa Clara's Municipal Fee Schedule shall be paid by the applicant.

SVP11. **Costs & Expenses:** Unless expressly stated otherwise or covered by a fee to be paid by the applicant, applicant shall be responsible for all costs and expenses associated with fulfilling these conditions of approval.

OPERATIONAL CONDITIONS – AFTER OCCUPANCY

SVP12. **Access:** SVP will require 24-hour unobstructed access to all SVP equipment which includes: manholes, transformers, vaults, switches, meters, indoor electrical rooms with SVP owned equipment etc.

WATER & SEWER DEPARTMENT

DESIGN / PERFORMANCE -- PRIOR TO ISSUANCE OF BUILDING PERMIT

W1. **Recycled Water Use.** Pursuant to Chapter 13.15, Water, Article IV. Regulation of Recycled Water Service and Use, of the Municipal Code, the project is required to use recycled water for all non-potable uses where recycled water is made available and where provided for by Recycled Water regulations. This project is required to extend and connect to the City's existing Recycled Water System.

W2. **On-site Recycled Water Construction.** Construction and installation of all on-site recycled water system equipment shall not begin until the Compliance Division of Water and Sewer Utilities has approved the on-site recycled water design. Please note on-site designs are generally not the same as the Building Permit plans. On-site recycled water plans require SBWR and California State Water Resources Control Board, Division of Drinking Water signatures for final approval.

W3. **On-site Recycled Water Inspection.** Inspections are required at all on-site recycled water systems being installed prior to backfilling trenches or cover in walls and ceilings. Request a recycled water inspection by email watercompliance@santaclaraca.gov or call (408) 615-2002. Please provide the site location, SBWR project ID, and date and time preferences. These inspections are in addition to the Building Permit inspections.

a. Need to verify separations between all potable/fire lines and recycled water lines, pipe type, pipe depths, equipment types, warning lids, tags and signs.

W4. **Potable Water Main.** The applicant shall replace the existing water main on the Coleman frontage of the project site. The water main replacement shall begin and end at a valve connection and shall extend, at a minimum, from Carl Street to the furthest water service connection along the property's frontage or as determined by the Development Impact Analysis.

W5. **Encroachment Permit.** Prior to issuance of Building Permits, the applicant shall submit an encroachment permit application and design plans for construction of water utilities that comply with the latest edition of the Water & Sewer Utilities Water Service and Use Rules and Regulations, Water System Notes, and Water Standard Details and Specifications. In addition, prior to the City's issuance of Occupancy, the applicant shall construct all public water utilities per the approved plans. The Water & Sewer Utilities will inspect all public water utility installations and all other improvements encroaching public water utilities.

W6. **Utility Design Plans.** Utility Design Plans shall indicate the pipe material and the size of existing water, recycled water and sewer main(s). The plans shall show the nearest existing fire hydrant and the two nearest existing water main line gate valves near the project area. The plans shall show meter and backflow configurations to scale and per City of Santa Clara Water & Sewer Utilities Standard Details. Note that all new water meters and backflow prevention devices shall be located behind the sidewalk in a landscape area. Fire hydrants should be located two feet behind monolithic sidewalk if sidewalk is present; two feet behind face of curb if no sidewalk is present, per City Std Detail 18. The plans shall provide the profile section details for utilities crossing water, sewer, or recycled water mains to ensure a 12" minimum vertical clearance is maintained.

W7. **Utility Separations.** Applicant shall adhere to and provide a note indicating that all horizontal and vertical clearances comply with State and local regulations. The applicant shall maintain a minimum 12" of vertical clearance at water service crossing with other utilities, and all required minimum horizontal clearances from water services: 10' from sanitary sewer utilities, 10' from recycled water utilities, 8' from storm drain utilities, 5' from fire and other water utilities, 3' from abandoned water services, 5' from gas and electric utilities, and 5' from the edge of the propose or existing driveway. For sanitary sewer, water, and recycled water utilities, the applicant shall maintain a minimum horizontal clearance of 10' from existing and proposed trees. If applicant installs tree root barriers, clearance from tree reduces to 5' (clearance must be from the edge of tree root barrier to edge of water facilities). No structures (fencing, foundation,

biofiltration swales, etc.) allowed over sanitary sewer, potable water and/or recycled water utilities and easements.

W8. **Separate Services.** Applicant shall submit plans showing proposed water, recycled water, sanitary sewer, and fire services connected to a public main in the public right-of-way to the satisfaction of the Director of Water & Sewer Utilities. Different types of water and recycled water use (domestic, irrigation, fire) shall be served by separate water services, each separately tapped at the water main. Tapping on existing fire service line(s) is prohibited. Approved backflow prevention device(s) are required on all potable water services.

W9. **City Standard Meters and Backflows.** All proposed meters and backflows for all water services shall meet the current City of Santa Clara Water & Sewer Utilities Standard Details. Plans shall show meter and backflow configurations to scale.

W10. **Existing Services.** The applicant must indicate the disposition of all existing water and sewer services and mains on the plans. If the existing services will not be used, then the applicant shall properly abandon these services to the main per Water & Sewer Utilities standards and install a new service to accommodate the water needs of the project. The applicant shall bear the cost of any relocation or abandonment of existing Water Department facilities required for project construction to the satisfaction of the Director of Water and Sewer Utilities.

W11. **On-Site Storm Drain Treatment.** Prior to issuance of Building Permit, the applicant shall submit plans showing any onsite storm water treatment system. The plan shall include a section detail of the treatment system. No water, sewer, or recycled water facilities shall be located within 5-feet of any storm water treatment system.

W12. **Water Usage.** Prior to the issuance of Building Permits, the applicant shall provide documentation of water usage so the Water Division can verify the appropriate size of all proposed water meters. Please note that if the existing water services are incapable of supplying the water needs to the site, the existing services shall be abandoned, and new separate dedicated water services shall be provided for each use (domestic and irrigation).

W13. **Landscaping.** All the landscaping for the project shall comply with the California Water Conservation in Landscaping Act, Government Code Section 65591 et. seq. All plants shall be either California native or non-invasive, low water-using or moderate water-using plants. High water-using plants and nonfunctional turf are prohibited.

W14. **Water Features.** Prior to issuance of Building Permits, the applicant shall submit plan details for all water features (including but not limited to fountains and ponds) designed to include provisions for operating the system without City potable water supply and capable of being physically disconnected from source of potable water supply during City declared water conservation periods, to the satisfaction of the Director of the Water & Sewer Utilities. Decorative water features may be permanently connected to the City's recycled water supply.

W15. **Easements.** Prior to City's issuance of Building or Grading Permits, the applicant shall provide a dedicated water utility easement around the backflow prevention device onsite. The water utility easement for the water services and all other public water appurtenances shall be a minimum 15 feet wide and be adjacent to the public right-of-way without overlapping any public utility easement. Additionally, the applicant shall submit plans defining existing easements so Water Division can verify if there are any conflicts with proposed easements and water utilities.

W16. **Underground Fire Permit.** Prior to issuance of Building Permits, applicant shall submit an underground fire permit unless otherwise waived by the Fire Department. If fire flow information is needed, applicant shall coordinate with Water and Sewer Utilities Department, for fire flow information at (408)615-2000. A dedicated fire service line, with an approved backflow prevention device, shall be used for on-site fire hydrants. Fire service lines required for commercial and industrial use shall be sized appropriately per fire flow demand and code requirements.

DURING CONSTRUCTION

W17. **City Standard Meters and Backflow Installation.** No meters or backflows shall be installed prior to establishment of water service account with the Municipal Services Division of the Finance Department. The applicant shall provide a copy of the account information to the Water and Sewer Utilities Department

Inspector and Meter Shop prior to installation of any meter or backflow. All meters and backflows approved for installation shall be tested prior to use. Water service connections shall not be used prior to authorization by the Water and Sewer Utilities inspector.

W18. **Construction Water.** This project shall use recycled water for all construction water needs for onsite and offsite construction.

W19. **Water Shortage Response Actions.** Pursuant to the City of Santa Clara's Urban Water Management Plan, during times of drought or water shortage, the City implements water shortage response actions in accordance with the level of water shortage declared. All construction activities and all new irrigation connections are subject to the Water Shortage Response Actions in effect at the time of construction and connection of the irrigation service.

Water Shortage Response Actions for Stage 2 and higher include water use restrictions that limit the use of potable water such as:

a. prohibiting the installation of new potable water irrigation services. new irrigation connections, construction, and dust control.
b. restrict the use of potable water used for construction and dust control if recycled water is available.

This project is subject to all the requirements and restrictions of the Water Shortage Response Actions in place or adopted during the duration of the project. For more information, visit the City of Santa Clara Water & Sewer Utilities website at www.santaclaraca.gov/waterconservation.

PRIOR TO FINAL OF BUILDING PERMIT

W20. **Record Drawings.** Upon completion of construction and prior to the City's issuance of a Certificate of Occupancy, the applicant shall provide "as-built" drawings of the public water utility infrastructure prepared by a registered civil engineer to the satisfaction of the Director of Water & Sewer Utilities Department.

W21. **Conditional Releases.** The applicant shall comply with all the requirements of any building permit conditional release requirements.

KEY:

G = General
P = Planning Division
BD = Building Division
H = Housing & Community Services Division
F = Fire Department
PR = Parks & Recreation Department
PD = Police Department
E = Engineering Division
Streets Division (Landscape, Solid Waste, and Stormwater)
L = Landscape
SW = Solid Waste
ST = Stormwater
SVP = Silicon Valley Power
W = Water & Sewer Department

ACKNOWLEDGEMENT AND ACCEPTANCE OF CONDITIONS OF APPROVAL

Permittee/Property Owner

The undersigned agrees to each condition of approval and acknowledges and hereby agrees to use the project property on the terms and conditions set forth in this permit.

Signature: _____

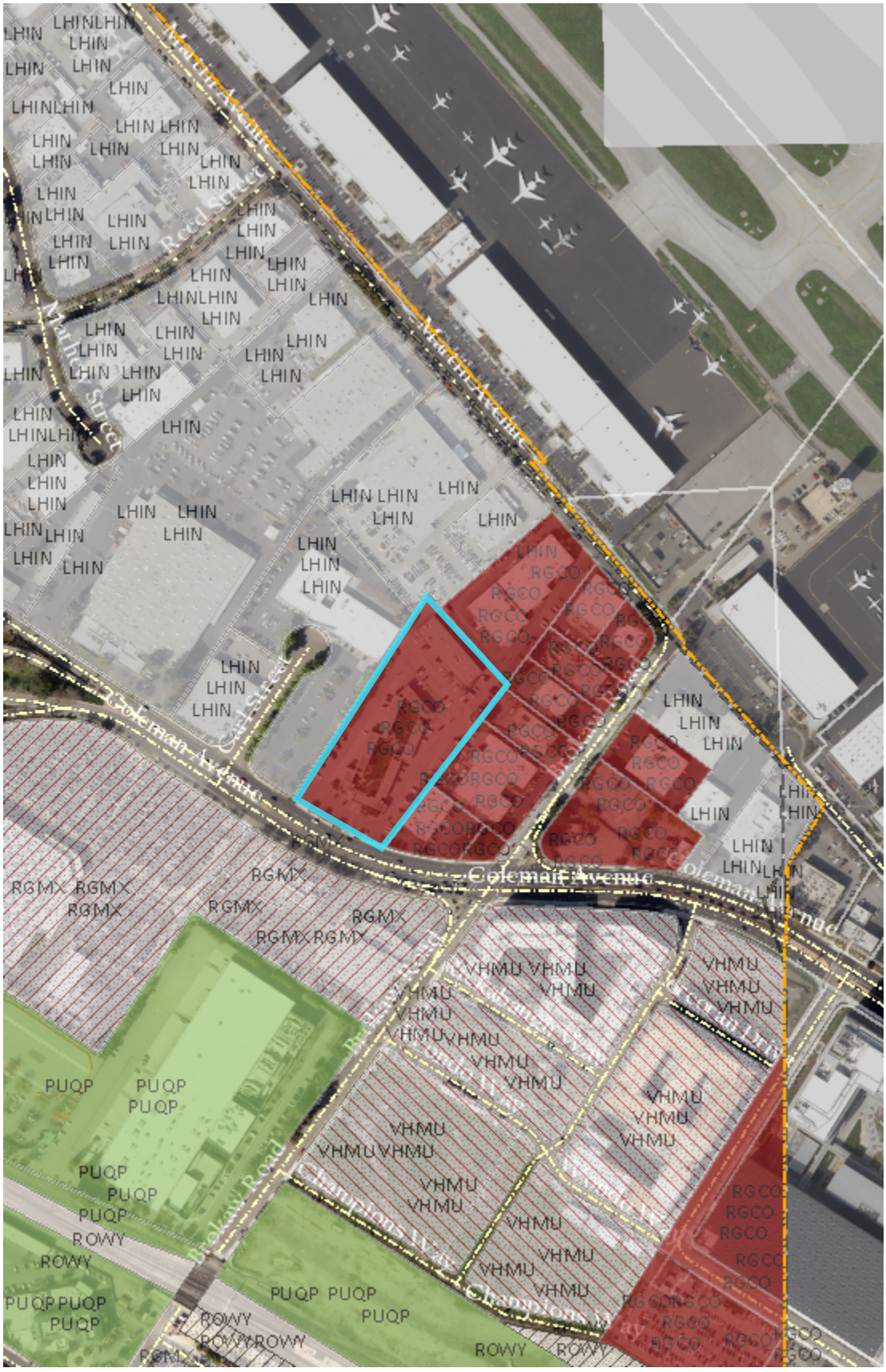
Printed Name: _____

Relationship to Property: _____

Date: _____

Pursuant to Santa Clara City Code 18.128.100, the applicant shall return this document to the Department, properly signed and dated, within 30-days following the date of the Acknowledgement.

Vicinity Map (General Plan) - 1400 Coleman





Legend

- City Limit
  - Municipal Boundary
- General And Specific Plans
  - Specific Plan Boundaries
    - Santa Clara Station
  - General and Specific Plans
    - Regional Commercial
    - Regional Mixed Use
    - Very High Density Mixed Use
    - Parks / Open Space
    - Light Industrial
  - Specific Plan Parcels
    - Focus Areas
  - General Plan Phase II: 2015-2023
    - Regional Commercial
    - Regional Mixed Use
    - Very High Density Mixed Use
    - Public / Quasi Public
    - Light Industrial
    - Right of Way
- Base Layers
  - Streets
  - Air Parcels
  - Land Parcels
    - Land Parcels

Notes

created on 06/25/2025 10:29:54

0 500 1000 ft

NAD_1983_2011_StatePanel_California_III_FIPS_0403_Ft_US

©City of Santa Clara

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

From: Karina Brackett
To: Nimisha Agrawal
Subject: City Ventures Santa Clara Project Support
Date: Monday, August 4, 2025 8:45:14 PM

You don't often get email from [redacted]. Learn why this is important

Hello Nimisha,

As a proud graduate of Santa Clara University, I'm writing in support of the proposed 143-unit townhome development at 1400 Coleman Avenue, especially its inclusion of affordable for-sale homes.

During my time at SCU, I saw firsthand how difficult it was for faculty, staff, and students to live near campus. Friends and mentors often had to commute long distances or make difficult choices about their future in Santa Clara simply because affordable housing wasn't available. That disconnect affects not only individuals, but also the strength and stability of our university community.

Creating attainable homeownership opportunities in a well-planned, thoughtful development like this one is exactly the kind of progress our city needs. It would offer real pathways for educators, young professionals, and longtime residents to live where they work and build roots in the community.

Thank you for your leadership on this issue and for considering projects that help create a more inclusive and sustainable future for Santa Clara.

Sincerely,
Karina Brackett
Santa Clara University, Class of 2021

From: [redacted]
To: Nimisha Agrawal
Subject: 1400 Coleman Ave - Townhome Housing Project Support City Ventures
Date: Monday, August 4, 2025 3:28:38 PM

You don't often get email from [redacted]. Learn why this is important

Good afternoon Nimisha,

I hope you are doing well.

I am writing to share my support for 1400 Coleman Avenue. As a former student of Santa Clara University I know how expensive housing is in this area, and I know how desperately this area needs additional housing. I believe this project's focus on affordable for-sale homes will address a critical need in this city.

The housing crisis in the South Bay has had a deep impact on students, recent graduates, and young professionals. Despite earning degrees and securing jobs locally, many of us are priced out of the communities we want to serve and contribute to. Without more housing options, cities like Santa Clara risk losing the next generation of teachers, engineers, entrepreneurs, and civic leaders.

This development is a step in the right direction. It offers stable homeownership opportunities in a location close to jobs, transit, and community assets — exactly what thoughtful urban planning should prioritize.

I urge you to support this proposal and continue championing projects that make Santa Clara a place where people at all stages of life can afford to live and thrive.

Thank you,
Adam Foley
Former Santa Clara University Student Class of 2021

[redacted]

Details about the personal data CBRE collects and why, as well as your data privacy rights under applicable law, are available at **CBRE – Privacy Policy.**

From: Aria Amirbahman
To: Nimisha Agrawal
Subject: Santa Clara subdivision development
Date: Tuesday, July 29, 2025 2:38:18 PM

You don't often get email from [redacted] Learn why this is important

Dear Ms. Agarwal,

As Chair and Professor in the Department of Civil, Environmental, and Sustainable Engineering at Santa Clara University, I write in strong support of the proposed 143-unit townhome project at 1400 Coleman Avenue, which includes a substantial number of affordable for-sale homes.

The lack of attainable housing near our campus continues to be a serious barrier for faculty, staff, and students alike. The high cost of living in Santa Clara County makes homeownership out of reach for many in our university community, often resulting in long commutes and discouraging long-term settlement in the region. These conditions hinder both faculty retention and our ability to recruit new academic talent.

Developments like this one are critical to creating pathways to homeownership for educators and other local professionals. The project is thoughtfully planned and aligns with the City's vision for the neighborhood.

I urge you to approve this proposal. It would provide direct support for the higher education community and foster stronger connections between Santa Clara's institutions and the broader region. Thank you for your consideration and for your commitment to addressing the region's housing challenges.

Best regards,
Aria Amirbahman, PhD, PE
Sukhmander Singh Professor and Chair
Department of Civil, Environmental and Sustainable Engineering
Santa Clara University
Santa Clara, CA 95053-0563, USA
[redacted]

From: Srinath
To: Nimisha Agrawal
Subject: Re: Re Coleman Ave and Affordable Housing
Date: Thursday, March 20, 2025 8:53:00 AM
Attachments: image001.png

You don't often get email from [redacted]. Learn why this is important

Hi
Another consideration wrt Affordable Housing

At some point in time the family size reduces to 3 then 2 and finally only 1

So for seniors, singles, and disabled (for whom marriage is not an option)

We need affordable housing

If most new affordable housing starts with minimum of 2 bedrooms and minimum household size of 2
singles including disabled, widows, widowers, elderly etc cannot qualify

Either the minimum household requirement must be relaxed or we should also build 1 bedroom units

Either way single level no stairs inside ADU friendly and Aging in Place friendly construction is needed

Best wishes

On Thu, Mar 20, 2025 at 8:40 AM Nimisha Agrawal <NAgrawal@santaclaraca.gov> wrote:

> Good Morning Srinath,
>
> Thank you for sharing your comments. I will also send these to the developer.
>
> Thanks,
>
> **Nimisha Agrawal**| Senior Planner
>
> Community Development Department
>
> 1500 Warburton Avenue | Santa Clara, CA 95050
>
> O:408.615.2450 | D: 408.615.2467
>
> City of Santa Clara
> The Center of What's Possible

From: Srinath
To: Nimisha Agrawal
Subject: Re: Re Coleman Ave and Affordable Housing
Date: Thursday, March 20, 2025 2:54:55 PM
Attachments: image001.png

I am extremely disappointed that the planning commission voted for the new homes at Bishop ranch still under construction and sales
and NONE of them are single level - They are SFH or multi level townhomes (2 and even 3 levels OUCH!!)

(I am not finding fault, but it seems unfortunate that such an important requirement was missed out)

Ih South Fremont where there is new construction there is a mix of town homes and single level condos

Thanks once again for listening

On Thu, Mar 20, 2025 at 8:52 AM Srinath [redacted] > wrote:

> Hi
> Another consideration wrt Affordable Housing
>
> At some point in time the family size reduces to 3 then 2 and finally only 1
>
> So for seniors, singles, and disabled (for whom marriage is not an option)
>
> We need affordable housing
>
> If most new affordable housing starts with minimum of 2 bedrooms and minimum household size of 2
> singles including disabled, widows, widowers, elderly etc cannot qualify
>
> Either the minimum household requirement must be relaxed or we should also build 1 bedroom units
>
> Either way single level no stairs inside ADU friendly and Aging in Place friendly construction is needed
>
> Best wishes
>
> On Thu, Mar 20, 2025 at 8:40 AM Nimisha Agrawal <NAgrawal@santaclaraca.gov> wrote:
>
> > Good Morning Srinath,
> >
> > Thank you for sharing your comments. I will also send these to the developer.
> >
> > Thanks,

From: Srinath
To: Nimisha Agrawal
Subject: Re Coleman Ave and Affordable Housing
Date: Wednesday, March 19, 2025 4:54:00 PM

> You don't often get email from [redacted]. Learn why this is important

Hi

Seniors, disabled, those with knee operations etc cannot use stairs

So rather than (or in addition to) townhome options, please ensure that there are single level no stairs (be elevators and parking garages) condo options are available under inclusive housing

Thanks

--
Regards

Gopal Srinath

From: Matt DiNapoli
To: Nimisha Agrawal
Subject: 1400 Coleman Avenue
Date: Wednesday, August 6, 2025 5:28:22 PM

You don't often get email from [redacted]. Learn why this is important

Dear Santa Clara Officials:

As a real estate professional as well as an adjunct professor of real estate at Santa Clara University's Leavey School of Business, I'm writing to express my support for the proposed 143-unit townhome development at 1400 Coleman Avenue. This project will not only help to gentrify the Coleman Avenue area, it will also include a significant number of affordable for-sale homes. Faculty, staff, and students across our institution face a common challenge: the high cost of living in Santa Clara County makes homeownership near campus extremely difficult. Many are forced to commute long distances or postpone putting down roots in the community, which directly impacts faculty retention and recruitment. This project — which combines a high quality design with attainable home ownership opportunities — can be transformative, not just for current faculty but also in helping the University attract and retain academic talent. The design is thoughtful and aligned with the City's broader goals for the neighborhood.

Thank you for your attention and leadership on this important matter.

Sincerely,

F. Matthew DiNapoli
Adjunct Professor, Santa Clara University
Leavey School of Business

F. Matthew DiNapoli
Chief Executive Officer
DiNapoli Capital Partn[redacted]
[redacted]

Attachment 9: Project Data/Compliance

Project Address: 1400 Coleman Avenue **Project Number: PLN24-00267 and PLN24-00332**

Zoning: Commercial Regional (CR)

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Lot Area (SF) (min):	3.8 acres	3.8 acres	8,500	Y
Lot Area per Dwelling Unit (SF):	--	1,176	--	--
Building Square Footage (SF)				
Main Building(s):	45,072	241,530	--	--
Total:	45,072	241,530	--	--
Building Coverage (%)				
Building Coverage (All):	12,719 (7.8%)	40,126 (25.3%)	--	--
Main Building Setbacks (FT)				
Front:	--	14	10	Y
Side (left): **(right):**	--	5 5	10 10	N[1]
Side, Corner:	--	--	--	--
Rear:	--	20	3	N[1]
Height (FT) (max)				
Main building:	One and two story	50 Four story	80 Eight story	Y
Parking:				
Is the site Gov. Code 65863.2 (AB 2097) eligible?				Y
Off-Street:	--	196	0	Y
Guest:	--	39	0	Y
Class 1 Bicycle:	--	142	142	Y
Class 2 Bicycle:	--	7	7	Y
Landscaping				
Open Landscaped Area:	--			
Landscape Buffer:	--			
Private recreation space:	--		60 per units for 50% units	N[1]
Common recreation space (per unit):	--	17,600	28,400 @ 200 per unit	N[1]

1 Project using density bonus law for waivers.



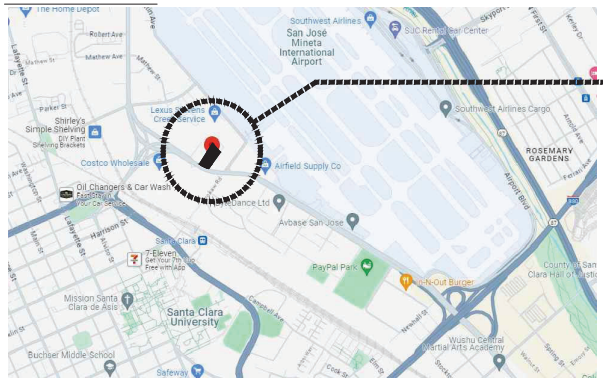
CITY VENTURES
Building It Forward

COLEMAN VILLAGE

1400 COLEMAN AVENUE.
SANTA CLARA, CALIFORNIA

1ST SUBMITTAL DATE: 05.16.2024 2ND SUBMITTAL DATE: 08.14.2024 3RD SUBMITTAL DATE: 02.21.2025
4TH SUBMITTAL DATE: 05.08.2025 5TH SUBMITTAL DATE: 06.20.2025

LOCATION MAP



SITE LOCATION

APPLICANT:
CITY VENTURES
1185 MASON STREET
SAN FRANCISCO, CA 94123
CONTACT: PAMELA NIETING
PHONE: 650.465.3628
E-MAIL: pnieting@cityventures.com
www.cityventures.com

LANDSCAPE ARCHITECT:
C2 COLLABORATIVE
100 AVENIDA MIRAMAR
SAN CLEMENTE, CA 92672
CONTACT: CHRIS FORTUNATO
PHONE: 949.542.7703
E-MAIL: cfortunato@c2collaborative.com

ARCHITECT:
HUNT HALE JONES ARCHITECTS
444 SPEAR STREET, SUITE 105
SAN FRANCISCO, CA 94105
CONTACT: DAN HALE
Architect
PHONE: 415.568.3833
E-MAIL: dhale@hhja.com
https://www.hunthalejones.com/

UTILITY CONSULTANTS:
TARRAR
813 FIRST ST.
BRENTWOOD, CA 94513
CONTACT: ALFONSO REYES
PHONE: 949.240.2595
E-MAIL: areyes@tarrar.com
https://www.tarrar.com/

ENGINEER:
KIER+WRIGHT ENGINEERS
3350 SCOTT BLVD, BUILDING 22
SANTA CLARA, CA 95054
CONTACT: MARK KNUDSEN
Principal
PHONE: 408.727.6665
E-MAIL: mknudsen@kierwright.com
https://www.kierwright.com/

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TM-9.1 REFUSE COLLECTION ACCESS EXHIBIT -ENTER
TM-9.2 REFUSE COLLECTION ACCESS EXHIBIT -EXIT

LANSDSCAPE
L-1 CONCEPT IMAGERY
L-2 CONCEPTUAL LANDSCAPE PLAN
L-3 CONCEPTUAL LANDSCAPE ENLARGEMENTS
L-4 CONCEPTUAL WALL AND FENCE PLAN
L-5 CONCEPTUAL PLANTING PALETTE
L-6 ARBORIST REPORT AND TREE REMOVAL

JOINT TRENCH
JT1 CONCEPTUAL JOINT TRENCH SITE PLAN

PROJECT OVERVIEW

CITY VENTURES TO PRESENT OUR PROPOSAL OF A PREMIER DEVELOPMENT LOCATED AT 1400 COLEMAN AVE IN THE CITY OF SANTA CLARA. THIS COMMUNITY IS DESIGNED TO ENGAGE THE URBAN SETTING WITH THE CREATION OF COLEMAN VILLAGE. THE ARCHITECTURE, URBAN IN NATURE HISTORICALLY REFERENCES THE AREAS INDUSTRIAL AND COMMERCIAL HERITAGE TO SANTA CLARA, WILL OFFER MULTIPLE LIVING EXPERIENCES. THE PROPOSED DEVELOPMENT WILL CAPTURE AN URBAN STYLE FOR FAMILIES TO GROW AND THRIVE. PASEOS AND PRIVATE SPACES HAVE BEEN THOUGHTFULLY DESIGNED TO PROVIDE CONNECTIVITY FOR ALL RESIDENTS TO ENJOY. THE OUTDOOR SPACE WILL PROVIDE A SERENE ENVIRONMENT FOR RESIDENTS TO RELAX, SOCIALIZE, AND ENJOY OUTDOOR ACTIVITIES.
CITY VENTURES IS REQUESTING AN ARCHITECTURAL REVIEW, VESTING TENTATIVE TRACT MAP PERMIT, GENERAL PLAN AMENDMENT, REZONING AND DENSITY BONUS CONCESSION AND WAIVERS

PROPERTY DESCRIPTION
THE PROPERTY LOCATED AT 1400 COLEMAN AVENUE CONSISTS OF APPROXIMATELY 3.78 ACRES. IT IS SURROUNDED BY COMMERCIAL USES CONSISTING OF LARGE FORM 1-2 STORY BUILDINGS AND ASPHALT PARKING LOTS ON ALL SIDES. ACROSS COLEMAN AVENUE AND THE PROPERTY EXISTS A SMALL RETAIL CENTER AND COSTCO. THE PROJECT IS LOCATED WITHIN 0.5 MILES OF THE SANTA CLARA CALTRAIN STATION, A MAJOR TRANSIT STOP AS DEFINED IN SECTION 2115 OF THE PUBLIC RESOURCES CODE, AND PROVIDES TRANSIT CONNECTIONS TO VALLEY TRANSPORTATION AUTHORITY, THE CAPITAL CORRIDOR AND THE ALTAMONT CORRIDOR EXPRESS.
THE PROPERTY IS WITHIN THE SANTA CLARA STATION AREA PLAN AS OF THE DATE OF THIS LETTER, THE SANTA CLARA STATION AREA PLAN IS STILL UNDER DEVELOPMENT BY THE CITY OF SANTA CLARA. AND HAS A GENERAL PLAN USE DESIGNATION OF REGIONAL COMMERCIAL AND IS ZONED LIGHT INDUSTRIAL. THE EXISTING USE OF THE SITE COMMERCIAL AND INCLUDES TWO LARGE COMMERCIAL BUILDINGS THAT ENCUMBER ROUGHLY 32% OF THE SITE. THE LARGEST BUILDING SITS AT THE CENTER OF THE SITE WITH THE SECOND RECTANGULAR STANDALONE BUILDING AT THE FAR NORTH END OF THE SITE. THE BUILDINGS ARE SURROUNDED BY ASPHALT PARKING.

PROJECT PROPOSAL
THE PROJECT WILL HOST A WIDE RANGE OF HOME OPTIONS TO HELP ATTRACT ENTRY LEVEL AND THE MISSING MIDDLE HOMEOWNERS WITH 142 FOR-SALE SOLAR ALL-ELECTRIC ATTACHED 4-STORY TOWNHOME STYLE HOMES. THE TOWNHOMES RANGE IN SIZE FROM 377 SQUARE FEET TO 2,003 SQUARE FEET. THE HOMES INCLUDE ONE AND TWO-CAR PRIVATE GARAGE AND THE SITE WILL INCLUDE SURFACE PARKING FOR ITS RESIDENTS AND GUESTS.
ACCESS TO THE PROJECT WILL BE VIA A 26-FOOT-WIDE *PEDESTRIAN ORIENTED* URBAN STREETSCAPE WITH BENCHES, PAVERS AND TREES LOCATED AT THE CENTER OF THE PROJECT. SMALLER DRIVE AISLES AND LANDSCAPED PASEOS CONNECT TO THE URBAN STREETSCAPE TYING ALL THE HOMES BACK TO COLEMAN FOR A SEAMLESS CONNECTION.
THE PROJECT CONTAINS SEVERAL CURATED COMMUNITY GATHERING PLACE FOR ITS RESIDENTS. AT THE NORTHEAST QUADRANT OF THE SITE, A COMMUNITY GARDEN WITH RAISED PLANTER AND A STONE FRUIT ESPALIER WILL BE PROVIDED. AN ENCLOSED DOG PARK WILL BE INCLUDED ADJACENT TO COMMON AREA LANDSCAPE. ALONG THE SOUTHEAST QUADRANT OF THE SITE AN OUTDOOR SEATING AREA WITH A SHADE STRUCTURE AND BARBECUES WILL BE PROVIDED. LASTLY, AT THE CENTER OF THE SITE, A LANDSCAPE COMMON AREA IS PLANNED OFF THE URBAN STREETSCAPE FOR GENERAL COMMUNITY PROGRAMMING.

LAND USE
THE PROJECT IS PROPOSING A GENERAL PLAN (GP) AMENDMENT FROM GENERAL COMMERCIAL TO HIGH DENSITY RESIDENTIAL (37-50 UNITS/ACRE) AND A REZONE FROM ML-LIGHT INDUSTRIAL TO HIGH DENSITY RESIDENTIAL R4 (37-60 UNITS/ACRE). THE PROJECT IS A HOUSING DEVELOPMENT PROJECT WITHIN THE MEANING OF GOVERNMENT CODE SECTION65589.5(H)(2) AND HAS BEEN DESIGNED TO COMPLY WITH VISION OF THE AREA. THE PROJECT QUALIFIES FOR A MITIGATED NEGATIVE DECLARATION CONSISTENT WITH THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AS THE PROJECT WOULD NOT RESULT IN A SIGNIFICANT AND UNAVOIDABLE IMPACT UNDER PUBLIC RESOURCES CODE SECTION 21064.5 AND QUALIFIES TO BE EXEMPT FROM PARKING REQUIREMENTS PER ASSEMBLY BILL NO. 2097 AND GOV. CODE SECTION 65863.2.

AFFORDABLE HOUSING AND STATE DENSITY BONUS LAW
THE PROJECT WILL BE PROVIDING ON-SITE AFFORDABLE HOUSING 20% OF THE FOR-SALE DWELLING UNITS BEING RESTRICTED FOR VERY LOW, LOW- AND MODERATE-INCOME HOUSEHOLDS.
AS A RESULT OF THE INCLUSION OF AT LEAST 10% OF THE UNITS IN THE FOR-SALE DEVELOPMENT RESTRICTED TO MODERATE INCOME, THE PROJECT IS ELIGIBLE FOR WAIVERS AND REDUCTIONS TO DEVELOPMENT STANDARDS THAT HAVE THE EFFECT OF PHYSICALLY PRECLUDING THE CONSTRUCTION OF A DEVELOPMENT (GC SECTION 65915(B)(1)) AND INCENTIVES OR CONCESSIONS (GC SECTION 65915(D)(1) PURSUANT TO STATE DENSITY BONUS LAW. CITY VENTURES IS PROPOSING WAIVERS AND A CONCESSION AS DEFINED ON PROJECT OVERVIEW SHEETS, WHILE RESERVING THE RIGHT TO USE ADDITIONAL WAIVERS IN THE FUTURE.

WE ARE EXCITED TO COLLABORATE WITH THE CITY OF SANTA CLARA TO PURSUE A PROJECT THAT WILL BRING VIBRANCY AND MUCH-NEEDED HOUSING TO THE NEIGHBORHOOD. WE LOOK FORWARD TO BRINGING THIS COMMUNITY TO FRUITION. WE LOOK FORWARD TO WORKING WITH THE CITY TO ADDRESS THE CRITICAL NEED FOR NEW HOUSING WITH SOLAR ALL ELECTRIC TOWNHOME STYLE UNITS.

DENSITY BONUS

CONCESSIONS	APPLICANT RESERVES THE RIGHT TO REQUEST ADDITIONAL INCENTIVES AND WAIVERS AS ALLOWED UNDER SDBL	
WAIVERS	SANTA CLARA CITY CODE 18.10 R-4 DEVELOPMENT STANDARDS	
	REQUIRED	PROPOSED
SIDE SETBACK	10 FT.	5 FT.
REAR SETBACK	20 FT.	9 FT.
LENGTH OF DRIVEWAY	20 FT.	3 FT.
PRIVATE OPEN SPACE	60 SQ. FT. / UNIT	PLANS 1 & 2 PROVIDE NO OPEN SPACE
COMMON OPEN SPACE	200 SQ. FT. / UNIT = 28,600 SQ. FT.	19,600 SQ. FT.
	SANTA CLARA CITY CODE 18.38 OFFSTREET PARKING REGULATIONS	
TWO AND THREE BEDROOM UNITS (0.5) SPACES/ UNIT UNBUNDLED	98 UNITS X 0.5 = 49	2 SPACES

COLEMAN VILLAGE

CITY VENTURES
1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050

CITY VENTURES Building It Forward
TARRAR UTILITY CONSULTANTS
HUNT HALE JONES
C2 Collaborative
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PROJECT OVERVIEW & SHEET INDEX

PO-1

SCALE: N.T.S.
DATE: 06.20. 2025
PROJECT: 317082

HUNT HALE JONES ARCHITECTS

PROJECT DATA

1400 COLEMAN AVENUE, SAN CLARA, CA 945050
APN: 230-05-021

	EXISTING - REQUIRED	PROPOSED
GENERAL PLAN	REGIONAL COMMERCIAL	HIGH DENSITY RESIDENTIAL
ZONING	ML - LIGHT INDUSTRIAL	HDR / R-4
SITE AREA	8500 SQ. FT.	GROSS:3.79 AC/165,092 SF(NET: 3.2 AC)
STRUCTURE COVERAGE (>10,000 SF)	12,719 SQ. FT. = 7.8%	40,126 SQ. FT. = 25.3%
DENSITY	37-50 DUA = 141 UNITS MIN.	142 UNITS / 37.7 DUA GROSS
TOTAL DWELLING UNITS	142 UNITS	
OCCUPANCY	-	
RESIDENTIAL /GARAGE	R2 / U	
CONSTRUCTION TYPE	-	
4- STORY RESIDENTIAL	VA	
ACCESSIBLE UNITS	10% OF MULTISTORY DWELLING UNITS =10% (142) = 15 UNITS	15 UNITS LOCATION SEE SP
R-4 ZONING STANDARDS		
	REQUIRED	PROPOSED
MAX. BUILDING HEIGHT	80'	±50 FT
MAX. STORIES	8	4 STORIES
REQUIRED SETBACKS		
	REQUIRED	PROPOSED
SETBACKS		
FRONT	10'	14' MIN.
SIDE INTERIOR	10'	*5'
REAR	20'	*9'
LENGTH OF DRIVEWAY APPROACH	20'	*3'
RECREATION SPACE FOR MULTIFAMILY DWELLINGS		
PRIVATE RECREATION	60 SQ. FT./UNIT	*PLANS 4 & 5 MEET STANDARDS. PLANS 1 & 2 DO NOT PROVIDE PRIVATE OPEN SPACE. SEE UNIT DATA
COMMON RECREATION SPACE	200 SQ. FT. X 142 UNITS = 28,400 SQ. FT.	9,550 + 3,860 + 4,200 = *17,600 SQ. FT.
AUTO PARKING (SEE SHEET PI - 0.2 FOR MORE DETAILED INFORMATION)		
	REQUIRED	PROPOSED
PRIVATE GARAGE PARKING	1 SPACE / UNIT @ STUDIO / 1BD 1.5 SPACES/UNIT @ 2-3 BD (1 ASSIGNED 0.5 UNBUNDLED)	(82)2-CAR /(30)1- CAR= 194 TOTAL
RESERVED OPEN SURFACE PARKING		38 TOTAL
GUEST PARKING		1 TOTAL
TOTAL	1.0 X 42 UNITS = 42 SPACES 1.5 X 101 UNITS = 152 SPACES 0.05 X 143 = 7 (G) SPACES 201 TOTAL SPACES REQ'D	233 TOTAL SPACES PLUS 1 EV SPACE AND 1 CAR SHARE SPACE
BICYCLE PARKING (SEE SHEET PI - 1.1 FOR INFORMATION)		
FIRE PROTECTION - TOWNHOME UNITS		
FIRE SPRINKLER	NFPA - 13	

* STATE DENSITY BONUS LAW PROPOSED AND WAIVERS REQUESTED.

AFFORDABLE HOUSING PLAN

AFFORDABLE HOUSING	REQUIRED TOTAL	AFFORDABILITY LEVEL	BMR UNITS BY TYPE				UNIT TOTALS
			STUDIO	1BD/1BA	2 BD/1 BA	3BD/3BA	
20% DENSITY BONUS APPLICATION	(0.20 X 142 UNITS) = 29 UNITS	COMBINATION OF VERY LOW, LOW & MODERATE AREA MEDIUM INCOME	8	7	6	8	29

UNIT SUMMARY

TOWNHOMES / MARKET RATE

PLAN NO.	BDRM	BATH	TOT. UNITS	TOT. BDRM	TOT. LIVING	COMMON STAIR/ UTILITY	GARAGE	DECKS	PARKING	UNIT LIV SF/ PLAN TYPE	GARAGE TOTAL SF	DECK TOTAL SF	GROSS SF
PLAN 1A.1	1	1	11	11	827	343	360	0	1	9097	3960	0	13057
PLAN 1A.2	1	1	11	11	827	0	304	0	1	9097	3344	0	12441
PLAN 1B (ST)	0	1	22	0	377	0	0	0	0	8294	0	0	8294
PLAN 2A	2	1	8	16	998	364	364	0	1	7984	2912	0	10896
PLAN 2B (ST)	0	1	8	0	452	0	0	0	0	3616	0	0	3616
PLAN 4	3	2	31	93	1532	0	461	52	2	47492	14291	1612	63395
PLAN 4X ADA	3	2.5	10	30	1843	0	652	70	2	18430	6520	700	25650
PLAN 5	3	2.5	41	123	2003	600	461	77	2	82123	18901	3157	104181
	TOWNHOME TOTAL		142	284						186133	49928	5469	241530

BLDG. UNIT SUMMARY

BLDGS.	PLANS								TOTAL UNITS
	PLAN 1A.1	PLAN 1A.2	PLAN 1B	PLAN 2A	PLAN 2B	PLAN 4	PLAN 4X	PLAN 5	
BLDG. A 10 UNITS	-	-	-	-	-	5	-	5	10
BLDG. B 10 UNITS	-	-	-	-	-	3	2	5	10
BLDG. D 10 UNITS	-	-	-	-	-	3	2	5	10
BLDG. E 10 UNITS	-	-	-	-	-	3	2	5	10
BLDG. F 14 UNITS	1	1	2	1	1	2	2	4	14
BLDG. G 14 UNITS	1	1	2	1	1	2	2	4	14
BLDG. H 8 UNITS	-	-	-	-	-	4	-	4	8
BLDG. J 8 UNITS	-	-	-	-	-	4	-	4	8
BLDG. K 10 UNITS	2	2	4	1	1	-	-	-	10
BLDG. L 20 UNITS	4	4	8	2	2	-	-	-	20
BLDG. M 18 UNITS	3	3	6	3	3	-	-		18
BLDG. N 10 UNITS	-	-	-	-	-	5	-	5	10
TOTAL	11	11	22	8	8	31	10	41	142

NOTES:

- ALL AREAS CALCULATED ARE GROSS

BUILDING AREA SUMMARY

BLDGS.					TOTAL AREA
	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	
BLDG. A 10 UNITS	5884	5900	5444	5185	22413
BLDG. B 10 UNITS	5884	5900	5444	5185	22413
BLDG. D 10 UNITS	5884	5900	5444	5185	22413
BLDG. E 10 UNITS	5884	5900	5444	5185	22413
BLDG. F 14 UNITS	5940	6190	6100	5914	24144
BLDG. G 14 UNITS	5940	6190	6100	5914	24144
BLDG. H 8 UNITS	4710	4723	4351	4207	17991
BLDG. J 8 UNITS	4710	4723	4351	4207	17991
BLDG. K 10 UNITS	2184	2356	2356	2356	9252
BLDG. L 20 UNITS	3993	4726	4726	4726	18171
BLDG. M 18 UNITS	4096	4409	4409	4409	17323
BLDG. N 10 UNITS	5884	5900	5444	5185	22413
TOTAL	40126	40703	38327	36775	155931

COLEMAN VILLAGE

CITY VENTURES

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HUNT HALE JONES

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PROJECT INFORMATION

PI-0.1

SCALE: NTS

DATE: 06.20. 2025

PROJECT: 317082

HUNT HALE JONES ARCHITECTS

PROJECT PARKING

	CALIF. CODES	SANTA CLARA CODE	PROPOSED	NOTES
PARKING		TABLE 3.3 - RESIDENTIAL MULTIFAMILY		
STUDIO / 1BD - 52 UNITS		1 SPACE / UNIT = 52 SPACES	52 UNITS W/ 22 COVERED & 30 OPEN SURFACE ASSIGNED	52 SPACES
2 / 3 BD UNITS - 90 UNITS		1.5 SPACES PER UNIT / 1 ASSGN'D _ 0.5 UNBUNDLD (90 UNITS)(1.5) = 135 SPACES	COV.-2/UNIT @ 82 UNITS = 164 COV.- 1/UNIT @ 8 UNITS = 8 OPEN SURFACE ASSIGNED - 8 SPACES 180 SPACES	180 SPACES
GUEST		N/A	1 SPACES	1 SPACES
TOTAL PARKING		194 SPACES	194 GARAGE SPACES 39 SURFACE SPACES 246 TOTAL	234 TOTAL SPACES
ACCESSIBILITY				
ASSIGNED	CBC SECT. 1109A.4 2% OF ASSIGNED SPACES x 232 SPACES = 4.64 = 5 SPACES	N/A	5 SPACES	LOCATION TO BE FINALIZED AT CONSTRUCTION DOCUMENTS PHASE
UNASSIGNED	CBC SECT. 1109A.5 5% OF SPACES x 2 SPACES =1 SPACES	N/A	1 SPACE	SEE SP
EV SPACE		-		
RESIDENTIAL				
CAPABLE	CAL GRN SECT. 4.106.4.2.2 10% OF SPACES x 234 = 23.4 SPACES = 24	-	24 SPACES	LOCATION TO BE FINALIZED AT CONSTRUCTION DOCUMENTS PHASE
READY	CAL GRN SECT. 4.106.4.2.2 25% OF SPACES x 234 =59 SPACES	-	59 SPACES	LOCATION TO BE FINALIZED AT CONSTRUCTION DOCUMENTS PHASE
CHARGER	CAL GRN SECT. 4.106.4.2.2 5% OF SPACES x 234 = 11.7 SPACES = 12	-	12 SPACES	LOCATION TO BE FINALIZED AT CONSTRUCTION DOCUMENTS PHASE
BICYCLE				
RESIDENTIAL				
SHORT TERM (CLASS II VISITOR)	CAL GRN. A4.106.9.1 (VOLUNTARY) 5% OF GUEST PRKG = 5% x 2 SPACES = 0.1 = 1 SPACES	TABLE 3.4 1 PER 20 UNITS =7.15 = 7 SPACES	7 SPACES	SEE LANDSCAPE PLANS
LONG TERM (CLASS I IN UNIT)	CAL GRN. A4.106.9.3 (VOLUNTARY) 1/ UNIT = 142 = 142 SPACES	TABLE 3.4 1 PER UNIT TOWNHOMES - 1 PER UNIT W/ ELECTRICAL OUTLET PODIUM - BIKE ROOMS REQUIRED WITH 1 OUTLET PER 10 BIKES AND A REPAIR STATION	1 SPACE / UNIT IN EACH GARAGE PROVIDED = 112 SPACES	112 SPACES WITHIN GARAGES WITH 30 STUDIOS IN SHARED GARAGE = 142

BLDG. AUTO PARKING SUMMARY

BLDG	PLAN	COVERED GARAGE PARKING	OPEN SURFACE PARKING - ASSIGNED	TOTAL SPACES/ BUILDING	TOTAL AL BUILDINGS
8 PLEX (2 BLDGS. H & J)					
- (4) 3 BEDROOM	PLAN 4 - 2 T /UNIT	8	0	16	32
- (4) 3 BEDROOM	PLAN 5 - 2 T / UNIT	8	0		
10 PLEX (5 BLDGS. A, B, D, E & N)					
- (5) 3 BEDROOM	PLAN 4 - 2 T /UNIT	10	0	20	100
- (5) 3 BEDROOM	PLAN 5 - 2 T / UNIT	10	0		
10 PLEX W/ STUDIO (1 BLDG. K)					
- STUDIO	STUDIOS - 5 UNITS	0	5	11	11
- 1 BEDROOM	PLAN 1 - 4 UNITS	4	0		
- 2 BEDROOM	PLAN 2 -1 UNIT	1	1		
14 PLEX (2 BLDGS F & G)					
- STUDIO	STUDIO -3 UNITS	0	3	23	46
- 1 BEDROOM	PLAN 1 - 2 UNITS	2	0		
- 2 BEDROOM	PLAN 2 - 1 UNIT	1	1		
- 3 BEDROOM	PLAN 4 - 4 UNITS	8	0		
- 3 BEDROOM	PLAN 5 - 4 UNITS	8	0		
18 PLEX (1 BLDG. M)					
- STUDIO	STUDIO - 9 UNITS	0	9	21	21
- 1 BEDROOM	PLAN 1 - 6 UNITS	6	0		
- 2 BEDROOM	PLAN 2 - 3 UNIT	3	3		
20 PLEX (1 BLDG L)					
- STUDIO	STUDIO -10 UNITS	0	10	22	22
- 1 BEDROOM	PLAN 1 - 8 UNITS	8	0		
- 2 BEDROOM	PLAN 2 - 2 UNIT	2	2		
GUEST			2		1
GUEST EV					1
CAR SHARE					1
TOTAL PARKING					235

REACH CODE ELECTRIC VEHICLE PARKING
FOR MULTIFAMILY HOUSING

- OVER 20 UNITS WITH ASSIGNED PARKING ON THE PROJECT (142 UNITS)
  - FIRST 20 DWELLINGS - ONE LVL2 READY PER DWELLING
  - 25% OF REMAINING UNITS WITH ASSIGNED SPACES - LVL2 READY
  - 75% OF REMAINING UNITS WITH ASSIGNED SPACES - LP LVL2 READY
  - AFFORDABLE UNITS WITH PARKING - 10% LVL2 READY, 90% LVL1 READY

COLEMAN VILLAGE

CITY VENTURES

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C2 Collaborative

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PROJECT INFORMATION

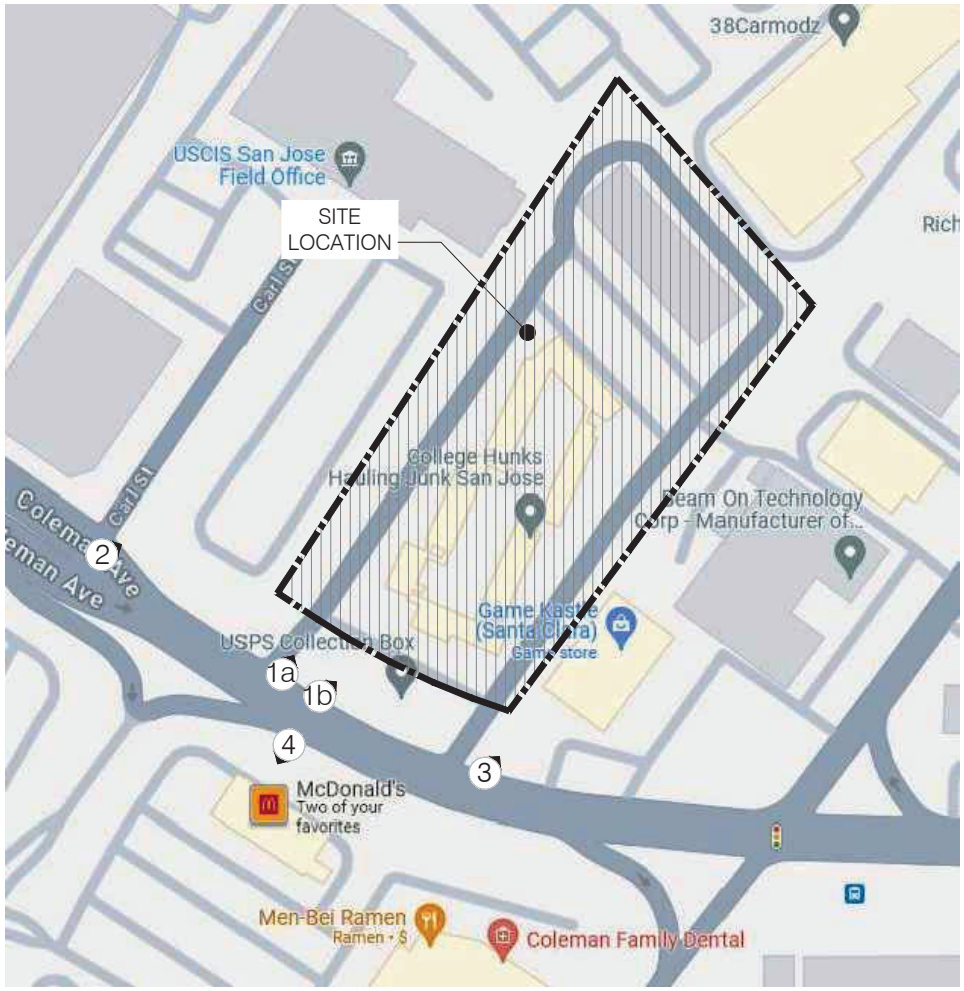
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SCALE: NTS

DATE: 06.20. 2025

PROJECT: 317082

HUNT HALE JONES ARCHITECTS



VICINITY MAP



VIEW NO. 1a - LOOK IN TO SITE LOCATION



VIEW NO. 1b - LOOK IN TO SITE LOCATION



VIEW NO. 4 - ACROSS THE STREET NEIGHBOR FROM COLEMAN AVE.



VIEW NO. 2 - RIGHT SIDE NEIGHBOR FROM CORNER OF COLEMAN AND CARL LOOKING TO PARKING AREA



VIEW NO. 3 - LEFT SIDE NEIGHBOR FROM COLEMAN AVE. LOOKING TO JB TROPHIES & CUSTOM FRAMES

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VICINITY MAP & NEIGHBORHOOD PHOTOS

PH-1

SCALE: NTS

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CONCEPTUAL ILLUSTRATIVE SITE PLAN

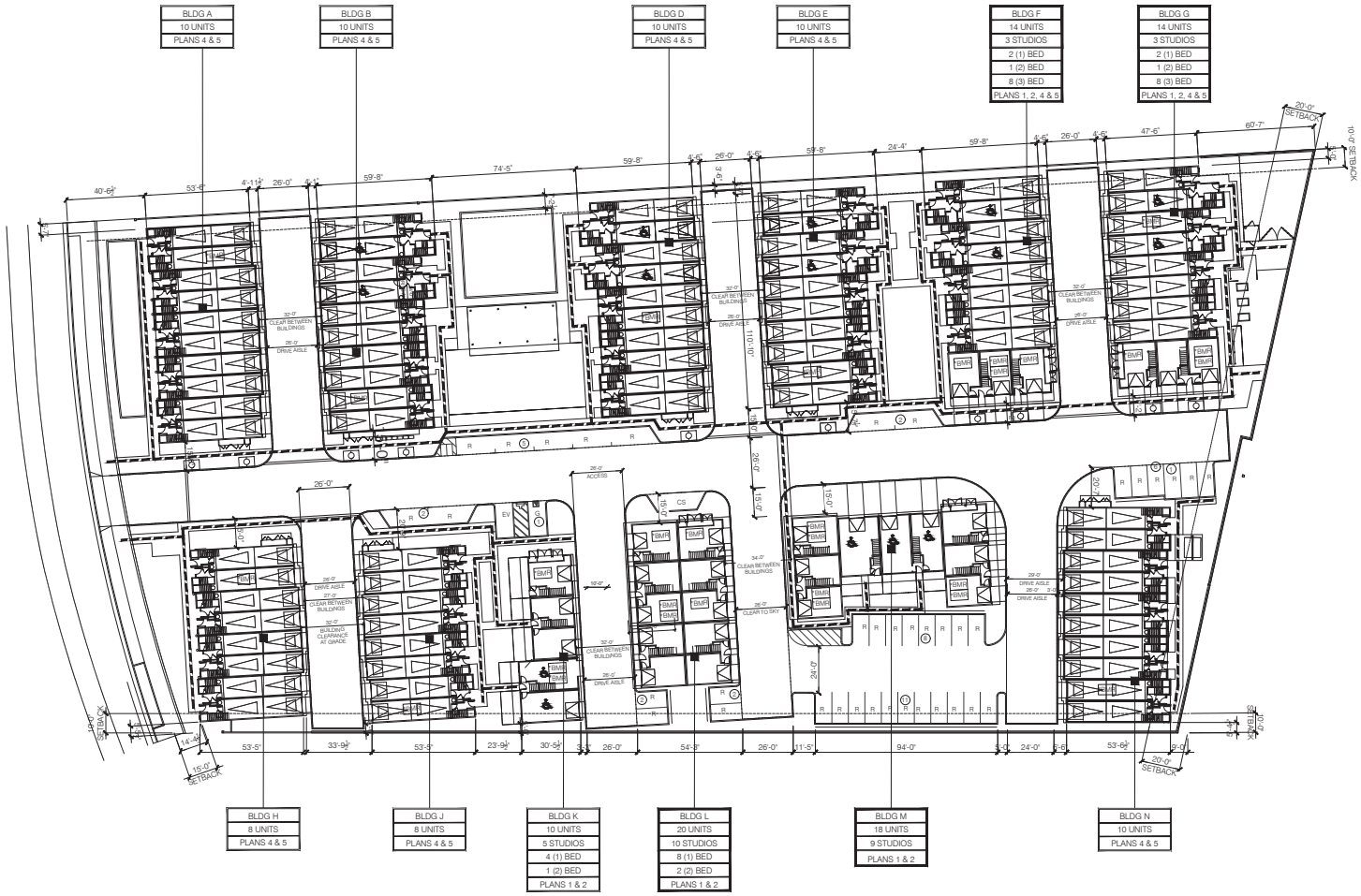
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SCALE: NTS

DATE: 06.20. 2025

PROJECT: 317082

HUNT HALE JONES ARCHITECTS



BLDG LEGEND

BLDG
X UNITS
← BLDG NUMBER
← TOTAL UNIT

BLDG TYPES
RESIDENTIAL ROWHOUSE STYLE CONDOMINIUM

ADA UNIT NOTE:
10% OF THE TOTAL UNIT WILL BE ACCESSIBLE
- 142 TOTAL UNITS PROPOSED X 10% = 15 ACCESSIBLE UNI

GENERAL NOTE:
FOR ACCESSIBLE ROUTE AND GARBAGE TRUCK INFO SEE CIVIL DRAWING.
FOR BIKE PARKING INFO, SEE LANDSCAPE DRAWING.

