

RESOLUTION NO. 22-9101

A RESOLUTION OF THE CITY OF SANTA CLARA, CALIFORNIA TO APPROVING A REZONING AND VESTING TENTATIVE PARCEL MAP FROM COMMERCIAL PARK (CP) TO PLANNED DEVELOPMENT (PD) TO ALLOW A RESIDENTIAL DEVELOPMENT CONSISTING OF UP TO 1,100 RESIDENTIAL UNITS, A 2.0 ACRE PUBLIC PARK AND UP TO 2,000 SQUARE FEET OF AMENITY SPACE, LOCATED AT 3905 FREEDOM CIRCLE, SANTA CLARA

PLN2017-12516 (General Plan Amendment, Rezoning and EIR)

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

**WHEREAS**, on May 13, 2017, the Greystar Corporation (“Applicant”) filed a development application for a 13.3 acre site consisting of two parcels (APNs 104-40-021 and -036) at 3905 Freedom Circle, which is currently vacant (“Project Site”); and

**WHEREAS**, the Applicant has applied to change the General Plan Land Use Designation of the Project Site from High-Intensity Office/R&D (Maximum FAR of 2.0) to Very High-Density Residential (51-100 DU/AC); and

**WHEREAS**, the Applicant has applied to rezone the Project Site from Commercial Park (CP) to Planned Development (PD) to allow a residential development of up to 1,100 dwelling units, a 2.0 acre public park, and up to 2,000 square feet of amenity space (“the Project”) as shown on the Development Plans, attached hereto and incorporated herein by this reference; and

**WHEREAS**, the Project application includes a Vesting Tentative Parcel Map to divide the subject property into four lots; and

**WHEREAS**, the project will comply with the C.3 provisions of the Santa Clara Valley Urban Runoff Pollution Prevention Program in place at the time of the approval of the Vesting Tentative Parcel Map; and

**WHEREAS**, in conformance with CEQA, an EIR was prepared for the project, which was noticed and was circulated for a 45-day public review period from December 5, 2021 to December 20, 2021;

**WHEREAS**, the EIR prepared for the project identified potentially significant impacts from the development of the Project, that with implementation of the mitigation measures identified in the Mitigation Monitoring or Reporting Program (“MMRP”) will reduce potential impacts to a less than significant level and will be incorporated into the Project;

**WHEREAS**, the EIR prepared for the project also identified potentially significant impacts from the development of the Project that could not be mitigated to a less-than significant level, and for which the City Council has adopted a Statement of Overriding Considerations;

**WHEREAS**, Santa Clara City Code (SCCC) Section 18.112.040 provides for the review and recommendation of the City’s Planning Commission of all rezoning requests before action is to be taken by the City Council;

**WHEREAS**, on April 13, 2022, the Planning Commission held a duly noticed public hearing to consider the proposed rezoning of the Project Site from Commercial Park (PD) to Planned Development (PD), at the conclusion of which, the Planning Commission unanimously recommended approval of the proposed rezoning to the City Council (6-0-1, Commissioner Cherukuru absent);

**WHEREAS**, notices of the public hearing on the proposed project were mailed to all property owners within 1,000 feet of the Project Site, according to the most recent assessor’s roll, on March 30, 2022;

**WHEREAS**, notice of the public hearing on the proposed project was published in the Santa Clara Weekly, a newspaper of general circulation for the City, on May 11, 2022; and

**WHEREAS**, on May 24, 2022, the City Council held a duly noticed public hearing to consider the proposed rezoning of the Project Site from Commercial Park (PD) to Planned Development (PD), at which time all interested persons were given an opportunity to present evidence and provide testimony, both in favor of and in opposition to the proposed rezoning and vesting tentative parcel map.

**NOW THEREFORE, BE IT FURTHER RESOLVED BY THE CITY OF SANTA CLARA AS**

**FOLLOWS:**

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

2. Pursuant to SCCC Code Section 18.112.010, the City Council determines that the following findings exist in support of the rezoning:

A. The existing zoning is inappropriate or inequitable, in that the existing Zoning Code does not allow for residential development and creation of housing opportunities at the project site reflective of the residential densities proposed by the applicant.

B. The proposed zone change will conserve property values, protect or improve the existing character and stability of the area in question, and will promote the orderly and beneficial development of such area, in that the proposal develops two vacant parcels and will potentially act as a catalyst for additional residential development in the neighboring Freedom Circle Future Focus Area.

C. The proposed zone change is required by public necessity, public convenience, or the general welfare of the City, in that the proposed zone change provides additional residential development opportunities close to jobs in the northern part of Santa Clara.

D. The proposed zone change would allow imaginative planning and design concepts to be utilized that would otherwise be restricted in other zoning districts in that the proposed zone change would allow flexibility in the development standards to construct residential development that is in the upper range of developments approved within the City of Santa Clara.

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3. That based on the findings set forth in this resolution and the evidence in the City Staff Report, EIR, Findings of Fact and Statement of Overriding Considerations and MMRP, the City rezones the Project Site from Commercial Park (CP) to Planned Development (PD) to allow a residential development consisting of up to 1,100 dwelling units, a 2.0 acre public park, and up to 2,000 square feet of amenity space, as shown on the attached Development Plans, 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 CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 7<sup>TH</sup> DAY OF JUNE 2022, BY THE FOLLOWING VOTE:

AYES:	COUNCILORS:	Becker, Chahal, Hardy, Jain, Park, and Watanabe, and Mayor Gillmor
NOES:	COUNCILORS:	None
ABSENT:	COUNCILORS:	None
ABSTAINED:	COUNCILORS:	None

ATTEST:



NORA PIMENTEL, MMC  
ASSISTANT CITY CLERK  
CITY OF SANTA CLARA

Attachments incorporated by reference:

1. Greystar rezoning proposal
2. 8-3-2021 Subdivision Committee Minutes



**PROJECT SUMMARY:**

Greystar is hereby submitting a proposal for a General Plan Amendment to rezone the 13.3 acre site from High Intensity Office / R&D to allow for a Very High Density Residential Zone. The project area includes two parcels bounded by Freedom Circle, Mission College Boulevard, Highway 101, and the San Tomas Aquino Creek. The General Plan Amendment proposal includes high density residential and a 2-acre public park to be built and maintained by the developer.

The existing use consists of 13.3 acres of vacant land (APNs 104-40-036 and 104-40-021). The development program consists of the following:

- Residential (1075 residential units in 907,325 sf with 1,379 parking stalls)
- Neighborhood Amenity Space (up to 2,000 square feet with up to 10 parking stalls)
- A 2-acre public park with 20 parking stalls for park visitors provided in Building B and C.

One of the key project goals is to create a vibrant residential community that encourages walking and bike riding, linking the Freedom Circle neighborhood to the San Tomas Aquino Creek Trail via a new, two-acre public park. This new park, with connections to the city-spanning San Tomas Aquino Creek Trail, will become a key component of what the Lawrence Station Area Plan calls the "Green Web" of activated public spaces. As the centerpiece of the project, the new park will reinforce a strong sense of place for this vibrant new residential community as well as the greater Freedom Circle neighborhood by providing a venue for both community events as well as casual recreational use.

