# City of Santa Clara

## Meeting Agenda

## Planning Commission

**Wednesday, October 8, 2025** **6:00 PM** **Hybrid Meeting**
**City Hall Council**
**Chambers/Virtual**
**1500 Warburton Avenue**
**Santa Clara, CA 95050**

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

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**6:00 PM REGULAR MEETING**

**Call to Order**

**Pledge of Allegiance and Statement of Values**

**Roll Call**

## DECLARATION OF COMMISSION PROCEDURES

## CONTINUANCES/EXCEPTIONS

## CONSENT CALENDAR

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

**1.A 25-1509** Planning Commission Meeting Minutes of September 10, 2025

***Recommendation:*** Approve the Planning Commission Meeting Minutes of the September 10, 2025 Meeting.

**1.B 25-1038** Planning Commission 2026 Calendar of Meetings

***Recommendation:*** Approve the Planning Commission 2026 Calendar of Meetings.

## PUBLIC PRESENTATIONS

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

## PUBLIC HEARING

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

**2.** **25-943** PUBLIC HEARING: Action on the Initial Study/Mitigated Negative Declaration (IS/MND), Mitigation Monitoring and Reporting Program, and to Amend the Approved Planned Development (PD) Zoning for 22 All-Electric Detached Single-Family Residences (PLN22-00505) to Allow for the Installation of Natural Gas Stove Appliances (PLN25-00073) for the Property Located at 1957 Pruneridge Avenue

***Recommendation:*** The proposed modification to the rezoning is a legislative act, and the Planning Commission and Council have a significant degree of discretion in making their decisions. Because the developer committed to not use methane in order to obtain the PD zoning in 2024, and the all-electric construction is one of the stated reasons for granting the PD zoning, there is no obligation to reverse course and allow methane just one year later. Nevertheless, the addition of natural gas stovetops will respond to market demand and add value to the residences. In addition, the inclusion of 22 natural gas stoves does not represent a significant policy shift, especially given that the City is drafting a revision to its Reach Code that may expressly allow for natural gas stovetops in the near future. Consequently, Staff recommends that the Planning Commission adopt Alternatives 1 and 2:

1. Adopt a resolution recommending the City Council adopt the Mitigated Negative Declaration (MND) and the Mitigation Monitoring and Reporting Program (MMRP) for the 1957 Pruneridge Avenue Residential Project.
2. Adopt a resolution recommending the City Council to amend the approved Planned Development (PD) Zoning (PLN22-00505) for the 22 single-family detached two-story all-electric residences to allow for the installation of natural gas stove appliances for the Property located at 1957 Pruneridge Avenue, subject to conditions of approval.

**3.** **25-937** Public Hearing: Vesting Tentative Map (PLN24-00044) for a Common Interest Development for the Proposed Development of Six Single-Family Housing Units to Accompany Architectural Review Application (PLN24-00034), Subject to Streamlining Under SB 330 (2019), Located at 4503 Cheeney Street.

***Recommendation:***

1. **Recommend** that the City Council determine the project to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Class 32 - In-Fill Development Projects); and
2. **Adopt** a Resolution recommending the City Council approve the Vesting Tentative Map (PLN24-00044) for a common interest development for the proposed development of six single family housing units located at 4503 Cheeney Street to accompany the Architectural Review application (PLN 24-00034), subject to findings and conditions of approval

**4.** **25-1040** Study Session on the Santa Clara Station Area Specific Plan

**REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:**

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

**DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:**

1. Planning Commission Budget Update
2. Upcoming Agenda Items
3. City Council Actions

**ADJOURNMENT:**

*The next regular scheduled meeting is on Wednesday, November 12, 2025 at 6:00 PM in the City Hall Council Chambers.*

MEETING DISCLOSURES

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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**25-1509** **Agenda Date: 10/8/2025**

# REPORT TO PLANNING COMMISSION

## SUBJECT
Planning Commission Meeting Minutes of September 10, 2025

## RECOMMENDATION
Approve the Planning Commission Meeting Minutes of the September 10, 2025 Meeting.

# City of Santa Clara

## Meeting Minutes

## Planning Commission

**09/10/2025** **6:00 PM**

**Hybrid Meeting**
**City Hall Council**
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**6:00 PM REGULAR MEETING**

**Call to Order**

**Vice Chair Bouza** called the meeting to order at 6:02 p.m.

**Pledge of Allegiance and Statement of Values**

**Secretary Cherukuru** read the Statement of Values.

**Roll Call**

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

**Absent** 1 - Chair Eric Crutchlow

**DECLARATION OF COMMISSION PROCEDURES**

**Secretary Cherukuru** read the Declaration of Procedures.

**CONTINUANCES/EXCEPTIONS**

None.

**CONSENT CALENDAR**

**1.A** 25-987 Planning Commission Meeting Minutes of August 13, 2025

***Recommendation:*** Approve the Planning Commission Meeting Minutes of the August 13, 2025 Meeting.

**A motion was made by Commissioner Biagini, seconded by Commissioner Cherukuru to approve the consent calendar.**

**Aye:** 5 - Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, and Commissioner Saleme

**Absent:** 1 - Chair Crutchlow

**Abstained:** 1 - Commissioner Bhatnagar

It was announced at 6:11 p.m. that Chair Crutchlow would not be attending the meeting.

**A motion was made by Commissioner Biagini, seconded by Commissioner Cherukuru to excuse Chair Cruthclow from the meeting.**

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

**Excused:** 1 - Chair Crutchlow

## PUBLIC PRESENTATIONS

None.

## PUBLIC HEARING

**2.** 25-867 Public Hearing: Action on Conditional Use Permit (PLN25-00131) for a New Unmanned AT&T Telecommunication Facility with the Installation of Rooftop Mounted Antennas and Ground Equipment Located at 2600 Great America Way

***Recommendation:***

**Determine** that the project is categorically exempt from formal environmental review per Section 15303(d), New Construction of Utility Extensions, of the CEQA Guidelines; and

**Adopt** a Resolution to approve the Conditional Use Permit for a new unmanned AT&T telecommunication facility with the installation of rooftop mounted antennas and ground equipment, subject to findings and conditions of approval.

**Assistant Planner Alex Tellez** provided the staff presentation.

**Applicant Ashley Smith, EPIC Wireless Group** spoke regarding the project.

**Commissioners** inquired upon several aspects of the project.

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

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

**Excused:** 1 - Chair Crutchlow

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

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

**Excused:** 1 - Chair Crutchlow

**A motion was made by Commissioner Biagini, seconded by Commissioner Saleme to approve staff recommendation 2.**

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

**Excused:** 1 - Chair Crutchlow

**3.** 25-986 STUDY SESSION: Due Process and Meeting Procedures.

***Recommendation:*** There is no Staff Recommendation

**Assistant City Attorney Alexander Abbe** provided a presentation.

**Commissioners** inquired on several items for clarification.

**REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:**

1. Announcements/Other Items

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

**Staff Aide II Elizabeh Elliott** reminded Commissioners Huang and Crutchlow they are registered to attend the upcoming APA California Conference taking place September 28 - October 1, 2025 in Monterey.

**DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:**

1. Planning Commission Budget Update

**Staff Aide II Elizabeth Elliott** provided budget updates.

2. Upcoming Agenda Items

**Planning Manager Lesley Xavier** provided updates.

3. City Council Actions

**Planning Manager Lesley Xavier** provided updates.

**ADJOURNMENT:**

**The meeting adjourned at 8:40 p.m. The next regular scheduled meeting is October 8, 2025 at 6 p.m.**

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

**Excused:** 1 - Chair Crutchlow

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**25-1038** **Agenda Date: 10/8/2025**

# REPORT TO PLANNING COMMISSION

## SUBJECT
Planning Commission 2026 Calendar of Meetings

## DISCUSSION
Attached is the proposed regular Planning Commission meeting schedule for 2026, which includes eleven (11) meetings to take place at 6:00 p.m. on Wednesday evenings.

## 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.

## FISCAL IMPACT
There is no fiscal impact other than administrative time and expense to set the meetings.

## COORDINATION
This report has been coordinated with the City Attorney’s Office.

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

## RECOMMENDATION
Approve the Planning Commission 2026 Calendar of Meetings.

Prepared by: Elizabeth Elliott, Staff Aide II
Reviewed by: Lesley Xavier, Planning Manager
Approved by: Afshan Hamid, Director Community Development

## ATTACHMENTS
1. Planning Commission 2026 Meeting Calendar

City of Santa Clara
The Center of What's Possible

**PLANNING COMMISSION**
CITY COUNCIL CHAMBERS
1500 Warburton Avenue
Santa Clara, CA 95050

# Schedule of Meetings
# 2026

**DRAFT**

Regular meetings are held on Wednesday evenings, beginning at 6:00 p.m., in the City Council Chambers at 1500 Warburton Avenue, Santa Clara, in accordance with the following schedule.

## Meeting Dates

January 14, 2026
February 11, 2026
March 11, 2026
April 8, 2026
May 20, 2026
June 10, 2026
August 12, 2026
September 2, 2026
October 7, 2026
November 18, 2026
December 16, 2026

Approved at the xxx, 2025 Planning Commission Meeting

**25-943** **Agenda Date: 10/8/2025**

**REPORT TO PLANNING COMMISSION**

**SUBJECT**

PUBLIC HEARING: Action on the Initial Study/Mitigated Negative Declaration (IS/MND), Mitigation Monitoring and Reporting Program, and to Amend the Approved Planned Development (PD) Zoning for 22 All-Electric Detached Single-Family Residences (PLN22-00505) to Allow for the Installation of Natural Gas Stove Appliances (PLN25-00073) for the Property Located at 1957 Pruneridge Avenue

**REPORT IN BRIEF**

**Applicant /Owner**: SCS Development
**General Plan:** Very Low Density Residential
**Zoning:** Planned Development (PD)
**Site Area:** 2.47 acres
**Existing Conditions:** The site is currently under construction in accordance with the plans that were approved by the City Council on March 19, 2024. Prior to that, the site was occupied with the St. Mark's Episcopal Church.

**Surrounding Land Uses:**

- North: Single-family detached residences
- South: Pruneridge Avenue and a mix of neighborhood commercial uses and detached single-family residences
- East: Neighborhood commercial uses
- West: Neighborhood commercial uses

**Staff Recommendation:** The Planning Commission adopt a resolution recommending the City Council adopt the Initial Study and Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program (MMRP) and amend the approved Planned Development (PD) Zoning (PLN22-00505) for the 22 all-electric Detached Single-Family Residences to allow for the installation of natural gas stove appliances (PLN25-00073) for the Property located at 1957 Pruneridge Avenue.

**BACKGROUND**

On February 19, 2025, SCS Development Company ("the applicant") filed an application (File No. PLN25-00073) to amend the approved Planned Development (PD) (File No. PLN22-00505) to construct 22 single-family detached two-story all-electric residences with a private street and associated on- and-offsite improvements on the 2.47-acre site. As proposed, the modified project would retain all the project design features of the approved project, with the exception of the project no longer providing 100 percent electric power.

Project History and Previous Actions

The project site was previously developed with a church and an associated office/school building. On March 19, 2024, City Council approved a rezone of the subject property from Public, Quasi-Public, and Public Park or Recreation (B) to Planned Development (PD) to allow the construction of the residential development with 22 single-family detached two-story all-electric residences, private street and associated on- and-off-site improvements, and a Vesting Tentative Subdivision Map to subdivide the property into individual for-sale lots and four common lots for use as a utility corridor, vehicle access, landscape open space and bioretention

areas. Fifteen percent of the total number of units (or 3.3 homes) are required to be affordable housing units. The project provides three affordable units and per Section 17.40.080.B of the City's Affordable Housing Ordinance, the fractional unit (0.3) requirement will be addressed by payment of an in-lieu fee.

Redevelopment of the property involved demolition of all existing structures that were over 50 years in age and site improvements (surface parking lot and landscaping). The Staff report for the Council Hearing on March 19, 2024, is provided as Attachment 3 of this report. An Environmental Impact Report was prepared for the project, in accordance with the California Environmental Quality Act (CEQA). The project was evaluated for potential historical and architectural significance in accordance with CEQA and referred for a review by the Historic Landmarks Commission (HLC) at a publicly noticed meeting on December 7, 2023. Following review of the documents and public testimony, the HLC recommended certification of the EIR to the Planning Commission and City Council and did not recommend the property for listing on the City's HRI. The project was presented to the Planning Commission at a publicly noticed meeting on February 21, 2024. At the conclusion of the public hearing, the Planning Commission unanimously voted to recommend approval of the project (7-0).

Since the approval of the project, the developer has obtained Building Permits to demolish the existing structures on site and has started the construction of the project.

Now, the developer has applied requesting to amend the approved PD to replace the 22 electric stovetops in the approved project with 22 natural gas stovetops. The developer states that the modification is necessitated to meet market demands and provide flexibility during power outages. In accordance with the Condition of Approval P23 of the approved PD, installation of natural gas infrastructure requires an amendment to PD zoning and review by the Planning Commission and approval by Council.

