



City of Santa Clara

Meeting Agenda

Planning Commission

Wednesday, September 22, 2021

6:00 PM

Virtual Meeting

Pursuant to the provisions of California Governor's Executive Order N-29-20, issued on March 17, 2020, to prevent the spread of COVID-19, the City of Santa Clara has implemented methods for the public to participate remotely:

- Via Zoom:
 - o <https://santaclaraca.zoom.us/j/91729202898>
 - Webinar ID: 917 2920 2898 or
 - o Phone: 1(669) 900-6833
- Via the City's eComment (available during the meeting)

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.

Public Comments prior to meeting may be submitted via email to PlanningPublicComment@SantaClaraCA.gov no later than noon on the day of the meeting; and also before and during the meeting via eComment. Clearly indicate the project address, meeting body, and meeting date in the email.

PUBLIC PARTICIPATION IN ZOOM WEBINAR: Please follow the guidelines below when participating in a Zoom Webinar:

- The meeting will be recorded so you must choose 'continue' to accept and stay in the meeting.
- If there is an option to change the phone number to your name when you enter the meeting, please do so as your name will be visible online and will be used to notify you that it is your turn to speak.
- Mute all other audio before speaking. Using multiple devices can cause an audio feedback.
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- Identify yourself by name before speaking on an item.
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- If you no longer wish to stay in the meeting once your item has been heard, please exit the meeting.

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 21-1278 [Planning Commission Meeting Minutes of August 25, 2021 Meeting](#)

Recommendation: Approve the Planning Commission Minutes of the August 25, 2021 Meeting

1.B 21-1177 [Action on Use Permit for ABC License Type 47 for Happy Hooligans restaurant at 1686 Lafayette Street](#)

Recommendation: Adopt a resolution approving a Use Permit for the sale and consumption of alcohol (ABC License Type 47) in a new Happy Hooligans restaurant located at 1686 Lafayette Street, subject to conditions of approval.

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. 21-1131 [Action to amend the existing Use Permit for outdoor activity to expand the current child daycare facility at 2931 El Camino Real](#)

Recommendation: Adopt the Resolution to approve the amendment to the existing Use Permit (PLN2018-13414) for outdoor activity associated with a child day care facility at 2931 El Camino Real.

3. 21-1211 [Study Session: Housing Element Update](#)

Recommendation: Note and file the report on the Housing Element Update.

REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:

1. Announcements/Other Items
2. Commissioner Travel and Training Reports, Requests to attend Trainings

1. 21-1826 [Request to Consider Using Planning Commission Funds for Parking Lift Technology Training](#)

Recommendation: There is no staff recommendation.

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 Wednesday, October 13, 2021 at 6:00 PM

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.

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.

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City of Santa Clara

1500 Warburton Avenue
Santa Clara, CA 95050
santaclaraca.gov
@SantaClaraCity

Agenda Report

21-1278

Agenda Date: 9/22/2021

REPORT TO PLANNING COMMISSION

SUBJECT

Planning Commission Meeting Minutes of August 25, 2021 Meeting

RECOMMENDATION

Approve the Planning Commission Minutes of the August 25, 2021 Meeting



City of Santa Clara

Meeting Minutes

Planning Commission

08/25/2021

6:00 PM

Virtual Meeting

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6:00 PM REGULAR MEETING

Call to Order

Chair Biagini called the meeting to order at 6:05 p.m.

Pledge of Allegiance and Statement of Values**Roll Call**

Present 6 - Chair Nancy A. Biagini, Commissioner Ricci Herro, Commissioner Qian Huang, Commissioner Yuki Ikezi, Commissioner Lance Saleme, and Commissioner Yashraj Bhatnagar

Absent 1 - Vice Chair Priya Cherukuru

A motion was made by Commissioner Saleme, seconded by Commissioner Herro to excuse Commissioner Cherukuru's absence.

Aye: 6 - Chair Biagini, Commissioner Herro, Commissioner Huang, Commissioner Ikezi, Commissioner Saleme, and Commissioner Bhatnagar

Excused: 1 - Vice Chair Cherukuru

DECLARATION OF COMMISSION PROCEDURES

Chair Biagini thanked the Commission for electing her as Chair and stated that she hoped the Commission would uphold the same guidelines regarding limiting Commissioner questions and continue to have a goal of the meeting end time be no later than 10 p.m.. **Chair Biagini** read the Declaration of Commission Procedures.

CONTINUANCES/EXCEPTIONS

None.

CONSENT CALENDAR

A motion was made by Commissioner Herro, seconded by Commissioner Saleme to approve all items on the consent calendar.

Aye: 6 - Chair Biagini, Commissioner Herro, Commissioner Huang, Commissioner Ikezi, Commissioner Saleme, and Commissioner Bhatnagar

Excused: 1 - Vice Chair Cherukuru

1.A [21-1005](#) Planning Commission Meeting Minutes of July 12, 2021 Special Meeting

Recommendation: Approve the Planning Commission Minutes of the July 12, 2021 Special Meeting

1.B [21-166](#) Action on Use Permit for ABC License Type 41 for Taqueria La Veracruzana restaurant at 1205 El Camino Real

Recommendation: Adopt a resolution approving a Use Permit for the sale and consumption of alcohol (ABC License Type 41) in an existing Taqueria La Veracruzana located at 1205 El Camino Real, subject to conditions of approval.

1.C [21-873](#) Planning Commission 2022 Calendar of Meetings

Recommendation: Approve the Planning Commission 2022 Calendar of Meetings.

1.D [21-911](#) Action on Variances to minimum interior side yard and rear yard building setbacks at 794 Park Court

Recommendation: Alternative : 1: Adopt a Resolution making the necessary findings and approving the Variances to allow substandard interior side and rear yard buildings setbacks at 794 Park Court, subject to conditions.

1.E [21-1117](#) Action on a Variance to the minimum side corner yard building setback at 343 Kellogg Way

Recommendation: Alternative 1: Adopt a Resolution making the necessary findings and approving the Variance to allow a substandard side corner yard buildings setback at 343 Kellogg Way, subject to conditions.

PUBLIC PRESENTATIONS

None.

PUBLIC HEARING

2. [21-7984](#) Use Permit to allow construction of a 396-room hotel, on-site Alcohol Beverage sales (Type 47 license) and live indoor music entertainment at 312 Brokaw Road and 1240 and 1290 Coleman Avenue

Recommendation: Adopt a Resolution to approve a Use Permit to allow a new 396-room hotel and on-site Alcohol Beverage sales (Type 47 license) and live indoor music entertainment located at 312 Brokaw Road and 1240 and 1290 Coleman Avenue.

Associate Planner Debby Fernandez provided the staff presentation. **Kurt Jensen** and **UK Kang, Jensen Fey Architects**, provided the applicant presentation. Commissioners asked questions regarding the traffic analysis, how the MND conclusion was drawn, comparisons with recent hotel constructions in the City, EV charging, shuttle service, public art, parking, and building height. Commissioners voiced their support for the live entertainment aspect of the project. **Gary Black, Hexagon Transportation Consultants; Environmental Consultant Doug Herring; Bradley Wagstaff, Mogul Hospitality Partners**, from the applicant team and **Development Review Officer Gloria Sciara** answered questions from the Commission.

Public Speaker(s): Mark Ferrari
Michael Lozeau

Bradley Wagstaff, Mogul Hospitality Partners, responded to the concerns of the first public speaker regarding parking. **Assistant City Attorney Alexander Abbe** responded to the comments from the second public speaker regarding emissions of formaldehyde and bird strikes.

A motion was made by Commissioner Ikezi, seconded by Commissioner Herro to close public hearing.

Aye: 6 - Chair Biagini, Commissioner Herro, Commissioner Huang, Commissioner Ikezi, Commissioner Saleme, and Commissioner Bhatnagar

Excused: 1 - Vice Chair Cherukuru

A motion was made by Commissioner Ikezi, seconded by Commissioner Saleme to adopt the resolution for the MND and MMRP.

Aye: 6 - Chair Biagini, Commissioner Herro, Commissioner Huang, Commissioner Ikezi, Commissioner Saleme, and Commissioner Bhatnagar

Excused: 1 - Vice Chair Cherukuru

A motion was made by Commissioner Huang, seconded by Commissioner Herro to adopt a resolution to approve a use permit to allow the construction of a 396-room hotel, on-site Alcohol Beverage sales (Type 47 license) and live indoor music entertainment located at 312 Brokaw Road, 1240 Coleman Avenue and 1290 Coleman Avenue.

Aye: 6 - Chair Biagini, Commissioner Herro, Commissioner Huang, Commissioner Ikezi, Commissioner Saleme, and Commissioner Bhatnagar

Excused: 1 - Vice Chair Cherukuru

3. [21-986](#) Action on a Use Permit for Agape Playschool / Learning Center to allow outdoor activity associated with a child daycare facility at 3700 Thomas Road

Recommendation: Adopt a Resolution to approve a Use Permit to allow outdoor activity associated with a child day care facility at 3700 Thomas Road.

The meeting went into recess at 8:02 p.m. and reconvened at 8:10 p.m.

Associate Planner Debby Fernandez provided the staff presentation. **Adlin Netto, Agape Playschool**, provided the applicant presentation. The Commissioners had safety concerns and asked questions regarding the fence, air quality, noise, location, and poles to stop cars. **Applicant Adlin Netto** and **Architect ,K+ Designs**, answered the Commission's questions. The Commission recommended that the applicant return at a later time with a design that included more safety mitigation measures.

A motion was made by Commissioner Saleme, seconded by Commissioner Huang to close public hearing.

Aye: 6 - Chair Biagini, Commissioner Herro, Commissioner Huang, Commissioner Ikezi, Commissioner Saleme, and Commissioner Bhatnagar

Excused: 1 - Vice Chair Cherukuru

The applicant provided a rebuttal. Commissioner Herro made a motion with a friendly amendment that was later withdrawn. The Commission spent time trying to formulate a motion and ultimately decided to continue the item due to the number of modifications they requested and concerns that were discussed.

A motion was made by Commissioner Saleme, seconded by Commissioner Huang to continue Item 3 to the October 27, 2021 Planning Commission meeting.

Aye: 6 - Chair Biagini, Commissioner Herro, Commissioner Huang, Commissioner Ikezi, Commissioner Saleme, and Commissioner Bhatnagar

Excused: 1 - Vice Chair Cherukuru

4. [21-995](#) Action on a Variance Request for a Reduced Side Setback and Substandard Interior Garage Width, and Increased Lot Coverage in Conjunction with the Proposed First and Second Story Addition at 3467 Golden State Drive

Recommendation: 1. Adopt a resolution denying the request for a variance.

A motion was made by Commissioner Huang, seconded by Commissioner Herro to close public hearing.

Aye: 6 - Chair Biagini, Commissioner Herro, Commissioner Huang, Commissioner Ikezi, Commissioner Saleme, and Commissioner Bhatnagar

Excused: 1 - Vice Chair Cherukuru

Associate Planner Nimisha Agrawal provided the staff presentation. **Applicants Sullivan Santos and Bill Herrera** briefly spoke regarding the project.

The Commission expressed support for the staff recommendation and voiced concerns regarding the large size of the proposed changes to the home in relation to the lot size.

A motion as made by Commissioner Bhatnagar, seconded by Commissioner Huang to approve staff recommendation.

Aye: 6 - Chair Biagini, Commissioner Herro, Commissioner Huang, Commissioner Ikezi, Commissioner Saleme, and Commissioner Bhatnagar

Excused: 1 - Vice Chair Cherukuru

REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:

1. Announcements/Other Items

None.

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

Commissioner Ikezi suggested holding a training for the new Commissioners to introduce them to Planning Commission topics. **Planning Manager Reena Brilliot** informed the Commission that there is an APA conference upcoming in September.

DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:

1. Planning Commission Budget Update

OSIV Elizabeth Elliott provided an update on the Planning Commission budget.

A motion was made by Commissioner Saleme, seconded by Commissioner Huang to expend funds for Commissioners to attend the upcoming California APA Conference, September 13 - September 15, 2021.

Aye: 6 - Chair Biagini, Commissioner Herro, Commissioner Huang, Commissioner Ikezi, Commissioner Saleme, and Commissioner Bhatnagar

Absent: 1 - Vice Chair Cherukuru

2. Upcoming Agenda Items

Planning Manager Reena Brilliot informed the Commission that the Zoning Code Update Study Session would be pushed back to mid-October and reminded the Commission about the September 9, 2021 Joint Study Session with the City Council and the Downtown Community Task Force regarding Form Based Code.

3. City Council Actions

Development Review Officer Gloria Sciara updated the Commission regarding recent City Council actions.

ADJOURNMENT:

A motion was made by Commissioner Huang, seconded by Commissioner Bhatnagar to adjourn the meeting.

The meeting adjourned at 10:22 p.m.

The next regular scheduled meeting is on Wednesday, September 22, 2021.

Aye: 6 - Chair Biagini, Commissioner Herro, Commissioner Huang, Commissioner Ikezi, Commissioner Saleme, and Commissioner Bhatnagar

Excused: 1 - Vice Chair Cherukuru

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.

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Agenda Report

21-1177

Agenda Date: 9/22/2021

REPORT TO PLANNING COMMISSION

SUBJECT

Action on Use Permit for ABC License Type 47 for Happy Hooligans restaurant at 1686 Lafayette Street

REPORT IN BRIEF

Project: Use Permit to allow on-site sale and consumption of alcoholic beverages (ABC Type 47 License) for a new Happy Hooligans restaurant at 1686 Lafayette Street.

Applicant: Kevin Young

Property Owner: Anne Doan

General Plan: Very Low Density Residential

Zoning: Thoroughfare Commercial (CT)

Site Area: 1,100sf restaurant on a 11,451sf lot

Existing Site Conditions: Existing commercial space with and surface parking lot

Surrounding Land Uses:

North: Single-family residences

South: Residential uses

East: Industrial uses

West: Residential uses

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

Staff Recommendation: Adopt the resolution approving the Use Permit, subject to conditions of approval

BACKGROUND

The applicant is requesting a Use Permit to allow on-site sale and consumption of alcohol (ABC License Type 47) in a new Happy Hooligans restaurant at 1686 Lafayette Street. The restaurant occupies a 1,100 square foot commercial space at the southwest corner of Lafayette Street and Reeve Street. The restaurant will provide 12 indoor seats.

Happy Hooligans restaurant is a full-service vegan restaurant. The proposed restaurant hours of operation, along with the sale and service of alcohol, are from 11:30 am to 8:30 pm daily. Happy Hooligans restaurant does not propose any live entertainment uses at this location.

DISCUSSION

Consistency with the General Plan

The subject property has a General Plan designation of 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. Although the proposed use is non-residential, the use is occurring within an existing restaurant structure, and therefore would be compatible with the existing development. The proposed project is consistent with the following General Plan policies:

- 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.
- 5.3.3 P1: Provide a mix of retail and commercial uses to meet the needs of local customers and draw patrons from the greater region.
- 5.3.4-P11: Foster active, pedestrian oriented uses at the ground level, such as retail shops, offices, restaurants with outdoor seating, public plazas or residential units with front stoops, in mixed use development.

Zoning Conformance

The zoning designation for the subject property is Thoroughfare Commercial (CT). This district is primarily designed to provide for those commercial uses that are appropriate to major commercial thoroughfare. Restaurants are permitted uses, while sales of alcohol are considered conditional uses.

After six months from obtaining the ABC license, the City will conduct an administrative review of ABC violations and police service calls and report any significant occurrences to the Planning Commission. The Planning Commission will also conduct a review of the Use Permit 12 months from the date the applicant obtains the ABC Type 47 license.

Circulation and Parking

The site can be accessed from Lafayette Street or Reeve Street. Restaurant uses require one parking space for each 200 square feet of floor area or one parking space for each three seats, whichever is greater. The restaurant currently has 12 indoor seats. The site has a total of 7 parking spaces that is shared with the liquor store on the same lot. The parking spaces provided onsite are consistent with the City's parking regulations.

Conclusion

The proposal is consistent with General Plan policies and the Zoning designation for the subject property.

ENVIRONMENTAL REVIEW

The action being considered is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class I Existing Facilities, in that the activity consists of the permitting of a proposed use that will occur inside an existing building involving negligible or no expansion of use.

FISCAL IMPACT

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

COORDINATION

This report was coordinated with the City Attorney's Office.

PUBLIC CONTACT

A notice of public hearing of this item was posted in three conspicuous locations within 300 feet of the project site and mailed to property owners within 300 feet of the project site. Planning Staff has not received public comments for this application.

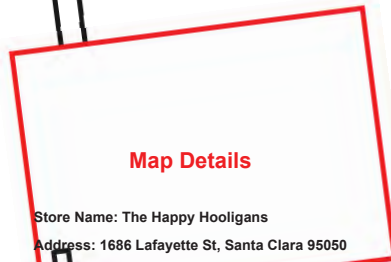
RECOMMENDATION

Adopt a resolution approving a Use Permit for the sale and consumption of alcohol (ABC License Type 47) in a new Happy Hooligans restaurant located at 1686 Lafayette Street, subject to conditions of approval.