BMR = LOCATION OF BMR UNITS
2R BOXES INDICATE BOTH STACKED UNITS ARE BMR UNITS
LOCATION OF ACCESSIBLE UNITS
ACCESSIBLE ROUTE

UNIT SUMMARY

(22)-	PLAN 1A	827 SQ. FT.	1BD
(22)-	PLAN 1 B	377 SQ. FT.	STUDIO
(8)-	PLAN 2A	998 SQ. FT.	2-BED
(8)-	PLAN 2B	452 SQ. FT.	STUDIO
(41)-	PLAN 4	1,530 SQ. FT.	3-BED
(41)-	PLAN 5	2,000 SQ. FT.	3-BED

(142) TOTAL UNITS

BUILDING AND SITE SUMMARY
SITE AREA : 3.79 ACRES GROSS/3.2 ACRES NET

(1) - 20 UNIT BLDG	20 UNITS
(1) - 18 UNIT BLDG	18 UNITS
(2) - 14 UNIT BLDGS	28 UNITS
(6) - 10 UNIT BLDGS	60 UNITS
(2) - 8 UNIT BLDGS	16 UNITS
TOTAL	142 UNITS

3.79 ACRE SITE
142 UNITS / 3.79 AC = 37.46 DUA

PARKING
- EXTERIOR SURFACE PARKING
  - 30 DEDICATED TO STUDIOS
  - 8 DEDICTED TO 2-BEDROOM UNITS
  - 1 GUEST SPACES
  - 39 TOTAL SURFACE PARKING
- UNIT GARAGE PARKING
  - 30 SINGLE CAR GARAGES
  - 82 (2) CAR GARAGES (164 TOTAL)
  - 194 TOTAL GARAGE SPACES
- 233 TOTAL SPACES
- PLUS ONE SURFACE EV
- PLUS ONE RIDE SHARE SPACE
- 235 TOTAL SPACES

NORTH

0 30' 60' 90'

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CONCEPTUAL SITE PLAN

SP1.2

SCALE: 1" = 30'-0"
DATE: 06.20. 2025
PROJECT: 317082

HUNT HALE JONES ARCHITECTS



COLEMAN AVE. STREETSCAPE

COLEMAN VILLAGE

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COLEMAN AVE. CONCEPTUAL STREETSCAPE

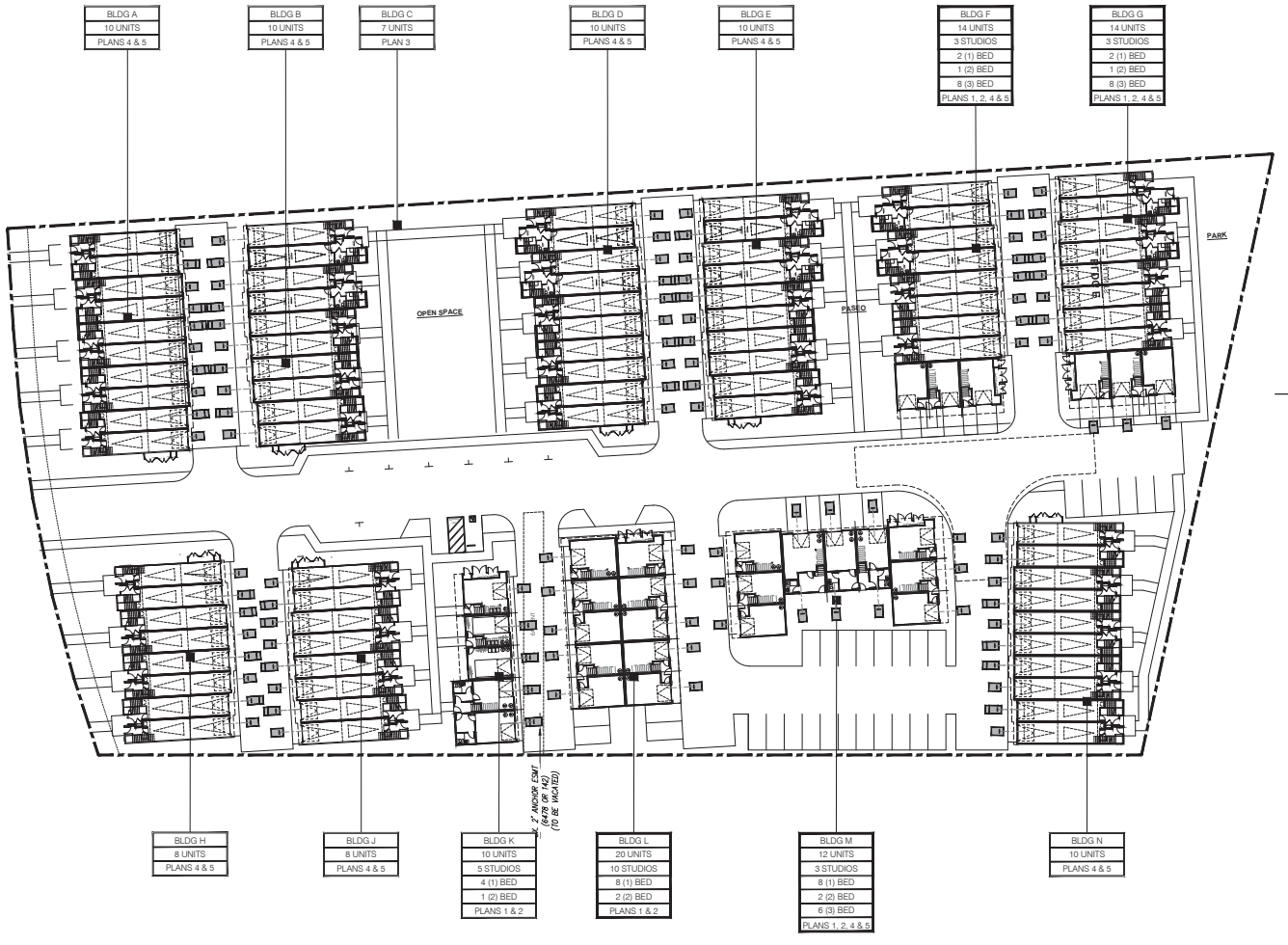
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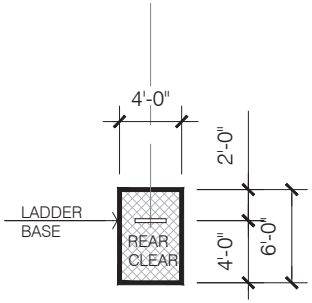
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DATE: 06.20. 2025

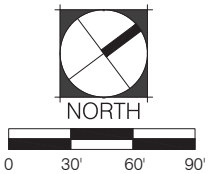
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LADDER PAD



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FIRE SAFETY SITE PLAN - LADDER PAD

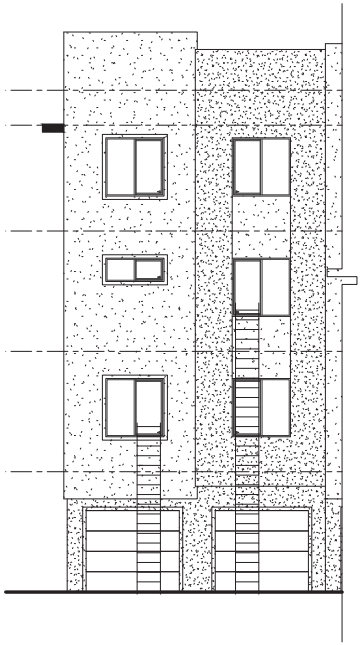
FS-1.0

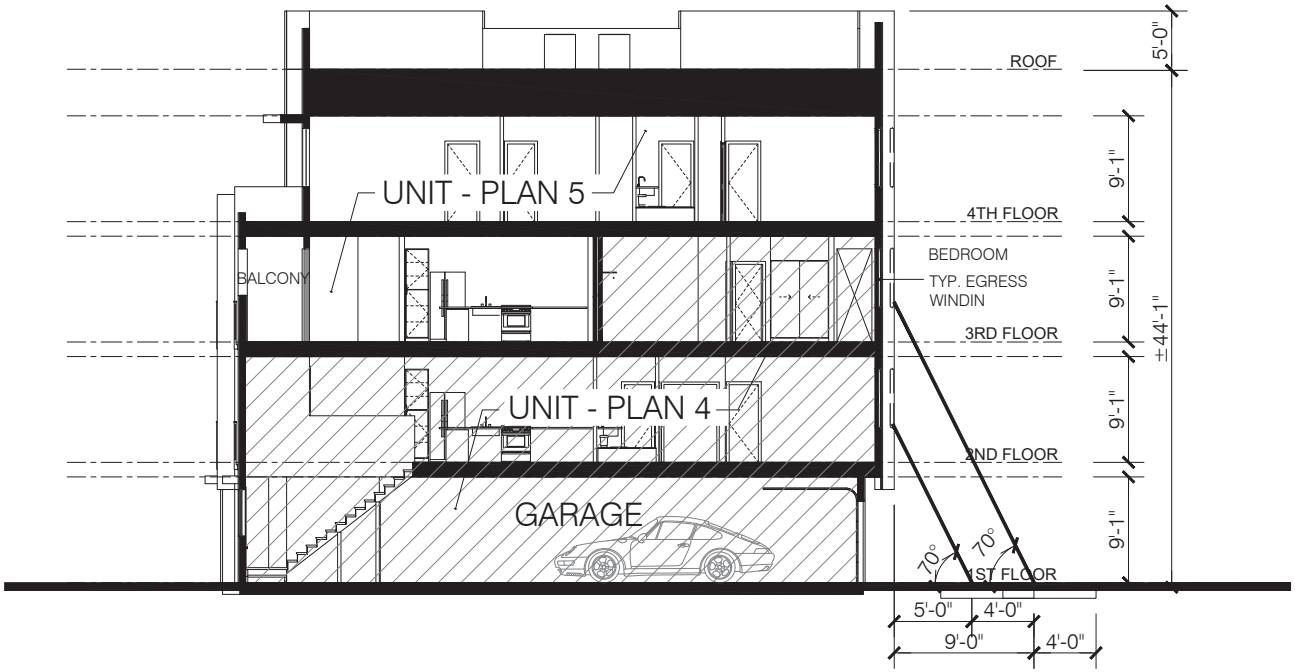
SCALE: 1" = 30'-0"

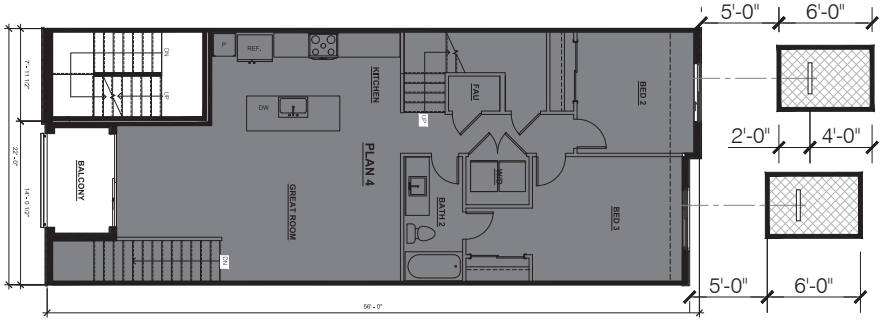
DATE: 06.20. 2025

PROJECT: 317082

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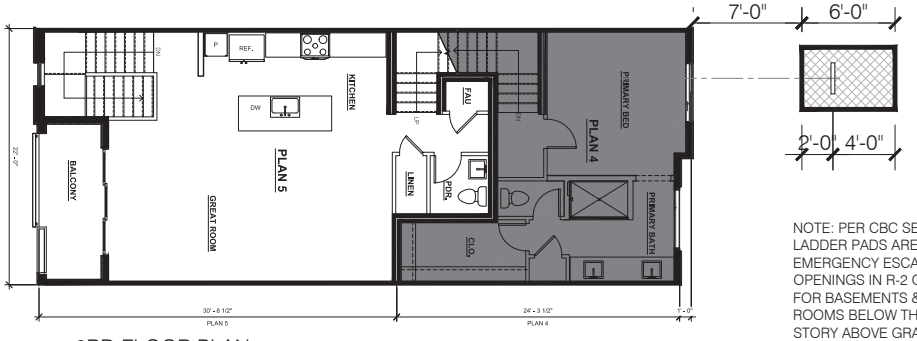






2ND FLOOR PLAN

PLAN 4 & 5



3RD FLOOR PLAN

PLAN 4 & 5

NOTE: PER CBC SECTION 1031.2, LADDER PADS ARE PROVIDED FOR EMERGENCY ESCAPE AND RESCUE OPENINGS IN R-2 OCCUPANCIES FOR BASEMENTS & SLEEPING ROOMS BELOW THE FOURTH STORY ABOVE GRADE PLANE.

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FIRE SAFETY - LADDER PAD DIAGRAM

FS-1.1

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

DATE: 06.20. 2025

PROJECT: 317082

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ELEVATION LEGEND

- STUCCO 1
- STUCCO 2
- STUCCO 3
- STUCCO 4
- VERTICAL SIDING 1
- VERTICAL SIDING 2
- ACCENT ROOF
- STONE VENEER



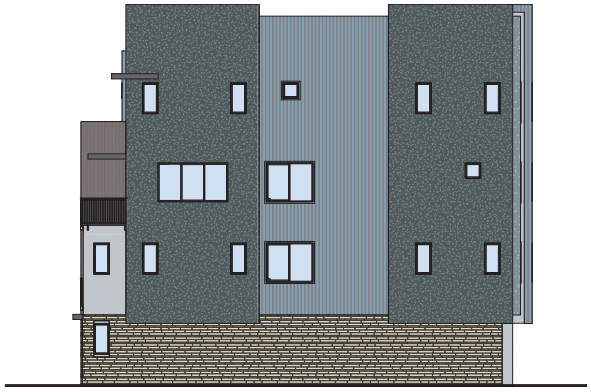
LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

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BUILDING MATERIALS & FINISHES (CONCEPT A1)

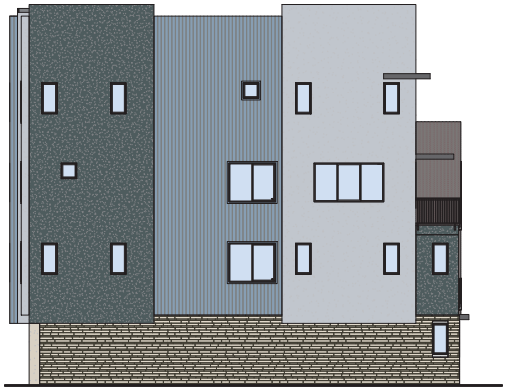
A1.0.1

Scale: 1/8" = 1'-0"
Date: 06/20/2025
Project Number: 317082

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ELEVATION LEGEND

- STUCCO 1
- STUCCO 2
- STUCCO 3
- STUCCO 4
- VERTICAL SIDING 1
- VERTICAL SIDING 2
- ACCENT ROOF
- STONE VENEER



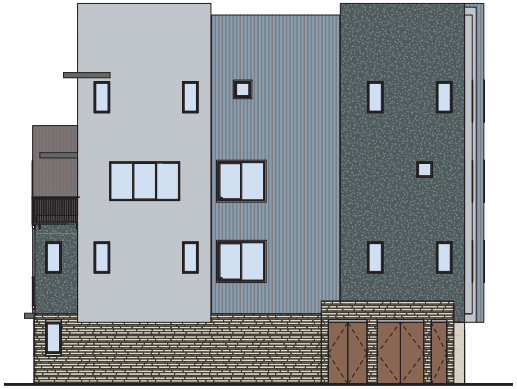
LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

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KW KIER+WRIGHT

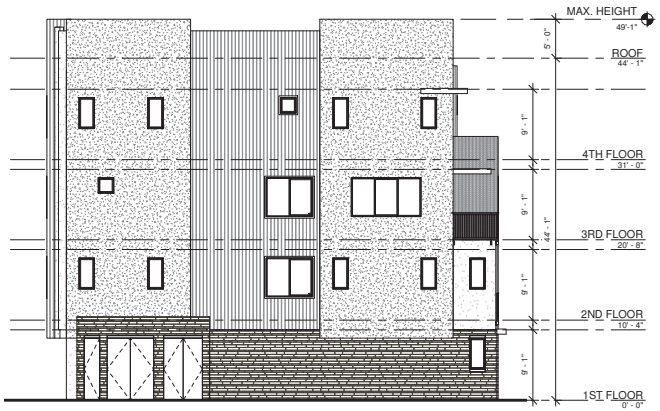
BUILDING MATERIALS & FINISHES (CONCEPT A2)

A1.0.2

Scale: 1/8" = 1'-0"
Date: 06/20/2025
Project Number: 317082

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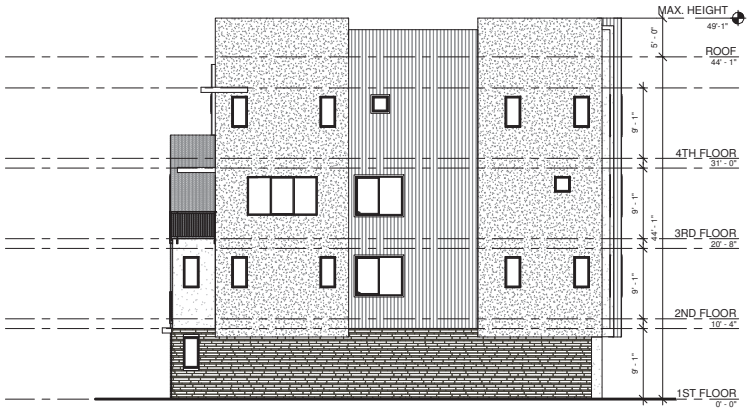
LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

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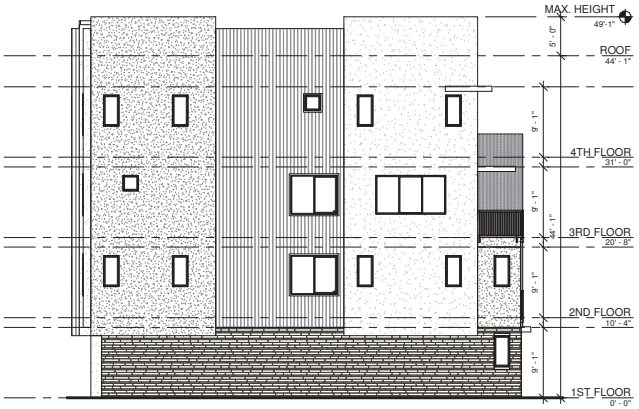
CONCEPTUAL ELEVATIONS_8 PLEX

A1.2.1

Scale: 1/8" = 1'-0"
Date: 06/20/2025
Project Number: 317082

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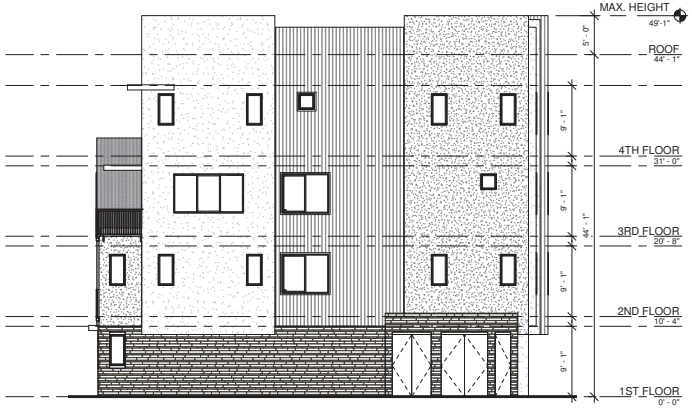
LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

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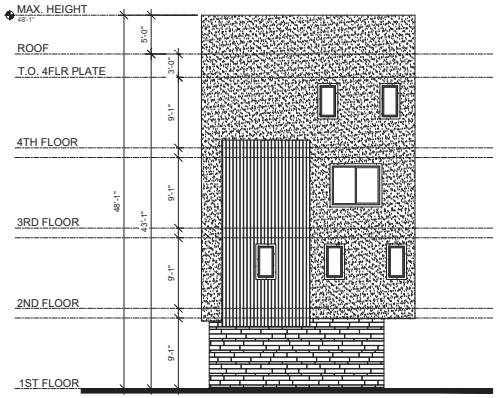
CONCEPTUAL ELEVATIONS_10 PLEX

A1.3.1

Scale: 1/8" = 1'-0"
Date: 06/20/2025
Project Number: 317082

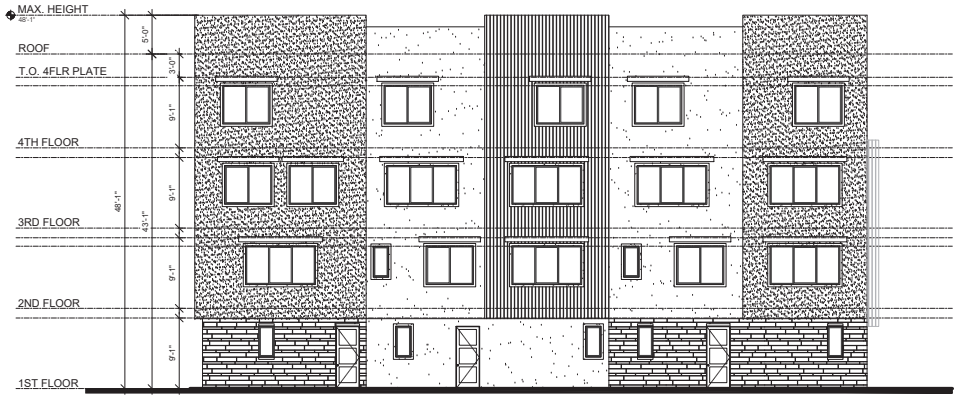
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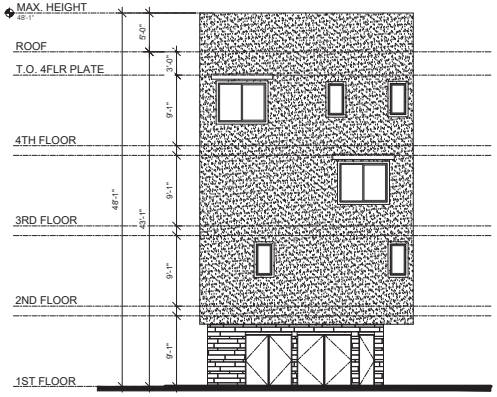
SIDE ELEVATION

10 PLEX w/ STUDIO @ BLDGS. K



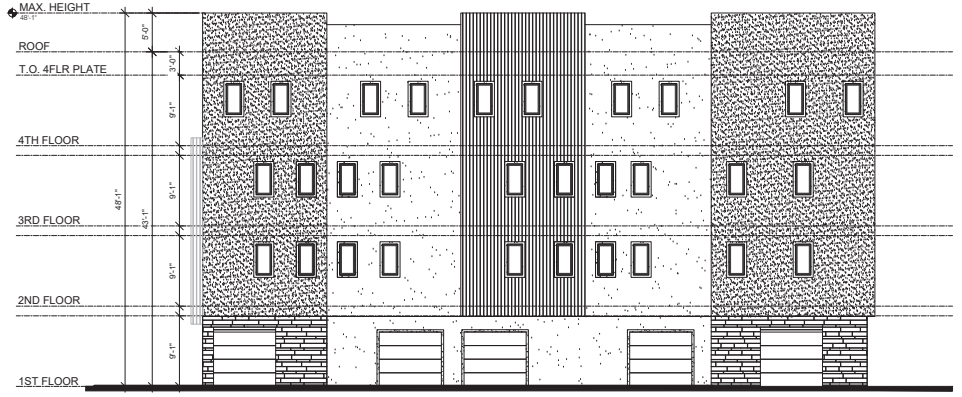
FRONT ELEVATION

10 PLEX w/ STUDIO @ BLDGS. K



STREET SIDE ELEVATION

10 PLEX w/ STUDIO @ BLDGS. K



REAR ELEVATION

10 PLEX w/ STUDIO @ BLDGS. K

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CONCEPTUAL ELEVATIONS_10 PLEX_W STUDIO

A1.4.1

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

DATE: 06.20. 2025

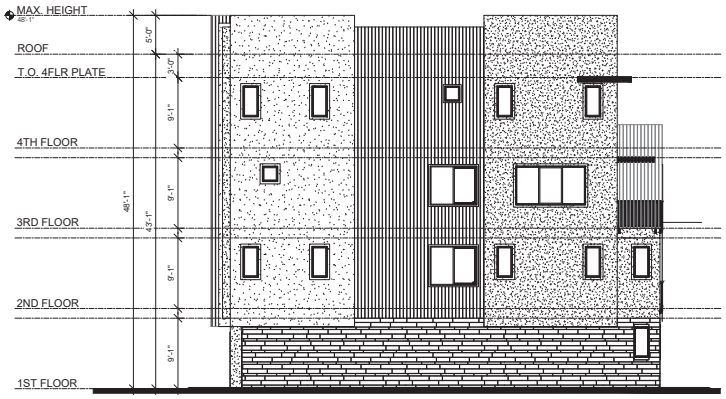
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FRONT ELEVATION

14 PLEX @ BLDGS. F & G



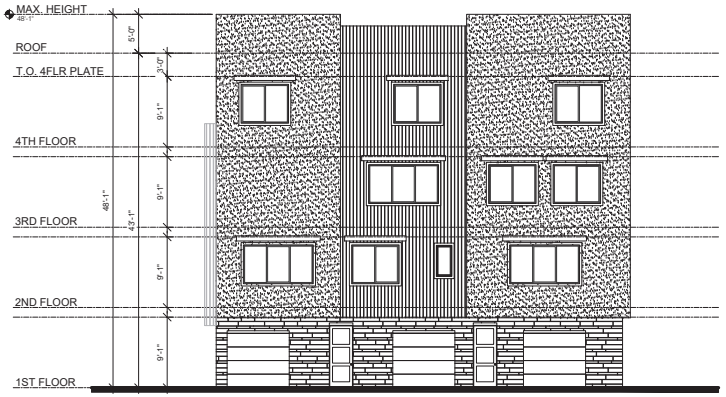
SIDE ELEVATION

14 PLEX @ BLDGS. F & G



REAR ELEVATION

14 PLEX @ BLDGS. F & G



SIDE ELEVATION

14 PLEX @ BLDGS. F & G

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CONCEPTUAL ELEVATIONS_14 PLEX

A1.5.1

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

DATE: 06.20. 2025

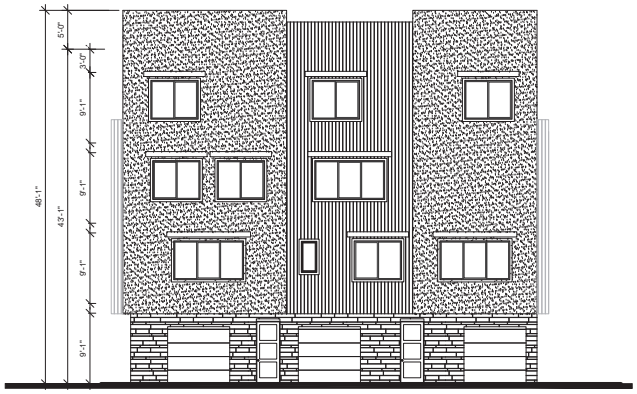
PROJECT: 317082

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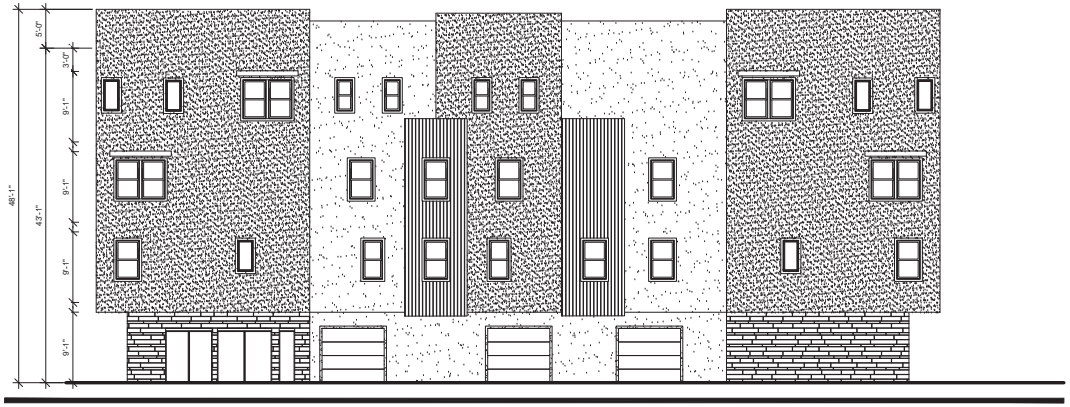
FRONT ELEVATION

18 PLEX @ BLDG M



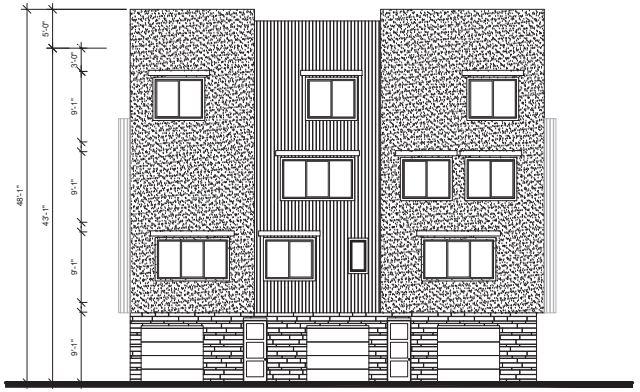
SIDE ELEVATION

18 PLEX @ BLDG M



REAR ELEVATION

18 PLEX @ BLDG M



SIDE ELEVATION

18 PLEX @ BLDG M

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CONCEPTUAL ELEVATIONS_18 PLEX

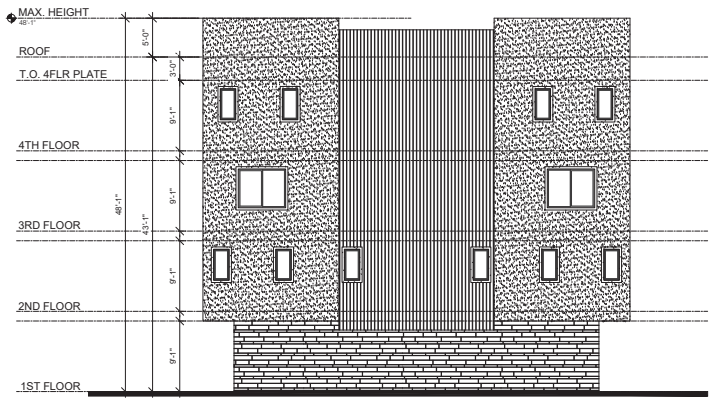
A1.6.1

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

DATE: 06.20. 2025

PROJECT: 317082

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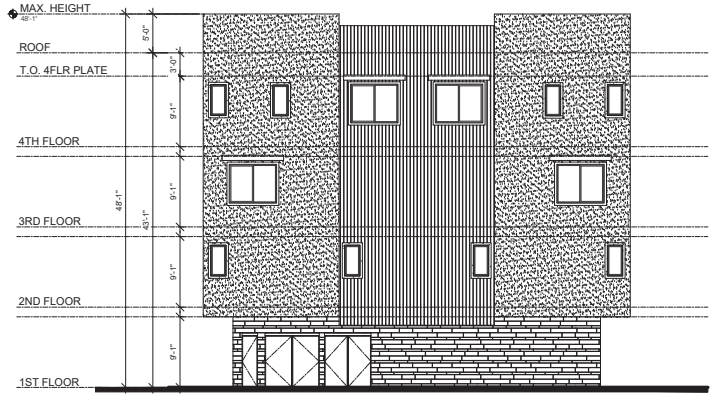
SIDE ELEVATION

20 PLEX @ BLDG. L



FRONT ELEVATION 2

20 PLEX @ BLDG. L



STREET SIDE ELEVATION

20 PLEX @ BLDGS. I



FRONT ELEVATION 1

20 PLEX @ BLDG. L

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CONCEPTUAL ELEVATIONS_20 PLEX

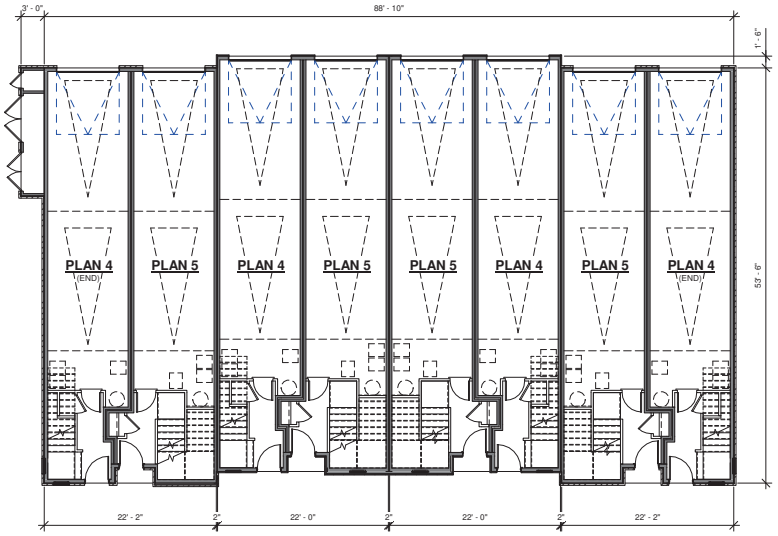
A1.7.1

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

DATE: 06.20. 2025

PROJECT: 317082

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1ST FLOOR PLAN

BLDG H (BLDG J - REVERSED)

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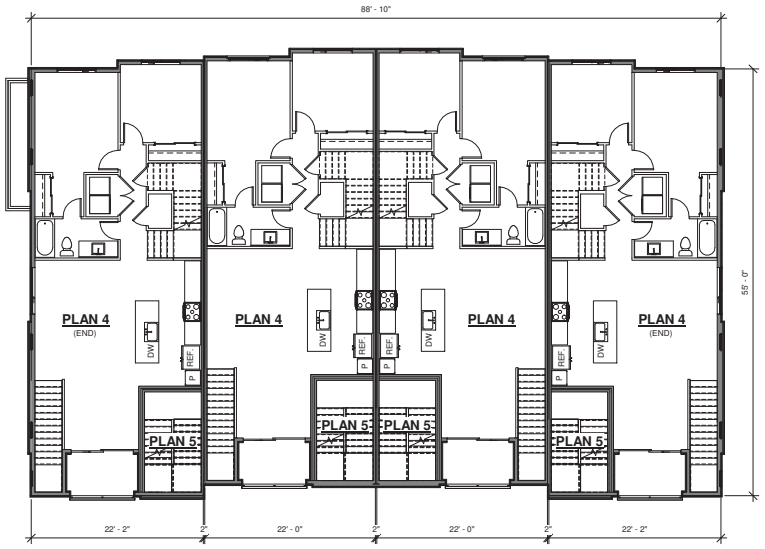
CONCEPTUAL 1ST FLOOR PLAN_8 PLEX

A2.2.1

Scale: 1/8" = 1'-0"
Date: 06/20/2025
Project Number: 317082

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2ND FLOOR PLAN

BLDG H (BLDG J - REVERSED)

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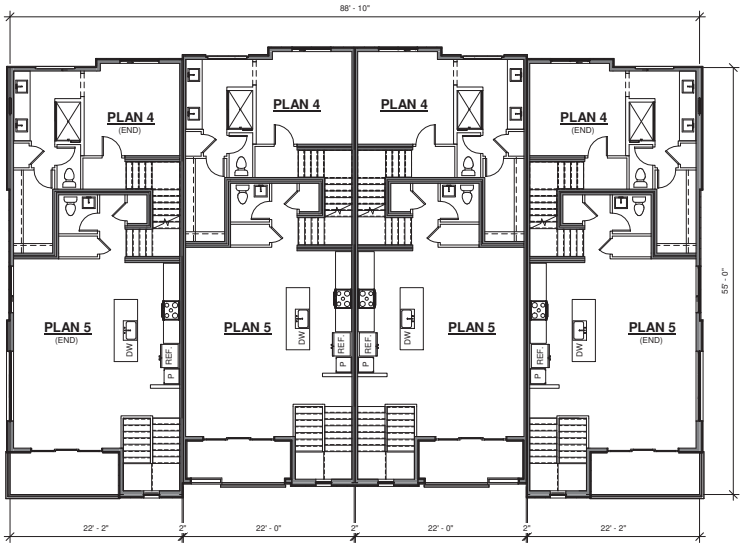
CONCEPTUAL 2ND FLOOR PLAN_8 PLEX

A2.2.2

Scale: 1/8" = 1'-0"
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3RD FLOOR PLAN

BLDG H (BLDG J - REVERSED)

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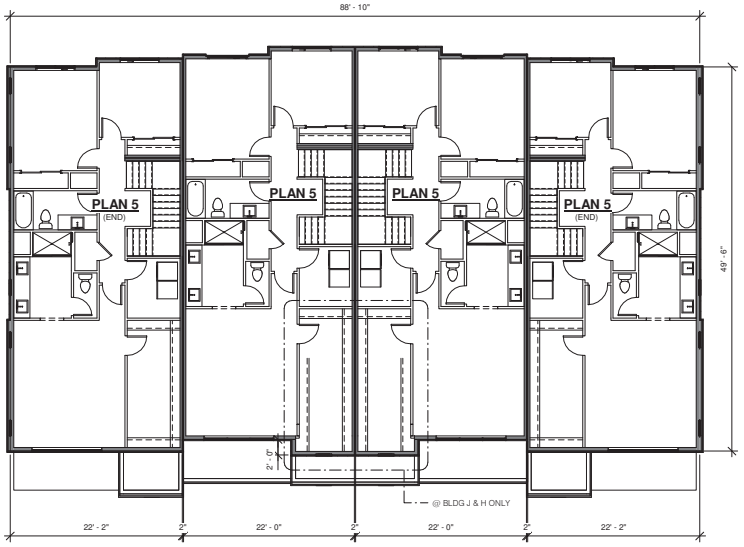
CONCEPTUAL 3RD FLOOR PLAN_8 PLEX

A2.2.3

Scale: 1/8" = 1'-0"
Date: 06/20/2025
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4TH FLOOR PLAN

BLDG H (BLDG J - REVERSED)

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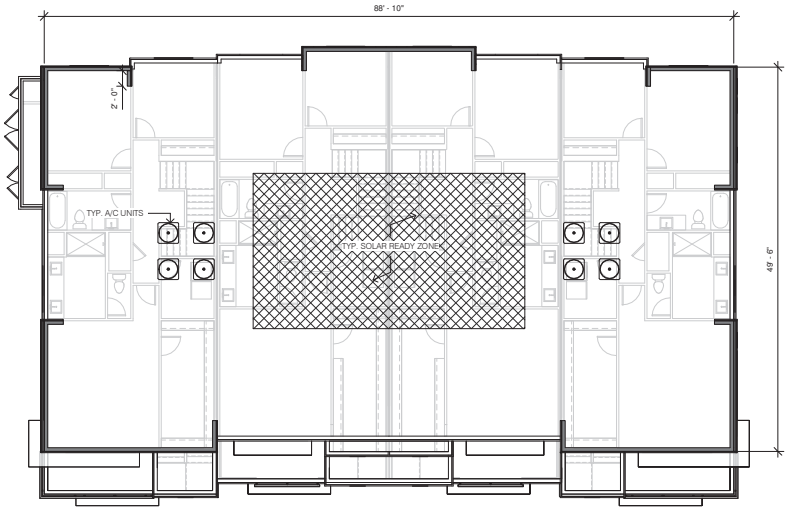
CONCEPTUAL 4TH FLOOR PLAN_8 PLEX

A2.2.4

Scale: 1/8" = 1'-0"
Date: 06/20/2025
Project Number: 317082

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ROOF PLAN

BLDG H (BLDG J - REVERSED)

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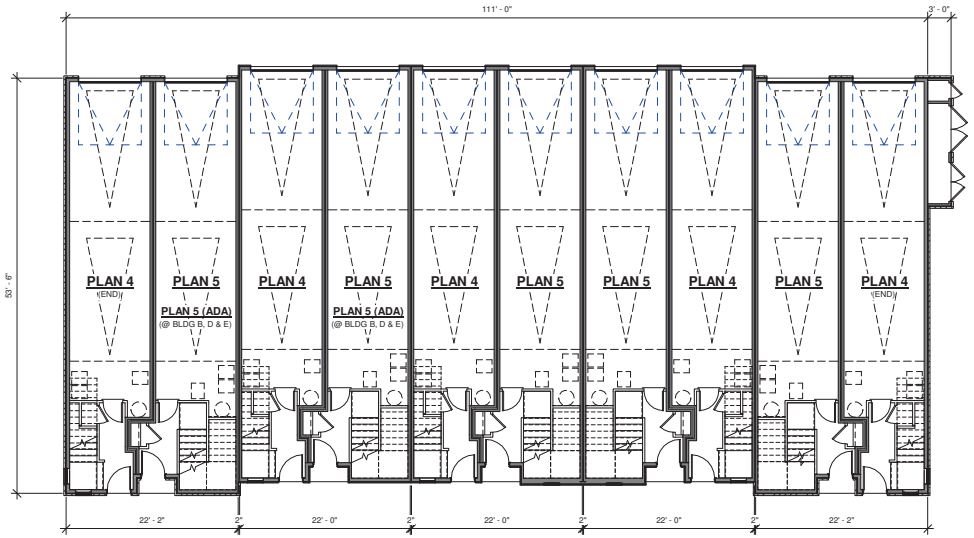
CONCEPTUAL ROOF PLAN_8 PLEX

A2.2.5

Scale: 1/8" = 1'-0"
Date: 06/20/2025
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1ST FLOOR PLAN

BLDG A (BLDG D, N - SIM) / (BLDG B, E - REVERSED)

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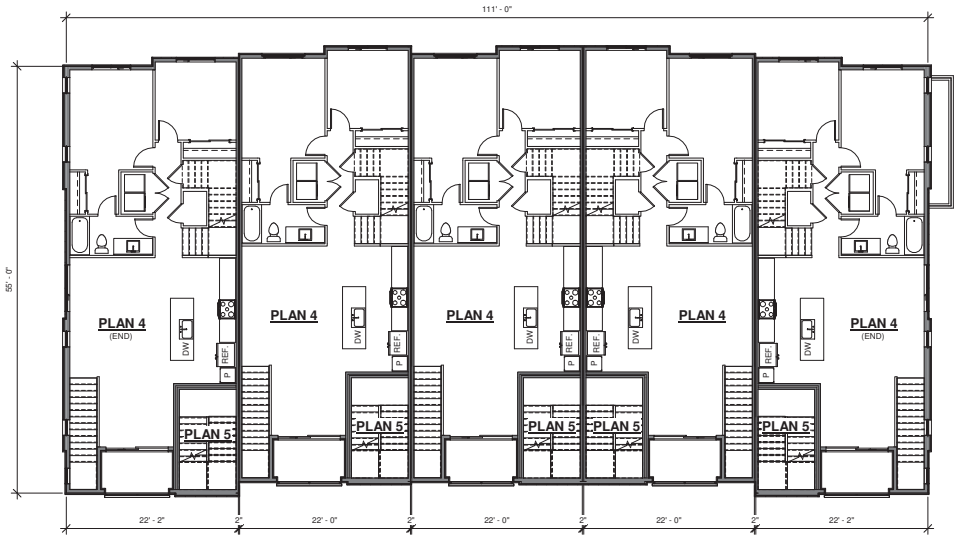
CONCEPTUAL 1ST FLOOR PLAN_10 PLEX

A2.3.1

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Date: 06/20/2025
Project Number: 317082

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2ND FLOOR PLAN

BLDG A (BLDG D, N - SIM) / (BLDG B, E - REVERSED)

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050

CITY VENTURES
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TARRAR UTILITY CONSULTANTS

HUNT HALE JONES

C2 Collaborative

KIER+WRIGHT

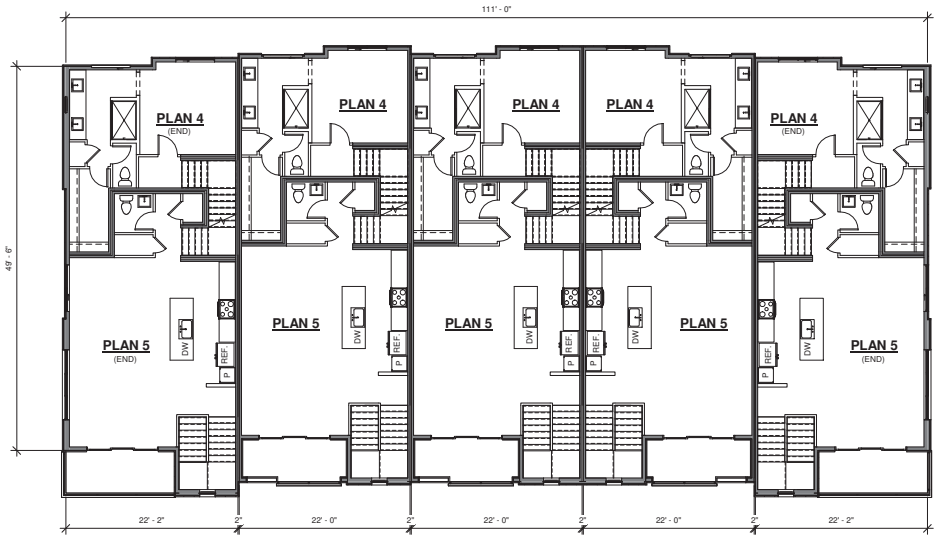
CONCEPTUAL 2ND FLOOR PLAN_10 PLEX

A2.3.2

Scale: 1/8" = 1'-0"
Date: 06/20/2025
Project Number: 317082

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3RD FLOOR PLAN

BLDG A (BLDG D, N - SIM) / (BLDG B, E - REVERSED)

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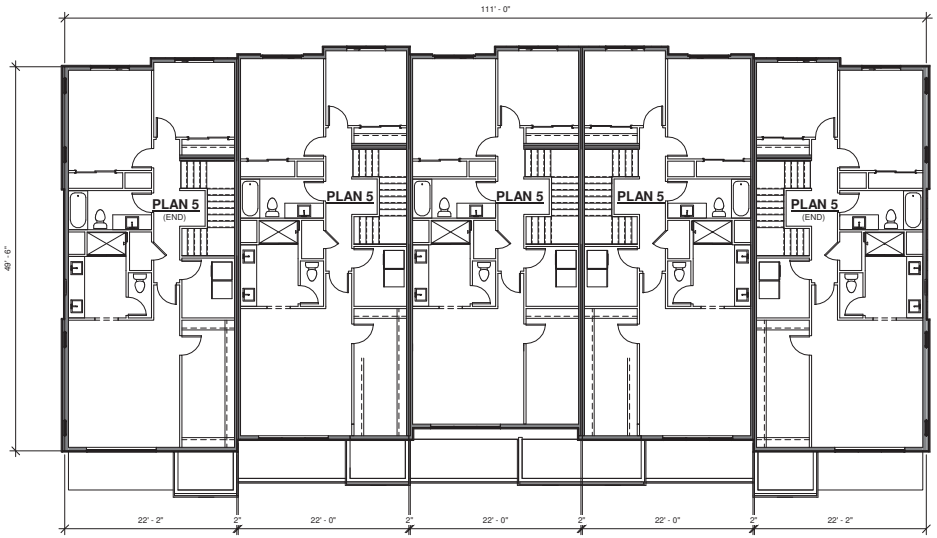
CONCEPTUAL 3RD FLOOR PLAN_10 PLEX

A2.3.3

Scale: 1/8" = 1'-0"
Date: 06/20/2025
Project Number: 317082

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4TH FLOOR PLAN

BLDG A (BLDG D, N - SIM) / (BLDG B, E - REVERSED)

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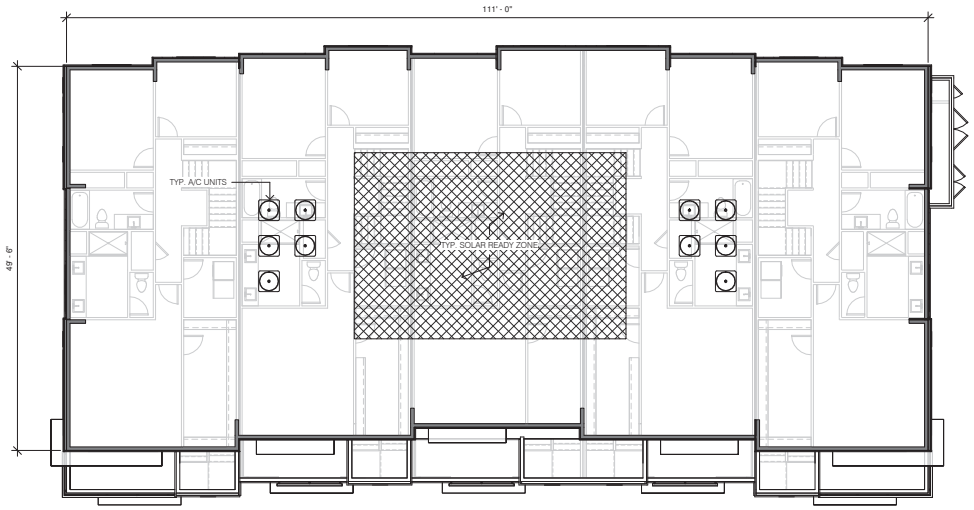
CONCEPTUAL 4TH FLOOR PLAN_10 PLEX

A2.3.4

Scale: 1/8" = 1'-0"
Date: 06/20/2025
Project Number: 317082

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ROOF PLAN

BLDG A (BLDG D, N - SIM) / (BLDG B, E - REVERSED)

COLEMAN VILLAGE

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KIER+WRIGHT

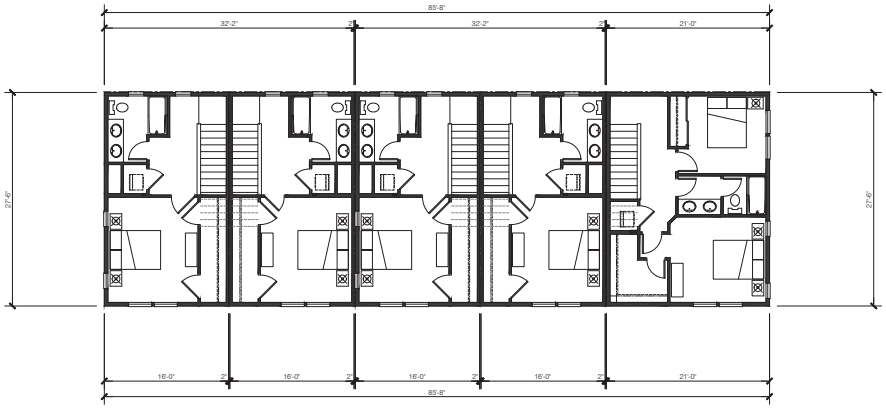
CONCEPTUAL ROOF PLAN_10 PLEX

A2.3.5

Scale: 1/8" = 1'-0"
Date: 06/20/2025
Project Number: 317082

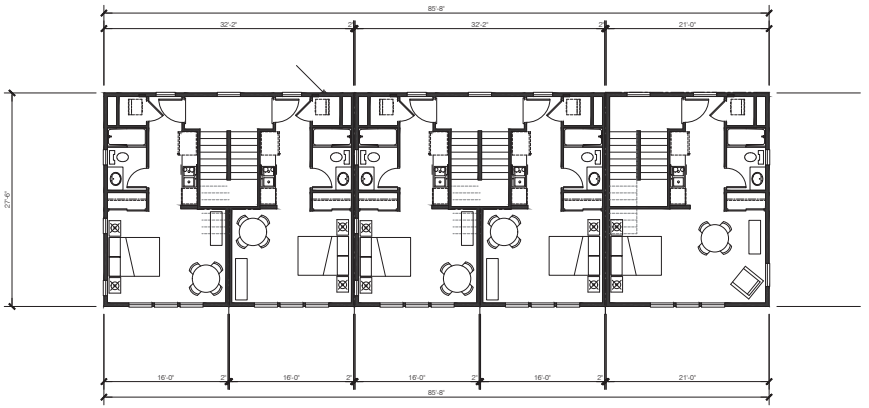
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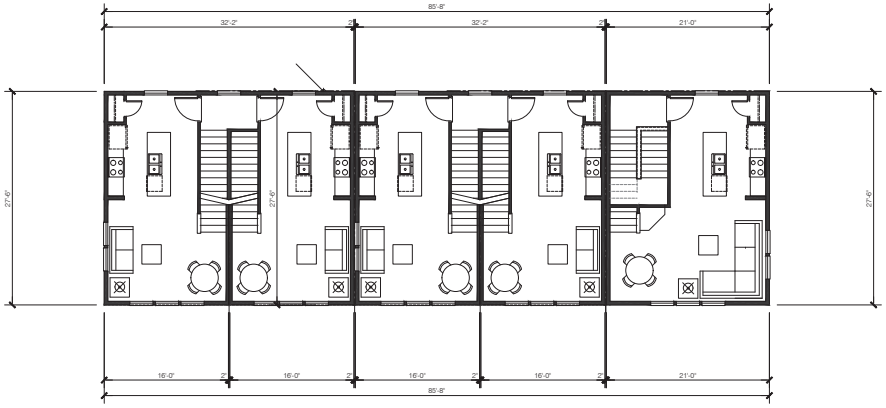
4TH FLOOR PLAN

BLDG. C - PLAN 8 (8A AND 8B) 2,356 SQ. FT.



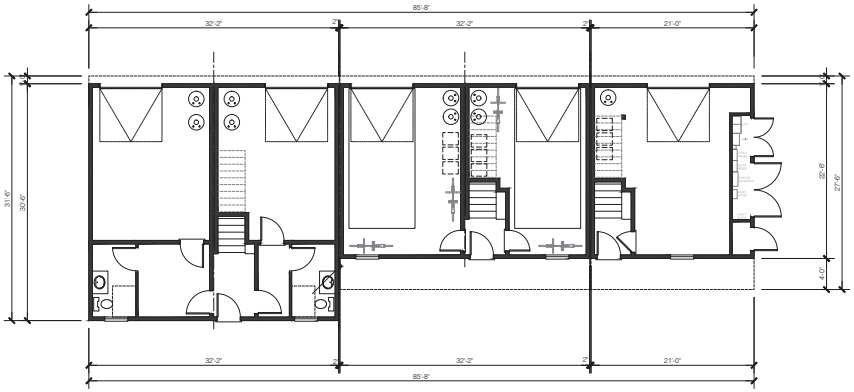
2ND FLOOR PLAN

BLDG. C_AT BUILDINGS C-D-E-F - SEE SITE PLAN 2,356 SQ. FT.



3RD FLOOR PLAN

BLDG. C - PLANS 6 &7 2,356 SQ. FT.



1ST FLOOR PLAN

BLDG. _AT BUILDINGS G THROUGH K - SEE SITE PLAN - PLANS 6,7 & 8 2,184 SQ. FT. TOTAL SQ. FT. 9,251 SQ. FT.

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CONCEPTUAL 1ST-4TH BP_10 PLEX W-STUDIO

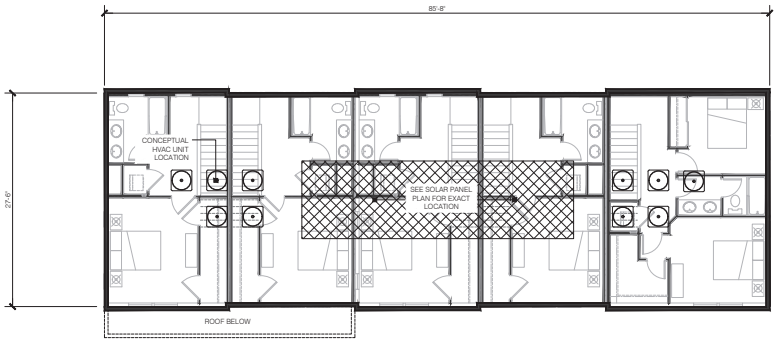
A2.4.1

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

DATE: 06.20. 2025

PROJECT: 317082

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ROOF PLAN

BLDG. K - PLANS 1 & 2

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CONCEPTUAL RP_10 PLEX W-STUDIO

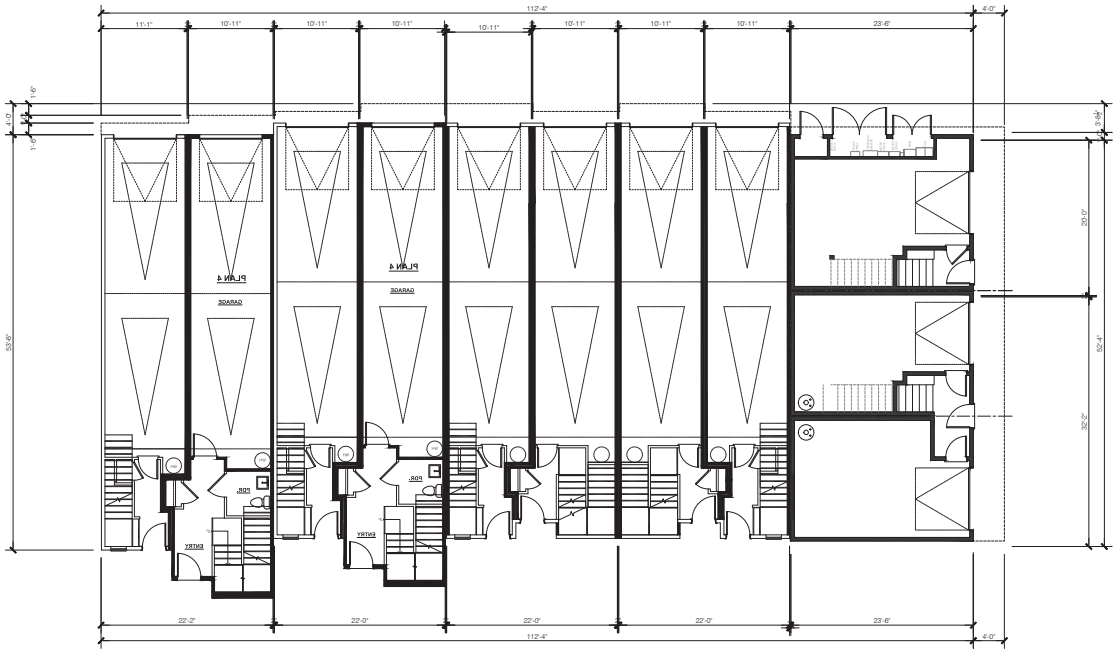
A2.4.2

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

DATE: 06.20. 2025

PROJECT: 317082

HUNT HALE JONES ARCHITECTS



1ST FLOOR PLAN

BLDGS. F & G _14-PLEX - PLANS 1,2, 4,& 5 5,940 SQ. FT.
24,144 SQ. FT. TOTAL

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CONCEPTUAL 1ST BP_14 PLEX

A2.5.1

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

DATE: 06.20. 2025

PROJECT: 317082

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2ND FLOOR PLAN

BLDGS. F & G _14-PLEX - PLANS 1,2, 4,& 5 6,190 SQ. FT.

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CONCEPTUAL 2ND BP_14 PLEX

A2.5.2

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

DATE: 06.20. 2025

PROJECT: 317082

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3RD FLOOR PLAN

BLDG. M _12-PLEX - PLANS 1,2, 4,& 5 6,100 SQ. FT.

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CONCEPTUAL 3RD BP_14 PLEX

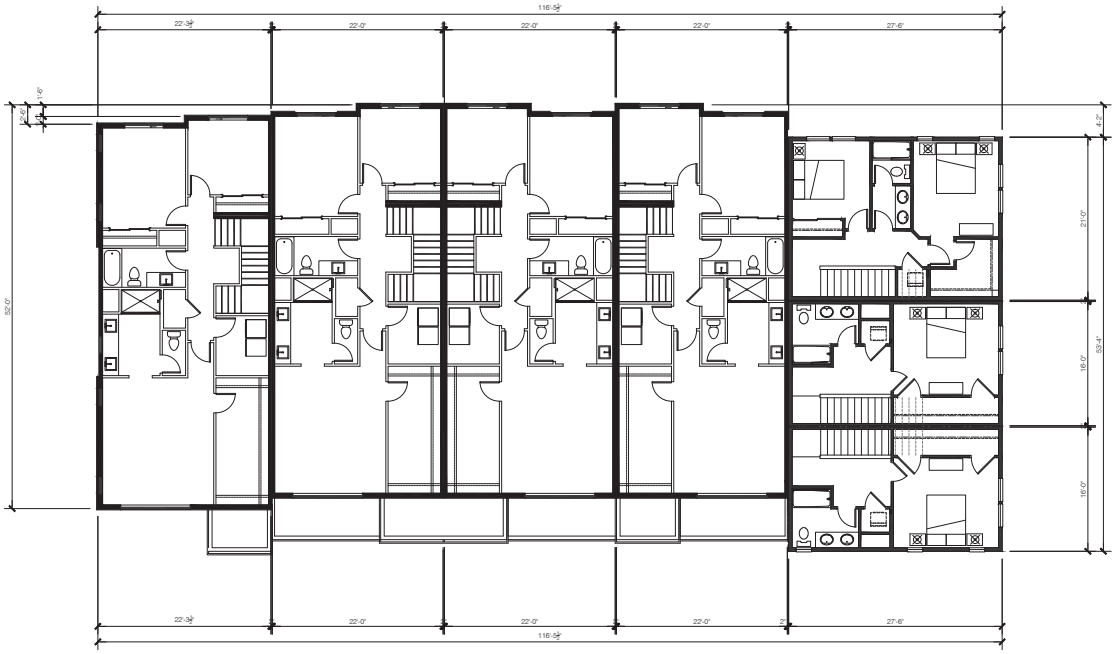
A2.5.3

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

DATE: 06.20. 2025

PROJECT: 317082

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4TH FLOOR PLAN

BLDGS. F & G _14-PLEX PLANS 1,2, 4 & 5 5,914 SQ. FT.

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CONCEPTUAL 4TH BP_14 PLEX

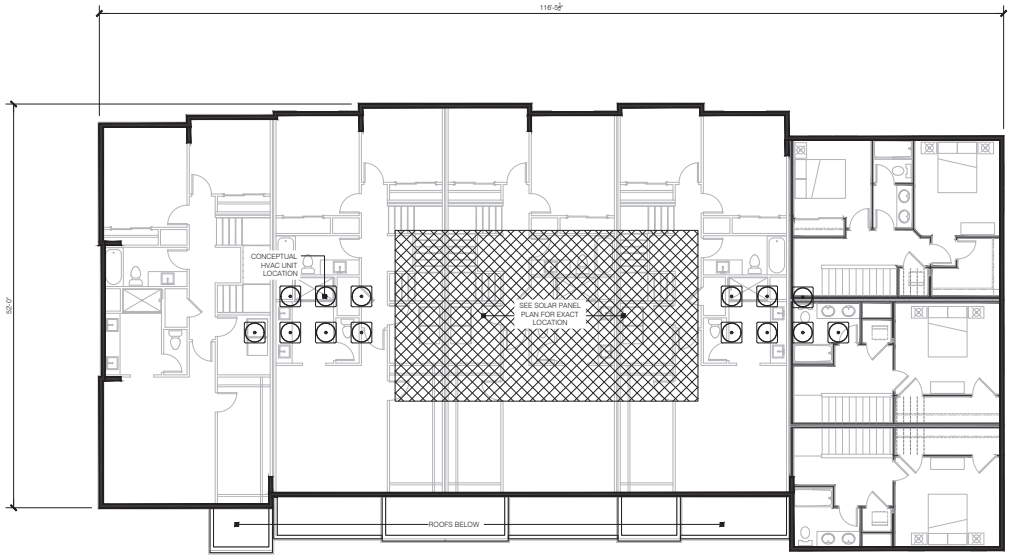
A2.5.4

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

DATE: 06.20. 2025

PROJECT: 317082

HUNT HALE JONES ARCHITECTS



ROOF PLAN

BLDG. F (BLDG G REVERSED) PLANS 1,2 & 4

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CONCEPTUAL RP_14 PLEX

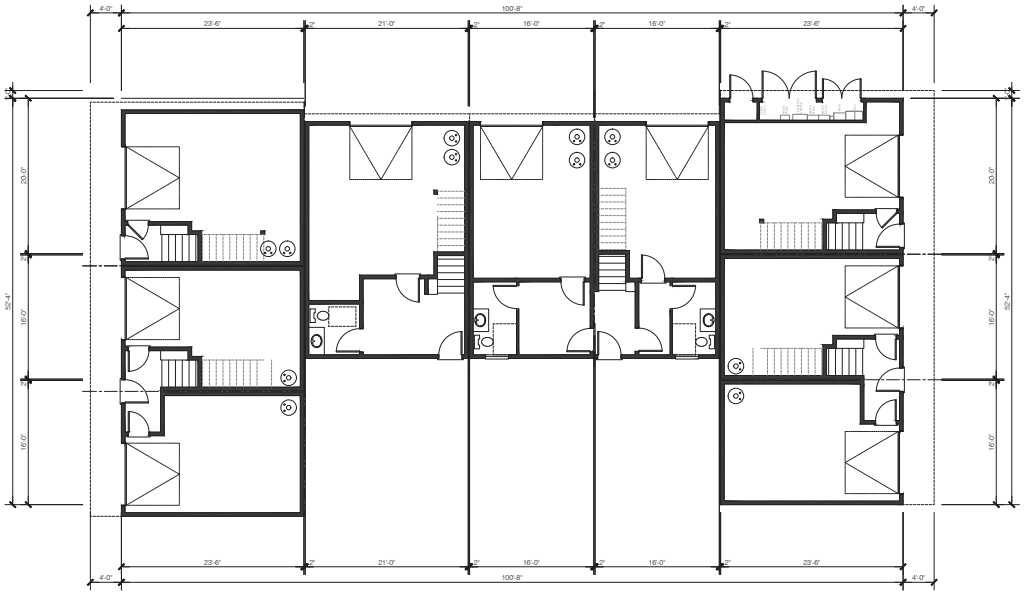
A2.5.5

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

DATE: 06.20. 2025

PROJECT: 317082

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1ST FLOOR PLAN

BLDG. M _18-PLEX - PLANS 1 & 2 4096 SQ. FT.
17,324 SQ. FT. TOTAL

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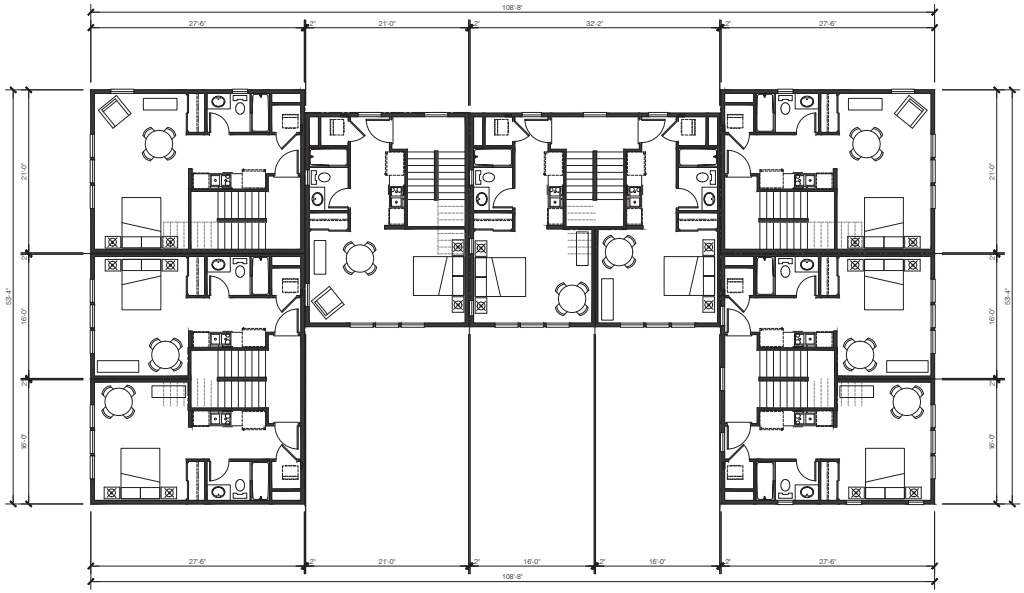
KIER+WRIGHT

CONCEPTUAL 1ST BP_18 PLEX

A2.6.1

SCALE: 1/8" = 1'-0"
DATE: 06.20. 2025
PROJECT: 317082

HUNT HALE JONES ARCHITECTS



2ND FLOOR PLAN

BLDG. M _18-PLEX - PLANS 1 & 2 4409 SQ. FT.

COLEMAN VILLAGE

CITY VENTURES

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CONCEPTUAL 2ND BP_18 PLEX

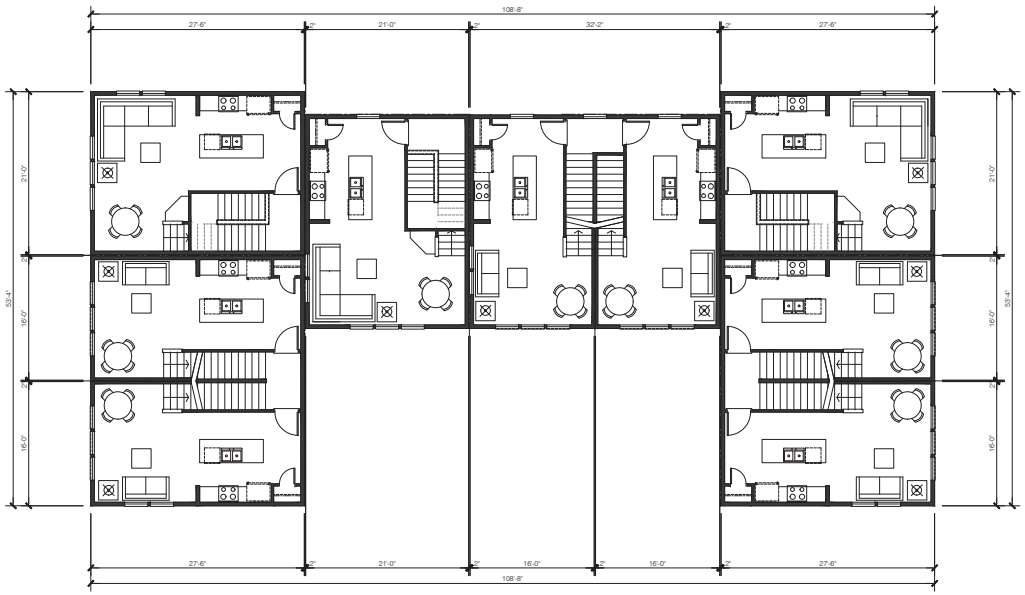
A2.6.2

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

DATE: 06.20. 2025

PROJECT: 317082

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3RD FLOOR PLAN

BLDG. M _12-PLEX - PLANS 1 & 2 4409 SQ. FT.