The project consists of three Type III residential podium structures - Buildings A, B, and C - over 3 levels of Type I A parking with the first level of parking to be partially below grade. The buildings will be designed to reinforce and engage the urban form and character and activate public spaces within and surrounding the project. The 3, 7-story buildings will be up to 100' tall inclusive of architectural elements and elevator overruns.

The proposal includes an application for a Vesting Tentative Parcel Map to establish four lots.

- ASSESSORS PARCEL NUMBER : 104-40-036, 104-40-021  
 SITE AREA : 13.3 AC  
 EXISTING GENERAL PLAN : HIGH INTENSITY OFFICE / R&D  
 PROPOSED GENERAL PLAN : VERY HIGH DENSITY RESIDENTIAL (51-100 DU/AC)  
 EXISTING ZONING : COMMERCIAL PARK  
 PROPOSED ZONING : PLANNED DEVELOPMENT  
 EXISTING USE : PARKING & VACANT LAND  
 PROPOSED USE : RESIDENTIAL & OPEN SPACE  
 SURROUNDING USES : OFFICE & OPEN SPACE  
 DENSITY : 51-100 DU / AC  
 BUILDING HEIGHT : 100 FT MAXIMUM  
 OCCUPANCY GROUP : R2, A3, S2, B  
 CONSTRUCTION TYPE : 5 STORIES OF TYPE IIIA OVER 3 LEVELS OF TYPE IA (1 LEVEL PARTIALLY BELOW GRADE)

**VICINITY MAP**



**PROJECT TEAM:**

**APPLICANT:**  
 Greystar Real Estate Partners  
 450 Sansome Street, Suite 500  
 San Francisco, CA 94111  
 Contact: Dan Deibel  
 Phone: 415.947.7887

**ARCHITECT / PLANNER:**  
 Studio T Square  
 1970 Broadway, Suite 500  
 Oakland, CA 94612  
 Contact: Chek Tang, Principal  
 Phone: 510.451.2850

**CIVIL ENGINEER:**  
 BKF  
 1730 N. First Street, Suite 600  
 San Jose, CA 95112  
 Contact: Casey Johnson  
 Phone: 408.467.9139

**LANDSCAPE ARCHITECT:**  
 RHAA  
 225 Miller Ave  
 Mill Valley, CA 94941  
 Contact: Manuela King  
 Phone: 415.387.7900

**PROJECT TABULATION**

PROGRAM	Units	Sq. Ft.				
<b>Building A</b>						
Residential Units	363					
Studios	17.1%	63				
One Bedrooms	54.3%	197				
Two Bedrooms	28.4%	103				
Leasing	2300 SF					
Club Room	2100 SF					
Fitness / Yoga	2150 SF					
Co-Working / Business Lounge	1250 SF					
Pet Spa	380 SF					
Bicycle Storage (Class I)	4800 SF					
Courtyards	28645 SF					
Lobby	1600 SF					
<b>Building B</b>						
Residential Units	398					
Studios	13.1%	52				
One Bedrooms	57.3%	221				
Two Bedrooms	29.6%	115				
Leasing	2500 SF					
Club Room	2300 SF					
Fitness	2200 SF					
Co-Working / Business Lounge	1300 SF					
Pet Spa	775 SF					
Lounge	725 SF					
Bicycle Storage (Class I)	5000 SF					
Courtyards	35055 SF					
Neighborhood Amenity Space	2000 SF					
Lobby	1400 SF					
<b>Building C</b>						
Residential Units	314					
Studios	17.8%	56				
One Bedrooms	54.5%	171				
Two Bedrooms	27.7%	87				
Leasing	1150 SF					
Club Room	2500 SF					
Fitness	2400 SF					
Co-Working / Business Lounge	1450 SF					
Pet Spa	350 SF					
Misc Amenity	1450 SF					
Bicycle Storage (Class I)	4370 SF					
Courtyards	20620 SF					
Lobby	1900 SF					
<b>Site</b>						
Dedicated Public Park	2.0 acres					
<b>Gross Building Area</b>						
Level 0: Subterranean Garage	238,415					
Level 1: Garage	203,750					
Level 1: Residential, retail, & amenities	96,165					
Level 2: Garage	159,000					
Level 2: Residential & amenities	105,600					
Level 3: Residential & amenities	207,715					
Level 4: Residential	207,715					
Level 5: Residential	210,335					
Level 6: Residential	210,335					
Level 7: Residential	205,800					
<b>TOTAL</b>	<b>1,869,835</b>					
<b>UNITS</b>	<b>Quan.</b>	<b>R.S.F.</b>	<b>Mix</b>	<b>Rentable S.F.</b>	<b>Parking Ratio</b>	<b>Parking Req'd</b>
Studios Total	170	570	15.8%	96,815	1	170
1BR Units Total	597	750	35.3%	407,788	1	597
2BR Units Total	308	1177	28.7%	382,415	2	616
<b>ALL UNITS - TOTAL</b>	<b>1,075</b>	<b>844</b>	<b>100.0%</b>	<b>907,815</b>		<b>1,383</b>
<b>BUILDING A PARKING PROPOSED</b>						
Residential (1 per bedroom)						466
Guest - 10% of Assigned Residential (inclusive)						47
Accessible Parking (Inclusive)						9
EV Parking - 15% (EV Ready/Future EV) Inclusive						70
<b>BUILDING A PARKING PROVIDED</b>						<b>466</b>
<b>BUILDING B PARKING PROPOSED</b>						
Residential (1 per bedroom)						518
Guest - 10% of Assigned Residential (inclusive)						52
Accessible Parking (Inclusive)						10
EV Parking - 15% (EV Ready/Future EV) Inclusive						77
Retail (1 per 200 SF)						10
Public Park Parking						10
<b>BUILDING B PARKING PROVIDED</b>						<b>538</b>
<b>BUILDING C PARKING PROPOSED</b>						
Residential (1 per bedroom)						401
Guest - 10% of Assigned Residential (inclusive)						40
Accessible Parking (Inclusive)						8
EV Parking - 15% (EV Ready/Future EV) Inclusive						60
Public Park Parking						10
<b>BUILDING C PARKING PROVIDED</b>						<b>411</b>
<b>TOTAL PARKING PROPOSED</b>						<b>1383</b>
Assigned Residential (1 per bedroom)						1383
Guest - 10% of Assigned Residential (inclusive)						138
Public Park Parking						20
Neighborhood Amenity Space (1 per 200 SF)						10
<b>TOTAL PARKING PROVIDED</b>						<b>1413</b>
<b>BIKE PARKING PROPOSED</b>						
Building A Residential Class I (1 per 1 units)						36.3
Building B Residential Class I (1 per 2 units)						398
Building C Residential Class II (1 per 1 units)						314
Building A Residential Class II (1 per 15 units)						25
Building B Residential Class II (1 per 15 units)						27
Building C Residential Class II (1 per 15 units)						21
Neighborhood Amenity Space Class I (1 per 30 employees)						1
Neighborhood Amenity Space Class II (1 per 1000 sf)						1
<b>Total Bike Parking Provided</b>						<b>1151</b>
<b>OPEN AREA</b>						
Site Area SF						580916
Building Coverage SF						299315
<b>OPEN AREA PROVIDED</b>						<b>480</b>

**SHEET LIST:**

- A-000 PROJECT SUMMARY
- A-001 DEVELOPMENT STANDARDS
- A-020 ILLUSTRATIVE SITE PLAN
- C2.0 PRELIMINARY CIVIL SITE PLAN
- C2.1 PRELIMINARY CIVIL SITE PLAN
- A-401 COMPOSITE SECTIONS
- L-102 STREET LEVEL LANDSCAPE PLAN
- TM-1 VESTING TENTATIVE PARCEL MAP



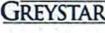
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**PROJECT SUMMARY**

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**A-000**

## DEVELOPMENT STANDARDS<sup>1</sup>

### Very-High-Density Residential Zone

The purpose of the Very-High-Density Residential Zone is to provide land areas for the construction, use, and occupancy of high density and intensity multi-family developments (i.e., low-rise, mid-rise, and high-rise apartments and condominiums). It is the intent of this zone to encourage development to use innovative site planning, provide on-site recreational amenities and be located near major community facilities, business centers, transportation corridors, and/or major thoroughfares. The residential density range for this zone is 51-100 dwelling units per acre. This zone implements the Very-High-Density land use designation in the General Plan.