Prepared by: Tiffany Vien, Assistant Planner I
Reviewed by: Alexander Abbe, Assistant City Attorney
Approved by: Reena Brilliot, Planning Manager

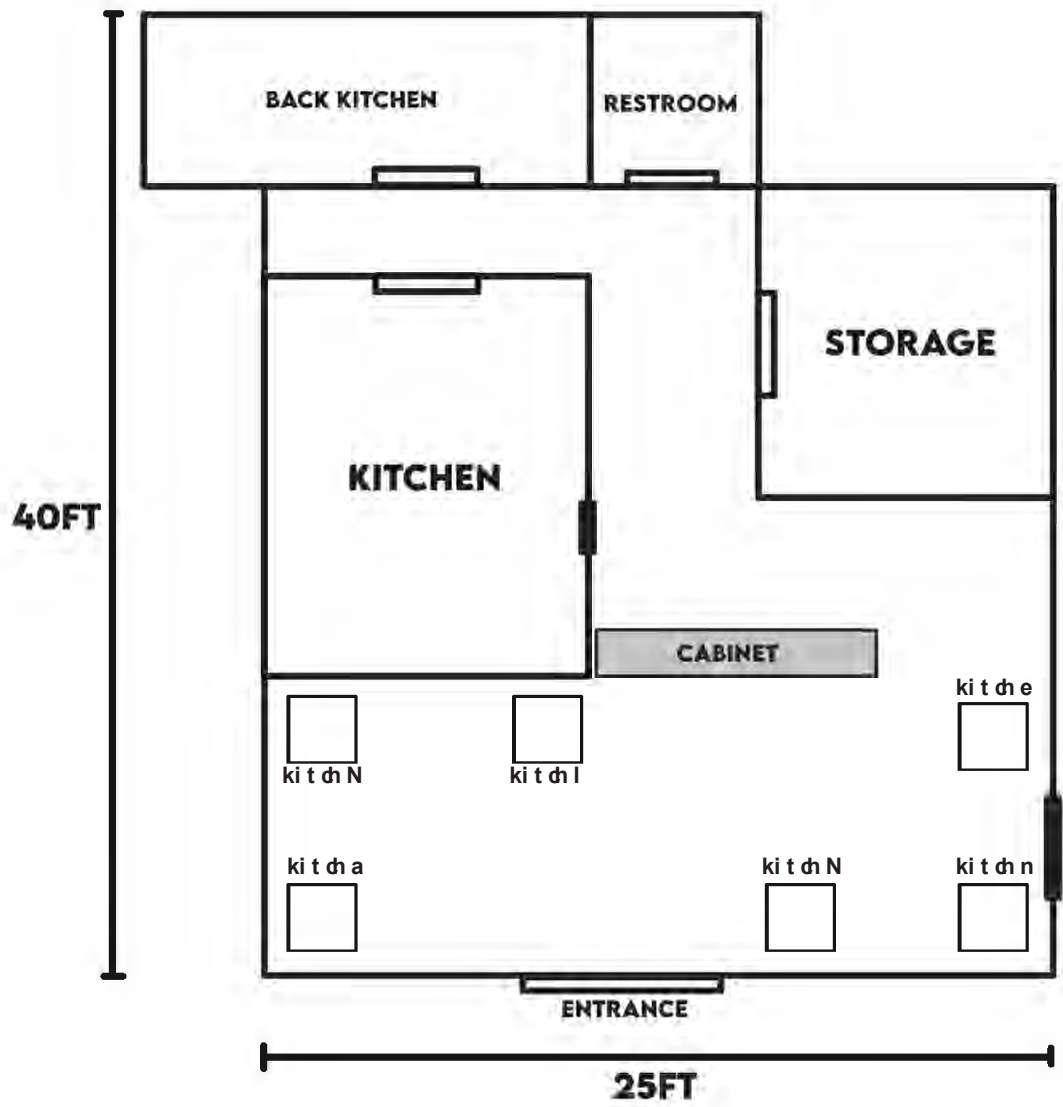
ATTACHMENTS

1. Development Plans
2. Resolution Approving the Use Permit
3. Conditions of Approval
4. Applicant Letter of Intent



Map Details

Store Name: The Happy Hooligans
 Address: 1686 Lafayette St, Santa Clara 95050
 Note: Each parking space is 9 feet wide by 13 feet long. The distance between the parking lot and door is 5 feet long. The driveway distance is about 20 feet long.
 = 1 Table with 2 chairs



RESOLUTION NO _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA, APPROVING A USE PERMIT TO ALLOW ON-SITE SALE OF ALCOHOL (ABC LICENSE TYPE 47) AT A HAPPY HOOLIGANS RESTAURANT LOCATED AT 1686 LAFAYETTE STREET, SANTA CLARA, CA

PLN2021-14947 (Use Permit)

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

WHEREAS, on April 30, 2021, Kevin Young, (“Applicant”) applied for a Use Permit to allow on-site sale and service of alcohol (ABC License Type 47) within a new restaurant, located at 1686 Lafayette Street (“Site Location”);

WHEREAS, the Site Location is zoned Thoroughfare Commercial (CT) and has the General Plan land use designation of Very Low Density Residential;

WHEREAS, the California Environmental Quality Act (“CEQA”), Public Resources Code § 21000 *et seq.*, requires a public agency to evaluate the environmental impacts of a proposed project. The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) per Section 15301, Class 1 Existing Facilities, in that the proposed use will occur at an existing location involving negligible or no expansion of an existing use;

WHEREAS, the Use Permit process enables a municipality to exercise control over the extent of certain uses, which, although desirable in limited numbers and specific locations, could have a detrimental effect on the community in specific instances;

WHEREAS, in order to implement the proposed activity, the Site Location requires a Use Permit to allow alcohol sale and service in conjunction with food service within the restaurant, as shown on the Development Plans;

WHEREAS, pursuant to SCCC Section 18.110.040, the Planning Commission cannot grant a Use Permit without first making specific findings related to the effect of the project on health, safety, peace, comfort, and general welfare;

WHEREAS, on September 8, 2021, the notice of public hearing for the September 22, 2021 Planning Commission meeting date for this item was posted in three conspicuous locations within 300 feet of the Site Location and mailed to all property owners located within 300 feet of the Site Location; and

WHEREAS, on September 22, 2021, the Planning Commission conducted a public hearing, at which all interested persons were given an opportunity to present evidence and give testimony, both in support of and in opposition to the proposed Use Permit.

NOW THEREFORE, BE IT FURTHER 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 approving a Use Permit to allow sale and service of alcohol at a bona fide eating place (ABC License Type 47) in the new Happy Hooligans with 12 indoor seats is consistent with the commercial uses in the Thoroughfare Commercial zoning district.

3. That the Planning Commission hereby finds as follows:

A. The establishment or operation of the use or building applied for, under the circumstances of the particular case, are essential or desirable to the public convenience or welfare in that the proposal would serve to expand the options available to local and regional customers by allowing the sale and service of alcohol with restaurant dining in the area of an existing restaurant to meet the interests of local customers and residents from the greater region;

B. Said use will not be detrimental to any of the following:

1) The health, safety, peace, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, in that the proposal provides a restaurant that serves alcohol in conjunction with food in an existing commercial space which

meets all City of Santa Clara codes and regulations; the restaurant will be managed and maintained, and will comply with any and all City and state laws regarding the sale of alcoholic beverages;

2) The property or improvements in the neighborhood of such proposed use, in that the proposed use will occur in an existing and proposed expanded retail tenant space, and on-site parking is sufficient and available to service the proposed use and the existing businesses;

3) The general welfare of the City, in that the proposed use expands the options available to the local and regional population by providing a full-service dining experience to support businesses and residents in the vicinity of the project site;

C. That said use will not impair the integrity and character of the zoning district, in that the proposal is designed and conditioned in a manner to be compatible with adjacent commercial and residential development, on a developed parcel, with adequate parking, and properly designed ingress and egress points; and,

D. That said use is in keeping with the purposes and intent of the Zoning Code, in that a restaurant that serves alcohol in conjunction with food, may be conditionally permitted when the use would not be objectionable or detrimental to the adjacent properties in this Thoroughfare Commercial zoning district.

4. That the Planning Commission hereby approves Use Permit PLN2021-14947 to allow on-site sale and service of alcohol (ABC License Type 47) at the new Happy Hooligans restaurant located at 1686 Lafayette Street, subject to the Conditions of Approval, attached hereto and incorporated herein by this reference.

//

//

5. 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 22ND DAY OF SEPTEMBER 2021, BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ATTEST: _____
ANDREW CRABTREE
DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF SANTA CLARA

Attachments Incorporated by Reference:

1. Development Plans
2. Conditions of Approval

Conditions of Approval

GENERAL

- G1. 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 against the City by reason of its approval of developer's project.
- G2. 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.

ATTORNEY'S OFFICE

- A. 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.

COMMUNITY DEVELOPMENT

- CD1. Obtain required permits and inspections from the Building Official and comply with the conditions thereof.
- CD2. The project shall comply with all California Department of Alcoholic Beverage Control licensing requirements.
- CD3. Submit plans for final architectural review to the Planning Division and obtain architectural approval prior to issuance of building permits. Plans shall include, but not be limited to, site plans, elevations, landscape and irrigation plans, and lighting plans. The applicant shall work with staff to enhance the paved outdoor patio area in front of the store with landscape tree and shrub plantings.
- CD4. Full menu food service shall be available during all hours that the restaurant is open and alcoholic beverages are served.
- CD5. On-site consumption of alcohol shall be limited to within the restaurant.
- CD6. Indoor seating shall not exceed 12 seats
- CD7. All food preparation, dishwashing and dish collection stations shall occur completely within the building.
- CD8. The Planning Commission shall review this Use Permit twelve (12) months from the date that applicant obtains an active Alcoholic Beverage Control (ABC) License Type 47. After six months from obtaining the ABC license, the City shall conduct an administrative review of any ABC violations and police service calls and shall report any significant occurrences to the Planning Commission.
- CD9. Applicant is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.

ENGINEERING

- E1. Obtain site clearance through Engineering 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 Engineering Department at (408) 615-3000 for further information.
- E2. 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 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. Submit public improvement plans prepared in accordance with City Public Works 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.
 - E4. Install Class II bike parking spaces based on 5% of visitor parking per the 2019 California Building Code 5.106.4 to be located within 200 feet of a building entrance. A minimum of two Class II bike parking spaces is required.
 - E5. 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.

POLICE

- PD1. Applicant shall contact the Santa Clara Police Department 'Intelligence' unit (408-615-4849) for Alcohol Beverage Control (ABC) licensing review.
- PD2. The business shall undergo a 6 month and one year review, including a check for ABC violations and police service calls.

Monday, May 27, 2021

City of Santa Clara, Planning Division
1505 Warburton Avenue, Santa Clara, California 95050
(408)515-2450

RE: Happy Hooligans, Inc.
Pending License #624010

To whom it may concern,

Happy Hooligans is a full-service restaurant serving the city of Santa Clara and its surrounding areas. We are open 7 days a week, 11:30AM to 8:30PM, and serve as an entry point for patrons looking to experience vegan comfort food. Through our own experience as vegans and also feedback from customers, there is a lack in vegan restaurants serving alcohol. Our investment into a liquor license is requested as a service and convenience to the customers as an integral part of our restaurant's experience.

Our menu consists of classic American dishes- but with its dairy/animal portions replaced with vegan alternatives. Our food ranges from backyard style burgers, to BBQ chicken, to enchiladas all carefully crafted to resemble the styles the average American remembers. The inclusion of a license for alcohol sales will allow patrons to enjoy our food and also enjoy alcohol in a setting that has not been replicated in Santa Clara city. We'll strive to become a valuable member of the community and adhere to any conditions for safety and integrity of the community.

I respectfully request that the City of Santa Clara finds that Public Necessity and Convenience would be served by the issuance of a liquor license to the requested premises.

If you have any further questions or require any additional information please do not hesitate to contact me.

Sincerely yours,
Kevin Young



Agenda Report

21-1131

Agenda Date: 9/22/2021

REPORT TO PLANNING COMMISSION

SUBJECT

Action to amend the existing Use Permit for outdoor activity to expand the current child daycare facility at 2931 El Camino Real

REPORT IN BRIEF

Project: Amend the existing Use Permit (PLN2018-13414) for outdoor activity associated with the child daycare/preschool facility to allow the expansion of the existing facility and modify the existing outdoor activity area on two contiguous parcels located at 2931 El Camino Real.

Applicant: Vidyarambh Santa Clara LLC

Owner: Minal Jeswani, NATS Retail Partners, LLC

General Plan: Community Mixed Use

Zoning: Thoroughfare Commercial (CT)

Site Area: 1.3 acres (58,000 square feet)

Existing Site Conditions: One 9,000 square foot one-story childcare facility building, one 3,000 square foot shed to the rear (not in project scope), 12,650 square foot outdoor activity area, surface parking lot and peripheral site landscaping.

Surrounding Land Uses

North: Single Family Residential uses

East: Commercial uses

South: El Camino Real and Commercial uses

West: Commercial uses

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

Staff Recommendation: Adopt the Resolution to approve the amendment to the existing Use Permit (PLN2018-13414) for outdoor activity associated with a child day care facility at 2931 El Camino Real, subject to conditions of approval.

BACKGROUND

A Use Permit was approved on October 24, 2018 to allow a 12,650 square foot outdoor activity area in association with the proposed child care facility in an existing 8,900 square foot one-story building. The applicant obtained building permits for the interior remodel to create 7 classrooms, an office/reception area, and a kitchen. A small exterior addition was added to provide toilet facilities to be accessed from the outdoor playground. The project installed a new covered trash enclosure, onsite landscape improvements and provided 28 parking spaces onsite exceeding the parking requirement in the Zoning Code (9 parking spaces) for childcare facility.

Prior to the 2018 use permit issuance, another tenant, Summer Winds Nursery, occupied the space

pursuant to Use Permit case PLN2010-08120. This 2010 Use Permit became null and void after one year following the closure of Summer Winds Nursery. Approximately 40,698 square feet of the of the total 58,000 square feet combined area of the two lots was then leased to Vidyardmbh Santa Clara LLC for use as a child care facility, which is permitted by right in the CT zoning district. The outdoor activity associated with the permitted use is required to obtain a Use Permit as specified in SCCC Section 18.38.040(c). The existing legal non-conforming shed to the rear of the property was not part of the proposal.

The existing facility provides state-licensed child care enrollment for up to 167 children between the ages of three years to thirteen years of age. This includes 70 full time preschool, 47 part time preschool and 50 afterschool children. Given the staggered schedule of the preschool and afterschool program, a maximum of 120 students are onsite at any time. The facility currently operates Monday through Friday from 8:00 a.m. to 6:30 p.m. with 9-12 staff members.

On March 3, 2020, the applicant filed an application to amend the existing Use Permit to expand the existing facility by adding an extension building behind the main building to add five classrooms to accommodate an additional 73 children. The proposal would modify the existing outdoor activity area (12,650 square feet) to provide 11,700 square foot of outdoor activity area associated with the child care facility, meeting the State requirements for an outdoor activity area.

DISCUSSION

The proposed 4,307 square foot new extension building will be a modular building (portable classroom) housing four classrooms for infants and toddler program (up to 48 children), and one classroom for after school children (up to 25 children). This building would have a separate drop off and pick up area to the rear. The project would provide a total of 44 parking spaces, thus exceeding the parking requirement in the Zoning Code (17 parking spaces) for the child care facility. The applicants have provided a detailed project description that is attached for review as Attachment 2.

General Plan Conformance

The General Plan designation for the project is Community Mixed Use. This classification is intended to encourage a mix of residential and commercial uses along major streets.

While a General Plan conformance finding is not a requirement for approval of a Use Permit, the following policies are presented for consideration.

- 5.3.1-P8, Work with property owners to improve or redevelop underutilized or vacant properties, in that the project site was vacant for almost two years before the current tenants and expansion of the facility would allow for property investments and better utilization of the site area.
- 5.3.1-P22, Encourage conveniently located child care and other family support services in the community except in areas designated for Light or Heavy Industrial Uses, in that the proposed project is located along El Camino Real and is surrounded and accessed from residential uses in the vicinity.
- 5.3.3P1, Provide a mix of retail and commercial uses to meet the needs of local customers and draw patrons from the greater region, in that the proposed project provides a child care service to support residents and adds to the commercial business and services in the local community and region.

- 5.3.3 P5 Encourage public amenities and active uses in commercial centers and along commercial corridors, in that the proposed project would provide the child care service to the residents in Santa Clara and neighboring communities.

Zoning Conformance

The zoning designation for the project site is Commercial Thoroughfare (CT). This designation is primarily designed to provide for those commercial uses that are appropriate to major commercial thoroughfare or highway locations. While this designation allows child care facilities that operate within an enclosed building as a permitted use, outdoor activities associated with the permitted use are required to obtain a Use Permit as specified in SCCC Section 18.38.040(c).

Per SCCC Chapter 18.110, the Planning Commission cannot grant a Use Permit without first making specific findings related to the effect of the project on the health, safety, peace, comfort and general welfare, based upon substantial evidence in the record. These findings are included in the attached resolution. A noise study (Attachment 5) to analyze the noise impacts from the new building to the adjacent residential developments found the noise levels to be within the allowable limits indicated in the General Plan.

Parking and Site Circulation

The project site is accessed from two driveways on the El Camino Real frontage of the property and provides a total 44 parking spaces. As illustrated on the attached development plans, the seven parking spaces in the front of the building will be utilized to pick up and drop off children attending the existing main building and for providing accessible parking. Seven parking spaces to the rear will be designated for pick up and drop off for the extension building behind the existing facility, and for providing accessible parking. The remaining 21 parking spaces along the western boundary will be for shared use by employees and visitors. The parking requirement for nurseries and preschools is one space per classroom or office per SCCC Section 18.74.020 (n)(1). The proposed child care facility would have twelve classrooms and five offices for a zoning code parking requirement of 17 spaces and therefore exceeds that requirement. The existing facility has one Class I bicycle space and four Class II bicycle spaces to the front of the existing building as part of the Conditions of Approval of the existing Use Permit.

The applicant provided a trip generation analysis prepared by Hexagon Transportation Consultants, Inc. (Attachment 4) to estimate the peak hour trips. Given the staggered pick up and drop off schedule, the analysis concluded that project would generate fewer than 100 peak-hour trips, the threshold for conducting a full-scale traffic analysis under the VTA CMP Guidelines. Consequently, additional traffic studies are not necessary.

Conclusion:

The zoning designation for the project site allows for a preschool limited to indoor activities as a permitted use. Under the discretion of the Planning Commission is the outdoor use associated with the proposed daycare/preschool on the site. As the project would develop a full-time child care facility, which necessitates the provision of an outdoor playground area for children under State licensing requirements, approval of the requested Conditional Use Permit is necessary to allow the applicant to operate the facility. On-site parking exceeds Zoning Code requirements and will accommodate both employee and visitor parking.

ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the California Environmental Quality Act ("CEQA") per CEQA Guidelines section 15303 (Class 3 - "New Construction or Conversion of Small Structures"). Under Class 3, the construction and location of limited numbers of new, small facilities or structures, not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances, and where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive, are exempt from environmental review. Here, the proposal is to add a 4,307 square foot new building to an existing child care facility.