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CONCEPTUAL 3RD BP_18 PLEX

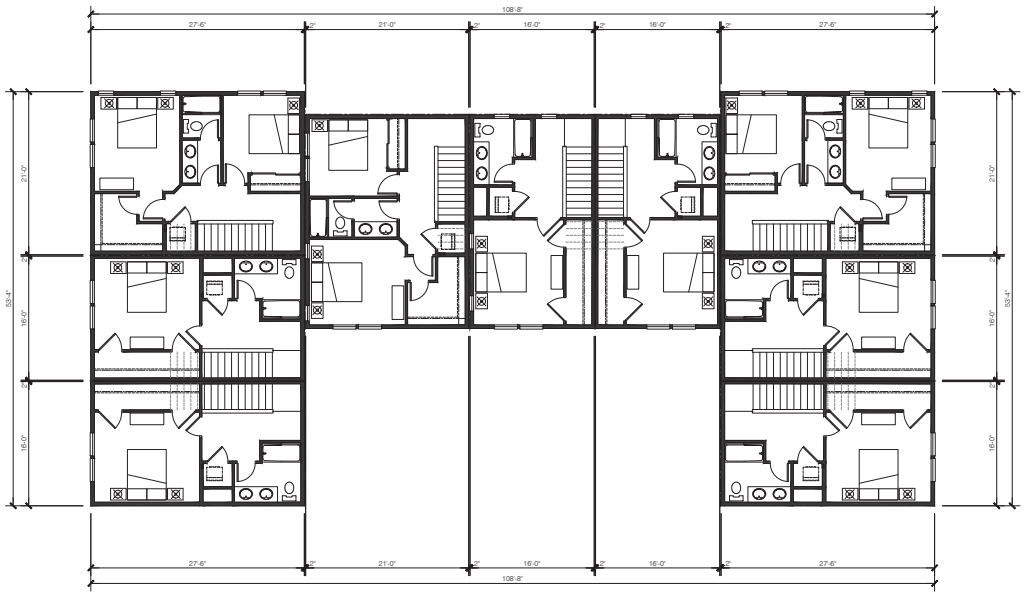
A2.6.3

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

DATE: 06.20. 2025

PROJECT: 317082

HUNT HALE JONES ARCHITECTS



4TH FLOOR PLAN

BLDG. M _18-PLEX - PLANS 1 & 2 4409 SQ. FT.

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CONCEPTUAL 4TH BP_18 PLEX

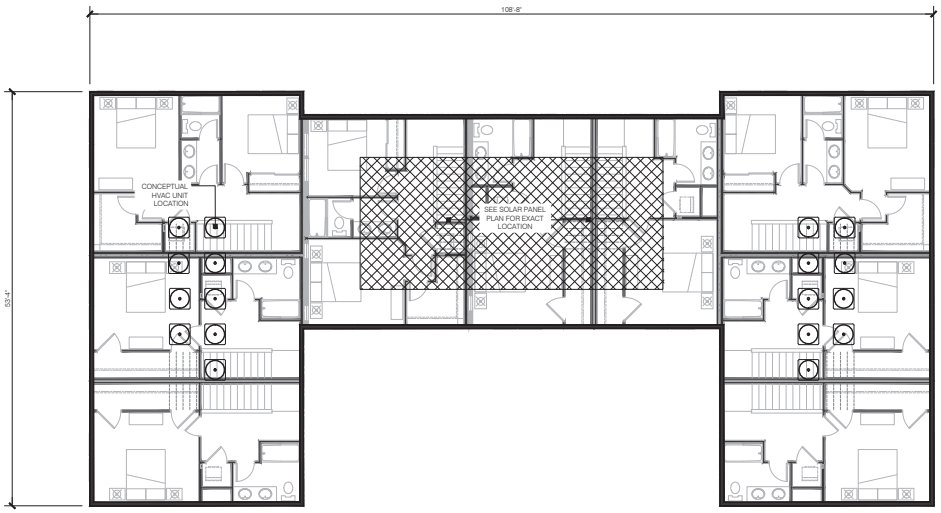
A2.6.4

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

DATE: 06.20. 2025

PROJECT: 317082

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ROOF PLAN

BLDG. M PLANS 1,2 & 4

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CONCEPTUAL RP_18 PLEX

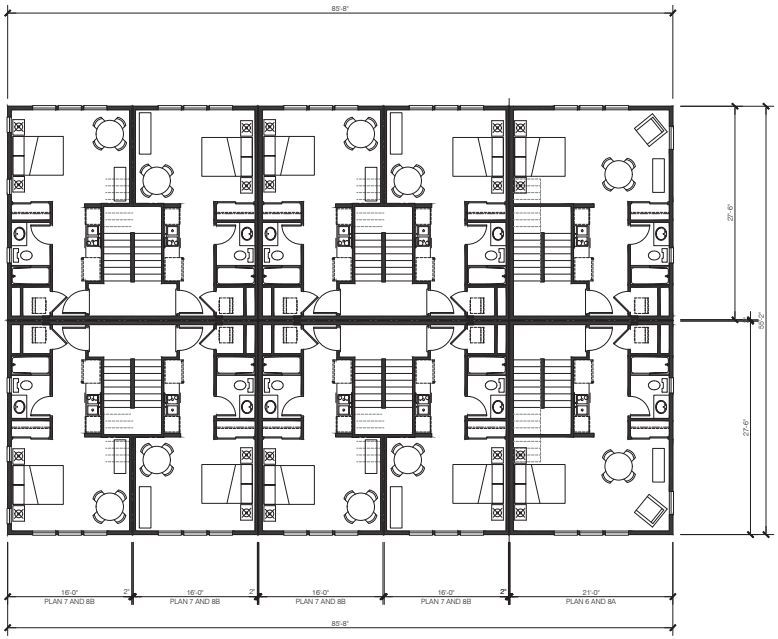
A2.6.5

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

DATE: 06.20. 2025

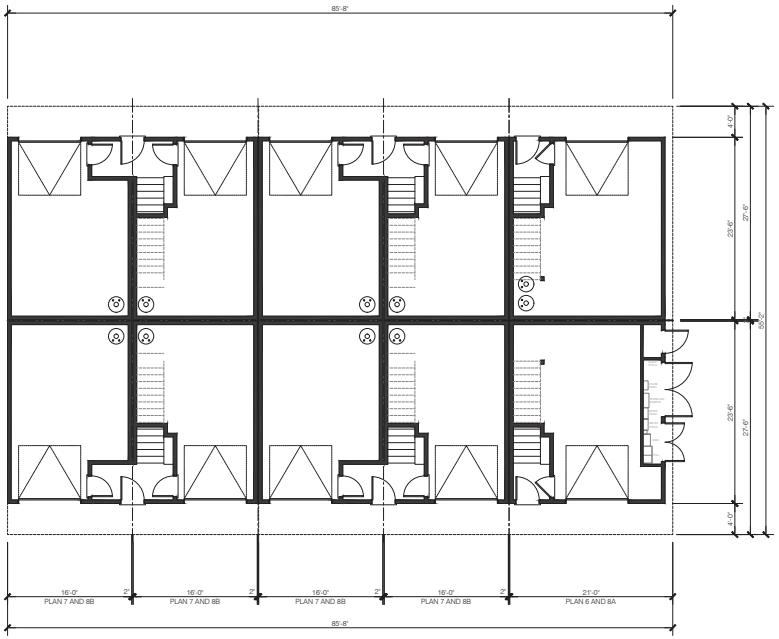
PROJECT: 317082

HUNT HALE JONES ARCHITECTS



2ND FLOOR PLAN

BUILDING L - PLANS 1 & 2 4,726 SQ. FT.



1ST FLOOR PLAN

BUILDING L - PLANS 1 & 2 3,993 SQ. FT.
18,171 SQ. FT. TOTAL

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CONCEPTUAL 1ST_2ND BP- 20 PLEX

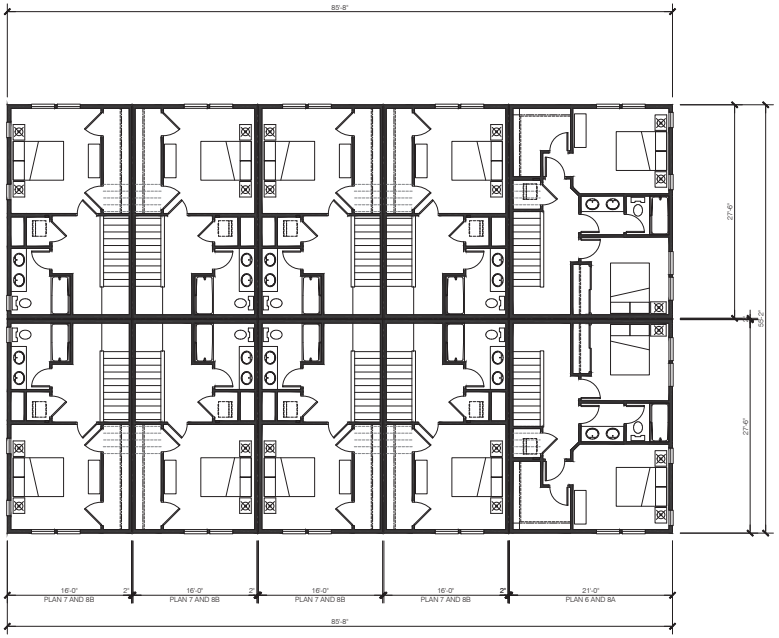
A2.7.1

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

DATE: 06.20. 2025

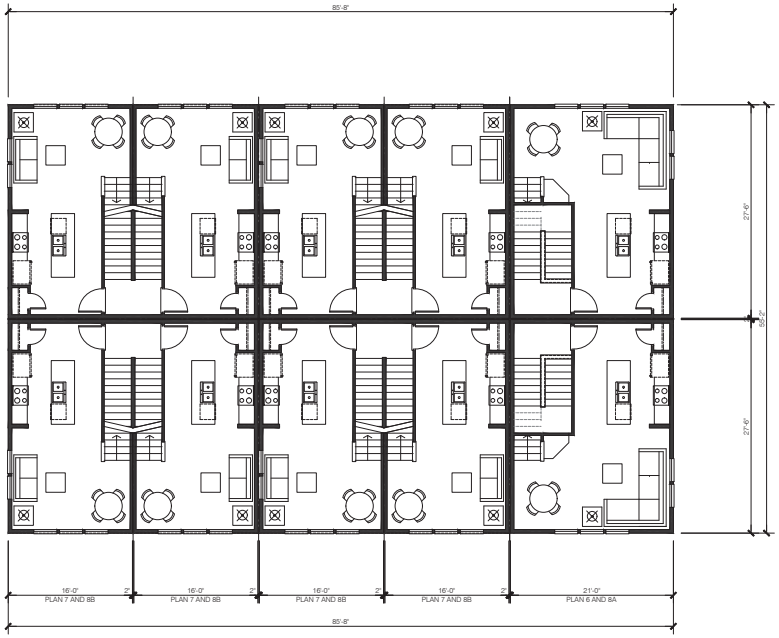
PROJECT: 317082

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4TH FLOOR PLAN

BUILDING L - PLANS 1 & 2 4,726 SQ. FT.



3RD FLOOR PLAN

BUILDING L - PLANS 1 & 2 4,726 SQ. FT.

COLEMAN VILLAGE

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CONCEPTUAL 3RD_4TH BP- 20 PLEX

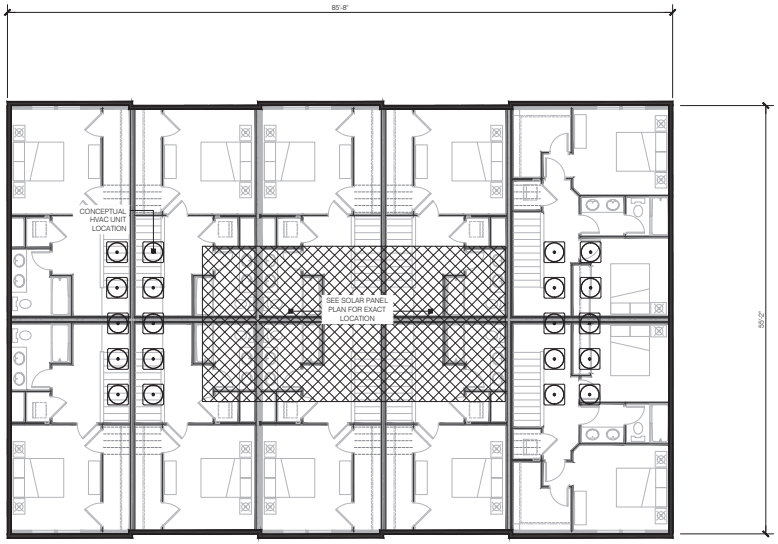
A2.7.2

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

DATE: 06.20. 2025

PROJECT: 317082

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ROOF PLAN

BUILDING L PLANS 1 & 2

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CONCEPTUAL RP_20 PLEX

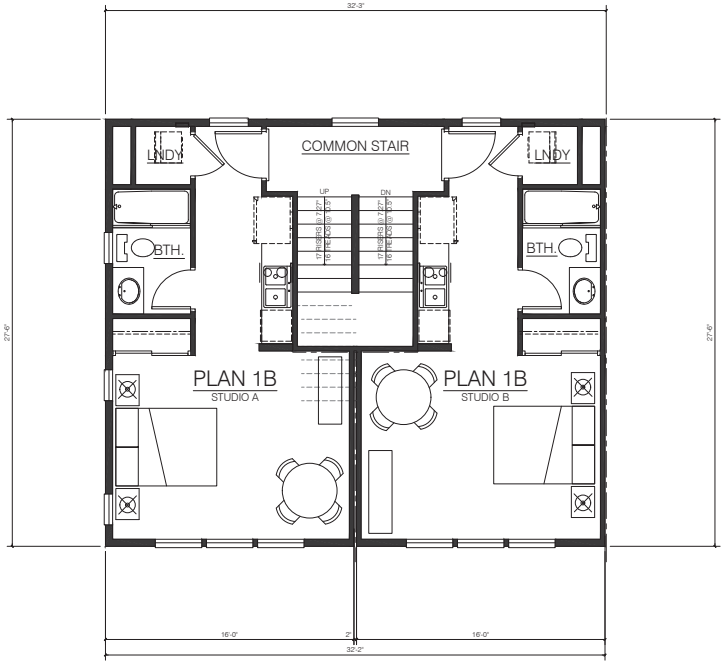
A2.7.3

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

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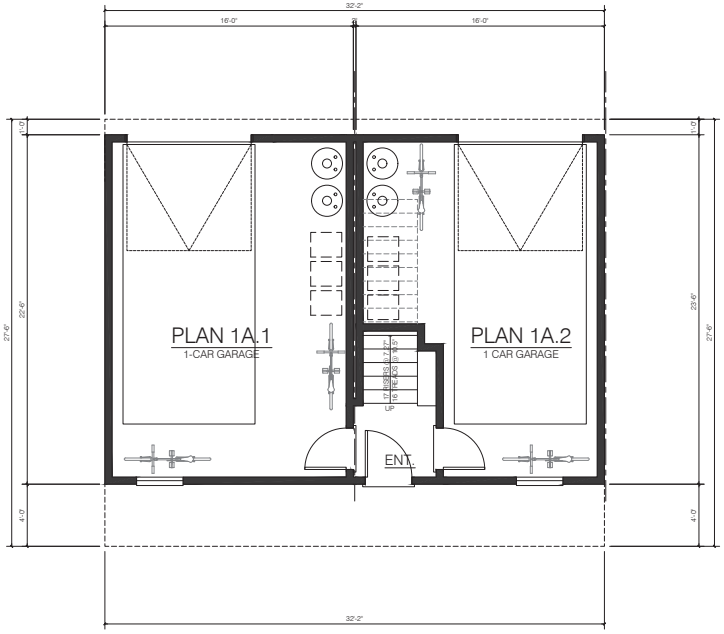
PROJECT: 317082

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2ND FLOOR PLAN

STUDIOS 1B	LIVING:	377 SQ. FT.
	STAIR:	128 SQ. FT.



1ST FLOOR PLAN

PLAN 1A	PLAN 1A.1 GARAGE:	360 SQ. FT.
	PLAN 1A.2 GARAGE:	304 SQ. FT.
	STAIR/ UTIL:	58 SQ. FT.

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CONCEPTUAL PLAN 1A-1B_1ST AND 2ND FLOORS

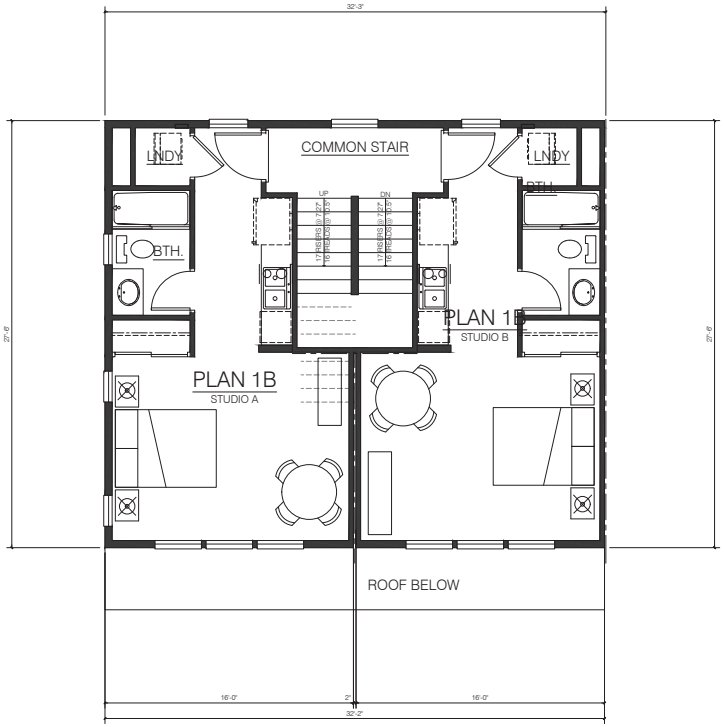
A3.1.1

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

DATE: 06.20. 2025

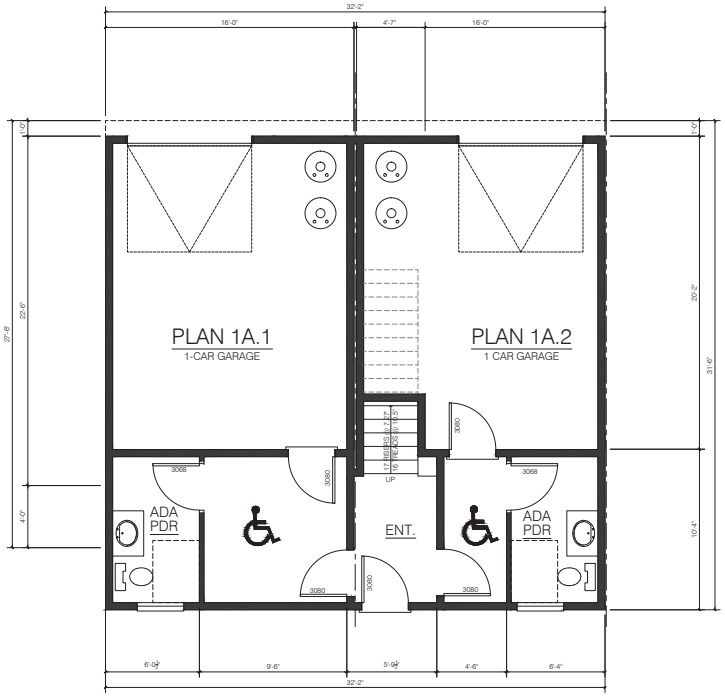
PROJECT: 317082

HUNT HALE JONES ARCHITECTS



2ND FLOOR PLAN

STUDIOS 1B	LIVING:	377 SQ. FT.
	STAIR:	128 SQ. FT.



1ST FLOOR PLAN

PLAN 1A	PLAN 1A.1 GARAGE:	323 SQ. FT.
	PLAN 1A.2 GARAGE:	307 SQ. FT.
	STAIR/ UTIL:	76 SQ. FT.

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CONCEPTUAL PLAN 1A_1B _1ST AND 2ND_ADA

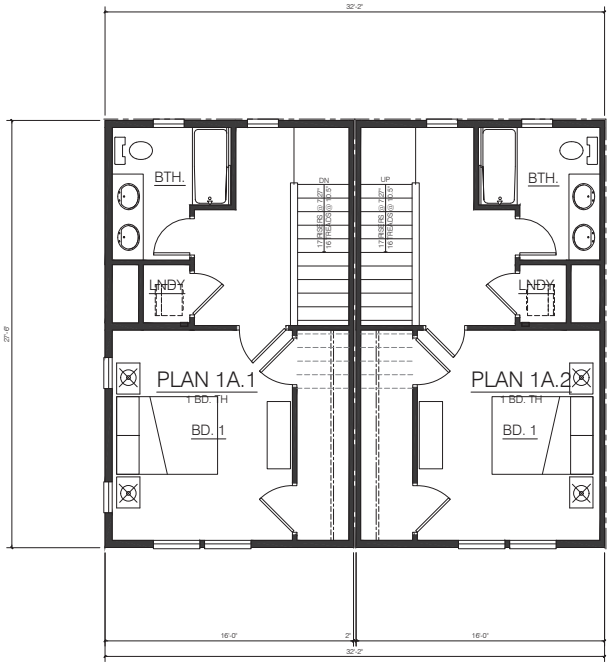
A3.1.2

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DATE: 06.20. 2025

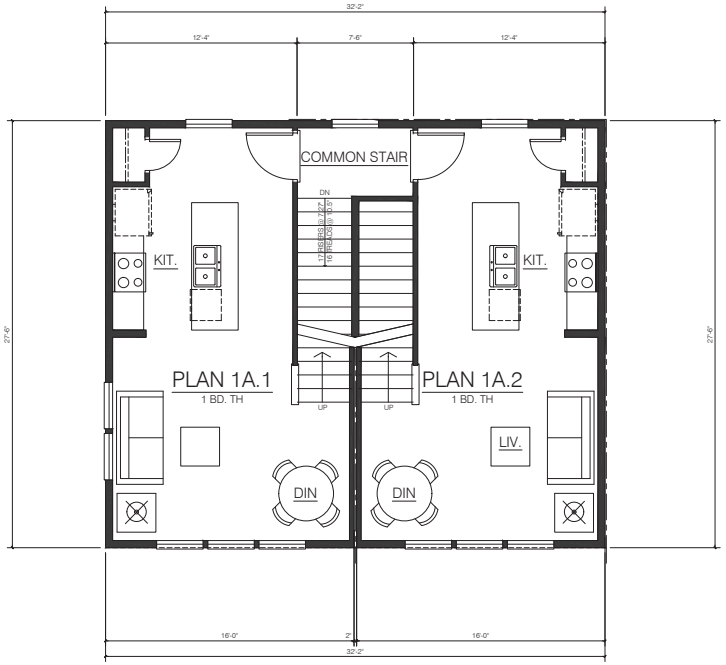
PROJECT: 317082

HUNT HALE JONES ARCHITECTS



4TH FLOOR PLAN

PLAN 1A	UPPER LIVING:	440 SQ. FT.



3RD FLOOR PLAN

PLAN 1A	MAIN LIVING:	387 SQ. FT.
	TOTAL LIVING:	827 SQ. FT.
	STAIR:	109 SQ. FT.

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050

CITY VENTURES Building It Forward

TARRAR UTILITY CONSULTANTS

HUNT HALE JONES

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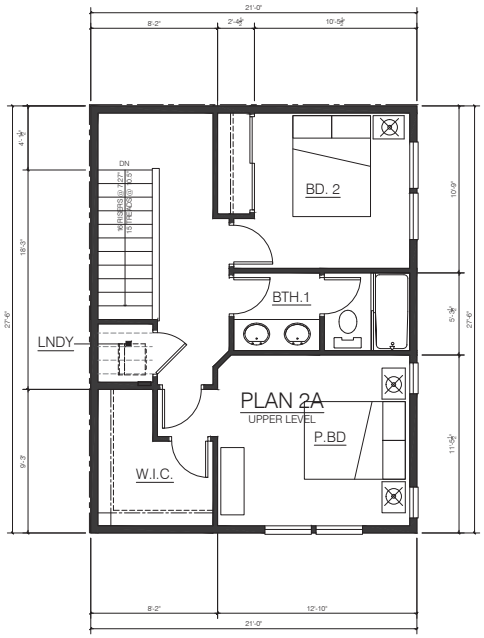
CONCEPTUAL PLAN 1A-1B_3RD AND 4TH FLOORS

A3.1.3

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

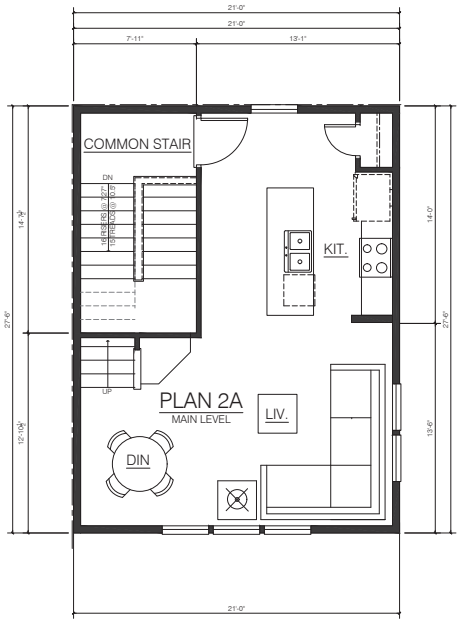
DATE: 06.20. 2025

PROJECT: 317082



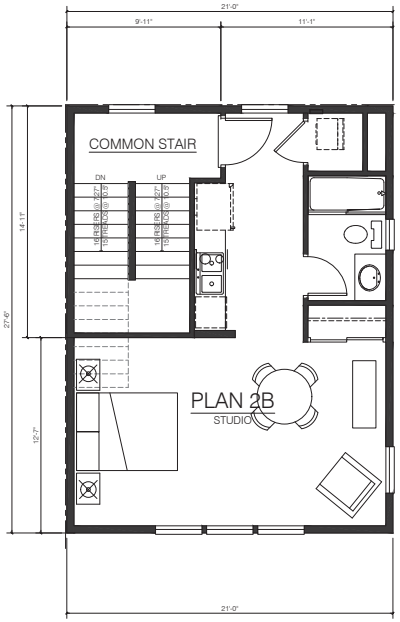
4TH FLOOR PLAN

PLAN 2A	UPPER LIVING:	536 SQ. FT.



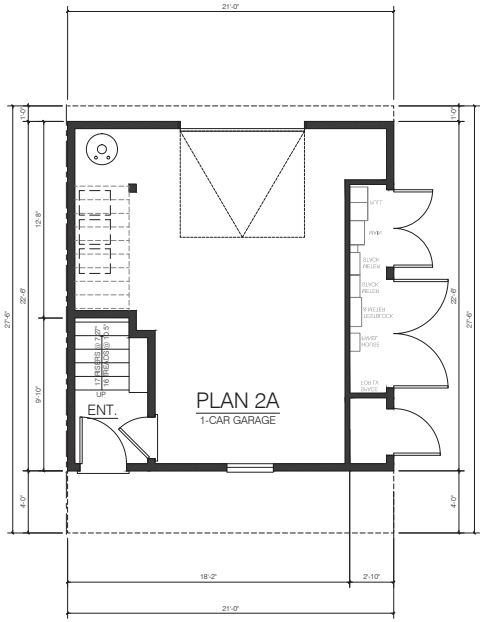
3RD FLOOR PLAN

PLAN 2A	MAIN LIVING:	462 SQ. FT.
	TOTAL LIVING:	998 SQ. FT.
	STAIR:	116 SQ. FT.



2ND FLR. PLAN

PLAN 2 B - STUDIO	LIVING:	452 SQ. FT.
	STAIR:	125 SQ. FT.



GROUND FLOOR PLAN

PLAN 2A	STAIR / UTIL.:	109 SQ. FT.
	GARAGE:	364 SQ. FT.

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CONCEPTUAL PLAN 2

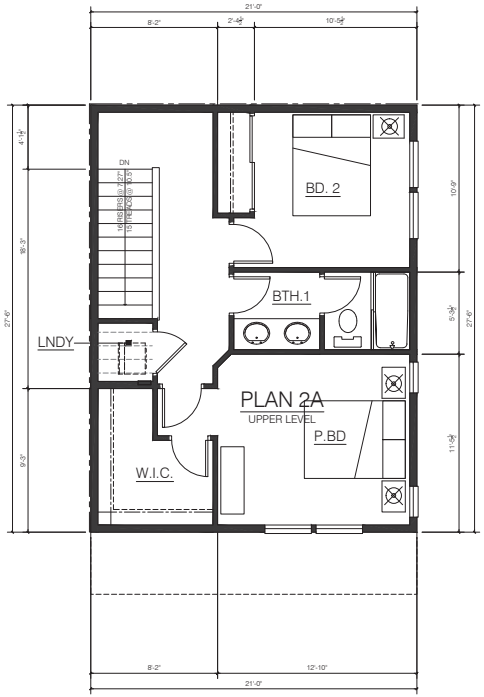
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SCALE: 1/4" = 1'-0"

DATE: 06.20. 2025

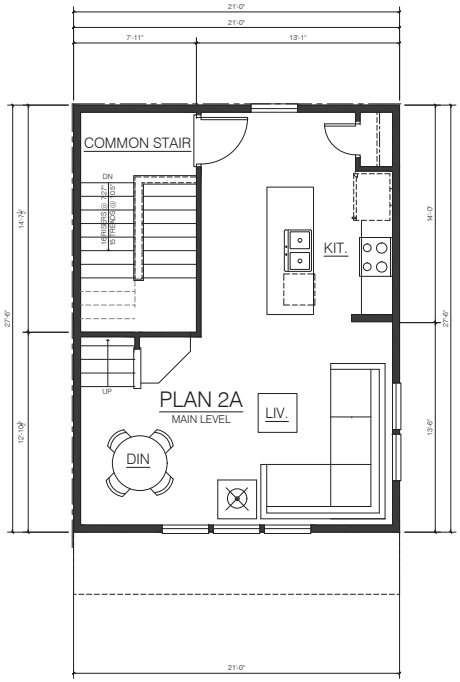
PROJECT: 317082

HUNT HALE JONES ARCHITECTS



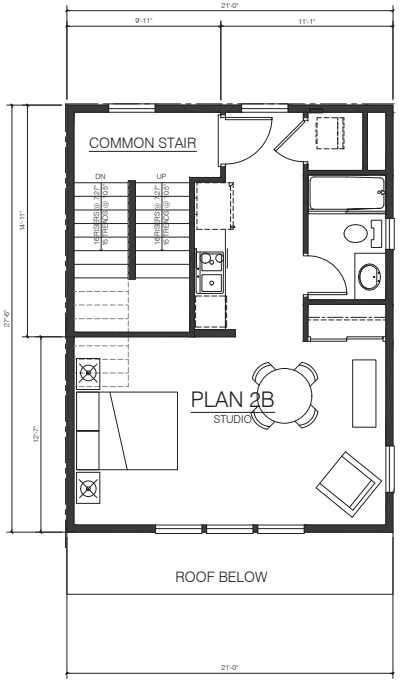
4TH FLOOR PLAN

PLAN 2A	UPPER LIVING:	536 SQ. FT.



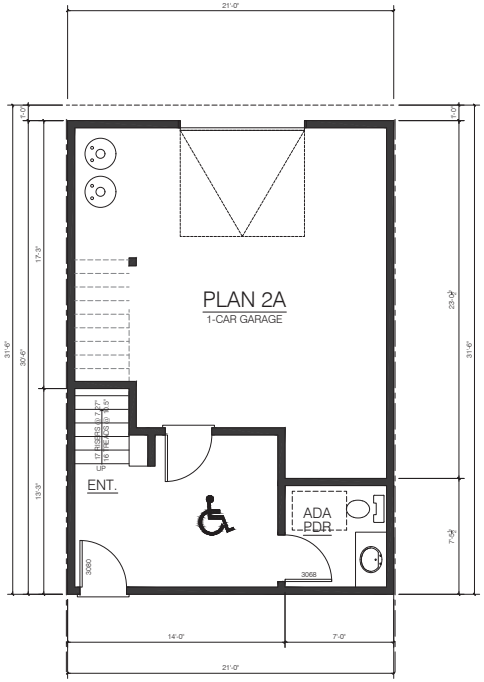
3RD FLOOR PLAN

PLAN 2A	MAIN LIVING:	462 SQ. FT.
	TOTAL LIVING:	998 SQ. FT.
	STAIR:	116 SQ. FT.



2ND FLR. PLAN

PLAN 2 B - STUDIO	LIVING:	452 SQ. FT.
	STAIR:	125 SQ. FT.



GROUND FLOOR PLAN

PLAN 2A	STAIR / UTIL.:	215 SQ. FT.
	GARAGE:	425 SQ. FT.

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CONCEPTUAL PLAN 2 ADA

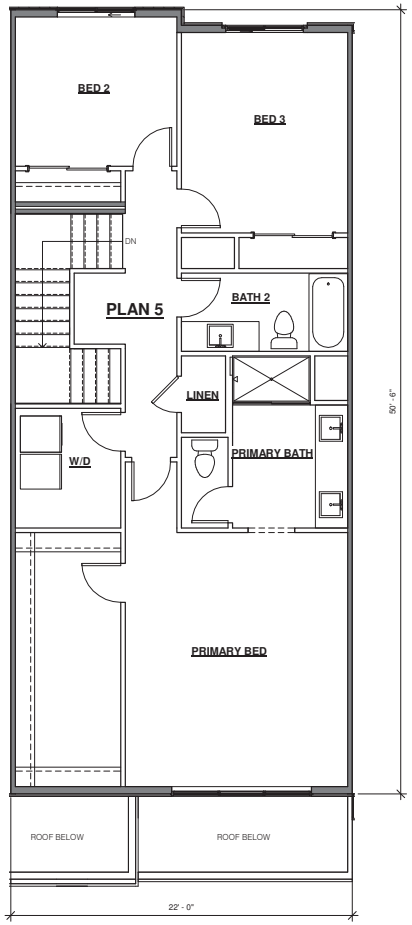
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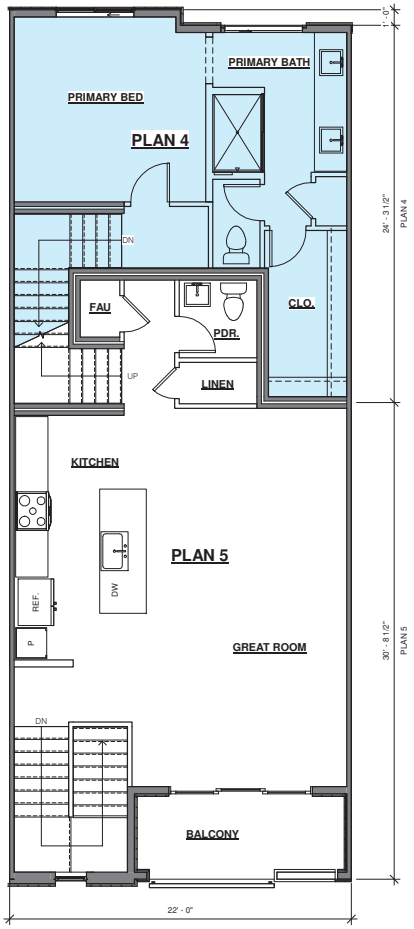
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PROJECT: 317082

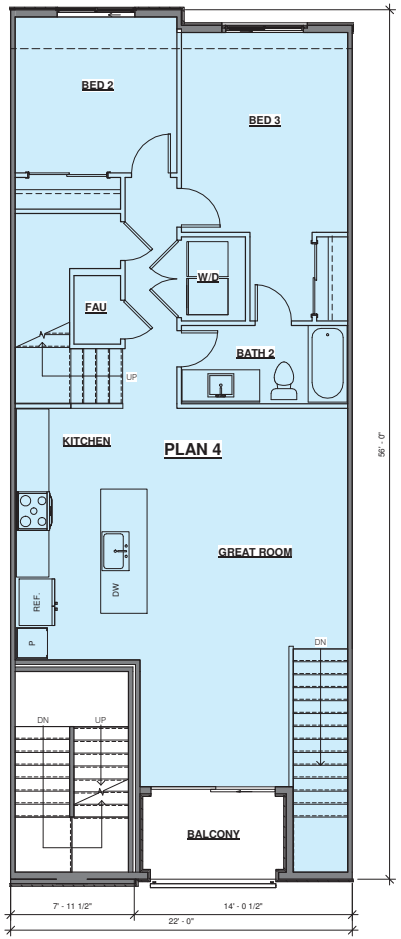
HUNT HALE JONES ARCHITECTS



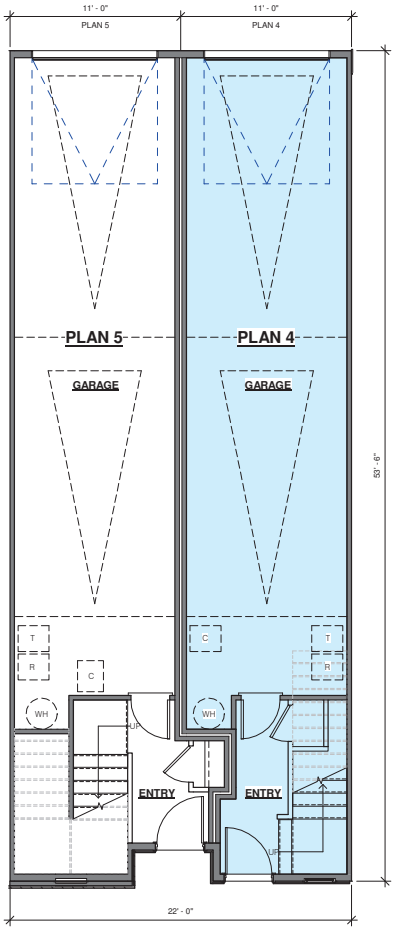
4 4TH FLOOR PLAN 4&5
SCALE: 1/4" = 1'-0"



3 3RD FLOOR PLAN 4&5
SCALE: 1/4" = 1'-0"



2 2ND FLOOR PLAN 4&5
SCALE: 1/4" = 1'-0"



1 1ST FLOOR PLAN 4&5
SCALE: 1/4" = 1'-0"

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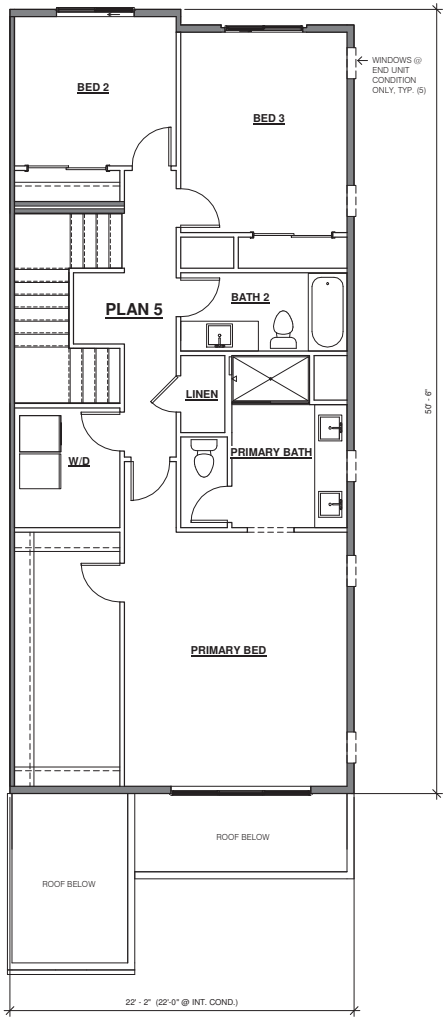
KIER+WRIGHT

CONCEPTUAL UNIT PLANS 4&5

A3.4.1

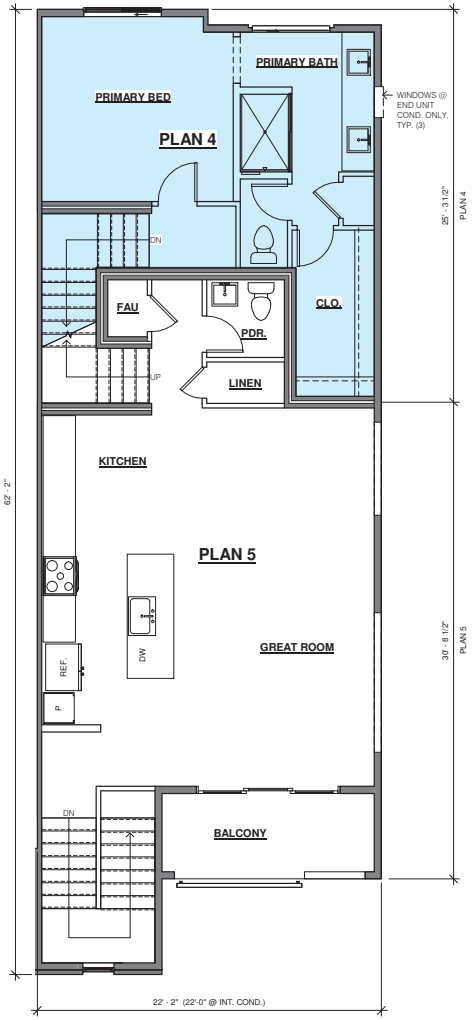
Scale: 1/4" = 1'-0"
Date: 06.20.2025
Project Number: 317082

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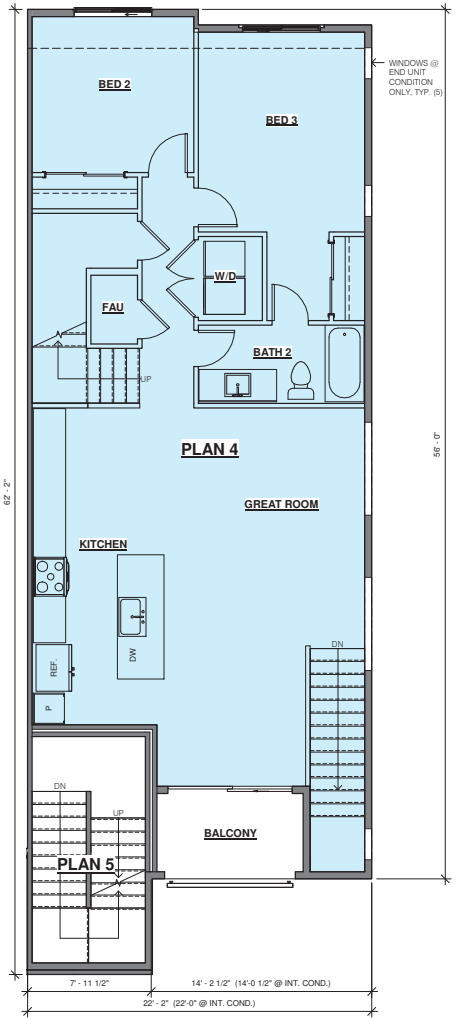
4 4TH FLOOR PLAN 4&5

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



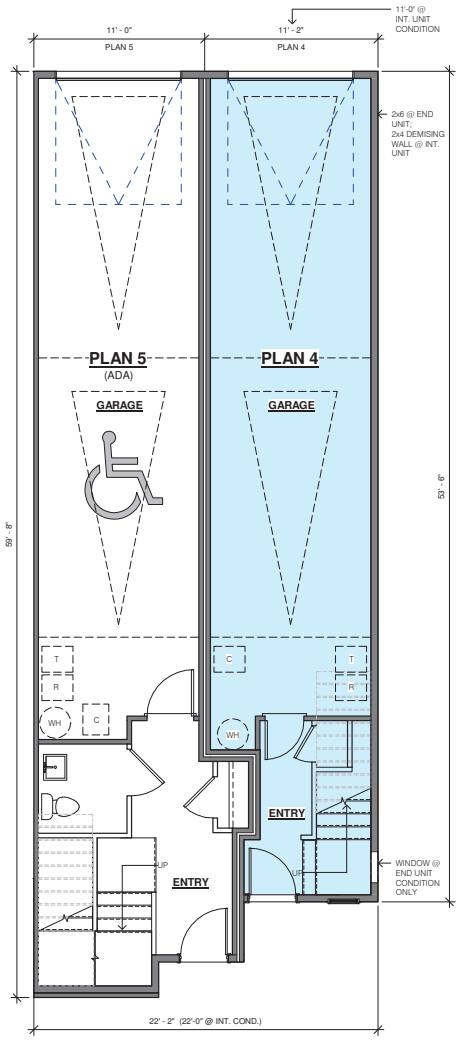
3 3RD FLOOR PLAN 4&5

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



2 2ND FLOOR PLAN 4&5

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



1 1ST FLOOR PLAN 4&5

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

COLEMAN VILLAGE

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CONCEPTUAL UNIT PLAN 5 (ADA)

A3.4.2

Scale: 1/4" = 1'-0"
Date: 06.20.2025
Project Number: 317082

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VESTING TENTATIVE MAP

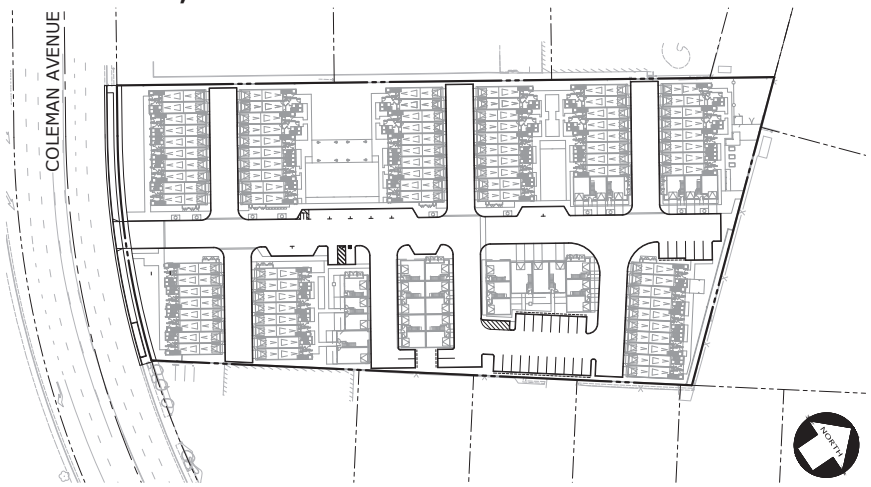
FOR A 2 LOT SUBDIVISION
FOR RESIDENTIAL CONDOMINIUM PURPOSES
FOR A MAXIMUM OF 190 RESIDENTIAL UNITS

COLEMAN VILLAGE

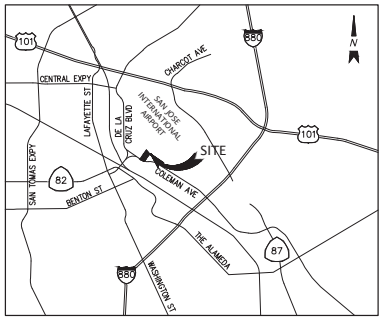
FOR

CITY VENTURES

SANTA CLARA, CALIFORNIA



SITE MAP
SCALE: 1" = 60'



VICINITY MAP
NOT TO SCALE

PROJECT DATA

1. RECORD OWNER: GRANT ASSOCIATES L.P.
   C/O DALTON MANAGEMENT
   ATTN.: JEFF DENSON
   8417 SW BEAVERTON-HILLSDALE HIGHWAY
   PORTLAND, OR 97225
   EMAIL: JEFF@DALTONMNGT.COM
2. SUBDIVIDER: CITY VENTURES
   444 SPEAR STREET
   SAN FRANCISCO, CA 94105
   PHONE: (925) 389-8632
   PAMELA NIETING
3. MAP PREPARED BY: KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
   3350 SCOTT BOULEVARD, BUILDING 22
   SANTA CLARA, CA 95054
   PHONE: (408) 727-6665
   MARK A. KNUDSEN, P.E. 75828
4. A.P.N.: 230-05-021
5. GENERAL PLAN: REGIONAL COMMERCIAL
6. EXISTING USE: OFFICE
7. PROPOSED USE: RESIDENTIAL
8. EXISTING ZONING: ML - LIGHT INDUSTRIAL
9. PROPOSED ZONING: R4 - HIGH-DENSITY RESIDENTIAL
10. EXISTING NUMBER OF LOTS: 1
11. PROPOSED NUMBER OF RESIDENTIAL UNITS: 190 (MAXIMUM)
    142 CONDOMINIUM UNITS
    0 ADU UNITS

    DENSITY: MINIMUM: 37
    ACTUAL: 37.7
12. TOTAL ACREAGE: 3.7859± ACRES
13. ALL DISTANCES ARE APPROXIMATE.
14. THERE ARE NO NEW PUBLIC STREET NAMES PROPOSED.
15. BENCHMARK:
16. BASIS OF BEARINGS:
    THE BEARING OF SOUTH 36° 49' 52" WEST TAKEN ON THE CENTER LINE OF BROKAW ROAD AS SHOWN ON THAT CERTAIN TRACT MAP NUMBER 3155 FILED FOR RECORD IN JANUARY, 1962, IN BOOK 147 OF MAPS AT PAGE 28, OFFICIAL RECORDS OF SANTA CLARA COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.
17. THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SANTA CLARA COUNTY, CALIFORNIA, MAP NUMBER 06085C0231H FOR COMMUNITY NUMBER 060350 (CITY OF SANTA CLARA), WITH AN EFFECTIVE DATE OF MAY 18, 2009, AS BEING LOCATED IN FLOOD ZONE "X (SHADED)". ACCORDING TO FEMA THE DEFINITION OF ZONE "X (SHADED)" IS: AREAS WITH REDUCED FLOOD RISK DUE TO LEVEE; SEE NOTES.
18. THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY CHICAGO TITLE INSURANCE COMPANY DATED AS OF OCTOBER 20, 2022, ORDER NUMBER 98205283-982-EA-KC, FURNISHED TO KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC BY CBRE ON NOVEMBER 8, 2022. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
19. UTILITIES:

STORM DRAINAGE	CITY OF SANTA CLARA
SANITARY SEWER	CITY OF SANTA CLARA
WATER	CITY OF SANTA CLARA
ELECTRIC	SILICON VALLEY POWER
TELEPHONE	AT&T
CABLE	COMCAST

20. CC&Rs WILL FURTHER DEFINE THE INGRESS/EGRESS, PRIVATE UTILITY, AND PARKING EASEMENTS OVER OVER LOT 1 FOR THE BENEFIT OF THE OTHER LOTS.
21. ADDITIONAL EASEMENTS OR AGREEMENTS MAY BE NECESSARY AS THE PROJECT EVOLVES AND WILL BE CREATED BY SEPARATE INSTRUMENT.
22. THERE IS NO PLAN LINE FOR COLEMAN AVENUE.

SHEET INDEX

SHEET	DESCRIPTION
TM-1.0	COVER SHEET
TM-2.1	EXISTING CONDITIONS PLAN
TM-2.2	PRELIMINARY DEMOLITION PLAN
TM-3.1	VESTING TENTATIVE MAP
TM-4.1	PRELIMINARY CIVIL SITE PLAN
TM-5.1	PRELIMINARY GRADING AND DRAINAGE PLAN
TM-6.1	PRELIMINARY UTILITY PLAN
TM-7.1	PRELIMINARY STORMWATER QUALITY CONTROL PLAN
TM-7.2	PRELIMINARY STORMWATER QUALITY CALCULATIONS
TM-8.1	PRELIMINARY SITE FIRE ACCESS PLAN
TM-9.1	REFUSE COLLECTION ACCESS EXHIBIT - ENTER
TM-9.2	REFUSE COLLECTION ACCESS EXHIBIT - EXIT

DEVELOPER
CITY VENTURES
ATTN: PAMELA NIETING
444 SPEAR STREET
SAN FRANCISCO, CA 94105
415-964-1097

CIVIL ENGINEER
KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
ATTN: MARK A. KNUDSEN
3350 SCOTT BOULEVARD, BUILDING 22
SANTA CLARA, CA 95054
408-727-6665

ARCHITECT
HUNT HALE JONES ARCHITECT
ATTN: DAN HALE
444 SPEAR STREET, SUITE 105
SAN FRANCISCO, CA 94105
415-512-1300

LANDSCAPE ARCHITECT
C2 COLLABORATIVE
ATTN: CHRISTOPHER FORTUNATO
100 AVENIDA MIRAMAR
SAN CLEMENTE, CA 92672
949-366-6624

COLEMAN VILLAGE
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1400 COLEMAN AVE.
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3350 Scott Boulevard, Building 22
Santa Clara, California 95054

Phone: (408) 727-6665
www.kierwright.com

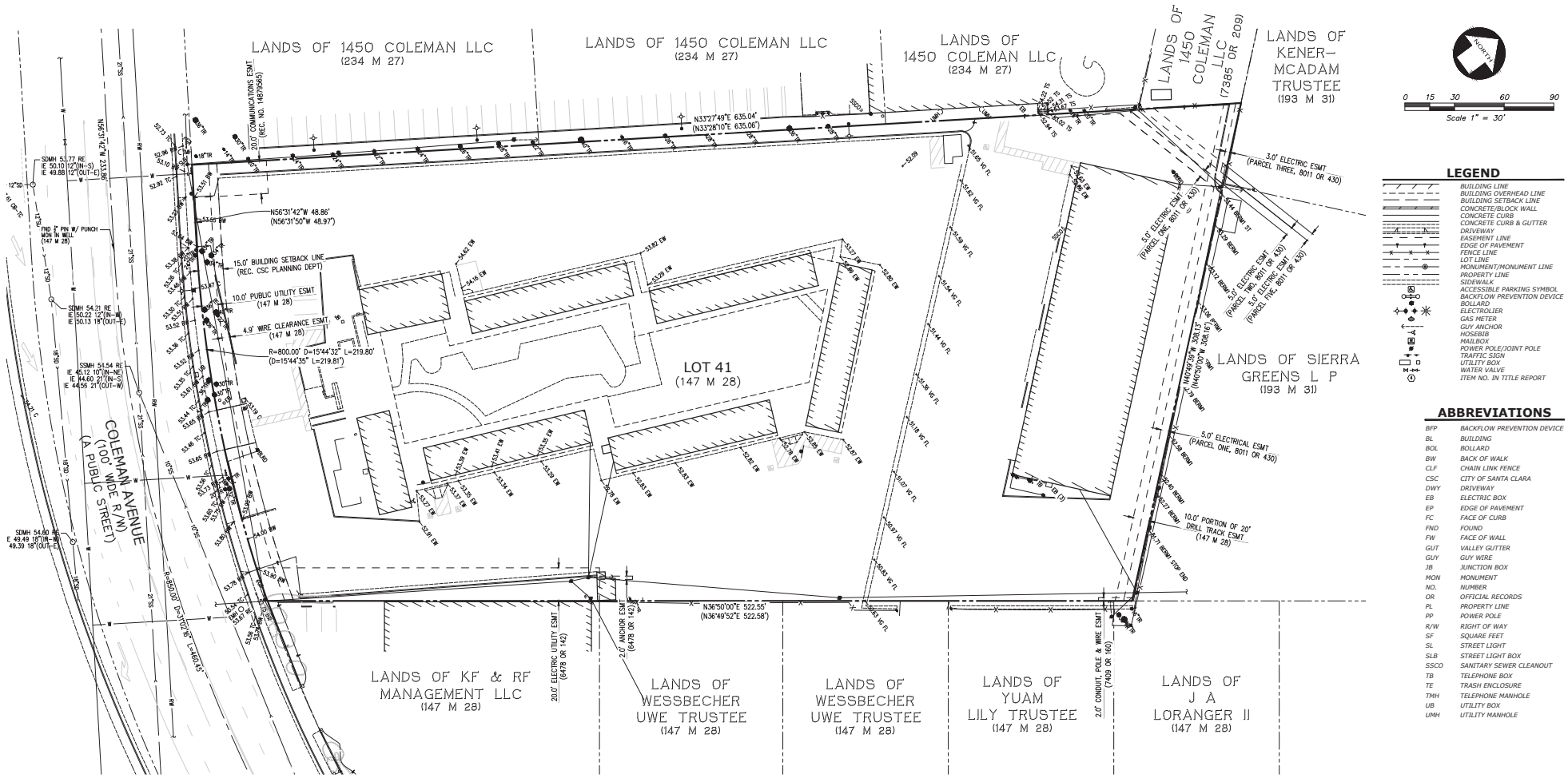
COVER SHEET

TM-1.0

DATE: 05.07.2025
PROJECT: A23161-1

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LEGEND

- BUILDING LINE
- BUILDING OVERHEAD LINE
- BUILDING SETBACK LINE
- CONCRETE/BLOCK WALL
- CONCRETE CURB
- CONCRETE CURB & GUTTER
- DRIVEWAY
- EASEMENT LINE
- EDGE OF PAVEMENT
- FENCE LINE
- LOT LINE
- MONUMENT/MONUMENT LINE
- PROPERTY LINE
- SIDEWALK
- ACCESSIBLE PARKING SYMBOL
- BACKFLOW PREVENTION DEVICE
- BOLLARD
- ELECTROLIER
- GAS METER
- GUY ANCHOR
- HOSEBIB
- MAILBOX
- POWER POLE/JOINT POLE
- TRAFFIC SIGN
- UTILITY BOX
- WATER VALVE
- ITEM NO. IN TITLE REPORT

ABBREVIATIONS

BFP	BACKFLOW PREVENTION DEVICE
BL	BUILDING
BOL	BOLLARD
BW	BACK OF WALK
CLF	CHAIN LINK FENCE
CSC	CITY OF SANTA CLARA
DWY	DRIVEWAY
EB	ELECTRIC BOX
EP	EDGE OF PAVEMENT
FC	FACE OF CURB
FND	FOUND
FW	FACE OF WALL
GUT	VALLEY GUTTER
GUY	GUY WIRE
JB	JUNCTION BOX
MON	MONUMENT
NO.	NUMBER
OR	OFFICIAL RECORDS
PL	PROPERTY LINE
PP	POWER POLE
R/W	RIGHT OF WAY
SF	SQUARE FEET
SL	STREET LIGHT
SLB	STREET LIGHT BOX
SSCO	SANITARY SEWER CLEANOUT
TB	TELEPHONE BOX
TE	TRASH ENCLOSURE
TMH	TELEPHONE MANHOLE
UB	UTILITY BOX
UMH	UTILITY MANHOLE

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EXISTING CONDITIONS PLAN

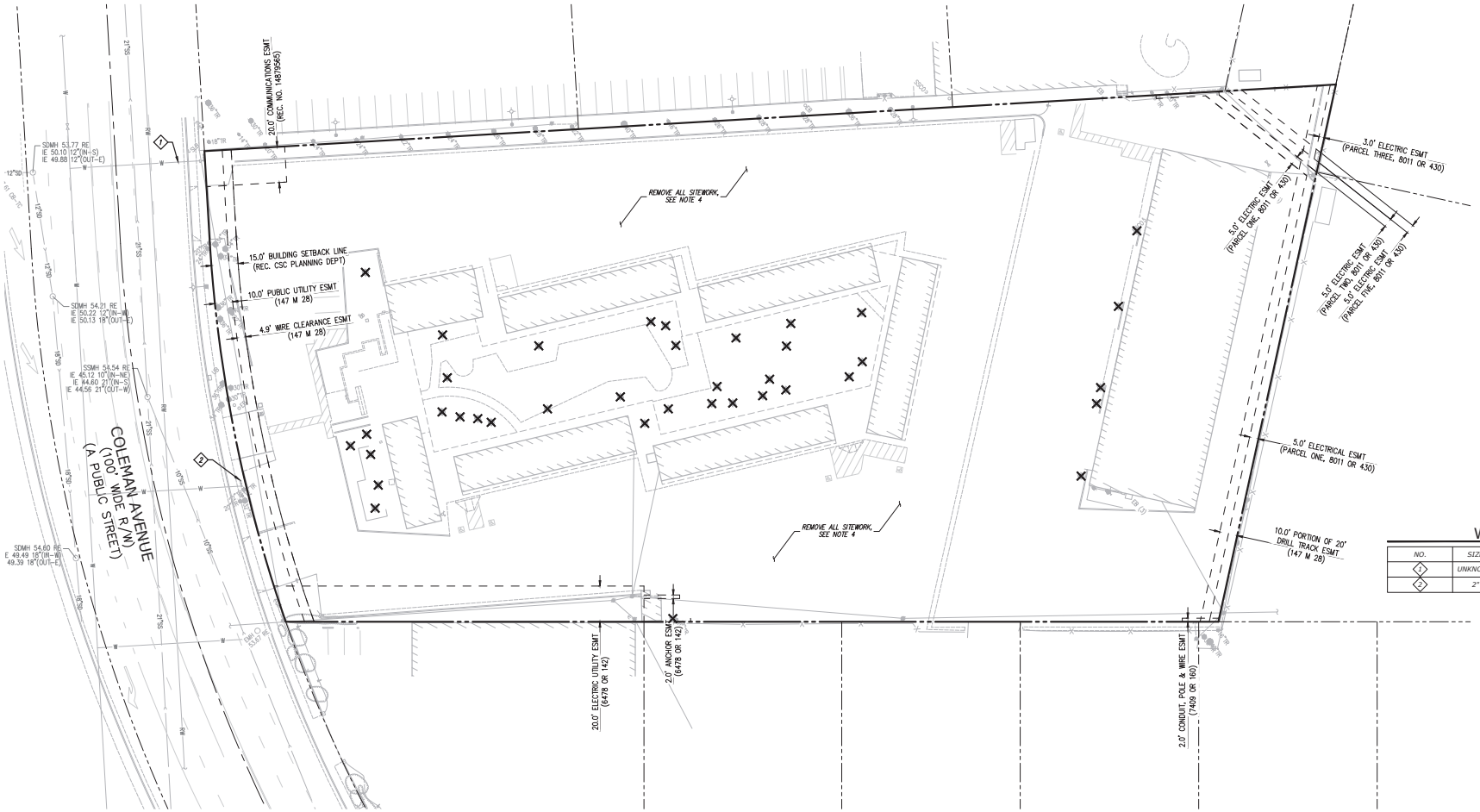
TM-2.1

DATE: 05.07.2025

PROJECT: A23161-1

HUNT HALE JONES ARCHITECTS

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NORTH

0 15 30 60 90

Scale 1" = 30'

DEMOLITION NOTES

1. REMOVE ALL LANDSCAPE GROUND COVER AND SHRUBS WITHIN PROJECT LIMIT OF WORK.
2. REFER TO PLANS BY THE C2 COLLABORATIVE FOR TREE DISPOSITION PLAN REGARDING TREES TO BE REMOVED, PROTECTED OR RELOCATED.
3. REMOVE EXISTING BUILDING, UNDERSLAB UTILITIES AND FOUNDATION IN ENTIRETY.
4. SITEWORK DEMOLITION SHALL INCLUDE THE REMOVAL OF ALL CONCRETE, AC PAVEMENT, BASE ROCK SUBGRADE AND ALL UTILITIES (NOT DESIGNATED FOR PROTECTION) WITHIN PROJECT LIMIT OF WORK.
5. REMOVE ALL IRRIGATION WITHIN LIMIT OF WORK.
6. ALL EXISTING WATER, GAS, AND WASTEWATER SERVICES THAT WILL NOT BE REUSED SHALL BE DISCONNECTED AT THE MAIN AND ABANDONED PER CSC WATER & SEWER UTILITIES DEPARTMENT LATEST STANDARDS.
7. ALL UTILITY SYSTEMS THAT CURRENTLY SERVE EXISTING BUILDINGS WITHIN THE HISTORICAL EASEMENT AREA WILL NEED TO BE EVALUATED FOR RELOCATION BEFORE BEING TAKEN OUT OF SERVICE AND REMOVED UNDER THE PROPOSED PROJECT SCOPE OF DEMOLITION WORK.
8. THE WATER AND WASTEWATER DISCONNECTIONS OF CITY SERVICES/LATERAL WILL OCCUR DURING NEW INSTALLATIONS.
9. THE PRIVATE WATER AND WASTEWATER LINES WILL BE DISCONNECTED AND CAPPED OUTSIDE OF THE CONSTRUCTION AREA BEFORE THE START OF DEMOLITION/DECONSTRUCTION.