## DISCUSSION

Primary issues for the project include consistency with the City's General Plan, and conformance with the City Code for Planned Development Zoning.

### *General Plan Conformance*

The existing General Plan designation for the project site is Very Low Density Residential. This designation is intended for residential densities of up to 10 dwelling units per acre (du/ac) and envisioned for single-family residential development in scale and character. Development in this classification maintains a feeling of suburban living with setbacks between structures, parking, large, landscaped yards and tree lined streets. The approved project provides 8.9 du/ac, consistent with the General Plan designation for the project site is Very Low Density Residential.

As proposed, the modified project would retain all the project design features of the approved project, except that the project would no longer be 100 percent electric. The modified project would replace the 22 electric stoves in the approved residences with 22 natural gas stovetops. The addition of natural gas infrastructure into the project is not consistent with the 2022 Climate Action Plan (CAP), which establishes a policy of reducing emissions to "net zero" by 2045 in the City of Santa Clara. "Net zero" energy use is based on the assumption that all new development in the city would be all-electric, and that eventually all energy used in the city would be from renewable resources. The modified project would also conflict with General Plan Goal 5.10.2-G2, which aims for reduced greenhouse gas emissions (GHG) that meet State and regional goals and requirements to combat climate change, and Policy 5.10.2-P3, which encourages the implementation of technological advances that minimize public health hazards and reduces the generation of air pollutants. Here, the proposed modifications would increase emissions compared to the approved project and would forego all-electric construction and instead utilize outdated methane technology to generate heat for cooking.

Nevertheless, the cumulative greenhouse gas impact of 22 natural gas stovetops would be minimal. The all-electric project would have resulted in 129 tons of CO2 equivalent emissions per year, primarily based on

traffic trips. The revised project would generate only 6.6 additional tons of CO2 equivalents, for a total of 135 tons per year. To mitigate the GHG emissions from the natural gas stovetops, the modified project would include a TDM plan as part of Mitigation Measure GHG-1.1, which would reduce the number of project trips to evenly offset the 6.6-ton increase in the GHG emissions from adding the 22 natural gas stovetops.

The Climate Action Plan also directs the City to implement its "Reach Code," which is a local ordinance that goes beyond the minimum requirements of the California Building Standards Code (CBSC) in order to promote sustainability goals. The City is in the process of updating its Reach Code to replace the "all-electric" requirement, which the Council suspended in January 2025, with an "energy performance" approach. "Energy performance" ordinances require developers to increase the overall energy efficiency in a development, but leave flexibility for the builder on how to achieve this goal. For example, a developer could build homes that have natural gas stovetops, but improve energy efficiency by using electric heat-pump equipment, installing more advanced HAVC systems, utilizing better insulation, and including solar panels. Given the possibility that natural gas stoves will be allowed under the new Reach Code, allowing 22 natural gas stoves in this project does not represent a significant policy shift.

***Zoning Conformance***

Per Chapter 18.54 of the City Code, PD zoning districts are intended to allow for creative design solutions and land uses not otherwise allowed in standard zoning districts while maintaining compatibility with the existing community and allowing for greater community ownership. The proposed PD zoning would continue the same development standards approved in 2024, at a density and with a site design compatible with existing and approved land uses surrounding the project site. The project matches the architectural character and quality of the surrounding neighborhood, consistent with Zoning Code requirements.

The proposal to replace the approved 22 electric stovetops in the project with 22 natural gas stovetops does not alter the site plan, access or parking of the approved project. Project construction would only be slightly adjusted to connect the gas utilities to the site. However, the 2024 PD approval also expressly cited the all-electric nature of the project as a justification for granting the rezoning.

## ENVIRONMENTAL REVIEW

On March 19, 2024, the City Council certified the Environmental Impact Report (EIR) that was prepared for the approved project by the environmental consultant firm David J. Powers & Associates, in accordance with the California Environmental Quality Act (CEQA). The DEIR examined potential environmental impacts associated with project development and identified significant impacts on biological resources, cultural resources, and geology and soils. Mitigation measures were identified for implementation that would reduce most of the significant project development impacts to less than significant levels. However, significant unavoidable project level and cumulative cultural resources impacts were identified to remain with demolition of the church, which was identified as being eligible for listing as an architecturally significant local structure, to redevelop the site

To analyze the proposal to allow for the use of natural gas by replacing the approved electric stovetops in the project with 22 natural gas stovetops, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the project by the environmental consultant firm David J. Powers & Associates, in accordance with the California Environmental Quality Act (CEQA). The (IS/MND) and Notice of Availability were posted on the City's website and available for public review for 20-days between July 18, 2025, and August 7, 2025, in accordance with CEQA requirements.

The IS/MND analyzed potential impacts on Air Quality, Energy, Greenhouse Gas Emissions, Land Use and Planning and found the impacts to be the same as the approved project except for the Greenhouse Gas emissions, due to inclusion of natural gas stovetops. An additional Mitigation measure was added that would reduce the new Greenhouse Gas impact to a less than significant level. Staff received one comment on the IS/MND during the 20-day review period by the Amah Mutsun Tribal Band of San Juan Bautista & AMTB. A

response to their comment letter was prepared and posted on the City's website, for which a weblink can be found in Attachment 2.

## FISCAL IMPACT

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

## COORDINATION

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

## PUBLIC CONTACT

On September 15, 2025, the notice of public hearing for this item was mailed to property owners within 1,000 feet of the project side boundaries and interested parties. Newspaper notice of this item was published in *The Weekly*, a newspaper of general circulation, on September 17, 2025. At the time of this staff report, no comments have been received by the Planning Department in support or opposition to the project.

*Community Meetings*

Virtual public outreach meetings were conducted by the Property Owner/Applicant on November 16, 2022, and August 30, 2023, to engage the neighborhood community in the planning process. Notices of the meetings were mailed by the Property Owner/Applicant to 938 properties within 1,000 feet of the project site boundaries and posted on the City's website. Concerns / issues raised by residents at the meeting included property maintenance, construction activities, site circulation and parking, shade and shadow, and privacy. These meetings provided the community opportunities to review and comment on the proposal and revised changes made to the dwellings, site circulation and landscaping resulting from community input.

## ALTERNATIVES

1. Adopt a resolution recommending the City Council adopt the Mitigated Negative Declaration (MND) and the Mitigation Monitoring and Reporting Program (MMRP) for the 1957 Pruneridge Avenue Residential Project.
2. Adopt a resolution recommending the City Council to amend the approved Planned Development (PD) Zoning (PLN22-00505) for the 22 single-family detached two-story all-electric residences to allow for the installation of natural gas stove appliances for the Property located at 1957 Pruneridge Avenue, subject to conditions of approval.
3. Recommend the City Council deny the request to amend the approved Planned Development (PD) Zoning (PLN22-00505) for the 22 single-family detached two-story all-electric residences to allow for the installation of natural gas stove appliances for the Property located at 1957 Pruneridge Avenue.

## RECOMMENDATION

The proposed modification to the rezoning is a legislative act, and the Planning Commission and Council have a significant degree of discretion in making their decisions. Because the developer committed to not use methane in order to obtain the PD zoning in 2024, and the all-electric construction is one of the stated reasons for granting the PD zoning, there is no obligation to reverse course and allow methane just one year later. Nevertheless, the addition of natural gas stovetops will respond to market demand and add value to the residences. In addition, the inclusion of 22 natural gas stoves does not represent a significant policy shift, especially given that the City is drafting a revision to its Reach Code that may expressly allow for natural gas stovetops in the near future. Consequently, Staff recommends that the Planning Commission adopt Alternatives 1 and 2:

1. Adopt a resolution recommending the City Council adopt the Mitigated Negative Declaration (MND) and the Mitigation Monitoring and Reporting Program (MMRP) for the 1957 Pruneridge Avenue Residential Project.
2. Adopt a resolution recommending the City Council to amend the approved Planned Development (PD) Zoning (PLN22-00505) for the 22 single-family detached two-story all-electric residences to allow for

the installation of natural gas stove appliances for the Property located at 1957 Pruneridge Avenue, subject to conditions of approval.

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

**ATTACHMENTS**

1. Vicinity Map
2. Web Links to the Project Page and CEQA documents
3. Resolution Recommending Council adopt the MND and MMRP
4. Resolution Recommending Council Approve the Amendment to approved Planned Development (PD)
5. Staff Report for the Council Hearing on March 19, 2024
6. Conditions of Approval
7. Development Plans

# 1957 Pruneridge Avenue Vicinity Map






## Notes

PLN25-00073

0 200 400 ft

NAD_1983_2011_StatePanel_California_III_FIPS_0403_Ft_US

©City of Santa Clara

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

# Web Links- Project Website and Mitigated Negative Declaration (MND) and Mitigation Monitoring or Reporting Program (MMRP); Environmental Impact Report (EIR)

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**Project Website:**
Here you will find a summary of the project and information regarding past community meetings and prior plan submittals.
1957 Pruneridge Avenue - 22 Detached Residential Units | Projects Listing | City of Santa Clara

**Environmental Website:**
Here you will find environmental assessment of the project.
1957 Pruneridge Avenue - 22 Detached Units Use of Natural Gas (CEQA) | CEQA Pending Approvals Directory | City of Santa Clara

Link to the MMRP prepared for the current proposal.
https://www.santaclaraca.gov/home/showpublisheddocument/87525/638883562460200000

**Response to Comments:**
https://www.santaclaraca.gov/home/showpublisheddocument/87910/638918152263672886

To view the certified EIR, please visit the approved project CEQA page, which includes all of the archived CEQA information.
1957 Pruneridge Avenue - 22 Detached Units (CEQA),

**These documents are available for viewing in the Community Development Department**

**RESOLUTION NO. _____**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL ADOPT THE MITIGATED NEGATIVE DECLARATION AND THE MITIGATION MONITORING AND REPORTING PROGRAM FOR THE PROPOSED AMENDMENT TO THE APPROVED RESIDENTIAL PLANNED DEVELOPMENT (PD) (PLN22-00505) LOCATED AT 1957 PRUNERIDGE AVENUE, SANTA CLARA**

PLN25-00073 (Rezone)

**WHEREAS,** On February 19, 2025**,** SCS Development ("Owner") filed an application for the development of a 2.47-acre site located at 1957 Pruneridge Avenue, Santa Clara ("Project Site");

**WHEREAS**, the Project Site has a General Plan designation of Very Low Density Residential and is zoned Planned Development (PD);

**WHEREAS,** On March 19, 2024, the City Council approved the Owner's request to rezone the subject property from Public, Quasi-Public, and Public Park or Recreation (B) to Planned Development (PD) to construct the residential development with 22 detached two-story all-electric homes, private street and associated on- and-off-site improvements, and a Vesting Tentative Subdivision Map to subdivide the property into individual for-sale lots and four common lots for use as a utility corridor, vehicle access, landscape open space and bioretention areas (Approved PD);

**WHEREAS,** On March 19, 2024, City Council certified an Environmental Impact Report and adopted the CEQA Findings, Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program for the 1957 Pruneridge Avenue Residential Project (Approved PD);

**WHEREAS,** on February 19, 2025, the Owner applied to amend the Approved PD to replace the approved 22 electric stovetops in the project with 22 natural gas stovetops ("Project");

**WHEREAS,** in accordance with the Condition of Approval P23 of the Approved PD, installation of natural gas infrastructure requires an amendment to the Approved PD zoning, and review by the Planning Commission and approval by Council;

**WHEREAS,** to analyze the proposal to allow for the use of natural gas by replacing the approved electric stovetops in the project with 22 natural gas stovetops, the City, as Lead Agency, in tandem with Consultant 'David J. Powers' prepared an Initial Study ("IS") and a Mitigated Negative Declaration for the proposed project in accordance with the California Environmental Quality Act ("CEQA"), which was circulated for a 20-day review to public agencies which have jurisdiction by law with respect to the Project, as well as to other interested persons and agencies, and the City sought the comments of such persons and agencies beginning on July 18, 2025 and concluding on August 7, 2025 ("Comment Period"); and

**WHEREAS,** a Mitigation Monitoring and Reporting Program ("MMRP") has been prepared for implementation with Project development to reduce potentially significant impacts identified in the Initial Study to less than significant; and

**WHEREAS,** the City through consultant 'David J. Powers' prepared written responses to the comments received during the Comment Period and included these responses on the project's CEQA page; and

**WHEREAS,** on September 17, 2025, a notice of the public hearing on the proposed amendment to the PD was published in the *Santa Clara Weekly*, for the Planning Commission Hearing to be conducted on October 8, 2025; and

**WHEREAS,** on September 15, 2025, the notice of public hearing for the October 8, 2025, Planning Commission meeting for this item was mailed to property owners within a 1,000-foot radius of the Project Site boundaries; and

**WHEREAS,** pursuant to SCCC Section 18.146.020, on October 3, 2025, notices of the public hearing of October 8, 2025, were posted at City Hall, the Central Park Library, the Mission Branch Library, the Northside Branch Library, and on the City's website; and

**WHEREAS,** on October 8, 2025, the Planning Commission held a duly noticed public hearing to consider the Project, the MND, the MMRP, and all pertinent information in the record during which the Planning Commission invited and considered any and all verbal and written testimony and evidence offered in favor of and in opposition to the Project.