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

On September 8, 2021, a notice of public hearing on this item was posted in three conspicuous locations within 300 feet of the project site and mailed to property owners within 500 feet of the project site. At the time of this staff report, Planning staff has not received public comments in support or opposition to the proposed project.

RECOMMENDATION

Adopt the Resolution to approve the amendment to the existing Use Permit (PLN2018-13414) for outdoor activity associated with a child day care facility at 2931 El Camino Real.

Prepared by: Nimisha Agrawal, Associate Planner
Reviewed by: Alexander Abbe, Assistant City Attorney
Approved by: Reena Brilliot, Planning Manager

ATTACHMENTS

1. Resolution Approving a Use Permit
2. Applicant's Project Description
3. Project Data
4. Trip Generation Analysis Report
5. Noise Study
6. Conditions of Approval
7. Development Plans

RESOLUTION NO _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA, APPROVING AN AMENDMENT TO THE EXISTING USE PERMIT (PLN2018-13414) FOR OUTDOOR ACTIVITY TO EXPAND THE CURRENT CHILD CARE FACILITY AT THE PROPERTY LOCATED AT 2931 EL CAMINO REAL, SANTA CLARA, CA

PLN2020-14358 (Use Permit)

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

WHEREAS, on March 3, 2020, Vidyarambh Santa Clara LLC (“Applicant”) submitted an application to amend the existing Use Permit (PLN2018-14358) for outdoor activity associated with a child care facility located at 2931 El Camino Real (“Project Site”);

WHEREAS, the Project Site is currently zoned Thoroughfare Commercial (CT) and has a General Plan land use designation of Community Mixed Use;

WHEREAS, the Project Site is developed with a 9,000 square foot commercial building, surface parking lot with 28 parking spaces, and perimeter landscaping and the project would add a 4,307 square foot modular building and provide a total of 44 parking spaces;

WHEREAS, the proposal involves the modifying the existing 12,650 square foot outdoor activity area to the west and rear of the existing one-story building to provide a 11,700 square foot area as an outdoor activity area for recreation and assembly by children attending the child care facility, as shown on the Development Plans attached and incorporated into this Resolution;

WHEREAS, pursuant to the Santa Clara City Code (“SCCC”) Section 18.38.040(c), Outdoor activity, display, or storage not contained wholly within a completely enclosed building, including auto sales, boat sales, plant nursery, tire sales, and trailer rentals are not permitted by right, but can be conditionally permitted in the CT zoning district, if the Planning Commission approves a Use Permit;

WHEREAS, the proposed project is categorically exempt from the California Environmental

Quality Act (CEQA) per CEQA Guidelines section 15303 (Class 3, “New Construction or Conversion of Small Structures”). Under Class 3, the construction and location of limited numbers of new, small facilities or structures, not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances, where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive, are exempt from environmental review. Here, the proposal is to add a 4,307 square foot new building to an existing child care facility;

WHEREAS, pursuant to SCCC Section 18.110.040, the Planning Commission cannot grant a Use Permit without first making specific findings related to the effect of the project on health, safety, peace, comfort, and general welfare, based upon substantial evidence in the record;

WHEREAS, on September 8, 2021, the notice of public hearing for the September 22, 2021 meeting date for this item was posted in three conspicuous locations within 300 feet of the Project Site and mailed to all property owners located within 500feet of the Project Site; and

WHEREAS, on September 22, 2021, the Planning Commission conducted a public hearing, at which all interested persons were given an opportunity to present evidence and give testimony, both in support of and in opposition to the proposed Use Permit.

NOW THEREFORE, BE IT FURTHER 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 based upon substantial evidence in the record of the hearing, including the facts stated in this resolution, the Planning Commission hereby finds that:

A. The establishment or operation of the use or building applied for, under the circumstances of the particular case, are essential or desirable to the public convenience or welfare, in that the proposal contributes to the existing diversity of service uses available along

El Camino Real to meet the needs of local neighborhoods and draw patrons from the greater region;

B. Said use will not be detrimental to any of the following:

1) The health, safety, peace, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, in that the proposal expands the existing child care facility on the property and new outdoor recreation and assembly area to meet all the City of Santa Clara codes and regulations, and the project site provides sufficient parking to service the proposed use, and is unlikely to adversely impact adjacent residential, commercial and retail uses;

2) The property or improvements in the neighborhood of such proposed use, in that the proposed use is an expansion of the existing use of child care facility on the property;

3) The general welfare of the City, in that the proposal contributes to the variety of service uses in the area in a manner that is compatible with the surrounding retail commercial and residential uses;

C. That said use will not impair the integrity and character of the zoning district, in that the proposal is designed in a manner to be consistent with commercial development on El Camino Real, with adequate parking and proposes a minor modification to the existing outdoor activity area;

D. That said use is in keeping with the purposes and intent of the Zoning Code, in that outdoor recreation and activities on a Thoroughfare Commercial (CT) zoned property may be conditionally permitted when the use would not be objectionable or detrimental to the adjacent residential, commercial and retail uses surrounding the Project Site.

3. That the Planning Commission hereby approves the amendment to the Use Permit to allow expansion of the existing child care facility by adding a 4,307 square foot square foot modular building and modifying the existing outdoor activity area to provide 11,700

square foot of outdoor activity area at the Project Site, as depicted on Exhibit
“Development Plans,” attached hereto and 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 22ND DAY OF
SEPTEMBER 2021, BY THE FOLLOWING VOTE:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:
ABSTAINED:	COMMISSIONERS:

ATTEST: _____
ANDREW CRABTREE
DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF SANTA CLARA

Attachments Incorporated by Reference:
1. Development Plans
2. Conditions of Approval

Vidyarambh Santa Clara LLC

18791 Arata Way, Cupertino CA 95014

Cell: 408 7484 536. Email: vidyarambhsantaclara@gmail.com

Operational Plan

Introduction

Vidyarambha Santa Clara LLC is currently operating as a Preschool licensed by California States Community Care Licensing Department (CCLD). It is also running an After School program along with the preschool program. The after school program is a Heritage School registered with the department of education.

We plan to expand the capacity of our preschool by adding an extension at the back of the main building. The extension facility aims to run an Infant and Toddler (I&T) program licensed by CCLD and increase the student intake for afterschool program (Licensed by Heritage School)

Student Capacity calculations

I&T program caters to children of age 12 months to 24 months. Preschool program caters to students of age 3 to 5 years. After school program caters to 5 to 13 year old students.

Existing Facility Student Capacity Details

There are 7 class rooms in the existing facility. Each class room accommodates **24** pre-school students or **25** after-school students. We use 2 class rooms for after-school children (total 50) and 5 class rooms for pre-school children (117). (Note: One of the class rooms is a little smaller and it accommodates only 21 preschool children.)

Out of the 117 preschool students, 70 students will be full timers and 47 will be part-timers.

Extension Facility Student Capacity Details

There are 5 class rooms in the extension facility. 4 class rooms will be used for I&T program and one for the afterschool program. 48 infants/toddlers can be accommodated in these 4 class rooms and 25 afterschool children can be accommodated in the 5th (big) class room.

Following table describes the number of students and their drop off/pick up timings.

Category	Num. students	Drop off time	Pick up time
Full-time pre-school (Main Building)	70	8:00-8:30AM	5:00-5:30PM
Part-time pre-school (Main Building)	47	9:00-9:30 AM	12:00-12:30AM
After school (Main Building)	50	1:30 – 3:30PM	6:00-6:30PM
I&T(Extension Building)	48	8:30 – 9:00AM	5:30-6:00PM
After school (Extension Building)	25	1:30-3:30PM	6:00-6:30PM

The drop off, pick up and parking areas for the extension facility are at the back. There will be a separate director running the I&T program. This program will be minimally interfering with the existing program, whether it is for pick up and drop off or for enrollment.

The school is operating from 8:00AM to 6:30PM on week days and is closed on week-ends. Additionally, the school is closed on school holidays as well.

There are a total of around 44 spaces exclusively for the combined facility, with a drop off point near the front entrance (preschool and afterschool) and another drop off point at the back for I&T program.

Parking locations in the front are meant for parent pick up and drop off for preschoolers and after-schoolers, while parking at the farthest back are meant for toddler pick up and drop off. The middle sections will be secondary parking. This will be used by employees, visitors and parents at drop off times if it warrants so. Details of these locations are shown in the attached drawings.

Staff Parking

Once in full operation, the school is expected to have 9 to 12 employees at a given time for the preschool (front building) and about the same for the toddler program (back side). There will be 1 teacher for the after school program at the extension (back) facility. As explained earlier, they would be parking at the designated parking spaces at the middle sections of the parking lot.

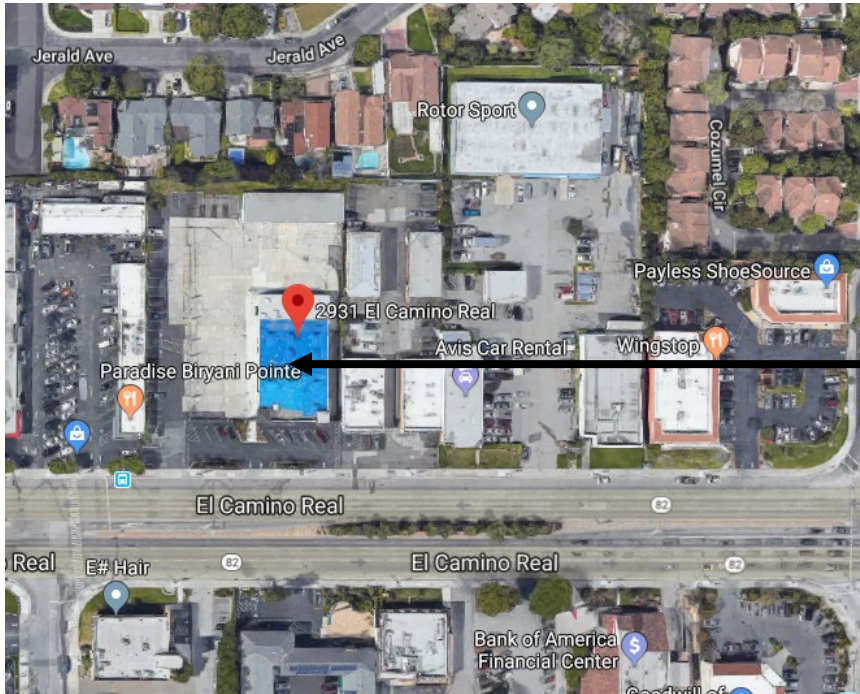
For all additional questions related to the Vidyarambh pre-school operation, please contact Vamadevan Namboodiri @ 408-807 3444 or vidyarambhsantaclara@gmail.com

Project Data

File: PLN2020-14358
Location: 2931 El Camino Real, a 1.3 acres property located north of El Camino Real, APN: 220-31-079; 220-31-080; property is zoned Thoroughfare Commercial (CT)
Applicant: Vidyarambh Santa Clara LLC
Owner: Minal Jeswani, NATS Retail Partners, LLC
Request: Amend the existing Use Permit (PLN2018-13414) for outdoor activity associated with the child daycare/preschool facility to allow the expansion of the existing facility.
CEQA Determination: Categorically Exempt per CEQA Section 15303, New Construction or conversion of small structures
Project Planner: Nimisha Agrawal, Associate Planner
Recommendation: Approve, subject to conditions.

	Existing	Proposed
General Plan Designation	Community Mixed Use	Same
Zoning District	Thoroughfare Commercial	Same
Lot Size	1.3 acres (58,000 sq. ft.)	Same
Land Use	9,000 square foot child care facility building 3,000 square foot shed (not in scope)	9,000 square foot child care facility building 4,307 square feet extension building 3,000 square foot shed (not in scope)
Outdoor Activity Area	12,650 square feet	11,700 square feet
Stories / Total Height	One-story	same
Parking	26 (required 9 spaces)	44 (required 17 spaces)
Bicycle Parking	1 Class I bicycle space and 4 Class II bicycle spaces	same

Aerial Map



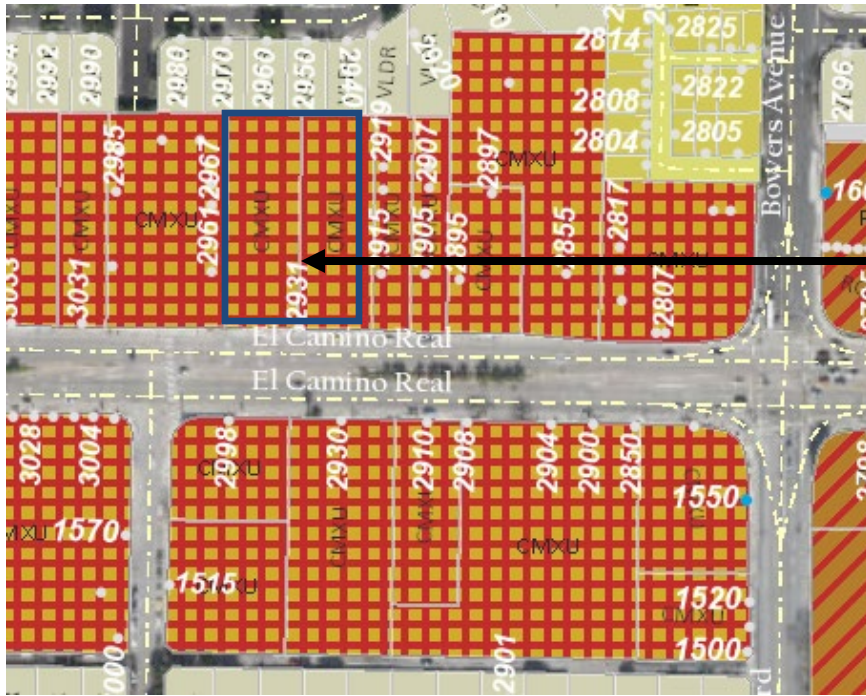
Project Site

Zoning Map



**Project Site
Zoning- Thoroughfare
Commercial (CT)**

General Plan Map



**Project Site (GP-
Community Mixed Use)**



Memorandum

Date: May 27, 2021

To: Mr. Vamadevan Namboodiri, Vidyarambh Santa Clara, LLC

From: Gary Black, Katie Riutta

Subject: Trip Generation and VMT Analyses for the Existing and Proposed Additional Daycare Space in Santa Clara, California

Hexagon Transportation Consultants, Inc. has completed trip generation and vehicle miles traveled analyses for the existing and proposed additional daycare space at 2931 El Camino Real in Santa Clara, California. The project site is located on the north side of El Camino Real, between Calabazas Boulevard and Kiely Boulevard. The site already is developed with a daycare operation, with an approximately 9,000 square-foot daycare building and a 3,000 square-foot auxiliary storage building. The proposed project would add a new 4,307 square-foot daycare building to the vacant land between the existing daycare building and the existing auxiliary storage building (see Figure 1). Access to the project site would be provided via the existing driveways on El Camino Real. The drop-off point for the additional programming would be in the existing parking area at the back of the site.

The daycare currently serves 117 pre-school students and 50 after-school students, with 9 to 12 employees. Of the 117 pre-school students, 70 students attend full time and 47 students attend part time. The proposed project would add up to 48 full time toddlers, 25 new after-school students, and 10 to 13 new employees. Therefore, the daycare would accommodate a total of 240 students and 19 to 25 employees. This analysis presents the trip generation and VMT for the total number of students that would attend the daycare under the full operation of the project.

Project Trip Generation

Through empirical research, data have been collected that quantify the amount of traffic produced by many types of land uses. The research is compiled in the manual entitled *Trip Generation, 10th Edition*, published by the Institute of Transportation Engineers' (ITE). The magnitude of traffic added to the roadway system by a particular development is estimated by multiplying the applicable trip generation rates by the size of the development. ITE trip generation rates for Day Care Center (Land Use 565) were used for this study.

Table 1 shows the drop-off and pick-up periods for the three existing programs and two proposed programs. Since the drop-off and pick-up periods do not necessarily overlap, the AM and PM peak hour trips were estimated using the maximum number of students that would be dropped off or picked up during any one-hour period (see Table 2). Therefore, the AM peak hour trips were estimated using 118 students, and the PM peak hour trips were estimated using 123 students. The project's daily trips were estimated using the total number of students that would attend the daycare. As shown in Table 3, the project is estimated to generate 982 daily vehicle trips, with 92 trips occurring during the AM peak hour and 97 trips during the PM peak hour. These trip estimates include staff.