WATER SERVICE TABLE

NO.	SIZE	MATERIAL	TYPE	STATUS
1	UNKNOWN	UNKNOWN	UNKNOWN	EXISTING TO BE REMOVED
2	2"	UNKNOWN	UNKNOWN	EXISTING TO BE REMOVED

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Santa Clara, California 95054

Phone: (408) 727-6665
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PRELIMINARY DEMOLITION PLAN

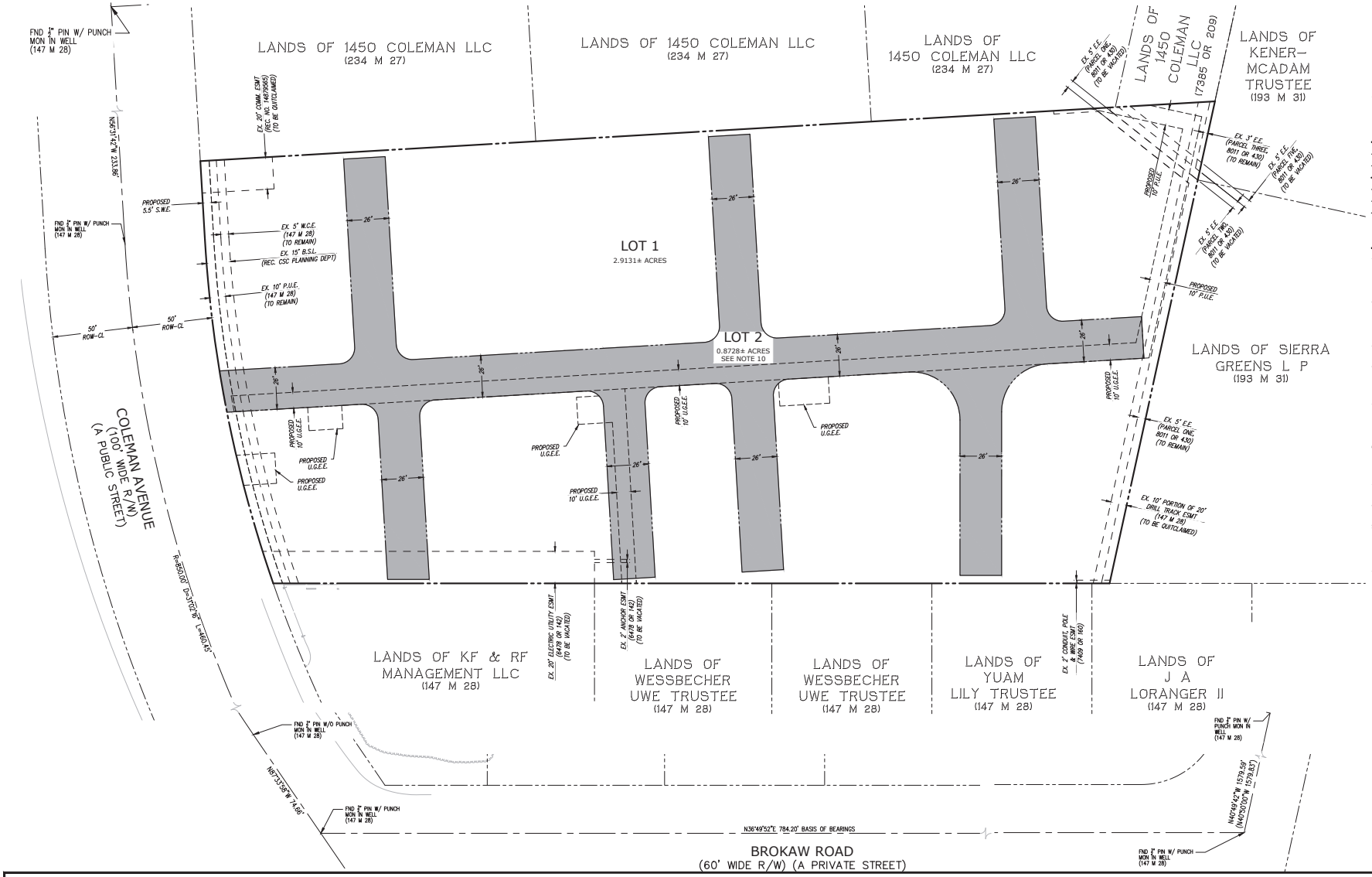
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DATE: 05.07.2025

PROJECT: A23161-1

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0 15 30 60 90

Scale 1" = 30'

SUBDIVISION LEGEND

- ADJACENT PROPERTY LINE
- STREET CENTERLINE OR MONUMENT LINE
- DISTINCTIVE BORDER
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED LOT LINE

SUBDIVISION NOTES

1. THIS VESTING TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT ARTICLE 2, SECTION 66452 AND CHAPTER 4.5, AS APPLICABLE. ALL DIMENSIONS AND AREAS SHOWN HEREON ARE APPROXIMATELY ONLY AND SUBJECT TO CHANGE.
2. THE TOTAL AREA SHOWN WITHIN THE DISTINCTIVE BORDER IS APPROXIMATELY 3.7859± ACRES. ALL PROPOSED DISTANCES AND BEARINGS SHOWN SHOWN ARE APPROXIMATE AND WILL BE FINALIZED AT THE PARCEL MAP STAGE.
3. THIS SUBDIVISION SHALL CONFORM TO THE STREET TREE PLAN OF THE CITY OF SANTA CLARA.
4. NON-BUILDABLE AREAS WILL BE DESIGNATED AS COMMON AREA TO PROVIDE EASEMENTS FOR PRIVATE INGRESS AND EGRESS, EMERGENCY VEHICLE ACCESS, SHARED UTILITIES, PRIVATE DRAINAGE AND RELATED REQUIREMENTS.
5. ADDITIONAL PRIVATE EASEMENT NEEDS MAY BE IDENTIFIED IN FURTHER STAGES OF DESIGN, AND WILL BE RECORDED THROUGH SEPARATE INSTRUMENTS. ALL EXISTING EASEMENTS ON-SITE ARE TO BE QUITCLAIMED OR VACATED, UNLESS NOTED OTHERWISE.
6. COVENANTS, CONDITIONS & RESTRICTIONS (CC&R's) WILL BE PREPARED TO FACILITATE AND MANAGE THE OPERATIONS, MAINTENANCE AND RELATED FUNCTIONS OF THE COMMON AREAS.
7. NO GEOTECHNICAL REPORT HAS BEEN PREPARED FOR THIS DEVELOPMENT.
8. LOT 1 SHALL BE DEDICATED FOR CONDOMINIUM PURPOSES.
9. UNDERGROUND ELECTRICAL EASEMENT FOR THE BENEFIT OF SILICON VALLEY POWER WILL BE DEDICATED ALONG PORTIONS OF JOINT TRENCH THAT INCLUDE ELECTRICAL CONDUIT. SEE PLANS FOR TARRAR FOR DRY UTILITY LAYOUT.
10. LOT 2 TO BE RESERVED FOR PRIVATE STREETS, EMERGENCY VEHICLE ACCESS EASEMENT (E.V.A.E.), PUBLIC ACCESS EASEMENT (P.A.E.). PRIVATE PARKING EASEMENT.

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VESTING TENTATIVE MAP

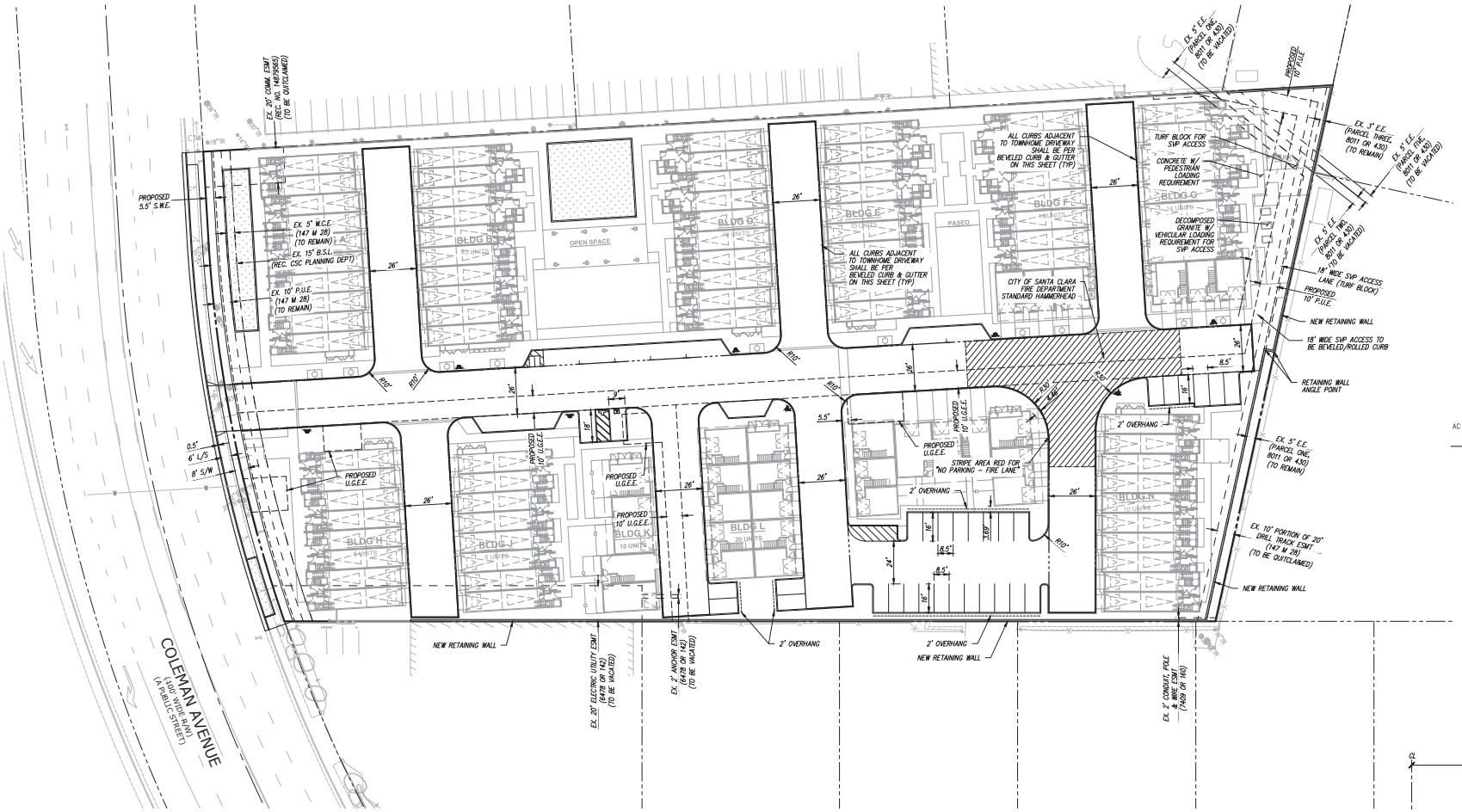
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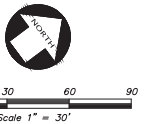
DATE: 05.07.2025

PROJECT: A23161-1

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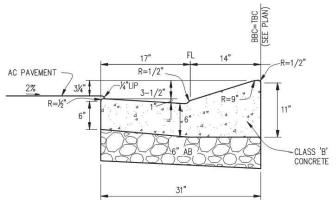


SITEWORK NOTES

1. ALL DRIVE AISLES SHALL BE ASPHALT CONCRETE UNLESS OTHERWISE NOTED.
2. SEE LANDSCAPE PLANS FOR WALLS, FENCES, WALKWAY LAYOUT, COLOR, AND FINISH.
3. ALL CURBS SHALL BE 6" VERTICAL CURB OR 6" VERTICAL CURB & GUTTER UNLESS OTHERWISE NOTED.

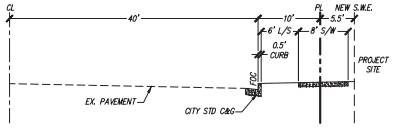
SITEWORK LEGEND

- FLOW THROUGH PLANTER
- PUBLIC CONCRETE SIDEWALK
- 12' X 100' VISION TRIANGLE (CITY DET. TR-9)



BEVELED CURB & GUTTER

NOT TO SCALE



COLEMAN AVENUE - TYPICAL SECTION

SCALE 1" = 10'

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PRELIMINARY CIVIL SITE PLAN

TM-4.1

DATE: 05.07.2025

PROJECT: A23161-1

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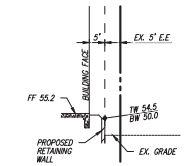
HUNT HALE JONES ARCHITECTS





GRADING LEGEND

PROPOSED	EXISTING	DESCRIPTION
◘	□	STORM DRAIN CATCH BASIN
■	▫	STORM DRAIN JUNCTION BOX
●	○	STORM DRAIN MANHOLE
BSM		BIOTREATMENT SOIL MIX
BTM		BOTTOM OF POND BSM
FF	FF	FINISHED FLOOR
FL	FL	FLOW LINE
PV	PV	PAVEMENT
RE	RE	RIM ELEVATION
SD	SD	STORM DRAIN
SDMH	SDMH	STORM DRAIN MANHOLE
TC	TC	TOP OF CURB
TOP		TOP OF POND BSM
TW		TOP OF WALL
23.8		SPOT ELEVATION
X"SD		STORM DRAIN LINE
TC	TC	TOP OF CURB
		FLOW THROUGH PLANTER
		OVERLAND RELEASE FLOW
		CURB CUT



SECTION A
1"=20'

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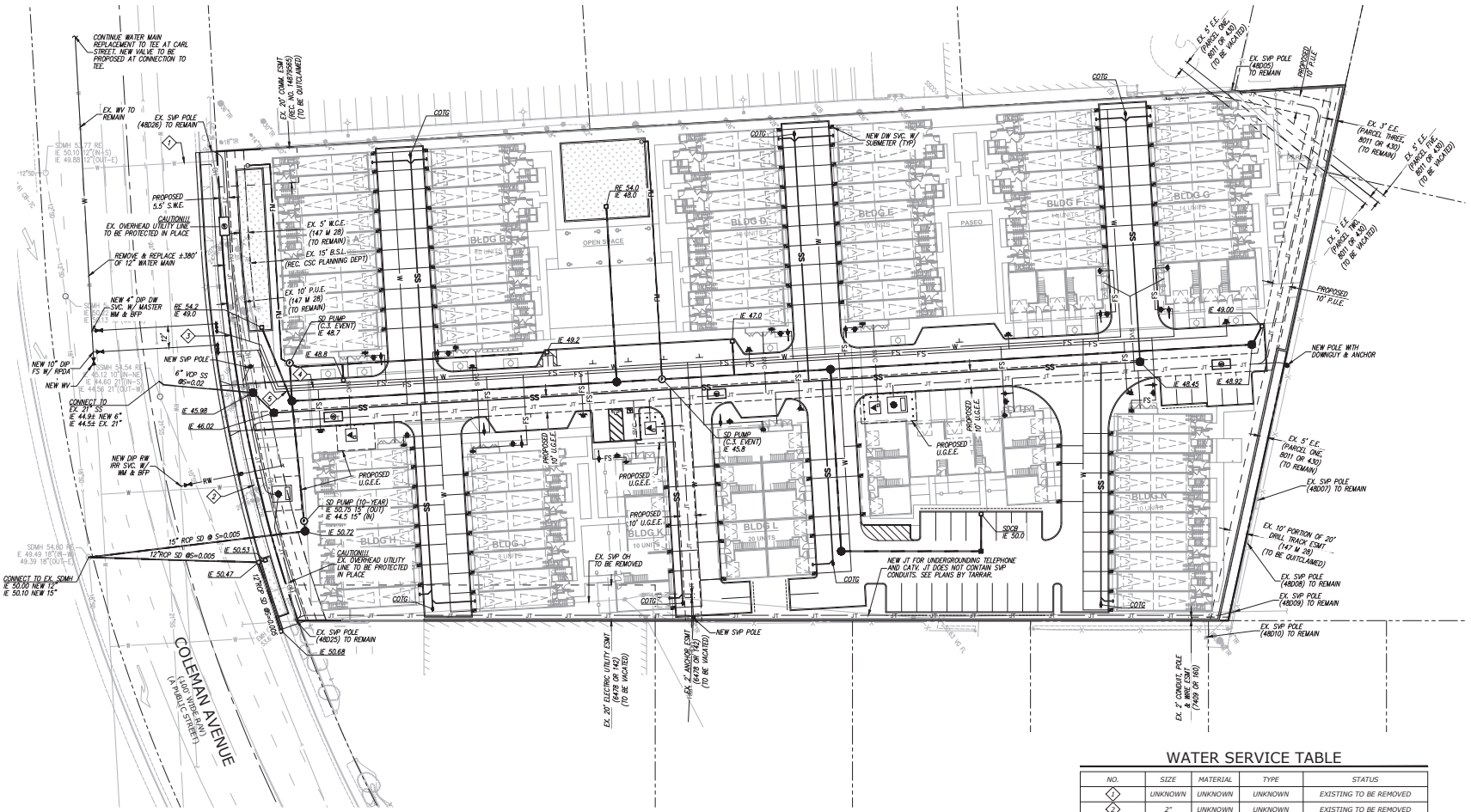
PRELIMINARY GRADING AND DRAINAGE PLAN

TM-5.1

DATE: 05.07.2025
PROJECT: A23161-1

HUNT HALE JONES ARCHITECTS

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NORTH

0 15 30 60 90

Scale 1" = 30'

UTILITY LEGEND

ASR	AUTOMATIC SPRINKLER RISER
RE	RIM ELEVATION
TC	TOP OF CURB
WS	WATER SERVICE
X X	EXISTING UTILITY TO BE ABANDONDED BY REMOVAL
FS	FIRE SERVICE
SS	SANITARY SEWER
COTG	CLEANOUT TO GRADE
X"SD	STORM DRAIN LINE
	AREA DRAIN
	STORM DRAIN CATCH BASIN
	STORM DRAIN JUNCTION BOX
	STORM DRAIN MANHOLE
	BACK FLOW PREVENTION DEVICE
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT & VALVE
	POST INDICATOR VALVE
SSMH	SANITARY SEWER MANHOLE
	SINGLE CHECK VALVE
SDMH	STORM DRAIN MANHOLE
	WATER METER

UTILITY NOTES

1. ALL WET UTILITIES SHALL MAINTAIN AT LEAST 12" VERTICAL CLEARANCE FROM SILICON VALLEY POWER ELECTRICAL FACILITIES. UTILITY PROFILES, IF NECESSARY, SHOWING CLEARANCES SHALL BE PROVIDED ON THE FINAL UTILITY DESIGN DURING THE BUILDING PERMIT STAGE.
2. SANITARY SEWER AND WATER UTILITIES SHALL MAINTAIN A MINIMUM HORIZONTAL CLEARANCE OF 10' FROM EXISTING AND PROPOSED TREES. TREE ROOT BARRIERS WILL BE INSTALLED AS NEEDED TO REDUCE CLEARANCES TO UTILITIES STATED ABOVE TO 5' MINIMUM.
3. DESIGN FOR WATER SERVICE SHALL MAINTAIN THE FOLLOWING CLEARANCES:
   - 24" VERTICAL TO ALL OTHER UTILITIES.
   - 10' HORIZONTAL TO SANITARY SEWER AND RECYCLED WATER.
   - 8' HORIZONTAL TO STORM DRAIN.
   - 5' HORIZONTAL TO FIRE SERVICE AND OTHER WATER UTILITIES, GAS, ELECTRICAL AND TO DRIVEWAYS.
   - 10' HORIZONTAL TO TREES (TREE CLEARANCE CAN BE REDUCED TO 5' IF ROOT BARRIERS ARE UTILIZED. CLEARANCE MUST BE FROM EDGE OF TREE ROOT BARRIER TO EDGE OF WATER FACILITY.
4. REFER TO DETAILED PRELIMINARY JOINT TRENCH INTENT PLANS BY TARRAR FOR ADDITIONAL DESIGN INFORMATION.
5. ON-SITE PIPE MATERIAL WITHIN DRIVE AISLES SHALL MEET THE FOLLOWING SCHEDULE UNLESS OTHERWISE NOTED:
   - 5.1. STORM DRAIN (WITHIN VEHICULAR AREAS): PVC SDR-26
   - 5.2. STORM DRAIN (WITHIN NON-VEHICULAR AREAS): PVC SDR-35
   - 5.3. SANITARY SEWER: PVC SDR-26
   - 5.4. WATER: PVC C900 DR-14
6. ALL SANITARY SEWER MEETS THE FOLLOWING REQUIREMENTS UNLESS OTHERWISE NOTED:
   - 6.1. MAINS WITHIN DRIVE AISLES AND ALLEYS ARE 6" IN DIAMETER AT 0.50% SLOPE.
   - 6.2. SEWER LATERALS TO DWELLING UNIT ARE 4" IN DIAMETER AT 2% MINIMUM.
7. ALL STORM DRAIN MEETS THE FOLLOWING REQUIREMENTS UNLESS OTHERWISE NOTED:
   - 7.1. MAINS WITHIN DRIVE AISLES AND ALLEYS ARE 0.50% SLOPE.
8. ALL WATER MEETS THE FOLLOWING REQUIREMENTS UNLESS OTHERWISE NOTED:
   - 8.1. DOMESTIC WATER LATERAL TO RESIDENTIAL UNITS SHALL BE 1".
   - 8.2. FIRE HYDRANT AND RISER LATERALS TO BE 6" MINIMUM.
   - 8.3. PRIVATE DOMESTIC WATER MAIN LINE TO BE 4".
   - 8.4. PRIVATE FIRE SERVICE MAIN LINE TO BE 10" 8".
   - 8.5. RECYCLED WATER FOR IRRIGATION SHALL BE 2"
9. ALL EXISTING STORM, SEWER AND WATER LATERALS TO BE REMOVED IN ENTIRETY/ABANDONED IN PLACE AS PART OF THE PERMITTING PROCESS.
10. IT WILL BE THE HOA'S RESPONSIBILITY TO OWN AND MAINTAIN DOMESTIC WATER SUBMETERS.
11. JOINT TRENCH PLANS ARE SHOWN FOR REFRENCE ONLY. REFER TO PLANS BY TARRAR.

WATER SERVICE TABLE

NO.	SIZE	MATERIAL	TYPE	STATUS
1	UNKNOWN	UNKNOWN	UNKNOWN	EXISTING TO BE REMOVED
2	2"	UNKNOWN	UNKNOWN	EXISTING TO BE REMOVED
3	4"	PVC C900 DR-14	DOMESTIC	NEW
4	10" (TBD)	PVC C900 DR-18	FIRE SERVICE (SPRINKLER)	NEW
5	10" (TBD)	PVC C900 DR-18	FIRE SERVICE (PRIVATE HYDRANTS)	NEW

NOTE:
INDIVIDUAL DOMESTIC WATER SERVICE WITH SUBMETERS ARE PROPOSED FOR EVERY TOWNHOME UNIT. LATERAL AND METER SIZING TO BE DETERMINED BY PLUMBER IN THE BUILDING PERMIT PHASE.

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PRELIMINARY UTILITY PLAN

TM-6.1

DATE: 05.07.2025

PROJECT: A23161-1

HUNT HALE JONES ARCHITECTS

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STORMWATER NOTES

1. ALL PLANT MATERIALS WITHIN STORMWATER TREATMENT MEASURES SHALL ADHERE TO APPENDIX D OF THE SCVURPPP C.3 STORMWATER HANDBOOK.
2. PROJECT SHALL INSTALL FULL TRASH CAPTURE DEVICES TO COLLECT LITTER AND DEBRIS (THAT ARE NOT TREATED BY STORMWATER TREATMENT FACILITIES) PRIOR TO CONNECTING TO THE CITY'S STORM DRAIN COLLECTION SYSTEM. DEVICES, IF ANY, SHALL BE LOCATED AND PROPERLY IDENTIFIED ON THE UTILITY PLAN DURING THE BUILDING PERMIT STAGE. FULL TRASH CAPTURE DEVICES MSUT BE CERTIFIED BY THE STATE WATER RESOURCES BOARD AND SHOULD BE INSTALLED IN ALL DRAINAGE INLETS THAT ARE NOT LOCATED PHYSICALLY WITHIN BIORETENTION AREAS AND FLOW THROUGH PLANTERS.
3. THE STORM WATER RUN OFF FOR ALL IMPERVIOUS SURFACE AREAS WITHIN THE PROJECT SHALL BE COLLECTED AND CONVEYED TO A BIOTREATMENT AREA, TO BE CLEANED PRIOR TO DISCHARGING INTO THE CITY PUBLIC SYSTEM. THIS STORMWATER CONTROL PLAN SYSTEM MEETS THE REQUIREMENTS AS SPECIFIED IN THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM (SCVURPPP C.3 STORMWATER HANDBOOK).
4. THIS PROJECT DOES NOT USE PERMEABLE PAVEMENT, MEDIA FILTER VAULTS, OR TREE WELLS.
5. DURING THE BEGINNING OF CONSTRUCTION, THE PROJECT APPLICANT SHALL ARRANGE FOR A SITE VISIT BY A THIRD-PARTY REVIEWER ACCEPTABLE TO THE CITY TO VERIFY THAT THE INSTALLED MEASURES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED BUILDING PLANS. THE THIRD-PARTY REVIEWER WILL RECOMMEND THE REQUIRED NUMBER OF SITE INSPECTIONS AT DIFFERENT INTERVALS OF CONSTRUCTION. THE THIRD-PARTY REVIEWER MUST BE A CIVIL ENGINEER, ARCHITECT OR LANDSCAPE ARCHITECT REGISTERED IN THE STATE OF CALIFORNIA AND MUST HAVE A CURRENT TRAINING ON STORMWATER TREATMENT DESIGN. A LIST OF QUALIFIED THIRD-PARTY REVIEWERS CAN BE FOUND ON THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM (SCVURPPP) WEB SITE AT: https://scvurppp.org/2024/11/12/scvurppp-list-of-qualified-consultants-november-12-2024/"

SITE DESIGN MEASURES:

1. DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPED AREAS.
2. PLAN TREES ADJACENT TO AND IN PARKING AREAS AND ADJACENT TO OTHER IMPERVIOUS AREAS.
3. CREATE NEW PERVIOUS AREAS:
   A. LANDSCAPING
4. PARKING:
   A. ON TOP OF OR UNDER BUILDINGS.

SOURCE CONTROL MEASURES:

1. BENEFICIAL LANDSCAPING (MINIMIZE IRRIGATION, RUNOFF, PESTICIDES AND FERTILIZERS; PROMOTES TREATMENT)
2. MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN, CLEANING, GOOD HOUSEKEEPING)
3. STORM DRAIN LABELING

OPERATION & MAINTENANCE INFORMATION

I. PROPERTY INFORMATION:

I.A. PROPERTY ADDRESS:
1400 COLEMAN AVE
SANTA CLARA, CA

I.B. PROPERTY OWNER:
CITY VENTURES

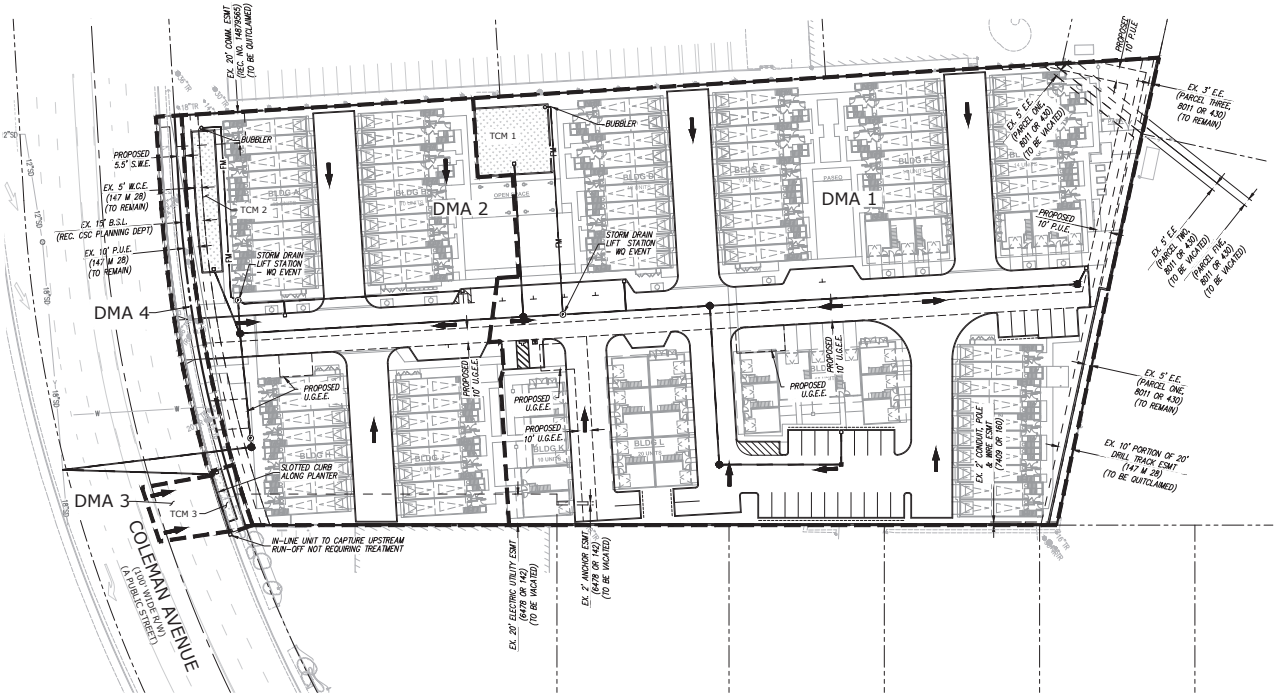
II. RESPONSIBLE PARTY FOR MAINTENANCE:

II.A. CONTACT:
PAM NIETING

II.B. PHONE NUMBER OF CONTACT:
NA

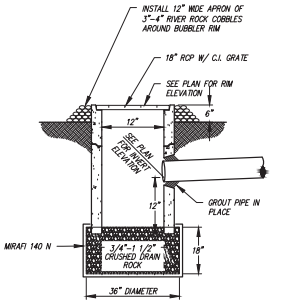
II.C. EMAIL:
PNIETING@CITYVENTURES.COM

II.D. ADDRESS:
444 SPEAR ST
SAN FRANCISCO, CA 94105



LEGEND

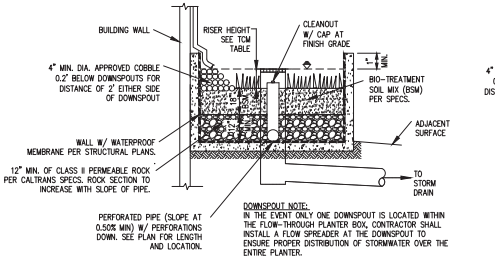
- TRIBUTARY AREA LIMITS
- FLOW THROUGH PLANTER
- DMA — DRAINAGE MANAGEMENT AREA
- TCM — TREATMENT CONTROL MEASURE
- RUNOFF FLOW DIRECTION



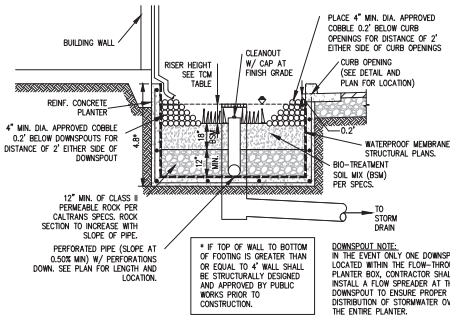
BUBBLER — NOT TO SCALE — 3

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR FLOW-THROUGH PLANTERS:

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	INSPECT THE PLANTER SURFACE AREA, INLETS AND OUTLETS FOR OBSTRUCTIONS AND TRASH; CLEAR ANY OBSTRUCTIONS AND REMOVE TRASH.	QUARTERLY
2	INSPECT PLANTER FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, THE SURFACE BIOTREATMENT SOIL SHOULD BE TILLED OR REPLACED WITH THE APPROVED SOIL MIX AND REPLANTED. USE THE CLEANOUT RISER TO CLEAR ANY UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	QUARTERLY
3	CHECK FOR ERODED OR SETTLED BIOTREATMENT SOIL MEDIA. LEVEL SOIL WITH RAKE AND REMOVE/REPLANT VEGETATION AS NECESSARY.	QUARTERLY
4	MAINTAIN THE VEGETATION AND IRRIGATION SYSTEM. PRUNE AND WEED TO KEEP FLOW-THROUGH PLANTER NEAT AND ORDERLY IN APPEARANCE.	QUARTERLY
5	EVALUATE HEALTH AND DENSITY OF VEGETATION. REMOVE AND REPLACE ALL DEAD AND DISEASED VEGETATION. REMOVE EXCESSIVE GROWTH OF PLANTS THAT ARE TOO CLOSE TOGETHER.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
7	INSPECT THE OVERFLOW PIPE TO MAKE SURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE ANY DAMAGED OR DISCONNECTED PIPING. USE THE CLEANOUT RISER TO CLEAR UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATOR AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ANY ACCUMULATION OF SEDIMENT.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
9	INSPECT AND, IF NEEDED, REPLACE WOOD MULCH. IT IS RECOMMENDED THAT 2" TO 3" OF COMPOSTED ARBOR MULCH BE APPLIED ONCE A YEAR.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
10	INSPECT SYSTEM FOR EROSION OF BIOTREATMENT SOIL MEDIA, LOSS OF MULCH, STANDING WATER, CLOGGED OVERFLOWS, WEEDS, TRASH AND DEAD PLANTS. IF USING ROCK MULCH, CHECK FOR 3" OF COVERAGE.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS.
11	INSPECT SYSTEM FOR STRUCTURAL INTEGRITY OF WALLS, FLOW SPREADERS, ENERGY DISSIPATORS, CURB CUTS, OUTLETS AND FLOW SPLITTERS.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS.



FLOW-THROUGH PLANTER (ABOVE GRADE) — NOT TO SCALE — 2



FLOW-THROUGH PLANTER (BELOW GRADE) — NOT TO SCALE — 1

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PRELIMINARY STORMWATER QUALITY CONTROL PLAN

TM-7.1

DATE: 05.07.2025
PROJECT: A23161-1

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HUNT HALE JONES ARCHITECTS

DMA 1

Worksheet for Sizing Flow- and Volume-Based Treatment Measures (Combination Flow and Volume Approach)

Stormwater Treament Measure: Bioretention area

For bioretention areas and flow-through planters, the following approach may be used to take into consideration both the flow of stormwater through the planting media and the volume of stormwater in the surface ponding area.

Step 1 Determine the contributing drainage area to the treatment measure:

Drainage Area = 112469 **square feet**

Step 2 Determine the Percent Imperviousness of the drainage area.
Enter the amount of **surface** area draining to the BMP:

a **Impervious Area =** 95599 **square feet** *Includes rooftops, hardscape, streets, and sidewalks, etc.*

b **Pervious Area =** 16870 **square feet**

% Impervious = 85 **%**

Step 3 Determine the required treatment volume (using Adapted CASQA Stormwater BMP Handbook Approach).

a Find the mean annual precipitation at the site (MAPsite).
Estimate where the site is on Figure B-1 and estimate the mean annual precipitation in inches from the rain line (isopleth) nearest to the project site.
Interpolate between isopleths if necessary.
Click here for map (Figure B-1)

MAP_{site} = 14 *Site Mean Annual Precipitation*

b Identify the reference rain gage closest to the project site (San Jose Airport, Palo Alto, or Morgan Hill).

Closest Reference Rain Gage: San Jose Airport

MAP_{page} = 13.9 **inches** *Reference Gage Mean Annual Precipitation*

c Determine the rain gage correction factor for the precipitation at the site from Step 3 and Step 4.

MAP correction factor = 1.01 *Correction factor = MAP site/MAPgage*

d Identify the representative soil type for the drainage area.
Identify from Figure B-1 or from site soils data, the soil type that is representative of the pervious portion of the project (see dropdown menu).
Click here for map (Figure B-1)

Site Soil Type = Clay (D) *(If soil will be compacted during site preparation and grading, the soil's infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate)*

Does the site planning allow for protection of natural areas, vegetation, and soils so that the soils outside the building footprint are not graded/compacted?

No

If your answer is no, and the soil will be compacted during site preparation and grading, the soil's infiltration ability will be decreased. Modify your answer to a soil with a lower infiltration rate (e.g., Silt Loam to Clay Loam or Clay).

e Determine the average slope for the drainage area:

Average Slope (%) = 1

f Determine the unit basin storage volume from sizing curves:

Unit Basin Storage (UBS) = 0.52 **Inches** *Unit basin storage volume from Figure B-2, B-3, or B-4, based on slope*

g Determine the Adjusted Unit Basin Storage Volume for the site:

Adjusted UBS = 0.53 **Inches** *Adjusted UBS = Rain Gage Correction Factor x Unit Basin Storage Volume*

h Determine the Design Volume:

Design Volume = 4,922 **cubic feet** *Design Volume = Adj. Unit Basin Storage Volume x Total Drainage Area*

Step 4 Determine the Design Rainfall Intensity (Uniform Intensity Approach, Section III.C, Step 3) which is 0.2 in/hr:

Design Rainfall Intensity = 0.20 **in/hr**

Step 5 Assume that the rain event that generates the Adjusted Unit Basin Storage Volume of runoff occurs at the Design Rainfall Intensity for the entire length of the storm. Calculate the duration of the storm by dividing the Adjusted Unit Basin Storage Volume by the Design Rainfall Intensity. In other words, determine the amount of time required for the Adjusted Unit Basin Storage Volume to be achieved at the design intensity rate.

Duration = 2.63 **hours** *Adjusted UBS ÷ Design Rainfall Intensity*

Step 6 Make a preliminary estimate of the surface area of the treatment measure:

Try a preliminary surface area estimate = 2867.97 Square feet *3% of total drainage area*

BMP Surface Area = 2,316 **Square feet**

Step 7 Calculate the volume of runoff that filters through the biotreatment soil at a rate of 5 inches per hour (the design surface loading rate for bioretention facilities), for the duration of the storm calculated in Step 5.

Volume of Treated Runoff = 2,541 **cubic feet** *Surface Area x Duration*

Step 8 Calculate the portion of the water quality design (WQD) volume remaining after treatment is accomplished by filtering through the biotreatment soil.
The result is the amount that must be stored in the ponding area above the bioretention surface area estimated in Step 6.

Volume in Ponding Area = 2,381

Step 9 Calculate the depth of the volume in the ponding area by dividing this volume by the estimated surface area in Step 6.

Depth of Ponding = 12 **Inches**

The ponding depth is greater than 1 foot. A larger surface area is required. Increase the surface area in Step 6
The range of allowable ponding depths in a bioretention facility or flow-through planter is between 0.5 and 1.0 feet (6 and 12 inches)
0.5 feet is recommended

DMA 2

Worksheet for Sizing Flow- and Volume-Based Treatment Measures (Combination Flow and Volume Approach)

Stormwater Treament Measure: Bioretention area

For bioretention areas and flow-through planters, the following approach may be used to take into consideration both the flow of stormwater through the planting media and the volume of stormwater in the surface ponding area.

Step 1 Determine the contributing drainage area to the treatment measure:

Drainage Area = 51200 **square feet**

Step 2 Determine the Percent Imperviousness of the drainage area.
Enter the amount of **surface** area draining to the BMP:

a **Impervious Area =** 46080 **square feet** *Includes rooftops, hardscape, streets, and sidewalks, etc.*

b **Pervious Area =** 5120 **square feet**

% Impervious = 90 **%**

Step 3 Determine the required treatment volume (using Adapted CASQA Stormwater BMP Handbook Approach).

a Find the mean annual precipitation at the site (MAPsite).
Estimate where the site is on Figure B-1 and estimate the mean annual precipitation in inches from the rain line (isopleth) nearest to the project site.
Interpolate between isopleths if necessary.
Click here for map (Figure B-1)

MAP_{site} = 14 *Site Mean Annual Precipitation*

b Identify the reference rain gage closest to the project site (San Jose Airport, Palo Alto, or Morgan Hill).

Closest Reference Rain Gage: San Jose Airport

MAP_{page} = 13.9 **inches** *Reference Gage Mean Annual Precipitation*

c Determine the rain gage correction factor for the precipitation at the site from Step 3 and Step 4.

MAP correction factor = 1.01 *Correction factor = MAP site/MAPgage*

d Identify the representative soil type for the drainage area.
Identify from Figure B-1 or from site soils data, the soil type that is representative of the pervious portion of the project (see dropdown menu).
Click here for map (Figure B-1)

Site Soil Type = Clay (D) *(If soil will be compacted during site preparation and grading, the soil's infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate)*

Does the site planning allow for protection of natural areas, vegetation, and soils so that the soils outside the building footprint are not graded/compacted?

No

If your answer is no, and the soil will be compacted during site preparation and grading, the soil's infiltration ability will be decreased. Modify your answer to a soil with a lower infiltration rate (e.g., Silt Loam to Clay Loam or Clay).

e Determine the average slope for the drainage area:

Average Slope (%) = 1

f Determine the unit basin storage volume from sizing curves:

Unit Basin Storage (UBS) = 0.52 **Inches** *Unit basin storage volume from Figure B-2, B-3, or B-4, based on slope*

g Determine the Adjusted Unit Basin Storage Volume for the site:

Adjusted UBS = 0.53 **Inches** *Adjusted UBS = Rain Gage Correction Factor x Unit Basin Storage Volume*

h Determine the Design Volume:

Design Volume = 2,256 **cubic feet** *Design Volume = Adj. Unit Basin Storage Volume x Total Drainage Area*

Step 4 Determine the Design Rainfall Intensity (Uniform Intensity Approach, Section III.C, Step 3) which is 0.2 in/hr:

Design Rainfall Intensity = 0.20 **in/hr**

Step 5 Assume that the rain event that generates the Adjusted Unit Basin Storage Volume of runoff occurs at the Design Rainfall Intensity for the entire length of the storm. Calculate the duration of the storm by dividing the Adjusted Unit Basin Storage Volume by the Design Rainfall Intensity. In other words, determine the amount of time required for the Adjusted Unit Basin Storage Volume to be achieved at the design intensity rate.

Duration = 2.63 **hours** *Adjusted UBS ÷ Design Rainfall Intensity*

Step 6 Make a preliminary estimate of the surface area of the treatment measure:

Try a preliminary surface area estimate = 1382.4 Square feet *3% of total drainage area*

BMP Surface Area = 1,070 **Square feet**

Step 7 Calculate the volume of runoff that filters through the biotreatment soil at a rate of 5 inches per hour (the design surface loading rate for bioretention facilities), for the duration of the storm calculated in Step 5.

Volume of Treated Runoff = 1,174 **cubic feet** *Surface Area x Duration*

Step 8 Calculate the portion of the water quality design (WQD) volume remaining after treatment is accomplished by filtering through the biotreatment soil.
The result is the amount that must be stored in the ponding area above the bioretention surface area estimated in Step 6.

Volume in Ponding Area = 1,083

Step 9 Calculate the depth of the volume in the ponding area by dividing this volume by the estimated surface area in Step 6.

Depth of Ponding = 12 **Inches**

The ponding depth is greater than 1 foot. A larger surface area is required. Increase the surface area in Step 6
The range of allowable ponding depths in a bioretention facility or flow-through planter is between 0.5 and 1.0 feet (6 and 12 inches)
0.5 feet is recommended

TREATMENT CONTROL MEASURE SUMMARY TABLE

DMA #	TCM #	Location[1]	Treatment Type[2]	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area[4] (s.f.)	Pervious Area (Other) (s.f.)	% Onsite / Offsite Area Treated by LID or Non-LID TCM	Bioretention			Comments
										Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)	
1	1	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	3. Flow-Volume Combo	112,469	95,599	16,870	67.62%	2,316	2,316	12	
2	2	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	3. Flow-Volume Combo	51,200	46,080	5,120	30.78%	1,070	1,070	12	
3	3	Offsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method*2	2,651	2,378	273	1.59%	95	95	6	Of the 2,378SF of impervious area treated within DMA 3, 1,486 SF is existing impervious area to remain protected in place. This DMA will treat the existing impervious area in-lieu of DMA 4 that is untreated.
4	4	Offsite	Untreated	N/A	N/A	2,529	1,442	1,087	-	-	-	-	DMA 3 proposes to treat 1,486 SF of existing impervious area in-lieu of DMA 4.
					Totals:	168,849	145,499	23,350	100.00%				

Footnotes:
1. Per the Municipal Regional Stormwater Permit, sidewalks and other parts of the right-of-way should be included in the new and/or replaced impervious surface calculation and treated as required
2. "Lined" refers to an impermeable liner placed on the bottom of a Bioretention basin or a concrete Flow-Through Planter, such that no infiltration into native soil occurs.
3. Sizing for Bioretention Area Required calculated using the 4% Method (Impervious Area x 0.04)
4. Gravel is considered as an impervious surface unless it is part of an infiltration trench.
5. DMA 4 is not being treated but will be treated by equivalent treatment area within DMA 3. The existing impervious area treated within DMA 3 is equal to or greater than the required treatment area of DMA 4. EQ-1 is not required to be treated as it is existing pavement to remain protected in place.

Z:\2023\A23161-1\DWG\ENTITLEMENTS\TENTATIVE MAP\A23161-1-TM-SWM.dwg 6-20-25 04:16:06 PM nbui

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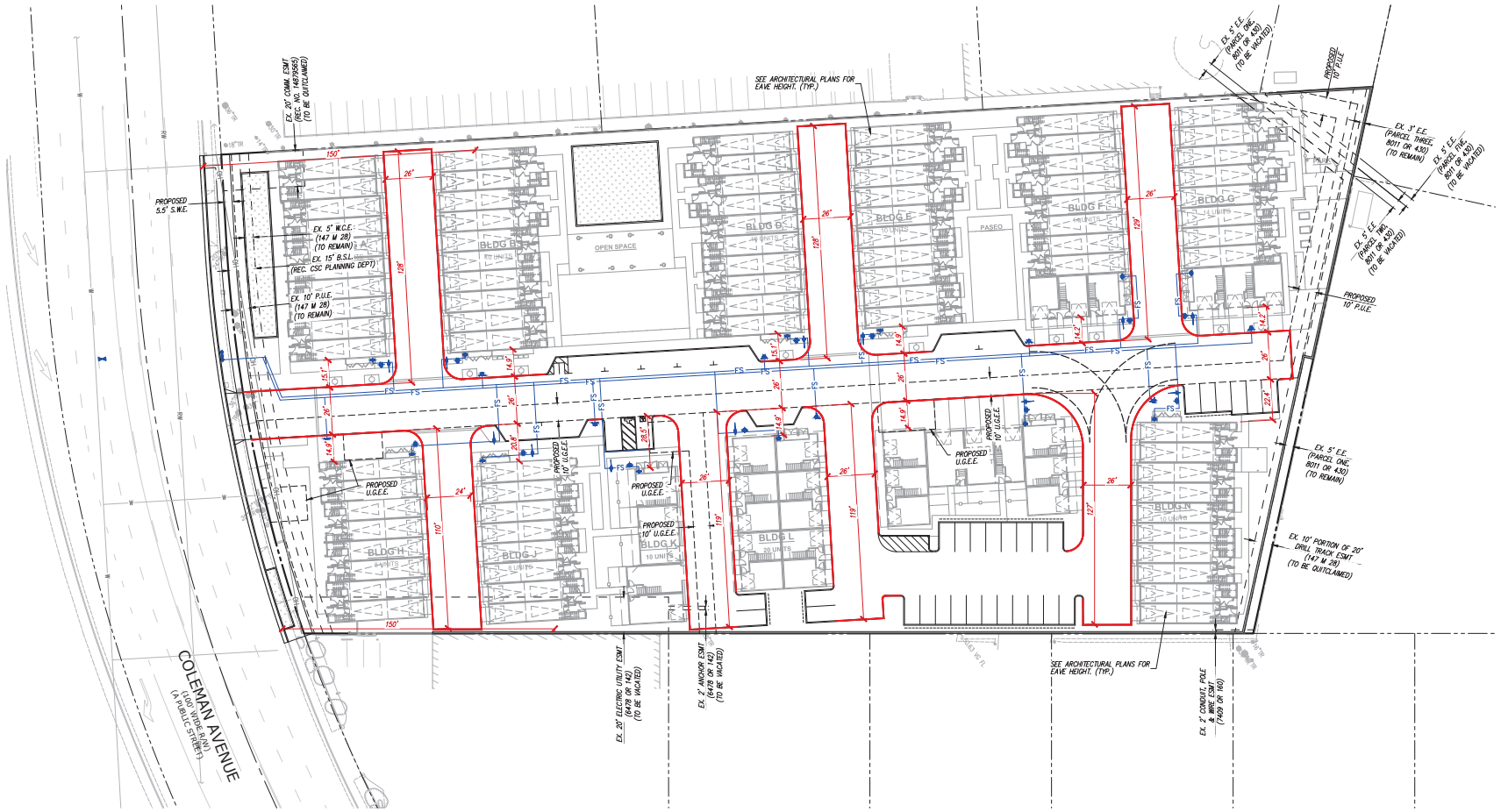
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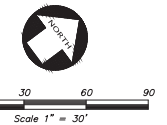
PRELIMINARY STORMWATER QUALITY CALCULATIONS

TM-7.2

DATE: 05.07.2025
PROJECT: A23161-1

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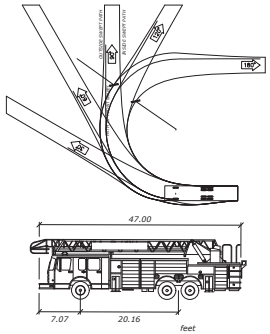


SITE FIRE NOTES

1. EMERGENCY VEHICLE ACCESS EASEMENTS SHALL BE PAVED WITH ASPHALT OR REINFORCED CONCRETE, BOTH OF WHICH WILL SUPPORT THE MINIMUM REQUIRED LOAD OF 75,000 LBS.
2. CURB SPANS DESIGNATED WITH RED MARKINGS INDICATE FIRE LANE IDENTIFICATION AND PARKING RESTRICTIONS FOR FIRE APPARATUS ACCESS ROADS. THESE ROADWAYS SHALL BE MARKED WITH PERMANENT SIGNAGE INDICATING "NO PARKING - FIRE LANE" IN ACCORDANCE WITH FIGURE 7 OF THE S.C.F.D. EMERGENCY APPARATUS ACCESS REQUIREMENTS DOCUMENT.
3. TREES DO NOT INTERFERE WITH AERIAL LADDER TRUCKS.
4. ALL BUILDINGS ARE 150' OR LESS FROM AN EMERGENCY VEHICLE ACCESS LANE.
5. FIRE ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES. AERIAL APPARATUS ACCESS ROADS MAY REQUIRE ADDITIONAL VERTICAL CLEARANCE.
6. DEAD-END FIRE ACCESS ROADS MORE THAN 150 FEET IN LENGTH (MEASURED FROM THE CURB PERPENDICULAR TO THE ROADWAY) SHALL BE PROVIDED WITH AN APPROVED TURNAROUND THAT ADHERES TO APPENDIX D FIGURE D103.1 OF THE CALIFORNIA FIRE CODE.

SITE FIRE LEGEND

- RED-PAINTED CURB SPANS PER NOTE 2
- WATER LINE
- FIRE HYDRANT
- FIRE TRUCK TURNING RADIUS (R=30' MIN.)



	feet
WIDTH	: 9.50
TRACK	: 8.00
LOCK TO LOCK TIME	: 6.0
STEERING ANGLE	: 29.2

SANTA CLARA AERIAL FIRE TRUCK

NOT TO SCALE

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PRELIMINARY SITE FIRE ACCESS PLAN

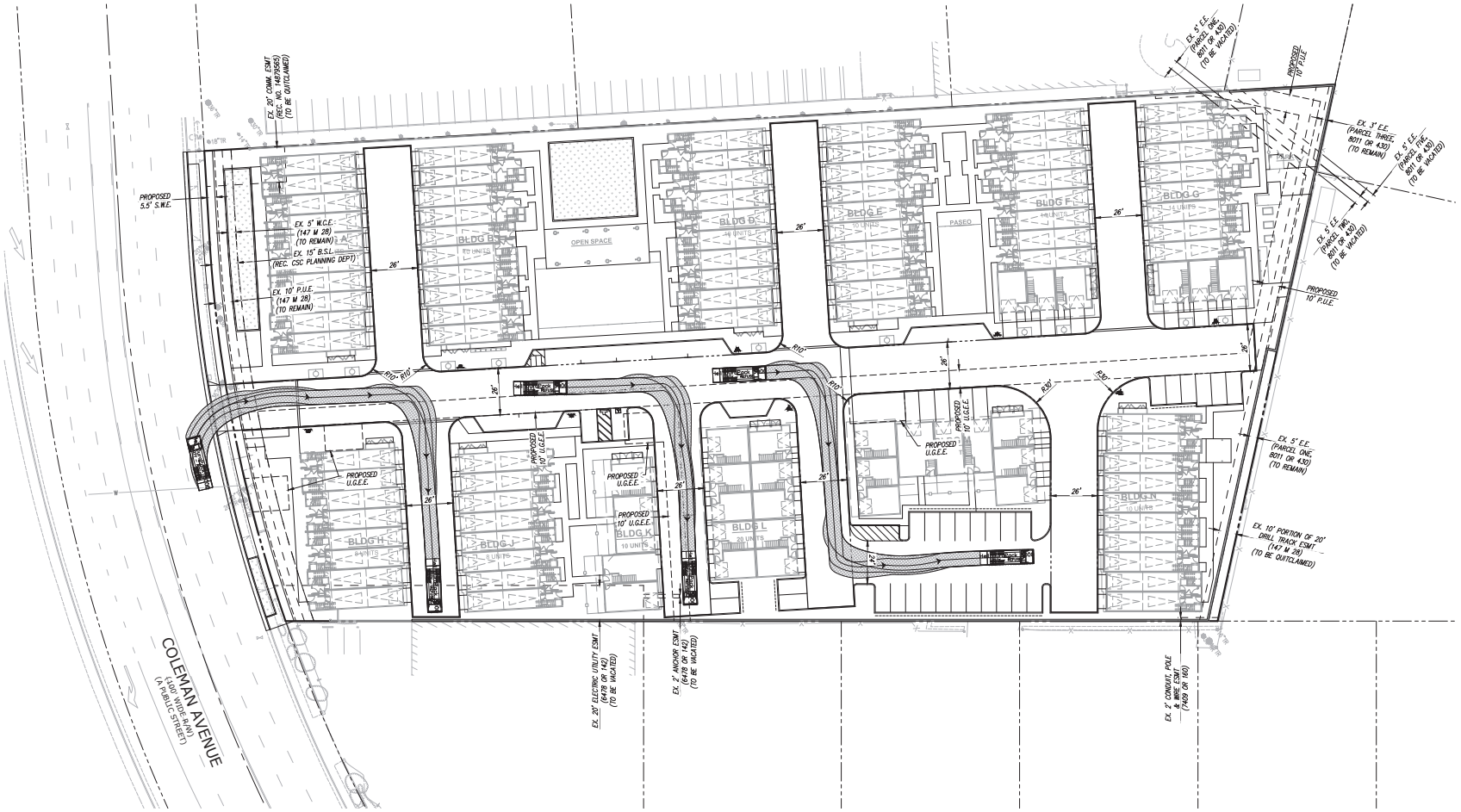
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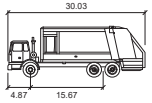


NORTH

0 15 30 60 90

Scale 1" = 30'

TRUCK PROFILE



Heil DuraPack 5000

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

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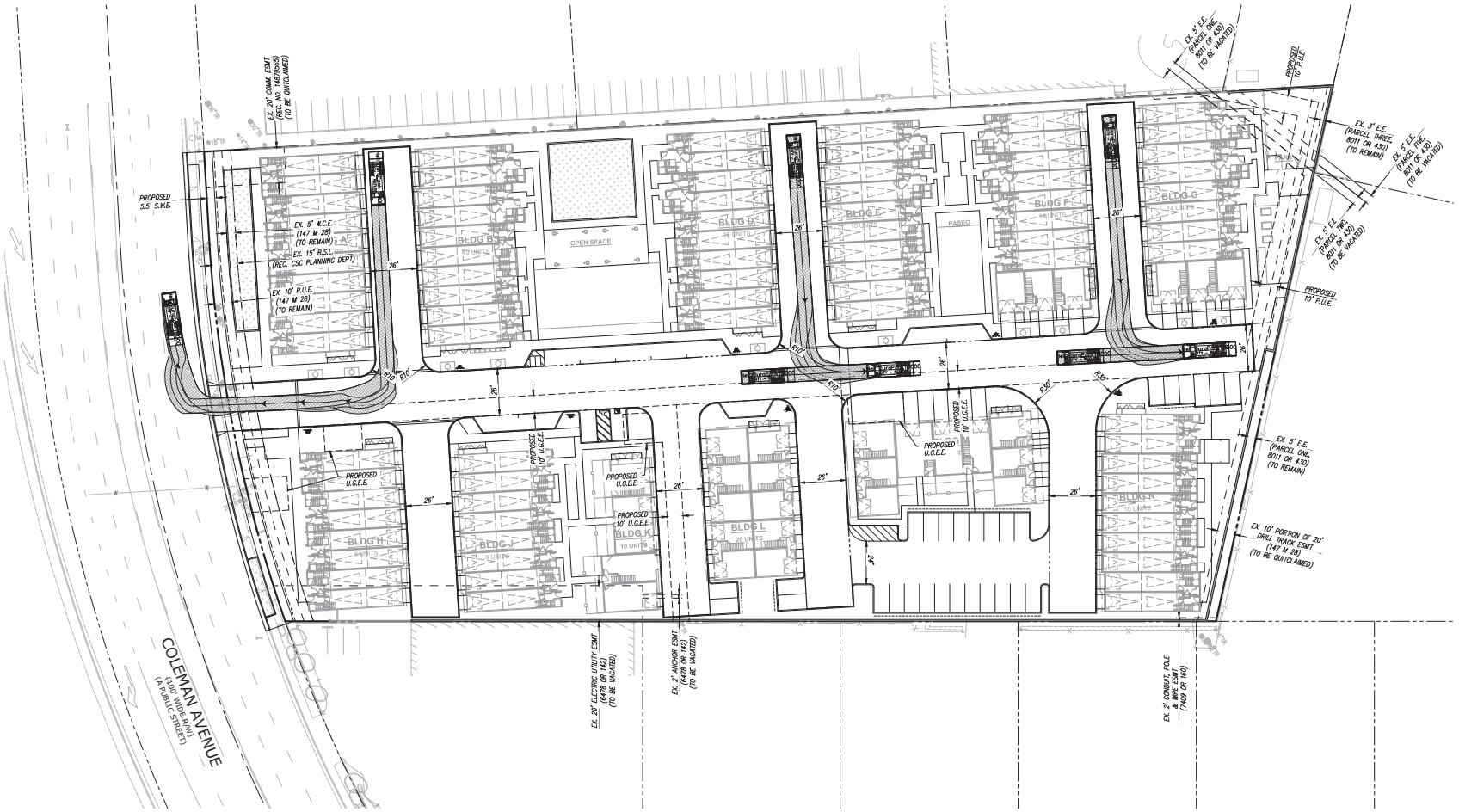
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TM-9.2

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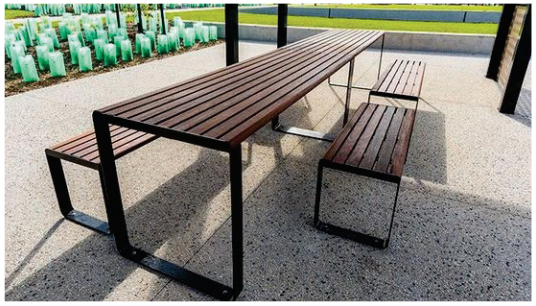
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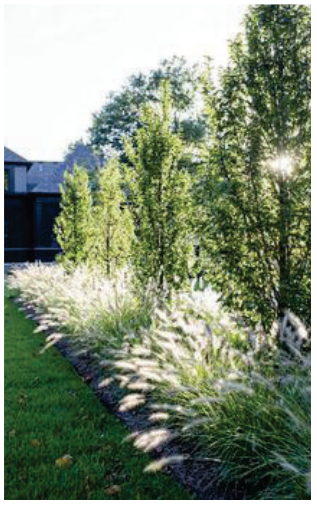
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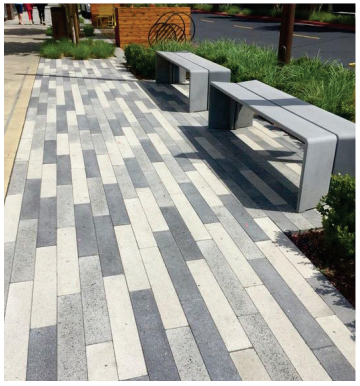
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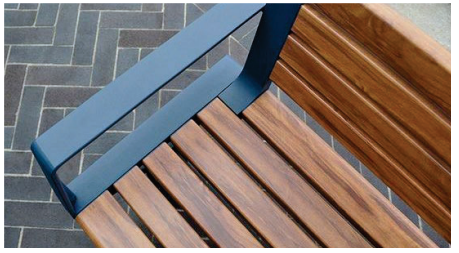








CONCEPT IMAGERY

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L-1

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LEGEND

1. Community Open Space and Barbecue Area - See Enlargement Sheet
2. Community Garden and Dog Run - See Enlargement Sheet
3. Parkway and Street Trees along Coleman Ave
4. Enhanced Vehicular Paving
5. Pedestrian Streetscape and Paseo Improvements:
   - -Enhanced Paving
   - -Street Furniture (Benches, Planters, Bike racks)
   - -Tree Planting in Accessible Grates
6. Overhead String Lights at Private Alleys
7. Stormwater Basin
8. Open Lawn Area
9. Private Patio
10. Community Parking Stall
11. Transformer
12. Shade Trees with Bench Seating
13. Overhead Trellis with Lounge Seating
14. Perimeter Block Wall and Pilasters
15. Community Mailboxes
16. Scooter Parking
17. Rideshare Drop Off

CONCEPTUAL LANDSCAPE PLAN

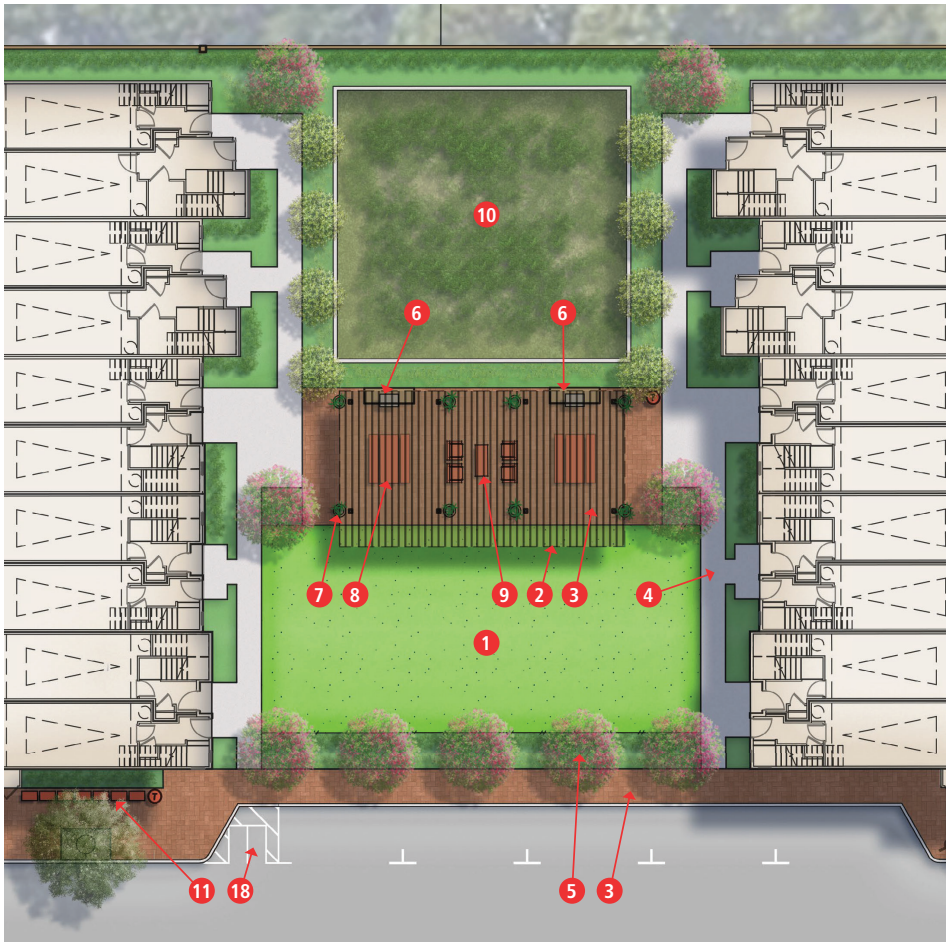
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COLEMAN VILLAGE

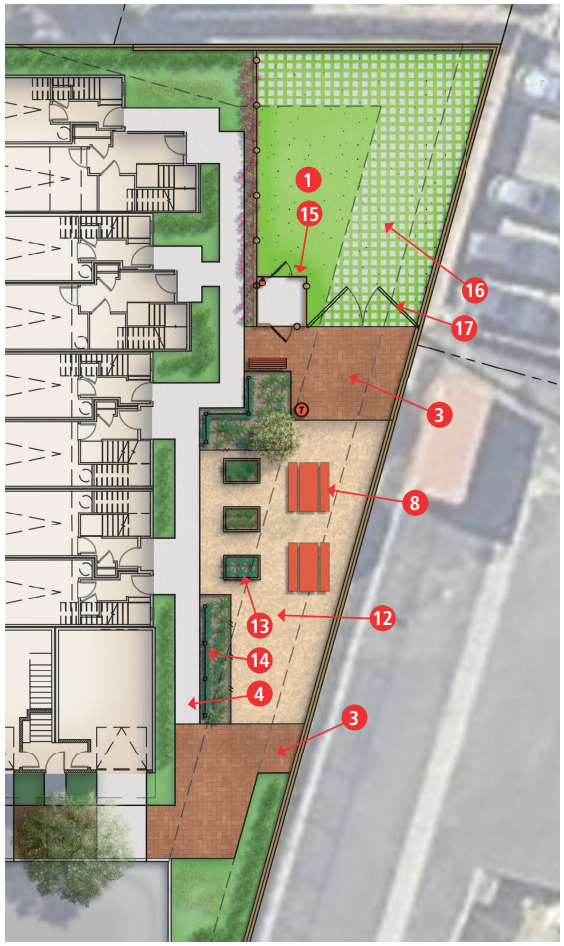
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COMMUNITY LAWN AND BARBECUE AREA



COMMUNITY GARDEN AND DOG RUN

LEGEND

1. Natural Turf Lawn
2. Shade Structure (46'x25')
3. Enhanced Pedestrian Paving
4. Community Walk (Natural Gray Concrete)
5. Accent Tree Row
6. Built-in Barbecue Island
7. Planter Pot
8. Picnic Table
9. Lounge Seating
10. Stormwater Basin
11. Community Mailbox
12. Decomposed Granite Paving
13. Raised Planter Bed
14. Vine Trellis
15. Dog Run Entry and Perimeter Fence
16. Turf Block Pavers at Utility Access Easement
17. Utility Access Easement Gate
18. Scooter Parking

CONCEPTUAL LANDSCAPE ENLARGEMENTS

0 5' 10' 20'
Scale: 1" = 10'-0"

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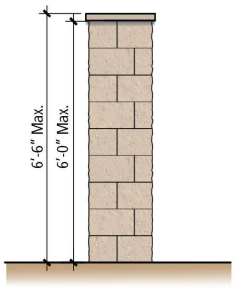
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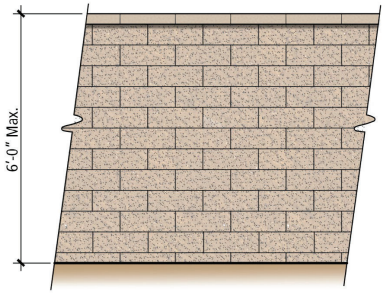


LEGEND

- Property Line Fence/Gate (6' ht.)
- Property Line Pilaster (6'-6"' ht.)
- Patio Fence/Gate (3'-6" ht.)
- Dog Park Fence/Gate (5'-6" ht.)