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

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

2. That the Planning Commission hereby finds that all potentially significant environmental impacts that may directly or indirectly result from the Project would be reduced to a less than significant level by implementation of the mitigation measures specified in the MND and MMRP.

3. That the Planning Commission hereby finds that the MND is complete, prepared in compliance with CEQA, and represents the independent judgment of the Planning Commission.

4. That the Planning Commission hereby recommends that the City Council finds that the MND and MMRP for this Project has been completed in compliance with CEQA, and that approval of this Project as mitigated will have no significant negative impacts on the area's environmental resources, cumulative or otherwise, as the impacts as mitigated would fall within the environmental thresholds identified by CEQA.

5. That the Planning Commission hereby recommends that the City Council adopt the MND and MMRP for the Project as required by the CEQA Guidelines (14 Cal. Code of Regs. § 15074).

6. 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 8TH DAY OF OCTOBER 2025, BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ATTEST: _____

AFSHAN HAMID
DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF SANTA CLARA

Attachments Incorporated by Reference:
1. None

**RESOLUTION NO. _____**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPROVE THE AMENDMENT TO REPLACE THE APPROVED 22 ELECTRIC STOVETOPS WITH 22 NATURAL GAS STOVETOPS FOR THE APPROVED RESIDENTIAL PLANNED DEVELOPMENT (PD) (PLN22-00505) LOCATED AT 1957 PRUNERIDGE AVENUE, SANTA CLARA**

PLN25-00073 (Rezone)

**WHEREAS,** On February 19, 2025**,** SCS Development ("Owner") filed an application for the development of a 2.47-acre site located at 1957 Pruneridge Avenue, Santa Clara ("Project Site");

**WHEREAS**, the Project Site has a General Plan designation of Very Low Density Residential and is zoned Planned Development (PD);

**WHEREAS,** On March 19, 2024, the City Council approved the Owner's request to rezone the subject property from Public, Quasi-Public, and Public Park or Recreation (B) to Planned Development (PD) to construct the residential development with 22 detached two-story all-electric homes, private street and associated on- and-off-site improvements, and a Vesting Tentative Subdivision Map to subdivide the property into individual for-sale lots and four common lots for use as a utility corridor, vehicle access, landscape open space and bioretention areas (Approved PD);

**WHEREAS,** On March 19, 2024, City Council certified the Environmental Impact Report and adopted the CEQA Findings, Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program for the 1957 Pruneridge Avenue Residential Project (Approved PD);

**WHEREAS,** on February 19, 2025, the Owner applied to amend the Approved PD to replace the approved 22 electric stovetops in the project with 22 natural gas stovetops ("Project");

**WHEREAS,** in accordance with the Condition of Approval P23 of the Approved PD, installation of natural gas infrastructure requires an amendment to the Approved PD zoning, and review by the Planning Commission and approval by Council;

**WHEREAS,** to analyze the proposal to allow for the use of natural gas by replacing the approved electric stovetops in the project with 22 natural gas stovetops, the City, as Lead Agency, in tandem with Consultant 'David J. Powers' prepared an Initial Study ("IS") and a Mitigated Negative Declaration for the proposed project in accordance with the California Environmental Quality Act ("CEQA"), which was circulated for a 20-day review to public agencies which have jurisdiction by law with respect to the Project, as well as to other interested persons and agencies, and the City sought the comments of such persons and agencies beginning on July 18, 2025 and concluding on August 7, 2025 ("Comment Period"); and

**WHEREAS,** a Mitigation Monitoring and Reporting Program ("MMRP") has been prepared for implementation with Project development to reduce potentially significant impacts identified in the Initial Study to less than significant; and

**WHEREAS,** the City through consultant 'David J. Powers' prepared written responses to the comments received during the Comment Period and included these responses on the project's CEQA page; and

**WHEREAS,** on September 17, 2025, a notice of the public hearing on the proposed amendment to the PD was published in the *Santa Clara Weekly*, for the Planning Commission Hearing to be conducted on October 8, 2025; and

**WHEREAS,** on September 15, 2025, the notice of public hearing for the October 8, 2025, Planning Commission meeting for this item was mailed to property owners within a 1,000-foot radius of the Project Site boundaries; and

**WHEREAS,** pursuant to SCCC Section 18.146.020, on October 3, 2025, notices of the public hearing of October 8, 2025, were posted at City Hall, the Central Park Library, the Mission Branch Library, the Northside Branch Library, and on the City's website; and

**WHEREAS,** on October 8, 2025, the Planning Commission held a duly noticed public hearing to consider the Project, the MND, the MMRP, and all pertinent information in the record during which the Planning Commission invited and considered any and all verbal and written testimony and evidence offered in favor of and in opposition to the Project.

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

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

2. That the Planning Commission hereby recommends that the City Council amend the Approved Planned Development (PD) to replace the approved 22 electric stovetops in the project with 22 natural gas stovetops.

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

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 8TH DAY OF OCTOBER 2025, BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ATTEST: _____

AFSHAN HAMID
DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF SANTA CLARA

Attachments Incorporated by Reference:
1. None

**24-238** **Agenda Date: 3/19/2024**

# REPORT TO CITY COUNCIL

## SUBJECT

Public Hearing: Action on an Environmental Impact Report and Mitigation Monitoring and Reporting Program, Rezone, and Vesting Tentative Subdivision Map for the Property Located at 1957 Pruneridge Avenue to Allow the Development of 22 Detached Single-Family Residences and Associated On- and Off-Site Improvements

## COUNCIL PILLAR

Promote and Enhance Economic, Housing and Transportation Development

## BACKGROUND

SCS Development Company filed an application for the subject proposal to allow for the development of a single-family residential development with 22 detached two-story homes on the 2.47-acre subject site. Implementation of the proposal requires a rezone of the property from B - Public, Quasi-Public, and Public Park or Recreation to PD - Planned Development and a Vesting Tentative Subdivision Map to subdivide the property into individual for-sale lots and four common lots. Fifteen percent of the total number of units (or 3.3 homes) are required to be provided as affordable housing units; the fractional unit may be addressed by providing one additional affordable unit or by payment of an in-lieu fee. Redevelopment of the property includes the demolition of all existing structures and site improvements.

The project was presented to the Planning Commission at a publicly noticed meeting on February 21, 2024. The Planning Commission staff report (Attachment 8) provides an analysis of the project's consistency with the General Plan. At the conclusion of the public hearing, the Planning Commission unanimously voted to recommend approval of the project (7-0).

The City Council is being asked to conduct a public hearing and take three actions:

1. Certify the Environmental Impact Report (EIR) and adopt the CEQA Findings, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program.
2. Adopt a resolution approving a Rezone from B - Public, Quasi-Public, and Public Park or Recreation to PD - Planned Development.
3. Adopt a resolution approving a Vesting Tentative Subdivision Map to subdivide the land into 22 individual lots and four common lots.

## DISCUSSION

At the February 21, 2024 Planning Commission meeting, staff presented an overview of the proposal and its conformance with the General Plan. The Assistant City Attorney also provided information on two conditions of approval related to the use of natural gas, B8 and P23. Condition B8 requires the developer to comply with the City's "Reach Code" (Chapter 15.36 of the Santa Clara City Code),

which requires new development to be “all electric” and not include natural gas infrastructure. The Assistant City Attorney explained that in recent discussions with the developer, the developer had also *voluntarily* committed to All-Electric Construction, regardless of the application of the City’s Reach Code, and that this was memorialized in condition P23.

At the Planning Commission Meeting, however, the developer requested a modification to the way that the All-Electric Construction commitment is memorialized. As drafted by staff, condition P23 states that the developer’s commitment to All-Electric Construction is an express basis for the City’s decision to rezone the property as Planned Development, and that if the developer sought to utilize methane at a later date, a revision to the PD zoning would be required. The Developer asked the Commission to modify condition P23 to remove the text which states that the approval is “issued in reliance upon the developer’s assurance that no natural gas infrastructure will be installed at any time, and is an express basis for granting the PD rezoning.” The Assistant City Attorney advised the Commission that this could make the condition more difficult to enforce, and so the Commission did not modify Condition P23.

The applicant provided a presentation that also concluded with a request to remove condition P5, which requires a “complete street” sidewalk section (sidewalk with a landscape strip at the curb) as it would not provide symmetry with the existing neighborhood. The complete street sidewalk section is a requirement of the City’s Pruneridge Avenue Complete Streets Plan, adopted by the Council in August 2022, which does not provide an exception process.

The Planning Commission asked questions regarding the proposed building height being 31 feet, when single-family building height is 25 feet, privacy concerns, electric vehicle (EV) charging, guest parking, and safety concerns about the driveway location being too close to the adjacent commercial strip center and the intersection of Winchester Boulevard.

One member of the public provided comments. The speaker noted that he did not receive the EIR Notice of Availability even though he commented on the EIR Notice of Preparation. His concerns included the possible existence of cremated remains on the site and that trees were already removed in May of 2023. The applicant responded to the comments stating that the cremated remains were all removed from the site by the church and the trees were removed by Silicon Valley Power as they were dying and interfering with powerlines. The Assistant City Attorney also stated that comments can still be provided on the project and the EIR until the City Council takes action at the public meeting.

The applicant stated that guest parking is available in each unit’s driveway, EV chargers will be provided, and that for privacy a landscape buffer is provided on the northern property line, as well as no private open space is located in that setback area.

The Commission then closed the public hearing. The Commission had a robust discussion on the safety of the location of the single driveway entrance/exit point for the site. Considerations included potential for a median in the right-of-way to prevent left in and out turning movements, no left turn signage, encouraging cut through traffic in the adjacent neighborhood, and changing the location of the driveway or adding a second driveway. There was also discussion on the applicability of complete streets and documentation on the human remains.

The Planning Commission unanimously voted to recommend approval of the project (7-0). The

Commission's approval included the conditions on Complete Streets and All-Electric Construction as originally drafted by staff:

- P5: Developer shall construct a complete street section along the project frontage of Pruneridge Avenue to include a 5-foot landscape strip with 4.5-feet of clear planting width and a 5-foot sidewalk behind the landscape strip. The landscape strip is to include trees (minimum 24-inch box) and drought tolerant plantings.
- P23: This approval has been issued in reliance upon the developer's assurance that no natural gas infrastructure will be installed at any time, and is an express basis for granting the PD rezoning. No natural gas infrastructure shall be installed on the project site. If the developer seeks to install natural gas infrastructure in the future, the developer must first seek an amendment to the PD zoning.

The Planning Commission also added two additional conditions to the project:

- Developer shall use reasonable efforts, to the satisfaction of the Director of Community Development, to obtain documentation from the Diocese of the previous church on the site, Saint Mark's, regarding the disposition of the human remains and details as to their new location.
- Provide "Right Turn Only During Peak Hours" signage for the project driveway.

The applicant found these to be acceptable and they have been added to the conditions of approval of the PD rezoning as conditions P24 and P25.

After the Planning Commission, the applicant shared with staff that they continue to not support condition P5, which is regarding the need for the developer to install a complete street frontage, which includes a separated sidewalk with a landscape strip for the reasons stated earlier with the Planning Commission. Staff continues to support the inclusion of this condition to be consistent with the City's Pruneridge Avenue Complete Streets Plan. The applicant also continues to not support the specific language of condition P23. In particular, the applicant would like to remove the phrase "issued in reliance upon the developer's assurance that no natural gas infrastructure will be installed at any time, and is an express basis for granting the PD rezoning." from the condition language:

P23 "This approval has been issued in reliance upon the developer's assurance that no natural gas infrastructure will be installed at any time, and is an express basis for granting the PD rezoning. No natural gas infrastructure shall be installed on the project site. If the developer seeks to install natural gas infrastructure in the future, the developer must first seek an amendment to the PD zoning."

The Greenhouse Gas (GHG), Air Quality, and Energy analysis in the EIR has relied upon the project being built as all electric. Should the applicant wish to pursue a project that uses natural gas, new GHG), Air Quality, and Energy analysis would be necessary, as well as the re-circulation of the EIR.

The inclusion of conditions P5 and P23 as currently drafted are part of the staff recommendation.

Staff recommends that the Council take the following three actions:



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1. CEQA: Adopt the resolution certifying the EIR and related CEQA documents. This is a quasi-judicial decision, with required findings including that the EIR complies with CEQA and reflects the independent judgment of the Council.
2. Rezoning: Adopt the resolution approving the Rezone from B to PD. Although this is a legislative action, a PD rezoning requires the Council to make findings regarding the public benefits of the project, which include imaginative design, furthering City housing objectives and promoting City climate goals.
3. Adopt a resolution approving a Vesting Tentative Subdivision Map (VTSM). The VTSM is a quasi-judicial decision with a long list of required findings, including that the site is suitable for the density and design of development, and that the project is consistent with the General Plan (including the Climate Action Plan).