### Permitted Uses and Permit Requirements - Residential.

Residential Buildings (Permit Requirements)	
P	Allowed by Right
MUP	Minor Use Permit (Chapter 18.124)
CUP	Conditional Use Permit (Chapter 18.124)
TUP	Temporary Use Permit (Chapter 18.122)
-	Not Allowed
Land Use (see Article 6 for land use definitions).	Residential Zones
Dwelling, Accessory Units	P
Dwelling, Multifamily	P
Dwelling, Second Unit	-
Dwelling, Single-Family	-
Dwelling, Two-Family	-
Employee Housing	P
Home Occupations	P
Live-Work Facilities	MUP
Mobile Home Park	-
Organizational Houses	-
Rooming and/or Boarding Houses	-
Supportive Housing	P
Transitional Housing	P
Assisted Living Facilities	CUP
Day Care Homes, Up to 14 Children	P
Community Care Facilities, Small	P
Community Care Facilities, Large	CUP
Emergency Shelters	-
Community Gardens	P
Parks and Public Plazas	P
Retail and Office Uses (ground floor only, in mixed-use buildings only)	
Retail	P
Off-sale of alcohol	P
Restaurants, including on-sale of alcohol	P
Bars	CUP
Office Uses	P

### Development Standards.

Development feature (minimum unless otherwise indicated)	Freedom Circle
<b>Parcel Area (minimum) area required for each NEWLY CREATE parcel.</b>	
Parcel Area	10,000
Street Frontage (feet)	70
<b>Structural Coverage (maximum percentage)</b>	
Parcel Area (less than 10,000 sq. ft.)	None
Parcel Area (greater than 10,000 sq. ft.)	None
<b>Setbacks (minimum) – Setback lines are measured from the back of walk</b>	
Residential (front, side corner and interior)	10
Mixed-Use (front, side corner and interior)	0
Office (front, side corner and interior)	0
<b>Height (maximum) measured in front</b>	
Height (within 20 feet of the R1-6L, R1-8L, and R2 zones)	32
Height (all other zones)	100
<b>Number of Stories (maximum)</b>	
Number of Stories (all other zones)	10
<b>Gross Residential Density (minimum to maximum) shown in number of dwelling units per acre</b>	
Allowable Density	51-100
<b>Recreation Space for Multi-Family Dwellings (minimum) measured in square feet per dwelling unit</b>	
Private Recreation Space	25 GSF / Unit
Common Recreation Space (per unit)	65 GSF / Unit

### Parking Requirements.

#### (a) Minimum Parking Requirements.

Use	For Residents / Employees	For Visitors / Customers
Residential	Minimum 1 space per unit for units 1BR or less Minimum 2 spaces per unit for units w/ more than 1 BR	Minimum 0.05 spaces per unit (inclusive in residents parking)
Retail / Flex	None required	Minimum 1 space per 1,000 SF
Office	Minimum one space for each 500 SF of gross floor area	Minimum 1 space per 3,000 SF
Community/Civic	None required	None required

(b) Shared Parking. Parking shared among uses is encouraged, and up to 20% of parking spaces provided may be shared between two uses. For the purposes of this title, those parking spaces shared between two uses count towards the parking requirement of both.

(c) Surface Parking. Surface parking is only allowed as a temporary or interim use.

(d) Mechanical parking stackers/lifts and tandem parking may be used to satisfy minimum requirements.

(e) Unbundled Parking. A maximum of one parking space shall be rented or sold with each unit. Additional parking spaces shall be rented or sold separately.

(i) As an alternative to renting or selling parking spaces separately from residential unit, property managers may implement a parking preference program, with prospective renters without cars put on a separate waiting list from renters with cars, and renters being chosen alternately from the two lists.

### Minimum Bicycle Parking Requirements.

- (i) For each multi-family unit, one Class 1 bicycle parking space per unit and one Class 2 bike rack, accommodating two bikes, per 60 units is required.
- (ii) Mixed-use developments: One Class 1 bicycle parking space per 30 employees and one Class 2 bike rack for every 1,000 square feet of retail, flex or community use.
- (iii) Office developments: One bicycle parking space per 6,000 square feet with 75 percent as Class One spaces and 25 percent as Class Two racks.\*

### Affordability Levels

Affordable housing requirements for this Planned Development rezoning are to provide 15% affordable units split equally between three affordability levels of 50%, 80%, and 120% Area Median Income (AMI). This standard aligns with the City's need to produce affordable units at a variety of income levels, not impair project feasibility, and align with legal requirements.

### Stormwater Treatment Plan

Stormwater treatment shall comply with the hydraulic sizing requirements of Provision C.3.d.

<sup>1</sup> The Development Standards page establishes the zoning standards for the Project. All other pages are for illustrative purposes.



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DEVELOPMENT  
STANDARDS

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ILLUSTRATIVE SITE PLAN  
SCALE: 1" = 60'-0"