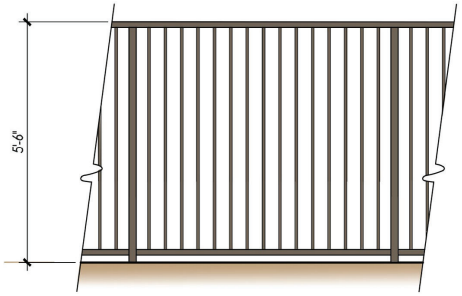
PROPERTY LINE PILASTER
SCALE: 3/8"=1'-0"



PROPERTY LINE WALL
SCALE: 3/8"=1'-0"



PATIO FENCE/GATE
SCALE: 3/8"=1'-0"



DOG PARK FENCE
SCALE: 3/8"=1'-0"

0 15' 30' 60'
Scale: 1"= 30'-0"

CONCEPTUAL WALL AND FENCE PLAN

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CONCEPTUAL PLANT PALETTE

TREES (24"Box Min.)

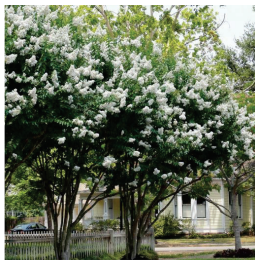
SCIENTIFIC NAME	COMMON NAME
Acer macrophyllum	Big-leaf Maple
Arbutus menziesii	Madrone
Betula spp.	Birch
Cercis canadensis	Eastern Rosebud
Cercis occidentalis	Western Redbud
Cornus kousa	Kousa Dogwood
Ginkgo biloba 'Goldspine'	Autumn Gold Maidenhair Tree
Lagerstroemia h. 'Natchez'	Crape Myrtle
Magnolia stellata	Star Magnolia
Podocarpus gracilior	Afrocarpus gracilior
Pistacia chinensis	Chinese Pistache
Platanus acerifolia	London Plane Tree
Platanus racemosa	Sycamore

SHRUBS, GRASSES, AND GROUNDCOVER (5 Gal. Min.)

SCIENTIFIC NAME	COMMON NAME
Achillea millefolium	Yarrow
Agave attenuata	Foxtile Agave
Alyogyne huegelii	Blue hibiscus
Anigozanthos flavidus	Tall Kangaroo Paw
Arctostaphylos 'pacific mist'	Pacific Mist Manzanita
Arctostaphylos uva-ursi	Uva-ursi Manzanita
Calycanthus occidentalis	Spice Bush
Camellia spp.	Camellia
Carex tumulicola	Foothill Sedge
Ceanothus sp.	Wild Lilac
Cornus sericea	Creek Dogwood
Cornus sericea ssp. Occidentails	Western Dogwood
Dianella spp.	Flax Lily
Equisetum hyemale	Horsetail
Erigeron karvinskianus	Mexican Fleabane
Eriogonum spp.	Buckwheat
Frangula californica	Coffeeberry
Grevillea spp.	Grevillea
Heuchera sanguinea	Coral Bells
Heteromeles arbutifolia	Toyon
Ilex spp.	Holly
Iris douglasiana	Douglas' Iris
Juncus patens	California Gray Rush
Lavandula angustifolia	English Lavender
Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye
Lomandra sp.	Dwarf Mat Rush
Lonicera ssp.	Honeysuckle
Mimulus sp.	Monkey Flower
Muhlenbergia ssp.	Deer Grass
Myoporum p. 'Putah Creek'	Creeping Myoporum
Olea europaea 'Little Ollie'	Little Ollie Dwarf Olive
Penstemon spectabilis	Showy Penstemon
Phormium spp.	New Zealand Flax
Pittosporum spp.	Pittosporum
Podocarpus elongatus 'Icee Blue'	Icee Blue Yellow-wood
Polystichum munitum	Western Sword Fern
Prunus ilicifolia	Hollyleaf Cherry
Pyracantha x fortuneana 'Graberi'	Graberi firethorn
Rhododendron occidentale	Western Azalae
Rosa spp.	Rose
Rosmarinus officinalis	Rosemary
Sedum spp.	Stonecrop
Woodwardia ambriata	Giant Chain Fern
Westringia sp.	Coast Rosemary
Turf Grass	

VINE AND ESPALIER (5 Gal. Min.)

SCIENTIFIC NAME	COMMON NAME
Eriobotrya ssp.	Loquat
Lonicera japonica 'Halliana'	Hall's Honeysuckle
Rosa banksiae	Lady Banks' Rose
Vitis 'Rogers Red'	Roger's Red Grape























Note:
1. Subject to change due to MWELO and availability.

CONCEPTUAL PLANTING PALETTE

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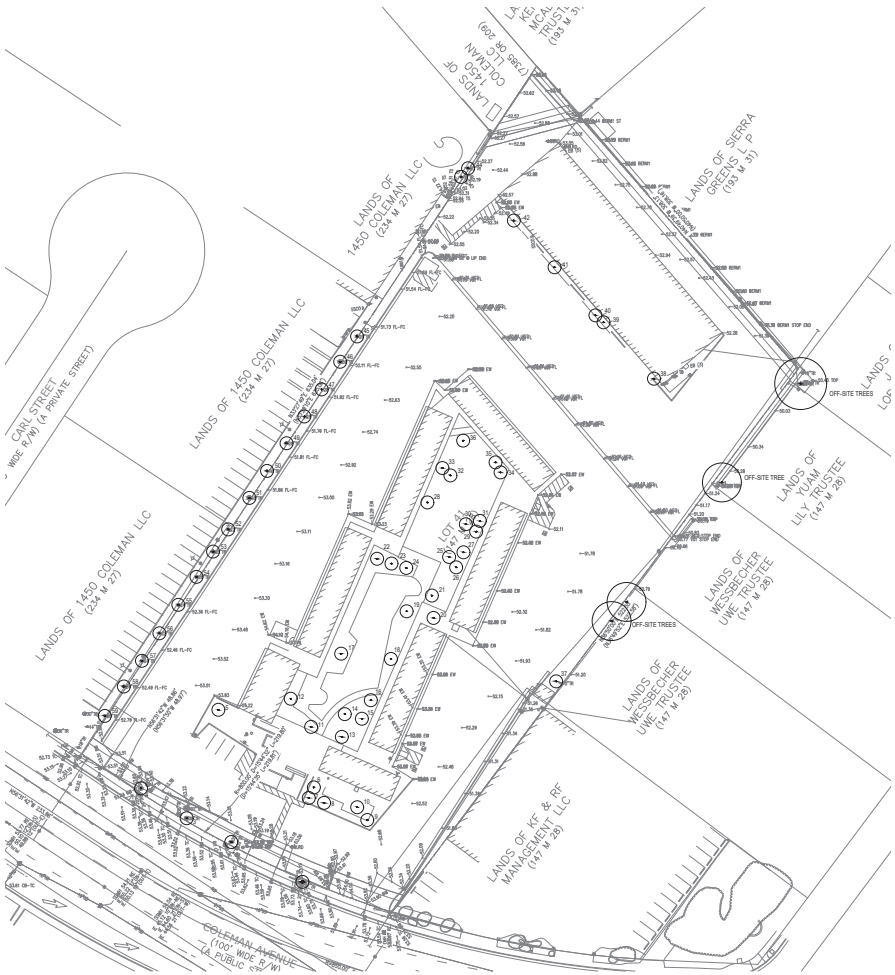
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EXISTING TREE PLAN

TREE #	BOTANICAL NAME	COMMON NAME	DBH (INCHES)	CIRCUMFERENCE (INCHES)	PROTECTED TREE	SPECIMEN TREE SEE EZ	HEALTH	PRESERVATION SUITABILITY	NOTES
1	*Yucca gigantea*	Yucca	18.0	57	YES	NO	3	Poor	SD, MT, Conflict with power lines
2	*Yucca gigantea*	Yucca	36.0	113	YES	NO	3	Poor	SD, MT, Conflict with power lines
3	*Yucca gigantea*	Yucca	36.0	113	YES	NO	3	Poor	SD, MT, Conflict with power lines
4	*Yucca gigantea*	Yucca	38.0	119	YES	NO	3	Poor	SD, MT, Conflict with power lines
5	*Olea europaea*	Olive Tree	9.0	28	YES	NO	2	Moderate	MT,SD, Topiary
6	*Lagerstroemia indica*	Crape Myrtle	9.0	28	YES	NO	4	Good	SL LN
7	*Lagerstroemia indica*	Crape Myrtle	9.0	28	YES	NO	4	Good	SL LN
8	*Lagerstroemia indica*	Crape Myrtle	10.0	31	YES	NO	4	Good	SL LN
9	*Olea europaea*	Olive Tree	8.0	25	YES	NO	2	Poor	MT,SD, Topiary
10	*Olea europaea*	Olive Tree	8.0	25	YES	NO	2	Poor	MT,SD, Topiary
11	*Acer palmatum*	Japanse Maple	4.0	13	YES	NO	4	Good	MT
12	*Lagerstroemia indica*	Crape Myrtle	6.0	19	YES	NO	4	Good	
13	*Betula pendula*	White Birch	14.0	44	YES	NO	2	Poor	LN,SD,IB,CR,SED
14	*Betula pendula*	White Birch	9.0	28	YES	NO	2	Poor	LN,SD,IB,CR,SED
15	*Betula pendula*	White Birch	12.0	38	YES	NO	2	Poor	LN,SD,IB,CR,SED
16	*Betula pendula*	White Birch	12.0	38	YES	NO	2	Poor	LN,SD,IB,CR,SED
17	*Eriobotrya japonica*	Loquat Tree	12.0	38	YES	NO	2	Poor	LN,CR,SD
18	*Maytenus boaria*	Mayten Tree	13.0	41	YES	NO	2	Poor	LN,CR,SD
19	*Maytenus boaria*	Mayten Tree	9.0	28	YES	NO	2	Poor	LN,CR,SD
20	*Betula pendula*	White Birch	10.0	31	YES	NO	2	Poor	LN,CR,SD
21	*Acer palmatum*	Japanse Maple	4.0	13	YES	NO	4	Good	MT
22	*Prunus cerasifera 'Atropurpurea'*	Plum Tree	8.0	25	YES	NO	4	Good	
23	*Prunus cerasifera 'Atropurpurea'*	Plum Tree	7.0	22	YES	NO	4	Good	
24	*Prunus cerasifera 'Atropurpurea'*	Plum Tree	11.0	35	YES	NO	4	Good	
25	*Prunus cerasifera 'Atropurpurea'*	Plum Tree	8.0	25	YES	NO	4	Good	
26	*Prunus cerasifera 'Atropurpurea'*	Plum Tree	9.0	28	YES	NO	4	Good	
27	*Prunus cerasifera 'Atropurpurea'*	Plum Tree	5.0	16	YES	NO	4	Good	
28	*Eriobotrya japonica*	Loquat Tree	9.0	28	YES	NO	2	Poor	LN,CR,SD
29	*Prunus cerasifera 'Atropurpurea'*	Plum Tree	8.0	25	YES	NO	4	Good	
30	*Prunus cerasifera 'Atropurpurea'*	Plum Tree	8.0	25	YES	NO	4	Good	
31	*Prunus cerasifera 'Atropurpurea'*	Plum Tree	8.0	25	YES	NO	4	Good	
32	*Maytenus boaria*	Mayten Tree	12.0	38	YES	NO	1	Poor	SD,SED,CDB
33	*Maytenus boaria*	Mayten Tree	11.0	35	YES	NO	1	Poor	SD,SED,CDB
34	*Betula pendula*	White Birch	10.0	31	YES	NO	1	Poor	SD,SED,CDB
35	*Betula pendula*	White Birch	9.0	28	YES	NO	1	Poor	SD,SED,CDB
36	*Olea europaea*	Olive Tree	12.0	38	YES	NO	2	Moderate	MT,SD, Topiary
37	*Acacia melanoxylon*	Blackwood Acacia	10.0	31	YES	NO	1	Poor	CD,SD, Volunteer
38	*Juniperus chinensis 'Torulosa'*	Hollywood Juniper	13.0	41	YES	NO	2	Poor	CR,LN
39	*Juniperus chinensis 'Torulosa'*	Hollywood Juniper	10.0	31	YES	NO	2	Poor	CR,LN
40	*Juniperus chinensis 'Torulosa'*	Hollywood Juniper	10.0	31	YES	NO	2	Poor	CR,LN
41	*Juniperus chinensis 'Torulosa'*	Hollywood Juniper	11.0	35	YES	NO	2	Poor	CR,LN
42	*Juniperus chinensis 'Torulosa'*	Hollywood Juniper	10.0	31	YES	NO	2	Poor	CR,LN
43	*Fraxinus udhei*	Shamel Ash	9.0	28	YES	NO	1	Poor	CR,SD, Volunteers
44	*Fraxinus udhei*	Shamel Ash	13.0	41	YES	NO	1	Poor	CR,SD, Volunteers
45	*Fraxinus udhei*	Shamel Ash	24.0	75	YES	NO	3	Moderate	CR
46	*Fraxinus udhei*	Shamel Ash	33.0	104	YES	NO	3	Moderate	CR
47	*Fraxinus udhei*	Shamel Ash	28.0	88	YES	NO	3	Moderate	CR
48	*Fraxinus udhei*	Shamel Ash	29.0	91	YES	NO	3	Moderate	CR
49	*Fraxinus udhei*	Shamel Ash	26.0	82	YES	NO	3	Moderate	CR
50	*Fraxinus udhei*	Shamel Ash	20.0	63	YES	NO	3	Moderate	CR
51	*Fraxinus udhei*	Shamel Ash	36.0	113	YES	NO	3	Moderate	CR
52	*Fraxinus udhei*	Shamel Ash	25.0	79	YES	NO	3	Moderate	CR
53	*Fraxinus udhei*	Shamel Ash	34.0	107	YES	NO	3	Poor	CR, SD, Conflict with power lines, topped
54	*Fraxinus udhei*	Shamel Ash	30.0	94	YES	NO	3	Poor	CR, SD, Conflict with power lines, topped
55	*Fraxinus udhei*	Shamel Ash	22.0	69	YES	NO	3	Poor	CR, SD, Conflict with power lines, topped
56	*Fraxinus udhei*	Shamel Ash	21.0	66	YES	NO	3	Poor	CR, SD, Conflict with power lines, topped
57	*Fraxinus udhei*	Shamel Ash	24.0	75	YES	NO	3	Poor	CR, SD, Conflict with power lines, topped
58	*Fraxinus udhei*	Shamel Ash	23.0	72	YES	NO	3	Poor	CR, SD, Conflict with power lines, topped
59	*Fraxinus udhei*	Shamel Ash	22.0	69	YES	NO	3	Poor	CR, SD, Conflict with power lines, topped

TABLE 1 - TREE QUANTITY SUMMARY

Tree Quantity by Species		
Species	**Quantity**	**% of Site**
Acacia melanoxylon	1	2%
Acer palmatum	2	3%
Betula pendula	7	12%
Eriobotrya japonica	2	3%
Fraxinus udhei	17	29%
Lagerstroemia indica	4	7%
Juniperus chinensis 'Torulosa'	5	8%
Maytenus boaria	4	7%
Prunus cerasifera 'Atropurpurea'	9	15%
Olea europaea	4	7%
Yucca gigantea	4	7%
Total Trees	**59**	**100%**

NOTES:

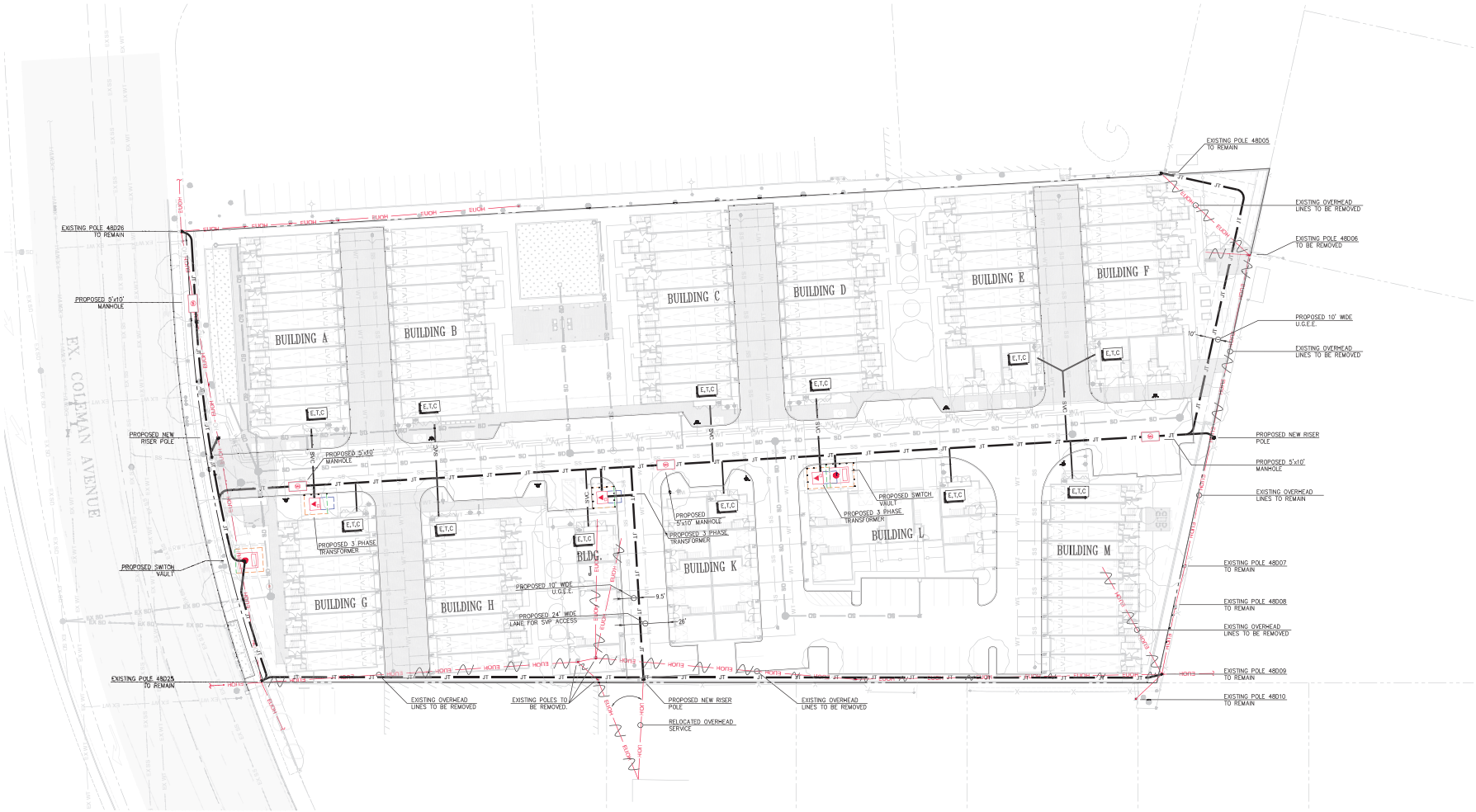
-A total of 59 existing trees are located on this site, all 59 will require removal for this project.

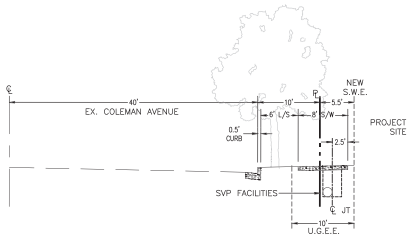
-Per city requirements, any removed trees must be replaced at a ratio of 2:1, for a requirement replacement number of 118.

-The current site plan proposes 64 new trees.

COLEMAN VILLAGE
CITY VENTURES
1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050

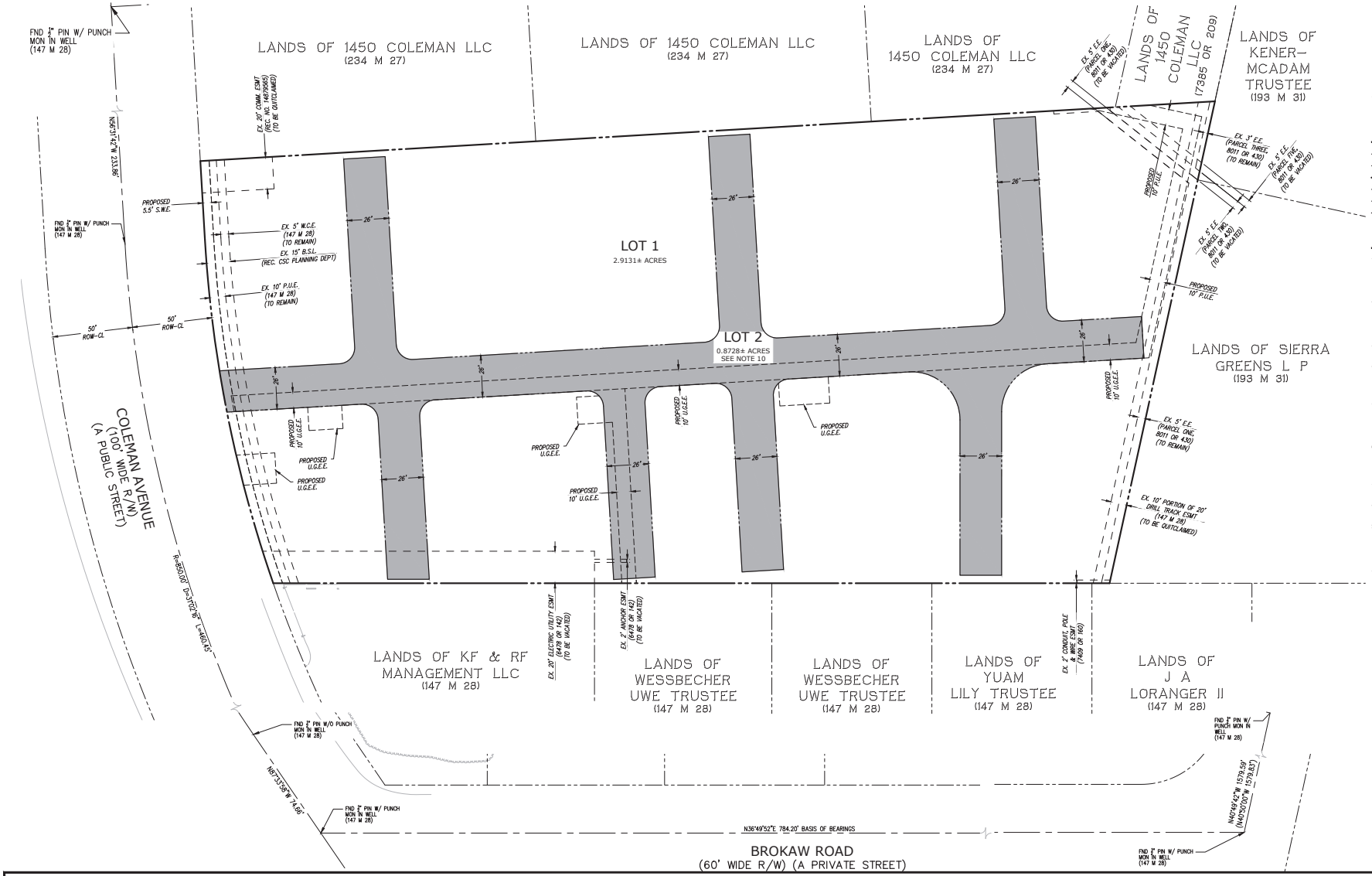
C2 Collaborative
HUNT HALE JONES
CITY VENTURES
Building It Forward





EX. COLEMAN AVENUE
TYPICAL STREET SECTION
SCALE: 1"=10'

0 15 3
SCALE:



0 15 30 60 90

Scale 1" = 30'

SUBDIVISION LEGEND

- ADJACENT PROPERTY LINE
- STREET CENTERLINE OR MONUMENT LINE
- DISTINCTIVE BORDER
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED LOT LINE

SUBDIVISION NOTES

1. THIS VESTING TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT ARTICLE 2, SECTION 66452 AND CHAPTER 4.5, AS APPLICABLE. ALL DIMENSIONS AND AREAS SHOWN HEREON ARE APPROXIMATELY ONLY AND SUBJECT TO CHANGE.
2. THE TOTAL AREA SHOWN WITHIN THE DISTINCTIVE BORDER IS APPROXIMATELY 3.7859± ACRES. ALL PROPOSED DISTANCES AND BEARINGS SHOWN SHOWN ARE APPROXIMATE AND WILL BE FINALIZED AT THE PARCEL MAP STAGE.
3. THIS SUBDIVISION SHALL CONFORM TO THE STREET TREE PLAN OF THE CITY OF SANTA CLARA.
4. NON-BUILDABLE AREAS WILL BE DESIGNATED AS COMMON AREA TO PROVIDE EASEMENTS FOR PRIVATE INGRESS AND EGRESS, EMERGENCY VEHICLE ACCESS, SHARED UTILITIES, PRIVATE DRAINAGE AND RELATED REQUIREMENTS.
5. ADDITIONAL PRIVATE EASEMENT NEEDS MAY BE IDENTIFIED IN FURTHER STAGES OF DESIGN, AND WILL BE RECORDED THROUGH SEPARATE INSTRUMENTS. ALL EXISTING EASEMENTS ON-SITE ARE TO BE QUITCLAIMED OR VACATED, UNLESS NOTED OTHERWISE.
6. COVENANTS, CONDITIONS & RESTRICTIONS (CC&R's) WILL BE PREPARED TO FACILITATE AND MANAGE THE OPERATIONS, MAINTENANCE AND RELATED FUNCTIONS OF THE COMMON AREAS.
7. NO GEOTECHNICAL REPORT HAS BEEN PREPARED FOR THIS DEVELOPMENT.
8. LOT 1 SHALL BE DEDICATED FOR CONDOMINIUM PURPOSES.
9. UNDERGROUND ELECTRICAL EASEMENT FOR THE BENEFIT OF SILICON VALLEY POWER WILL BE DEDICATED ALONG PORTIONS OF JOINT TRENCH THAT INCLUDE ELECTRICAL CONDUIT. SEE PLANS FOR TARRAR FOR DRY UTILITY LAYOUT.
10. LOT 2 TO BE RESERVED FOR PRIVATE STREETS, EMERGENCY VEHICLE ACCESS EASEMENT (E.V.A.E.), PUBLIC ACCESS EASEMENT (P.A.E.). PRIVATE PARKING EASEMENT.

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050

City Ventures | HUNT HALE JONES | C2 Collaborative

KIER+WRIGHT
3350 Scott Boulevard, Building 22
Santa Clara, California 95054
Phone: (408) 727-6665
www.kierwright.com

VESTING TENTATIVE MAP

TM-3.1

DATE: 05.07.2025

PROJECT: A23161-1

HUNT HALE JONES ARCHITECTS

Z:\2023\A23161-1\DWG\ENTITLEMENTS\TENTATIVE MAP\A23161-1 TM-VTM.dwg 6-20-25 04:15:08 PM nbui

25-784 **Agenda Date: 8/13/2025**

REPORT TO PLANNING COMMISSION

SUBJECT

Public Hearing: Action on a Variance (PLN24-00514) to Locate a Six-Foot Wrought Iron Fence Within the 10-Foot Street Side Setback and Within the 20-Foot Front Setback Proposed at 572 Woodhams Road (Continued from the May 21, 2025, Planning Commission Meeting)

REPORT IN BRIEF

File No.(s): **PLN24-00514**
Project: **Variance** to locate a six-foot wrought iron fence within the required 10-foot street side setback and 20-foot front setback.
Applicant: Thuy Hoa Nguyen
Owner: Thuy Hoa Nguyen
General Plan: Very Low Density Residential
Zoning: Single-Family (R1-6L)
Site Area: 10,825 square-foot
Existing Site Conditions: The property is developed with a one-story single-family residence.

Surrounding Land Uses:
North: Single-Family Residential
South: Single-Family Residential
East: Single-Family Residential
West: Single-Family Residential

Issues: Consistency with the City's General Plan and conformance with the City's Zoning Ordinance

Staff Recommendation: Deny the application for a variance to locate a six-foot wrought iron fence within the required 10-foot street side setback and 20-foot front setback proposed at 572 Woodhams Road

BACKGROUND

On October 4, 2024, Thuy Hoa Nguyen ("Owner" and "Applicant") filed an application for a Variance to permit a six-foot wrought iron fence that was erected without benefit of a permit or zoning approval within the required 10-foot street side setback and 20-foot front setback.

A publicly noticed Planning Commission Hearing was held on December 4, 2024, to consider the proposed Variance where staff requested a continuance to the January 15, 2025, Planning Commission hearing because staff was not able to confirm attendance of the applicant. At the January 15, 2025, meeting, a further continuance was requested to accommodate the applicant's inability to attend the meeting. The item was continued to date uncertain.

A publicly noticed Planning Commission Hearing was scheduled for May 21, 2025, Planning Commission Hearing where the applicant requested a continuance of this item to the August 13, 2025, Planning Commission meeting due to their inability to attend the May 21, 2025, Planning Commission hearing due to a medical emergency.

There is an active City code enforcement case for the proposed fence at this property. City records indicate the residence was constructed in 1963, and historical imagery indicates that the exterior has not been significantly altered since 1968. The subject site is a corner parcel and is zoned Single-Family (R1-6L) with a General Plan land use designation of Very Low Density Residential.

Variance
Consistent with Santa Clara City Code (SCCC) Chapter 18.124, the applicant applied for a Variance to locate a six-foot wrought iron fence within the required street side and front setbacks. Variance applications require a decision by the Planning Commission following a public hearing.

According to SCCC Section 18.34.040 (Table 3-1), single-family zoned properties shall maintain a maximum three-foot (3') fence height within the required 10-foot street side setback area along the street side property line and within the required 20-foot front setback area. All other areas of a parcel can have a fence up to six feet in height with an additional one foot of lattice. The six-foot fence encroaches into the street side yard setback by 10 feet and a few feet into the front setback. Where located, the fence is only permitted to be a maximum of three feet in height.

DISCUSSION
The site consists of a single-family residence and has not been significantly altered since being constructed in 1963. The residence is approximately 2,890 square feet and is on an approximately 10,825 square-foot lot. The minimum lot size for a Single-Family R1-6L lot is 6,000 square feet. The proposal would be unique to this property, as other properties have maintained the required setback and height for fences on this block. See Attachment 5 for the photographs of the site and vicinity. The site includes a seven-foot-tall wooden fence (including a one-foot lattice) that predates the added wrought-iron fence (Attachment 3). The existing residence sits about 20-feet from the front property line and 16-feet from the street side property line (consistent with the zoning setback).

The site does not have any unusual circumstance that create non-conforming street side and front setback that would necessitate a six-foot wrought iron fence to be located within the required setbacks.

The applicant intends to keep both fences for additional security, indicating that they have had multiple attempted burglaries, trespassing and loitering incidents, several car accidents at the four-way stop at the corner of their yard, and illegal dumping. It is the Planning Division's determination that any fence should located to meet the required maximum height in the required 10-foot street side setback and 20-foot front setback.

The existing placement of the fence is out of character compared to the rest of the neighborhood. Allowing the fence at the property line, immediately behind the sidewalk results in this particular property having a zero-foot street side setback for a six-foot wrought iron fence. The house is situated approximately 16-feet from the street side property line, where a 10-foot setback is the requirement. It is reasonable that the applicant could locate the six-foot wrought iron fence in place of where the wooden fence is located to maintain all SCCC rules and regulations.

Consistency with the General Plan

The General Plan designation for the project site is Very Low Density Residential. This classification is intended for residential densities of up to ten units per gross acre. Development is typically single family in scale and character, with a prevailing building type of single family detached dwelling units. Development in this classification maintains a feeling of suburban living with setbacks between structures, parking, large, landscaped yards and tree lined streets. The proposed project would expand the scale of the existing single-family residence and is inconsistent with the following General Plan Policies and Goals:

- 5.3.1 P29. Encourage design of new development to be compatible with, and sensitive to, nearby existing and planned development, consistent with other applicable General Plan policies.

- 5.3.2 G4. Respect for the existing character and quality of adjacent neighborhoods from new residential development and redevelopment.

The proposal is inconsistent with the pattern of development in the neighborhood. An encroachment for a six-foot wrought iron fence in the street side setback at zero feet and a few feet within the front setback would be out of character with the surrounding area and disrupt the streetscape that has been created by standardized and established setback requirements. In addition, having two fences of identical height so close to each other is also incompatible with the pattern of development in the neighborhood.

Zoning Conformance

The zoning designation for the project site is Single-Family (R1-6L). The intent of this zone is to protect and preserve the residential characteristics of existing single-family neighborhoods and to provide a suitable environment for family life. The proposed project does not comply with the SCCC Section 18.34.040, Table 3-1, which requires a maximum three-foot height fence in the required 10-foot street side setback and 20-foot front setback.

Pursuant to SCCC Section 18.124.010, variances shall only be approved when, because of special circumstances applicable to the property, the strict application of the Zoning Code denies the owner of the property privileges enjoyed by other property located nearby and in an identical zone. Specific findings are required and associated conditions are applied that would work together to guarantee that the Variance shall not constitute an approval of special privilege(s) inconsistent with the limitations upon other property in the vicinity and zone in which the subject property is located.

The required findings are as follows:

1. There are special circumstances or conditions applicable to the subject property or existing buildings (e.g., location, shape, size, surroundings, topography, or other physical features) that do not apply generally to other properties in the vicinity under an identical zoning classification;
    a. The property at 572 Woodhams Road does not have unusual conditions, the lot is larger than the minimum lot size and the residence is similarly sized to surrounding single-family homes.

2. Strict compliance with Zoning Code requirements would deprive the subject property of

privileges enjoyed by other property in the vicinity and under an identical zoning classification;
   a. The granting of the variance is not necessary for the enjoyment of the property, the homeowner could locate the fence to meet the 10-foot street side setback while still meeting the zoning code requirements.

3. Approving the Variance would not constitute a grant of special privilege inconsistent with the limitations on other properties in the same vicinity and zone in which the subject property is situated; and
   a. The subject property is like many other street properties in the R1-6L zoning district. The granting of this encroachment would be a special privilege as the property is comparable to many R1-6L zoned lots in this neighborhood and throughout the City.

4. Granting the Variance will not adversely affect the interests of the public or the interests of residents and property owners in the vicinity of the subject property in question.
   a. The granting of the variance would adversely impact the general interests of the residents or property owners in the vicinity of the subject property because placing the fence at zero-foot street side setback may introduce visual impediments for the users of the neighboring driveway and on Forbes Avenue. Locating the fence at zero-foot street side setback may disrupt the harmonious streetscape for the neighborhood that residents have enjoyed for years from established setback requirements.

Conclusion

In reviewing the SCCC and the proposed project, staff finds that the proposed fence located at zero feet within the required 10-foot street side setback and encroachment into the required 10-foot street side setback and 20-foot front setback site would not meet the findings for a variance. The proposed project does not have any unusual or special conditions that do not apply to surrounding properties. The fence could be relocated to meet the 10-foot street side and 20-foot front setback requirements which would allow the project to move forward without a variance. The granting of this variance would be a special privilege as this property's layout exists for many R1-6L zoned lots in this neighborhood and throughout the City. The granting of this variance, moreover, is adverse to the general interests of the residents or the property owners because the project may introduce visual impediments and disrupt the harmonious streetscape enjoyed by residences created by well-established setback requirements. Therefore, staff does not support the granting of the variance.

ENVIRONMENTAL REVIEW

Staff's recommendation is that the Planning Commission deny the Variance application. CEQA Guidelines Section 15270(a) provides that "CEQA does not apply to projects which a public agency rejects or disapproves."

If, however, the Planning Commission votes to approve the Variance, the project would be categorically exempt per Class 3, Section 15303 (e) New Construction or Conversion of Small Structures, which allows for the construction of limited numbers of new, small facilities or structures including "[a]ccessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences."

FISCAL IMPACT

There is no impact to the City for processing the requested application other than administrative staff time and expense typically covered by processing fees paid by the applicant.

COORDINATION
This report has been coordinated with the City Attorney's Office.

PUBLIC CONTACT
Public contact was made by posting the Planning Commission agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <mailto:clerk@santaclaraca.gov> or at the public information desk at any City of Santa Clara public library.

A public hearing notice was mailed to property owners within a 300-foot radius of the project site on July 31, 2025.

Public Comment
Attachment 6 includes public correspondence received regarding the fence.

RECOMMENDATION
Adopt a resolution denying the variance to locate a six-foot wrought iron fence within the required 10-foot street side setback and 20-foot front setback proposed at 572 Woodhams Road, subject to findings.

Prepared by: Meha Patel, Associate Planner
Reviewed by: Alexander Abbe, Assistant City Attorney
Approved by: Lesley Xavier, Planning Manager

ATTACHMENTS
1. Vicinity Map
2. Resolution to Deny
3. Zoning Code Fence and Classic Code Fence Regulations
4. Site Plan
5. Code Enforcement Photos
6. Correspondence

City of Santa Clara
The Center of What's Possible

Vicinity Map (Zoning) - 572 Woodhams Road



Legend

Residential

- R1-6L - Single Family
- R1-8L - Single Family
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- R5 - Very High Density Residential
- TN - Transit Neighborhood
- UC - Urban Center
- UV - Urban Village
- VR - Village Residential
- PH-R5 - Patrick Henry - Very High Density Residential
- HDF - High Density Flex
- LSAP - Lawrence Station Area Plan

Mixed Use

- MUCC - Mixed Use Community Commercial
- MUNC - Mixed Use Neighborhood Commercial
- MURC - Mixed Use Regional Commercial
- SCS - Santa Clara Station Focus Area

Public / Open Space

- OS - Parks/Open Space
- PQP - Public / Quasi Public

Commercial

- CC - Community Commercial
- CN - Neighborhood Commercial
- CR - Commercial Regional

Industrial

- HI - Industrial Heavy
- LI - Industrial Light

Office - R&D

- HO-RD - Office/R&D-High Intensity
- LO-RD - Low-Intensity Office/R&D

Form Based

- DNTW - Downtown

Planned Development

- PD - Planned Development
- PD-MC - Planned Development Master Community

0 200 400 ft

N

NAD_1983_2011_StatePanel_California_III_FIPS_0403_Ft_US

©City of Santa Clara

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

RESOLUTION NO. XX-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA DENYING A VARIANCE TO LOCATE A SIX-FOOT WROUGHT IRON FENCE WITHIN THE 10-FOOT STREET SIDE SETBACK AND WITHIN THE 20-FOOT FRONT SETBACK PROPOSED AT 572 WOODHAMS ROAD

PLN24-00514 (Variance)

WHEREAS, on October 4, 2024, Thuy Hoa Nguyen ("Owner" and "Applicant") filed an application for a Variance to permit an existing six-foot wrought iron fence within the required 10-foot street side setback and 20-foot front setback at a residence located at 572 Woodhams Road, Santa Clara ("Project Site");

WHEREAS, the lot is situated on the corner of Forbes Avenue and Woodhams Road;

WHEREAS, the Project Site is currently zoned as R1-6L, Single-Family;

WHEREAS, the applicant requests to locate the fence along the street side property line at 0-feet encroaching into the required 10-foot street side setback area and the required 20-foot front setback area as shown on the Development Plan, attached as Exhibit "Development Plan";

WHEREAS, the California Environmental Quality Act ("CEQA") Guidelines Section 15270 provides that "CEQA does not apply to projects which a public agency rejects or disapproves";

WHEREAS, the subject property meets the code required 6,000 square feet minimum lot size for Single Family zoned properties;

WHEREAS, a duly noticed public hearing was held before the Planning Commission on May 21, 2025 to consider the application, at which time the Commission opened the public hearing and then voted to continue the item to August 13, 2025;

WHEREAS, on July 31, 2025, the notice of public hearing for the August 13, 2025 Planning Commission meeting for this item was mailed to property owners within a 300-foot radius of the Project Site;

WHEREAS, on August 13, 2025, the Planning Commission resumed and concluded the public hearing. At the hearing, the Planning Commission invited and considered any and all verbal and written testimony offered in favor of and in opposition to the Project.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA AS FOLLOWS:

1. That the Planning Commission hereby finds the above Recitals are true and correct and by this reference makes them a part thereof.

2. That the Planning Commission hereby denies the Variance to locate the six-foot wrought iron fence within the required 10-foot street side setback and 20-foot front setback.

3. That pursuant to SCCC Section 18.124.050, the Planning Commission determines that the following findings do not exist in support of the variance:

1. There are special circumstances or conditions applicable to the subject property or existing buildings (e.g., location, shape, size, surroundings, topography, or other physical features) that do not apply generally to other properties in the vicinity under an identical zoning classification;
    a. The property at 572 Woodhams Road does not have unusual conditions, the lot is larger than the minimum lot size and the residence is similarly sized to surrounding single-family homes.
2. Strict compliance with Zoning Code requirements would deprive the subject property of privileges enjoyed by other property in the vicinity and under an identical zoning classification;
    a. The granting of the variance is not necessary for the enjoyment of the property, the homeowner could locate the fence to meet the 10-foot street side setback while still meeting the zoning code requirements.

3. Approving the Variance would not constitute a grant of special privilege inconsistent with the limitations on other properties in the same vicinity and zone in which the subject property is situated; and
    a. The subject property is like many other street properties in the R1-6L zoning district. The granting of this encroachment would be a special privilege as the property is comparable to many R1-6L zoned lots in this neighborhood and throughout the City.
4. Granting the Variance will not adversely affect the interests of the public or the interests of residents and property owners in the vicinity of the subject property in question.
    a. The granting of the variance would adversely impact the general interests of the residents or property owners in the vicinity of the subject property because placing the fence at 0-foot street side setback may introduce visual impediments for the users of the neighboring driveway and on Forbes Avenue. Locating the fence at 0-foot street side setback may disrupt the harmonious streetscape for the neighborhood that residents have enjoyed for years from established setback requirements.

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4. Effective date. This resolution shall become effective immediately.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 13h DAY OF AUGUST, 2025, BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ATTEST: _____
AFSHAN HAMID
DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF SANTA CLARA

Attachments Incorporated by Reference:
1. Development Plan

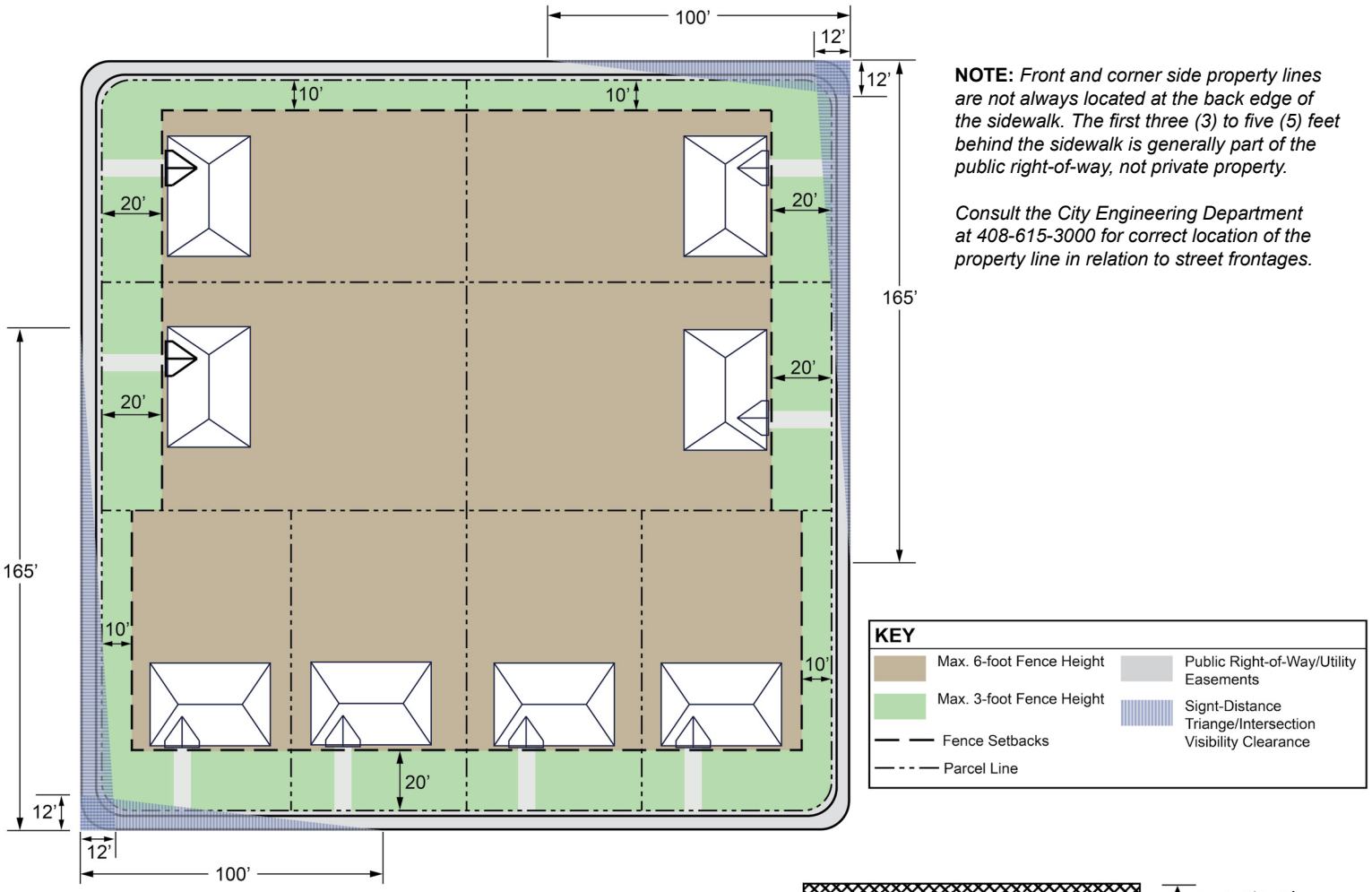
City of Santa Clara
The Center of What's Possible

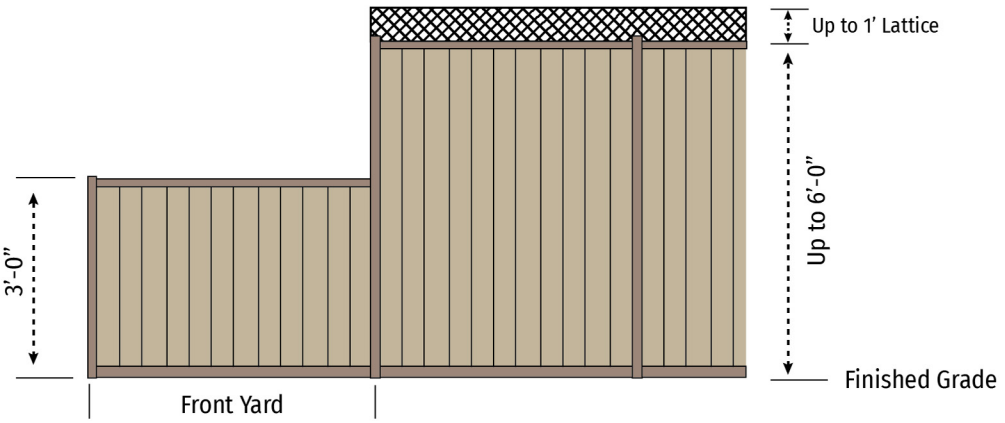
Planning Division: (408) 615-2450
Email: planning@santaclaraca.gov

Fences, Walls, Hedges and Screens Regulations

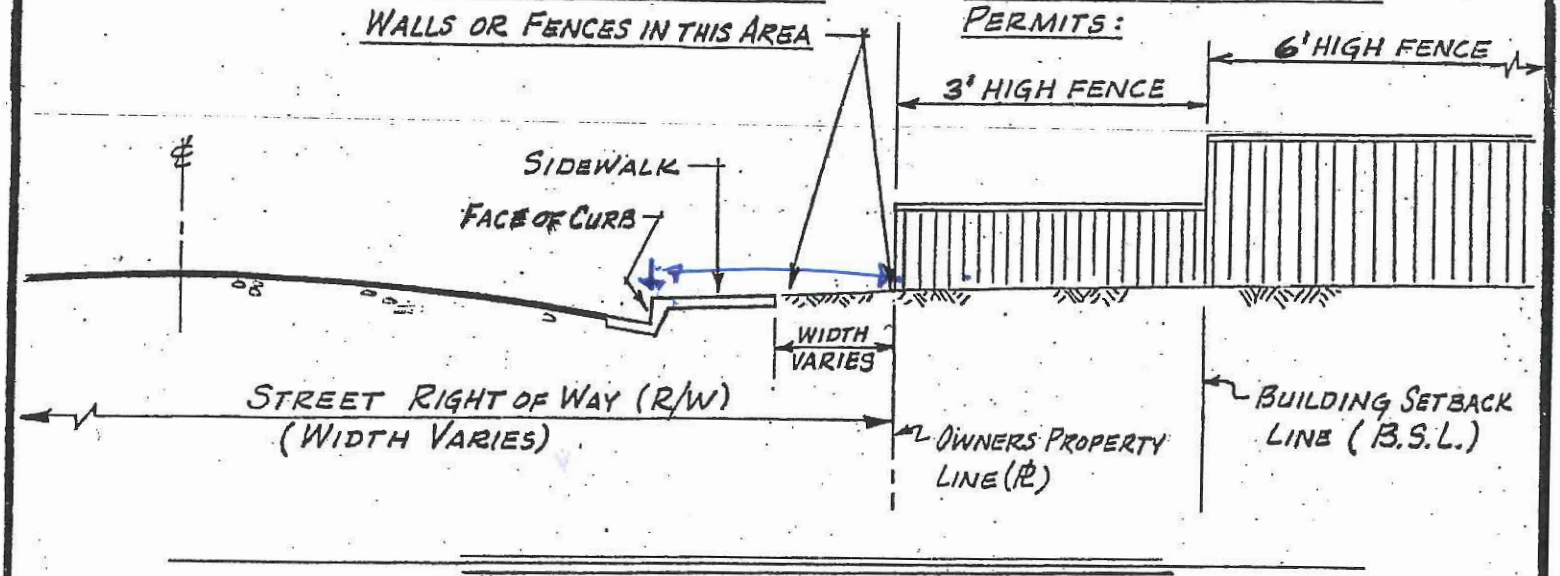
This handout summarizes key regulations for fences, walls, hedges, and screens and is not intended to be an exhaustive list. See City of Santa Clara City Code Chapter 18.34: Fences, Walls, Hedges, and Screens for more information.

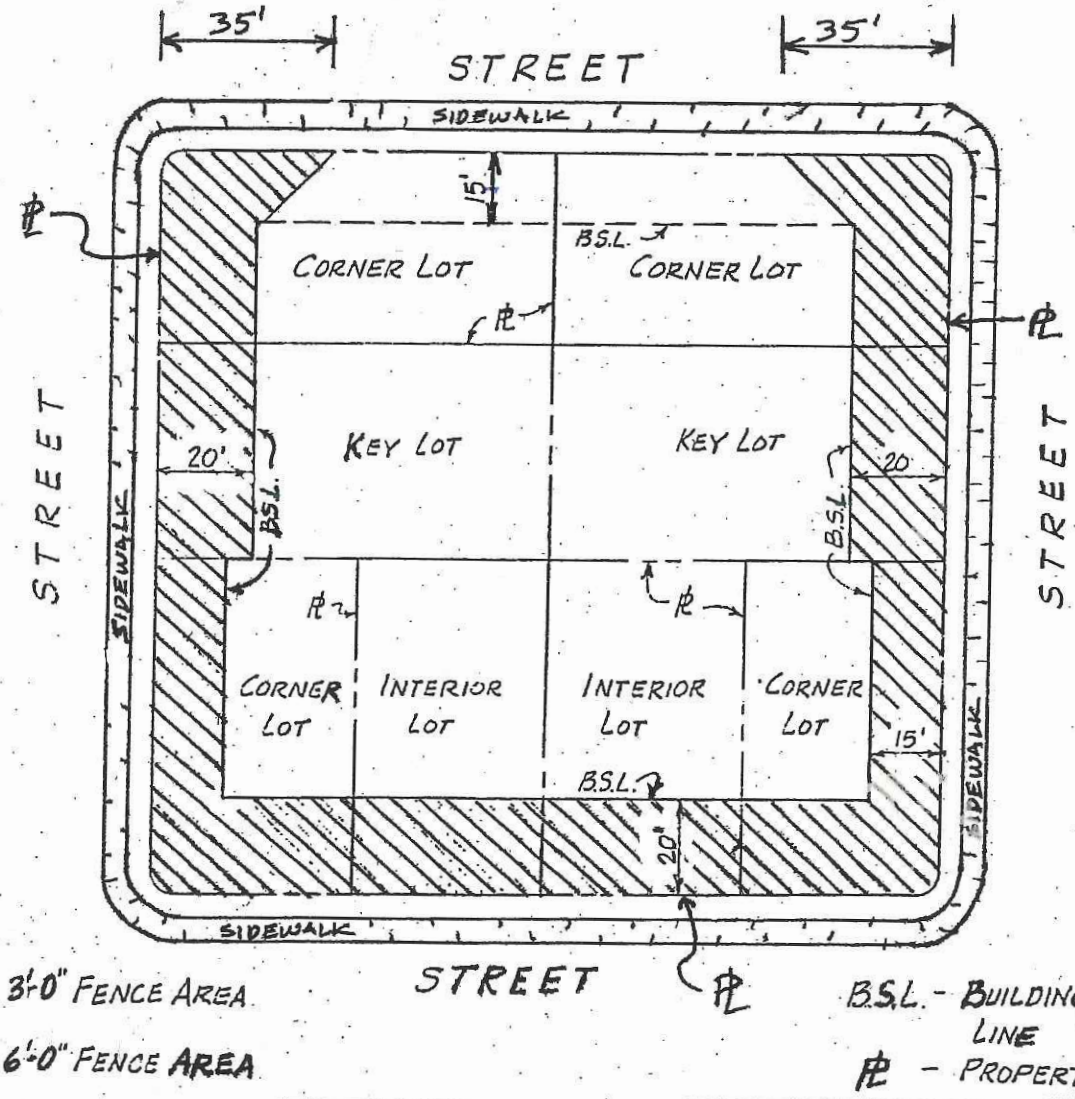
- Fence, wall, hedge, and screen heights shall be measured as the vertical distance between the finished grade of the ground and the top edge of the fence, wall, or hedge. Adjacent grades shall not be artificially elevated to allow for a fence, wall, hedge, or screen that is higher than the allowable maximum height.
- The maximum height of fences, walls, and screening in yard areas shall be consistent with Section 18.30.030 – Sight-Distance Triangle.





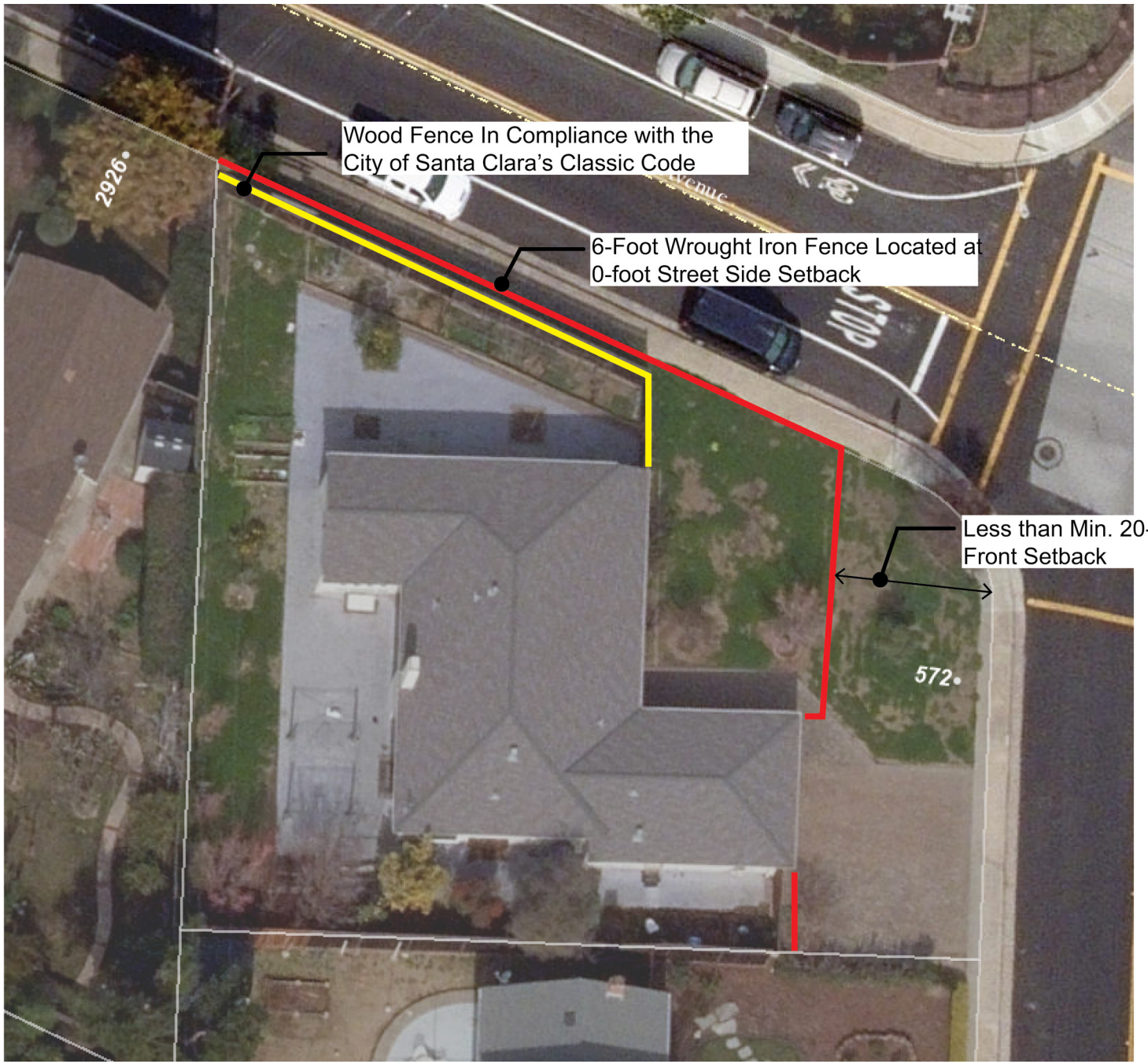
FENCES - STANDARD





Revised		CITY OF SANTA CLARA	Scale NONE
Drawn By R MAGILL	1-26-79		
Checked By J. Cook	2-7-79	REGULATIONS COVERING ERECTION OF FENCES	Ref. BLDG. DEPT. A-3
Approved	Date Feb 7, 1979		Tracing No. 7844 A
S. M. CRISTOFANO Director of Public Works / City Engineer			

572 Woodhams Road - Site Plan



KEY

- 6-Foot Wrought Iron Fence
- Wood Fence

Photos from Code Enforcement of the Fence located within the Street Side and Front Setback




Jul 29, 2024 at 11:28 AM


STOP
Jul 29, 2024 at 11:28 AM


STOP
Jun 18, 2024 at 12:58 PM

Attention: Planning Commission Meeting Item PLN24-00514
Variance Request for Constructed Fence at 572 Woodhams Road

I am a neighbor who walks and drives every day by this barricade-like 100 foot wrought iron fence, which exists along Forbes Avenue adjacent to the corner of Forbes and Woodhams Road. (Pictures below)
I am writing these comments after speaking with a dozen or so neighbors who have expressed concern regarding the appearance and traffic safely of this fence, built without permits but allowed to stand for 5 months.

This fence is clearly on the City of Santa Clara right of way and is in violation of the municipal zoning code per Chapter 18.34. It blatantly disregards all manner of required setbacks.

My husband and I noticed this non-compliant fence going up on June 13th of this year. My husband immediately sent an email to the Planning Department, alerting them of this situation. We received no reply. Another neighbor called and talked with a planning staff member about it but received no follow-up call. On June 18, 5 days later, we got an email from staff who said they would "look into it." On June 21, 8 days later, we were asked to create a "service request" before inspectors could check out the violation! Of course, by this time the illegal fence was already completed, and we heard nothing more about it from the authorities. Now, here we are 5 months later with this review!

This unsightly and dangerous fence was built without permits. It is right on the edge of the sidewalk with about 5 feet between it and an existing wooden 6 foot fence, which already separates the owner's backyard from the street. The space between the 2 parallel fences is roughly 5 feet and is now filled with refuse, unused building blocks, piles of dirt. In addition to the fence, the house already has a bush on the corner of Forbes and Woodhams which blocks the sight line for bikes, walkers, and cars trying to turn onto Woodhams.

We neighbors feel that there is absolutely NO reason for this fence nor any just or fair reason to give the owner a variance of a very clear and intentional violation of the codes for residential fences. It should come down!