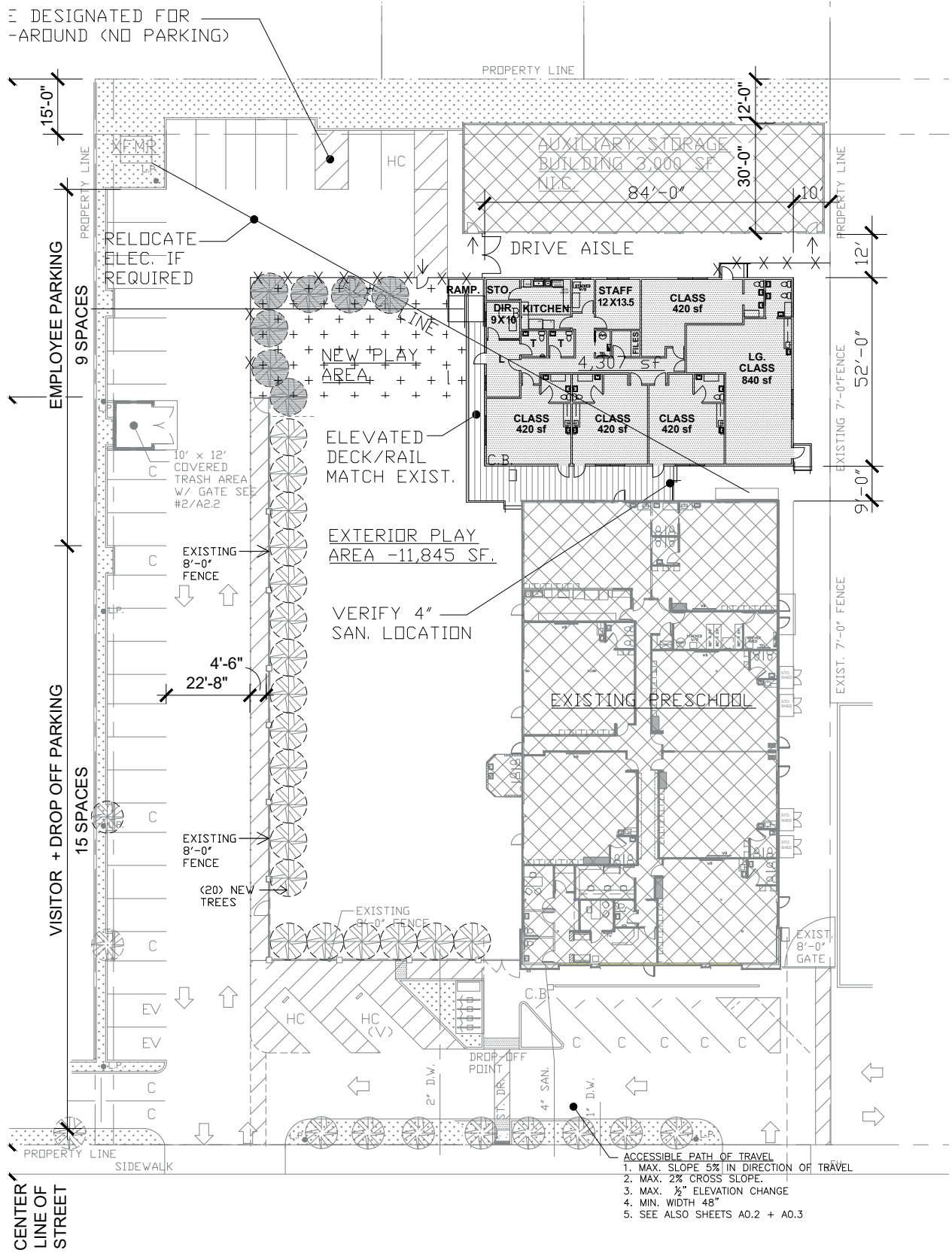


Figure 1
Site Plan

Table 1
Program Drop-off and Pick-up Periods

Program	# Students	Drop-off Period	Pick-up Period
Full-time Pre-school ¹	70	8:00 - 8:30 AM	5:00 - 5:30 PM
Part-time Pre-school ¹	47	9:00 - 9:30 AM	12:00 - 12:30 PM
After-school ¹	50	1:30 - 3:30 PM	6:00 - 6:30 PM
Full-time Toddler ²	48	8:30 - 9:00 AM	5:30 - 6:00 PM
After-school ²	25	1:30 - 3:30 PM	6:00 - 6:30 PM
Total Students	240		

Source: Vidyarambh Santa Clara LLC Operational Plan
¹ The program would remain in the existing building
² The program is proposed for the additional building

Table 2
AM and PM Peak Hour Options

	Peak Hour	# Students
AM peak hour options	8:00 - 9:00 AM	118
	8:30 - 9:30 AM	95
PM peak hour options	5:00 - 6:00 PM	118
	5:30 - 6:30 PM	123

Santa Clara requires transportation studies for projects that would generate 100 or more new trips during the peak hour. Since the project is estimated to generate fewer than 100 peak hour trips, there would be no noticeable change to traffic operations in the area. Therefore, it is likely that no further traffic study is needed.

**Table 3
Project Trip Generation Estimates**

Land Use	Size	Daily		AM Peak Hour					PM Peak Hour						
		Rate	Trips	Rate	In	Out	In	Out	Total	Rate	In	Out	In	Out	Total
Proposed Use															
Day Care Center - Daily Use	240 students	4.09	982												
Day Care Center - AM Use	118 students			0.78	53%	47%	49	43	92						
Day Care Center - PM Use	123 students									0.79	47%	53%	46	51	97
Net Project Trips			982				49	43	92				46	51	97
<u>Note:</u> Rates are from: Institute of Transportation Engineers, <i>Trip Generation, 10th Edition, 2017</i> Day Care Center (Land Use 565) average trip rates expressed in trips per students are used.															

Vehicle Miles Traveled

The proposed project is a daycare center. Since the City has not established thresholds of significance for daycare centers, the project cannot be evaluated directly using the City’s VMT Tool. For the purpose of VMT evaluation, the trip estimates for the proposed daycare project were converted to trip estimates equivalent to local-serving retail land use. This is because people tend to bring their children to a daycare center that is close to their home or work. Therefore, new daycare centers tend to reduce trip lengths, just like local-serving retail development. Local-serving retail land use is defined as retail projects below 50,000 square feet. Based on the conversion process, a daycare center with 240 students would generate daily trips equivalent to 26,000 square feet of retail space, which is under the 50,000 square feet threshold. It is presumed that local-serving retail projects will have a less-than significant VMT impact and will not require a detailed CEQA transportation analysis. Thus, the proposed project meets the screening criteria set forth in the City’s *Draft Vehicle Miles Traveled Transportation Analysis Policy*, and the project does not require a detailed CEQA transportation analysis. Table 4 shows the conversion of daily trips from daycare center to local-serving retail.

**Table 4
Daily Trip Conversion from Day Care Center to Local-Serving Retail**

Land Use	Size	Daily	
		Rate	Trips
Proposed Uses			
Day Care Center ¹	240 students	4.09	982
Conversion to Local-Serving Retail			
Retail ²	26.0 ksf	37.75	982
<u>Note:</u>			
Trip rates for day care center and shopping center are from the ITE Trip Generation Manual, 10th Edition, 2017.			
ksf = 1,000 square feet			
1. Day Care Center (Land Use 565) average rates expressed in trips per students are used.			
2. Shopping Center (Land Use 820) average rates expressed in 1,000 square feet (ksf) are used.			

22 December 2020

Vamadevan Namboodiri
Vidyarambh Pre-School
18791 Arata Way
Cupertino, CA 95014
vidyarambhsantaclara@gmail.com

**Subject: Vidyarambh Pre-School Expansion, 2931 El Camino Real, Santa Clara, CA – Property Line
HVAC Noise Analysis
Salter Project 20-0556**

Dear Vamadevan:

This letter summarizes the results of our analysis of noise from eight new RTUs on the roof of the new building at the Vidyarambh Pre-School. We have estimated noise levels with the new RTUs operating and compared them to allowable limits in the City of Santa Clara. Comments and recommendations are based on the Cup Set drawings dated 1 February 2020 and our understanding of the project.

Summary

Estimated noise levels from all eight RTUs operating simultaneously are up to 53 dB(A)¹ at the north residential property line and at the east commercial property line, both of which meet the City of Santa Clara Municipal Code sound level limits.

Criteria

Chapter 11.44, Table B11-152 of the City of Santa Clara Municipal Code requires noise from mechanical equipment during daytime hours (7:00 am to 10:00 pm) to be limited to the following at neighboring properties:

Residential – 55 dB(A)
Commercial – 65 dB(A)

¹ A-Weighted Sound Level – The A-weighted sound pressure level, expressed in decibels (dB). Sometimes the unit of sound level is written as dB(A). A weighting is a standard weighting that accounts for the sensitivity of human hearing to the range of audible frequencies. People perceive a 10 dB increase in sound level to be twice as loud.



If the noise contains a steady audible hum or tone, these limits shall be reduced by 5 dB. Limits for nighttime noise (10:00 pm to 7:00 am) are 10 dB and 5 dB less for residential and commercial properties, respectively.

Appendix 8.14 Noise, Table 8.14-1 of the City of Santa Clara General Plan requires noise from new projects at neighboring properties to be limited to the following CNEL² (or DNL):

Residential – 55 dB(A)

Commercial – 65 dB(A)

Noise levels that meet the Municipal Code requirement will also meet the General Plan requirement therefore estimated noise levels will be compared to the Municipal Code requirement.

Description

The single-story new building will be located to the north of (behind) the existing preschool. There will be eight new RTUs, 30-inches high located on the roof of the new building. The design includes a solid mechanical screen on the roof to the east and west of the units (also 30-inches high, from the roof surface). It is our understanding the units will operate only during daytime hours, from 7:00 am until 6:00 pm. We have assumed that the casing radiated and OSA inlet sound power levels for each unit will not exceed 80 dB(A). This is a conservative assumption. Typical rooftop air-conditioning units of the size anticipated for this project have sound power levels that range from approximately 73 to 79 dB(A).

The nearest residential property line is approximately 55-feet to the north of the new building. Receivers standing at grade would be shielded from equipment noise by the existing storage building north of the expansion, but receivers at residential 2nd floor windows would have line-of-sight to the equipment. Noise estimates are for receivers at 2nd floor windows.

The nearest commercial property line is approximately 10-feet to the east of the new building. Receivers standing at grade would be shielded from equipment noise by the rooftop mechanical screen.

Analysis

Estimated noise levels from the new RTUs all operating simultaneously at the nearest residential properties to the north are up to 53 dB(A), which meets the Municipal Code requirement. Estimated noise levels at the east commercial property line are up to 53 dB(A) which also meets the Code requirement.

² CNEL (Community Noise Equivalent Level) and Day-Night Average Sound Level (DNL) – The average day-night level with a penalty applied to noise occurring during the nighttime hours to account for the increased sensitivity of people during sleeping hours. For practical purposes, the CNEL and DNL are usually interchangeable.

The design and construction team should verify that the selected rooftop air-conditioning units have sound power levels that do not exceed 80 dB(A) and that the noise they generate is not excessively tonal.

*

*

*

Please let us know if you have any questions or comments.

Sincerely,

CHARLES M. SALTER ASSOCIATES, INC.



Philip Sanders, LEED AP
Senior Vice President



Katherine Moore
Consultant

CONDITIONS OF APPROVAL

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

GENERAL

- A. 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.
- B. Comply with all applicable codes, regulations, ordinances and resolutions.

ATTORNEY'S OFFICE

- A. 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.

COMMUNITY DEVELOPMENT

BUILDING DIVISION

BD1. None submitted.

HOUSING & COMMUNITY SERVICES DIVISION

H1. None submitted.

PLANNING DIVISION

- P1. Any modification to the approved statement of operations shall require an amendment to the use permit subject to Planning Commission review and approval prior to commencement of any new or modified business operation.
- P2. The legal non-conforming building located to the rear of the property shall be used only as an auxiliary building and not be used as a commercial storage.
- P3. Any new or existing lighting shall be adequately addressed in the interest of safety and sensitivity to nearby properties.
- P4. The existing landscape cover shall be maintained and supplemented with new ground cover/plants matching the existing. Additionally, the existing irrigation system shall be maintained, and necessary repairs shall be made to help sustain the ground cover on the property.
- P5. The business owner shall be responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
- P6. Rooftop equipment, if any, shall be screened.
- P7. 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 permits, including the disconnection of roof downspouts to drain over landscaped yards on site.
- P8. Submit plans for final architectural 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 and signage. Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Planning and Inspection. Lighting details shall be provided as part of the Architectural Review for the project and shall be designed and maintained to avoid light trespass and reflect away from residential properties and public streets.
- P9. 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.
- P10. A landscape buffer adjacent to the fencing and property lines abutting residentially zoned properties shall be maintained.
- P11. Provide trash enclosure, the location and design of which shall be approved by the Director of Planning and Inspection prior to issuance of any building permits. Commercial, industrial, and multi-family

residential buildings must have enclosures for solid waste and recycling containers. The size and shape of the enclosure(s) must be adequate to serve the estimated solid waste and recycling needs and size of the building(s) onsite and should be designed and located on the property so as to allow ease of access by collection vehicles. As a general rule, the size of the enclosure(s) for the recycling containers should be similar to the size of the trash enclosure(s) provided onsite. Roofed enclosures with masonry walls and solid metal gates are the preferred design.

- P12. Use shall operate in a manner such that it does not create a public or private nuisance.
- P13. Outdoor playground use shall only occur during daylight hours between sunrise and sunset.
- P14. Construct and maintain a six-foot masonry wall along property lines abutting residential properties in accordance with Zoning Ordinance requirements to the satisfaction of the Director of Planning and Inspection.
- P15. Any future change exceeding the current proposal of 240 children at any given time would require review and approval from the Planning Department.
- P16. The new mobile prefabricated structure shall be removed with the cessation of the existing day care use, but not if the business merely changes hands.

FIRE

- F1. The Fire Department's review was limited to verifying compliance per the 2019 California Fire Code (CFC), Section 503 (Fire Apparatus Access Roads), Section 507 (Fire Protection Water Supplies), Appendix B (Fire-Flow Requirements for Buildings) and Appendix C (Fire Hydrant Locations and Distribution) and City of Santa Clara Requirements.
- F2. To mitigate deficiencies noted during this review (**lack of meeting the 150 foot hose reach requirement**) the Design Team has the opportunity to submit an Alternate Means and Method Application (AMMA) Permit directly to the Fire Department, when substantially completed architectural plans are submitted for Building permits. **The AMMA will be reviewed in conjunction with the Building permit set. Any discussions regarding mitigations during the Planning phase are not binding.** A separate AMMA shall be required at the time of Building permitting.
- F3. At time of Building Permit application provide documentation to show the minimum required fire-flow for the building based on the construction type and square footage in accordance with the California Fire Code, Appendix B, Table B105.1 can be met. A 75% reduction in fire-flow is allowed with the installation of a automatic fire sprinkler system designed in accordance with California Fire Code § B105.2. The resulting fire-flow shall not be less than 1,500 gallons per minute (or 1,000 gallons per minute for NFPA 13 fire sprinkler systems) minute for the prescribed duration.
- F4. At time of Building Permit application, the required number, location and distribution of fire hydrants for the building based on the California Fire Code, Appendix C, Table C102.1 shall be incorporated into the construction documents. The required number of fire hydrants shall be based on the fire-flow before the reduction.
- F5. At time of Building Permit application, construction documents for proposed fire apparatus access, location of fire lanes and construction documents and hydraulic calculations for fire hydrant systems shall be submitted to the Fire Prevention and Hazardous Materials Division.
- F6. Prior to the start of construction, fire protection water supplies shall be installed and made serviceable prior to the time of construction or prior to combustible materials being moved onsite, unless an approved alternative method of protection is approved by the Fire Prevention and Hazardous Materials Division.
- F7. At time of Building Permit application, construction documents for the fire department apparatus access roads are required submitted to the Fire Prevention and Hazardous Materials Division. Access roadways shall be provided to comply with all of the following requirements:
- F8. Dead-end fire apparatus access roadways in excess of 150 feet in length shall be provided with approved provisions for turning around.
- F9. Fire apparatus access roadways shall be provided for every facility, building, or portion of a building hereafter constructed or moved when any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building (**Note: It appears the building does not meet the 150 foot hose reach**

requirement. This has the opportunity to be mitigated in the form of an Alternate Materials and Methods during building permit application phase).

- F10. Fire apparatus access roadways shall have a “minimum” width of a fire apparatus access roadway for Engines is 20 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 and positioned parallel to one entire sides of the building. The side of the building shall be approved by the Fire Prevention and Hazardous Materials Division.
- F11. Fire access roadways shall have a “minimum” unobstructed vertical clearance of not less than 13 feet 6 inches. Aerial apparatus access roads may require additional vertical clearance.
- F12. Fire access roadways shall All fire department access roadways shall be an all-weather surface designed to support the imposed load of fire apparatus with a gross vehicle weight of 75,000-pounds.
- F13. The grade for emergency apparatus access roadways shall not exceed 10 percent to facilitate fire-ground operations.
- F14. All Fire Department Access roadways shall be recorded as an Emergency Vehicle Access Easement (EVAE) on the final map. No other instruments will be considered as substitutions such as P.U.E, Ingress/Egress easements and/or City Right-of-Ways.
- F15. All gates installed on designated fire department access roads are required to electrically automatic powered gates. Gates shall be provided with an emergency battery power supply, or shall be a fail-safe design, allowing the gate to be pushed open without the use of special knowledge or equipment. To control the automatic gates a detector/strobe switch shall be installed to allow emergency vehicles (e.g., fire, police, ems) to flash a vehicle mounted strobe light towards the detector/strobe switch, which in turn overrides the system and opens the gate. The gates shall be equipped with a TOMAR Strobe Switch or 3M OPTICOM Detector to facilitate this override. Said device shall be mounted at a minimum height of seven feet (7') above the adjacent road surface and is subject to an acceptance test witnessed by the Fire Department prior to final approval of the project.
- F16. To mitigate deficiencies noted in this letter, the Design Team has the opportunity to submit an Alternate Means and Method Application (AMMA) Permit directly to the Fire Department, when substantially completed architectural plans are submitted for Building permits. The AMMA will be reviewed in conjunction with the Building permit set. Any discussions regarding mitigations during the Planning phase are not binding.
- F17. Nothing in this review is binding. Final configurations will be reviewed upon the Building Permit application.

PARKS & RECREATION

- PR1. City Code Chapter 17.35 applies to anyone who constructs or causes to be constructed a dwelling unit or dwelling units or who subdivides residential property. Since there is no residential component, this project is not subject to the Park and Recreational Land ordinance.

POLICE

- PD1. None.

PUBLIC WORKS

ENGINEERING

- E1. 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. 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 included within a Single Encroachment Permit 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. All work within State right-of-way requires encroachment permit from Caltrans.

- E4. Connect new building with 6" sanitary sewer lateral to existing 8" City sanitary sewer main at the rear of the property using "Tap-Tite" connection with an easement line cleanout.
- E5. Provide pavement arrow markings on-site to indicate one-way direction of traffic flow.
- E6. All proposed sidewalk, walkway, and driveway(s), shall comply with ADA requirements.
- E7. Provide ADA walkway connecting the proposed buildings to public sidewalk.
- E8. Dedicate reciprocal ingress and egress easement for both parcels.
- E9. Install "No Parking" signs along El Camino Real frontage.
- E10. Restricted parking zone along El Camino Real frontage shall be removed with the approval of the addition of the project.
- E11. A Transportation Impact Analysis (TIA) will be required in the future if the school pick-up/drop-off exceeds 129 students dropped off during the AM peak hour and 127 students picked up during the PM peak hour. The owner/applicant/tenant shall provide enrollment information as requested by the City within seven (7) calendar days of request. The City may request enrollment information at any given time, regardless of pending applications, and if the enrollment thresholds are exceeded a TIA will be required.
- E12. All proposed driveways shall be City Standard ST-8 and comply with driveway triangle of safety.
- E13. No loading/unloading of children shall be done along the project frontage.
- E14. For the current proposed site development, provide the following minimum bicycle parking spaces at the main entrance and/or high visible area: 1 Class I bicycle space and 4 Class II bicycle spaces.