The PD rezoning and VTSM include the conditions of approval in the form drafted by staff, as well as the two new conditions recommended by the Planning Commission.

## ENVIRONMENTAL REVIEW

An Environmental Impact Report was prepared for the project by the environmental consultant firm David J. Powers & Associates, in accordance with the California Environmental Quality Act (CEQA). The Draft Environmental Impact Report (DEIR) and Notice of Availability were posted on the City's website at Environmental Review/CEQA | City of Santa Clara (santaclaraca.gov) <https://www.santaclaraca.gov/our-city/departments-a-f/community-development/planning-division/environmental-review-ceqa> and available for public review for 45-days between November 17, 2023 and January 2, 2024, in accordance with CEQA requirements. No public or agency comments on the DEIR were submitted during the 45-day review period.

The DEIR examined potential environmental impacts associated with project development and identified significant impacts on biological, cultural resources, and geology and soils. Mitigation measures were identified for implementation that would reduce most of the significant project development impacts to less than significant levels. However, significant unavoidable project level and cumulative cultural resources impacts were identified to remain with demolition of the church, which is identified as being eligible for listing as an architecturally significant local structure, to redevelop the site. All other resource areas would experience a less than significant impact with project development

In considering a project, CEQA requires decision-makers to balance economic, legal, social, technological, or other benefits of a proposed project against its unavoidable environmental risks when determining whether to approve the project. To approve a project that has a significant unavoidable environmental impact, decision-makers must make findings, supported by substantial evidence, that the specific economic, legal, social, technological, or other benefits of a proposed project outweigh the unavoidable environmental effects. In accordance with CEQA Guidelines 15124 (b), the DEIR identifies project objectives for evaluation of the proposed project and the development of a range of alternatives for consideration in the findings or statement of overriding considerations

## FISCAL IMPACT

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

## COORDINATION

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

## PUBLIC CONTACT

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

On February 8, 2024, the notice of public hearing for this item was mailed to property owners within 1,000 feet of the project side boundaries and interested parties. Newspaper notice of this item was published in *The Weekly*, a newspaper of general circulation, on February 7, 2024. At the time of this staff report, no comments have been received by the Planning Department in support or opposition to the project.

*Community Meetings*

Virtual public outreach meetings were conducted by the Property Owner/Applicant on November 16, 2022 and August 30, 2023 to engage the neighborhood community in the planning process. Notices of the meetings were mailed by the Property Owner/Applicant to properties within 1,000 feet of the project site boundaries and posted on the City's website. These meetings provided the community opportunities to review and comment on the proposal and revised changes made to the dwellings, site circulation and landscaping resulting from community input.

## ALTERNATIVES

1. Do not certify the Environmental Impact Report or adopt the CEQA Findings, Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program for the 1957 Pruneridge Avenue Residential Project.
2. Deny the rezoning of the project site from Public, Quasi-Public, and Public Park or Recreation (B) to Planned Development (PD) to allow construction of residential development consisting of 22 detached two-story residences
3. Deny the Vesting Tentative Subdivision Map to subdivide the land into 22 individual lots and four common lots.

## RECOMMENDATION

1. Adopt a resolution to certify the Environmental Impact Report and adopt the CEQA Findings, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program for the 1957 Pruneridge Avenue Residential Project.
2. Adopt a resolution to approve a rezoning of the project site from Public, Quasi-Public, and Public Park or Recreation (B) to Planned Development (PD) to allow construction of residential development consisting of 22 detached two-story residences with attached and detached garages, landscaping, and on- and off-site improvements, subject to conditions of approval.
3. Adopt a resolution approving a Vesting Tentative Subdivision Map to subdivide the land into 22 individual lots and four common lots as a utility corridor, vehicle access, landscape open space and bioretention areas to serve the development, subject to conditions of approval.

Reviewed by: Reena Brilliot, Acting Director, Community Development Department

Approved by: Jovan Grogan, City Manager

**ATTACHMENTS**

1. Environmental Impact Report
2. Mitigation Monitoring and Reporting Program
3. Findings of Fact and Statement of Overriding Considerations
4. Resolution Certifying the Environmental Impact Report
5. Resolution Approving the Rezone
6. Resolution Approving the Vesting Tentative Subdivision Map
7. Excerpt Planning Commission Meeting Minutes of February 21, 2024
8. Planning Commission Staff Report of February 21, 2024
9. Historical and Landmarks Commission meeting minutes of December 7, 2023
10. Historic and Landmarks Commission Staff Report December 7, 2023.
11. Conditions of Rezoning Approval
12. Conditions of Tentative Subdivision Map Approval
13. Development Plans
14. Vesting Tentative Subdivision Map



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**RESOLUTION NO. _____**

**A RESOLUTION OF THE CITY OF SANTA CLARA, CALIFORNIA TO APPROVE AND CERTIFY A FINAL ENVIRONMENTAL IMPACT REPORT, MAKE FINDINGS WITH RESPECT THERETO, AND ADOPT A STATEMENT OF OVERRIDING CONSIDERATIONS AND A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE 1957 PRUNERIDGE AVENUE RESIDENTIAL PROJECT LOCATED AT 1957 PRUNERIDGE AVENUE, SANTA CLARA**

PLN22-00505 (Rezone)
PLN23-00264 (Vesting Tentative Subdivision Map)
SCH# 202300200 (Environmental Impact Report)

**WHEREAS,** On September 6, 2022**,** SCS Development ("Owner") filed an application for the development of a 2.47-acre site located at 1957 Pruneridge Avenue, Santa Clara ("Project Site");

**WHEREAS**, the Project Site has a General Plan designation of Very Low Density Residential and is zoned Public, Quasi-Public, and Public Park or Recreation (B);

**WHEREAS,** the Project Site is developed with assembly uses (religious worship and education) and contains St. Mark's Church complex, comprising a one-story parish hall and administration building, two-story classroom, church building, surface parking lots and site landscaping;

**WHEREAS,** the Owner has applied to rezone the Project Site from Public, Quasi-Public, and Public Park or Recreation (B) to Planned Development (PD) to allow construction of 22 two-story detached residences, a private street, and associated on- and off-site improvements, in addition to a Vesting Tentative Subdivision Map to subdivide the property into individual for-sale lots and four common lots for use as a utility corridor, vehicle access, landscape open space and bioretention areas ("Project"), as shown on the Development Plans and Vesting Tentative Subdivision Map, attached hereto and incorporated herein by this reference;

**WHEREAS**, the Project approvals will include Resolution No. _____ ("City Council Rezoning Resolution"); Resolution No. _____ ("City Council Vesting Tentative Subdivision Map Resolution"); and this California Environmental Quality Act ("CEQA") Resolution (collectively,

the “Approvals”);

**WHEREAS,** on October 6, 2023, the City of Santa Clara (“City”) distributed a Notice of Preparation of a Draft Environmental Impact Report (“DEIR”) and posted the Notice at the Santa Clara County Clerk’s office, soliciting guidance on the scope and content of the environmental information to be included in the DEIR;

**WHEREAS,** the DEIR was prepared in accordance with the California Environmental Quality Act (“CEQA”) (Public Resources Code § 21000 et seq.) and the City circulated copies of the DEIR to the public agencies which have jurisdiction by law with respect to the Project, as well as to other interested persons and agencies, and the City sought the comments of such persons and agencies for forty-five (45) days, beginning on November 17, 2023 and concluding on January 2, 2024 (“Comment Period”);

**WHEREAS**, the City did not receive any comments on the DEIR during the review period;

**WHEREAS,** the Final EIR (”FEIR”) consists of a list of agencies and organizations to whom the DEIR was sent and minor revisions to text and Figure 2.2-1 (Conceptual Site Plan) and Figure 2.2-2 (Landscape Plan) that do not change the conclusions nor require recirculation of the DEIR. The FEIR was subsequently distributed for a 10-day review period beginning on January 9, 2024 and concluding on January 19, 2024;

**WHEREAS**, the DEIR FEIR, and Exhibits constitute the EIR for the Project;

**WHEREAS,** the City Council has reviewed the EIR prepared for the Project, the City Staff reports pertaining to the EIR, and all evidence received at a duly noticed public hearing on March 19, 2024. All of these documents and evidence are herein incorporated by reference into this Resolution;

**WHEREAS,** the EIR identified certain significant and potentially significant adverse effects on the environment that would be caused by the Project as proposed;

**WHEREAS,** the EIR determined that the project would have a less-than-significant impact in the resource areas of Energy and Greenhouse Gas Emissions, based on a requirement in the City’s

Reach Code that the project construct All-Electric Buildings, with no installation of natural gas infrastructure. Because recent litigation has raised a question about the enforceability of the City's Reach Code, the developer has voluntarily committed to construct All-Electric Buildings, regardless of whether the Reach Code is enforceable;

**WHEREAS**, the EIR outlined various mitigation measures that would substantially lessen or avoid the Project's significant effects on the environment, as well as alternatives to the Project as proposed that would provide some environmental advantages;

**WHEREAS,** the City is required whenever possible, pursuant to CEQA, to adopt all feasible mitigation measures or feasible project alternatives that can substantially lessen or avoid any significant environmental effects of the Project;

**WHEREAS**, Public Resources Code § 21081, subdivision (a) requires a lead agency, before approving a project for which an EIR has been prepared and certified, to adopt findings specifying whether mitigation measures and, in some instances, alternatives discussed in the EIR, have been adopted or rejected as infeasible;

**WHEREAS,** the "CEQA Findings and Statement of Overriding Considerations" attached to this Resolution is a set of Findings of Fact prepared in order to satisfy the requirements of Public Resources Code § 21081, subdivision (a);

**WHEREAS**, as the CEQA Findings explain, the City Council, reflecting the advice of City staff, has expressed its intention to adopt the proposed Project as described;

**WHEREAS**, the City Council has determined that the alternatives addressed in the EIR would not be feasible and would not sufficiently satisfy the Project Objectives. The details supporting these determinations are set forth in the CEQA Findings;

**WHEREAS,** in taking this course, the City Council has acted consistent with the CEQA mandate to look to project mitigations and/or alternatives as a means of substantially lessening or avoiding the environmental effects of projects as proposed;

**WHEREAS**, the City Council, in reviewing the Project, intends to adopt all mitigation measures set forth in the EIR;

**WHEREAS**, the significant effects that cannot be avoided or substantially lessened by the adoption of feasible mitigation measures will necessarily remain significant and unavoidable;

**WHEREAS,** Public Resources Code § 21081, subdivision (b) and CEQA Guidelines § 15093 require the City Council to adopt a Statement of Overriding Considerations before approving a project with significant unavoidable environmental effects;

**WHEREAS,** as detailed in the CEQA Findings, the City Council has determined that, despite the occurrence of significant unavoidable environmental effects associated with the Project, as mitigated and adopted, there exist certain overriding economic, social and other considerations for approving the Project which justify the occurrence of those impacts and render them acceptable; and

**WHEREAS,** the City Council has reviewed the EIR and Mitigation Monitoring and Reporting Program, attached as the "MMRP", the CEQA Findings, the City Staff reports pertaining to the EIR, and all evidence received at a duly noticed public hearing on March 19, 2024. All of these documents and evidence are incorporated herein by reference into this Resolution.

**NOW THEREFORE, BE IT 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. That the City Council hereby finds that the EIR has been completed in compliance with CEQA.

3. That the City Council hereby finds the EIR has been presented to the Council, which reviewed and considered the information and analysis contained therein, at a duly noticed public hearing on March 19, 2024.

4. That the City Council finds, pursuant to Public Resources Code Section 21081 and California Code of Regulations, Title 14, Section 15091, that many of the proposed mitigation measures described in the EIR are feasible, and therefore will become binding upon the City and affected landowners and their assigns or successors in interest when the Project is approved.

5. That the City Council finds that none of the Project Alternatives set forth in the EIR can feasibly substantially lessen or avoid those significant adverse environmental effects not otherwise lessened or avoided by the adoption of all feasible mitigation measures while still sufficiently achieving the project objectives.

6. That, in order to comply with Public Resources Code Section 21081.6, the City Council adopt the Mitigation Monitoring and Reporting Program as set forth in the attached "MMRP". The Program is designed to ensure that, during project implementation, the City, affected landowners, their assigns and successors in interest and any other responsible parties comply with the feasible mitigation measures identified. The MMRP identifies, for each mitigation measure, the party responsible for implementation.

7. That the EIR set forth project-level and cumulative environmental impacts that are significant and unavoidable that cannot be mitigated or avoided through the adoption of feasible mitigation measures or feasible alternatives. As to these impacts, the City Council finds that there exist certain overriding economic, social and other considerations for approving the Project that the City Council believes justify the occurrence of those impacts, as detailed in the "CEQA Findings" exhibit attached hereto.

8. Based on the findings set forth in this Resolution and the evidence in the City Staff Report, and the attached CEQA Findings, the City Council hereby approves and certifies the EIR, makes the findings attached hereto, adopts an MMRP, and adopts a Statement of Overriding Considerations finding that there exist certain overriding economic, social and other

considerations for approving the Project that justify the occurrence of the associated impacts, all in accordance with CEQA for the Project.