December 3, 2024





From: [redacted]@[redacted]
To: Meha Patel
Subject: New wrought iron fence at 572 Woodhams Road
Date: Wednesday, November 27, 2024 2:14:15 PM

> You don't often get email from markspc@aol.com. Learn why this is important

Hi Meha,

My name is Mark Spencer. I am Thuy Hoa Nguyen's neighbor across the street at 545 Woodhams Road. I walk my dog every night past Thuy's house (sometimes late evening nearing 10pm-12am) on the Forbes Ave side of her property and around the corner past the front of her house. Her new wrought iron fence is a nice compliment to the sidewalk area along Forbes Ave. Before she had the fence built, I witnessed on more than one occasion, homeless people camping on the ground between her wooden fence and the sidewalk. They would either be sleeping or sitting around. I noticed they left garbage on the ground along her property when I would walk past the next evening and they were gone. Her new fence put an immediate stop to that. I was glad to see the fence built in such a way that it prevented people from loitering on the sidewalk and along her back fence. I believe it makes our neighborhood safer for people walking at night. And especially for Thuy, since the open space between the sidewalk and her wooden fence along Forbes Ave is very dark at night. The street light spacing in the area poorly illuminates that section of street and sidewalk.

I received a NOTICE of public hearing regarding the new fence violating a 10-foot setback. I believe in the interest of neighborhood safety, the fence should be allowed to stand as built to prevent unwanted individuals from loitering along Thuy's property fence and the sidewalk. I have not seen anyone loitering in that area since she had the new fence built. My opinion only.

Best regards,
Mark Spencer

[redacted]

This e-mail message and all attachments transmitted with it may contain legally privileged and/or confidential information intended solely for the use of the addressee(s). If the reader of this message is not the intended recipient, you are hereby notified that any reading, dissemination, distribution, copying, forwarding or other use of this message or its attachments is strictly prohibited. If you have received this message in error, please notify the sender immediately and delete this message and all copies and backups.

Neighbor (R) 572 Woodhams Rd.

Name: Rafi Shaik / Arshiya

Signature: [signature]

Subject: Fence @ 572 Woodhams Rd.

Comments: we like the fence at 572.
we approve as it makes the neighborhood beautiful

Neighbor (R) # 512 Woodhams Rd.

Name: MARY TEIXEIRA

Signature: Mary Teixeira

Comments: Fence @ 572 Woodhams.
OK I like it

Neighbor (L) 612 Woodhams Rd.

Name: Sameh Alshraideh / Fatimah Shareegh

Signature:

Comments: I liked it, very nice

Sameh Alshraideh:

we approve

Neighbor (L) 618 Woodhams Rd.

Name:

Signature:

Comments

looks good. We approve

FR

Neighbor: 595 Woodhams Rd.

Name: ANISH PRASAI

Signature: Anish Prasai

Comments: fence is nice looking

we approve of the fence

FR

Neighbor: 545 Woodhams Rd.

Name: MARK + LYLY SPENCER

Signature: Mark A Spencer

Comments

THE FENCE AND GATE LOOK AMAZING!

Neighbor (FL) 591 Woodhaven Rd.

Name: Kristen Avery

Signature: KAvery

Comments

Fence looks good! We really like it and approve!

Neighbor (FL) ~~525~~ Woodhaven Rd.

Name:

Signature:

Comments

25-826 **Agenda Date: 8/13/2025**

REPORT TO PLANNING COMMISSION

SUBJECT

PUBLIC HEARING: Action on a Conditional Use Permit (PLN24-00424) to Construct a Single-Sided Digital LED Billboard as Part of a Billboard Relocation Agreement and a Minor Modification to Reduce the Required 1,500 Linear Feet Distance from Another Electronic Digital Display Message Sign, and Recommendation to the City Council to Approve Adoption of the Billboard Relocation Agreement, Located at 1700 Duane Avenue (Continued from June 11, 2025, Planning Commission Meeting).

PROJECT IN BRIEF

File No.(s): **PLN24-00514**
Project: Action on a **Conditional Use Permit** (PLN24-00424) to construct a single-sided digital LED billboard as part of a Billboard Relocation Agreement, and a **Minor Modification** to reduce the required 1,500 linear foot distance from another electronic digital display message sign, and recommendation to the City Council to approve adoption of the Billboard Relocation Agreement, located at 1700 Duane Avenue.

Project Details:
Applicant: Chris Martin, Outfront Media
Property Owner: Bloom Investment Company LP
General Plan: Low Intensity-Office/Research & Development
Zoning: LO-RD - Low-Intensity Office/R&D
Site Area: 0.66 acres
Existing Site Conditions: The existing on-premises sign with two faces advertising the existing COCO Home business that currently operates on the project site will remain in place.

Surrounding Uses

- North: US Highway 101
- East: LO-RD - Low-Intensity Office/R&D, Business Office Building
- South: LO-RD - Low-Intensity Office/R&D, Data Center
- West: LO-RD - Low-Intensity Office/R&D, Landscape & Tree Services

Issues: Consistency with the General Plan and Zoning Ordinance

Staff Recommendation: 1) Determine the project to be exempt from the California Environmental Quality Act; 2) Adopt a resolution approving the Conditional Use Permit to construct a single-sided digital LED billboard as part of a Billboard Relocation Agreement, subject to findings and conditions of approval; 3) Adopt a resolution approving the Minor Modification to reduce the required 1,500 linear foot distance from another electronic digital display message sign, subject to findings and

conditions of approval; and 4) Recommend to the City Council approval of the Billboard Relocation Agreement.

BACKGROUND

The applicant, Outfront Media, filed an application on August 19, 2024, to construct a new 672 square foot (14 feet tall by 48 feet wide) single-sided LED digital billboard (also known as “digital display” and used interchangeably in this report) at 1700 Duane Avenue (PLN24-00424). The display on the billboard would be mounted on a new 46-foot-tall supporting column (approximately four feet in diameter). The proposed billboard would be 60 feet in height overall from the grade to the top of the sign.

The project requires approval of a Conditional Use Permit, a Minor Modification, and approval of a Billboard Relocation Agreement. A Conditional Use Permit is required to erect an electronic billboard. A Minor Modification is proposed to reduce the required 1,500 linear foot separation distance from another electronic digital display message sign by up to 25% (375 feet). In compliance with the Billboard Relocation Agreement, the project would remove three billboard faces on El Camino Real.

The Planning Commission can act on the Conditional Use Permit and Minor Modification and make a recommendation to the City Council for action on the Billboard Relocation Agreement.

A publicly noticed Planning Commission Hearing was held on April 16, 2025, to consider the proposed Conditional Use Permit and Minor Modification. Following staff and applicant presentations, Planning Commission expressed traffic and vehicle safety concerns in relation to the frequency of billboards/electronic message signs, message hold time, and illumination. The Planning Commission requested staff and the applicant to research safety and traffic studies from the Department of Transportation, Caltrans, and other Bay Area jurisdictions to understand how the frequency of billboards, message hold time, and illumination impacted vehicle and public safety.

The item was continued to the June 11, 2025, Planning Commission hearing. The staff report and supporting documents for the April 16, 2025, Planning Commission meeting is provided as Attachment 8.

A publicly noticed Planning Commission Hearing was scheduled for June 11, 2025, where staff requested a continuance of this item to the August 13, 2025, Planning Commission meeting to provide additional time to complete the request. Planning Commission reconvened the Public Hearing and then continued the item to the August 13, 2025, Planning Commission meeting.

Summary of the Application Processing Dates

	Processing Dates
Application filed on	August 19, 2024
Application deemed complete	February 4, 2025
Planning Commission hearing (after testimony, referred back to staff; continued to June 11)	April 16, 2025
Planning Commission hearing (no further discussion; at request of staff, continued again to August 13)	June 11, 2025

Planning Commission hearing	August 13, 2025

DISCUSSION

The proposed sign would be installed within an existing paved area near the northern boundary of the subject property. The structure would include a single-sided west facing display that would be visible to vehicles traveling southbound on US Highway 101. The existing on-premises sign with two faces advertises the COCO Home business located on the site and will remain in place. See Attachment 9 for the development plans.

The proposed billboard display would cycle through a rotation of static images and would be used primarily for commercial advertisements. The sign would operate constantly, rotating advertisements every eight seconds. Other uses for the sign could include promoting community events, highlighting public awareness campaigns, and broadcasting emergency messages when necessary. The billboard would not show animated images, video, or other forms of motion, nor would it emit noise or audio. The project does not propose to change the existing land use of the project property.

The proposed billboard is consistent with the General Plan and Zoning Standards. General Plan and Zoning Code Conformance findings, as well as Conditional Use Permit and Minor Modification findings, are discussed in the April 16, 2025, Planning Commission Hearing Staff Report (Attachment 8). The remainder of this report responds specifically to Planning Commission's request for more information on safety and traffic research in relation to the frequency of billboards/electronic message signs, message hold time, and illumination.

As requested by the Planning Commission, the applicant reviewed national and international safety studies, expert review, industry guidance, and studies recommended by Commissioner Eric Crutchlow to respond to concerns raised by the Planning Commission. Below is a summary of the research and response. Detailed answers are provided in the attached Cover Letter (Attachment 5), Frequently Asked Questions (Attachment 6), and Accident Review Letter (Attachment 7) documents.

Message Hold Time

The Planning Commission raised concerns regarding the frequency of message change for billboards (eight seconds versus 30 seconds) and its impact on traffic and driver safety. Based on the various federal, state, and international research, glances towards digital signs were occasionally longer than those towards static signs. However, average glance durations consistently remained under two seconds. Furthermore, studies that observed increased attention to digital signs did not establish a causal link between message frequency and crashes.

The Federal Highway Administration (FHWA) field study tested changeable electronic variable message signs (CEVMS) with content that changed every eight or 10 seconds. The study recorded driver eye movement and dwell times across both electronic billboards and static billboards in Reading, PA and Richmond, VA. The study found that the average fixation to CEVMS was 379 milliseconds and to static billboards was 335 milliseconds.

The Swedish National and Transport Research Institute conducted a controlled driving study, find that while that while digital billboards elicited longer glance durations than static signs, most glances remained under two seconds.

A study conducted at University of Utah concludes that in-vehicle information systems pose significantly greater risks than CEVMS.

Based on the studies, using an eight-second dwell time does not indicate a tangible risk in traffic safety and driver distraction above what is recognized as still being safe.

Frequency of Billboards/Electronic Message Signs

While the research studied by the applicant did not correlate sign distance to any objective measure of safety, California Business and Professions Code sections 5404, 5405, and 5408 contain spacing and placement requirements for outdoor advertising that address safety concerns regarding frequency of signs through minimum spacing distances for static and message center displays also known as digital displays.

Section 5405 requires a minimum 1,000 feet distance of another message center display on the same side of the highway, creating a 10.49 second interval between two signs when traveling at 65 miles per hour. The proposed billboard is approximately 1,187 feet and 1,440 feet from other existing LED signs. Although the reviewed studies do not directly correlate sign distance to an objective measure of safety, the proposed sign meets all state requirements for distance to static signs and distance to digital displays.

Illumination

Available research did not measure a statistically significant relationship between billboard brightness and driver distraction. To best understand how brightness and illumination impacts driver visibility, it is necessary to understand how static billboards are illuminated compared to digital displays. A static billboard face is blasted with light at a level ranging from 31 to 321 times the brightness of an LED bulb (where brightness depends on color), and light reflects off the sign's vinyl surface in all different directions. As such, the target audience is reached along with a host of others, and this is why receptors see, for instance, sky glow from static billboards. LED billboards' illumination is focused and directed at a specific target audience, and receptors in the periphery are affected at a lesser level. The Graphic in the Frequently Asked Question illustrates this principle and the difference between LED and static billboards.

Outfront Media proposes operating the brightness level consistent with the Zoning Code standards and at a fraction of what State law permits.

Impact of Digital Billboards on Vehicle and Traffic Safety in Bay Area and City of Santa Clara

While no direct studies have been conducted on digital billboard safety along U.S. Highway 101, the FHWA study, and other studies, were conducted in conditions comparable to U.S. Highway 101. Specifically, the research tested CEVMS located on both arterials and freeways, making findings relevant to high-speed, high-traffic corridors like U.S. Highway 101. Such studies did not find a statistically significant safety risk associated with digital billboards. The 2012 FHWA study cited above concluded that "the presence of CEVMS did not appear to be related to a decrease in looking toward the road ahead."

The applicant hired Abrams Associates, a traffic engineering firm, to summarize the results of the accident history before and after installation of digital billboards along U.S. Highway 101 in the City of Santa Clara. There were three large commercial digital billboard installations identified along U.S. Highway 101 in the City of Santa Clara. However, as noted above, the only digital billboard location in

Santa Clara that could be adequately analyzed with the California Highway Patrol (CHP) accident data was the one at 941 Laurelwood Road, which was installed in 2015. The results of the accident analysis for 941 Laurelwood Road were generally inconclusive. However, there was no evidence identified that would indicate the installation of the digital billboard at 941 Laurelwood Road resulted in decreased safety in the area. In fact, the accident analysis indicated there was a reduction in accidents after the digital billboard installation. During the five-year period before the installation, there were 66 reported accidents on the two 1,000-foot segments of U.S. Highway 101 approaching the sign at 941 Laurelwood Road (in both directions). In the five-year period after the installation there were 59 reported accidents in the same two segments (a 12% reduction). However, there are many variables that could be contributing to the decrease in accidents.

The FHWA concluded that there was no indication that digital displays presented a safety risk to drivers, and instead that crashes are rare, *multicausal* events which are difficult to measure (Attachment 5). Presenting an accident analysis of a digital billboard installation would be misleading without disclosing the other important variables/factors that could be affecting the accident rates reported in the CHP database. Taken all together, a logical conclusion is that there are too many factors that would need to be filtered out to make any conclusions about the safety effects of a digital billboard installation.

The applicant has also received preliminary approval from Caltrans (Attachment 6).

Conclusion

Based on the additional research conducted by the applicant including the national and international safety studies review, expert review, industry guidance, and review of the studies recommended by Commissioner Eric Crutchlow, the proposed billboard does not present a substantial vehicle and traffic safety risk. The proposed billboard is consistent with Zoning Code and the City Council Policy Statement for Billboard Relocation Agreements.

ENVIRONMENTAL REVIEW

The action being considered is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (Class 3 -- New Construction or Conversion of Small Structures), in that the proposed use consists of construction of new, small structures or where only minor modifications are made in the exterior of a structure.

FISCAL IMPACT

There is no fiscal impact to the City for processing the requested application other than administrative staff time and expense typically covered by processing fees paid by the applicant.

COORDINATION

This report was coordinated with the City Attorney's Office.

PUBLIC CONTACT

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <mailto:clerk@santaclaraca.gov> or at the public information desk at any City of Santa Clara public library.

On March 27, 2025, a notice of public hearing on this item was mailed to property owners within 300 feet of the project site. The Planning Commission Hearing was held on April 16, 2025, to consider the proposed Conditional Use Permit and Minor Modification. Following staff and applicant presentations, the Planning Commission continued the item to the June 11, 2025, Planning Commission hearing. A publicly noticed Planning Commission Hearing was scheduled for June 11, 2025, where staff requested a continuance of this item to the August 13, 2025. The Planning Commission reconvened the Public Hearing and then continued the item to the August 13, 2025, Planning Commission meeting.

On April 14, 2025, Planning Division received comments from San Jose Airport Planning and Development department. The detailed comments are available at the link in Attachment 8 as Post Meeting Material.

RECOMMENDATION

1) Determine the project to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (Class 3 - “New Construction or Conversion of Small Structures”).
2) Adopt a resolution approving a Conditional Use Permit to allow for construction a single-sided digital LED billboard as part of a Billboard Relocation Agreement, located at 1700 Duane Avenue, subject to findings and conditions of approval.
3) Adopt a resolution approving a minor modification to reduce the required 1,500 linear feet distance from another electronic digital display message sign, located at 1700 Duane Avenue, subject to findings and conditions of approval.
4) Recommend to the City Council approval of the Billboard Relocation Agreement.

Prepared by: Meha Patel, Associate Planner
Reviewed by: Alexander Abbe, Assistant City Attorney
Approved by: Lesley Xavier, Planning Manager

ATTACHMENTS

1. Resolution to Adopt the Conditional Use Permit
2. Resolution to Adopt the Minor Modification
3. Draft Billboard Relocation Agreement
4. Conditions of Approval
5. Review of Studies on Digital Billboard Traffic and Safety Impacts Cover Letter
6. Digital Billboard Safety Impact FAQs and CalTrans Preliminary Approval
7. Digital Billboard Accident Review Letter
8. April 16, 2025, Planning Commission Hearing Staff Report Web Link
9. Development Plans
10. Vicinity Map

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA APPROVING THE CONDITIONAL USE PERMIT TO CONSTRUCT A SINGLE-SIDED DIGITAL LED BILLBOARD AS PART OF A BILLBOARD RELOCATION AGREEMENT LOCATED AT 1700 DUANE AVENUE, SANTA CLARA, CALIFORNIA

PLN24-00424 (Conditional Use Permit)

WHEREAS, on August 19, 2024, Chris Martin ("Applicant") submitted an application, on behalf of Bloom Investment Company LP ("Property Owner"), for a Conditional Use Permit to construct a single-sided digital LED billboard (also known as an electronic digital display message sign) as part of a Billboard Relocation Agreement ("Project") on the property located at 1700 Duane Avenue ("Project Site");

WHEREAS, the Project Site has a General Plan land use designation of Low Intensity-Office/Research & Development and is currently zoned LO-RD – Low-Intensity Office/Research & Development (LO-RD);

WHEREAS, the Project is Categorically Exempt from formal environmental review per Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act ("CEQA");

WHEREAS, on February 4, 2025 the application was deemed complete at the Project Clearance Committee;

WHEREAS, on April 3, 2025, the notice of public hearing for the April 16, 2025, Planning Commission meeting for this item was mailed to property owners within a 300-foot radius of the project boundaries;

WHEREAS, on April 3, 2025, a notice of the April 16, 2025 public hearing was posted in three public places in the City (specifically, at City Hall, the Central Park Library, and the Northside branch library);

WHEREAS, on April 16, 2025, the Planning Commission conducted a duly noticed public hearing to consider the Project, at which time the Planning Commission voted to continue the item to the June 11, 2025, Planning Commission Hearing;

WHEREAS, on June 11, 2025, the Planning Commission reconvened the public hearing and then continued the project to the August 13, 2025 Planning Commission Hearing per Staff recommendation; and

WHEREAS, on August 13, 2025, the Planning Commission resumed and concluded the public hearing, during which the Planning Commission invited and considered any and all verbal and written testimony and evidence offered in favor of and in opposition to the Project.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA AS FOLLOWS:

1. That the Planning Commission hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.

2. That the Planning Commission hereby approves the Conditional Use Permit to construct a single-sided digital LED billboard as part of a Billboard Relocation Agreement located at 1700 Duane Avenue, subject to the Conditions of Approval, attached hereto and incorporated herein by this reference.

3. That the Planning Commission hereby finds as follows:

A. The proposed electronic digital display message sign is to be located in an appropriate area as defined by Section 18.42.140.F (Development Standards);

a. Sign Face Dimensions: The proposed sign will be 672 square feet, which is less than the maximum display area of 800 square feet, and the overall length is 48 feet, which is less than the maximum length of 60 feet.

b. Height: As authorized by the Code, the height is set by the Conditional Use Permit to 60 feet for the proposed billboard, which is an appropriate height for a sign adjoining a freeway.

c. Separation: The applicant requests a Minor Modification reducing the 1,500 foot separation distance from another electronic digital display message sign to 1,187 feet.

d. Support Structure: The sign will be mounted on a single cylindrical column support, as required by the Code.

e. Cutouts and Attachments: The sign will not have cutouts or attachments.

f. Double-faced Signs: The sign will be single-faced electronic digital display message sign on a cylindrical column structure.

g. Mechanical Screening: The sign will include a b-deck enclosure to conceal back bracing, framework, structural members, and electrical equipment.

h. Owner Identification: The sign will have an owner identification side located on the bottom left corner.

i. Undergrounding of Utilities: The sign will underground all utilities as required in the Conditions of Approval.

B. The proposed electronic digital display message sign is placed in the least visually impacting manner;

a. The proposed electronic digital display message sign is located next to US Highway 101 and is located at least 1,125 linear feet from other electronic digital display message signs.

C. The Conditional Use Permit contains appropriate language addressing revenue and/or other public benefits for the City;

a. The proposed Billboard Conditional Use Permit includes a Billboard Relocation Agreement, which establishes mechanisms for ensuring the removal of obsolete billboards, compensation to the City for new billboard installation, and public service and emergency announcements.

D. The proposed electronic digital display message sign complies with all the applicable operational standards specified in Section 18.42.140.G, below, unless modified by the Planning Commission, as well as all applicable Federal and State laws;

a. Brightness: The sign will have a brightness of maximum 5,000 nits during daytime hours and maximum 300 nits during nighttime hours. These levels comply with the City's requirements that sign's brightness should not exceed 5,000 nits during the day and 500 nits at night.

b. Dimmer Control: The sign will have a dimmer control to adjust to respond the ambient conditions and change illumination from higher illumination level to lower lever for the time period between one half-hour before sunset and one half-hour after sunrise.

c. Brightness Review: The sign is conditioned to a 30-day review period as required by the Zoning Code.

d. Change of Message: The sign will operate constantly, rotating advertisements every eight seconds and change messages instantaneously without any fading in/out, scrolling, dissolving, or similar animation.

e. No Animation: The sign will not show video or motion, nor will it emit noise or audio. The sign will not have any form of moving, animated, oscillating, or rotating images, or any other design intended to attract attention.

f. Maintenance: The sign is conditioned to be maintained in good working order at all times. Sign will be designed and equipped to freeze the changeable message in one position or to go dark if a malfunction occurs. The sign owner will immediately stop the electronic/digital display when notified by the City that is malfunctioning or not complying with regulations of this Section.

g. Nonconforming Sign Structure: The proposed sign will not change an existing sign or sign structure to a new electronic digital display message sign.

h. Public Service Announcements: The sign will provide public service announcements, Amber Alerts, and other community service announcements as required in the Billboard Relocation Agreement, Zoning Code, and Conditions of Approval.

E. The placement of the proposed electronic digital display message sign will not adversely affect the residential use of property;

a. The proposed billboard is not located near residential properties and proposes to remove billboard faces along El Camino Real Boulevard; and

F. The placement of the proposed electronic digital display message sign will not pose a traffic hazard.

a. The proposed sign will not create traffic hazard as it is consistent with the operational and development standards in Section 18.42.140.

3. Effective date. The approval of this Conditional Use Permit is contingent upon the concurrent approval of the Minor Modification by the Planning Commission (or, if appealed, by the City Council), and the subsequent approval of a billboard relocation agreement by the City Council. This resolution shall become effective only upon the execution of such the billboard relocation agreement by the Applicant and the City. If the Minor Modification is not approved by the Planning Commission (or by the Council if appealed), or if the Relocation Agreement is not approved by the Council, or the Relocation Agreement is not executed by all parties, on or before February 13, 2026, then this resolution shall be of no further force and effect.

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I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 13th DAY OF AUGUST, 2025, BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ATTEST: _____

AFSHAN HAMID
DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF SANTA CLARA

Attachments Incorporated by Reference:
1. Conditions of Approval
2. Development Plans

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA APPROVING THE MINOR MODIFICATION TO REDUCE THE REQUIRED 1,500 LINEAR FEET DISTANCE FROM ANOTHER ELECTRONIC DISPLAY MESSAGE SIGN LOCATED AT 1700 DUANE AVENUE, SANTA CLARA, CALIFORNIA

PLN24-00424 (Minor Modification)

WHEREAS, on August 19, 2024, Chris Martin with Outfront Media ("Applicant") submitted an application, on behalf of Bloom Investment Company LP ("Property Owner"), for a Minor Modification to reduce the required 1,500 linear feet distance from another electronic digital display message sign ("Project") on the property located at 1700 Duane Avenue ("Project Site");

WHEREAS, the Project Site is currently zoned LO-RD – Low-Intensity Office/Research & Development and has the General Plan land use designation of Low Intensity-Office/Research & Development;

WHEREAS, the Project is Categorically Exempt from formal environmental review per Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act ("CEQA");

WHEREAS, on April 3, 2025, the notice of public hearing for the April 16, 2025, Planning Commission meeting for this item was mailed to property owners within a 300-foot radius of the project boundaries;

WHEREAS, on April 3, 2025, a notice of the April 16, 2025 public hearing was posted in three public places in the City (specifically, at City Hall, the Central Park Library, and the Northside branch library);

WHEREAS, on April 16, 2025, the Planning Commission conducted a duly noticed public hearing to consider the Project, at which time the Planning Commission voted to continue the item to the June 11, 2025, Planning Commission Hearing;

WHEREAS, on June 11, 2025, the Planning Commission reconvened the public hearing and continued the project to the August 13, 2025 Planning Commission Hearing per Staff recommendation; and

WHEREAS, on August 13, 2025, the Planning Commission resumed and concluded the public hearing, during which the Planning Commission invited and considered any and all verbal and written testimony and evidence offered in favor of and in opposition to the Project.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA AS FOLLOWS:

1. That the Planning Commission hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.

2. That the Planning Commission hereby approves the Minor Modification to reduce the required distance from another electronic digital display message sign, located at 1700 Duane Avenue, from 1,500 linear feet to 1,187 linear feet, subject to the Conditions of Approval, attached hereto and incorporated herein by this reference.

3. That the Planning Commission hereby finds as follows:

A. The site characteristics and/or existing improvements make strict adherence to the Zoning Code requirements impractical or infeasible.

a. Strict adherence to the 1,500-foot separation distance from other electronic digital display message signs would restrict the implementation of City's policy to remove existing Billboards through the Billboard Relocation Agreement.

B. Granting the Minor Modification will result in development compatible and consistent with the adjoining properties and the immediate neighborhood;

a. The Billboard Relocation Agreement proposes to remove billboard faces from El Camino Real and locate a new billboard along US Highway 101, consistent with the adjoining properties and City Council policy.

C. Granting the Minor Modification will be in conformance with the intent and purposes of the zone for the property; and

a. Electronic Digital Display Message Sign are permitted with a Conditional Use Permit in the LO-RD zone and is appropriate for a transition area between light industrial and high-intensity office and R&D uses and along US Highway 101.

D. There are no significant adverse impacts from the proposed Minor Modification or any adverse impacts have been mitigated.

a. No significant adverse impacts are anticipated from the proposed Minor Modification.

3. Effective date. This approval of this Minor Modification is contingent upon the concurrent approval of the Conditional use Permit by the Planning Commission (or, if appealed, by the City Council), and the subsequent approval of a billboard relocation agreement by the City Council. This resolution shall become effective only upon the execution of such the billboard relocation agreement by the Applicant and the City. If the Conditional Use Permit is not approved by the Planning Commission (or by the Council if appealed), or if the Relocation Agreement is not approved by the Council, or the Relocation Agreement is not executed by all parties, on or before February 13, 2026, then this resolution shall be of no further force and effect.

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I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 13th DAY OF AUGUST, 2025, BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ATTEST: _____

AFSHAN HAMID
DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF SANTA CLARA

Attachments Incorporated by Reference:
1. Conditions of Approval
2. Development Plans

BILLBOARD RELOCATION AGREEMENT
BY AND BETWEEN THE
CITY OF SANTA CLARA, CALIFORNIA
AND
OUTFRONT MEDIA LLC

PREAMBLE

This billboard relocation agreement ("Agreement") is by and between OUTFRONT Media LLC, a Delaware limited liability company, with its principal place of business located at 90 Park Avenue, 9th Floor, New York, NY 10016 ("Advertiser"), and the City of Santa Clara, California, a chartered California municipal corporation with its primary business address at 1500 Warburton Avenue, Santa Clara, California 95050 ("City"), City and Advertiser may be referred to individually as a "Party" or collectively as the "Parties" or the "Parties to this Agreement."

RECITALS

A. California Business & Professions Code section 5412 encourages local governments and owners of billboards to enter into relocation agreements, pursuant to which local governments can continue development in a planned manner without expenditure of public funds, while allowing the continued maintenance of private investment and a medium of public communication;

B. Section 18.42.090.B of the Code of the City of Santa Clara, California ("SCCC") limit the total number of billboards within the City limits and prohibit the construction of additional billboards, except through billboard relocation agreements pursuant to Business & Professions Code section 5412 and the City Council Policy Statement for Billboard Relocation Agreements;

C. Pursuant to the City Council Policy Statement for Billboard Relocation Agreements, in order to receive approval of any new billboard installation, an advertiser must agree to remove three sign faces for each new sign face installed;

D. Advertiser is the owner of a number of billboard panels and structures within the City of Santa Clara, as well as other jurisdictions, and seeks City approval for the installation of a new billboard in consideration for the removal of three (3) sign faces within the City's limits in accordance with the City Council Policy Statement for Billboard Relocation Agreements, for a total of three (3) removed sign faces ("Project"), as explained in more detail below; and

E. As consideration for the removal of three (3) sign faces from obsolete billboards, as provided in Exhibit A, in accordance with the terms of this Agreement, City will grant Advertiser the right to construct, install, relocate, maintain and operate a new billboard with one (1) digital face as provided below.

The Parties agree as follows:

AGREEMENT PROVISIONS

1. DEFINITIONS

A. "Obsolete Billboards" shall mean the three (3) billboard faces as listed and described in more detail in Exhibit A, entitled "Obsolete Billboards," attached hereto and incorporated herein by this reference.

B. "Demolish" or "Demolition" shall mean the removal of sign faces, supporting structures, necessary portions of the foundations and all electrical facilities and services associated with the Obsolete Billboards.

C. "New Billboard" shall mean the new digital billboard to be installed with one (1) digital sign face, as described and depicted in more detail and at the location indicated in Exhibit B, entitled "New Billboard," attached hereto and incorporated herein by this reference.

D. "Removal" shall mean the hauling away from the site of all materials and debris resulting from demolition.

E. "Repair" shall mean back-filling any foundation holes caused by the removal of the Obsolete Billboards or the New Billboard, as applicable, in order to restore the removal area at grade, and includes but is not limited to repaving, planting of landscaping or other retrofit work to bring conditions of disturbed area into a state that is safe and aesthetically compatible with the surrounding environment, to the reasonable satisfaction of the Director of Planning and Inspection.

2. TERM OF AGREEMENT

This Agreement shall commence on the "Effective Date," which is the date that the final signatory executes the Agreement. This Agreement shall terminate when the following conditions are fully satisfied:

A. When the removal of all Obsolete Billboards listed in Exhibit A is completed, as described in Section 4; and

B. When the New Billboard listed in Exhibit B is fully constructed and operational, including the installation of advertising materials.

3. GOVERNMENT PERMITS

This Agreement is contingent upon Advertiser receiving all required governmental approvals and permits, including but not limited to approval from the California Department of Transportation ("Caltrans"), prior to commencing work on either removal or installation.

The Parties agree that time is of the essence and further, that they will use best and reasonable efforts to cooperate in connection with any permits or approvals required from other governmental agencies and City will use its best and reasonable efforts to timely issue all City permits and approvals necessary for Advertiser's timely compliance

with this Agreement. The Parties agree to execute in a good faith effort additional supportive documents, as necessary, for Advertiser to seek and obtain the approvals described herein. The foregoing should not be interpreted to constrain the City's discretion in considering permit or approval applications submitted by Advertiser with respect to the Project.

4. REMOVAL OF OBSOLETE BILLBOARDS

Within 90 days after obtaining all required government permits pursuant to Section 3, as partial consideration for the New Billboard installation, Advertiser shall apply for a demolition permit from City for each of the Obsolete Billboards to the extent a demolition permit is required. Promptly after receipt of such demolition permit, Advertiser shall demolish the Obsolete Billboards in accordance with the provisions and requirements of the demolition permits, shall remove all materials and debris resulting from such demolition, and shall Repair the site(s) of the Obsolete Billboards. The Parties, however, agree to extend the date for removal of the Obsolete Billboards in the event there is a legal challenge to any governmental approvals contemplated under this Agreement; in the event that the date of removal is extended, Advertiser agrees that it shall not construct the New Billboard until the Obsolete Billboards are removed. Advertiser shall demonstrate, to the reasonable satisfaction of the Community Development Director, that all Repair work has been completed, and shall demonstrate, to the reasonable satisfaction of the Director of the Electric Utility, that all electric services were terminated to the Obsolete Billboards.

5. FURTHER COMPENSATION

Pursuant to the City Council Policy Statement for Billboard Relocation Agreements, as further consideration for the New Billboard installation, Advertiser agrees to pay City Seventy Thousand Dollars ($70,000.00) per billboard face for the New Billboard (the "Billboard Fee"). Advertiser shall pay the total amount due no later than immediately prior to the issuance of the building permit for the New Billboard. City shall keep the Billboard Fee in an account that is not commingled with other municipal fees until the City issues the building permit for the New Billboard and until it receives notice from Advertiser that Advertiser has received all required permits pursuant to Paragraph 3. Advertiser is unable to obtain all required permits and cannot proceed with construction of the New Billboard, Advertiser shall promptly notify the City that it is terminating the Agreement pursuant to Paragraph 12, whereupon the City shall reimburse Advertiser for the Billboard Fee within ten (10) days.

6. INSTALLATION, OPERATION AND MAINTENANCE OF NEW BILLBOARD

A. After obtaining all required government permits pursuant to Section 3, Advertiser may install the New Billboard.

B. Advertiser shall not operate the New Billboard, other than necessary testing that displays no paid advertising material, prior to completion of the removal of all of the Obsolete Billboards pursuant to Section 4.

C. Advertiser shall be responsible for maintaining the New Billboard in full compliance with this Agreement and all applicable federal, state, and local laws. Advertiser shall be responsible for any and all graffiti removal on the New

Billboard. Advertisers will take all reasonable efforts to remove, clean, or abate any graffiti within two (2) business days of notification from City.

7. LIQUIDATED DAMAGES

In the event that Advertiser commences installation of any paid advertising material on the New Billboard prior to the completion of the removal of the Obsolete Billboards pursuant to Section 4, City will suffer damages and will incur other costs and expenses of a nature and amount that is difficult or impractical to determine. The Parties agree that by way of ascertaining and fixing the amount of damages, costs, and expenses, and not by way of penalty, Advertiser shall pay to City the sum of One Thousand Dollars ($1,000.00) per day per Obsolete Billboard for each and every calendar day that the Obsolete Billboard or Billboards have not been completely removed, after the date of the installation of any paid advertising material on the New Billboard. In the event that Advertiser fails to timely pay such liquidated damages, Advertiser agrees that City may issue a stop work notice on any previously issued permits.

8. CITY ANNOUNCEMENTS ON NEW BILLBOARD

A. Pursuant to the City Council Policy Statement for Billboard Relocation Agreements, on a daily basis Advertiser shall provide at least 10% public service announcement ("PSA") use to City, free of charge, with at least 50% of such PSA use occurring during the hours of 6:00 a.m. and 9:00 p.m. City may use such PSA time for City announcements and announcements from nonprofit organizations ("City Copy").

B. During the Term of this Agreement, to the extent permissible under applicable laws, rules and regulations, Advertiser shall display City Copy on one digital display spot on the New Billboard on a space available basis, but subject to the mandatory minimum daily display time set forth in Section 8.A above (the "Display Time") provided that: (i) all proposed City Copy is submitted to Advertiser not less than five (5) business days prior to the date on which the City Copy is proposed to be displayed on the New Billboard (the "Copy Submission Deadline"); (ii) all City Copy shall be subject to Advertiser's standard advertising copy rejection and removal policies, which allow Advertiser, in good faith, to approve or disapprove copy and remove copy once posted or displayed that is inconsistent with those policies; and (iii) City pays for all digital production costs associated with the City Copy. City represents and warrants that all copy, content and materials supplied by City to Advertiser for display under this Agreement (i) are owned or duly licensed by City and do not infringe or misappropriate the rights of any other person or entity; (ii) comply with all applicable federal, state, and local laws, rules and regulations and any industry codes or rules by which City and/or Advertiser may be bound and do not contain any obscene, libelous, slanderous, or otherwise defamatory materials or refer in an offensive manner to the gender, race or ethnicity of any individual group; (iii) are accurate and that all claims contained therein have been substantiated; and (iv) do not infringe upon any copyright, trademark or other intellectual property or privacy right of any third party.

C. In addition to the City's display rights set forth in Sections 8.A and 8.B. above, in the event the City Council, the City Manager, or their delegates reasonably

determined that an emergency situation exists and request that Advertiser display emergency messages, Advertiser shall display such advertising immediately. Emergency messages may include, but shall not be limited to, Amber Alerts, evacuation notices, homeland security and/or public safety messages. Routine traffic alerts or notices shall not constitute emergency messages for purposes of this Agreement and the New Billboard shall not be utilized for that purpose.

9. PERFORMANCE OF WORK

Advertiser shall perform the work in a good and workmanlike manner. Advertiser shall be as fully responsible to City for the acts and omissions of its subcontractors performing work on the New Billboard, on the removal of the Obsolete Billboards, and on the Repair work, and of persons either directly or indirectly employed by them to perform work on the Billboard, as Advertiser is for the acts and omissions of persons directly employed by it to perform work on the New Billboard. Advertiser shall perform all work in a safe manner and in accordance with all federal, state and local operation and safety regulations.

10. BUSINESS TAX LICENSE REQUIRED

Advertiser must comply with Santa Clara City Code Section 3.40.060, as that section may be amended from time to time or renumbered, which requires that any person who transacts or carries on any business in the City of Santa Clara pay business license tax to the City. A business tax certificate may be obtained by completing the Business Tax Affidavit Form and paying the applicable fee at the Santa Clara City Hall Municipal Services Division.

11. RESPONSIBILITY OF ADVERTISER

Advertiser shall be responsible for the professional quality, technical accuracy and coordination of the work it performs under this Agreement. Neither City's review, acceptance, nor payments for any of the work performed under this Agreement shall be construed to operate as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement and Advertiser shall be and remain liable to City in accordance with applicable law for all damages to City caused by Advertiser's negligent performance of any work performed under this Agreement.

Any acceptance by City of plans, specifications, construction contract documents, reports, diagrams, maps and other material prepared by Advertiser shall not in any respect absolve Advertiser from complying with other applicable federal, state, county, and/or municipal laws, ordinances, regulations, rules and orders.

12. TERMINATION OF AGREEMENT

In the event that either party is in default under the terms of this Agreement, the non-defaulting party shall deliver written notice thereof to the defaulting party, and said party may cure such failure within fourteen (14) days of receipt of such notice provided that for any non-monetary default, if a cure cannot reasonably be effected within said fourteen (14) day period, the defaulting party may continue such cure past said fourteen (14) day period, provided it commences such cure within said fourteen (14) day period and

diligently pursues such cure to completion. In the event of a default that extends beyond all notice and cure periods set forth herein, the non-defaulting party shall have the right to terminate this Agreement upon not less than ten (10) days' prior written notice to the defaulting party. In addition, Advertiser retains the right to terminate the Agreement and then recover the Billboard Fee in the event there is (i) a legal challenge that is filed within 30 days of the filing of a notice of determination ("NOD") for the Project for the Project Categorical Exemption, or within 30 days of the City's execution of this Agreement or issuance of any of the final administrative approvals contemplated in this Agreement, and Advertiser has not displayed any advertising on the New Billboard or (ii) if, in Advertiser's reasonable discretion, Advertiser is unable to obtain the requisite permits pursuant to Paragraph 3 within 180 days of the Effective Date of this Agreement.

13. BINDING ON SUCCESSORS AND ASSIGNS

City and Advertiser bind themselves and their successors, executors, administrators, and assigns to all covenants of this Agreement. This Agreement shall not be assigned or transferred by Advertiser without the prior written approval of City, except to an entity controlling, controlled by or under common control with Advertiser or to an entity that acquires a majority of Advertiser's assets in the California market.

14. NO THIRD PARTY BENEFICIARY

This Agreement shall not be construed to be an agreement for the benefit of any third party or parties and no third party or parties shall have any claim or right of action under this Agreement for any cause whatsoever.

15. INDEPENDENT CONTRACTOR

Advertiser and all person(s) employed by or contracted with Advertiser to furnish labor and/or materials under this Agreement are independent contractors and do not act as agent(s) or employee(s) of City. Advertiser has full rights, however, to manage its employees in their performance of work under this Agreement. Advertiser is not authorized to bind City to any contracts or other obligations.

16. NO PLEDGING OF CITY'S CREDIT

Under no circumstances shall Advertiser have the authority to power to pledge the credit of City or incur any obligation in the name of City. Advertiser shall save and hold harmless the City, its City Council, its officers, employees, boards and commissions for expenses arising out of any unauthorized pledges of City's credit by Advertiser under this Agreement.

17. USE OF CITY NAME OR EMBLEM

Advertiser shall not use City's name, insignia, or emblem on the New Billboard, or in any magazine, trade paper, newspaper, or other medium, without express written consent of City.

18. FAIR EMPLOYMENT

Advertiser shall not discriminate against any employee or applicant for employment because of race, color, creed, national origin, gender, sexual orientation, age, disability, religion, ethnic background, or marital status, in violation of state or federal law.

19. HOLD HARMLESS/INDEMNIFICATION

Except as to a dispute between the Parties themselves, and to the extent permitted by law, Advertiser agrees to protect, defend, hold harmless and indemnify, with counsel reasonably acceptable to the City Attorney, the City, its City Council, commissions, officers, employees, volunteers and agents from and against any claim, injury, liability, loss, cost, and/or expense or damage, including all reasonable costs and reasonable attorney's fees in providing a defense to any claim arising therefrom, for which City shall become liable arising from Advertiser's negligent, reckless or wrongful acts, errors or omissions with respect to or in any way connected with the removal of the Obsolete Billboards and the construction, operation and removal of the New Billboard. Notwithstanding the above, and consistent with the City's representations and warranties in Paragraph 8(B), the foregoing indemnification shall not cover circumstances where a dispute arises from the posting of City Copy on the New Billboard. This Section shall survive any termination of this Agreement.

20. INSURANCE REQUIREMENTS

During the term of this Agreement, and for any time period set forth in Exhibit C, Advertiser shall provide and maintain in full force and effect, at no cost to City, insurance policies with respect to employees and vehicles assigned to perform work under this Agreement with coverage amounts, required endorsements, certificates of insurance, and coverage verifications as defined in Exhibit C, attached hereto and incorporated herein by this reference.

21. AMENDMENTS

During the term of this Agreement, and for any time period set forth in Exhibit C, Advertiser shall provide and maintain in full force and effect, at no cost to City, insurance policies with respect to employees and vehicles assigned to perform work under this Agreement with coverage amounts, required endorsements, certificates of insurance, and coverage verifications as defined in Exhibit C, attached hereto and incorporated herein by this reference.

22. INTEGRATED DOCUMENT

This Agreement represents the entire agreement between City and Advertiser. No other understanding, agreements, conversations, or otherwise, with any representative of City prior to execution of this Agreement shall affect or modify any of the terms or obligations of this Agreement. Any verbal agreement shall be considered unofficial information and is not binding upon the City.

23. SEVERABILITY

In case any one or more of the provisions in this Agreement shall, for any reason, be held invalid, illegal or unenforceable in any respect, it shall not affect the validity of the other provisions, which shall remain in full force and effect.

24. WAIVER

The parties agree that waiver by either party of any one or more of the conditions of performance under this Agreement shall not be construed as waiver(s) of any other condition of performance under this Agreement.

25. NOTICES

Any communication or notice which either party is required to send to the other or which either party desires to send to the other, shall be in writing and shall be either personally delivered or mailed using the United States Postal Service, postage prepaid, return receipt requested, by a recognized overnight courier service or by facsimile.

All notices to the Parties shall, unless otherwise requested in writing, be sent to City addressed as follows:

City of Santa Clara
Attn: Community Development Department, Planning Division
1500 Warburton Avenue
Santa Clara, CA 95050
or by facsimile at (408) 247-9857

And to Advertiser addressed as follows:

Name: OUTFRONT Media LLC
Address: 1695 Eastshore Hwy
Berkeley, CA 94710

If notice is sent via facsimile, a signed, hard copy of the material shall also be mailed. The workday the facsimile was sent shall control the date notice was deemed given if there is a facsimile machine generated document on the date of transmission. A facsimile transmitted after 1:00 p.m. on a Friday shall be deemed to have been transmitted on the following Monday.

26. CAPTIONS

The captions of the various sections, paragraphs and subparagraphs of this Agreement are for convenience only and shall not be considered or referred to in resolving questions of interpretation.

27. LAW GOVERNING CONTRACT AND VENUE

This Agreement shall be governed and construed in accordance with the statutes and laws of the State of California. The venue of any suit filed by either Party shall be vested

in the state courts of the County of Santa Clara, or if appropriate, in the United States District Court, Northern District of California, San Jose, California.

28. DISPUTE RESOLUTION

A. Unless otherwise mutually agreed to by the Parties, any controversies between Advertiser and City regarding the construction or application of this Agreement, and claims arising out of this Agreement or its breach, shall be submitted to mediation within thirty (3) days of the written request of one Party after the service of that request on the other Party.

B. The Parties may agree on one mediator. If they cannot agree on one mediator, the Party demanding mediation shall request the Superior Court of Santa Clara County to appoint a mediator. The mediation meeting shall not exceed one day (eight (8) hours). The Parties may agree to extend the time allowed for mediation under this Agreement.

C. The costs of mediation shall be borne by the Parties equally.

D. For any contract dispute, mediation under this section is a condition precedent to filing an action in any court. In the event of the mediation which arises out of any dispute related to this Agreement, the Parties shall each pay their respective attorney's fees, expert witness costs and cost of suit through mediation only. In the event of litigation, the prevailing Party shall recover its reasonable costs of suit, expert's fees, and attorney's fees. If mediation does not resolve the dispute, the Parties agree that the matter shall be litigated in a court of law, and not subject to the arbitration provisions of the Public Contract Code.

29. COMPLIANCE WITH ETHICAL STANDARDS

Advertiser shall:

A. Read Exhibit D, entitled "ETHICAL STANDARDS FOR ADVERTISERS SEEKING TO ENTER INTO AN AGREEMENT WITH THE CITY OF SANTA CLARA CALIFORNIA," attached hereto and incorporated herein by this reference; and

B. Execute Exhibit E, entitled "AFFIDAVIT OF COMPLIANCE WITH ETHICAL STANDARDS," attached hereto and incorporated by this reference.

30. AFFORDABLE CARE ACT OBLIGATIONS

To the extent Advertiser is obligated to provide health insurance coverage to its employees pursuant to the Affordable Care Act ("Act") and/or any other similar federal or state law, Advertiser warrants that it is meeting its obligations under the Act and will fully indemnify and hold harmless City for any penalties, fines, adverse rulings, or tax payments associated with Advertiser's responsibilities under the Act.

31. CONFLICT OF INTERESTS

This Agreement does not prevent either Party from entering into similar agreements with other parties. To prevent a conflict of interest, Advertiser certifies that to the best of its knowledge, no City officer, employee or authorized representative has any financial interest in the business of Advertiser and that no person associated with Advertiser has any interest, direct or indirect, which could conflict with Advertiser's faithful performance of this Agreement. Advertiser is familiar with the provisions of Government Code section 87100, et seq., and certifies that it does not know of any facts which would violate these code provisions. Advertiser will advise City if a conflict arises.

32. COUNTERPARTS

This Agreement may be executed in counterparts, each of which shall be deemed to be an original, but both of which shall constitute one and the same instrument.

33. AUTHORITY TO EXECUTE

The Parties agree that signatures on this Agreement, including those transmitted by facsimile, shall be sufficient to bind the Parties. Advertiser represents that Advertiser's signatory to this Agreement is authorized by resolution, bylaws, constitution, or other authorization of Advertiser, which resolution, bylaw, constitution, or other authorization is currently in full force and effect, to execute this Agreement on Advertiser's behalf. The City represents that the City Manager is authorized to sign this Agreement on behalf of the City, to execute amendments thereto, and to take any other action necessary to implement this Agreement.

The Parties acknowledge and accept the terms and conditions of this Agreement as evidence by the following signatures of their duly authorized representatives.

CITY OF SANTA CLARA, CALIFORNIA
a chartered California municipal corporation

APPROVED AS TO FORM:

Dated:_____

_____
[NAME]
City Attorney

_____
Jōvan Grogan
City Manager
1500 Warburton Avenue
Santa Clara, CA 95050
Telephone: (408) 615-2210
Fax: (408) 241-6771

ATTEST:

_____
[NAME]
City Clerk

"CITY"

OUTFRONT MEDIA, LLC
a Delaware limited liability company

Dated: _____

By: _____
(Signature of Person executing the Agreement on behalf of Advertiser)

Name: _____

Title: _____

Local Address: _____

Email Address: _____

Telephone: ( )_____

Fax: ( )_____

"ADVERTISER"

BILLBOARD RELOCATION AGREEMENT

BY AND BETWEEN THE
CITY OF SANTA CLARA, CALIFORNIA,
AND
OUTFRONT MEDIA LLC

EXHIBIT A

OBSOLETE BILLBOARDS

Removal of the following Obsolete Billboards in accordance with the terms and conditions of this Agreement will support establishment of the New Billboard:

- Sign face (oriented toward west) located at 2983 El Camino Real, City of Santa Clara.
- Sign with two faces located at 3362 El Camino Real, City of Santa Clara.

Total removed: three (3) billboard sign faces

BILLBOARD RELOCATION AGREEMENT
BY AND BETWEEN THE
CITY OF SANTA CLARA, CALIFORNIA,
AND
OUTFRONT MEDIA LLC

EXHIBIT B

NEW BILLBOARD

Advertiser is permitted to construct, install, maintain and operate the following New Billboard in accordance with the terms and conditions of this Agreement, as substantially depicted on the attached plan entitled “Development Plans”, and shall have the following characteristics:

- The New Billboard consists of a single-sided 14' x 48' digital LED billboard located south of Highway 101 on the COCO Home office property at 1700 Duane Ave, Santa Clara.

- The maximum ambient light output level shall be 0.3 foot-candles at a distance of 250 linear feet from the New Billboard. Light levels emitted from the New Billboard would be set to adjust based upon ambient light conditions at any time (i.e., night time versus day time).

- The New Billboard may cycle though a rotation of images, which shall not change any faster than one image every eight seconds.

- The New Billboard, including the sign structure and/or sign, will not exceed 60 feet above ground level.

BILLBOARD RELOCATION AGREEMENT
BY AND BETWEEN THE
CITY OF SANTA CLARA, CALIFORNIA,
AND
OUTFRONT MEDIA LLC

EXHIBIT C

INSURANCE REQUIREMENTS

INSURANCE COVERAGE REQUIREMENTS

Without limiting Advertiser's indemnification of the City, and prior to commencing any of the Services required under this Agreement, Advertiser shall provide and maintain in full force and effect, at its sole cost and expense, the following insurance policies with at least the indicated coverages, provisions and endorsements:

A. COMMERCIAL GENERAL LIABILITY INSURANCE

1. Commercial General Liability Insurance policy which provides coverage at least as broad as Insurance Services Office form CG 00 01. Policy limits are subject to review, but shall in no event be less than, the following:

   $5,000,000 each occurrence
   $5,000,000 general aggregate
   $5,000,000 products/completed operations aggregate
   $5,000,000 personal injury

2. Exact structure and layering of the coverage shall be left to the discretion of Advertiser; however, any excess or umbrella policies used to meet the required limits shall be at least as broad as the underlying coverage and shall otherwise follow form.

3. The following provisions shall apply to the Commercial Liability policy as well as any umbrella policy maintained by the Advertiser to comply with the insurance requirements of this Agreement:

   a. Coverage shall be on a "pay on behalf" basis with defense costs payable in addition to policy limits;

   b. There shall be no cross liability exclusion which precludes coverage for claims or suits by one insured against another; and

   c. Coverage shall apply separately to each insured against whom a claim is made or a suit is brought, except with respect to the limits of liability.

B. BUSINESS AUTOMOBILE LIABILITY INSURANCE

Business automobile liability insurance policy which provides coverage at least as broad as ISO form CA 00 01, with minimum policy limits of not less than one million dollars

($1,000,000) each accident using, or providing coverage at least as broad as, Insurance Services Office form CA 00 01. Liability coverage shall apply to all owned, non-owned and hired autos.

C. WORKERS' COMPENSATION

1. Workers' Compensation Insurance Policy as required by statute and employer's liability with the following limits: at least one million dollars ($1,000,000) policy limit Illness/Injury by disease, and one million dollars ($1,000,000) for each Accident/Bodily Injury.

2. The indemnification and hold harmless obligations of Advertiser included in this Agreement shall not be limited in any way by any limitation on the amount or type of damage, compensation or benefit payable by or for Advertiser or any subcontractor under any Workers' Compensation Act(s), Disability Benefits Act(s) or other employee benefits act(s).

3. This policy must include a Waiver of Subrogation in favor of the City of Santa Clara, its City Council, commissions, officers, employees, volunteers and agents.

D. COMPLIANCE WITH REQUIREMENTS

All of the following clauses and/or endorsements, or similar provisions, must be part of each commercial general liability policy, and each umbrella or excess policy.

1. Additional Insureds. City of Santa Clara, its City Council, commissions, officers, employees, volunteers and agents ("Indemnitees") are hereby added as additional insureds in respect to liability arising out of Advertiser's work for City, using Insurance Services Office (ISO) Endorsement CG 20 10 11 85 or the combination of CG 20 10 03 97 and CG 20 37 10 01, or its equivalent.

2. Primary and non-contributing. Each insurance policy provided by Advertiser shall contain language or be endorsed to contain wording making it primary insurance as respects to, and not requiring contribution from, any other insurance which the Indemnitees may possess, including any self-insurance or self-insured retention they may have. Any other insurance Indemnitees may possess shall be considered excess insurance only and shall not be called upon to contribute with Advertiser's insurance.

3. General Aggregate. The general aggregate limits shall apply separately to Advertiser's work under this Agreement providing coverage at least as broad as Insurance Services Office (ISO) Endorsement CG 2503, 1985 Edition, or insurer's equivalent (CGL).

4. Cancellation.

   a. Each insurance policy shall contain language or be endorsed to reflect that no cancellation or modification of the coverage provided due to non-payment of premiums shall be effective until written notice has been given to City at least ten (10) days prior to the effective date of such modification or cancellation. In the event of non-renewal, written notice

shall be given at least ten (10) days prior to the effective date of non-renewal.

b. Each insurance policy shall contain language or be endorsed to reflect that no cancellation or modification of the coverage provided for any cause save and except non-payment of premiums shall be effective until written notice has been given to City at least thirty (30) days prior to the effective date of such modification or cancellation. In the event of non-renewal, written notice shall be given at least thirty (30) days prior to the effective date of non-renewal.

5. Other Endorsements. Other endorsements may be required for policies other than the commercial general liability policy if specified in the description of required insurance set forth in Sections A through D of this Exhibit C, above.

E. ADDITIONAL INSURANCE RELATED PROVISIONS

Advertiser and City agree as follows:

1. Advertiser agrees to ensure that subcontractors, and any other party involved with the Services, who is brought onto or involved in the performance of the Services by Advertiser, provide the same minimum insurance coverage required of Advertiser, except as with respect to limits. Advertiser agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided in conformity with the requirements of this Agreement. Advertiser agrees that upon request by City, all agreements with, and insurance compliance documents provided by, such subcontractors and others engaged in the project will be submitted to City for review.

2. Advertiser agrees to be responsible for ensuring that no contract used by any party involved in any way with the project reserves the right to charge City or Advertiser for the cost of additional insurance coverage required by this Agreement. Any such provisions are to be deleted with reference to City. It is not the intent of City to reimburse any third party for the cost of complying with these requirements. There shall be no recourse against City for payment of premiums or other amounts with respect thereto.

3. The City reserves the right to withhold payments from the Advertiser in the event of material noncompliance with the insurance requirements set forth in this Agreement.

F. EVIDENCE OF COVERAGE

Prior to commencement of any Services under this Agreement, Advertiser, and each and every subcontractor (of every tier) shall, at its sole cost and expense, provide and maintain not less than the minimum insurance coverage with the endorsements and deductibles indicated in this Agreement. Such insurance coverage shall be maintained with insurers, and under forms of policies, satisfactory to City and as described in this Agreement. Advertiser shall file with the City all certificates and endorsements for the required insurance policies for City's approval as to adequacy of the insurance protection.

G. EVIDENCE OF COMPLIANCE

Advertiser or its insurance broker shall provide the required proof of insurance compliance, consisting of Insurance Services Office (ISO) endorsement forms or their equivalent and the ACORD form 25-S certificate of insurance (or its equivalent), evidencing all required coverage shall be delivered to City, or its representative as set forth below, at or prior to execution of this Agreement. Upon City's request, Advertiser shall submit to City copies of the actual insurance policies or renewals or replacements. Unless otherwise required by the terms of this Agreement, all certificates, endorsements, coverage verifications and other items required to be delivered to City pursuant to this Agreement shall be mailed to:

EBIX Inc.
City of Santa Clara Planning and Inspection Department
P.O. 12010-S2 or 151 North Lyon Avenue
Hemet, CA 92546-8010 Hemet, CA 92543

Telephone number: 951-766-2280
Fax number: 770-325-0409
Email address: ctsantaclara@ebix.com

H. QUALIFYING INSURERS

All of the insurance companies providing insurance for Advertiser shall have, and provide written proof of, an A. M. Best rating of at least A minus 6 (A- VI) or shall be an insurance company of equal financial stability that is approved by the City or its insurance compliance representatives.

BILLBOARD RELOCATION AGREEMENT
BY AND BETWEEN THE
CITY OF SANTA CLARA, CALIFORNIA,
AND
OUTFRONT MEDIA LLC

EXHIBIT D

ETHICAL STANDARDS FOR ADVERTISERS SEEKING TO ENTER INTO AN AGREEMENT WITH THE CITY OF SANTA CLARA, CALIFORNIA

Termination of Agreement for Certain Acts.

A. The City may, at its sole discretion, terminate this Agreement in the event any one or more of the following occurs:

1. If an Advertiser[1] does any of the following:

a. Is convicted[2] of operating a business in violation of any Federal, State or local law or regulation;

b. Is convicted of a crime punishable as a felony involving dishonesty[3];

c. Is convicted of an offense involving dishonesty or is convicted of fraud or a criminal offense in connection with: (1) obtaining; (2) attempting to obtain; or, (3) performing a public contract or subcontract;

d. Is convicted of any offense which indicates a lack of business integrity or business honesty which seriously and directly affects the present responsibility of a City contractor or subcontractor; and/or,

e. Made (or makes) any false statement(s) or representation(s) with respect to this Agreement.

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[1] For purposes of this Agreement, the word "Consultant" (whether a person or a legal entity) also refers to "Advertiser" and means any of the following: an owner or co-owner of a sole proprietorship; a person who controls or who has the power to control a business entity; a general partner of a partnership; a principal in a joint venture; or a primary corporate stockholder [i.e., a person who owns more than ten percent (10%) of the outstanding stock of a corporation] and who is active in the day to day operations of that corporation.

[2] For purposes of this Agreement, the words "convicted" or "conviction" mean a judgment or conviction of a criminal offense by any court of competent jurisdiction, whether entered upon a verdict or a plea, and includes a conviction entered upon a plea of nolo contendere within the past five (5) years.

[3] As used herein, "dishonesty" includes, but is not limited to, embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, failure to pay tax obligations, receiving stolen property, collusion or conspiracy.

2. If fraudulent, criminal or other seriously improper conduct of any officer, director, shareholder, partner, employee or other individual associated with the Advertiser can be imputed to the Advertiser when the conduct occurred in connection with the individual's performance of duties for or on behalf of the Advertiser, with the Advertiser's knowledge, approval or acquiescence, the Advertiser's acceptance of the benefits derived from the conduct shall be evidence of such knowledge, approval or acquiescence.

B. The City may also terminate this Agreement in the event any one or more of the following occurs:

1. The City determines that Advertiser no longer has the financial capability[4] or business experience[5] to perform the terms of, or operate under, this Agreement; or,

2. If City determines that the Advertiser fails to submit information, or submits false information, which is required to perform or be awarded a contract with City, including, but not limited to, Advertiser's failure to maintain a required State issued license, failure to obtain a City business license (if applicable) or failure to provide and maintain bonds and/or insurance policies required under this Agreement.

C. In the event a prospective Advertiser (or bidder) is ruled ineligible (debarred) to participate in a contract award process or a contract is terminated pursuant to these provisions, Advertiser may appeal the City's action to the City Council by filing a written request with the City Clerk within ten (10) days of the notice given by City to have the matter heard. The matter will be heard within thirty (30) days of the filing of the appeal request with the City Clerk. The Advertiser will have the burden of proof on the appeal. The Advertiser shall have the opportunity to present evidence, both oral and documentary, and argument.

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[4] Advertiser becomes insolvent, transfers assets in fraud of creditors, makes an assignment for the benefit of creditors, files a petition under any section or chapter of the federal Bankruptcy Code (11 U.S.C.), as amended, or under any similar law or statute of the United States or any state thereof, is adjudged bankrupt or insolvent in proceedings under such laws, or a receiver or trustee is appointed for all or substantially all of the assets of Advertiser.

[5] Loss of personnel deemed essential by the City for the successful performance of the obligations of the Advertiser to the City.

BILLBOARD RELOCATION AGREEMENT
BY AND BETWEEN THE
CITY OF SANTA CLARA, CALIFORNIA,
AND
OUTFRONT MEDIA LLC

EXHIBIT E

AFFIDAVIT OF COMPLIANCE WITH ETHICAL STANDARDS

I hereby state that I have read and understand the language, entitled "Ethical Standards" set forth in Exhibit D. I have the authority to make these representations on my own behalf or on behalf of the legal entity identified herein. I have examined appropriate business records, and I have made appropriate inquiry of those individuals potentially included within the definition of "Advertiser" contained in Ethical Standards at footnote 1.

Based on my review of the appropriate documents and my good-faith review of the necessary inquiry responses, I hereby state that neither the business entity nor any individual(s) belonging to said "Advertiser" category [i.e., owner or co-owner of a sole proprietorship, general partner, person who controls or has power to control a business entity, etc.] has been convicted of any one or more of the crimes identified in the Ethical Standards within the past five (5) years.

The above assertions are true and correct and are made under penalty of perjury under the laws of the State of California.

OUTFRONT Media LLC

a Delaware limited liability company

By: _____
Signature of Authorized Person or Representative

Name: _____

Title: _____

NOTARY'S ACKNOWLEDGMENT TO BE ATTACHED

Please execute the affidavit and attach a notary public's acknowledgment of execution of the affidavit by the signatory. If the affidavit is on behalf of a corporation, partnership, or other legal entity, the entity's complete legal name and the title of the person signing on behalf of the legal entity shall appear above. Written evidence of the authority of the person executing this affidavit on behalf of a corporation, partnership, joint venture, or any other legal entity, other than a sole proprietorship, shall be attached.

Conditions of Approval for Conditional Use Permit

PLN24-00424 / 1700 Duane Avenue

Action on a Conditional Use Permit (PLN24-00424) to Construct a Single-Sided Digital LED Billboard (Electronic Digital Display Message Sign) as Part of a Billboard Relocation Agreement and a Minor Modification to Reduce the Required 1,500 Linear Feet Distance from Another Electronic Digital Display Message Sign, and Recommendation to the City Council to Approve Adoption of the Billboard Relocation Agreement

GENERAL / PERFORMANCE

G1. **Permit Expiration.** This Permit shall automatically be revoked and terminated if not used within **two years** of original grant or within the period of any authorized extensions thereof. The date of granting of this Permit is the date this Permit is approved by the decision-making body and the appeal period has been exhausted. The expiration date is August 13, 2027.

G2. **Conformance with Plans.** Prior to the issuance of Building Permit, the development of the site and all associate improvements shall conform to the approved plans on file with the Community Development Department, Planning Division. No change to the plans will be made without prior review by the Planning Division through approval of a Minor Amendment or through an Architectural Review, at the discretion of the Director of Community Development or designee. Each change shall be identified and justified in writing.

G3. **Conditions on Plans.** All conditions of approval for this Permit shall be reprinted and included within the first three sheets of the building permit plan sets submitted for review and approval. At all times these conditions of approval shall be on all grading and construction plans kept on the project site.

G4. **Necessary Relocation of Public Facility.** If relocation of an existing public facility becomes necessary due to a conflict with the developer's new improvements, then the cost of said relocation shall be borne by the developer.

G5. **Indemnify and Hold Harmless.** The owner or designee agrees to defend and indemnify and hold City, its officers, agents, employees, officials and representatives free and harmless from and against any and all claims, losses, damages, attorney's fees, injuries, costs, and liabilities from any suit for damages or for equitable or injunctive relief which is filed by a third party against the City by reason of its approval of owner or designee's project.