STREETS DIVISION

Landscape

- L1. No cutting of any part of private trees, 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).

Solid Waste

- SW1. 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. Building must have enclosures for garbage, recycling and organic waste containers. The size and shape of the enclosure(s) must be adequate to serve the estimated needs and size of the building(s) onsite and should be designed and located on the property to allow ease of access by collection vehicles. Roofed enclosures with masonry walls and solid metal gates are the preferred design. Any required enclosure fencing (trash area, utility equipment, etc.) if not see-thru, shall have a six (6) inch opening along the bottom for clear visibility. Any gates or access doors to these enclosures shall be locked outside of normal business hours.
- SW3. All refuse from commercial properties within the city shall be collected at least once a week, unless otherwise approved in writing (SCCC 8.25.120). Garbage service level required for residential developments (single-family and multi-family) as well as motels and hotels shall be no less than twenty (20) gallons per unit. All project shall submit to the Public Works Department the preliminary refuse service level assessment for approval.

Stormwater

- ST1. The applicant shall 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 Building or Grading Permits. Include the [SCVURPPP Countywide Construction BMPs Plan Sheet](#) with the plans.
- ST2. Developer shall install an appropriate stormwater pollution prevention message such as "No Dumping – Flows to Bay" on any storm drains located on private property.
- ST3. 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.

SILICON VALLEY POWER

- SVP1. Private Service conduits to be relocated if necessary. Older SVP estimate for this site was E35472 attached for reference.
- SVP2. Existing transformer to remain – currently it is an 112.5KVA 120/208V transformer. Load development fee may need to be paid.
- SVP3. 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.
- SVP4. The Developer shall provide and install electric facilities per Santa Clara City Code chapter 17.15.210.
- SVP5. Electric service shall be underground. See Electric Department Rules and Regulations for available services.
- SVP6. 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.
- SVP7. 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 Standard MS-G7, Rev. 2.
- SVP8. 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).
- SVP9. If the “legal description” (not “marketing description”) of the units is condominium or apartment, then 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. If they are townhomes or single-family residences, then each unit shall have it’s 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.
- SVP10. 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 an 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.
- SVP11. 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.
- SVP12. Any relocation of existing electric facilities shall be at Developer’s expense.
- SVP13. Electric Load Increase fees may be applicable.
- SVP14. 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 his 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)).
- SVP15. 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 Title 17 Appendix A (Table III)).

- SVP16. 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.
- SVP17. Encroachment permits will not be signed off by Silicon Valley Power until Developers Work substructure construction drawing has been completed.
- SVP18. All SVP-owned equipment is to be covered by an Underground Electric Easement (U.G.E.E.) This is different than a PUE. Only publically-owned dry utilities can be in a UGEE. Other facilities can be in a joint trench configuration with SVP, separated by a 1’ clearance, providing that they are constructed simultaneously with SVP facilities. See UG 1000 for details.
- SVP19. Proper clearance must be maintained from all SVP facilities, including a 5’ clearance from the outer wall of all conduits. This is in addition to any UGEE specified for the facilities. Contact SVP before making assumptions on any clearances for electric facilities.
- SVP20. Transformers and Switch devices can only be located outdoors. These devices MAY be placed 5’ from an outside building wall, provided that the building wall in that area meets specific requirements. (See UG 1000 document for specifics) EXAMPLE: If there are any doors, windows, vents, overhangs or other wall openings within 5’ of the transformer, on either side, then the transformer MUST be 10’ or more away from the building. These clearances are to be assumed to be clear horizontally 5’ in either direction and vertically to the sky.
- SVP21. All existing SVP facilities, onsite or offsite, are to remain unless specifically addressed by SVP personnel by separate document. It is the Developers responsibility to maintain all clearances from equipment and easements. Developer to contact SVP outside of the PCC process for clear definitions of these clearance requirements. Developer 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.*
- SVP22. SVP does not utilize any sub-surface (below grade) devices in it’s system. This includes transformers, switches, etc.
- SVP23. 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.
- SVP24. 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.
- SVP25. 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 408-615-6620 to facilitate plan review.

WATER & SEWER

- W1. Protect existing public utilities in place. If any changes to water services are required at Building Permit, applicant shall work with the Water & Sewer Department to complete any public improvements.

VIDYARAMBH PRE-SCHOOL / AFTER-SCHOOL

2 9 3 1 E L C A M I N O R E A L , S A N T A C L A R A , C A . 9 5 0 5 1

TEAM

OWNER: MINAL JESWANI NINANT INVESTORS, LLC 1155 BROADWAY STREET, SUITE 101 REDWOOD CITY, CA 94063 650.504.7102	TENANT/BUSINESS OWNER: VIDYARAMBH PRESCHOOL / AFTERSCHOOL VANDHEVAN AND SATHA NAMBOODRI 2931 EL CAMINO REAL SANTA CLARA, CA 95051 408.807.3444	ARCHITECT: RHA 690 WEST FREMONT AVE., STE. 9C SUNNYVALE, CA 94087 CONTACT: RAY HOUSE, AA 408.738.8618
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DEFERRED PERMIT ITEMS (UNDER SEPARATE PERMIT)

- FIRE SUPPRESSION SYSTEMS OR COMPONENTS (SPRINKLERS, FIRE ALARM, ETC.) SUBMITTAL WILL REQUIRE 3 SETS OF DIMENSIONS, CALC. AND SPECIFICATIONS.
- BUILDING SIGNAGE
- EQUIPMENT INSTALLATION MAY REQUIRE SEPARATE PERMITS. PROVIDE CALCULATIONS AND ANCHORAGE DETAILS FOR ALL EQUIPMENT WEIGHING 400 LBS. OR MORE. NOTE THAT EQUIPMENT AT ANY HEIGHT MOUNTED AT MORE THAN 4 FEET ABOVE FLOOR HEIGHTS SHALL BE PROVIDED WITH ANCHORAGE (ASCE 7-10 EC 13.14)
- COVERED PLAY AREAS
- A FIRE CODE ASSEMBLY PERMIT IS REQUIRED FOR THIS PROJECT. IT IS THE RESPONSIBILITY OF THE APPLICANT TO OBTAIN THIS PERMIT PRIOR TO PERMIT FINAL.

PROJECT DESCRIPTION

- INSTALL A 4,307 SF PREFAB, SINGLE STORY, MOBILE STRUCTURE TO EXPAND EXISTING PRESCHOOL FACILITY THE EXISTOR ARCHITECTURAL FEATURES AND FINISHES WILL MATCH THE EXISTING BUILDING. THE BUILDING PAD WILL BE RECEIVED FROM ADJACENT GRASS, TO MATCH THE FLOOR ELEVATION OF THE EXISTING BUILDING, AND THE STRUCTURE WILL BE ANCHORED TO A FOUNDATION.
- RECONFIGURE EXISTING PLAY AREA PER PLANS - NEW TOTAL = 11,845 SF
- RELOCATE TREES AND MAKE MODIFICATIONS TO PARKING AREA AT REAR OF SITE.

POLICE / SECURITY NOTES:

- POLICE**
- The property should be fenced off during demolition and construction as a safety barrier to the public and deterrent to theft and other crime.
 - 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.
 - Landscaping shall 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 the fence and property lines and under vulnerable windows.
 - Provide a minimum illumination of one-foot candle in carport, parking areas, and in all common pedestrian or landscaped areas of the development. The illumination should be deployed in fixtures that are both weather and vandal resistant.
 - Any required enclosure fencing (trash area, utility equipment, etc.) if not see thru, should have a six (6) inch opening along the bottom for clear visibility. Any gates or access doors to these enclosures should be locked.
 - If there is outdoor seating associated with a restaurant or similar business which is near vehicle parking stalls, the outdoor space will be designed to ensure the safety of the public from possible vehicular related incidents.
 - 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. For retail uses, especially where there is cash on hand, robbery and cash security protocols should be established. Applicants are encouraged to contact the Santa Clara Police Department's Community Services Unit (408-615-4659) for assistance.
 - 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, company vehicle parking area, etc.
 - The installation and use of interior and exterior security cameras and recording devices is highly encouraged.
 - 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) 615-557 (for high rises).
 - Lighting for the project to be at the IES (Illuminating Engineering Society of North America) standards and include the features listed below:
 - White light sources, Directional, Scale, Full cut-off or shoebox design, Unbreakable exterior, Tamperproof housings, Wall mounted light fixture type. These features increase natural surveillance, support and/or enhance security camera capabilities, and increase Police Patrol effectiveness.
 - The developer should install safety shoppers on any low clearance wall of 36 inches in height or lower to prevent vandalism/damage to the wall from skateboarding or similar activities. If there is outdoor seating associated with a restaurant or similar business which is near vehicle parking stalls, the outdoor space will be designed to ensure the safety of the public from possible vehicular related incidents.

WATER / SEWER ON-SITE NOTES:

- WATER**
- The applicant shall show the size and pipe materials of all existing water, fire, and sewer mains and lateral services on the plans, and the disconnection, abandonment, and disposition of all existing water, fire, and sewer mains and lateral services on the plans. If the existing services will not be used, the applicant shall properly abandon these services to the mains per Water & Sewer Utilities Department Standards and install new services to accommodate the utilities needs of the project.
 - The applicant shall provide water demand information and hydraulic analyses to support that the existing water and sewer services can meet the additional demand, or the existing services will be upgraded to meet the additional demand.
 - The applicant shall submit a composite utility plan showing all utilities (including electrical) and landscaping (trees/shrubs) so that the Water & Sewer Utilities Department can verify conflicts for proposed water services.
 - Applicant shall adhere to and provide a note indicating all horizontal and vertical clearances. 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, 5' 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 reducing to 5' (clearance must be from the edge of tree root barrier to edge of water facilities).
 - Applicant shall submit plans showing the size and pipe materials of any proposed water, sanitary sewer, and fire service connected to a public main in the public right-of-way to the satisfaction of the Director of Water & Sewer Utilities Department. Different types of water use (domestic, irrigation, fire) shall be served by separate water services, each separately connected to the existing water main in the public right-of-way. Tapping on existing fire service line(s) is prohibited.
 - All new water meters and backflow prevention devices shall be located in a landscape area within public right-of-way. Applicant shall show meter and backflow configurations to scale and per City of Santa Clara Water & Sewer Utilities Department Standard Details.
 - Prior to issuance of Building Permits, the applicant shall submit design plans for construction of water utilities that comply with the latest edition of the Water & Sewer Utilities Department 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 Certificate 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 connecting to public water utilities.
 - If the backflow prevention device were to be located on private property, 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 appearances 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.
 - No structures (fencing, retaining wall, foundation, biofiltration swales, etc.) shall be allowed over sanitary sewer and/or water utilities and easements.
 - Approved backflow prevention devices are required on all potable water services. The applicant shall submit plans showing the location of the approved backflow prevention device(s).
 - Approved reduced pressure detector assembly device(s) are required on all fire services. The applicant shall submit plans showing existing and proposed fire service upgraded with reduced pressure detector assembly device, as per city standard 17, to the satisfaction of the Director of Water & Sewer Utilities Department.
 - 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 Department.

BUILDING DATA

APPLICABLE CODES:
2019 CALIFORNIA CODE OF REGULATIONS
TITLE 24, PARTS 1 THRU 12

DESCRIPTION:
THE SCHOOL WILL BE CERTIFIED BY THE STATE (CBC107.2)

AREA OF LOT (UNCHANGED): (212,000 SF PARCELS) = 58,002 SF. TOTAL
NOTE: 11,304 SF WILL BE OCCUPIED BY OTHERS

AREA OF EXISTING BUILDING: 8,903 SF
AREA OF EXISTING TOILET ROOM: 103 SF
AREA OF CLASSROOM EXPANSION: 4,307 SF
TOTAL: 13,313 SF

AUX. BLDG (NOT IN SCOPE): 3,000 SF

ZONE: CT
CONSTRUCTION TYPE: VB
OCCUPANCY: E (DAY CARE FACILITY)
SINGLE STORY
SEISMIC ZONE: D

NUMBER OF STUDENTS:

EXISTING: ~157 (FULL TIME + PART TIME + AFTER SCHOOL)

PROPOSED (ADDITIONAL):

(3) 420 SF + (1) 570 SF + (1) 880 SF = 2,510 SF CLASSROOM

2,510 / 35 = 72 STUDENTS (TOOLES, FULL-TIME)

EXISTOR WALL SEPARATION REQUIREMENTS:

- WALLS LESS THAN 10" FROM PROPERTY LINE ARE TO BE 1 HR. RATED, PER TABLE 602.
- WALLS OVER 5' FROM THE PROPERTY LINE MAY HAVE UNPROTECTED OPENINGS UP TO 10% OF TOTAL WALL SURFACE, PER CBC 700.8.
- WALLS GREATER THAN 3' FROM THE PROPERTY LINE MAY HAVE A PROJECTION NOT EXCEEDING 24"

TOILET FIXTURES PROVIDED:

PER CBC 2019, TABLE A MINIMUM OCCUPANT LOAD FACTOR IS 50

2,510 SF (CLASSRM)/50 = 50 OCCUPANTS

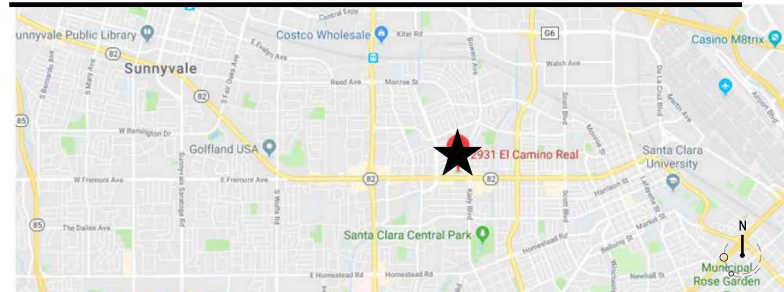
PER TABLE 422.1

REQUIRED TOILETS = 3M+1/2, PROVIDED TOILETS = 3M+3F
REQUIRED LAVATORIES = 1M+1/2, PROVIDED LAVATORIES = 3M+3F

REQUIRED URINALS = 1, PROVIDED URINALS = 1
(NOTE: STUDENT USE OF THESE RESTROOMS WILL BE FACILITATED BY A TEACHER, CONSISTENT WITH SOCIAL SERVICES REQUIREMENTS, WILL NOT BE CONTRIBUTED TO ADA STANDARDS.)

ACCESSIBLE TOILETS AT LOBBY (SERVING STAFF = 10 OCC.)
NOTE: PER CBC 422.2 EXCEPTION 2, A SINGLE UNID-SEX TOILET ROOM IS REQUIRED (2 ARE PROVIDED)

VICINITY PLAN



EXTERIOR PLAY AREA (11,700 SF):

DURING NORMAL OPERATION, THE EXTERIOR PLAY AREA WILL BE TYPICALLY USED BY ONE OR TWO CLASSROOMS. THE MAXIMUM AMOUNT OF STUDENTS THAT CAN USE THE PLAY YARD AT ONE-TIME ARE:

2 CLASSROOMS WITH 30 CHILDREN - 240*75 = 4,500 SF
4 CLASSROOMS WITH 24 CHILDREN - 4*24*75 = 7,200 SF
TOTAL REQUIRED AREA = 11,700 SF
TOTAL PROVIDED AREA = 11,700 SF

LANDSCAPED AREA:
EXISTING: 5,665 SF
SUBDUED FOR NEW CITRUS TREES: 375 SF
TOTAL PROVIDED: 6,040 SF

PARKING CALCULATIONS:
REQUIRED FOR PRESCHOOL EXPANSION (THIS PROJECT):
1 SPACE PER CLASSROOM AND OFFICE (INCL. 3 NEW CLASSRM AND 2 OFFICE AREAS) = 7 SPACES

REQUIRED FOR EXISTING PRESCHOOL:
1 SPACE PER CLASSROOM AND OFFICE (INCL. 7 CLASSES AND 3 OFFICE AREAS) = 10 SPACES

TOTAL SPACES REQUIRED = 17 SPACES

TOTAL SPACES PROVIDED:
INCLUDES 3 ACCESSIBLE SPACES (ONE NEW)
2 EV SPACES

BICYCLE PARKING:

1. SHORT TERM (COS 5.106(A.1.1))
-SE OF VICTOR PARKING (10') - 2 MINIMUM = 2 REQUIRED

2. LONG TERM (COS 5.106(A.1.2))
-ADDITION WITH LESS THAN 10 NEW SPACES = 0
-PLANNING DEPARTMENT HAS REQUIRED (1) CLASS 1 STORAGE.