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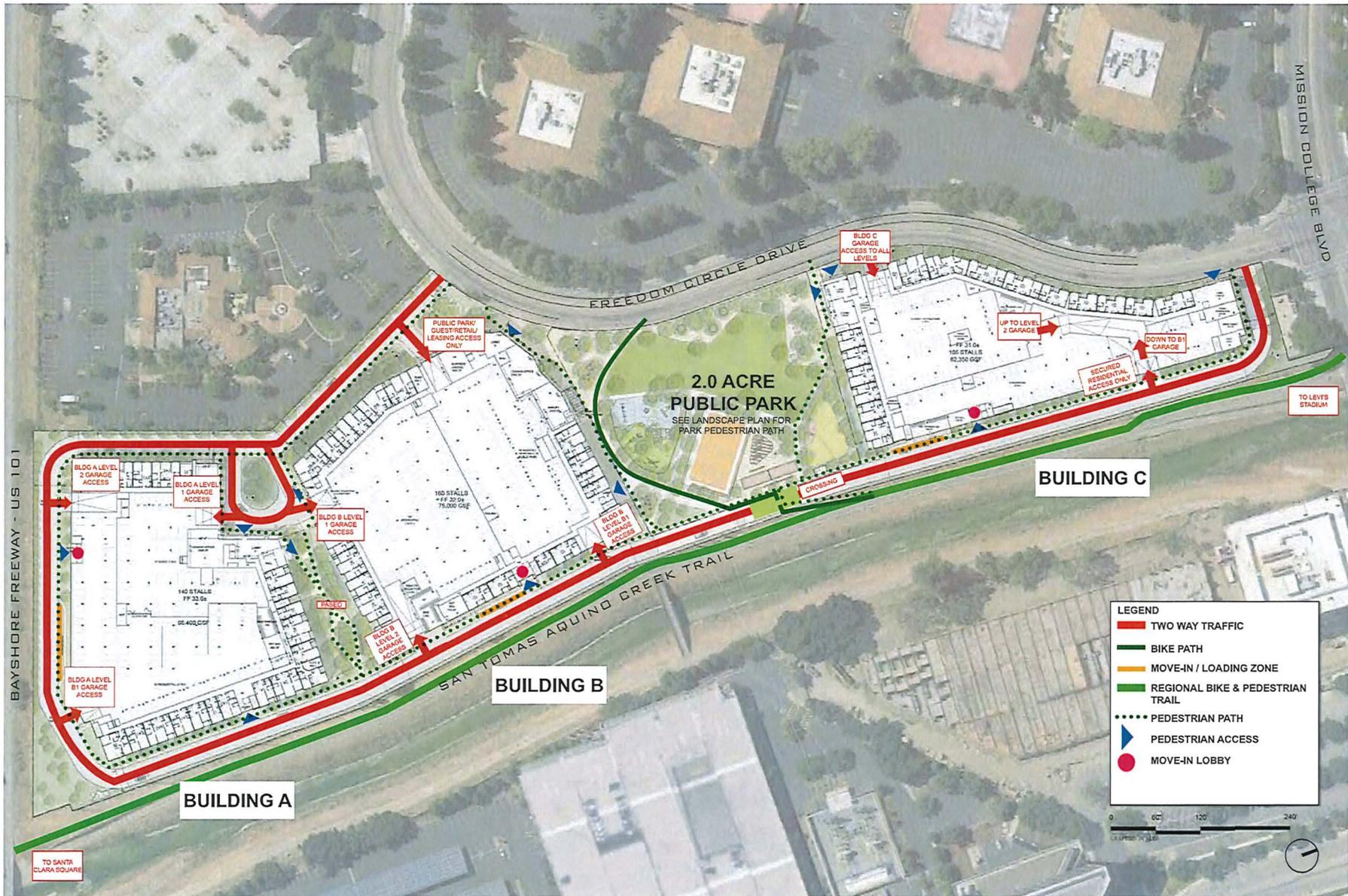
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ILLUSTRATIVE SITE PLAN

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A-020



SITE CIRCULATION PLAN 1  
SCALE: 1" = 60'-0"



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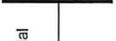
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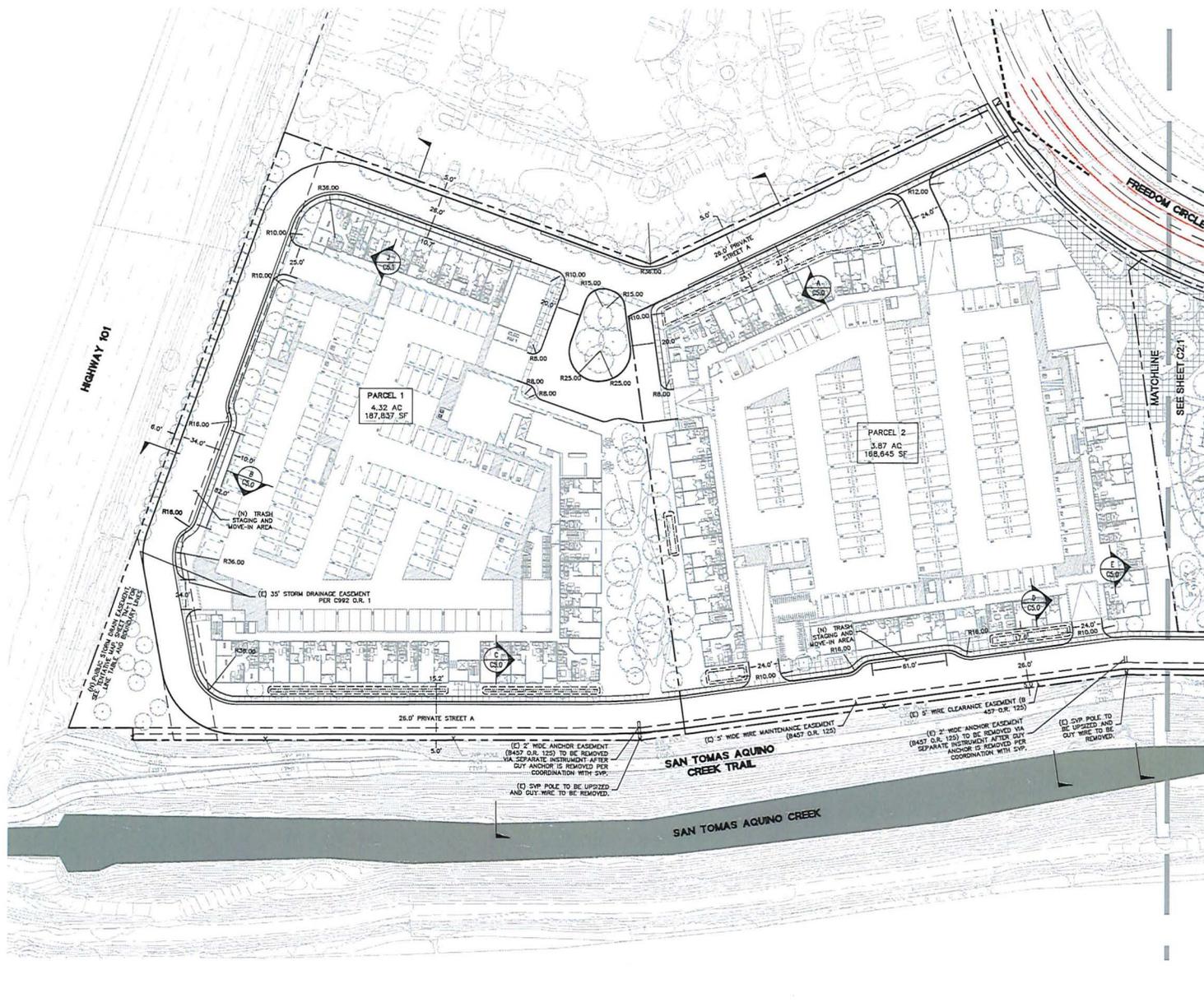
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SITE CIRCULATION PLAN

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A-030



**LEGEND**

- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- ▭ BORDEXTON AREA
- (N) VERTICAL CURB
- (N) VERTICAL CURB AND CUTTER
- - - EXISTING EASEMENT LINE
- - - SIGHT TRIANGLE LINE
- CROSS SECTION REFERENCE
- ☀ SAN TOMAS AQUINO CREEK