9. That the City Council hereby designates the Planning Division of the Community Development Department as the location for the documents and other material that constitute the record of proceedings upon which this decision is based and designates the Director of Community Development as the custodian of records.

10. 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 19th DAY OF MARCH, 2024 BY THE FOLLOWING VOTE:

AYES: COUNCILORS:

NOES: COUNCILORS:

ABSENT: COUNCILORS:

ABSTAINED: COUNCILORS:

ATTEST:

_____
JOVAN GROGAN
CITY MANAGER
CITY OF SANTA CLARA

Attachments Incorporated by Reference:
1. Development Plans
2. Vesting Tentative Subdivision Map
3. CEQA Findings and Statement of Overriding Considerations
4. Mitigation Monitoring and Reporting Program (MMRP)

**RESOLUTION NO. _____**

**A RESOLUTION OF THE CITY OF SANTA CLARA, CALIFORNIA APPROVING A REZONING FROM PUBLIC, QUASI-PUBLIC, AND PUBLIC PARK OR RECREATION (B) TO PLANNED DEVELOPMENT (PD) TO ALLOW A RESIDENTIAL DEVELOPMENT CONSISTING OF 22 DETACHED SINGLE-FAMILY RESIDENCES LOCATED AT 1957 PRUNERIDGE AVENUE, SANTA CLARA**

PLN22-00505 (Rezone)
PLN23-00264 (Vesting Tentative Subdivision Map)
SCH#2023100200 (Environmental Impact Report)

**WHEREAS,** on September 6, 2022, SCS Development ("Owner") filed a development application for the 2.47-acre site located at 1957 Pruneridge Avenue (APN:303-03-025), which is developed as the St. Mark's Church complex and consists of a one-story parish hall and administration building, two-story classroom, church building, surface parking lots and site landscaping ("Project Site");

**WHEREAS,** the Owner simultaneously applied to rezone the Project Site from Public, Quasi-Public, and Public Park or Recreation (B) to Planned Development (PD) and subdivide the land through a Vesting Tentative Subdivision Map application to allow the construction of 22 two-story for-sale detached single-family residences, associated on- and off-site improvements and four common lots to be used as a utility corridor, vehicle access, landscape open space, and bioretention areas to serve the development ("Project"), as shown on the attached Development Plans and Vesting Tentative Subdivision Map, incorporated herein by this reference;

**WHEREAS,** a Draft Environmental Impact Report ("DEIR") was prepared in accordance with the California Environmental Quality Act ("CEQA") and the City circulated copies of the DEIR and Notice of Availability for 45-day review to the public agencies which have jurisdiction by law with respect to the Project, as well as to other interested persons, organizations and agencies; and the City sought the comments of such persons, organizations and agencies. The City received no public or agency comments on the DEIR and subsequently prepared and circulated a Final

EIR ("FEIR"), for 10-day review in accordance with CEQA, that includes minor revisions to text and Figure 2.2-1 (Conceptual Site Plan) and Figure 2.2-2 (Landscape Plan) that do not change the conclusions of the DEIR;

**WHEREAS,** a Mitigation Monitoring and Reporting Program ("MMRP") has been prepared for implementation with Project development to reduce potentially significant impacts identified in the DEIR, FEIR and Appendix to the FEIR, that combined constitute the EIR for the Project, to less than significant and a Statement of Overriding Considerations for the significant unavoidable impact associated with the proposed demolition of the church building with Project development, that cannot be mitigated to less than significant, has been prepared in accordance with CEQA;

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

**WHEREAS,** on February 21, 2024, the Planning Commission held a duly noticed public hearing to consider the Project, EIR, MMRP, and all pertinent information in the record, at the conclusion of which, the Commission voted unanimously to recommend that the Council approve the rezone.

**WHEREAS,** on February 8, 2024, the notice of public hearing for the February 21, 2024, Planning Commission meeting and March 19, 2024 City Council meeting for this item was mailed to property owners within a 1,000 foot radius of the Project Site boundaries, according to the most recent assessor's roll, and

**WHEREAS**, on March 19, 2024, the City Councill held a duly noticed public hearing to consider the Rezoning application, at which time all interested persons were given an opportunity to give testimony and evidence offered in favor and in opposition to the Project.

**NOW THEREFORE, BE IT 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. That the City Council hereby rezones the Project Site from Public, Quasi-Public, Public Park or Recreation (B) to Planned Development (PD) to allow 22 two-story for-sale detached single-family residences, associated on- and off-site improvements and four common lots to be used as a utility corridor, vehicle access, landscape open space, and bioretention areas to serve the development, as shown on the attached Development Plans and conditioned as specified in the attached Conditions of Rezoning Approval, incorporated herein by this reference.

3. Pursuant to SCCC Code Section 18.112.050, 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 for the Project Site does not allow residential development and creation of housing opportunities envisioned by the 2010-2035 General Plan. The Planned Development (PD) zoning would allow residential development to implement the General Plan's Housing Element more fully than the existing Public, Quasi-Public, and Public Park or Recreation (B) zoning designation for the Project Site.

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 redevelops an underutilized property and visually improves the Project Site and surrounding neighborhood with physical and financial investment in the construction of a modern, high quality, residential home ownership development with on-site parking, site improvements, landscaping, and streetscape enhancements.

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 residential development consistent with the General Plan designation for the Project Site and for-sale high-

quality homeownership opportunities for 22 households, of which three of the residences shall be available at affordable income levels; and in furtherance of the City's climate goals, the Owner has committed to constructing All-Electric Buildings without the installation of any natural gas infrastructure.

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 for-sale detached residences that are compatible with existing and planned development in the surrounding residential and commercial area.

4. That based on the findings set forth in this resolution and the evidence in the City Staff Report, EIR and MMRP, the City Council hereby rezones the Project Site to allow development of 22 detached single-family residences, as shown on the attached Development Plans and conditioned as specified in the attached Conditions of Rezoning Approval.

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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 CITY COUNCIL, AT A REGULAR MEETING THEREOF HELD ON THE 19th DAY OF MARCH, 2024, BY THE FOLLOWING VOTE:

AYES: COUNCILORS:

NOES: COUNCILORS:

ABSENT: COUNCILORS:

ABSTAINED: COUNCILORS:

Attachments Incorporated by Reference:
1. Development Plans
2. Vesting Tentative Subdivision Map
3. Rezone Conditions of Approval

ATTEST: _____
JOVAN GROGAN
CITY MANAGER
CITY OF SANTA CLARA

**RESOLUTION NO. _____**

**A RESOLUTION OF THE CITY OF SANTA CLARA, CALIFORNIA, TO APPROVE THE VESTING TENTATIVE SUBDIVISION MAP FOR THE 1957 PRUNERIDGE AVENUE RESIDENTIAL PROJECT LOCATED AT 1957 PRUERIDGE AVENUE, SANTA CLARA, TO SUBDIVIDE THE 2.47-ACRE PROJECT SITE INTO 22 INDIVIDUAL LOTS AND FOUR COMMON LOTS**

PLN2022-00505 (Rezone)
PLN23-00264 (Vesting Tentative Subdivision Map)
SCH# 202300200 (Environmental Impact Report)

**WHEREAS,** on September 6, 2022, SCS Development ("Owner") filed a development application for the 2.47-acre site located at 1957 Pruneridge Avenue (APN: 303-03-025), which is developed as the St. Mark's Church complex and consists of a one-story parish hall and administration building, two-story classroom, church building, surface parking lots and site landscaping ("Project Site");

**WHEREAS,** the Owner has simultaneously applied to rezone the Project Site from Public, Quasi-Public, and Public Park or Recreation (B) to Planned Development (PD) and subdivide the land to allow construction of 22 for-sale detached two-story single-family residences, associated on- and off-site improvements and four common lots to be used as a utility corridor, vehicle access, landscape open space, and bioretention areas, to serve the development ("Project"), as shown on the attached Development Plans and proposed Vesting Tentative Subdivision Map, incorporated herein by this reference;

**WHEREAS,** a Draft Environmental Impact Report ("DEIR") was prepared in accordance with the California Environmental Quality Act ("CEQA") and the City circulated copies of the DEIR and Notice of Availability for 45-day review to the public agencies which have jurisdiction by law with respect to the Project, as well as to other interested persons, organizations and agencies; and the City sought the comments of such persons, organizations and agencies. The City received no public or agency comments on the DEIR and subsequently prepared and distributed a Final EIR ("FEIR") for 10-day review, in accordance with CEQA, that includes minor revisions to text

and Figure 2.2-1 (Conceptual Site Plan) and Figure 2.2-2 (Landscape Plan) that do not change the conclusions of the DEIR;

**WHEREAS,** a Mitigation Monitoring and Reporting Program ("MMRP") has been prepared for implementation with Project development to reduce potentially significant impacts identified in the DEIR, FEIR and Appendix to the FEIR, that combined constitute the EIR for the Project, to less than significant and a Statement of Overriding Considerations for the significant unavoidable impact associated with the proposed demolition of the church building with Project development, that cannot be mitigated to less than significant has been prepared in accordance with CEQA;

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

**WHEREAS,** consistent with the proposed uses under the development plan, the proposal includes the division of the site into 22 individual lots and four common lots, as shown on the proposed Vesting Tentative Subdivision Map, attached hereto and incorporated herein by this reference;

**WHEREAS,** on June 13, 2023, the Subdivision Committee determined that the application was complete and that the Vesting Tentative Subdivision Map be reviewed by the Planning Commission and the City Council in conformance with Section 17.05.300 of the SCCC as a Vesting Tentative Subdivision Map along with the Project;

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

**WHEREAS,** on February 21, 2024, the Planning Commission held a duly noticed public hearing to consider the Project, EIR, MMRP, and all pertinent information in the record, at the conclusion of which, the Commission voted unanimously to recommend approval of the Vesting Tentative Subdivision Map.

**WHEREAS,** notice of the public hearing on the Vesting Tentative Subdivision Map was published in *The Weekly*, a newspaper of general circulation for the City, on February 7, 2024;

**WHEREAS** on February 8, 2024, notices of the public hearing on the Vesting Tentative Subdivision Map for the February 21, 2024 Planning Commission meeting and March 19, 2024 City Council meeting were mailed to all property owners within 1,000 feet of the Project Site boundaries; and

**WHEREAS,** on March 19, 2024, the City Council held a duly noticed public hearing to consider the Project, EIR, MMRP, and all pertinent information in the record, during which the City Council invited and considered any and all verbal and written testimony and evidence offered in favor of and in opposition to the Project.

**NOW THEREFORE, BE IT RESOLVED BY THE 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. Vesting Tentative Subdivision Map Findings. Pursuant to California Government Code Sections 66426 and 66428 and SCCC Section 17.05.300(h), the City Council finds and determines that:

A. The Vesting Tentative Subdivision Map is consistent with the objectives, policies, general land use and programs specified in the City's General Plan in that the proposed Vesting Tentative Subdivision Map is to allow the development of 22 detached single-family residences, four common lots to be used as a utility corridor, vehicle access, landscape open space and bioretention areas, and on- and off-site improvements compatible with neighboring residential development and existing and planned development in the surrounding area, subject to conditions set forth in the Vesting Tentative Subdivision Map Conditions of Approval, attached hereto and incorporated by this reference. The Project proposes a density of 8.9 dwelling units per acre, consistent with the Very Low Residential Density General Plan designation for the Project Site, which allows residential development of up to ten (10) dwelling

units per acre. The project also furthers of the City's goal to reduce the use of methane gas citywide stated in Appendix 8.13 (Climate Action Plan), in that the Owner has committed to constructing All-Electric Buildings without the installation of any natural gas infrastructure.

B. The design and improvements of the proposed subdivision are consistent with the City's General Plan in that the Vesting Tentative Subdivision Map would redevelop an underutilized and vacant property (Policy 5.3.1-P8), provides adequate landscaping and replaces trees at a 2:1 ratio (Policy 5.3.1-P10), includes sidewalks and consolidates curb cuts to minimize pedestrian/vehicle conflicts (Policies 5.3.1-P12 and P16), and provides a design that is compatible with and sensitive to neighboring residential development (Policy 5.3.1-P29).

C. The site is physically suitable for the proposed type of development in that the Project is designed to provide high quality housing consistent with existing and planned development in the surrounding area.

D. This site is physically suitable for the proposed density of development in that the Project Site is located in an urbanized area and allows for redevelopment consistent with the height, uses and development that are existing and planned in the surrounding area.

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

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

G. The design of the subdivision and type of improvements will not conflict with easements acquired by the public at large or use of property within the proposed subdivision in

that, the Project is designed to avoid encroachments and conflicts with public easements in the site design.

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

4. Based on the findings set forth in this Resolution and the evidence in the Staff Report, EIR, MMRP, and such other evidence as received at the public hearings on this matter, the City Council hereby approves the Vesting Tentative Subdivision Map, substantially in the form on file as shown in the attached Vesting Tentative Subdivision Map and Conditions of Vesting Tentative Subdivision Map Approval, incorporated herein by this reference.