G6. **Code Compliance.** The construction permit application drawings submitted to the Santa Clara Building Division shall include an overall California Building Code analysis; proposed use and occupancy of all spaces (CBC Ch. 3), all building heights and areas (CBC Ch. 5), all proposed types of construction (CBC Ch. 6), all proposed fire and smoke protection features, including all types of all fire rated penetrations proposed (CBC Ch. 7), all proposed interior finishes fire resistance (CBC Ch. 8), all fire protection systems proposed (CBC Ch. 9), and all means of egress proposed (CBC Ch. 10). Noncombustable exterior wall, floor, and roof finishes are strongly encouraged.

   a. During construction retaining a single company to install all fire related penetrations is highly recommended.
   b. The grade level lobbies shall be minimum 1-hour rated all sides and above.
   c. All stair shafts shall be minimum 1-hour rated.
   d. All elevator shafts shall be minimum 1-hour rated.
   e. All trash chute shafts shall be minimum 1-hour rated.

f. Recommendation: provide minimum two trash chutes; one for recyclables, one for trash, each trash chute to be routed down to a grade level trash collection room.
g. Any trash rooms shall be minimum 1-hour rated all sides and above.

G7. **Building Codes as Amended.** See Title 15 of the Santa Clara City Code for any amendments to the California Building Codes.

G8. **Reach Codes.** This project is subject to the provisions of the City of Santa Clara 2022 Reach Code, effective January 2022. See Ordinance No. 2034 and/or Title 15 of the Santa Clara City Code.
a. Chapter 15.38 – Green Building Code for additional Electric Vehicle Charging requirements for new construction.

G9. Comply with all applicable codes, regulations, ordinances and resolutions.

COMMUNITY DEVELOPMENT – PLANNING DIVISION

DESIGN / PERFORMANCE– PRIOR TO BUILDING PERMIT ISSUANCE

P1. **Construction Management Plan.** The owner or designee shall submit a construction management plan addressing impacts to the public during construction activities including: showing work hours, noticing of affected businesses, construction signage, noise control, storm water pollution prevention, job trailer location, contractor parking, parking enforcement, truck hauling routes, staging, concrete pours, crane lifts, scaffolding, materials storage, pedestrian safety, and traffic control. The plan shall be submitted to the Director of Community Development or designee for approval prior to issuance of demolition and building permits.

P2. **Single-Faced Billboard.** Signs are to be painted, repaired, backed with lattice when single-faced, and panels aligned as appropriate, and maintained in good condition.

P3. **Public Service and Emergency Announcement.** Billboard shall be required to provide for public service announcements, including Amber/Emergency Alerts, and other community service announcements in compliance with the terms of the Conditional Use Permit and the Billboard Relocation Agreement. The amount of time each day dedicated to public service announcements that will be displayed, at no cost to the City.

P4. **Periodic Review.** Periodic review is required to ensure compliance with the development standards and conditions of approval.

P5. **Further Compensation.** Pursuant to the City Council Policy Statement for Billboard Relocation Agreements and the Billboard Relocation Agreement, Applicant to pay City Seventy Thousand Dollars ($70,000.00) per billboard face for the New Billboard.

P6. **Brightness.** Light produced by an electronic/digital display message sign shall not exceed a maximum illumination of 5,000 nits (candelas per square meter) during daylight hours and a maximum illumination of 500 nits (candelas per square meter) between dusk to dawn as measured from the sign's face.

P7. **Dimmer Control.** Signs shall have an automatic dimmer control to produce a distinct illumination change from a higher illumination level to a lower illumination level for the time period between one-half hour before sunset and one-half hour after sunset.

P8. **Brightness Review.** Each electronic digital display message sign shall be subject to a 30-day review period during which time the Director may determine that a reduction in illumination or turning off of the sign for certain evening hours, is necessary due to negative

impacts on surrounding property or the community in general. The Director's determination shall be made without regard to the message content of the sign.

P9. **Change of Message.** Messages displayed on an electronic digital display message sign shall be a static display without change for a minimum duration eight seconds except for those messages where the hour-and-minute, date, or temperature/weather information is updated. Messages shall be complete within each message/display without continuation in content to the next message or to any other sign. The message/display shall change instantaneously without any fading in/out, scrolling, dissolve, or similar animation.

P10. **No Animation.** Any form of moving, animated, oscillating, or rotating images, or any other design intended to attract attention through movement or the semblance of movement on any part of the sign is prohibited at all times.

P11. **Maintenance.** Signs shall be properly maintained in good working order at all times. Signs shall be designed and equipped to freeze the changeable message in one position or to go dark if a malfunction occurs. The sign owner shall immediately stop the electronic/digital display when notified by the City that it is malfunctioning or not complying with regulations of this Section. Installation, operation, and maintenance of new billboard should be conducted as established in the Billboard Relocation Agreement.

P12. **Nonconforming Sign Structure.** An existing sign or sign structure that is nonconforming as to location, size, heigh, or other regulation shall not be changed to a new electronic digital display message sign until all nonconformities have been eliminated.

P13. **Mechanical Screening.** Each sign structure shall include a facing of proper dimensions to conceal back bracing, framework, and structural members and/or any electrical equipment.

P14. **Undergrounding of Utilities**. All utilities installed in connection with the electronic digital display message sign shall be underground.

P15. **San Jose Airport Planning and Development Department.** File a FAA Form 7460-1, coordinate any construction crane activity with Airport Planning and Development department, and receive a FAA "Determination of No Hazard" issuance prior to Building permit issuance for vertical construction.

DURING CONSTRUCTION -- PRIOR TO OCCUPANCY

P16. **Construction Hours.** Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.

P17. **Construction Trash/Debris.** During construction activities, the owner or designee is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.

P18. **Landscape Water Conservation.** The owner or designee shall ensure that landscaping installation meets City water conservation criteria in a manner acceptable to the Director of Community Development.

OPERATIONAL CONDITIONS

P19. **Landscaping Installation & Maintenance.** The owner or designee shall ensure that the landscaping installed and accepted with this project shall be maintained on the site as per

the approved plans. Any alteration or modification to the landscaping shall not be permitted unless otherwise approved by the Director of Community Development.

COMMUNITY DEVELOPMENT - BUILDING DIVISION

DESIGN / PERFORMANCE– PRIOR TO BUILDING PERMIT ISSUANCE

BD1. **Addressing.** Prior to overall construction permit application, submit to the Santa Clara Building Division, 2 copies of an addressing diagram request, to be prepared by a licensed architect or engineer. The addressing diagram(s) shall include all proposed streets and all building floor plans. The addressing diagram(s) shall conform to Santa Clara City Manager Directive #5; Street Name and Building Number Changes, and Santa Clara Building Division Address Policy For Residential and Commercial Developments. The addressing diagram(s) shall indicate all unit numbers to be based off established streets, not alleys nor access-ways to garages. Allow a minimum of 10 working days for initial staff review. Please note city staff policy that existing site addresses typically are retired. Provide digital pdf printed from design software, not scanned from printed paper sheet.

a. Any building or structure that is demolished shall have its address retired and a new address/s shall be issued for the project.

BD2. **Flood Zone.** The construction permit application drawings submitted to the Santa Clara Building Division shall include a copy of the latest Federal Emergency Management Agency (FEMA) Flood Zone Map: https://msc.fema.gov/portal/home. The project drawings shall indicate how the project complies with the Santa Clara Flood Damage Prevention Code.

a. FEMA Flood Zone map designations and requirements are based on the map in effect at date of Building Permit issuance.

BD3. **Water Pollution Control.** The construction permit application drawings submitted to the Santa Clara Building Division shall include Santa Clara Valley Urban Runoff Pollution Prevention Program Low Impact Development (LID) practices http://www.scvurppp-w2k.com/nd_wp.shtml. All projects that disturb more than one acre, or projects that are part of a larger development that in total disturbs more than one acre, shall comply with the Santa Clara Valley Urban Runoff Pollution Prevention Program Best Management Practices (BMP): http://www.scvurppp-w2k.com/construction_bmp.shtml, and shall provide a Storm Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer (QSD). All site drainage and grading permit applications submitted to the Santa Clara Building Division shall include a city of Santa Clara "C3" data form, available on this web page:

- https://www.santaclaraca.gov/our-city/departments-g-z/public-works/environmental-programs/stormwater-pollution-prevention and will be routed to a contract consultant for review.

BD4. **Submittal Requirements.** The overall project construction permit application shall include the geotechnical, architectural, structural, energy, electrical, mechanical, and plumbing drawings and calculations. Prior to the issuance of the overall project construction permit, a conditions of approval review meeting must be held in city hall, which meeting must be attended by the on-site field superintendent(s). The meeting will not be held without the attendance of the on-site field superintendent(s). The on-site grading permit shall be a separate permit application to the Building Division.

DURING CONSTRUCTION – PRIOR TO OCCUPANCY

BD5. **Temporary Certificates of Occupancy.** Temporary Certificates of Occupancy (TCO) will not be routinely issued and will be considered on a very limited basis only when there is a clear and compelling reason for city staff to consider a TCO. A TCO will be approved only after all applicable City staff have approved in writing; Planning, P.W./ Engineering, Fire Prev., Santa Clara Water, Silicon Valley Power, and any other applicable agencies such as the Santa Clara County Health Dept., with the Building Division being the final approval of all TCO.'s.

FIRE DEPARTMENT

DESIGN / PERFORMANCE—PRIOR TO BUILDING PERMIT ISSUANCE

F1. **Hazmat Clearance.** Prior to any Building Permit issuance, Hazardous Materials Closure (HMCP) is required as applicable: This is a permit is issued by the Santa Clara Fire Department, Fire Prevention & Hazardous Materials Division. Hazardous materials closure plans are required for businesses that used, handled or stored hazardous materials. While required prior to closing a business this is not always done by the business owner, and therefore should be part of the developer's due diligence. The hazardous materials closure plans demonstrate that hazardous materials which were stored, dispensed, handled or used in the facility/business are safely transported, disposed of or reused in a manner that eliminates any threat to public health and environment.

F2. **Hazmat Clearance.** Prior to any Building Permit Issuance, a Phase II environmental assessment is required to be submitted to CRRD for review. If hazards are present that require site mitigation, cleanup, or management of chemical contaminants in soil, soil vapor, or groundwater a separate permit from one of the regulatory agencies below will be required. The type and extent of contamination on site(s) will govern which of the regulatory agencies noted below can supervise the cleanup: Department of Toxic Substances Control (DTSC); State Water Resources Control Board; or Santa Clara County, Department of Environmental Health.

If the project intends to contract with a State or County Agency for onsite/offsite environmental remediation activities the following documentation shall be provided to the Fire Prevention & Hazardous Materials Division prior to issuance of a Building Permit for demolition or grading: Oversight agency case number; and Oversight mangers contact name, phone number.

For smaller projects that are not moving soil at all, a Phase I environmental assessment may be adequate. Please contact Assistant Fire Marshal Fred Chun at fchun@santaclaraca.gov for more information.

F3. **Fire Flow Requirement.** Prior to Building Permit Issuance, provide documentation from the City of Santa Clara Water & Sewer Department that the minimum required fire-flow can be met. Fire Department fire-flow will be based on the current California Fire Code. The most restrictive departments requirement shall apply.

F4. **Fire Hydrants.** Prior to Building Permit Issuance, building plans shall show the required number, location and distribution of fire hydrants for the buildings will be based on the current California Fire Code, Appendix C as amended. The required number of fire hydrants will be based on the fire-flow before the reduction for fire sprinklers. Both public and private fire hydrants may be required.

F5. **Fire Department Access.** Prior to Building Permit Issuance, a five-foot all-weather perimeter pathway around the entire perimeter of the buildings to facilitate firefighter access is required to be incorporated into the Building permit submittal.

F6. **Fire Department Access.** Prior to the issuance of the Building Permit, approval for fire department apparatus access roads is required. Roadways must be provided to comply with all the following requirements:

- Fire apparatus access roadways shall be provided so that the exterior walls of the first story of the buildings are located not more than 150 feet from fire apparatus access as measured by an approved route around the exterior of each building. In addition, aerial apparatus roadways must be located so aerial apparatus will have clear access to the “entire” face/sides of the building. The minimum number of sides is project-specific and depends on the building configuration, building design, occupancy, and construction type, etc. As part of Building Permit Issuance, an alternative materials, design, and methods of construction and equipment permit application will need to be submitted for review and approval incorporating applicable mitigation measures as determined by the fire department for the lack of compliance. Please note acceptable mitigation methods may have been discussed during the planning stage. Those mitigations are not guaranteed until a formal alternate means permit is submitted concurrently with the Building Plans. Conversely, an acceptable mitigation method may not have been discussed and will be evaluated under an alternate means permit at the building permit stage.
- For underpasses, garages, gates, or anything similar that a Fire apparatus is required to drive under as part of the emergency vehicle access, 16 feet vertical clearance will be required. For all other areas, the “minimum” unobstructed vertical clearance shall not be less than 13 feet 6 inches.

or

- For all other areas, the “minimum” unobstructed vertical clearance shall not be less than 13 feet 6 inches.
- The “minimum” width of aerial roadways for aerial apparatus is 26 feet.
- The minimum inside turning radius shall be 30 feet.
- The “minimum” width of roadways for aerial apparatus is 26 feet. Aerial access roadways shall be located a minimum of 15 feet and a maximum of 30 feet from the protected building. This requirement is only applicable when Appendix D of the Fire Code is enforceable.
- Overhead utility and power lines easements shall not be located over fire apparatus access roads or between the aerial fire apparatus roads and the buildings to avoid the possibility of injury and equipment damage from electrical hazards.
- Fire apparatus access roadways shall be all-weather surface(s) designed to support a gross vehicle weight of 75,000-pounds.

- Trees at full development must not exceed 30 feet in height and not impair aerials apparatus operations to sweep opposing sides of a building. Other obstructions such as site lighting, bio-retention, and architectural features are reviewed case-by-case to ensure they do not obstruct aerial and ground ladder access.
- Traffic control/calming devices are not permitted on any designated fire access roadway unless approved. A separate Fire Department permit is required for any barrier devices installed alone fire department apparatus access roads.

Prior to any Building Department Issuance, all fire department apparatus access roadways on private property are required to "be recorded" with the County of Santa Clara as Emergency Vehicle Access Easements (EVAE's) and reviewed by the Fire Department. No other instruments will be considered as substitutions such as P.U.E, Ingress/Egress easements and/or City Right-of-Ways.

F7. **Emergency Responder Radio Coverage System.** Prior to Building Permit Issuance, provisions shall be made for Emergency Responder Radio Coverage System (ERRCS) equipment, including but not limited to pathway survivability in accordance with Santa Clara Emergency Responder Radio Coverage System Standard.

F8. **Fire Department Access.** Prior to the start of construction, roadways and water supplies for fire protection are required to be installed and made serviceable and maintained throughout the course of construction.

F9. **Fire Department Access.** Prior to issuance of the Building Permit, a gate permit is required to obtained. Openings for access gates located across fire apparatus access roads shall be a minimum of 20 feet of clear width. Gates shall also be provided with a minimum unobstructed vertical clearance of 16-feet. All gates installed on designated fire department access roads must be electrically automatic powered gates. Gates shall be provided with an emergency power or be of a fail-safe design, allowing the gate to be pushed open without the use of special knowledge or equipment. A Tomar Strobe Switch or 3M Opticom detector shall be installed to control the automatic gate(s) to allow emergency vehicles (e.g., fire, police, ems). Said device shall be mounted at a minimum height of eight to ten feet (8' - 10') above grade.

F10. **Alternative Means and Methods.** Prior to any Building Permit issuance, an alternate means or methods permits to mitigate any code deficiency must be submitted and approved. Please submit this permit concurrently with the building plans. Please note specific mitigations may have been discussed during the planning process. None of these discussions are binding and can only be formally approved through submitting an AMMR permit. The AMMR permit is formally documenting that and still needs to be submitted.

F11. **Hazmat Information.** Prior to Building Permit Issuance, a Hazardous Materials Inventory Statement including refrigerants is required to be submitted and reviewed with the Building Permit if applicable.

F12. **Fire Safety During Construction.** Prior to Building Permit Issuance, a permit for Construction Safety & Demolition shall be submitted to the fire department for review and approval in compliance with our Construction Safety & Demolition standard.

DURING CONSTRUCTION – PRIOR TO OCCUPANCY

F13. **Shared Fire Protection Features that Cross Property Lines.** Prior to Building Permit Final, any EVAEs or fire protection equipment (including but not limited to fire service undergrounds, sprinkler piping, fire alarm equipment, fire pumps, ERRCS) that cross property lines or is not located on the parcel of the building it serves shall have a CC&R legally recorded detailing who is responsible for maintenance and repair of the EVAE or fire protection equipment.

F14. **Fire Protection Systems Before Occupancy.** Prior to any Certificate of Occupancy Issuance (temporary or permanent), fire-life safety systems installations must be fully installed, functional, and approved.

PUBLIC WORKS DEPARTMENT - ENGINEERING

DESIGN—PRIOR TO BUILDING PERMIT ISSUANCE

E1. **Site Clearance.** Obtain site clearance through Public Works Department prior to issuance of Building Permit. Site clearance will require payment of applicable development fees. Other requirements may be identified for compliance during the site clearance process. Contact Public Works Department at (408) 615-3000 for further information.

DURING CONSTRUCTION

E2. **Encroachment Permit.** All work within the public right-of-way and/or public easement, which is to be performed by the Developer/Owner, the general contractor, and all subcontractors shall be submitted within a Single Encroachment Permit to be reviewed and issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.

E3. **Encroachment Permit.** Submit public improvement/encroachment permit plans prepared in accordance with City Public Works Department procedures which provide for the installation of public improvements directly to the Public Works Department. Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer prior to approval and recordation of final map and/or issuance of building permits.

E4. **Encroachment Permit.** All work within state right-of-way shall require a Caltrans encroachment permit.

PUBLIC WORKS DEPARTMENT - STORMWATER

DESIGN / PERFORMANCE—PRIOR TO BUILDING PERMIT ISSUANCE

ST1. **Final Stormwater Management Plan.** Prior to City's issuance of Building or Grading Permits, the applicant shall develop a Final Stormwater Management Plan, update the C.3 Data Form, the Special Project Narratives and Worksheet (as appropriate), and an Erosion and Sediment Control Plan.

ST2. **3rd Party Review of Final Stormwater Management Plan.** The Final Stormwater Management Plan and all associated calculations shall be reviewed and certified by a qualified 3rd party consultant from the SCVURPPP List of Qualified Consultants, and a 3rd party review letter (on design) shall be submitted with the Plan.

ST3. **Notice of Intent.** For project that disturbs a land area of one acre or more, the applicant shall provide a copy of the Notice of Intent (NOI) with WDID number for coverage under

the State Construction General Permit. Active projects with NOI will be inspected by the City once per month during the wet season (October – April).

ST4. **Best Management Practices.** The applicant shall incorporate Best Management Practices (BMPs) into construction plans and incorporate post-construction water runoff measures into project plans. Include the SCVURPPP Countywide Construction BMPs Plan Sheet with the plans. Applicant to add Source control measures with designations from C.3 stormwater handbook, Appendix H.

ST5. **C.3 Treatment Facilities Construction Notes.** Include the C.3 Treatment Facilities Construction Notes on the Improvement Plans and/or Stormwater Control Plans.

ST6. **Decorative & Recreational Water Features.** Decorative and recreational water features such as fountains, pools, and ponds shall be designed and constructed to drain to the sanitary sewer system only.

ST7. **Small Projects.** For single-family homes and other small projects that create and/or replace 2,500 – 10,000 square feet of impervious surface area, the applicant shall implement at least one of the following site design measures:

a. Direction of roof runoff into cisterns or rain barrels
b. Direction of roof, sidewalk, walkway, patio, driveway, or parking lot runoff onto vegetated areas
c. Construction of sidewalks, walkways, patios, bike lanes, driveways, and parking lots with permeable surfaces

Plans shall specify which site design measures are selected for the project and show the direction of flow from impervious surfaces to the selected site design measures. All measures shall meet the design criteria in the 2016 C.3. Stormwater Handbook, Appendix K: Standard Specifications for Lot-Scale Measures for Small Projects.

ST8. **Interior Floor Drains.** Interior floor drains shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.

ST9. **Trash Enclosure Floor Drains.** Floor drains within trash enclosures shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.

ST10. **Architectural Copper.** The use of architectural copper is prohibited.

DURING CONSTRUCTION OR OPERATION

ST11. **Biotreatment Soil Media.** Applicant shall install biotreatment soil media that meets the minimum specifications as set forth in the SCVURPPP C.3 Stormwater Handbook. If percolation rate test of the biotreatment soil mix is not performed on-site, a certification letter from the supplier verifying that the soil meets the specified mix (the date of such document shall not be older than 3 months).

ST12. **Stormwater Control Measure Inspection.** At critical construction phases, all stormwater control measures shall be inspected for conformance to approved plans by a qualified 3rd party consultant from the SCVURPPP List of Qualified Consultants.

ST13. **Inspections.** Permeable Pavement, Media Filter vaults, and Trash Full Capture Devices shall be inspected by a 3rd party reviewer and/or manufacturer representative for conformance with the details and specifications of the approved plans. All new pervious concrete and porous asphalt pavements should have a minimum surface infiltration rate of 100 in./hr. as described in the SCVURPPP C.3 Handbook. A map displaying the number, location and details of full trash capture devices shall be prepared as an attachment to the Operations and Maintenance (O&M) Agreement with the City.

ST14. **Stormwater Treatment Facilities.** Stormwater treatment facilities must be designed, installed, and maintained to achieve the site design measures throughout their life in accordance to the SCVRUPPP C.3 Stormwater Handbook (Chapter 6 and Appendix C).

ST15. **Amendments to Operation & Maintenance Agreement.** Any site design measures used to reduce the size of stormwater treatment measures shall not be installed for the project without the written approval from the City, installing the corresponding resizing of other stormwater treatment measures and an amendment of the property's O&M Agreement.
ST16. **Stormwater Pollution Prevention Messaging.** Developer shall install an appropriate stormwater pollution prevention message such as "No Dumping – Flows to Bay" on any storm drains located on private property.
ST17. **Outdoor Storage Areas.** All outdoor equipment and materials storage areas shall be covered and/or bermed, or otherwise designed to limit the potential for runoff to contact pollutants.

PRIOR TO FINAL OF BUILDING PERMIT

ST18. **As-Built Drawings.** As-Built drawing shall be submitted to the Public Works Department.
ST19. **3rd Party Concurrence Letter.** 3rd Party concurrence letter on the C.3 facilities construction shall be submitted to the Public Works Department. The letter shall be prepared by a 3rd party consultant from the SCVURPPP List of Qualified Consultants. The City reserves the right to review the 3rd party inspection report on the C.3 stormwater facility installation.
ST20. **Final C.3 Inspection.** Applicant shall schedule and City shall conduct a final C.3 inspection.
ST21. **Operation & Maintenance Agreement.** The property owner shall enter into an Operation and Maintenance (O&M) Agreement with the City for all installed stormwater treatment measures and full trash capture devices in perpetuity. Applicants should contact Public Works Dept. - Environmental Services at (408) 615-3080 or Street@SantaClaraCA.gov for assistance completing the Agreement. For more information and to download the most recent version of the O&M Agreement, visit the City's stormwater resources website at http://santaclaraca.gov/stormwater. Inspection of permeable pavement, media filter vaults and full trash capture devices is to be done annually by December 31 of each year.

PUBLIC WORKS DEPARTMENT - TRANSPORTATION

DURING CONSTRUCTION

TR1. **Encroachment Permit.** Traffic improvements must comply with the City of Santa Clara Standard Details and Specifications for Public Works Construction
TR2. **Building Permit.** All on-site structures must be clear of Driveway and Corner Visibility Clearance Areas per City Standard Detail TR-9.

STREETS DIVISION

Right of Way Landscape

DESIGN/PERFORMANCE PRIOR TO ISSUANCE OF BUILDING PERMIT

L1. **Tree Preservations Specifications.** Include City of Santa Clara Tree Preservation/City Arborist specifications on all improvement plans.
L2. **Mature Trees.** Identify existing mature trees to be maintained. Prepare a tree protection plans for review and approval by the City prior to any demolition, grading or other earthwork in the vicinity of existing trees on the site.
L3. **Tree Replacement.** 2:1 tree replacement ratio required for all trees removed from the right-of-way.

DURING CONSTRUCTION OR OPERATION

L4. **No Public Root Cutting.** No cutting of any part of ***public***, including roots, shall be done without securing prior approval of the City Arborist. Tree trimming/removal shall be done in accordance to the City of Santa Clara Tree Preservation/City Arborist specifications and with direct supervision of a certified arborist (Certification of International Society of Arboriculture).

PRIOR TO FINAL OF BUILDING PERMIT

L5. **In Lieu Fee.** If 2:1 replacement ratio cannot be met for removal of right of way landscape trees, tree planting fee must be paid prior to building permit final.

Solid Waste

DESIGN/PERFORMANCE PRIOR TO ISSUANCE OF BUILDING PERMIT

SW1. **Construction Waste Diversion.** For projects that involve construction, demolition or renovation of 5,000 square feet or more, the applicant shall comply with City Code Section 8.25.285 and recycle or divert at least sixty five percent (65%) of materials generated for discard by the project during demolition and construction activities. No building, demolition, or site development permit shall be issued unless and until applicant has submitted a construction and demolition debris materials check-off list. Applicant shall create a Waste Management Plan and submit, for approval, a Construction and Demolition Debris Recycling Report through the City's online tracking tool at http://santaclara.wastetracking.com/.

SW2. **Authorized Service Haulers.** This project is subject to the City's Accumulation, Transportation and Disposal of Solid Waste Ordinance (Chapter 8.25 of the Municipal Codes), which requires the handling and disposal of waste by authorized service haulers. Insert the General Notes for the Construction & Demolition (C&D) Waste Management into construction plans in accordance with the City's municipal codes prior to the issuance of a Building or Grading permit. Provide the Green Halo waste online tracking number to Building staff prior to the issuance of a demolition or building permit.

SW3. **Exclusive Franchise Hauling Area.** This property falls within the City's exclusive franchise hauling area. The applicant is required to use the City's exclusive franchise hauler and rate structure for any hired debris boxes. Prior to the issuance of a Public Works clearance, the project applicant shall complete and sign the Construction and Demolition (C&D) / Waste Management Rules and Regulations Form.

SILICON VALLEY POWER

GENERAL

SVP1. Applicant to provide power to the sign from existing Main Switch Board on the parcel. SVP will not provide a separate service for the sign.

SVP2. Sign is encroaching into the SVP easement, and all overlapping area shall be a minimum of 30 feet high for operation & maintenance of the onsite transformer.

WATER & SEWER DEPARTMENT

DESIGN / PERFORMANCE -- PRIOR TO ISSUANCE OF BUILDING PERMIT

W1. **Encroachment Permit.** Prior to issuance of Building Permits, the applicant shall submit an encroachment permit application and design plans for construction of water utilities that comply with the latest edition of the Water & Sewer Utilities Water Service and Use Rules and Regulations, Water System Notes, and Water Standard Details and Specifications. In addition, prior to the City's issuance of Occupancy, the applicant shall construct all public

water utilities per the approved plans. The Water & Sewer Utilities will inspect all public water utility installations and all other improvements encroaching public water utilities.

W2. **Utility Design Plans.** Utility Design Plans shall indicate the pipe material and the size of existing water, recycled water and sewer main(s). The plans shall show the nearest existing fire hydrant and the two nearest existing water main line gate valves near the project area. The plans shall show meter and backflow configurations to scale and per City of Santa Clara Water & Sewer Utilities Standard Details. Note that all new water meters and backflow prevention devices shall be located behind the sidewalk in a landscape area. Fire hydrants should be located two feet behind monolithic sidewalk if sidewalk is present; two feet behind face of curb if no sidewalk is present, per City Std Detail 18. The plans shall provide the profile section details for utilities crossing water, sewer, or recycled water mains to ensure a 12" minimum vertical clearance is maintained.

W3. **Utility Separations.** Applicant shall adhere to and provide a note indicating that all horizontal and vertical clearances comply with State and local regulations. The applicant shall maintain a minimum 12" of vertical clearance at water service crossing with other utilities, and all required minimum horizontal clearances from water services: 10' from sanitary sewer utilities, 10' from recycled water utilities, 8' from storm drain utilities, 5' from fire and other water utilities, 3' from abandoned water services, 5' from gas and electric utilities, and 5' from the edge of the propose or existing driveway. For sanitary sewer, water, and recycled water utilities, the applicant shall maintain a minimum horizontal clearance of 10' from existing and proposed trees. If applicant installs tree root barriers, clearance from tree reduces to 5' (clearance must be from the edge of tree root barrier to edge of water facilities). No structures (fencing, foundation, biofiltration swales, etc.) allowed over sanitary sewer, potable water and/or recycled water utilities and easements.

W4. **Separate Services.** Applicant shall submit plans showing proposed water, recycled water, sanitary sewer, and fire services connected to a public main in the public right-of-way to the satisfaction of the Director of Water & Sewer Utilities. Different types of water and recycled water use (domestic, irrigation, fire) shall be served by separate water services, each separately tapped at the water main. Tapping on existing fire service line(s) is prohibited. Approved backflow prevention device(s) are required on all potable water services.

W5. **City Standard Meters and Backflows.** All proposed meters and backflows for all water services shall meet the current City of Santa Clara Water & Sewer Utilities Standard Details. Plans shall show meter and backflow configurations to scale.

W6. **Existing Services.** The applicant must indicate the disposition of all existing water and sewer services and mains on the plans. If the existing services will not be used, then the applicant shall properly abandon these services to the main per Water & Sewer Utilities standards and install a new service to accommodate the water needs of the project. The applicant shall bear the cost of any relocation or abandonment of existing Water Department facilities required for project construction to the satisfaction of the Director of Water and Sewer Utilities.

W7. **On-Site Storm Drain Treatment.** Prior to issuance of Building Permit, the applicant shall submit plans showing any onsite storm water treatment system. The plan shall include a section detail of the treatment system. No water, sewer, or recycled water facilities shall be located within 5-feet of any storm water treatment system.

W8. **Water Usage.** Prior to the issuance of Building Permits, the applicant shall provide documentation of water usage so the Water Division can verify the appropriate size of all proposed water meters. Please note that if the existing water services are incapable of supplying the water needs to the site, the existing services shall be abandoned, and new separate dedicated water services shall be provided for each use (domestic and irrigation).

W9. **Landscaping.** All the landscaping for the project shall comply with the California Water Conservation in Landscaping Act, Government Code Section 65591 et. seq. All plants shall be either California native or non-invasive, low water-using or moderate water-using plants. High water-using plants and nonfunctional turf are prohibited.

W10. **Water Features.** Prior to issuance of Building Permits, the applicant shall submit plan details for all water features (including but not limited to fountains and ponds) designed to include provisions for operating the system without City potable water supply and capable of being physically disconnected from source of potable water supply during City declared water conservation periods, to the satisfaction of the Director of the Water & Sewer Utilities. Decorative water features may be permanently connected to the City's recycled water supply.

W11. **Easements.** Prior to City's issuance of Building or Grading Permits, the applicant shall provide a dedicated water utility easement around the backflow prevention device onsite. The water utility easement for the water services and all other public water appurtenances shall be a minimum 15 feet wide and be adjacent to the public right-of-way without overlapping any public utility easement. Additionally, the applicant shall submit plans defining existing easements so Water Division can verify if there are any conflicts with proposed easements and water utilities.

W12. **Underground Fire Permit.** Prior to issuance of Building Permits, applicant shall submit an underground fire permit unless otherwise waived by the Fire Department. If fire flow information is needed, applicant shall coordinate with Water and Sewer Utilities Department, for fire flow information at (408)615-2000. A dedicated fire service line, with an approved backflow prevention device, shall be used for on-site fire hydrants. Fire service lines required for commercial and industrial use shall be sized appropriately per fire flow demand and code requirements.

DURING CONSTRUCTION

W13. **City Standard Meters and Backflow Installation.** No meters or backflows shall be installed prior to establishment of water service account with the Municipal Services Division of the Finance Department. The applicant shall provide a copy of the account information to the Water and Sewer Utilities Department Inspector and Meter Shop prior to installation of any meter or backflow. All meters and backflows approved for installation shall be tested prior to use. Water service connections shall not be used prior to authorization by the Water and Sewer Utilities inspector.

W14. **Construction Water.** This project shall use recycled water for all construction water needs for onsite and offsite construction.

W15. **Water Shortage Response Actions.** Pursuant to the City of Santa Clara's Urban Water Management Plan, during times of drought or water shortage, the City implements water shortage response actions in accordance with the level of water shortage declared. All construction activities and all new irrigation connections are subject to the Water Shortage Response Actions in effect at the time of construction and connection of the irrigation service.

Water Shortage Response Actions for Stage 2 and higher include water use restrictions that limit the use of potable water such as:

a. prohibiting the installation of new potable water irrigation services. new irrigation connections, construction, and dust control.
b. restrict the use of potable water used for construction and dust control if recycled water is available.

This project is subject to all the requirements and restrictions of the Water Shortage Response Actions in place or adopted during the duration of the project. For more

information, visit the City of Santa Clara Water & Sewer Utilities website at www.santaclaraca.gov/waterconservation.

PRIOR TO FINAL OF BUILDING PERMIT

W16. **Record Drawings.** Upon completion of construction and prior to the City's issuance of a Certificate of Occupancy, the applicant shall provide "as-built" drawings of the public water utility infrastructure prepared by a registered civil engineer to the satisfaction of the Director of Water & Sewer Utilities Department.

W17. **Conditional Releases.** The applicant shall comply with all the requirements of any building permit conditional release requirements.

KEY:

G = General
P = Planning Division
BD = Building Division
F = Fire Department
E = Engineering – Public Works Department
ST = Stormwater – Public Works Department
TR = Transportation – Public Works Department
L = Landscape – Streets Division
SW = Solid Waste – Streets Division
SVP = Silicon Valley Power
W = Water and Sewer Department

ACKNOWLEDGEMENT AND ACCEPTANCE OF CONDITIONS OF APPROVAL

Permittee/Property Owner

The undersigned agrees to each condition of approval and acknowledges and hereby agrees to use the project property on the terms and conditions set forth in this permit.

Signature: _____

Printed Name: _____

Relationship to Property: _____

Date: _____

Pursuant to Santa Clara City Code 18.128.100, the applicant shall return this document to the Department, properly signed and dated, within 30-days following the date of the Acknowledgement.

CHRISTOPHER L. POWELL
PARTNER
DIRECT DIAL (916) 551-2804
E-MAIL Cpowell@hansonbridgett.com

HansonBridgett

July 1, 2025

VIA E-MAIL PlanningCommission@santaclaraca.gov

Santa Clara Planning Commission
1500 Warburton Avenue
Santa Clara, CA 95050

Re: Proposed Outfront Digital Sign at 1700 Duane Avenue and Review of Studies on Digital Billboard Driver Effects

Dear Commissioners:

As you know, Outfront Media is requesting approval of a relocation agreement, conditional use permit, and minor modification in connection with the development of a new single-face digital sign at 1700 Duane Avenue in the City of Santa Clara ("City"). During the Planning Commission's April 16, 2025 hearing, the Commission raised the issue of driver distraction, citing several studies concerning the impact of digital billboards on driver safety. In response to the Planning Commission's concerns, our firm has reviewed the safety studies discussed at the April 16, 2025 hearing: the 2012 field study by the Swedish National Road and Transport Institute (*Dukic et al.*) the 2015 report prepared under U.S. DOT sponsorship examining sites in Florida and Alabama (*Sisiopiku et al.*), the critical peer review of the Federal Highway Administration (FHWA) Report by (*Wachtel*), and the study of government fatality count signage (*Hall & Madsen*).

As discussed in the attached FAQ and in the analysis below, the above studies have significant limitations that diminish their value in assessing the traffic safety implications of digital signage. The Swedish study explicitly states it cannot determine whether observed glance behavior constitutes a safety hazard, and confirms that it found no measurable impact on driving performance. The Florida/Alabama study similarly concludes that further research is necessary, and does not isolate digital signage as a causal factor in its crash rate analysis. The Wachtel report appears to be a biased critique, while the Hall and Madsen study reviews unrelated signage types.

In addition to those sources, we reviewed other studies referenced by the Federal Highway Administration ("FHWA"), and have discussed them in our FAQ. FHWA's own field research, prepared during the Obama Administration, found that average glances toward digital advertising displays remained well below the two-second distraction threshold, and were not significantly different from those observed for static signs.[1] Thus, FHWA concluded that there was no indication that digital displays presented a safety risk to drivers, and instead that crashes are rare, *multicausal* events which are difficult to measure.[2]

[1] FHWA, *Driver Visual Behavior in the Presence of CALMS* (2015), pp. 1-2.
[2] FHWA, *The Effects of Commercial Electronic Variable Message Signs (CEVMS) on Driver Attention and Distraction: An Update* (2009) at p.1.

In addition, crash data sourced from the professional engineering firm Tantala Associates show that, across several digital displays in New York, Utah, and Ohio, there is no change accident frequency following billboard installation.[3]

In all of the studies our firm reviewed, none reported statistically significant increases purely attributable to digital billboards. In fact, in the majority of Florida locations studied in the 2015 report, crash rates were *lower* in digital billboard zones than in their adjacent control segments. With respect to Alabama displays, eight displays were evaluated, and half showed greater accidents and half shower fewer accidents. The pertinent report even concluded that the sample size was too small to allow for "a detailed statistical analysis or generalization of the findings."[4] Taken together, the available research, including the studies raised by the City and those conducted or reviewed by FHWA, does not support the conclusion that digital billboards increase crash risk when operated in accordance with modern regulatory standards. The specific findings and limitations of the various studies are addressed in detail in the analysis below.

Finally, Outfront engaged Abrams and Associates Traffic Engineering to analyze the impact of recently constructed digital display billboards on traffic accident rates on U.S. 101 within Santa Clara. As discussed in the attached letter from Steve Abrams, the data did not indicate a traffic accident increase due to digital billboards. However, the data available was not adequate to draw any meaningful conclusions on the impacts of digital billboards on traffic incidents.

I. Review of Sweden Study (Dukic et. al., 2012, *Traffic Injury Prevention*)

A. The study fails to establish any relationship between digital billboard glances and unsafe driving.

The Swedish study was mentioned at the April 16th 2025 hearing for the proposition that electronic billboards increase driver distraction. However, the study's own authors expressly disclaim any ability to assess whether the observed visual behavior has any safety consequences. After analyzing eye-tracking data collected from 41 Swedish drivers traveling past four electronic billboards, the authors conclude, "[w]hether the billboards attract attention too much, that is, whether they are a traffic safety hazard, cannot be answered conclusively based on the present data."[5] In fact, they note that under the Trick and Enns framework,

> "a glance towards a billboard can have different reasons. The driver may employ a routine scanning behavior to assess the traffic situation continuously. Noticing the billboard, the driver may choose to have a closer look, while having a mental picture of how the traffic situation is likely to develop. Thus, the glance is planned and unlikely to result in a dangerous situation."[6]

[3] OAAA, *The Truth About Digital Billboards and Traffic Safety* (2015), p.1.
[4] *Digital Advertising Billboards and Driver Distraction,* (2015) p. 43 [Sisipoku, et. al.].
[5] *Traffic Injury Prevention,* p.2.
[6] *Id.* at p. 4.

This concession is critical. The Swedish study was not designed to measure crashes, conflicts, or even operational degradation such as swerving or braking. Rather, it solely focused on glance patterns and fixation times. The analysis is descriptive, not normative – there is no correlation, much less causation, drawn between billboard glances and adverse driving outcomes. Indeed, the authors confirm that no measurable change in vehicle control was observed, they wrote, "[n]o effect was found for the driving behavior data."[7] This result is consistent with the limited nature of the study. Participants were recruited in the 35-55 age range, and driven along a single 40-kilometer test route during off-peak hours. Only four digital billboards were included, each configured with image transitions every seven seconds and operating under Swedish regulatory controls (note that the Outfront signs are proposed to change copy every eight seconds). Additionally, and as noted above, there were also only 41 participants, which is too small of a sample size to generate a meaningful conclusion applicable to millions of California drivers. Under these tightly controlled conditions, the absence of effect on driving behavior actually counters the argument that digital billboards materially impair driver performance.

B. The study relies on arbitrary metrics for 'distraction' that are not validated by crash data.

The distraction thresholds used in the study are derived from metrics that do not appear to have been validated against crash data. A driver was classified as "distracted" if: (1) a single glance to a billboard exceed two seconds; or (2), if the "dwell time" exceeded a variable threshold set by a mathematical expression "dwell time > (exposure time +12)/9." (*Id.* at p. 8.) These thresholds are lifted from separate naturalistic driving studies[8] which investigated crash risks in unrelated contexts. For example, one study[9] researched the impact of driver inattention near crash sites, not how digital billboards impact driver behavior. Indeed, the authors concede that, "[i]t is difficult to separate intended from reflexive glances based on eye movement measurements,"[10] Yet, even with those assumptions baked in, the study does not report a single instance in which gaze behavior correlated with any form of operational impairment. Nor do the authors suggest that any threshold breach led to a safety-critical event.

C. Swedish roadway conditions and signage context are not analogous to urban California environments.

It is also important to contextualize this study within its geographic and regulatory setting. As the authors explain, roadside billboards have been largely prohibited in Sweden for decades.[11] The electronic billboards examined in this study were installed under a temporary trial approved in 2009 by the Swedish Transport Administration, which at the time only permitted twelve digital

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[7] *Id.* at p.2.

[8] Naturalistic driver studies are a research method that observes and analyzes driver behavior via small cameras and sensors in real-world driving conditions without any experimental intervention or instruction from researchers.

[9] Klauer et al., *The Impact of Driver Inattention on Near-Crash/Crash Risk: An Analysis Using the 100-Car Naturalistic Driving Study Data* (U.S. Dept. of Transportation, National Highway Traffic Safety Administration, 2006).

[10] *Id.* at p.4.

[11] *Id.* p.3. [noting that Sweden had previously been very restrictive on roadside billboards and electronic billboards have not been permitted.]

billboards in the entire country.[12] In Sweden, drivers have limited prior exposure to digital signs, likely increasing the likelihood of attention effects not present in other countries. As such, this significantly reduces this study's relevance to California drivers, where billboards have been present for many years. It is important to understand that billboard safety is highly dependent on the context of a specific site, so especially here, where the context is so dramatically different, the study's effect on distractions cannot be directly correlated to California billboards. Of course, the absence of operational effects in an area without much history with digital billboards further supports the conclusion that digital billboards would not degrade driver safety in Santa Clara.

II. Review of Florida/Alabama Study (*Sisiopiku et al.*)

A. The study's authors admit that its and pre-existing study conclusions are inconclusive and require further study.

The Florida/Alabama Study, prepared under contract with the U.S. DOT's University Transportation Centers Program, purports to assess whether digital billboards are correlated with increased crash rates. However, the authors repeatedly acknowledge that their findings are incomplete and do not establish causation. The abstract explicitly concedes, "An objective evaluation is still needed to determine if the presence of digital billboards really distracts driver's attention or not and, if distraction occurs, then to what extent."[13]

This is reiterated in the introduction, where the authors note that the relationship between driver behavior and digital advertising is "very complex" and that existing studies produce "somewhat contradictory conclusions."[14] Further, in a review of previous existing studies, the study provides that those previous studies such as the Tantala and Tantala (2010) study examined the correlation between digital billboards and crashes and found that "crash rates near the digital boards showed a 0.3% decrease in crash rate…and the spatial component of the study found no significant clustering of crashes in the vicinity of billboard sites.[15] Later in the study, the authors concluded the sample size was too small to allow for "a detailed statistical analysis or generalization of the findings."[16]

Thus, despite the findings of the Florida/Alabama study, those results may be only applied to the context of their geographical space, as other billboard studies have found that there is no correlation in crashes and the existence of digital billboards.

B. The crash data analysis lacks necessary controls and cannot isolate the effect of signage.

The study's crash analysis compares "digital billboard influence zones" with "control areas downstream of the original billboard location."[17] But, the analysis fails to control for confounding factors such as roadway geometry, signal spacing, turning movements, or localized traffic

[12] *Id.* at p.3.
[13] *Digital Advertising Billboards and Driver Distraction,* (2015) p. xi [Sisipoku, et. al.].
[14] *Id.* at p.4.
[15] *Id.* at p.8.
[16] *Id.,* at p. 43.
[17] *Id.* at p. xi.

generators – i.e., site specific risks.[18] Instead, the analysis relies on raw crash counts aggregated at locations with similar conditions in their respective states, but not entirely analogous to Highway 101.

For the Florida study, there are mixed results. While it provides that, in the aggregate, that was a 24.79% reduction in accidents at highway segments at locations "downstream" of digital displays, as opposed to the "upstream" approach to these displays, this conclusion does not tell the entire story. The data shows increased accidents because a handful of the highway segments analyzed had a disproportionately higher raw number of accident rates, possibly because these segments had greater volumes of traffic. It would have been more accurate to look at average crash rate per million trips. Indeed, the authors' own summary admits that certain crash types, such as rear-end and sideswipe collisions, are "overrepresented" in some zones.[19] However, even then, no causative linkage is offered, and in most study areas, crash rates either remained flat, or actually *declined* after billboard installation (*See* fig. 1 below, illustrating that 70 percent of Florida sites showed *decreased* accidents near digital billboards). The analysis can be better described as merely correlation, and not indicative of any material evidence to a link of causation.

Table 3.2: Crash Summary Statistics at the Ten Digital Billboard Locations

Loc.	City	Upstream				Downstream				% Change in Crash Rate
		Len. (mi)	Total Crash Count	AADT	Crash Rate*	Len. (mi)	Total Crash Count	AADT	Crash Rate*	
1	Delray Beach	0.23	1	195,000	0.041	0.54	14	193,250	0.245	501.70
2	Miami	0.39	13	123,808	0.492	0.21	9	143,333	0.546	11.06
3	Doral	0.40	21	210,000	0.457	0.35	36	211,667	0.888	94.38
4	Miami	0.20	15	162,900	0.841	0.20	41	160,720	2.330	177.04
5	Miami	0.19	97	245,000	3.806	0.26	35	251,543	0.977	-74.32
6	Hallandale Beach	0.28	54	232,389	1.516	0.24	15	238,253	0.479	-68.39
7	Eatonville	0.40	3	160,000	0.086	0.40	3	151,500	0.090	5.61
8	Orlovista	0.36	1	60,000	0.085	0.17	2	60,000	0.358	323.53
9	Orlando	0.40	2	42,750	0.214	0.17	0	---	0.000	-100.00
10	Tampa	0.40	8	153,750	0.238	0.34	7	153,929	0.244	2.82
Total Crashes		3.25	215	---	0.809	2.88	162	---	0.608	-24.79

* Crash rate is in crashes per million vehicle miles per year.

[18] *See e.g.,* FHWA, *Driver Visual Behavior in the Presence of CEVMS,* at p.2. [where review of sites more analogous to Highway 101 provided that "the presence of CEVMS did not appear to be related to a decrease in looking toward the road ahead."]
[19] *Digital Advertising Billboards and Driver Distraction* at p.8.

Fig 1. Showing that in highlighted sites, crash rates decreased .

Likewise, in Alabama, the data provides that in 50 percent of sites, accidents decreased in upstream sections of highway (*See* Fig 2.) This further strengthens the idea that there is no causative link between digital billboards and increased crash risk. Thus, these inconsistencies further erode the value of any analysis conducted.

Table 4.2: Crash Summary Statistics at the Digital Billboard Locations (Aggregate Value)

Loc	City	DBB Influence Zone (U/S)				DBB Non-Influence Zone (D/S)				% in Crash Rate
		Len. (mi)	Total Crash Count	Total VMT	Crash Rate*	Len. (mi)	Total Crash Count	Total VMT	Crash Rate*	
1	Mobile	0.453	6	30505326	0.197	0.453	7	30505326	0.229	16.67
2	Mobile	0.467	15	40099539	0.374	0.237	9	20350301	0.442	18.23
3	Montgomery	0.396	5	16523813	0.303	0.396	2	16523813	0.121	-60.00
4	Madison	0.373	4	19848580	0.202	0.373	1	19848580	0.050	-75.00
5	Huntsville	0.353	3	29193700	0.103	0.353	4	29193700	0.137	33.33
6	Huntsville	0.486	3	40193026	0.075	0.207	0	17119252	0.000	-100.00
7	Bessemer	0.505	4	23026801	0.174	0.505	5	23026801	0.217	25.00
8	Bessemer	0.497	9	22537757	0.399	0.497	0	22537757	0.000	-100.00
Total crashes		**3.53**	**49**	**221928541**	**0.221**	**3.021**	**28**	**179105529**	**0.156**	**-29.19**

*Crash rate refers to 'average annual crash rate' and is in crashes per million vehicle miles per year

Fig 2. Showing that in highlighted sites, crash rates decreased.

C. Driver perception surveys and simulator data are subjective and not predictive of real-world risk.

A large component of the study consists of online surveys and driving simulator exercises designed to assess driver attitudes and visual attention. These tools are useful for perception research, but they cannot substitute for field data. The surveys merely report that drivers, "perceived digital billboards as more dangerous than their static counterparts"[20] – a subjective opinion untethered to any performance outcome.

Similarly, the driving simulator study observed that drivers were more likely to look at digital billboards. However, the authors concede "[w]hile driving simulators provide much needed experimental control to test hypotheses with regard to driving safety, it is difficult to truly ascertain the degree to which simulated driving performance models real world driving behavior." thus, these results cannot be generalized without caution.[21] Additionally, the simulation data should not be relied upon. When polled, 70 percent of simulation users said that the simulated signs looked dissimilar from a real driving experience.[22] In looking at photos of the simulated environment (*See* Fig. 3.) the environment is not lifelike, and is very analog. The billboard in the environment is a big, glaring presence and not representative of actual driving conditions. Furthermore, A simulator is devoid of any real risk, thus a person in the simulator would likely not respect the digital road as much as they would a real life driving event, where there is actual risk of harm. And, even with this deescalated risk, no crash events or near-misses were recorded during these simulations.

[20] *Id.*
[21] *Id.* at p. 82.
[22] *Id.* at p. 77



Fig 3. Showing that simulator does not reflect a realistic driving environment.

III. Review of FHWA and OAAA studies on Digital Billboard Safety

A. Federal field research confirms no operational safety risk from digital billboards.

The FHWA has conducted multiple field and laboratory-based studies evaluating the potential for digital billboards to impair driver attention or increase crash risk. Unlike the perception-based methodologies used above, FHWA's research design employed real-time instrumented vehicle monitoring[23] across multiple jurisdictions, including urban corridors in Richmond, Virginia and Reading, Pennsylvania.

The results consistently demonstrated that drivers maintained appropriate levels of forward roadway attention and that glances to digital signage were brief and well within accepted safety thresholds. FHWA concluded that the average glance duration toward a digital display was only 0.7 seconds, and that glances rarely exceeded two seconds.[24] The agency further noted that drivers directed their attention, typically, to the forward roadway at high levels across all conditions, and found similarly that there was no indication that digital displays present a safety risk to drivers.[25] These findings directly contradict the speculative assumptions underlying earlier distraction concerns and are based on substantially stronger empirical methods.

[23] *See e.g.,* FHWA, *Driver Visual Behavior in the Presence of CEVMS,* at p.3.
[24] FHWA, *Driver Visual Behavior in the Presence of CEVMS,* at p.2.
[25] *Id.*

B. Multistate crash data shows no increase in collision rates following digital billboard installation.

In addition to eye-tracking studies, crash-rate analysis across multiple states supports the conclusion that digital billboards do not increase traffic incidents. A survey compiled by the OAAA, drawing from incident data in New York, Utah, and Ohio, showed no statistically significant change in crash frequency following the installation of digital billboards.[26] This outcome is consistent with earlier FHWA literature reviews, which emphasized that while digital signage may attract visual attention, that existing studies have not established a definitive causal link between electronic billboards and crash risk.[27] Importantly, the FHWA analysis was not based on glance duration alone, but was directly tied to operational outcomes and real-world driving behavior. These methodological distinctions render the FHWA and OAAA data significantly more probative for regulatory purposes in jurisdictions like Santa Clara.

IV. Review of Wachtel critique of FHWA methodology.

A. The Wachtel critique is a commentary, not an empirical study.

Jerry Wachtel, the author and president of The Veridian Group, Inc., does not present new empirical research or original data collection. Instead, the critique is a literature-based commentary on the FHWA's *Driver Visual Behavior in the Presence of Commercial Electronic Variable Message Signs (CEVMS)* report. As Wachtel himself acknowledges, "[t]his document is my own work. No person or organization has suggested or requested that I write it. It was done on my own time, and at my own expense. It is based on my reading and interpretation of the FHWA report."[28][29] The memo's conclusions and recommendations are thus not grounded in any new fieldwork, experimental design, or statistical analysis, but rather the author's opinions and interpretations of existing reports and peer reviewer comments.

Moreover, the Veridian critique's stated purpose is to "shine a light on this long-awaited FHWA research study, to allow independent readers to review the FHWA documents and this report, and to reach their own conclusions about the validity of the agency's findings"[30] This self-characterization underscores that the critique is not a scientific study, but a call for further discussion and caution – it should be characterized as no different than a concerned citizen's public comment.

B. The memo relies on "red flags" and hypothetical concerns, not demonstrated causation.

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[26] OAAA, *The Truth About Digital Billboards and Traffic Safety* (2015), p.1.
[27] FHWA, *Research Review of Potential Safety Effects of Electronic Billboards on Driver Attention and Distraction,* p.20.
[28] Wachtel, *A Peer-Reviewed Critique of the Federal Highway Administration (FHWA) Report Titled: "Driver Visual Behavior in the Presence of Commercial Electronic Variable Message Signs (CEVMS),* at p. 8.
[29] We also note that Wachtel drafted this critique after being let go as a contractor working on the FHWA COTR report.
[30] *Id.* at p. 12.

The Veridian critique's central approach is to identify what it calls "red flags," i.e., alleged discrepancies or limitations in the FHWA report's methodology and reporting between the draft report and the final draft. Wachtel states, "I have begun this technical discussion in this report with what I have called 'red flags'…that are so central to the conclusions reached by the authors that they call into question the adequacy and accuracy of the project as a whole."[31] However, these "red flags" are not themselves evidence of causation between digital billboards and traffic safety impacts, Wachtel himself claims, "these red flags require no interpretation on the part of the reader to understand the serious unresolved errors made by FHWA."[32] Rather, these "red flags" are hypothetical or procedural concerns that, at most, suggest areas for additional clarification or further research. The critique conceding that knowledge progresses from research that confirms its hypotheses. So, how can Wachtel's hypotheses be progressed without research? Nowhere does the critique present empirical evidence that digital billboards cause driver distraction or crashes; it merely asserts that the FHWA study could be designed differently or more comprehensively.

C. The FHWA analysis remains the most comprehensive field study to date.

The FHWA report remains the most applicable large-scale, instrumented vehicle study of its kind, utilizing direct measurement of driver eye glances in real-world traffic conditions. The Wachtel critique, by contrast, does not present any alternative data (aside from citing smaller studies). The critique's call for a "definitive study"[33] implicitly acknowledges that such a study does not yet exist and that the FHWA report, despite any perceived limitations, currently represents the best available science on the subject. Furthermore, the critique's suggestion that "[s]tate and local governments…adopt a cautious and conservative approach to digital billboard control and regulation until such time as a definitive study is available,"[34] is not a rebuttal of FHWA's findings, but an expression of policy preference in the absence of contrary empirical evidence.

V. Review of Hall & Madsen (2022) analysis.

A. The Hall & Madsen study examines a different phenomenon than digital billboards i.e., negative content.

The Hall & Madsen study focuses exclusively on the impact of highly salient, negatively framed fatality count messages displayed on government-operated dynamic message signs, not commercial digital billboards. The authors note that their context is "a seemingly innocuous behavior campaign" that is "expressly designed to be salient" and negatively framed to provoke an emotional response.[35] This is fundamentally different from the typical content and purpose of digital billboards, which are commercial, and generally do not display anxiety-inducing statistics or negative framing.

The authors acknowledge that their findings are most relevant to "generic, in-your-face safety messages" and that the message and timing of behavioral interventions should be carefully

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[31] *Id.*
[32] *Id.*
[33] *Id.* at p.4.
[34] *Id.*
[35] Hall & Madsen, *Can behavioral interventions be too salient? Evidence from traffic safety messages,* p.1.

designed so as not to overburden a driver's cognitive load.[36] Indeed, as shown in the Figure 4 below, these displays are not digital billboards, but instead typical safety messages seen throughout the state.[37]



Fig 4. Example of safety message displayed as part of safety campaign.

The validity of their results for other types of roadway signage, including digital billboards, is not established. In fact, the study's supplemental materials explicitly state that "there remains a debate on whether [digital] billboards cause crashes,"[38] noting that content may be the primary determiner on driving habits. Indeed, in another Texas study, researchers found that crash data for digital billboards was within confidence levels (i.e., not significant and within the margin of error).[39] Furthermore, while the study notes that driving simulators provide that driving habits are worse in the presence of digital billboards – we note above that simulators cannot be relied upon as a method to determine actual driving habits in real world environments. Hall & Madsen's proposed mechanism for increased crashes is that negatively framed messages draw too much attention and interferes with a driver's ability to respond to changes in traffic

[36] *Id.* at p.6.
[37] *Id.* at p. S17
[38] *Id.* at p.5.
[39] Texas Department of Transportation Research Project 0-7138 Video Meeting at 23:00-26:00.

conditions.[40] The study provides evidence that the effect is strongest when fatality count is the highest, and that "displaying a higher fatality count (i.e., a plausibly more attention-grabbing statistic) causes more crashes than displaying a small one."[41] This mechanism is not applicable to digital billboards, which are not designed to shock or induce anxiety, but rather convey commercial messages that are typically less cognitively demanding.

B. The study's policy implications are limited to government safety campaigns.

The authors' main policy recommendation is to crease fatality rate campaigns as a low-cost way to improve traffic safety.[42] They do not recommend restrictions on digital billboards or commercial signage. Their conclusion is that negative fatality signs can be distracting, leading to the government's intent of lessening accidents backfire with increased accident rates. However, this is linked to the anxiety inducing content, and not the distraction of signage in general. Thus, the Hall & Madsen study does not address, let alone rebut, the findings of the FHWA analysis regarding digital billboards. The study is narrowly focused on the unique effects of negatively framed government messages and does not present evidence of causation between digital billboards and traffic safety impacts. As such, it provides no scientific basis to overturn the conclusions of the FHWA report, which remains a comprehensive real-world analysis of driver visual behavior in the presence of digital billboards.

Taken as a whole, the body of research – both those studies as identified by the City and others conducted by, or under the direction of federal transportation agencies – confirms that the relationship between digital billboards and driver safety is inherently complex. As several of the reports acknowledge (including the Swedish study and Florida/Alabama report) the visual impact of digital signage varies depending on numerous factors, including roadway design, driver familiarity, and sign operation parameters. This complexity is precisely why no peer-reviewed study to date has been able to conclude that digital billboards, when regulated for brightness and dwell time, cause driver impairment or increase crash risk. The evidence instead supports the view that modern digital billboards, operating in accordance with federal and state standards, does not pose a measurable safety hazard. Finally, in response to the City's concern on this issue, Outfront hired Abrams and Associates Traffic Engineers to analyze traffic accident data near the digital signs to determine any correlation. While the data available was not adequate to provide any meaningful conclusions, as discussed in Steve Abrams letter (attached), it should be noted that Outfront worked in good faith to thoroughly address all of the City's concerns. Accordingly, we respectfully request that the Planning Commission approve Outdoor Media's request for project approvals related to construction of a digital display at 1700 Duane Avenue.

[40] *Id.* at p.1.
[41] *Id.* at p.1.
[42] *Id.* at p.6.

Sincerely,



Christopher L. Powell
Partner

CLP

Frequently Asked Questions

Digital Billboard Hold Time, Safety, and Traffic Impacts – 1700 Duane Avenue

The following FAQ addresses concerns raised by the City of Santa Clara Planning Commission regarding the operation of the proposed digital billboard at 1700 Duane Avenue. Responses are based on national and international safety studies, expert reviews, and industry guidance.

Question 1: How does the frequency of message change (e.g., 8 seconds vs 30 seconds) impact traffic safety and driver distraction?

Short Answer: Across the various studies on digital billboards – including federal, state, and international research – glances towards digital signs were occasionally longer than those toward static signs. However, average glance durations consistently remained under 2 seconds (2,000 milliseconds). Notably, even studies that observed increased attention to digital signs did not establish a causal link between message frequency and crashes.

Longer Answer: The Federal Highway Administration ("FHWA") field study tested commercial variable message signs ("CEVMS") with content that changed every 8 or 10 seconds.[1] It recorded driver eye movement and dwell times across both CEVMS and static billboards in Reading, PA, and Richmond, VA. The study found that the "average fixation to CEVMS was 379 milliseconds and to static billboards it was 335 milliseconds." The longest observed fixation was 1.3 seconds.[2] Furthermore, when New York State switched from 24-hour to 8-second display time on digital billboards, that analysis of crash data "suggests there is no change in crash patterns in the vicinity of the off-premise CEVMS billboards."[3]

The Swedish National and Transport Research Institute conducted a controlled driving study on behalf of the Swedish Transport Administration, finding that while digital billboards elicited longer glance durations than static signs, most glances remained under two seconds.[4]

The FHWA also updated another of its studies to emphasize the complexity of assessing safety impacts and suggests that further research is necessary to draft conclusions. They additionally provide, “the measurement of crash rates within the vicinity of CEVMS in comparison with crash rates at matched control locations without CEVMS…is one possible way to determine possible safety impacts. But, the crashes are rare multicausal events which are difficult to measure.”[5] Thus, using an 8-second dwell time does not indicate a tangible risk in traffic safety and driver distraction above what is recognized as still being safe.

As a final note, a study conducted by experts at the University of Utah found that in-vehicle information systems (e.g., gadgets, buttons, etc. inside the vehicle) create “moderate to high level cognitive workload for drivers,” and that after drivers interact with these information

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[1] FHWA, *Driver Visual Behavior in the Presence of CEVMS,* at p.1.
[2] *Id.* at p.2.
[3] 2015 OAAA Technology Brief, p.4.
[4] Swedish National Road and Transport Research Institute, *Effects on Electronic Billboards on Driver Distraction,* available at https://www.scenic.org/wp-content/uploads/2019/09/eebdd.pdf [as of Apr. 28, 2025]; *see also* FHWA, *Driver Visual Behavior in the Presence of Commercial Electronic Variable Message Signs*.
[5] FHWA, *The Effects of Commercial Electronic Variable Message Signs (CEVMS) on Driver Attention and Distraction: An Update* (2009) at p.1.

systems, it takes about 27 seconds to return to normal levels of performance.[6] This study suggests that in-vehicle information systems pose significantly greater risks than CEVMS.

Question 2: How does the frequency of sign placement (distance between signs) impact traffic safety and driver distraction?

Short Answer: None of the studies we examined directly correlated sign distance to any objective measure of safety. Nonetheless, California Business and Professions Code sections 5404, 5405, and 5408 contain spacing and placement requirements for outdoor advertising that address safety concerns regarding frequency of signs through minimum spacing distances for static and digital displays.

Longer Answer: California Business and Professions Code sections 5404, 5405, and 5408 establish minimum distance requirements for the placement of billboards along highways, and these minimum distances affect the frequency of sign visibility to drivers. Specifically, Section 5405 requires that "no message center display may be placed within 1,000 feet of another message center display on the same side of the highway. This minimum distance creates a 10.49 second interval between digital signs for a driver travelling at 65pmh. The 1,404 feet distance proposed between the Outfront sign and the nearest digital display would take approximately 14.73 seconds to travel at 65mph, creating an even greater sign distance and related view frequency than mandated by State law. Likewise, Section 5405 requires that static signs on the same side of the highway, be placed at least 500 feet apart. The proposed digital display will be more than 500 feet from any static billboard and more than 1,000 feet from any digital billboard display. Although, the reviewed studies do not directly correlate sign distance to an objective measure of safety, the proposed sign exceeds all state requirements for distance to static signs and distance to digital signs. Absent any compelling evidence to the contrary, which has not been presented or identified, the City should defer to the State on the appropriate sign distances as relates to safety.

Question 3: What is the impact of digital billboards on vehicle and traffic safety in Bay Area jurisdictions or along Highway 101?