**SITE PLAN NOTES**

1. LIMITED DRIVEWAYS IN THE PUBLIC RIGHT-OF-WAY SHALL BE REPLACED WITH CITY STANDARD CURBS, CUTTER, AND SIDEWALK.
2. DAMAGE CURBS, CUTTER, AND SIDEWALK WITHIN THE PUBLIC RIGHT-OF-WAY ALONG THE PROPERTY'S FRONTAGE SHALL BE REPAIRED OR REPLACED TO THE NEAREST SCHEME MARKS IN A MANNER ACCEPTABLE TO THE CITY ENGINEER OF HIS DESIGN. THE COSTS OF SAID REPAIR OR REPLACEMENT WITHIN THE PROPERTY FRONTAGE SHALL BE AT THE DISCRETION OF THE CITY ENGINEER OR HIS DESIGNER.
3. ALL NEW DRIVEWAYS ALONG THE PROPERTY WILL COMPLY WITH THE CITY'S DRIVEWAY AND INTERSECTION VISION TRIANGLE REQUIREMENTS. VISUAL OBSTRUCTIONS OVER THREE FEET IN HEIGHT WILL NOT BE ALLOWED WITHIN THE DRIVEWAY'S SIGHT TRIANGLE. NEAR DRIVEWAYS AND INTERSECTIONS IN ORDER TO ALLOW AN UNOBSTRUCTED VIEW OF ONCOMING TRAFFIC.
4. SEE THE VESTING TENTATIVE PARCEL MAP, SHEET TM-1, FOR ALL PARCEL LINE AND CURVE TABLES.
5. SEE THE VESTING TENTATIVE PARCEL MAP, SHEET TM-1, FOR ALL OF THE PROPOSED EASEMENT INFORMATION.
6. NORTHERN DRIVEWAY ENTRANCE/CUT AT INTERSECTION OF PRIVATE STREET A AND FREEDOM CIRCLE SHALL HAVE SIGNAGE AND STOPPING BOTH ON-SITE (PRIVATE STREET A) AND OFF-SITE (FREEDOM CIRCLE) THAT DESIGNATES RIGHT TURN IN, RIGHT TURN OUT ONLY.

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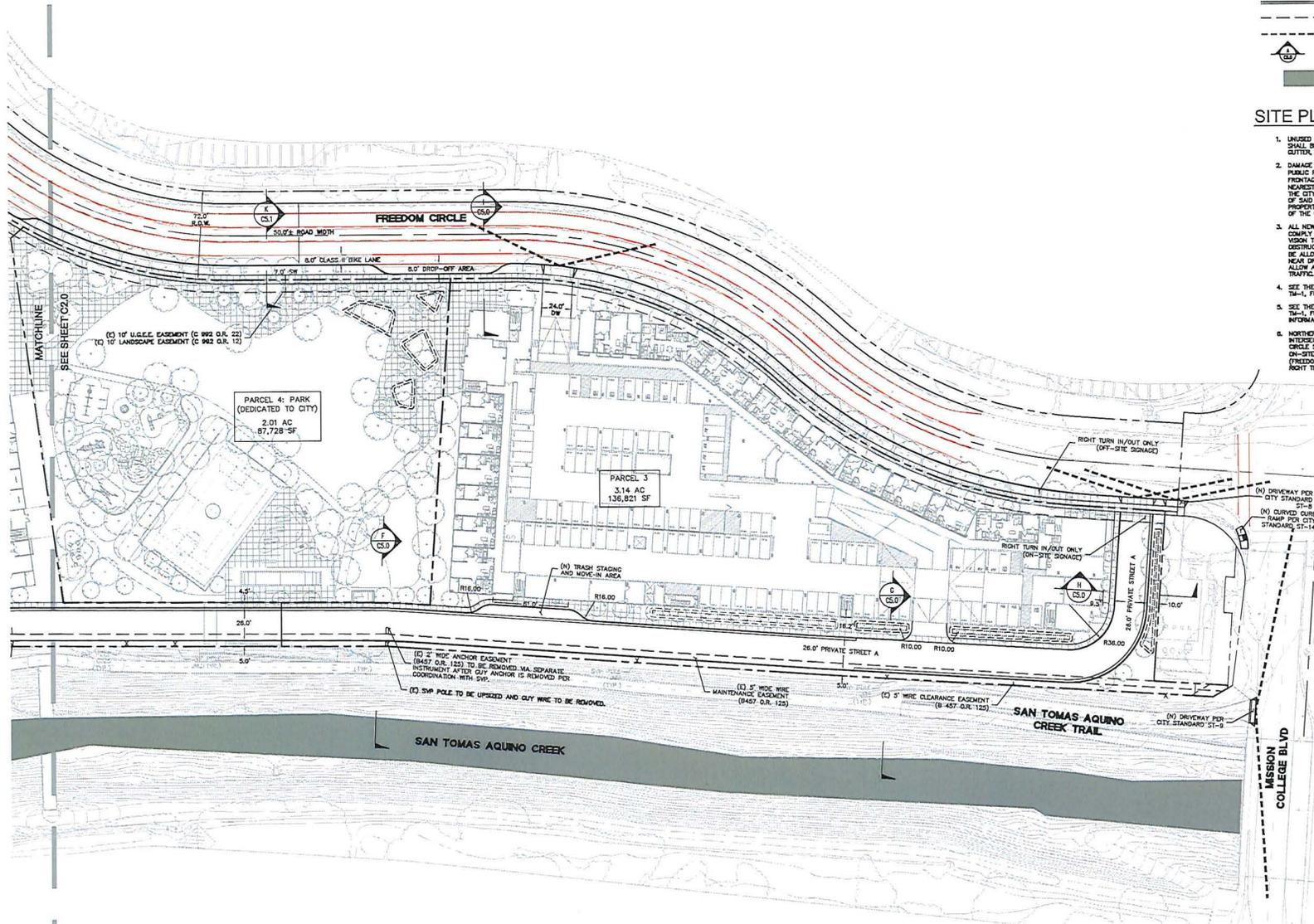
**BKF**  
 100 YEARS OF SURVEYING  
 1730 N. First St. Suite 100  
 San Jose, CA  
 Tel: 408.467.3100  
 Fax: 408.467.3199  
 www.bkf.com

**GREYSTAR**  
 450 Sansome Street, Suite 500  
 San Francisco, CA  
 Tel: 415.522.8902  
 www.greystar.com

**Freedom Circle Residential**  
 San Jose, California  
**GreyStar**  
 450 Sansome Street, Suite 500  
 San Francisco, California

Revision: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Sheet Title:  
**PRELIMINARY SITE PLAN**  
 Job No.: 20002  
 Date: 07/13/2021  
 Scale: AS SHOWN

Sheet No:  
**C2.0**



**LEGEND**

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	BORKECTION AREA
	(N) VERTICAL CURB
	(N) VERTICAL CURB AND GUTTER
	EXISTING EASEMENT LINE
	RIGHT TRIANGLE LINE
	CROSS SECTION REFERENCE
	SAN TOMAS AQUINO CREEK