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 OF THE CITY COUNCIL, AT A REGULAR MEETING THEREOF HELD ON THE 19th DAY OF MARCH, 2024, BY THE FOLLOWING VOTE:

AYES: COUNCILORS:

NOES: COUNCILORS:

ABSENT: COUNCILORS:

ABSTAINED: COUNCILORS:

ATTEST: _____
JOVAN GROGAN
CITY MANAGER
CITY OF SANTA CLARA

Attachments Incorporated by Reference:
1. Development Plans
2. Vesting Tentative Subdivision Map
3. Vesting Tentative Subdivision Map Conditions of Approval

**3.** 24-1629 PUBLIC HEARING: Action on an Environmental Impact Report and Mitigation Monitoring and Reporting Program, Rezone, and Vesting Tentative Subdivision Map for the Property Located at 1957 Pruneridge Avenue to Allow the Development of 22 Detached Single-Family Residences and Associated On- and Off-Site Improvements

***Recommendation:*** Alternatives: 1, 2 and 3

1. Adopt a resolution recommending the City Council certify the Environmental Impact Report and adopt the CEQA Findings, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program for the 1957 Pruneridge Avenue Residential Project.
2. Adopt a resolution recommending the City Council approve a rezoning of the project site from Public, Quasi-Public, and Public Park or Recreation (B) to Planned Development (PD) to allow construction of residential development consisting of 22 detached two-story residences with attached and detached garages, landscaping, and on- and off-site improvements, subject to conditions of approval.
3. Adopt a resolution recommending the City Council approve a Vesting Tentative Subdivision Map to subdivide the land into 22 individual lots and four common lots as a utility corridor, vehicle access, landscape open space and bioretention areas to serve the development, subject to conditions of approval.

**Associate Planner Debby Fernandez** provided the staff presentation.

**Assistant City Attorney Alexander Abbe** addressed the Commission regarding two conditions of approval related to the use of natural gas, B8 and P23. Mr. Abbe explained that B8 required the developer to comply with the City's "Reach Code," which requires most new development projects to build All-Electric Construction, with no installation of natural gas infrastructure. Mr. Abbe explained that in recent discussions with the developer, the developer had also voluntarily committed to All-Electric Construction, regardless of the application of the City's Reach Code, and that this was memorialized in condition P23.

**Mr. Abbe** further explained, however, that the despite this commitment from the developer, the developer had requested a modification to condition P23. As drafted by staff, condition P23 stated that the developer's commitment to All-Electric Construction was an express basis for the City's decision to rezone the property as Planned Development, and that if the developer sought to utilize methane at a later date, a revision to the PD zoning would be required. The developer agreed that a revision to the rezoning would be required if they later sought to use natural gas, but the developer did not want the City to state that All-Electric Construction was one of the express grounds for granting the PD zoning. Mr. Abbe cautioned that the developer's request would likely make condition P23 more difficult to enforce, and make it more likely that the developer could utilize natural gas in the future without City approval.

**Mr. Abbe** also explained that the developer was objecting to condition P5, which obligated the developer to provide a 5-foot sidewalk and a 5-foot landscaped area in conformance with the Pruneridge Avenue Complete Streets Plan (PACSP). Mr. Abbe advised the Commission that the Council formally adopted the PACSP in August 2022 and that the Commission did not have the discretion to waive the requirements of the PACSP, such as condition P5.

**Commissioners** inquired upon various items on the proposed project including new sidewalk standards, the possible use of solar for the project, traffic patterns for the project and concerns regarding the busy intersection at Pruneridge and Winchester as it relates to the location of the project driveway, as well as relocation of the remains of the burial site.

**SCS Development** representatives Matthew Schott and Cory Kusich provided the Applicant presentation.
**David J. Powers & Associates** staff Shannon George and Patrick Kalle were in attendance and spoke at the meeting.

**Public Speaker**
Chris Sarbaugh

**A motion was made by Commissioner Biagini, seconded by Commissioner Bouza to close public comment.**

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

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

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

**A motion was made by Commissioner Biagini, seconded by Commissioner Crutchlow, to approve Staff Recommendation 2 with additional recommendations to include Provide "Right Turn Only During Peak Hours" signage for the project driveway and for the applicant to use reasonable efforts, to the satisfaction of the Director of Community Development to obtain written documentation from the diocese of the previous church on the site documenting the disposition of the remains from the burial site on the property.**

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

**A motion was made by Commissioner Biagini, seconded by Commission Bouza to approve Staff Recommendation 3.**

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

**REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:**

1. Announcements/Other Items

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

**Staff Aide II Elizabeth Elliott** provided updates on travel requests.

**DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:**

1. Planning Commission Budget Update

**Staff Aide II Elizabeth Elliott** provided budget updates.

2. Upcoming Agenda Items

**Planning Manager Lesley Xavier** provided updates.

3. City Council Actions

**Planning Manager Lesley Xavier** provided updates.

**ADJOURNMENT:**

The meeting adjourned at 8:21 pm. The next regular scheduled meeting is Wednesday, March 6, 2024 at 6 pm.

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

**24-1629** **Agenda Date: 2/21/2024**

# REPORT TO PLANNING COMMISSION

## SUBJECT

PUBLIC HEARING: Action on an Environmental Impact Report and Mitigation Monitoring and Reporting Program, Rezone, and Vesting Tentative Subdivision Map for the Property Located at 1957 Pruneridge Avenue to Allow the Development of 22 Detached Single-Family Residences and Associated On- and Off-Site Improvements

## REPORT IN BRIEF

**Applicant /Owner**: SCS Development
**General Plan:** Very Low Density Residential
**Zoning:** Public, Quasi-Public, and Public Park or Recreation (B)
**Site Area:** 2.47 acres
**Existing Conditions:** The site contains the St. Mark's Episcopal Church (now vacant), which includes a church building and a single-story parish hall and administration building connected to a two-story classroom building. Buildings are concentrated in the center of the site and are surrounded by a surface parking lot and perimeter landscaping to the north, west and east, and a landscape setback fronting Pruneridge Avenue to the south.

**Surrounding Land Uses:**

- North: Single-family detached residences
- South: Pruneridge Avenue and a mix of neighborhood commercial uses and detached single-family residences
- East: Neighborhood commercial uses
- West: Neighborhood commercial uses

**Staff Recommendation:** That the Planning Commission adopt resolutions recommending the City Council certify the Environmental Impact Report (EIR); adopt the California Environmental Quality Act (CEQA) Findings, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program; and approve the Rezone and Vesting Tentative Subdivision Map for the property located at 1957 Pruneridge Avenue.

## BACKGROUND

SCS Development Company filed an application for the subject proposal on September 6, 2022 to construct a single-family residential development with 22 detached two-story homes, private street and associated on- and-off site improvements on the 2.47-acre site. Implementation of the proposal requires a rezone of the property from Public, Quasi-Public, and Public Park or Recreation (B) to Planned Development (PD) to construct the residential development and a Vesting Tentative Subdivision Map (Chapter 17.05 of the City Code) to subdivide the property into individual for-sale lots and four common lots for use as a utility corridor, vehicle access, landscape open space and

bioretention areas. Fifteen percent of the total number of units (or 3.3 homes) are required to be provided as affordable housing units. Per the City's Affordable Housing Ordinance (SCCC § 17.04.080.B), any fractional unit requirement may be addressed by providing one additional affordable unit or by payment of an in-lieu fee. Redevelopment of the property as proposed includes the demolition of all existing structures and site improvements (surface parking lot and landscaping).

Project History and Previous Actions

The existing buildings are over 50 years in age and were evaluated for potential historical and architectural significance in accordance with CEQA. A California Department of Parks & Recreation Form 523 ("DPR") was prepared to record and evaluate the building complex, landscape features and historic context, followed by peer review of the analysis. In accordance with 18.106.060 of the City's Preservation Ordinance, the project was referred to the Historical and Landmarks Commission (HLC) for consideration of the Draft Environmental Impact Report (DEIR) for the proposed demolition of the existing structures and to determine whether the property is eligible for listing on the City's Historic Resource Inventory (HRI).

The DPR is incorporated as part of the EIR prepared for the project (Attachment 1) and along with an analysis, was included in the HLC staff report (Attachment 8). The EIR concludes that the church is eligible for listing as an historic resource on the City's HRI as a result of the building architecture. The project was reviewed by the HLC at a publicly noticed meeting on December 7, 2023. Following review of the documents and public testimony, the HLC recommended certification of the EIR to the Planning Commission and City Council with the recommendations listed below and did not recommend the property for listing on the City's HRI. The HLC meeting minutes are provided as Attachment 7.

- Developer to create a memorial to the church (using the Architect William Mays' name) utilizing materials from the church in the memorial if the church is not relocated.
- Developer to return to the HLC to present the memorial design.

Mitigation Measure CUL-1 of the EIR already requires the developer to prepare a Historic Resources Mitigation Action Plan, that includes steps like documentation, attempted relocation, and salvage of historic materials. The Commission or Council could give direction to include the HLC's recommended conditions as a part of that Action Plan.

## DISCUSSION

Primary issues for the project include consistency with the City's General Plan, and conformance with the City Code for Planned Development Zoning and its subdivision.

### *General Plan Conformance*

The existing General Plan designation for the project site is Very Low Density Residential. This designation is intended for residential densities of up to 10 dwelling units per acre (du/ac) and envisioned for single-family residential development in scale and character. Development in this classification maintains a feeling of suburban living with setbacks between structures, parking, large landscaped yards and tree lined streets.

The proposed project provides 8.9 du/ac and is consistent with the following General Plan Policies:

*General Land Use Policies*

- 5.3.1-P2: Encourage advance notification and neighborhood meetings to provide an opportunity for early community review of new development proposals.
- 5.3.1-P26: Support a community-initiated planning process so that existing neighborhoods can participate in developing more detailed plans for street, landscape and pedestrian facility improvements.

The applicant conducted public outreach through mailings and two community meetings to involve neighboring property owners in the design of the project. Notices were mailed to property owners within 1,000 feet of the project boundaries and interested parties.

- 5.3.1-P8: Work with property owners to improve or redevelop underutilized and vacant properties.
- 5.3.1-P9: Require that new development provide adequate public services and facilities, infrastructure, and amenities to serve the new employment or residential growth.

The project would redevelop an underutilized parcel for the construction of 22 for-sale single-family residences and public and private on- and off-site improvements, that include private street, utilities, and landscaping as part of the development.

- 5.3.1-P10: Provide opportunities for increased landscaping and trees in the community, including requirements for new development to provide street trees and a minimum 2:1 on- or off-site replacement for trees removed as part of the proposal to help increase the urban forest and minimize the heat island effect.

The proposed development plan includes landscaping of the site and the project street frontage with a variety of plant and tree species and would replace the trees removed with redevelopment of the property at a minimum 2:1 ratio.

- 5.3.1-P12: Encourage convenient pedestrian connections within new and existing developments.

- 5.3.1-P16: Consolidate curb cuts with new development on arterial roadways to minimize pedestrian/vehicle conflicts at driveway locations and improve traffic flow.

The project includes sidewalks to facilitate pedestrian access and link neighboring land uses. Two existing curb-cuts and a sidewalk along the project frontage would be removed and replaced with a single curb-cut along Pruneridge Avenue, separated sidewalk and landscape strip which would minimize vehicle interface with pedestrians and improve traffic flow.

- P.3.1-P29: Encourage design of new development to be compatible with, and sensitive to, nearby existing and planned development, consistent with other applicable General Pan policies.

The proposed project is the construction of 22 detached single-family homes with front yards along the street frontage and setback between buildings that reflect and would blend in with neighboring single-family homes and one- and two-story commercial development.

*Transition Policies*

- 5.5.2-P1: Require that new development incorporate building articulation and architectural features, including front doors, windows, stoops, porches or bay windows along street frontages, to integrate new development into the existing neighborhoods.

The project incorporates offsets along the building planes and a mixture of exterior materials and architectural features to create visual breaks and interest in the design for compatibility with the surrounding neighborhood. Residences along Pruneridge Avenue are designed to integrate into the surrounding neighborhood with the front doors, windows and outdoor patios oriented towards the public domain, Pruneridge Avenue. Pedestrian paths connect the residences facing Pruneridge Avenue to the public sidewalk fronting the site and neighboring properties.

- 5.5.2-P3: Implement site design solutions, such as landscaping and increased building setbacks, to provide buffers between nonresidential and residential uses.
- 5.5.2-P5: Require that new development provide an appropriate transition to surrounding neighborhoods.

The project includes landscaped building setbacks to transition two-story residential development on the site from adjacent commercial properties and abutting one- and two-story detached single-family homes.

***Zoning Conformance***

Filing of the rezone and vesting subdivision map applications occurred concurrently with the City's efforts to comprehensively update the Zoning Code. The project was deemed complete by the City's Project Clearance Committee (PCC) on June 13, 2023, prior to the adoption of the Zoning Code update. Under the updated Zoning Code, all planning permit applications that are active and that have been determined by the PCC to be complete before the effective date of the Zoning Code, February 8, 2024, shall be processed in compliance with the requirements in effect when the application was deemed complete. Therefore, the current B zoning designation for the site is in effect, as is the project's ability to utilize a rezone to the PD district.