Answer: While no direct studies have been conducted on digital billboard safety along Highway 101, the FHWA study, and other studies, were conducted in conditions comparable to Highway 101. Specifically, the research tested CEVMS located on both arterials and freeways, making its findings relevant to high-speed, high-traffic corridors like Highway 101.[7] Such studies did not find a statistically significant safety risk associated with digital billboards. The 2012 FHWA study cited above concluded that "the presence of CEVMS did not appear to be related to a decrease in looking toward the road ahead."[8]

Question 4: Do the brightness or illumination methods of digital billboards increase distraction or reduce driver visibility?

Short Answer: The available research – including FHWA studies – did not measure a statistically significant relationship between billboard brightness and driver distraction. Even when digital signs attracted more glances than static signs, the fixation durations were within

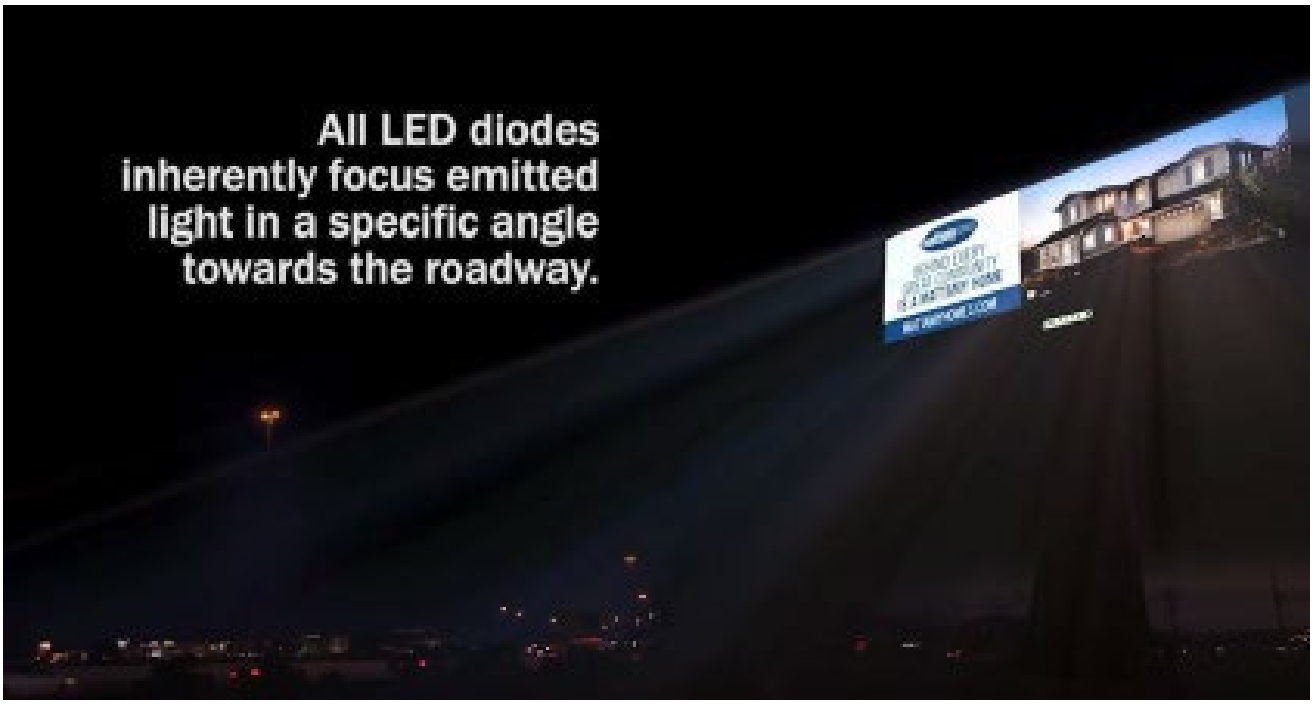
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[6] Ken Klein, *The Hunt For Distractions Leads To Inside The Vehicle* (May 4, 2016) Billboard Insider <http://billboardinsider.com/the-hunt-for-districtions-leads-to-insider-the-vehicle/> [as of May 18, 2025].
[7] FHWA, *Driver Visual Behavior in the Presence of CEVMS,* at pp. 8-9.
[8] *Id.* at p.2.

safe limits. Perceived brightness is often a function of contrast and resolution, not actual luminance.

Longer Answer: To best understand the answer to this question, it first is necessary to understand how traditional, static billboards are illuminated. To reach an audience, the illumination of static billboards is imprecise; the billboard face is blasted with light at a level ranging from 31 to 312 times the brightness of an LED bulb (where brightness depends on color), and light reflects off the sign's vinyl surface in all different directions. As such, the target audience is reached along with a host of others, and this is why receptors see, for instance, sky glow from traditional, static signs.

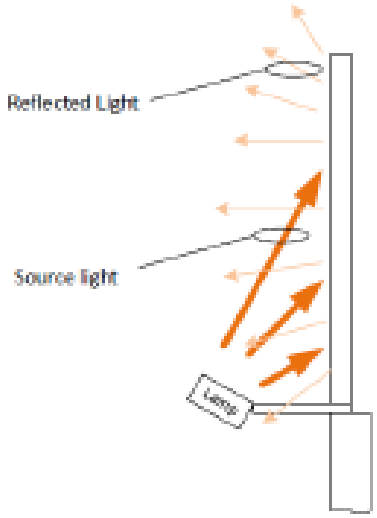
By contrast, LED billboards are very precise, in that they are focused on and directed at a specific target audience, and receptors in the periphery are affected at a much lesser level. The graphics below illustrate this "targeting" principle and the difference between LEDs and static billboards.



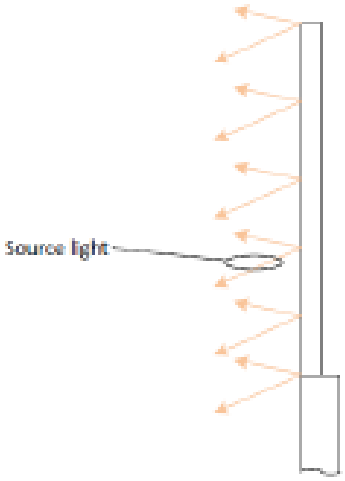
[Graphic continued on next page]

Efficiency of Static vs Digital Billboards

Static Billboard



Digital Billboard



Description	Static	Digital	Comment
Technical description of light	Illumination	Lumination	
Light source	4 each Metal Halide Floods	LED surface	
Light angles at light source	Directed through glass lens	Specific to diodes and louvers	Flood lamps are set to 30 degree apex for calcs
Light pattern from sign face	Scattered	Specific to diodes and louvers	
Number of fixtures	4	N/A, surface light only	
Candelas per fixture	31300	Surface output is variable	
Total candelas	584789	Surface output is variable	
Light to specific target	Random	Mathematically determinable	Variations of lens, reflectivity of copy, etc effect flood light scatter
Source light output for full white copy in candela	584789	18729	Static is 31 times more candela at light source (Fig A)
Source light output for full green copy in candela	584789	11267	Static is 52 times more candela at light source (Fig B)
Source light output for full red copy in candela	584789	5618	Static is 104 times more candela at light source (Fig C)
Source light output for full blue copy in candela	584789	1875	Static is 312 times more candela at light source (Fig D)
Source light output for typical copy without white background	584789	6000	Static is 97 times more candela at light source (Fig E)



Fig A

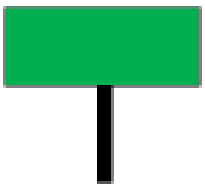


Fig B

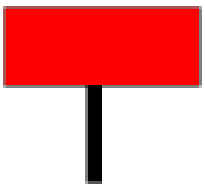


Fig C

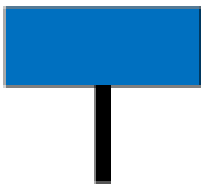


Fig D



Fig E

Further, Outfront Media operates its signs with brightness levels that are a fraction of what State law permits. Under section 5403 of the Business and Professions Code and section 21466.5 of the Vehicle Code, the most conservative brightness limit with which digital displays must comply to comply is 500 foot lamberts above ambient levels,[9] which is equivalent to 1713 nits above ambient levels. Outfront Media operate its displays with a night-time limit of 300 candela per square meter, also known as 300 nits, above ambient levels. This brightness level equates to 0.3 foot candles at 250 feet,[10] meaning that the signs' maximum brightness is about one-sixth of the maximum brightness level allowed under California state law.

Thus, <u>any difference in brightness between a static and LED billboard is negligible beyond 250 feet, and likely would not even register on a light meter.</u>

The FHWA study measured eye movement but not luminance levels. However, it found that driver attention to the forward roadway remained high across both digital and static billboard environments.[11]

Notably, although drivers in Richmond looked at CEVMS more often at night than static signs, their gaze dwell time still averaged only 1.09 seconds.[12] In Reading, gaze dwell times were .981 seconds for CEVMS and 1.3 seconds for static billboards, showing that even at night, gaze dwell times were de minimis, and statistically insignificant when compared to static boards. These findings suggest that digital billboards, when properly spaced and regulated, do not meaningfully alter driver visual attention in urban freeway settings due to brightness.[13]

[9] This calculation assumes a minimum measured brightness in the field of view of less than 10 foot-lamberts, and a view angle of zero degrees (i.e., directly in front of the driver).
[10] Setting a standard in foot candles is a more appropriate metric by which to judge impacts on sensitive receptors, as a foot candela measures light intensity experienced at the receptor, whereas measurement in candela/square meters or nits reveals only the intensity of light at its source.
[11] FHWA, *Driver Visual Behavior in the Presence of CEVMS,* at p. 2.
[12] *Id.* at p.3.
[13] *Id.* at p. 3.

California Department of Transportation

DIVISION OF TRAFFIC OPERATIONS
P.O. BOX 942873, MS–36 | SACRAMENTO, CA 94273–0001
(916) 654-6473 | TTY 711
www.dot.ca.gov/programs/traffic-operations/oda

August 21, 2023 **CERTIFIED NUMBER: 7018 0360 0000 8453 2265**

Chris Steinbacher
Outfront Media LLC
1731 Workman Street
Los Angeles, CA 90031

Re: Outdoor Advertising Preliminary Application Number P04-3619

Dear Chris Steinbacher:

Thank you for your outdoor advertising preliminary application for an outdoor advertising display comprised of a one side display to be placed in the County of Santa Clara, adjacent to southbound State Route 101, at Post Mile marker 41.618L, and 1875 feet south of San Thomas Expressway. A true and correct copy of your preliminary application is enclosed for your reference. The proposed display location is identified as conforming to the requirements of the Outdoor Advertising Act at this time.

Within one year of the above date, if you submit an outdoor advertising application for a state permit, one hundred dollars of the preliminary review fees paid from the Preliminary Review Request shall be credited towards your outdoor advertising application.

If you have any questions, please contact our office at (916) 654-6473.

Sincerely,

GEORGE ANZO
ODA Permits Manager
Enclosures

Abrams Associates
TRAFFIC ENGINEERING, INC.

July 1, 2025

Meha Patel
Assistant City Planner
City of Santa Clara
1500 Warburton Avenue
Santa Clara, CA 95050

Re: Review of the Potential Effects of Digital Billboards on U.S. 101 Freeway Accident Rates in the City of Santa Clara

Dear Ms. Patel,

The purpose of this letter is to summarize the results of my review of the accident history before and after installation of digital billboards along U.S. 101 in the City of Santa Clara. Outfront Media asked me to conduct this review based on comments it apparently received from the Planning Commission regarding a digital billboard it is proposing.

By way of background, I am a licensed professional traffic engineer. I have had my professional engineering license for over 30 years. I am also president and owner of Abrams Associates Traffic Engineering, which has been in business for over 40 years. I have successfully provided traffic and transportation analyses for hundreds of projects throughout the Bay Area. I also previously served for five years as the contract City Traffic Engineer for the City of El Cerrito.

Summary

The primary basis for this analysis was a detailed review of the California Highway Patrol (CHP) accident records for U.S. 101. Of the three dual-direction digital billboards along U.S. 101 in Santa Clara, only one was installed during a time period where the standard five years of accident data was available both before and after the installation. At this digital billboard location (941 Laurelwood Road) there was actually a decrease in accidents in the five years after the installation of the sign along the adjacent segment of U.S. 101 (which was 1,000 feet in both directions, for the purposes of this analysis).

To put the data we collected on the effect of digital billboard displays on accident rate into context, we also analyzed two “control” segments to determine the

baseline trends in accidents on segments where no digital displays exist. Unfortunately, the lack of long-term data for the two control segments means one cannot draw any conclusions of any import. Analysis of these segments also yielded inconsistent data, with accidents slightly increasing along one control segment and more than doubling on the other control segment.

Even where five years of data exists before and after the placement of a digital display, our analysis also indicated that the CHP freeway accident data cannot be used to make any statistically reliable conclusions about the effects of local digital billboards on freeway accident rates. There are simply too many variables at play that affect the analysis. Below is a list of the variables/factors that, taken all together, essentially make it impossible to make any solid conclusions about the effects of digital billboard installations on the small sample size of signs that exist along U.S. 101 within Santa Clara:

- The random nature of the number of accidents per year (this can vary by 15% per year or more on a freeway segment, even with no obvious changes).

- Inconsistency in the locations of individual accidents in the database (Freeway accidents are unfortunately only reported to the nearest 10th of a mile, or 528 feet; therefore, in most cases meaning the actual location of various accidents cannot be precisely determined).

- Mistakes with data entry are a significant problem with the CHP database (There are typically many spelling mistakes in the names of roadways which makes it challenging to locate all the accidents in an area, and the extent of this problem seems to vary by year).

- Changes in police enforcement have been proven to affect accident rates, making it more difficult to filter out the effects of digital billboard installations. For example, during the same years where there have been reduced enforcement there have also been significant increases in accidents with fatalities.

- The increasing use of cellphones (without hands free devices) has been increasing and has been proven to increase accidents.

- Freeway construction can also result in increases in accidents, even if this construction is minor, and these accidents may not always be properly logged as being caused by construction.

While the overall data collection effort did not provide reliable data on which to base general conclusions, the 941 Laurelwood Road sign site provided the best data set for analysis, as we could review five years of accident data before and after the sign installation. Although the most comprehensive data was available at 941 Laurelwood Road, the decrease in accidents (about 12%) does not statistically exceed the random yearly fluctuations in accidents (15%). As a result, the decrease is not nearly enough to make any solid conclusions about the effects of the digital billboard installation given it is probably not possible to filter out the effects all of the other variables listed above. The inconsistencies with the control segments, combined with the factors listed above, lead to the conclusion that it is simply not possible reliably filter out the effects of the digital billboard installation. In general, there are so many other factors that potentially affect the accident analysis results (as described below) that it's not possible to make any solid conclusions about the effects of the digital billboards using the CHP accident data.

Methodology

In order to address the questions raised by the Santa Clara Planning Commission on correlation between digital display billboards and traffic accidents, we endeavored to collect and study traffic accident data from the CHP database for the three digital display billboards along U.S. 101 within Santa Clara and determine if a reliable trend could be established with the accident rates. However, two of the segments installed at times where there was insufficient data to analyze the conditions before and after the installation. The digital billboard at the intersection of Duane Avenue with Raymond Street was installed in 2011. Unfortunately, the SWITRS database only goes back to 2010, so it was not possible to conduct an adequate analysis of the conditions before the installation at this location. Conversely, the digital billboard at 630 Laurelwood Road was installed in 2022 so, at that location, it was not possible to conduct an adequate analysis of the conditions *after* the installation. As a result, the only digital billboard location in Santa Clara that could be analyzed was the one at 941 Laurelwood Road, which was installed in 2015. For this location (and for two control segments on either side) the accidents were reviewed for 1,000 feet in each direction for the five-year period preceding the installation year, and also for

the five-year period after the installation. Accidents involving driving under the influence and accidents in construction work zones were eliminated from the analysis. The raw accident analysis results are available upon request.
As part of this exercise, we also examined nearby comparable segments where no digital displays had been constructed in order to establish any baseline accident trends due to other factors such as cellphone use, enforcement changes, driver behavior changes, road construction, etc. One of the two control segments was located immediately west of the segment for 941 Laurelwood Road and the other one was located 3,000 feet to the east of it.

Accident Data Analysis Results

There were three large commercial digital billboard installations identified along U.S. 101 in the City of Santa Clara. However, as noted above, the only digital billboard location in Santa Clara that could be adequately analyzed with the CHP accident data was the one at 941 Laurelwood Road, which was installed in 2015. The results of the accident analysis for 941 Laurelwood Road were generally inconclusive. However, there was no evidence identified that would indicate the installation of the digital billboard at 941 Laurelwood Road resulted in decreased safety in the area. In fact, the accident analysis indicated there was a reduction in accidents after the digital billboard installation. During the five-year period before the installation, there were 66 reported accidents on the two 1,000-foot segments of U.S. 101 approaching the billboard at 941 Laurelwood Road (in both directions). In the five-year period after the installation there were 59 reported accidents in the same two segments (a 12% reduction).

As noted above, 2,000-foot control segments (without digital billboards) on either side of this segment were also analyzed for comparison. As noted previously, one of the two control segments was located immediately west of the analysis segment for 941 Laurelwood Road and the other one was located 3,000 feet to the east of it. Unfortunately, the two control segments did not provide much clarity on accident trends in the area. The control segment located to the west of the 941 Laurelwood Road segment had a minor increase in accidents (48 accidents in the five-year period before the installation and 53 accidents in the five-year period after the installation). The control segment located to the east had a much larger increase in accidents. On this adjacent segment to the east the accidents more than doubled in the period from 2016 to 2020 (41 accidents in the five-year period before the installation and 110 accidents in the five-year period after the installation).

In summary, there was no increase in accidents recorded after the installation of the digital billboard at 941 Laurelwood Road. Unfortunately, there was also no consistency with the data for the two control segments that were analyzed. These inconsistencies, combined with the factors described below, lead to the conclusion that it is simply not possible reliably filter out the effects of the digital billboard installation using the CHP accident data in a localized manner using limited samples. In our opinion there are so many other factors that potentially affect the accident analysis (as described below) that it's not possible to make any solid conclusions about the effects of the digital billboards using the CHP accident data.

Variables Affecting the Reliability of the CHP Accident Data

Presenting an accident analysis of a digital billboard installation would be misleading without disclosing the other important variables/factors that could be affecting the accident rates reported in the CHP database. Taken all together, the logical conclusion is that there are simply too many factors that would need to be somehow filtered out to make any conclusions about the safety effects of a digital billboard installation. Below is a more detailed description of the various factors that may also be influencing the accident rates in the area.

The Random Nature of Accidents – Accidents may be more or less frequent on different freeway segments, but the annual variability of accidents on each segment is affected by the random nature of accidents. Studies on the variability of accidents and unobserved factors influencing the frequency of crashes indicate the number of accidents per year can vary by 15% per year (or more) on any given freeway segment, even with no obvious changes that would affect the accident rates.[1]

Inconsistency in the locations of individual accidents in the database - Freeway accidents are unfortunately often only reported to the nearest 10th of a mile (528 feet) meaning the actual location of various accidents cannot be precisely determined. This is especially true in the new CHP's new California Crash Reporting System (CCRS), where over a third of the accidents on U.S. 101 are reported in tenths of a mile. This is another factor that reduces the statistical reliability of the CHP data for use in accident analysis of specific freeway segments.

[1] *Safety Analysis of Freeway Segments with Random Parameters*, Transportation Research Record: Journal of the Transportation Research Board, Washington D.C., January 1, 2015.

There are significant amounts of data entry mistakes in the CHP Database – In our experience, mistakes with data entry are a significant problem with the CHP database. This may be, in part, due to the fact that approximately 43 percent of manual crash reporting in the state has now become automated.[2] Whenever we conduct accident queries, we always end up finding numerous street names that were incorrectly entered. The data entry problem is so pervasive that our company has had to develop proprietary software to help reduce the time it takes to search the records for all the minute differences in spelling and punctuation.

The individual accident records are often especially inconsistent when it comes to abbreviations on things like St. or Blvd. There are typically enough spelling mistakes in the names of reference roadways that its very challenging to be sure we have located all the accidents in a segment. These data entry problems also appear to vary from year to year, and seem to have become worse in recent years. In general, the inconsistency in the data entry for individual accidents appears to be another factor that reduces the statistical reliability of the CHP data for use in accident analysis of specific freeway segments.

Pandemic Effects and Changes in Police Enforcement – During the pandemic, traffic stops by the police plummeted around the country as agencies instructed officers to avoid nonessential contact with the public. But in the months and years that followed, the traffic came back in full force, but the traffic enforcement did not. For example, by the end of 2023, the police in San Francisco were making less than half the traffic stops they did pre-pandemic. Ironically, even with the overall number of traffic accidents being down (by about 20% on U.S. 101 from 2019 to 2022), there has still been a significant rise in road fatalities during this same period. In general, changes to the nature of police enforcement appear to be another factor that reduces the statistical reliability of the accident data when it comes to comparing different time periods.[3]

Accident effects from the increasing handheld use of cell phones - The visible manipulation of hand-held devices has been rising steadily during the time period

[2] *Allied Agency Reporting Service to SWITRS*, California Highway Patrol, Sacramento, CA, April, 2019.
[3] *Traffic Enforcement Dwindled During the Pandemic*, New York Times, New York, NY, July 29, 2024.

being analyzed for this analysis (2010-2020).[4] The increasing use of cellphones (without hands free devices) has been proven to increase accidents. As an example, a study in the State of New York found that during the period from 2009 to 2018, the number of tickets issues for hand held cell phone use or texting plummeted by over 40%. During this same period the number of accidents with distracted driving as a contributing factor nearly doubled.[5] These effects are another factor that substantially reduces the statistical reliability of the accident data when it comes to comparing different time periods.

Freeway construction also results in increases in accidents - Freeway construction can result in increases in accidents, and these accidents may not always be properly logged as being caused by construction. A study of rear-end collisions in work zones from 2020 to 2022 found that on urban interstates there was a 60% higher chance of fatal accidents in work zones than there was on segments without construction.[6] Based on our review it appears there was no significant construction in the study area during the analysis period. However, it is entirely possible some occurred that we are not aware of, and therefore this is another factor that could reduce the statistical reliability of the accident data when it comes to comparing different time periods.

Please don't hesitate to contact me if you have questions or require any additional information to resolve these issues to your satisfaction.

Sincerely,

Stephen C. Abrams
President
Abrams Associates
T.E. License No. 1852

[4] *How Cellphone Use While Driving Has Changed in America Since 2004*, Jared Staver & Morgan Mullings, Staver Accident Injury Lawyers, Chicago, IL, 2020.
[5] *Cell Phone and Texting Accidents Continue to Rise*, Adam H. Rosenblum Esq., Rosenblum Law, Clifton, NJ, November 4, 2019.
[6] *Work Zone Traffic Crash Trends and Statistics*, American Road & Transportation Builders Association., Based on Data from the Fatality Analysis Reporting System, National Highway Traffic Safety Administration, U.S. Department of Transportation, Washington, D.C., 2025.

Web Links

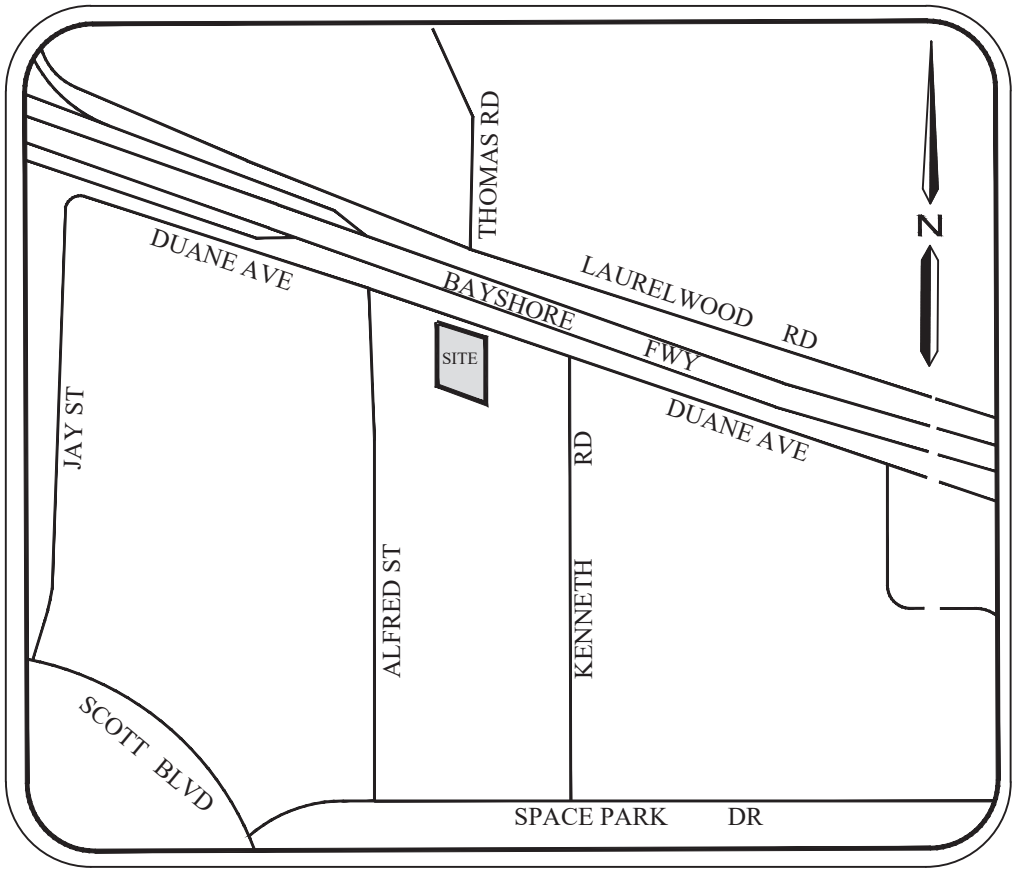
Name of Document: April 16, 2025 Planning Commission Hearing Staff Report

https://santaclara.legistar.com/LegislationDetail.aspx?ID=7301978&GUID=983BBE78-7EC3-44DF-A553-57F1FAD44213&Options=&Search=

These documents are available for viewing at the link above and in the Community Development Department

SITE PLAN
FOR
OUTFRONT MEDIA

VICINITY MAP



SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION.

Brett Chappell

BRETT J. CHAPPELL, PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER 7547
EXPIRATION DATE: DECEMBER 31, 2025

1/14/2025
DATE

PROFESSIONAL LAND SURVEYOR
BRETT J. CHAPPELL
No. 7547
STATE OF CALIFORNIA

SHEET	1 OF 5
SCALE:	NO SCALE
DATE:	1/14/2025
PREPARED BY:	BJC
Job. No.:	2024029

SITE PLAN
PROPOSED SIGN
1700 DUANE AVE
CITY OF SANTA CLARA
COUNTY OF SANTA CLARA STATE OF CALIFORNIA

CHAPPELL
GEOMATICS, INC.
147 N 1st Avenue
OAKDALE, CA, 95361
PHONE: (209) 845 9694
WWW.CHAPGEO.COM

UTILITY NOTES

1. UNDERGROUND UTILITIES ARE SHOWN BASED ON MARKINGS PROVIDED BY CORE DYNAMICS GPR.
PHONE: (209)715-0507
EMAIL: COREDYNAMICSGPR@GMAIL.COM
WEBSITE: COREDYNAMICSGPR.COM
2. CONTRACTORS AND OTHER PERFORMING WORK SHALL VERIFY THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES WITHIN CONSTRUCTION AREA.
3. SPRINKLER HEADS AND IRRIGATION LATERAL LINES ARE NOT SHOWN HEREON.
4. ADDITIONAL UNDETECTED UTILITIES MAY EXIST WITHIN THE LIMIT OF THIS SURVEY.
5. CALL UNDERGROUND SERVICE ALERT (USA) 48 HOURS PRIOR TO ANY UNDERGROUND WORK.

REFERENCED TITLE REPORT

THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED IN THE BELOW REFERENCED PRELIMINARY TITLE REPORT. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.

TITLE COMPANY:	FIRST AMERICAN TITLE INSURANCE COMPANY A NEBRASKA CORPORATION, HEREIN CALLED THE COMPANY
ORDER NO:	5026900-7098796
TITLE REPORT DATE:	MARCH 11, 2024 AT 7:30 A.M.

ASSESSOR'S PARCEL NO.: 224-42-011

TOPOGRAPHIC SURVEY NOTES

1. ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

2. PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SURFACE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY. SUBSURFACE OBJECTS NOT SHOWN MAY INCLUDE, BUT ARE NOT LIMITED TO, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, UTILITY VAULTS, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION OR PER SITE IMPROVEMENT PLANS.

BASIS OF BEARINGS

THE BEARING S 69°22'12" E BEING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF DUANE AVENUE AS SHOWN ON THE PARCEL MAP FILED FOR RECORD ON JANUARY 28, 1970 IN BOOK 263 OF MAPS AT PAGE 49 IN THE OFFICE OF THE RECORDER FOR THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, WAS USED AS THE BASIS FOR ALL BEARING SHOWN HEREON.

BENCHMARK

ELEVATION:	34.45 FEET
DATUM:	NAVD 88
POINT I.D.:	B-4
DESCRIPTION:	2" BRASS DISK STAMPED SCBM B-4 RESET 2021
LOCATION:	1000 DUANE AVE. ON THE NW CORNER OF A 10'X16.5' STORM DRAIN CONCRETE STRUCTURE

ZONING

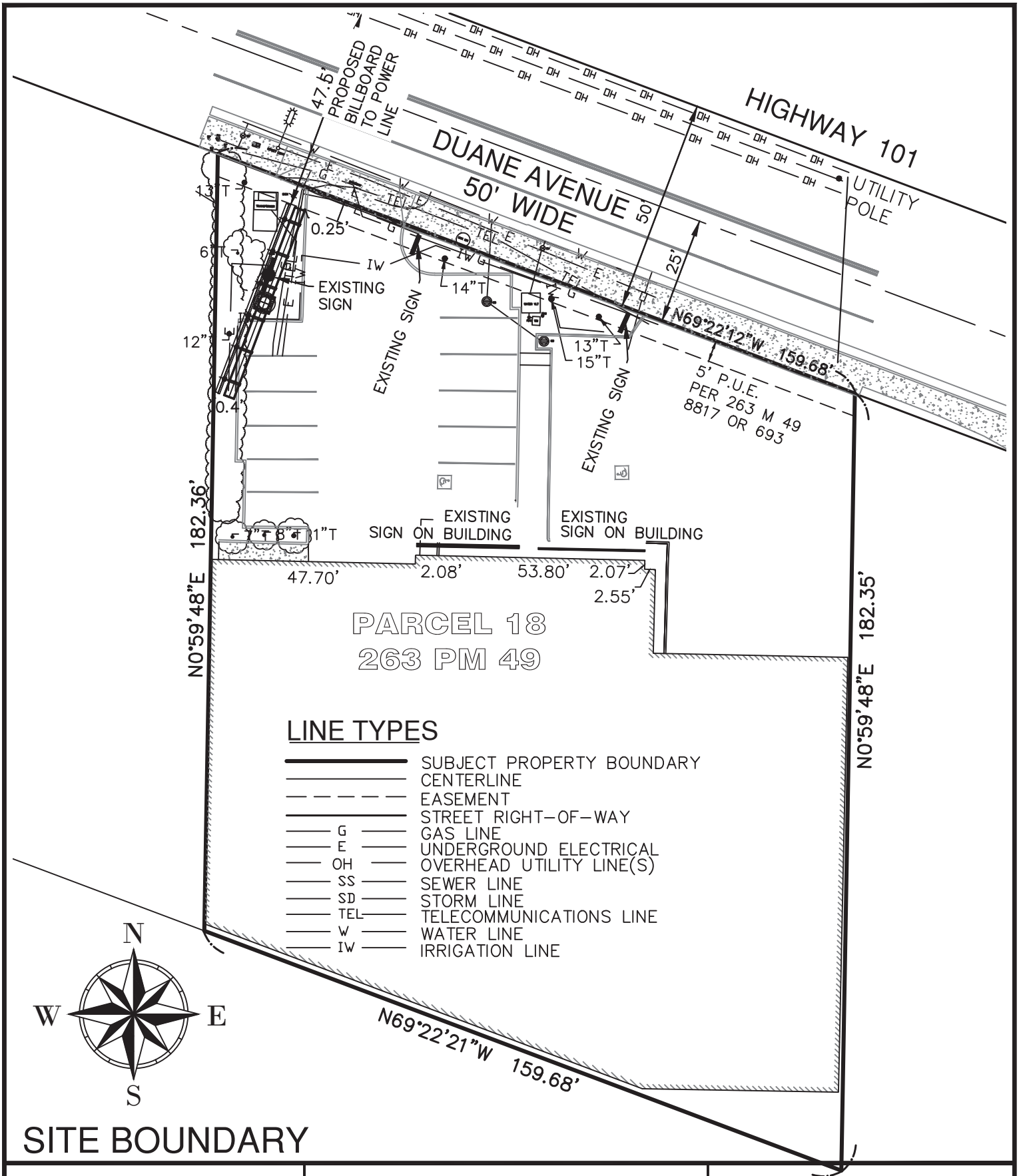
ZONING:	LO-RD : LOW INTENSITY OFFICE / R&D
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COUNTY USE:	GENERAL INDUSTRIAL (16)
LOT AREA:	27,425 SQUARE FEET
LOT WIDTH/DEPTH:	160 X 182
LAND USE:	INDUSTRIAL (NEC)
APN:	224-42-011

MAX SIGN AREA ALLOWED: 1200 SQ FT
PROPOSED SIGN AREA: 672 SQ FT

SHEET	2 OF 5
SCALE:	NO SCALE
DATE:	1/14/2025
PREPARED BY:	BJC
Job. No.:	2024029

SITE PLAN
PROPOSED SIGN
1700 DUANE AVE
CITY OF SANTA CLARA
COUNTY OF SANTA CLARA STATE OF CALIFORNIA

CHAPPELL
GEOMATICS, INC.
147 N 1st Avenue
OAKDALE, CA, 95361
PHONE: (209) 845 9694
WWW.CHAPGEO.COM



SITE BOUNDARY

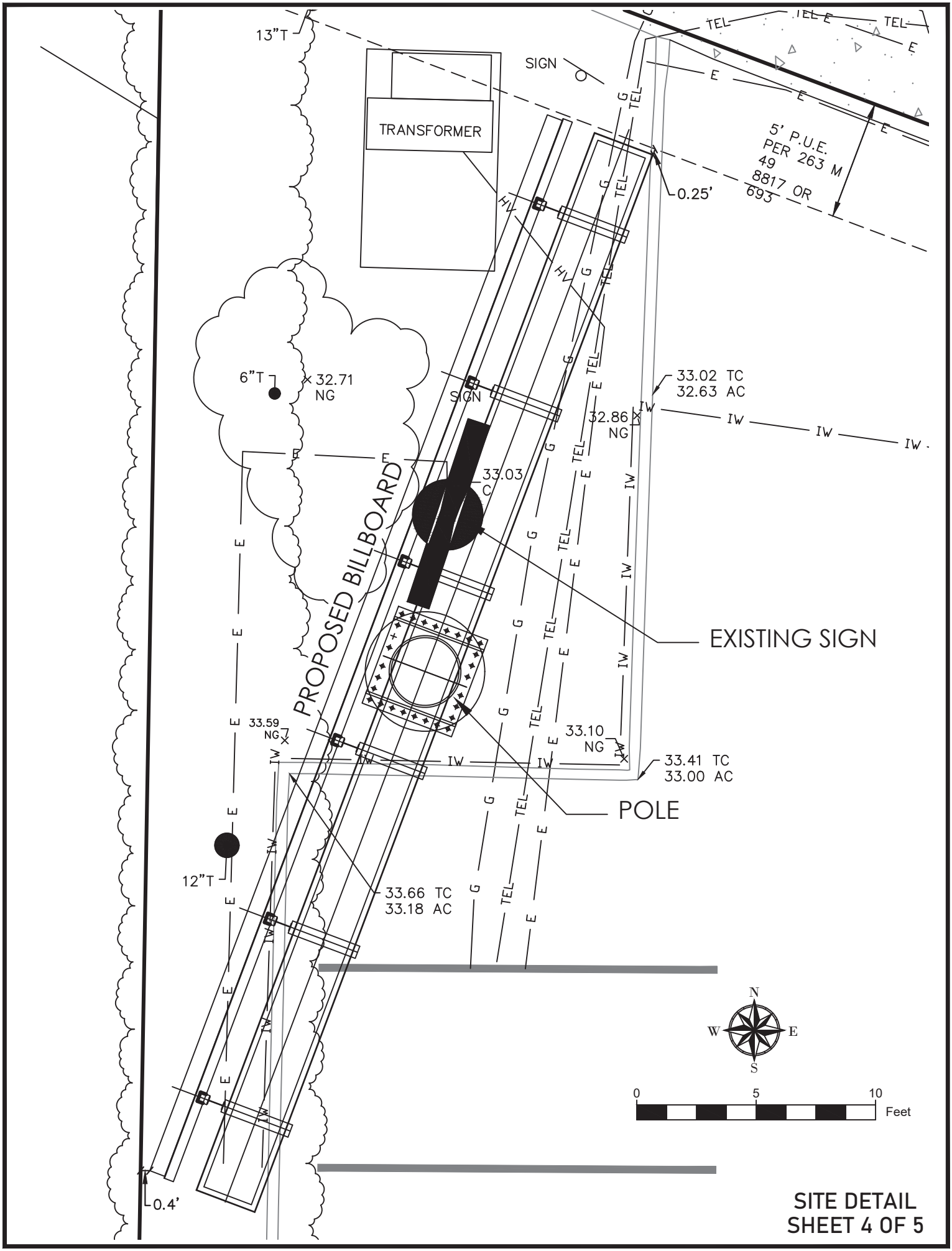
SHEET	3 OF 5
SCALE:	1"=30'
DATE:	1/14/2025
PREPARED BY:	BJC
Job. No.:	2024029

SITE PLAN
PROPOSED SIGN
1700 DUANE AVE

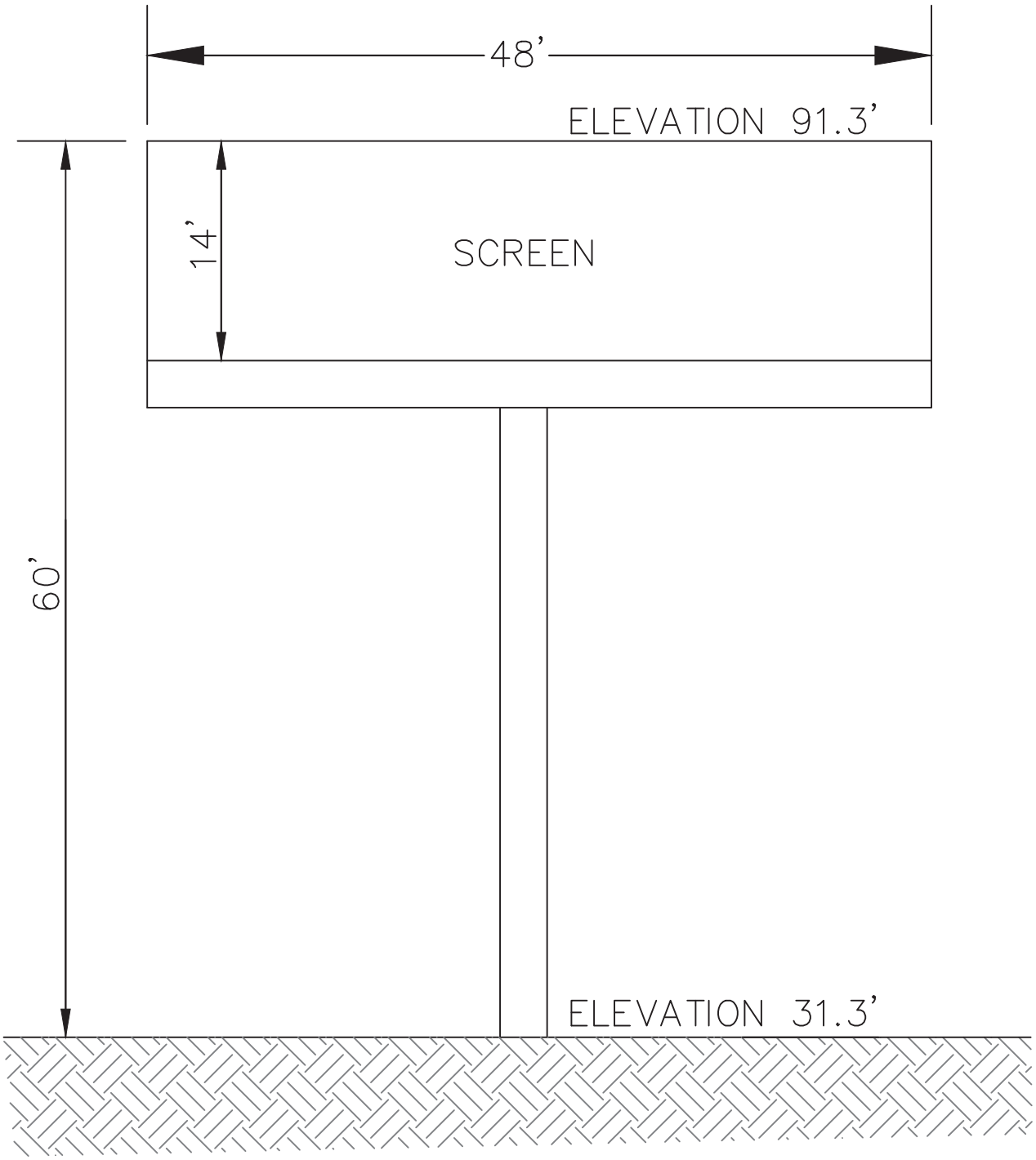
CITY OF SANTA CLARA

COUNTY OF SANTA CLARA STATE OF CALIFORNIA

CHAPPELL
GEOMATICS, INC.
147 N 1st Avenue
OAKDALE, CA, 95361
PHONE: (209) 845 9694
WWW.CHAPGEO.COM



SITE DETAIL
SHEET 4 OF 5



BILLBOARD ELEVATION DETAIL

SHEET	5 OF 5
SCALE:	NO SCALE
DATE:	1/14/2025
PREPARED BY:	BJC
Job. No.:	2024029

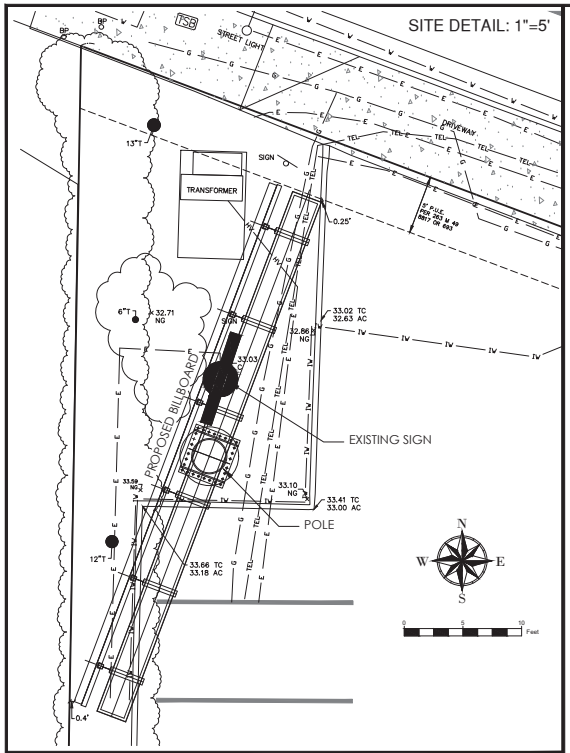
SITE PLAN
PROPOSED SIGN
1700 DUANE AVE

CITY OF SANTA CLARA

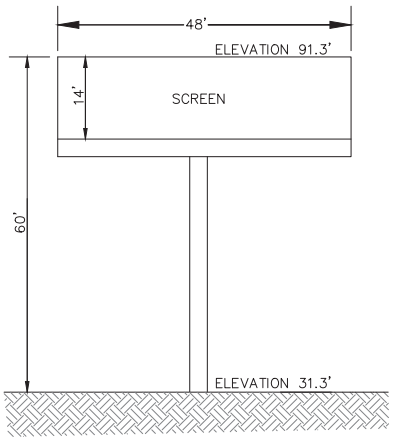
COUNTY OF SANTA CLARA STATE OF CALIFORNIA

CHAPPELL
GEOMATICS, INC.
147 N 1st Avenue
OAKDALE, CA, 95361
PHONE: (209) 845 9694
WWW.CHAPGEO.COM

SITE DETAIL: 1"=5'

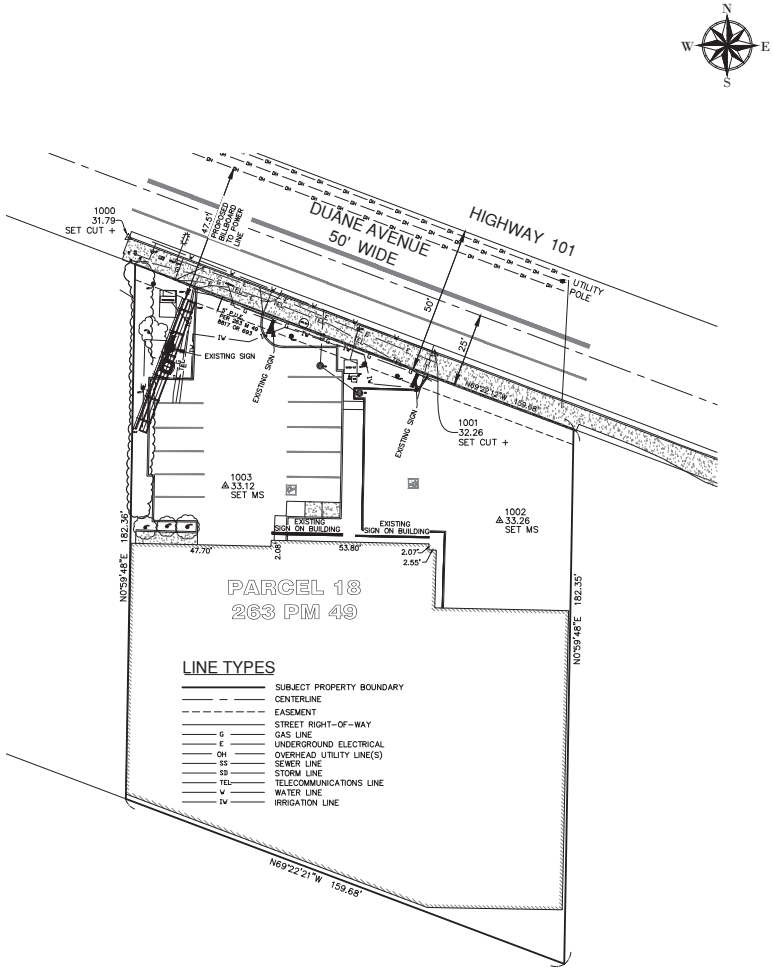






BILLBOARD ELEVATION DETAIL

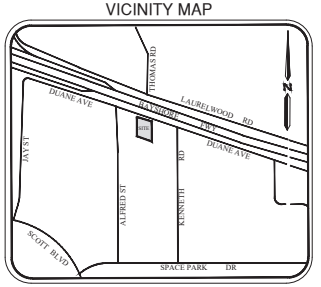
SITE BOUNDARY: 1"=20'



LINE TYPES

- SUBJECT PROPERTY BOUNDARY
- CENTERLINE
- EASEMENT
- STREET RIGHT-OF-WAY
- G — GAS LINE
- E — UNDERGROUND ELECTRICAL
- OH — OVERHEAD UTILITY LINE(S)
- SS — SEWER LINE
- SD — STORM LINE
- TEL — TELECOMMUNICATIONS LINE
- W — WATER LINE
- IV — IRRIGATION LINE

VICINITY MAP



UTILITY NOTES

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   EMAIL: CORED1NAMICSGPR@GMAIL.COM
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TITLE COMPANY: FIRST AMERICAN TITLE INSURANCE COMPANY
A NEBRASKA CORPORATION, HEREIN CALLED THE COMPANY

ORDER NO: 5026900-7098796
TITLE REPORT DATE: MARCH 11, 2024 AT 7:30 A.M.

ASSESSOR'S PARCEL NO.: 224-42-011

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3. DIMENSIONAL TIES TO IMPROVEMENTS ARE 90° TO THE PROPERTY LINES UNLESS NOTED OTHERWISE
4. THE FIELD DATA FOR THIS SURVEY WAS COLLECTED USING A LEICA RTC 360 LASER SCANNER AND THE TRIMBLE S5 1 SECOND TOTAL STATION.
5. THE TOPOGRAPHIC POINTS AND LINE WORK SHOWN HEREON WERE MAPPED FROM THE LASER SCAN POINT CLOUD.
6. POINT ELEVATIONS ARE FOR THE FEATURE DESCRIBED AND DO NOT CORRESPOND PRECISELY TO THE ADJACENT HORIZONTAL LOCATION. PRECISE LINE WORK WAS DERIVED FROM THE LASER SCAN POINT CLOUD.

BASIS OF BEARINGS

THE BEARING S 69°22'12" E BEING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF DUANE AVENUE AS SHOWN ON THE PARCEL MAP FILED FOR RECORD ON JANUARY 28, 1970 IN BOOK 263 OF MAPS AT PAGE 49 IN THE OFFICE OF THE RECORDER FOR THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, WAS USED AS THE BASIS FOR ALL BEARING SHOWN HEREON.

BENCHMARK

ELEVATION: 34.45 FEET
DATUM: NAVD 88
POINT I.D.: B-4

DESCRIPTION: 2" BRASS DISK STAMPED SCBM B-4 RESET 2021
LOCATION: 1000 DUANE AVE. ON THE NW CORNER OF A 10'X16.5' STORM DRAIN CONCRETE STRUCTURE

ZONING

ZONING: LO-RD : LOW INTENSITY OFFICE / R&D
ACRES: 0.63
COUNTY USE: GENERAL INDUSTRIAL (16)
LOT AREA: 27,425 SQUARE FEET
LOT WIDTH/DEPTH: 160 X 182
LAND USE: INDUSTRIAL (NEC)
APN: 224-42-011

MAX SIGN AREA ALLOWED:1200 SQ FT
PROPOSED SIGN AREA: 672 SQ FT

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION.

BRETT J. CHAPPELL, PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER 7547
EXPIRATION DATE: DECEMBER 31, 2025

1/14/2025
DATE

PROFESSIONAL LAND SURVEYOR
BRETT J. CHAPPELL
No. 7547
STATE OF CALIFORNIA

CHAPPELL
GEOMATICS, INC.
147 N 1st Avenue
Oakdale, Ca. 95361
Phone: (209) 845 9694
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SITE PLAN
FOR OUTFRONT MEDIA
1700 DUANE AVENUE

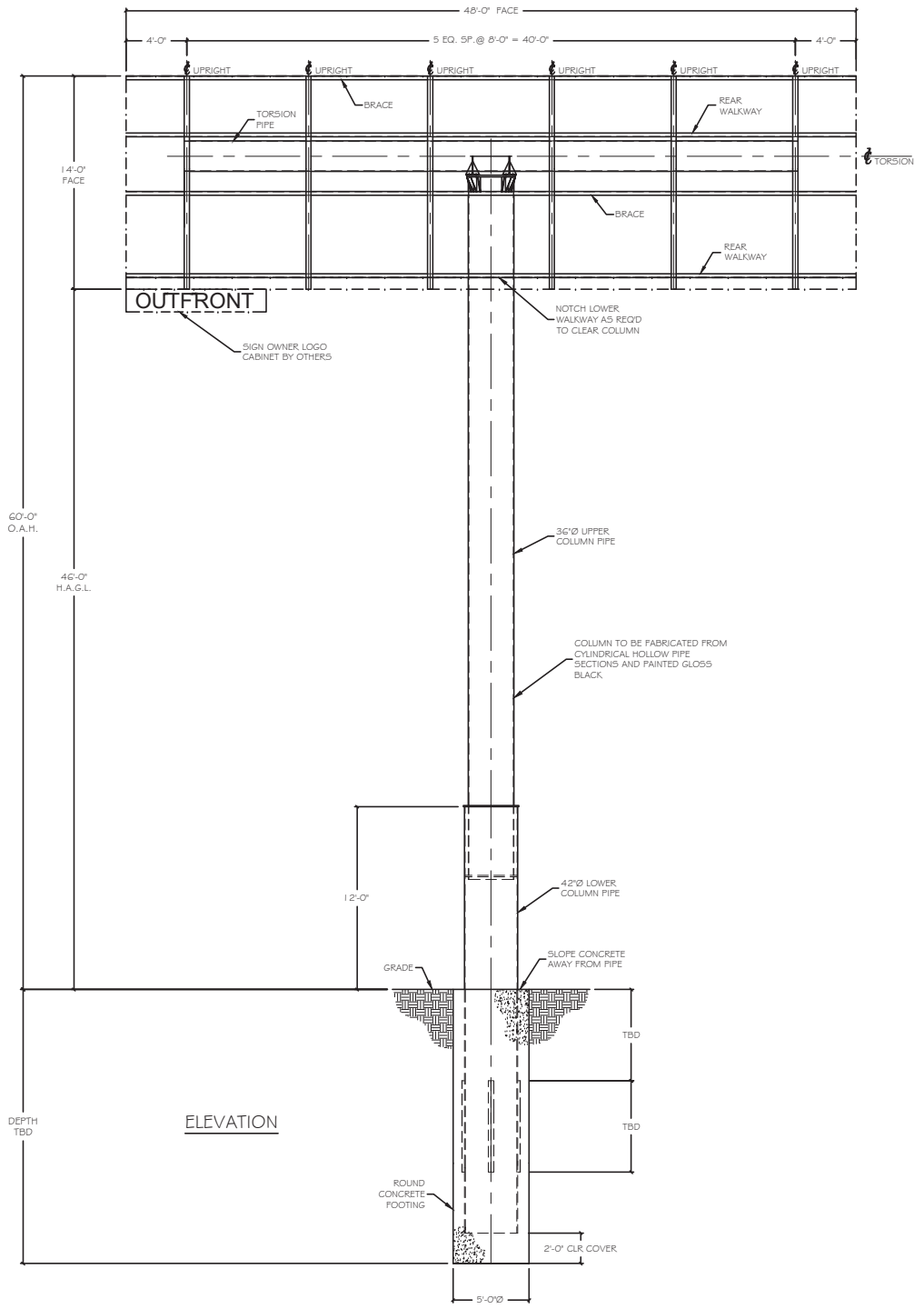
CITY OF SANTA CLARA
COUNTY OF SANTA CLARA
STATE OF CALIFORNIA

No.	Revisions

Date 5/7/2024
Scale 1"=5' / 1"=20'
Field WI, JB
Mapping WI
Approved BJC
Job No 2024029

Drawing: 2024029TP

1 OF 1



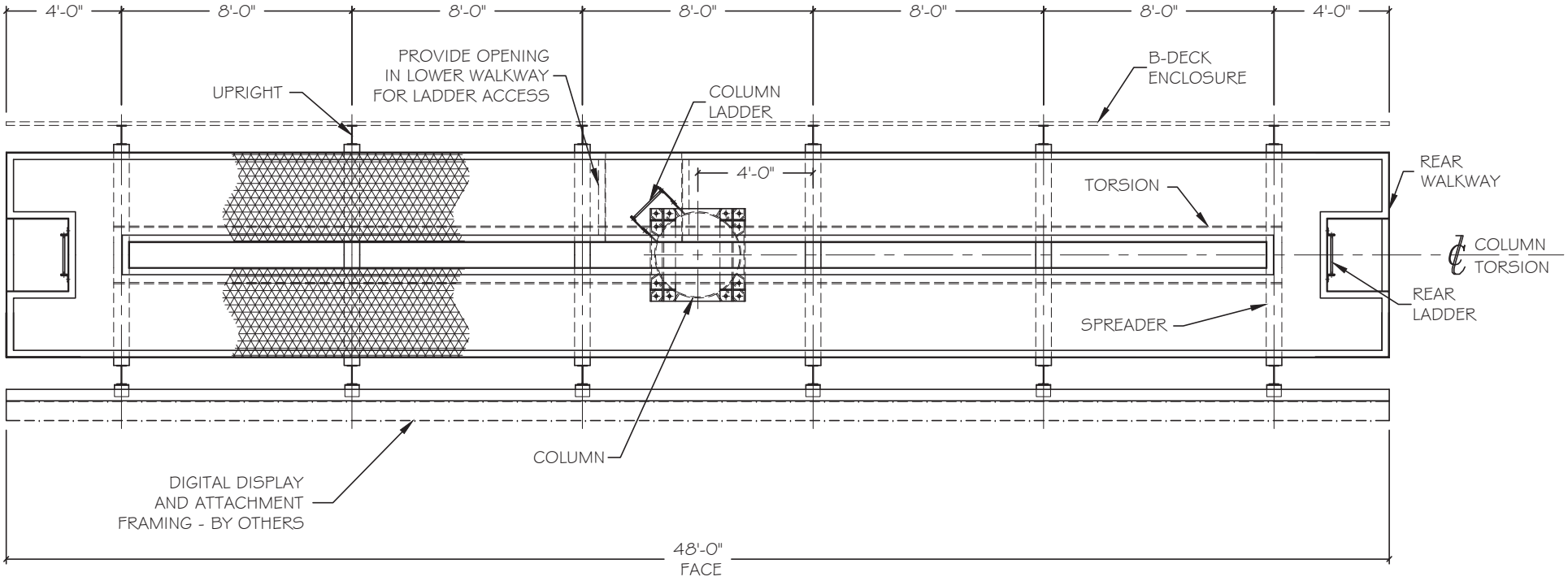
PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

CUSTOMER OUTFRONT MEDIA	14' x 48' CENTER MOUNT SINGLE FACE w/ ENCLOSURE LED READY
SIGN LOCATION 1700 DUANE AVE SANTA CLARA, CA	

ENG NO. G-PRELIM	DR. JSW	CH. JSW
	DATE 12/26/24	
JOB NO.	SHEET NO. 1 of 3	

RMG Outdoor Inc.
4425 North 24th Street, Suite 200
Phoenix, Arizona 85016
(602) 230-8634 Fax: (602) 230-9071

1448CMSF - STD - LED - 60 OAH - OUTFRONT - SANTA CLARA CA 12.26.24



PLAN VIEW

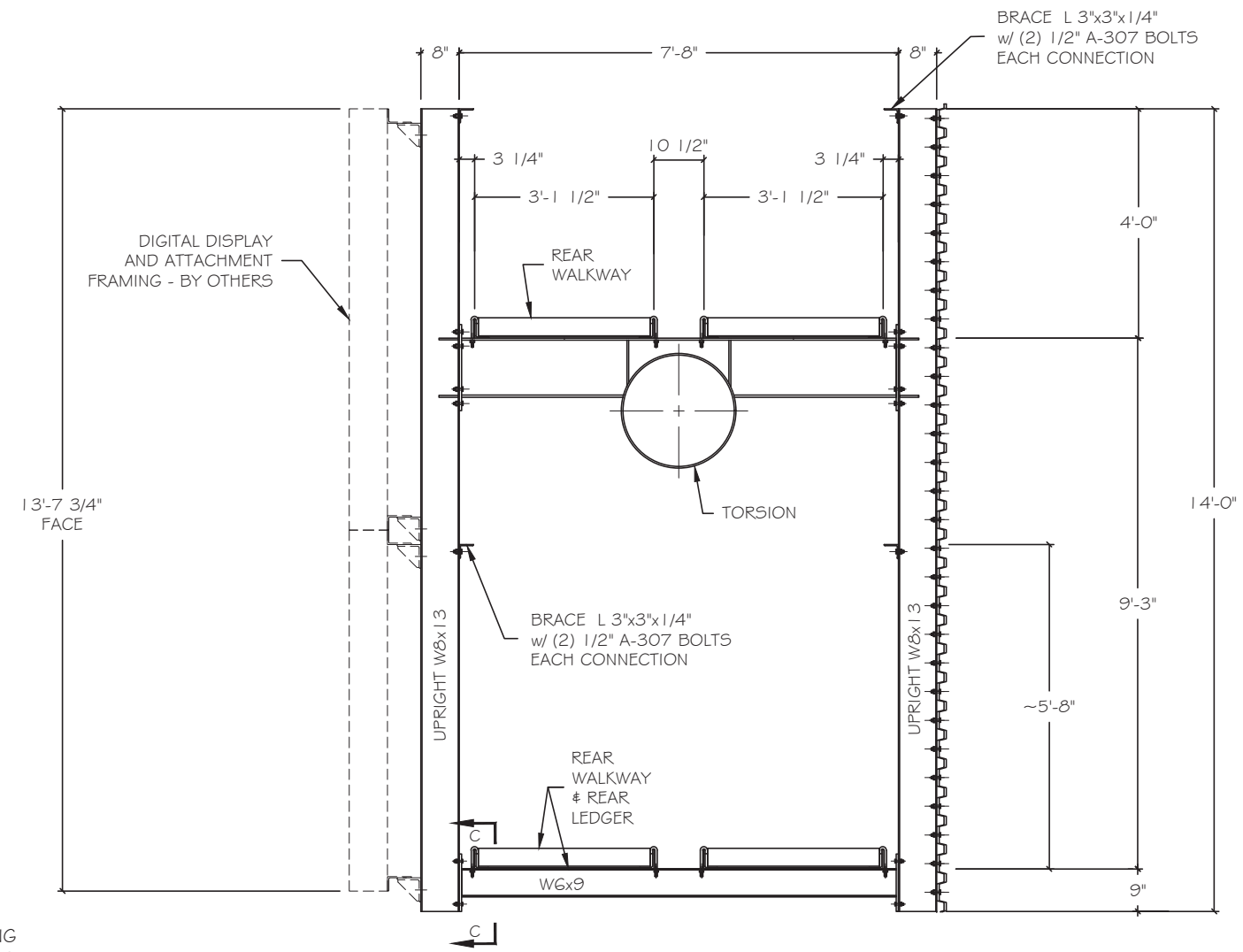
PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

CUSTOMER OUTFRONT MEDIA	14' x 48' CENTER MOUNT SINGLE FACE w/ ENCLOSURE LED READY
SIGN LOCATION 1700 DUANE AVE SANTA CLARA, CA	

ENG NO. G-PRELIM	DR. JSW	CH. JSW
	DATE 12/26/24	
JOB NO.	SHEET NO. 2 of 3	

RMG Outdoor Inc.
4425 North 24th Street, Suite 200
Phoenix, Arizona 85016
(602) 230-8634 Fax: (602) 230-9071

1448CMSF - STD - LED - 60 OAH - OUTFRONT - SANTA CLARA CA 12.26.24



PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

TYPICAL SECTION THRU SIGN

CUSTOMER: OUTFRONT MEDIA	14' x 48' CENTER MOUNT SINGLE FACE w/ ENCLOSURE LED READY
SIGN LOCATION: 1700 DUANE AVE SANTA CLARA, CA	

ENG NO.	DR.	CH.
G-PRELIM	JSW	JSW
	DATE: 12/26/24	
JOB NO.	SHEET NO.: 3 of 3	

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Sign face is 14’ x 48’ with an overall height of 60’.
The column is made of steel and should be painted black.

Vicinity Map (Zoning) - 1700 Duane Ave



Legend

Residential
- R1-6L - Single Family
- R1-8L - Single Family
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- R5 - Very High Density Residential
- TN - Transit Neighborhood
- UC - Urban Center
- UV - Urban Village
- VR - Village Residential
- PH-R5 - Patrick Henry - Very High Density Residential
- HDF - High Density Flex
- LSAP - Lawrence Station Area Plan

Mixed Use
- MUCC - Mixed Use Community Commercial
- MUNC - Mixed Use Neighborhood Commercial
- MURC - Mixed Use Regional Commercial
- SCS - Santa Clara Station Focus Area

Public / Open Space
- OS - Parks/Open Space
- PQP - Public / Quasi Public

Commercial
- CC - Community Commercial
- CN - Neighborhood Commercial
- CR - Commercial Regional

Industrial
- HI - Industrial Heavy
- LI - Industrial Light

Office - R&D
- HO-RD - Office/R&D-High Intensity
- LO-RD - Low-Intensity Office/R&D

Form Based
- DNTW - Downtown

Planned Development
- PD - Planned Development
- PD-MC - Planned Development Master Community

0 200 400 ft

N

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THIS MAP IS NOT TO BE USED FOR NAVIGATION