**SITE PLAN NOTES**

- UNLESS DRIVEWAYS IN THE PUBLIC RIGHT-OF-WAY SHALL BE REPLACED WITH CITY STANDARD CURBS, GUTTER AND SIDEWALK.
- DAMAGE CURBS, GUTTER AND SIDEWALK WITHIN THE PUBLIC RIGHT-OF-WAY ALONG THE PROPERTY'S FRONTAGE SHALL BE REPAIRED OR REPLACED TO THE NEAREST SOUND MANDY IN A MANNER ACCEPTABLE TO THE CITY ENGINEER OF HIS DISCRETION. THE COSTS OF SUCH REPAIR OR REPLACEMENT WITHIN THE PROPERTY FRONTAGE SHALL BE AT THE DISCRETION OF THE CITY ENGINEER OR HIS AGENT.
- ALL NEW DRIVEWAYS ALONG THE PROPERTY WILL COMPLY WITH THE CITY'S DRIVEWAY AND INTERSECTION VISION TRIANGLE REQUIREMENTS. VISUAL OBSTRUCTIONS OVER THREE FEET IN HEIGHT WILL NOT BE ALLOWED WITHIN THE DRIVER'S SIGHT TRIANGLE NEAR DRIVEWAYS AND INTERSECTIONS IN ORDER TO ALLOW AN UNRESTRICTED VIEW OF ONCOMING TRAFFIC.
- SEE THE VESTING TENTATIVE PARCEL MAP, SHEET T-14, FOR ALL PARCEL LINES AND CURVE TABLES.
- SEE THE VESTING TENTATIVE PARCEL MAP, SHEET T-14, FOR ALL OF THE PROPOSED EASEMENT INFORMATION.
- NORTHERN DRIVEWAY ENTRANCE/EXIT AT INTERSECTION OF PRIVATE STREET A AND FREEDOM CIRCLE SHALL HAVE SIGNAGE AND STRIPING, BOTH ON-SITE (PRIVATE STREET A) AND OFF-SITE (FREEDOM CIRCLE) THAT DESIGNATES RIGHT TURN IN, RIGHT TURN ONLY.



Architecture  
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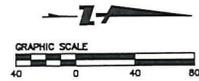
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San Jose, California  
GreyStar  
450 Sansome Street, Suite 500  
San Francisco, California

Revised: \_\_\_\_\_  
By: \_\_\_\_\_  
Date: \_\_\_\_\_

Sheet Title:  
**PRELIMINARY  
SITE PLAN**

Job No.: 50002  
Date: 07/13/2021  
Scale: AS SHOWN

Sheet No.:  
C2.1







- LEGEND**
- ① 1/2-ACRE TURFED PLAY FIELD
  - ② LANDSCAPED AND FURNISHED, PARK-LIKE QUIET AREA
  - ③ PLAYGROUND
  - ④ SPORT COURT
  - ⑤ PICNIC AREA & BOCCO COURT
  - ⑥ OFF-LEASH DOG AREA
  - ⑦ CONNECTION TO CREEK TRAIL
  - ⑧ PERIMETER ROAD
  - ⑨ PARKING GARAGE ENTRY
  - ⑩ BIKE LANE CLASS II



**STUDIO T SQUARE**

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Sara E. Chinn, Catherine  
**Greystar**  
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San Francisco, California

Discipline: \_\_\_\_\_  
No. Sheets: \_\_\_\_\_

Sheet Title:  
**STREET LEVEL  
LANDSCAPE  
PLAN**

Job No: 200902  
Date: 08/11/2021  
Scale: 1"=60'-0"

Sheet No:  
**L-102**

GENERAL NOTES

1. VESTING TENTATIVE PARCEL MAP: THIS VESTING TENTATIVE PARCEL MAP CONFORMS TO THE REQUIREMENTS OF CHAPTER 17, ARTICLE V, SECTION 400, "SUBDIVISION OF FOUR OR FEWER PARCELS (MINOR SUBDIVISIONS)" OF THE CITY OF SANTA CLARA MUNICIPAL CODE. THE VESTING TENTATIVE PARCEL MAP WILL CREATE FOUR (4) PARCELS FROM THE TWO (2) EXISTING PARCELS. PARCEL 4 IS CREATED ON THIS MAP IS FOR FUTURE DEDICATION TO THE CITY OF SANTA CLARA.
2. UTILITIES, UTILITY SIZES AND LOCATIONS ARE PRELIMINARY AND SUBJECT TO FINAL ENGINEERING DESIGN. SEE UTILITY CLEARANCE REQUIREMENTS NOTES ON SHEET C-1.
3. EASEMENTS, EXISTING EASEMENTS ARE LISTED IN THE VESTING TENTATIVE PARCEL MAP.
4. FEMA: THIS PROPERTY IS LOCATED WITHIN ZONE X AS SHOWN IN FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 08088C00934, DATED MAY 18, 2009. FLOOD ZONE X BEING AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
5. OWNER/SUBDIVIDER: GREYSTAR REAL ESTATE PARTNERS CONTACT: DAN DIEBEL PHONE: 415.244.0992
6. CIVIL ENGINEER: DRP ENGINEERS 1730 N. FIRST STREET, SUITE 600 SAN JOSE, CA 95112 CONTACT: ISAAC KONTOROVSKY (408) 467-9100
7. SITE ADDRESS: 3905 FREEDOM CIRCLE SANTA CLARA, CA 95054
8. ASSESSORS PARCEL NO. PARCEL 1: 104-40-038 PARCEL 2: 104-40-021

PUBLIC STORM DRAIN EASEMENT \* LINE TABLE

LINE NO.	LENGTH	DIRECTION
L4	32.40	S00°02'00"E
L5	10.60	S89°57'31"W
L3	163.31	S71°47'37"W
L2	148.21	S79°42'07"W
L30	33.39	N00°02'00"W

**\* PUBLIC STORM DRAIN EASEMENT NOTE:**  
OWNERSHIP SHALL PROVIDE THE CITY OF SANTA CLARA WITH AN IRREVOCABLE OFFER OF DEDICATION OF THE LAND COVERED WITHIN THIS NEW PUBLIC STORM DRAIN EASEMENT TO SERVE AS A FUTURE PUMP STATION SITE. THIS IRREVOCABLE OFFER OF DEDICATION WILL ALSO INCLUDE AN EASEMENT IN FAVOR OF SAID PUMP STATION PARCEL, WHICH WILL HAVE THE SAME PATH AS THE PROPOSED E.V.A.E. AND THE INGRESS/EGRESS EASEMENT TO ACCESS PUBLIC STORM DRAIN EASEMENT SHOWN BELOW.

**PUBLIC WATER SERVICE EASEMENT**  
A DOMESTIC WATER SERVICE LATERAL AND ASSOCIATED APURTENANCES WILL BE PLACED IN THEIR RESPECTIVE EASEMENTS. LOCATIONS OF THESE EASEMENTS ARE TENTATIVELY SHOWN ON SHEETS C-4-C-4.1 AND WILL BE FULLY DETERMINED WHEN THE FINALIZED DESIGN FOR THIS WATER SERVICE LINE HAS BEEN COMPLETED.

**PRIVATE FIRE SERVICE EASEMENT:**  
FIRE MAINS REPRESENT CENTER LINE OF 3" WIDE PRIVATE FIRE SERVICE EASEMENT FOR THE BENEFIT OF PARCEL 1, PARCEL 2, AND PARCEL 3

**PRIVATE STORM DRAIN EASEMENT:**  
STORM DRAIN MAINS IN PARCEL 1 AND PARCEL 2 REPRESENT CENTER LINE OF 3" WIDE PRIVATE STORM DRAIN EASEMENT FOR THE BENEFIT OF PARCEL 2 AND PARCEL 1 RESPECTIVELY.

**PRIVATE SANITARY SEWER EASEMENT:**  
SANITARY SEWER MAINS IN PARCEL 1 AND PARCEL 2 REPRESENT CENTER LINE OF 8" WIDE PRIVATE SANITARY SEWER EASEMENT FOR THE BENEFIT OF PARCEL 2 AND PARCEL 1 RESPECTIVELY.