Under existing conditions, the B zoning district assigned to the property is intended to provide for public, quasi-public and public park facilities and does not allow for residential development (per Chapter 18.52 of the City Code); thereby requiring a rezone of the property to PD to utilize flexible development standards to allow the construction of housing at a residential density consistent with the existing General Plan designation for the property.

Per Chapter 18.54 of the City Code, PD zoning districts are intended to allow for creative design solutions and land uses not otherwise allowed in standard zoning districts while maintaining compatibility with the existing community and allowing for greater community ownership. The proposed PD zoning establishes development standards in the density and site design compatible with existing and approved land uses surrounding the project site.

*Affordable Housing*

The proposed project is subject to the City's Inclusionary Housing Ordinance and would be required to designate 15 percent of the 22 homes (or 3.3 homes) for qualifying home buyers based on income

level at or below 100 percent Area Median Income, on average. Per Section 17.40.080.B of the City's Affordable Housing Ordinance, the fractional unit (0.3) requirement may be addressed by providing an additional affordable unit or payment of an in-lieu fee.

*Site Design and Architecture*
The proposal is a small lot residential development with individual lots ranging in size from 3,523 square feet (sf) to 4,356 sf, consisting of 22 two-story single-family residences with either an attached or detached garage. A row of detached homes will front Pruneridge Avenue (on the south side of the property) and a second row of detached homes (on the north side of the property) will front the driveway aisle / private street behind that separates and provides vehicle access to the homes and on-site parking.

Three types of floor plans range in size from 1,750 sf to 2,925 sf, inclusive of the garage. Plans 1A and B are four-bedroom and 3.5-bath homes with an attached three-car garage. Plan 2A and B are five-bedroom and four-bath homes with an attached three-car garage. Plan 3 is a four-bedroom and three-bath home with detached two-car garage. Each unit has an outdoor patio and private fenced in yard. Building coverage of the lots range from 37 to 53 percent with the remaining allocated to patio and yard area.

The proposed building architecture would be reflective of a modern interpretation of cottage farmhouse design. The design incorporates a mixture of materials that include stucco and batten board (horizontal and vertical) siding and stone veneer applied to the exterior elevations for texture and visual interest. The use of divided light windows and alternating use of architectural materials will provide a rhythmic cohesion and symmetry in the design. Offsets in the building elevations, recessed windows, and varied roof forms (e.g. shed and gable) will provide breaks in mass and scale of the buildings and roof structures. Roofs will be clad with asphalt shingles. Metal seam roofs will appear atop porches of the homes with extended covered front porches.

*Circulation and Parking*
Two existing curb-cuts and the sidewalk along the project frontage would be removed and replaced with a single curb-cut along Pruneridge Avenue for ingress and egress, at the southeast corner of the site, for vehicle access and a required separated sidewalk along the street frontage that includes a landscape strip next to the curb and sidewalk behind. The single driveway would serve the residences aligned along the drive aisle and provide a hammerhead near its terminus for use by emergency vehicles for back-out.

Because the project site is located within a half-mile of a major transit stop, the City cannot require the provision of any parking spaces under Assembly Bill 2097 (2022). Nevertheless, nineteen of the units will include three-car garages, while three units will include two-car garages, for a total of 63 covered spaces. While no designated visitor parking spaces are provided, driveways in front of the garages allow for additional uncovered parking. There are currently no parking restrictions along Pruneridge Avenue fronting the project site.

*Landscaping and Open Space*
The project includes a landscape plan for the site that incorporates a mixture of plant species and trees for planting within common areas and yards of the residences. Fifty existing on-site trees will be removed and as a condition of project approval, the project will replace the removed trees at a

minimum of 2:1 with 24-inch box species or equivalent. The proposed project would include the planting of approximately 79, 24- to 36- inch box trees throughout the site and would feature drought tolerant, low water use landscaping in the common areas and yards of the residential units. An additional 21 replacement trees would be provided off-site.

As a condition of project approval, a Home Owners Association will be established and Covenants, Conditions and Restrictions recorded to manage and maintain on- and off-site improvements (including buildings utilities, landscaping and fencing,) in good condition for the life of the project.

***Subdivision***

In accordance with Chapter 17.05 of the City Code, the project requires a tentative subdivision map. The application includes 22 for-sale lots and four common parcels (circulation, landscape open-space and bioretention areas). The Subdivision Committee reviewed and deemed the application complete, satisfying code requirements and including conditions of approval contained in Attachment 10.

**ENVIRONMENTAL REVIEW**

An Environmental Impact Report was prepared for the project by the environmental consultant firm David J. Powers & Associates, in accordance with the California Environmental Quality Act (CEQA). The Draft Environmental Impact Report (DEIR) and Notice of Availability were posted on the City's website at Environmental Review/CEQA | City of Santa Clara (santaclaraca.gov) <https://www.santaclaraca.gov/our-city/departments-a-f/community-development/planning-division/environmental-review-ceqa> and available for public review for 45-days between November 17, 2023 and January 2, 2024, in accordance with CEQA requirements. No public or agency comments on the DEIR were submitted during the 45-day review period.

The DEIR examined potential environmental impacts associated with project development and identified significant impacts on biological, cultural resources, and geology and soils. Mitigation measures were identified for implementation that would reduce most of the significant project development impacts to less than significant levels. However, significant unavoidable project level and cumulative cultural resources impacts were identified to remain with demolition of the church, which is identified as being eligible for listing as an architecturally significant local structure, to redevelop the site. All other resource areas would experience a less than significant impact with project development

In considering a project, CEQA requires decision-makers to balance economic, legal, social, technological, or other benefits of a proposed project against its unavoidable environmental risks when determining whether to approve the project. To approve a project that has a significant unavoidable environmental impact, decision-makers must make findings, supported by substantial evidence, that the specific economic, legal, social, technological, or other benefits of a proposed project outweigh the unavoidable environmental effects. In accordance with CEQA Guidelines 15124 (b), the DEIR identifies project objectives for evaluation of the proposed project and the development of a range of alternatives for consideration in the findings or statement of overriding considerations.

The EIR determined that the project would have a less-than-significant impact in the resource areas of Energy and Greenhouse Gas Emissions. Part of the basis for these conclusions was that the project would be subject to the City's Reach Code, and one of the requirements of the Reach Code is

that the project construct All-Electric Buildings, with no installation of natural gas infrastructure. Recently, however, a court of appeal opinion, *California Restaurant Association v. City of Berkeley*, called into question the validity of the All-Electric requirements in the Reach Code. City planning and legal staff are currently evaluating the full nature and extent of this case's impact on the City's Reach Code requirements. If the All-Electric provisions in the Reach Code were ultimately determined to be invalid, then the project developer would potentially be able to install natural gas infrastructure and utilize methane, which is one of the most potent greenhouse gases. For this project, at the very least, this would require the City to re-examine the analysis and conclusions of the Energy and Greenhouse Gas chapters of the EIR. Consequently, the developer has made a commitment not to install any natural gas infrastructure, regardless of the legal status of the City's Reach Code. The description of the project in the PD zoning and the conditions of approval will specifically state that the project does not include any natural gas infrastructure, and that any future proposal to utilize methane would require an amendment to the PD zoning. As a result, the analysis in the EIR remains valid.

## FISCAL IMPACT

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

## COORDINATION

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

## PUBLIC CONTACT

On February 8, 2024, the notice of public hearing for this item was mailed to property owners within 1,000 feet of the project side boundaries and interested parties. Newspaper notice of this item was published in *The Weekly*, a newspaper of general circulation, on February 7, 2024. At the time of this staff report, no comments have been received by the Planning Department in support or opposition to the project.

*Community Meetings*

Virtual public outreach meetings were conducted by the Property Owner/Applicant on November 16, 2022 and August 30, 2023 to engage the neighborhood community in the planning process. Notices of the meetings were mailed by the Property Owner/Applicant to properties within 1,000 feet of the project site boundaries and posted on the City's website. These meetings provided the community opportunities to review and comment on the proposal and revised changes made to the dwellings, site circulation and landscaping resulting from community input.

## ALTERNATIVES

1. Adopt a resolution recommending the City Council certify the Environmental Impact Report and adopt the CEQA Findings, Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program for the 1957 Pruneridge Avenue Residential Project.
2. Adopt a resolution recommending the City Council approve a rezoning of the project site from Public, Quasi-Public, and Public Park or Recreation (B) to Planned Development (PD) to allow construction of residential development consisting of 22 detached two-story residences with attached and detached garages, landscaping, and on- and off-site improvements, subject to conditions of approval.
3. Adopt a resolution recommending City Council approve a Vesting Tentative Subdivision Map to subdivide the land into 22 individual lots and four common lots as a utility corridor, vehicle

access, landscape open space and bioretention areas to serve the development, subject to conditions of approval.

4. Deny the rezoning from Public, Quasi-Public, and Public Park or Recreation (B) to Planned Development (PD) to allow construction of residential development consisting of 22 detached two-story residences with attached and detached garages, landscaping, and on- and off-site improvements.
5. Deny the Vesting Tentative Subdivision Map to subdivide the land into 22 individual lots and four common lots as a utility corridor, vehicle access, landscape open space and bioretention areas to serve the development.

## RECOMMENDATION

Alternatives: 1, 2 and 3

1. Adopt a resolution recommending the City Council certify the Environmental Impact Report and adopt the CEQA Findings, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program for the 1957 Pruneridge Avenue Residential Project.
2. Adopt a resolution recommending the City Council approve a rezoning of the project site from Public, Quasi-Public, and Public Park or Recreation (B) to Planned Development (PD) to allow construction of residential development consisting of 22 detached two-story residences with attached and detached garages, landscaping, and on- and off-site improvements, subject to conditions of approval.
3. Adopt a resolution recommending the City Council approve a Vesting Tentative Subdivision Map to subdivide the land into 22 individual lots and four common lots as a utility corridor, vehicle access, landscape open space and bioretention areas to serve the development, subject to conditions of approval.

Prepared by: Debby Fernandez, Associate Planner
Reviewed by, Sheldon S. Ah Sing, Development Review Officer
Reviewed by: Alexander Abbe, Assistant City Attorney
Approved by: Lesley Xavier, Planning Manager

## ATTACHMENTS

1. Environmental Impact Report
2. Mitigation Monitoring and Reporting Program
3. Findings of Fact and Statement of Overriding Considerations
4. Resolution Recommending Council Certify Environmental Impact Report
5. Resolution Recommending Council Approve the Rezone
6. Resolution Recommending Council Approve the Vesting Tentative Subdivision Map
7. Draft Historical and Landmarks Commission meeting minutes of December 7, 2023
8. Historic and Landmarks Commission Staff Report December 7, 2023.
9. Conditions of Rezoning Approval
10. Conditions of Tentative Subdivision Map Approval
11. Development Plans
12. Vesting Tentative Subdivision Map

Draft

# City of Santa Clara

## Meeting Minutes

## Historical & Landmarks Commission

**12/07/2023** **6:00 PM**

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

**REVISED AGENDA - additional attachments have been added to RTC 23-1252**

The City of Santa Clara is conducting the Historical and Landmarks Commission meeting in a hybrid manner (in-person and methods for the public to participate remotely)

• Via Zoom:
o https://santaclaraca.zoom.us/j/97233262035 or
o Phone: 1 (669) 900-6833
Webinar ID: 972 3326 2035

Public Comments prior to meeting may be submitted via email to PlanningPublicComment@santaclaraca.gov no later than noon on the day of the meeting. 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.
- Use the raise your hand feature in Zoom when you would like to speak on an item and lower when finished speaking. Press *9 to raise your hand if you are calling in by phone only.
- Identify yourself by name before speaking on an item.
- Unmute when called on to speak and mute when done speaking. If there is background noise coming from a participant, they will be muted by the host. Press *6 if you are participating by phone to unmute.
- If you no longer wish to stay in the meeting once your item has been heard, you may leave the meeting.