1 REQUIRED, 1 PROVIDED



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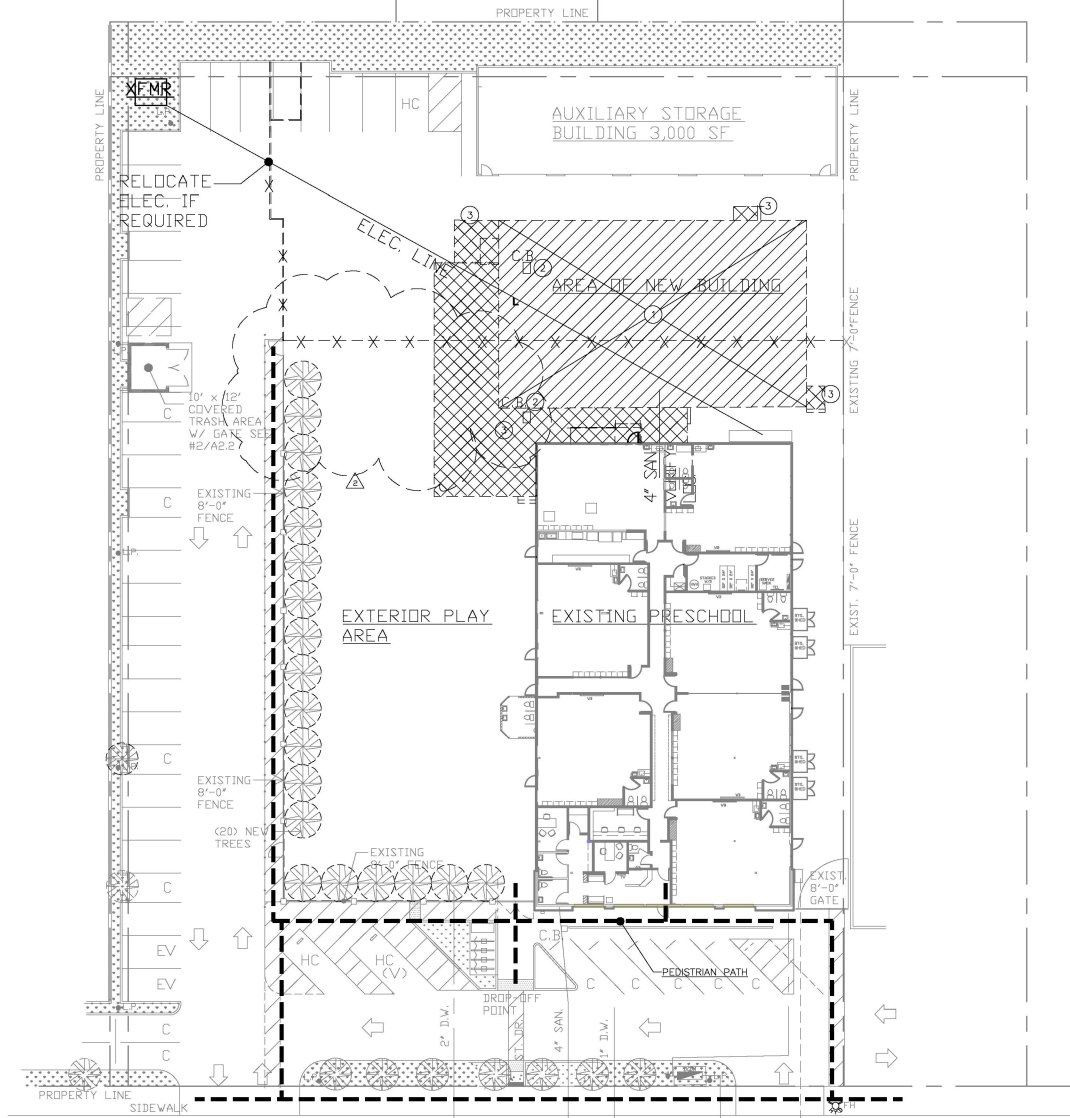
REV	DATE	DESCRIPTION
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△	12.23.20	CITY REVISIONS
△	05.28.21	CITY REVISIONS

COVER SHEET

DRAWN BY: RHA SCALE: NOTED
CHECKED: RHA PROJECT: 19-209

RHP
DEC 2019

A0.0



- KEYED NOTES**
- ① PREPARE PAD FOR MODULAR BUILDING. - RECESSED BY APPROX. 20" TO MAINTAIN THE SAME FLOOR OF ELEVATION OF EXISTING AND NEW STRUCTURES
 - ② RELOCATE CATCH BASIN FOR PAD PREPARATION
 - ③ PREPARE AREA FOR NEW ELEVATED DECK / STEPS / RAMP



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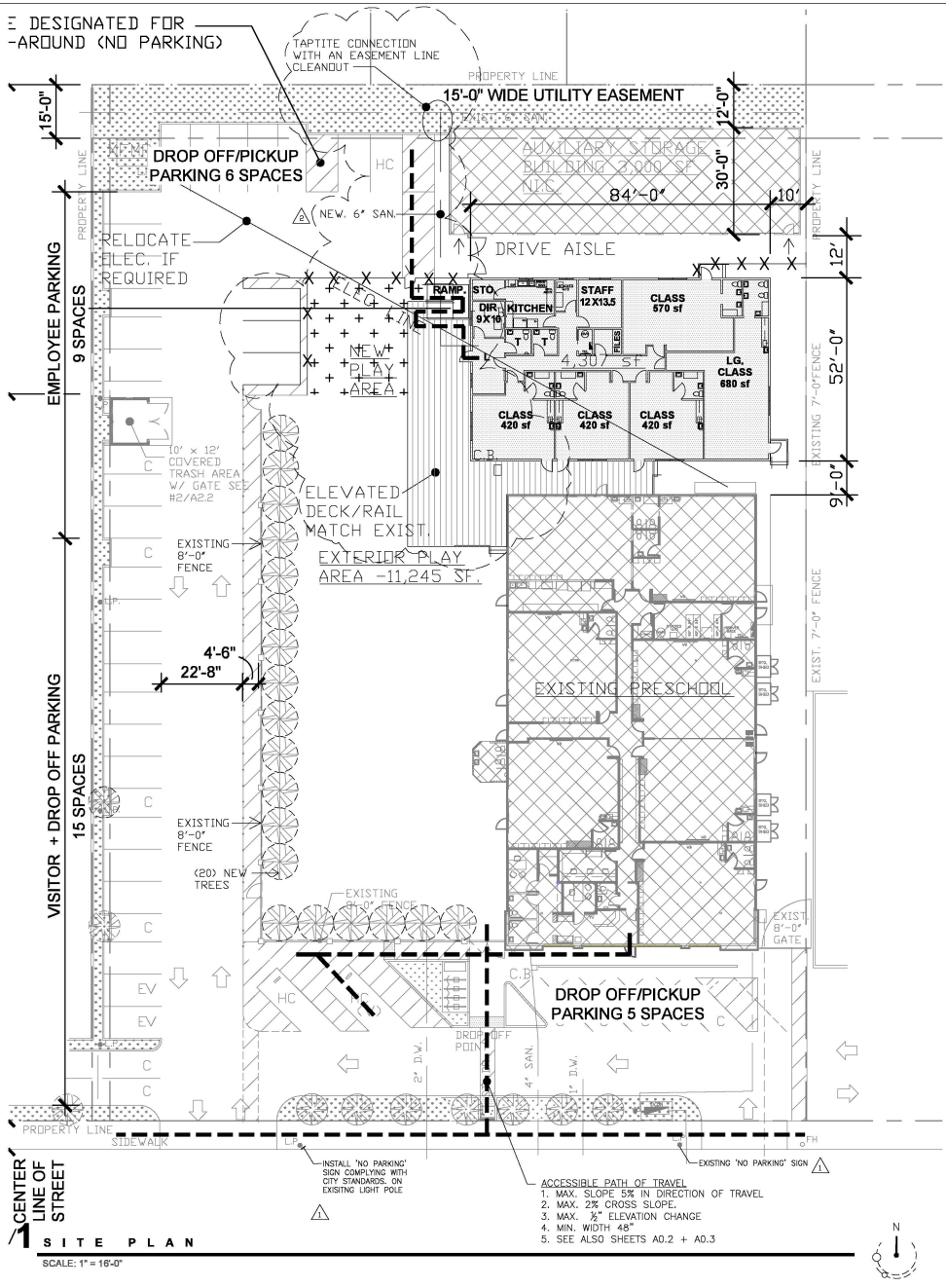
REV	DATE	DESCRIPTION
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**EXISTING
 SITE PLAN**

DRAWN BY: RHA	SCALE: NOTED
CHECKED: RHA	PROJECT: 19-029

1 EXISTING SITE PLAN
 SCALE: 1" = 16'-0"





PLAY AREA NOTES:

1. PLAY AREA IS 11,700 SF
2. 1/3RD OF THE PLAY AREA IS SHADED (4,216 SF) - WITH 7 NEW 10" DIAMETER TREES = (2,420 SF)
3. PROVIDE APPROVED EXTERIOR PLAY SURFACE TO MATCH EXIST - IN COMPLIANCE WITH ADA ACCESSIBILITY STANDARDS SUBMIT APPROVED MANUFACTURER'S CUT SHEETS FOR REVIEW/APPROVAL. INDICATE 2% MAXIMUM SLOPE FOR PLAY AREA.

GENERAL NOTES:

1. SEE ALSO BUILDING DATA ON COVER SHEET, A0.0
2. PROVIDE STENCIL AT EACH STORM DRAIN TO MATCH CITY STANDARDS STATING: "NO DUMPING, DRAINS TO BM"
3. TREES ARE NOT TO BE WITHIN 5'-0" OF ANY UNDERGROUND ELECTRICAL. GC WILL POT HOLE TO VERIFY LOCATION(S) BEFORE PLANTING ANY TREES.
4. THERE SHALL BE NO DROP-OFFS FROM EL DRAINING REAL STRIPED CURBS AND SIGNAGE TO THIS EFFECT WILL BE INSTALLED PER CITY STANDARDS.

LEGEND

- DEMOLISH TREE
SEE LANDSCAPE PLAN - SHEET A1.2
- EXISTING TREE
SEE LANDSCAPE PLAN - SHEET A1.2
- REPLACE EXISTING TREE WITH NEW
SEE LANDSCAPE PLAN - SHEET A1.2
- NEW TREE
SEE LANDSCAPE PLAN - SHEET A1.2
- EXISTING LANDSCAPING
SEE LANDSCAPE PLAN - SHEET A1.2
- NEW LANDSCAPING
SEE LANDSCAPE PLAN - SHEET A1.2
- NEW CONCRETE SIDEWALK



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




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







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SITE PLAN

DRAWN BY: RHA SCALE: NOTED
CHECKED: RHA PROJECT: 15-029

LEGEND

-  DEMOLISH TREE
-  EXISTING TREE
-  REPLACE EXISTING TREE WITH NEW
-  NEW TREE
-  EXISTING LANDSCAPING (REPAIR AND MAINTAIN EXISTING IRRIGATION TO THIS AREA.)

-  EXISTING 2" WATER METER VERIFY LOCATION IN FIELD VERIFY LOCATION
-  EXISTING BACKFLOW PREVENTER VERIFY LOCATION
-  CONTROLLER / TIMER MODEL / HANTER COMP #/REL#/C V.V. NOT CONNECTION SEE IRRIGATION NOTE #2 THIS SHEET
-  FOR FUTURE TIE-IN FOR GRASS AREA IRRIGATION SEE LANDSCAPE NOTE #7, THIS SHEET.
-  1/2" VALVE MICRO PLANTER
-  QUICK CONNECT FOR MAINTENANCE ACCESS TO WATER LINES
-  TREE BUBBLER TORQ-SH-20
-  1/2" POP-UP SPRINKLER 1/2" SPRAY HEAD OR PRESSURE COMPENSATING HEADS
-  1" 1" SUPPLY - SCHEDULE 40 PVC
-  1/2" 1/2" LATERAL SUPPLY SCHEDULE 40 PVC
-  EXISTING SUPPLY GO TO INSPECT AND REPAIR EXISTING IRRIGATION AS REQUIRED VERIFY LOCATION IN FIELD

TREE SCHEDULE

TREE NUMBER	NEW TREE	REMARKS
1	EXISTING	
2	EXISTING	
3	EXISTING	
4	EXISTING	
5	EXISTING	
6	EXISTING	
7	EXISTING	
8	EXISTING	
9	EXISTING	
10	EXISTING	
11	EXISTING	
12	NEW TREE	
13	NEW TREE	
14	EXISTING	
15	EXISTING	
16	EXISTING	
17	EXISTING	
18	EXISTING	
19	EXISTING	
20	EXISTING	
21	EXISTING	
22	EXISTING	
23	EXISTING	
24	EXISTING	
25	EXISTING	
26	EXISTING	
27	EXISTING	
28	EXISTING	
29	EXISTING	
30	EXISTING	
31	EXISTING	



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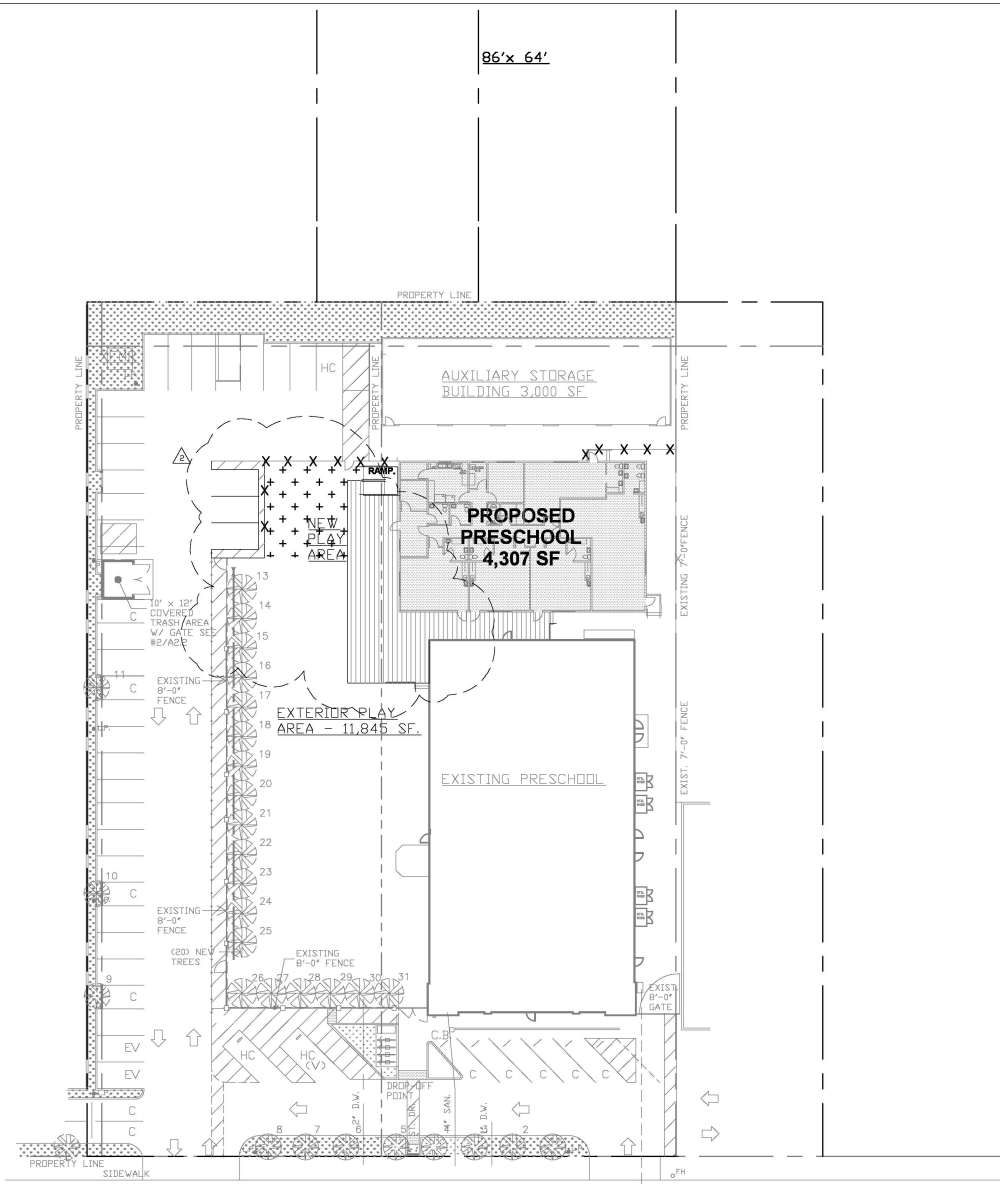
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**LANDSCAPE
PLAN**

DRAWN BY: RHA SCALE: NOTED
CHECKED: RHA PROJECT: 15-029

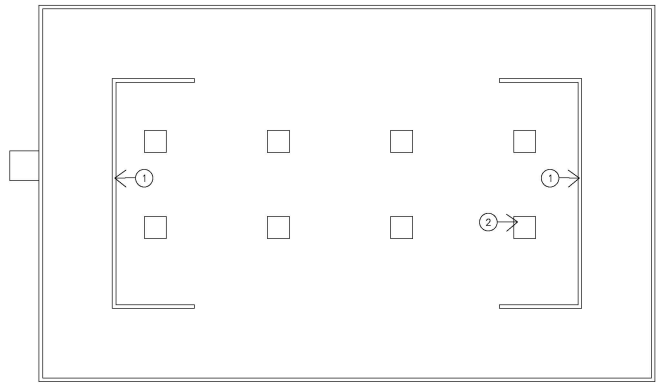
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DEC 2019

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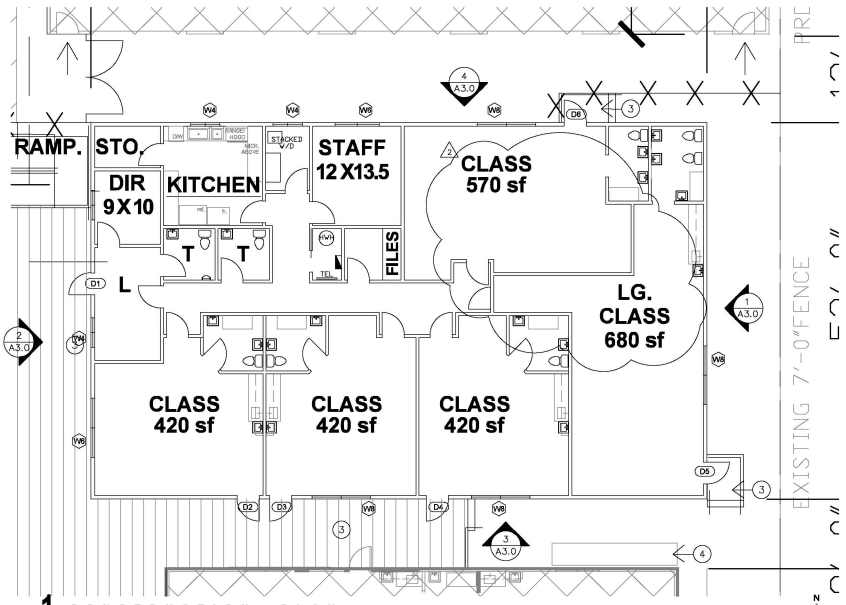


1 LANDSCAPE PLAN
SCALE: 1" = 16'-0"





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



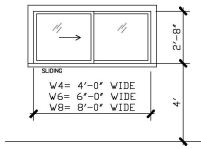
1 CONSTRUCTION PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

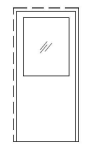
- SEE A0.1 FOR LEGEND AND PROJECT NOTES
- GC TO INSTALL LEVELING COMPOUND AT SLOPED / UNEVEN FLOOR AREAS

KEYED NOTES

- 30" H. ROOF SCREEN
- 30" H. ROOFTOP UNIT EQUIPMENT WILL CONFORM TO THE GENERAL PLAN NOISE STANDARDS AS LISTED IN APPENDIX 18.14, TABLE 8.14-1
- NEW ELEVATED DECK:
1. TREX DECK AND RAILING TO MATCH EXISTING.
2. FINISH FLOOR HEIGHT TO MATCH NEW AND EXISTING BUILDING. SLOPE 2% (MINIMUM) AWAY FROM BUILDING.
- EXISTING SWITCHGEAR LOCATION



W4, W6, W8
WINDOW TYPES



A
DOOR TYPES

EXTERIOR DOOR SCHEDULE

NUMBER	TYPE	SIZE (WxH)	MATERIAL	FRAME	OPERATION	GLAZING	FIRE RATING	REMARKS
D1	A	36" X 80"	ALUM./GL.	ALUM.	SWINGING	TEMP.	---	MATCH (E) ALUM. FINISH - ADJ. BLDG.
D2	A	36" X 80"	ALUM./GL.	ALUM.	SWINGING	TEMP.	---	MATCH (E) ALUM. FINISH - ADJ. BLDG.
D3	A	36" X 80"	ALUM./GL.	ALUM.	SWINGING	TEMP.	---	MATCH (E) ALUM. FINISH - ADJ. BLDG.
D4	A	36" X 80"	ALUM./GL.	ALUM.	SWINGING	TEMP.	---	MATCH (E) ALUM. FINISH - ADJ. BLDG.
D5	A	36" X 80"	ALUM./GL.	ALUM.	SWINGING	TEMP.	---	MATCH (E) ALUM. FINISH - ADJ. BLDG.
D6	A	36" X 80"	ALUM./GL.	ALUM.	SWINGING	TEMP.	---	MATCH (E) ALUM. FINISH - ADJ. BLDG.