**UNDERGROUND UTILITY EASEMENT:**  
SLUDG VALLEY POWER (SVP) UTILITY STRUCTURES AND ASSOCIATED CONDUIT WILL BE PLACED IN THEIR OWN RESPECTIVE EASEMENTS. LOCATIONS OF THESE EASEMENTS ARE TENTATIVELY SHOWN ON SHEETS C-4-C-4.1 AND WILL BE FULLY DETERMINED WHEN SVP HAS FINISHED DESIGN OF THESE FACILITIES.

**LAND USE AND ZONING DESIGNATIONS:**  
EXISTING ZONING: COMMERCIAL PARK  
PROPOSED ZONING: FREEDOM CIRCLE FOCUS AREA PLAN  
EXISTING USE: PARKING AND VACANT LAND  
PROPOSED USE: RESIDENTIAL, COMMERCIAL, AND OPEN SPACE

**PROPERTY DESCRIPTION:**  
ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

**PARCEL ONE:**  
ALL OF PARCEL 2, AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "PARCEL MAP BEING A RESUBDIVISION OF LANDS OF HARRIOTT CORPORATION, SUCCESSOR BY MERGER TO TESSAP ENTERPRISES, INC. AND HARRIOTT HOTELS, INC., AND STEPHEN & MARY DORCH" AS SHOWN ON RECORDS OF SURVEY RECORDED ON JANUARY 12, 1977 IN BOOK 396 OF MAPS, AT PAGE 84, SANTA CLARA COUNTY RECORDS, WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON DECEMBER 29, 1977 IN BOOK 410 OF MAPS, AT PAGES 29 AND 30.

**PARCEL TWO:**  
ALL OF PARCEL 2, AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "PARCEL MAP BEING ALL OF PARCEL 3, AS SHOWN ON THAT CERTAIN "PARCEL MAP", RECORDED IN BOOK 410 OF MAPS, AT PAGES 29 AND 30, SANTA CLARA COUNTY RECORDS, WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON MAY 18, 1979 IN BOOK 442 OF MAPS, AT PAGE 5.

SURVEYOR'S STATEMENT

THIS TENTATIVE MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION, AT THE REQUEST OF GREYSTAR REAL ESTATE PARTNERS ON (DATE)

PRELIMINARY

JOHN KOROVAN  
P.L.S. NO. 8883  
JKOROVAN@BKF.COM  
DATE: JULY 13, 2021

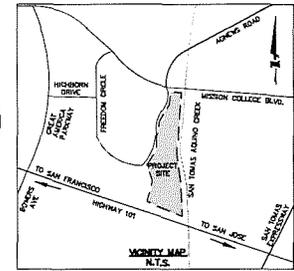


ENGINEER'S STATEMENT

THIS TENTATIVE MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION, AT THE REQUEST OF GREYSTAR REAL ESTATE PARTNERS ON (DATE)

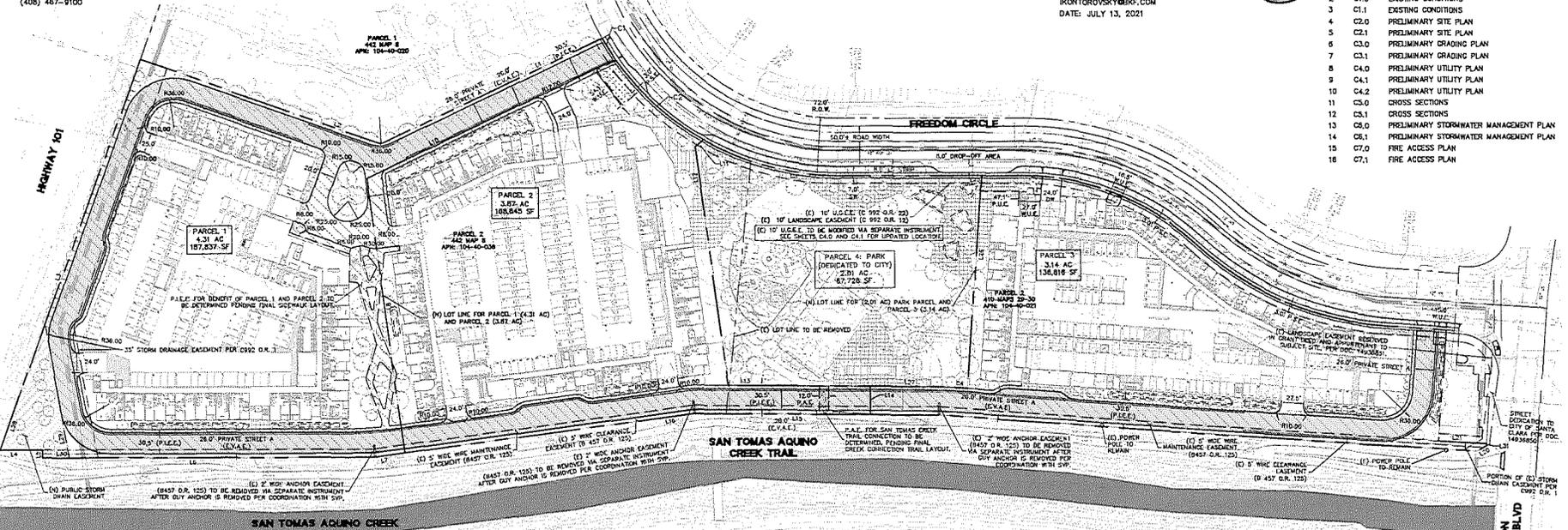
PRELIMINARY

NORMAN I. KONTOROVSKY  
P.E. NO. 78090  
KONTOROVSKY@BKF.COM  
DATE: JULY 13, 2021



SHEET INDEX

SHEET NO.	SHEET TITLE
1	TM-1 VESTING TENTATIVE PARCEL MAP
2	C1.0 EXISTING CONDITIONS
3	C1.1 EXISTING CONDITIONS
4	C2.0 PRELIMINARY SITE PLAN
5	C2.1 PRELIMINARY SITE PLAN
6	C3.0 PRELIMINARY GRADING PLAN
7	C3.1 PRELIMINARY GRADING PLAN
8	C4.0 PRELIMINARY UTILITY PLAN
9	C4.1 PRELIMINARY UTILITY PLAN
10	C4.2 PRELIMINARY UTILITY PLAN
11	C5.0 CROSS SECTIONS
12	C5.1 CROSS SECTIONS
13	C6.0 PRELIMINARY STORMWATER MANAGEMENT PLAN
14	C6.1 PRELIMINARY STORMWATER MANAGEMENT PLAN
15	C7.0 FIRE ACCESS PLAN
16	C7.1 FIRE ACCESS PLAN



LEGEND

PROPERTY LINE  
BORDERIZATION AREA  
EXISTING EASEMENT LINE  
PROPOSED EASEMENT LINE

PRIVATE INGRESS/EGRESS EASEMENT  
PROPOSED EMERGENCY VEHICLE ACCESS EASEMENT AND INGRESS/EGRESS EASEMENT TO ACCESS PUBLIC STORM DRAIN EASEMENT  
WATER UTILITY EASEMENT  
PUBLIC STORM DRAIN EASEMENT  
PUBLIC ACCESS EASEMENT