WINDOW SCHEDULE

TYPE	QTY.	SIZE (WxH)	MATERIAL	FRAME	OPERATION	REMARKS
W4	9	48" X 32"	ALUM.	ALUM.	SLIDING	SEE DOOR AND WINDOW NOTES, MATCH (E) ALUM. FINISH
W6	7	72" X 32"	ALUM.	ALUM.	SLIDING	SEE DOOR AND WINDOW NOTES, MATCH (E) ALUM. FINISH
W8	7	84" X 32"	ALUM.	ALUM.	SLIDING	SEE DOOR AND WINDOW NOTES, MATCH (E) ALUM. FINISH

DOOR + WINDOW NOTES

- ALL EXTERIOR GLAZING TO BE LOW 'E', INSULATED UNITS.
- ALL DOOR GLAZING TO BE TEMPERED, AND ALL GLAZING WITHIN 2' OF DOORS TO BE TEMPERED.
- PROVIDE WEATHERSTIPPING AT ALL EXTERIOR DOORS.
- GC TO VERIFY ALL OPENING SIZES IN FIELD.
- ALL NEW DOORS, WINDOWS AND TRIM TO MATCH EXISTING.



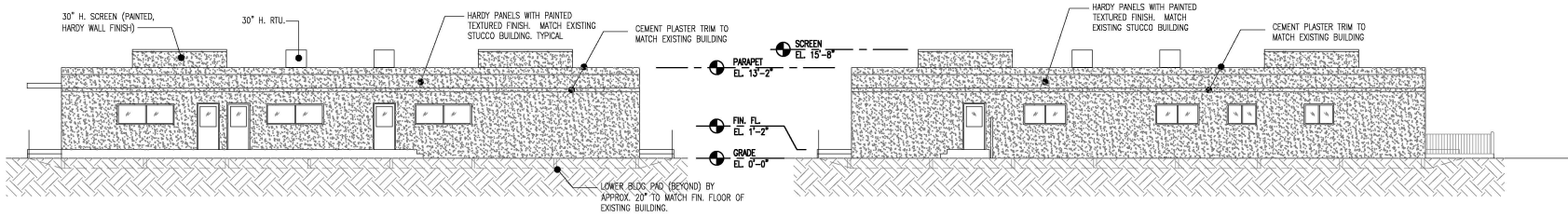
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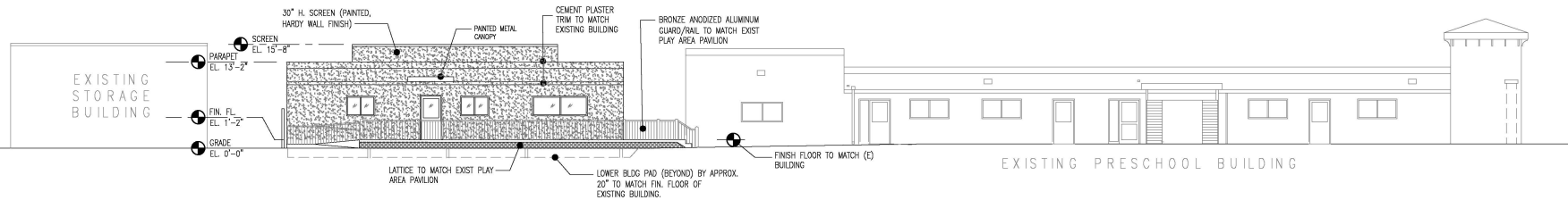
CONSTRUCTION + ROOF PLANS

DRAWN BY: RHA | SCALE: NOTED
CHECKED: RHA | PROJECT: 19-029

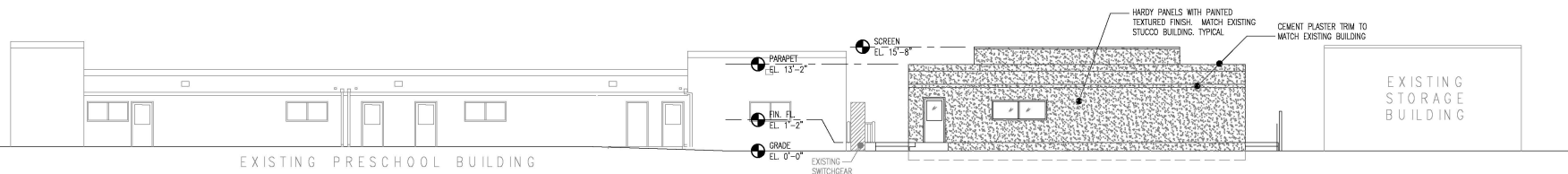


3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



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

NOTE:
 1. EXISTING LIGHTS ARE SENSITIVE TO NEIGHBORS, AND POINT DOWNWARD.
 2. NEW EXTERIOR LIGHTS (MTD. ON BUILDING) WILL BE SENSITIVE TO NEIGHBORS, AND POINT DOWNWARD.



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**EXTERIOR
ELEVATIONS**

DRAWN BY: RHA SCALE: NOTED
 CHECKED: RHA PROJECT: 19-029

RHP
DEC 2019 **A3.0**



Agenda Report

21-1211

Agenda Date: 9/22/2021

REPORT TO PLANNING COMMISSION

SUBJECT

Study Session: Housing Element Update

BACKGROUND

California state law mandates that all local governments adequately plan to meet the housing needs of their communities at all income levels. Under the law, the State Department of Housing and Community Development (HCD) first determines each region's housing need for an upcoming eight-year planning period. The regional council of governments, which in the Bay Area is the Association of Bay Area Governments (ABAG), then allocates a "fair share" of the unit total to each jurisdiction. These first two parts of the process are known as the Regional Housing Needs Allocation (RHNA). Finally, local governments update their housing elements (a required element of the General Plan) to show how they will accommodate their share of the RHNA. Because the State assigned an overall housing need for the Bay Area that is approximately 2.5 times the need for the prior housing element cycle, jurisdictions throughout the ABAG region will receive significantly larger RHNA targets than they did in prior RHNA cycles.

The RHNA planning process for the Bay Area's sixth housing element cycle, which will last from 2023 to 2031, began in 2019 by ABAG with a series of Housing Methodology Committee stakeholder meetings, and culminated in January 2021 with the adoption by the ABAG Executive Board of a RHNA distribution methodology for the allocation of housing needs to each city, town, and county in the region. The State HCD is currently reviewing the ABAG methodology for consistency with State criteria. The RHNA process will continue through 2021 with the release of draft allocations for each ABAG jurisdiction, an appeal process, and final allocations at the end of the calendar year. A preliminary allocation has been identified for each ABAG jurisdiction by utilizing the recently adopted methodology.

Santa Clara, like all other Bay Area towns, cities, and counties, will be required to submit an adopted Housing Element to HCD by January 2023. The Housing Element must include identified sites for planned housing and pro-housing policies and strategies for how Santa Clara can achieve the development of the units allocated by the end of the sixth housing element cycle in January 2031. HCD will audit the Housing Element and if compliant, will certify it later in 2023. The Housing Element will include identified inventory sites that must have appropriate General Plan and zoning designations to enable housing development at indicated densities. These sites must also have received environmental clearance through the California Environmental Quality Act (CEQA) to allow housing at the densities called for. After adoption of the Housing Element, Santa Clara will also be responsible for submitting General Plan annual progress reports to HCD and the Governor's Office of Planning and Research (OPR) to document that the City is on course with the issuance of entitlements and building permits for new housing units. In order to meet this timeline, City of Santa

Clara staff have begun working on preparation of the City's next housing element, utilizing the City's preliminary RHNA targets provided by ABAG upon adoption of the RHNA distribution methodology.

DISCUSSION

Staff will provide an overview of the State's requirements for preparation of the City's 2023-2031 Housing Element at a Planning Commission meeting on September 22, 2021. The following is provided as background information in advance of the study session.

Santa Clara RHNA Allocation

The RHNA sets a citywide target for housing production over the 8-year housing element timeframe for units affordable to households based on four different income levels. A key component of the City's Housing Element will be an inventory of housing development sites with demonstrated capacity to support new residential development that could fulfill the RHNA targets. The four income categories are Very Low Income (affordable to households with 0-50% of the Area Median Income (AMI)), Low Income (50-80% AMI), Moderate Income (80-120% AMI) and Above Moderate or Market Rate units (above 120% AMI). For reference, the [San Jose-Sunnyvale-Santa Clara HUD Metro Fair Market Rate Area](https://www.huduser.gov/portal/datasets/il/il2020/2020MedCalc.odn?inputname=METRO41940M41940*San+Jose-Sunnyvale-Santa+Clara%2C+CA+HUD+Metro+FMR+Area&selection_type=hmfa&year=2020&wherefrom=mfi&incpath=%24incpath%24) <https://www.huduser.gov/portal/datasets/il/il2020/2020MedCalc.odn?inputname=METRO41940M41940*San+Jose-Sunnyvale-Santa+Clara%2C+CA+HUD+Metro+FMR+Area&selection_type=hmfa&year=2020&wherefrom=mfi&incpath=%24incpath%24>, AMI for a family of four is \$141,600 for 2020. Very Low Income housing is thus defined as housing affordable to households with an income of \$70,800 or less.

Based upon the RHNA methodology adopted by the ABAG Board, the City of Santa Clara has been given the following preliminary RHNA distribution for the sixth housing element cycle:

- Very Low Income Units: 2,872
- Low Income Units: 1,653
- Moderate Income Units: 1,981
- Above Moderate (Market Rate) Units: 5,126
- Total RHNA: 11,632

The City will need to base its Housing Element on the City's final RHNA distribution. Accordingly, the Housing Element under preparation will need to demonstrate capacity for the development of a minimum of 11,632 housing units. More than half of the identified capacity will need to meet the State's criteria to qualify as affordable housing capacity. For reference, 4,093 units were assigned to the City of Santa Clara in the current fifth housing element cycle (2015 to 2023).

Affordable Housing Sites

Housing Element law allows sites to be considered potentially affordable within a jurisdiction's Housing Element if the sites support densities of at least 30DU/AC. Therefore, many of the City's lands designated for medium or high residential densities could qualify as part of the City's affordable housing lands inventory. However, jurisdictions must demonstrate, on an annual basis, that sites remain available to fulfill the City's unmet RHNA allocation. If sites designated as affordable in the Housing Element do not get entitled at the planned affordability levels, the City will need to demonstrate through the "no net loss" provision discussed below how the City may still have capacity or will create additional capacity to achieve RHNA affordable units elsewhere in the city.

New State Requirements

In addition to the challenge of planning for almost three times the RHNA number of units between the current fifth and the upcoming sixth cycle, recent changes to State Housing Element Law add complexities for Santa Clara as it prepares the upcoming Housing Element.

- SB 166 (2017): adds a “no net loss” provision for housing element site inventories. If an approved project on a housing element site has fewer units by income category than what was identified in the Housing Element, the remaining sites in the Housing Element must be adequate to meet the unmet RHNA requirements, or the City is required to identify and rezone additional sites to fully accommodate the unmet need within 180 days.
- AB 1397 (2017): increases eligibility requirements for housing element inventory sites. Sites in the inventory must now be both suitable and available. Sites smaller than a half-acre or larger than 10 acres are not considered adequate for lower income housing unless the jurisdiction provides examples of sites of equivalent size that were successfully developed during the prior planning period for an equivalent number of lower income housing units or other supporting evidence. Vacant sites cannot be used for more than two consecutive planning periods, and non-vacant sites for consecutive planning periods, unless the site is rezoned to allow at least 30 units per acre and by-right development if at least 20% of the units are affordable to lower income households. In addition, non-vacant sites must have realistic and demonstrated potential for redevelopment. If the City uses non-vacant sites to accommodate most of its lower income housing need, existing uses are presumed to be impediments absent substantial findings that the use is likely to be discontinued during the planning period. Finally, non-vacant sites with rent-controlled units, deed-restricted units, or units with lower income residents within the past five years must be replaced at the same or a lower income level.
- AB 686 (2018): adds a new provision to ensure all laws, programs, and activities, including Housing Elements, affirmatively further fair housing. Beginning January 1, 2019, all housing elements must now include a program that promotes and affirmatively furthers fair housing opportunities throughout the community for all persons. All housing elements due on or after January 1, 2021, must contain an Assessment of Fair Housing (AFH).
- AB 725 (2020): imposes a new minimum density of 4 dwelling units per acre (du/ac) for at least 25% of the sites designated as moderate-income or above-moderate in the next Housing Element, and imposes a maximum density of 100 dwelling units per acre for at least 25% of the sites designated as moderate-income. Currently, most housing development in California comprises either single-family dwellings (which can be an inefficient use of land) or mid- or high-rise construction (which is expensive to build). This bill is intended to help encourage the development of “missing-middle” housing types that accommodate more units per acre but are not inherently expensive to build.

Strategies

While Santa Clara’s RHNA allocation is high and will be challenging to address, the City has been working in the last few years on significant long-range planning efforts to support growth in several strategic areas throughout the City. Completing the long-range planning processes and facilitating entitlements within those plan areas will be a key strategy for the City’s Housing Element. Additionally, updating the citywide affordable housing ordinance, creating objective development

standards, and continuing to facilitate Accessory Dwelling Units will also be key pro-housing strategies for Santa Clara to include in its Housing Element update to achieve its RHNA requirements.

Long Range Planning Efforts

The City is currently working on focused redevelopment within areas of the city through the development of the El Camino Real Specific Plan, Patrick Henry Drive Specific Plan, Downtown Precise Plan, and Freedom Circle Focus Area. The Tasman East Specific Plan is also proposed to be Amended to potentially increase capacity beyond the 4,500 units which were originally adopted with the original plan in 2018. The long-range planning activity map is included as Attachment 1. While the land use plan is still being developed for the Downtown Precise Plan and thus the residential capacity in the Precise Plan is still undetermined, the efforts of the other listed long-range planning efforts could culminate in a total of 16,030 new units that may be constructed in the sixth RHNA cycle and thus could be identified in Santa Clara's Housing Element. The El Camino Real Specific Plan, Patrick Henry Drive Specific Plan, and Freedom Circle Focus Area Plan are anticipated to be ready for City Council adoption in 2021.

These efforts could collectively address the City's RHNA obligation regarding the total number of units to be produced and they present a timely opportunity to address the need to achieve more units of deeper affordability per RHNA requirements. For instance, the draft El Camino Real Specific Plan proposes a greater depth of affordability than the current Citywide affordable housing ordinance, as it proposes 15% of units to be affordable to households at 80% AMI. The affordability criteria included in the draft El Camino Real Specific Plan was proposed prior to Santa Clara receiving the RHNA requirements, which are higher than anticipated. Given that these long-range planning areas are where Santa Clara will see most new growth in the upcoming RHNA cycle, it will be critical to determine the right affordability requirements prior to the adoption of these plans.

Citywide Affordable Housing Ordinance

The City also has a citywide affordable housing ordinance, which was adopted by the City Council in 2018. Santa Clara was one of the first cities in Santa Clara County to adopt such an ordinance and includes a commercial linkage fee so that most types of new development contribute to the creation of affordable housing. The current ordinance requires that all rental or ownership residential projects with 10 or more units provide 15% of the units at rents or sales prices that are affordable to households at a Moderate Income level of 100% AMI. Project developers can also propose an to deliver affordable units in an alternate form provided that they provide units at deeper levels of affordability to better align with the City's RHNA targets and the value of the proposal to the City is equal or greater than what is specified in the citywide affordable housing ordinance.

To further meet the City's RHNA requirements, staff has begun evaluating the possible modification of the City's Affordable Housing Ordinance to produce more affordable units. Staff has contracted with a consulting firm, Economic & Planning Systems (EPS), to evaluate the financial feasibility for developers to meet increased affordability requirements. While early in the process, EPS has developed several proformas corresponding to different types of residential development and with different affordability requirements, and tested their assumptions for those proformas with a sample group of local residential developers. Preliminary results show there may be some, but limited opportunities to require either more units or deeper affordability on certain residential project typologies without making development infeasible. Expanding opportunities for use of and/or increasing in-lieu fees will also be evaluated. There is a fine balance to increase the effective

production of affordable housing through updates to the citywide ordinance, especially to produce more low and very low income units required through RHNA, while also ensuring that projects are still profitable so that the City's affordability requirements do not become a barrier overall to housing production.

An initial residential developer stakeholder meeting was held on March 12, 2021 to broadly inform the development community that this study is in progress. Participants included approximately 30 residential developers as well as representatives of SV@Home and the Building Industry Associates. Staff facilitated multiple break-out rooms so that participants could provide extensive input regarding the types of housing development addressed in the study, current market conditions, and measures that could help maintain feasibility for development while also producing more affordable units. A summary of input from the meeting is attached (Attachment 2).

Additional stakeholder outreach will be conducted to receive feedback as policy alternatives are developed for potential modification of the ordinance.

Objective Development Standards

Recent State legislation enables housing projects to receive land use entitlements through a streamlined process if the projects are built in conformance with the City's General Plan. The City's review process is now limited to objective development standards using quantitative criteria (i.e. setbacks, height limits) and no subjective criteria (i.e. neighborhood compatibility, general welfare). Such standards are most typically established within the Zoning Ordinance so that their application is non-discretionary. While Santa Clara, like many cities, has relied heavily on the Planned Development Zoning process to entitle new higher density and mixed-use residential projects, in the future projects will increasingly be able to bypass such a process and utilize existing zoning standards.

The City has made steps to address this need by implementing new zoning districts with the recent adoption of the Lawrence Station and Tasman East Specific Plans, and is also including new, modernized zoning districts with objective standards in the Zoning Code update in process. The latter effort is particularly important as the current Zoning Code, originally adopted in 1969, does not set forth standards that relate well to modern development typologies. The City has been working on a comprehensive update to the Zoning Code, and a public review draft is expected in the late Summer-early Fall 2021 timeframe. The new Zoning Code proposes new mixed use and multifamily development standards that are more reflective of contemporary projects. These activities will both streamline housing projects and create more tools to achieve design standards.

Accessory Dwelling Units

State law has facilitated the production of affordable housing by reducing the ability of local jurisdictions to apply restrictive standards or a discretionary process for the review of accessory dwelling units (ADUs). Like most cities, Santa Clara has seen an increase in the development of ADUs and has issued building permits for 129 ADUs since 2019. The City is working with the other Santa Clara County agencies through a Planning Collaborative, which utilizes State grant funds to collaborate on work associated with Housing Elements, to analyze the production of ADUs in terms of the level of affordability. This data can be used to show how the City will in part meet its future RHNA requirements through new ADU construction.

Through outreach conducted with the Zoning Code update, feedback received from many members

of the community includes establishing a size for ADUs in a manner more proportionate to the size of the existing single-family lot. Currently Santa Clara allows all ADUs to be up to 1,200 square feet whereas the State requires only a minimum of 800 square feet for ADUs. 1,200 square foot ADUs are larger than many detached single-family residences in the City. Right sizing ADUs may also be a strategy that increases their affordability as larger units command higher rents. Santa Clara will continue to investigate how to further facilitate the development of ADUs in general to support homeowners through the process.

Housing Element Update Work Program

The Housing Element update is a high priority work item for the next two years. Santa Clara has been awarded \$499,150 through the State's 2020 Local Early Action Planning (LEAP) Grants Program Award, which is a reimbursable grant to the City to fund consultant work to develop the Housing Element as well as to fund a staff person focused on facilitating housing projects and developing pro-housing policies. Staff is working through a consultant selection process to bring on board a consultant in the next few months. Staff will provide periodic updates to the Planning Commission and City Council through the Housing Element's development and the final draft will be provided to City Council in Fall of 2022 for adoption.

ENVIRONMENTAL REVIEW

The action being considered does not constitute a "project" within the meaning of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15378(b)(5) in that it is a governmental organizational or administrative activity that will not result in direct or indirect changes in the environment.

COORDINATION

This report was coordinated with the City Attorney's Office.

PUBLIC CONTACT

On August 30, in coordination with the Santa Clara County Planning Collaborative and the cities of Mountain View, Sunnyvale and Milpitas, the City of Santa Clara held an introductory online meeting on the Housing Element entitled, "Let's Talk Housing". The meeting included an overview of the Housing Element Update process for all of the jurisdictions, and then had facilitated breakout rooms specific to each city. Breakout room meeting notes are included as Attachment 3.

Public contact was also made by posting the agenda on the City's official-notice bulletin board outside City Hall Council Chambers.

RECOMMENDATION

Note and file the report on the Housing Element Update.

Prepared by: John Davidson, Principal Planner

Reviewed by: Alexander Abbe, Assistant City Attorney

Approved by: Reena Brilliot, Planning Manager, Community Development Department


ATTACHMENTS






1. Santa Clara Long-Range Planning Activity Map
2. Summary of Stakeholder Input on changes to the City's Affordable Housing Ordinance, March 12,


2021

3. Summary of Stakeholder Input from August 30, 2021 Housing Element Update Outreach Meeting

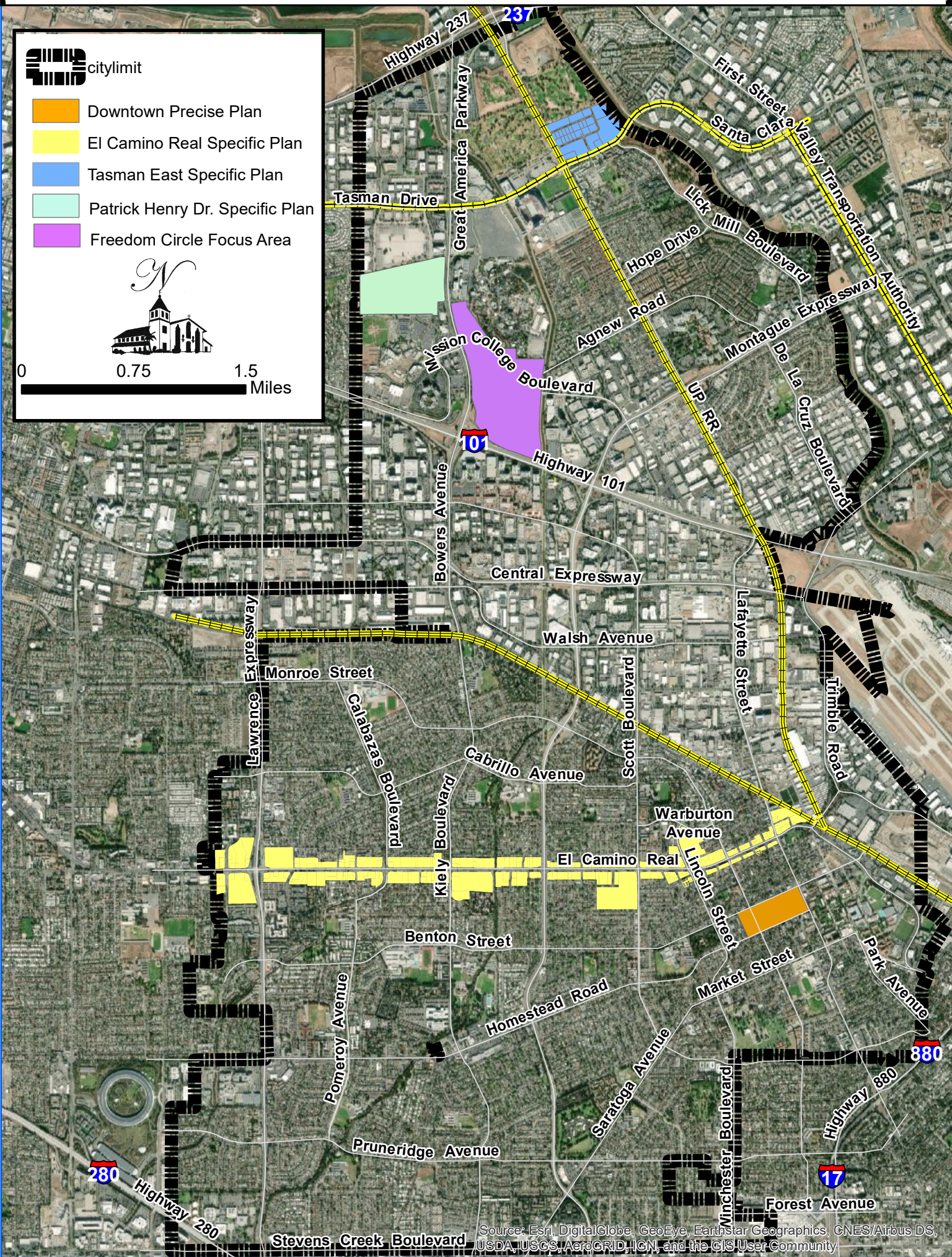
Santa Clara Long Range Plans Under Preparation

 citylimit

-  Downtown Precise Plan
-  El Camino Real Specific Plan
-  Tasman East Specific Plan
-  Patrick Henry Dr. Specific Plan
-  Freedom Circle Focus Area



0 0.75 1.5 Miles



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

MEMORANDUM

To: Reena Brilliot, City of Santa Clara

From: Darin Smith and Kate Traynor, Economic & Planning Systems, Inc.

Subject: Citywide Affordable Housing Ordinance Stakeholder Outreach
- Summary of Stakeholder Comments

Date: March 16, 2021

The Economics of Land Use



As the City of Santa Clara explores the potential to amend the Citywide Affordable Housing Ordinance, staff organized an online Stakeholder Outreach meeting hosted by the City of Santa Clara on March 12, 2021. The City invited members of the development community to weigh in as stakeholders who may be directly affected by amendments to the ordinance. In addition to City staff and consultants, roughly 30 individuals representing numerous development companies and related interests participated in the discussion. EPS presented at the beginning of the meeting and shared the housing prototypes being analyzed for feasibility with the current affordable housing ordinance and potential changes that would increase the number or depth of affordability the City could consider. The following questions and ensuing comments summarize the primary points made during breakout room discussions. Note that in some cases the comments of one participant are inconsistent with those of others, but EPS has endeavored to represent the full range of comments below.

1) Do the housing prototypes represent a reasonable range of housing that might be expected in Santa Clara?

- The prototypes are broadly representative, but the City may consider adding Type II (mass timber at 125-140 units/acre) as this construction type is likely to become more popular.
- Type I construction (high-rise, steel and concrete, 200+ units/acre) doesn't make sense in Santa Clara, but Types III and V do (woodframe over podium parking).
- Community concern may hinder development along El Camino.
- Anything above four stories will be a problem along El Camino. Even a by-right approval process could be subject to political pressure.

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- El Camino won't densify like it should because of political pressure.
- Densities studied in the prototypes may not be accurate if you assume smaller units. Type V prototype should be studied at 100 DU/Ac if units are 800 sq ft. The intermediate prototype should be studied at 125 DU/AC.
- Is the City studying density increases in single-family neighborhoods? (Answer: At this time, no.)

2) What else should we consider about market expectations?

- Market appears to be recovering from pandemic effects, including increased interest in Type I projects. Pandemic has had a small impact on risibility of development.
- Type I construction only feasible with long-term hold investor. Current construction costs require \$10/SF in rent to cover. Rents in Santa Clara are not this high.
- Rents dropped around 15% in pandemic but are starting to recover, and leasing concessions are shrinking.
- Market has trended toward lower density rather than higher, as construction costs increase with density and larger units with private lots are commanding premiums.
- Price of land has not declined despite the recent decline in market demand.
- There is some evidence of downward movement in land values and price expectations as a result of the pandemic and still-high construction costs.
- Market expectations for the old ordinance might not be priced in yet.
- Tying increased affordable requirements to observable market improvements may make sense.
- Developers are generally in a "wait and see" mindset at present, given market disruptions including rent reductions and rapid but hopefully temporary increases in lumber costs.
- New development is always competing against the existing use and the value it represents.
- Would the City consider microunits, without deed restrictions to qualify for an affordable unit as they are naturally more affordable?
- Need to find out what is the floor of the residual land value for sites with existing buildings that could continue use and not redevelop.
- Developers expect subsidy in exchange for providing affordable housing, such as a reduction in fees or land dedications.

3) What do you imagine would happen if the City increased the affordability requirements?

- Any increase in the burden on development will decrease feasibility of projects in Santa Clara.

- Too much increase in requirements will stop development.
- The current 100% AMI average is a good approach. Provides flexibility – developers can provide units at 80% AMI and subsidize them with units at 120% AMI.
- Rents in Santa Clara are not as strong in other cities being used for comparison.
- Because of income-level averaging in Santa Clara, bar chart should indicate that Santa Clara’s current policy produces Low and Moderate units.
- Opportunities for partnership / consolidation of units into 100% affordable projects which can access tax credits, etc., represent a ‘win-win’ scenario for the City and developers. Continue this flexibility per current policy.
- Affordable housing is a front-end cost. Apartment projects don’t pencil now. Increasing the affordability requirement increases the time lag before new housing comes to market.
- New affordability requirements should be linked with additional incentives.
- Too much increase in requirements will depress housing production overall.
- Construction costs are very high now.
- With enough notice and ability to reflect new expectations in financial deals, developers should be able to make modest increases in affordability work. However, there will likely be near-term effects that slow down or even cancel some development plans.

4) Do you agree that the State density bonus represents a significant opportunity and value for new development?

- There are several areas where higher density is allowed, but is not being used because the financially efficient point for the construction type is reached at a lower density.
- Density bonuses are great; but only work if developer can add units without changing construction type.
- Does size of units factor in?
- The additional value generated by the state density bonus provisions have generally gone to the landowners, as opposed to developers.
- Density bonuses are sometimes helpful but often the increase in density requires more costly construction type and does not lead to overall project profitability.
- Developers have increasingly utilized State density bonus because it does add value and profitability through additional market-rate units.
- In some cases, developers have voluntarily exceeded cities’ inclusionary requirements because they maximize profitability by gaining more density bonus units.

5) Are there certain considerations around pipeline projects that the City should take into account?

- Pipeline projects should be grandfathered in so as to not upend existing project proformas

- Helpful if City allows fees to be deferred until Certificate of Occupancy when project is generating income. (Not sure if this applies to an inclusionary requirement, but for other fees it could help with overall project feasibility).
- Parking is a huge cost. It would be helpful if the City relaxes parking requirements.
- Specific Plans are underway and are likely to represent a significant amount of the City's housing capacity. Any ordinance amendment should keep in mind the other expectations for development in Specific Plan areas.
- If the rules change, that's difficult.
- Advocate for some type of grandfathering for development projects.
- The pipeline determination process needs to be open and transparent.
- Application on file by a certain date?
- Grandfathering of existing requirements for projects that receive determinations of completeness by a specific date.

6) Are there particular incentives the City could offer that could enhance the feasibility of development?

- Several variables could be tweaked in multifamily projects, for example waiving/decreasing other fees.
- Feasibility is a zero-sum game – if the City wants greater affordability, consider reducing other fees. Park fees in particular seem high vs. the benefit they bring. Projects will include a significant number of amenities and the developer doesn't see much benefit from the park fees. The City needs to determine its priorities.
- Reduction in fees, especially Park fees
- Reduction of Traffic Impact fees
- CEQA streamlining
- Approval streamlining that decreases entitlement time and risk.
- Allow density bonus concessions, similar to State Density Bonus law
- City of San Jose's newly adopted affordable housing ordinance might provide ideas for incentives.

EPS and City staff will consider these stakeholder comments in any analysis that may be requested or directed by City Council for amending the current Affordable Housing Ordinance.



Let's Talk Housing
SANTA CLARA COUNTY

Talk with Your Community

1. What we Value and Love

In the chat, share a word or two about what you value or love about your community and it's housing. Who wants to talk about what they wrote?

- Embrace of technology
- Rich history
- Opportunity
- People
- Tight-knit community (Old Quad neighborhood)
- Job opportunities
- Mix of older single-family neighborhoods and more recent "neo-urban" patches

What is working in Santa Clara?

- Specific Plans have allowed people to work-out concerns with larger projects.



Let's Talk Housing
SANTA CLARA COUNTY

2. Key Housing Needs, Challenges or Opportunities

In the chat, share a word or two about our key housing needs, challenges or opportunities. Who wants to talk about what they wrote?

- Building dense & transit-oriented affordable development
- Older housing that is increasingly unaffordable
- Know demand exists for moderate and more affordable housing; why isn't market addressing
- Have children be able to live nearby; support aging parents
- El Camino Real Specific Plan could fill housing needs better than Tasman East and Freedom Circle, which are away from transit and public amenities. Concerned with potential lowering of density.
- Housing for middle-income seniors
- Protect, preserve, and improve existing housing on property zoned Light Industrial



Let's Talk Housing
SANTA CLARA COUNTY

3. Ideas or Suggestions

In the chat, share any ideas or suggestions you have to help meet our housing needs. Who wants to talk about what they wrote?

- Help property owners preserve, protect, and improve existing legal non-conforming residences
- Affordable housing (program in another state) linked with seniors that are taking care of younger people in their family (e.g., grandparents taking care of grandchildren).
- Older neighborhoods like Old Quad need to get variances to get ADU approved/built. (Zoning Code Update may provide some relief)
- General Plan Phase III Diagram, future high density residential identified, but is the City really counting on these areas to meet future housing needs?



Let's Talk Housing
SANTA CLARA COUNTY

4. How to Better Hear from Our Community

How can we make sure we hear from our entire community?

- Subscribe to updates, but not everyone has access to technology (go out to farmers markets, schools)
- El Camino Real Specific Plan is a good example of outreach, repeat for HE Update



Agenda Report

21-1826

Agenda Date: 9/22/2021

REPORT TO PLANNING COMMISSION

SUBJECT

Request to Consider Using Planning Commission Funds for Parking Lift Technology Training

BACKGROUND

At previous Planning Commission Meetings Commissioners have requested for additional trainings to take place on topics that fall under the purview of the Commission.

DISCUSSION

The Planning Commission has remaining funds in FY 2020/21 in the amount of approximately \$15,627. These funds could be used to pay for a training on Parking Lift Technology as this is a Planning specific topic. Staff has identified a consultant to provide the training, Watry Designs, Inc. in the amount of approximately \$2500. Watry Designs, Inc. specializes in Parking Planning and Design. If the Commission wishes to fund the training a vote will need to take place to approve the expenditure.

PUBLIC CONTACT

Public contact was 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.

RECOMMENDATION

There is no staff recommendation.

Reviewed by: Elizabeth Elliott, Office Specialist IV

Approved by: Reena Brilliot, Planning Manager