PUBLIC UTILITY EASEMENT  
SAN TOMAS AQUINO CREEK

**ABBREVIATIONS**  
E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT  
W.U.E. WATER UTILITY EASEMENT  
P.I.E.E. PRIVATE INGRESS/EGRESS EASEMENT  
U.G.E.E. UNDERGROUND ELECTRICAL EASEMENT  
P.A.C.E. PUBLIC ACCESS EASEMENT  
P.S.E. PUBLIC SIDEWALK EASEMENT  
P.U.E. PUBLIC UTILITY EASEMENT

LOT 1 LINE AND CURVE TABLES

LINE TABLE			CURVE TABLE			
LINE NO.	LENGTH	DIRECTION	CURVE NO.	LENGTH	RADIUS	DELTA
L1	32.40	S00°02'00"E	C1	31.20	336.00	89°57'31"
L2	37.00	S79°42'07"W				
L3	87.83	S71°47'37"W				
L4	32.40	S00°02'00"E				
L5	10.60	S89°57'31"W				
L6	413.32	S00°02'00"E				
L7	37.23	S07°47'07"E				
L8	345.19	S27°16'42"W				
L10	342.84	N07°37'08"W				

LOT 2 LINE AND CURVE TABLES

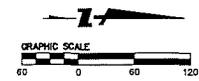
LINE TABLE			CURVE TABLE			
LINE NO.	LENGTH	DIRECTION	CURVE NO.	LENGTH	RADIUS	DELTA
L9	245.10	S07°47'07"E	C2	148.84	336.17	89°57'19"
L10	242.84	N07°37'08"W				
L11	141.3	N41°01'17"W				
L12	299.03	S87°01'07"W				
L13	176.78	S07°36'36"W				
L14	33.50	S93°43'38"W				
L15	218.28	S00°28'38"W				
L16	262.86	S07°43'57"E				

LOT 3 LINE AND CURVE TABLES

LINE TABLE			CURVE TABLE			
LINE NO.	LENGTH	DIRECTION	CURVE NO.	LENGTH	RADIUS	DELTA
L17	35.50	S89°37'07"E	C3	34.52	170.81	89°29'02"
L18	83.02	N00°00'00"E	C4	236.16	314.00	84°59'24"
L19	246.78	N04°00'35"E	C5	262.20	386.00	83°08'16"
L20	13.48	N03°37'46"W				
L21	40.00	S03°43'38"W				
L22	137.68	N05°50'02"W				
L23	77.12	S04°18'35"W				
L24	48.67	S00°52'19"W				
L25	178.27	N00°02'19"E				
L26	283.00	S84°03'30"E				
L27	85.81	S00°29'36"W				
L28	5.81	N89°07'42"W				

LOT 4 LINE AND CURVE TABLES

LINE TABLE			CURVE TABLE			
LINE NO.	LENGTH	DIRECTION	CURVE NO.	LENGTH	RADIUS	DELTA
L29	141.3	N41°01'17"W	C6	174.94	336.00	89°29'45"
L30	299.03	S87°01'07"W	C7	34.32	725.81	89°29'02"
L31	176.78	S07°36'36"W				
L32	85.82	N00°00'00"E				
L33	253.00	S87°02'36"E				
L34	65.81	S00°29'36"W				



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3905 FREEDOM CIRCLE  
VESTING TENTATIVE PARCEL MAP  
APPLICATION FILE PLN2017-12616

SANTA CLARA COUNTY  
SANTA CLARA  
CALIFORNIA

Revisions

No.				
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Date: 07/13/2021  
Scale: AS SHOWN  
Drawn: CJ  
Checked: CJ  
Approved: IK  
Job No.: 2015068

Drawing Number:  
**TM-1**

# ENGINEERING

## DEPARTMENT SC MINUTES

PCC Meeting Date:	8/3/2021
Reviewer:	Viet Nguyen
Agenda Item #:	A
File:	PLN2017-12516
Address:	3905 Freedom Circle
Project Description:	<b>Architectural Review and General Plan Amendment and Rezoning</b> of the 13.3 acre site to construct a residential project that consists of up to 1,100 residential units with 1,540 parking spaces, up to 2,000 square foot of commercial with 10 parking spaces and a 2-acre public park.

## DEPARTMENT COMMENTS:

E1. No comments.

## CONDITIONS OF APPROVAL:

- 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. 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 parcel map and/or issuance of building permits.
- E4. All work within the Santa Clara Valley Water District right-of-way shall require a Santa Clara Valley Water District encroachment permit.
- E5. In accordance with the City Storm Drain Master Plan, a Storm Drain Pump station site easement is required to be dedicated at the southeast corner of the project site where Freeway 101 and San Tomas Aquino Creek intersect by means of a Subdivision Map or approved instrument at time of development.
- E6. Record Irrevocable Offer of Dedication for future storm drain pump station at south eastern corner of the property, south of the existing storm drain easement, and pay applicable processing fee.
- E7. Ingress/egress easement for access to future storm drain pump station and existing storm drain easement from the City of Santa Clara public right-of-way to overlap the Emergency Vehicle Access Esmment path shall be dedicated by means of a Subdivision Map or approved instrument at time of development.
- E8. Damaged curb, gutter, and sidewalk within the public right-of-way along property's frontage shall be repaired or replaced (to the nearest score mark) in a manner acceptable to the City Engineer or his designee. The extents of said repair or replacement within the property frontage shall be at the discretion of the City Engineer or his designee.

- E9. The project shall provide sidewalk easements along the project frontage where public sidewalks extend into private property. Sidewalk easements are to be 1' behind proposed back of walk where there is landscaping behind sidewalk. Sidewalk easement where hardscape is behind sidewalk is to be at back-of-walk. Cold joint is required between public sidewalk and private hardscape.
- E10. Emergency vehicle access easement language shall be required to include language for the property owner to provide alternative emergency vehicle access when maintenance or replacement activities are being performed on the storm drain main within the existing storm drain main easement.
- E11. Dedicate, as required, on-site easements for new public utilities, emergency vehicle, public access, and/or sidewalk by means of a Subdivision Map or approved instrument at time of development.
- E12. After City Council approval of the Tentative Map, submit 10 copies of the Subdivision Map, prepared by a Licensed Land Surveyor or a Registered Civil Engineer with Land Surveyor privileges to the Public Works Department. The submittal shall include a title report, closure calculations, and all appropriate fees.
- E13. Dedicate bicycle and pedestrian access easement for trail path from the public right-of-way to San Tomas Aquino Creek Trail.
- E14. Execute easement encroachment agreement for all private improvements and public easements. Pay all appropriate processing fees.
- E15. Provide minimum 5' wide sidewalk plus minimum 4.5' wide landscape strip along the Freedom Circle project frontage
- E16. Reconstruct curb ramps at Mission College Boulevard and Freedom Circle intersection to be ADA compliant.
- E17. Unused driveways in the public right-of-way shall be replaced with City standard curb, gutter, and sidewalk per City Standard Detail ST-12.
- E18. All driveways shall be City standard ST-8.
- E19. Reconstruct driveway at San Tomas Aquino Creek Trailhead to current City standard ST-9.
- E20. Reconstruct driveway for Freedom Circle Storm Station to current City standard ST-8.