## CALL TO ORDER AND ROLL CALL

**Chair Vargas-Smith** called the meeting to order at 6:02 p.m.

**Present** 6 - Commissioner Michael Celso , Commissioner Amy Kirby, Commissioner Patricia Leung, Vice Chair Kathleen Romano, Commissioner Ed Stocks, and Chair Ana Vargas-Smith

**Absent** 1 - Commissioner Yvonne Inciarte

**A motion was made by Commissioner Stocks, seconded by Commissioner Leung, to excuse Commissioner Inciarte.**

**Aye:** 6 - Commissioner Celso, Commissioner Kirby, Commissioner Leung, Vice Chair Romano, Commissioner Stocks, and Chair Vargas-Smith

**Excused:** 1 - Commissioner Inciarte

## CONSENT CALENDAR

**A motion was made by Commissioner Leung, seconded by Vice Chair Romano, to approve the Consent Calendar with a note to update the minutes to reflect the correct Chair and Commissioner titles in several places.**

**Aye:** 6 - Commissioner Celso, Commissioner Kirby, Commissioner Leung, Vice Chair Romano, Commissioner Stocks, and Chair Vargas-Smith

**Excused:** 1 - Commissioner Inciarte

**1.A** 23-1323 Historical and Landmarks Commission Minutes of October 5, 2023

## PUBLIC PRESENTATIONS

## GENERAL BUSINESS

**2.** 23-1347 Consideration of a Significant Property Alteration Permit for a 1,207 Square Foot Addition to a Historic Residence and a Variance to Eliminate the Requirement for a Two-Car Garage at 1277 Jackson Street

Public Speakers:
**Brandon Spencer**

**A motion was made by Commissioner Stocks, seconded by Vice Chair Romano, to recommend approval of the Significant Property Alteration Permit to the Planning Commission with the following updates:**

**- Correct the plans to address the discrepancy between the 8' vs. 9, basement ceiling height, while not modifying the basement windows (do not change their height)**
**- Modify the proposed kitchen window to a single pane awning style**
**- For all new windows, try to match the existing wood windows to the extent feasible**

**A motion was made by Commissioner Celso, seconded by Vice Chair Romano, to recommend approval of the Variance to the Planning Commission.**

**Aye:** 6 - Commissioner Celso, Commissioner Kirby, Commissioner Leung, Vice Chair Romano, Commissioner Stocks, and Chair Vargas-Smith

**Excused:** 1 - Commissioner Inciarte

**3.** 23-1348 Consideration of a Significant Property Alteration Permit for a 556 Square-Foot Addition to the Basement and a 590 square foot First Floor Addition to a Mills Act Residence and a Variance for the Construction of a New Nonconforming Garage at 324 Madison Street

Public Speakers:
**Tommy Tran**
**Rob Mayer**

**A motion was made by Commissioner Leung, seconded by Commissioner Kirby, to recommend approval of the Significant Property Alteration Permit to the Planning Commission with the following recommendations:**

**- Retain the existing chimney**
**- Differentiate the stucco on the new addition**

**A motion was made by Commissioner Leung, seconded by Commissioner Stocks, to recommend approval of the Variance to the Planning Commission.**

**Aye:** 6 - Commissioner Celso, Commissioner Kirby, Commissioner Leung, Vice Chair Romano, Commissioner Stocks, and Chair Vargas-Smith

**Excused:** 1 - Commissioner Inciarte

**4.** 23-1252 Consideration of an Environmental Impact Report for the Demolition of a Potentially Significant Structure to Construct a Residential Development with 22 Detached Single-Family Dwellings at 1957 Pruneridge Avenue

Public Speakers:
**Cory Kusich**
**Richard**

**A motion was made by Commissioner Celso, seconded by Commissioner Stocks, to recommend certification of the EIR to the Planning Commission and City Council with the following recommendations:**

**- Developer to create a memorial to the church (using the Architect William Mays' name) utilizing materials from the church in the memorial if the church is not relocated**
**- Return to the HLC to present the memorial design**

**Aye:** 5 - Commissioner Celso, Commissioner Kirby, Commissioner Leung, Commissioner Stocks, and Chair Vargas-Smith

**Nay:** 1 - Vice Chair Romano

**Excused:** 1 - Commissioner Inciarte

**5.** 23-1324 Action on HLC Board and Committee Assignments

The Board and Committee assignments were updated as follows:

**Board/Committee** **Lead/Alternate**

Santa Clara Arts and Historic Consortium: **Vargas-Smith / Romano**
Historic Preservation Society of Santa Clara: **Vargas-Smith / Leung**
Old Quad Residents Association: **Leung**
Development Review Hearing: **Romano / Vargas-Smith**
BART/ High Speed Rail/ VTA BRT Committee: **Vargas-Smith / Leung**
El Camino Real Specific Plan Community Advisory Committee: **Leung**
Downtown Precise Plan**: Vargas-Smith / Stocks**
Santa Clara Station Area Task Force: **Leung / Stocks**

**STAFF REPORT**

1. Berryessa Adobe Maintenance

2. Training and Travel Request

3. Streetlight Banners for Historic Preservation Month

**Staff Liaison Rebecca Bustos** gave a verbal report of the price quotes for the banner design, fabrication, and installation/removal.

**A motion was made by Commissioner Leung, seconded by Vice Chair Romano, to establish a Banner Subcommittee with Chair Vargas-Smith, Vice Chair Romano, and Commissioner Kirby.**

**Aye:** 6 - Commissioner Celso, Commissioner Kirby, Commissioner Leung, Vice Chair Romano, Commissioner Stocks, and Chair Vargas-Smith

**Excused:** 1 - Commissioner Inciarte

## COMMISSIONERS REPORT

1. Subcommittee Reporting - 20 minutes

2. Board/Committee — Lead/Alternate

| | |
|---|---|
| Santa Clara Arts and Historic Consortium | Leung / Romano |
| Historic Preservation Society of Santa Clara | Vargas-Smith / Leung |
| Old Quad Residents Association | Leung / Romano |
| Development Review Hearing | Romano /Vargas-Smith |
| BART/ High Speed Rail/ VTA BRT Committee | Vargas-Smith/ Vacant |
| Zoning Ordinance Update | Romano / Vacant |
| El Camino Real Specific Plan Community Advisory Committee | Leung |
| Downtown Precise Plan | Vargas |

## ADJOURNMENT

The meeting was adjourned at 9:44 p.m.

**A motion was made by Commissioner Leung, seconded by Vice Chair Romano to adjourn the meeting.**

**Aye:** 6 - Commissioner Celso, Commissioner Kirby, Commissioner Leung, Vice Chair Romano, Commissioner Stocks, and Chair Vargas-Smith

**Excused:** 1 - Commissioner Inciarte

The next regular scheduled meeting is Thursday, January 4, 2024

## MEETING DISCLOSURES

**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.**

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

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

# REZONING CONDITIONS OF APPROVAL

## GENERAL

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

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

## ATTORNEY'S OFFICE

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

## COMMUNITY DEVELOPMENT

BUILDING DIVISION

B1. Prior to overall construction permit application, submit to the Santa Clara Building Division, 2 copies of an addressing diagram request, to be prepared by a licensed architect or engineer. The addressing diagram(s) shall include all proposed streets and all building floor plans. The addressing diagram(s) shall conform to Santa Clara City Manager Directive #5; Street Name and Building Number Changes, and Santa Clara Building Division Address Policy For Residential and Commercial Developments. The addressing diagram(s) shall indicate all unit numbers to be based off established streets, not alleys nor access-ways to garages. Allow a minimum of 10 working days for initial staff review. Please note city staff policy that existing site addresses typically are retired. Provide digital pdf printed from design software, not scanned from printed paper sheet.

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

B2. The construction permit application drawings submitted to the Santa Clara Building Division shall include a copy of the latest Federal Emergency Management Agency (FEMA) Flood Zone Map: https://msc.fema.gov/portal/home. The project drawings shall indicate how the project complies with the Santa Clara Flood Damage Prevention Code.

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

B3. The construction permit application drawings submitted to the Santa Clara Building Division shall include Santa Clara Valley Urban Runoff Pollution Prevention Program Low Impact Development (LID) practices http://www.scvurppp-w2k.com/nd_wp.shtml . All projects that disturb more than one acre, or projects that are part of a larger development that in total disturbs more than one acre, shall comply with the Santa Clara Valley Urban Runoff Pollution Prevention Program Best Management Practices (BMP): http://www.scvurppp-w2k.com/construction_bmp.shtml, and shall provide a Storm Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer (QSD). All site drainage and grading permit applications submitted to the Santa Clara Building Division shall include a city of Santa Clara "C3" data form, available on this web page

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

B4. No construction code review or analysis is being done at this time. The construction permit application drawings submitted to the Santa Clara Building Division shall include an overall California Building Code analysis, including; proposed use and occupancy of

all spaces (-CBC Ch. 3), all building heights and areas (CBC Ch. 5), all proposed types of construction (CBC Ch. 6), all proposed fire and smoke protection features, including all types of all fire rated penetrations proposed (CBC Ch. 7), all proposed interior finishes fire resistance (CBC Ch. 8), all fire protection systems proposed (CBC Ch. 9), and all means of egress proposed (CBC Ch. 10). Noncombustible exterior wall, floor, and roof finishes are strongly encouraged.

- During construction retaining a single company to install all fire rated penetrations is highly recommended.
- The grade level lobbies shall be minimum1 hour rated all sides and above.
- All stair shafts shall be minimum 1 hour rated.
- All elevator shafts shall be minimum 1 hour rated.
- All trash chute shafts shall be minimum 1 hour rated.
- Recommendation: provide a minimum of two trash chutes; one for recyclables, one for trash, each trash chute to be routed down to a grade level trash collection room.
- Any trash rooms shall be minimum 1 hour rated all sides and above.

B5. The overall project construction permit application shall include the geotechnical, architectural, structural, energy, electrical, mechanical, and plumbing drawings and calculations. Prior to the issuance of the overall project construction permit, a conditions of approval review meeting must be held in city hall, which meeting must be attended by the on-site field superintendent(s). The meeting will not be held without the attendance of the on-site field superintendent(s). The on-site grading permit shall be a separate permit application to the Building Division.

B6. Temporary Certificates of Occupancy (TCO) will not be routinely issued and will be considered on a very limited basis only when there is a clear and compelling reason for city staff to consider a TCO. A TCO will be approved only after all applicable City staff have approved in writing; Planning, Public .Works / Engineering, Fire Prevention, Santa Clara Water, Silicon Valley Power, and any other applicable agencies such as the Santa Clara County Health Dept., with the Building Division being the final approval of all TCO.'s.

B7. See Title 15 of the Santa Clara City Code for any amendments to the California Building Codes.

B8. This project is subject to the provisions of the City of Santa Clara 2022 Reach Code, effective January 2022 See Ordinance No. 2034 and/or Title 15 of the Santa Clara City Code.

- Chp. 15.36 – Energy Code for “all electric” provisions for new construction.
- Chp. 15.38 – Green Building Code for additional Electric Vehicle Charging requirements for new construction.

HOUSING & COMMUNITY SERVICES DIVISION

H1. In accordance with the Santa Clara City Code chapter 17.40, this project is subject to the affordable housing requirements and impact fee for the proposed 22 units for-sale residential development. The Applicant shall provide not less than fifteen percent (15%) of the units (or 3.3 units) to affordable households made available at affordable sales prices to extremely low, very low, low and/or moderate-income households as long as the distribution of affordable units averages to a maximum of one-hundred (100) percent of Area Median Income. All prices are set in accordance with the City’s Below Market Purchase (BMP) Program Policies and Procedures Manual (subject to updates and changes). Applicant shall be responsible for cost incurred under the Building Energy Efficiency Standards – Title 24 for the each affordable for- sale residential unit. Additionally, where the calculation of affordable housing requirements results in a

fractional unit, the Applicant shall either pay an In-Lieu Fee or the Applicant shall provide an additional unit to satisfy the requirement. Any in-lieu fee payment due to the City by the Applicant shall be payable prior to the issuance of the certificate of occupancy. The in-lieu fee amount shall be equal to the difference between the unrestricted appraised market value ("Initial Market Value") and the Affordable Sales Price of one of the BMP units at completion, multiplied by the fractional unit. The Initial Market Value of the last BMP unit sold shall be the basis for calculating the in-lieu fee to be paid by Applicant.

H2. Prior to issuance of Building Permits, the Developer shall enter into an Affordable Housing Agreement (AHA) with the City that will determine the Affordable Sales Price for the Affordable Units at Lot 14, 15 and 22, and apply all terms and covenants guaranteeing the prescribed affordability. Satisfaction of the affordable housing obligation shall be memorialized in the AHA and subject to City Council approval. There will be a fee for the preparation of the AHA in the amount of $4,020 which will be due prior to execution of the AHA. Please note all fees are based on the current Municipal Fee Schedule in effect at the time the project is approved

PLANNING DIVISION

P1. Submit plans for final architectural review to the Planning Division for Architectural Committee review and approval prior to issuance of building permits. Said plans to include, but not be limited to: site plans, floor plans, elevations, landscaping, irrigation plan, signage, and stormwater management plan.

P2. The Developer must provide third party verification of the stormwater management plan for conformance with C3 requirements as part of the architectural submittal.

P3. Submit complete landscape plans, including irrigation plan and composite utility and tree layout overlay plan, for Planning Department review and approval with installation of required landscaping prior to the issuance of occupancy and or final building permits. Landscape plan to include type and size of proposed trees. Type and size of tree replacement on project site shall be at the direction of the City Arborist and require Planning review and approval. Coordinate with the Street Department and City Arborist for the type, location, installation and maintenance of street trees fronting the project site along the public right-of-way. Installation of root barriers and super-soil may be required with the installation of trees where electric, water, and sewer utilities are in proximity.

P4. The overlay plan is to show the location of all utilities, storm drains, catch basins, sewer mains, joint trenches, building footprints, driveways, walkways, and trees. Trees are required to be 10 feet from public water, storm and sewer facilities unless a City approved Tree Root Barrier (TRB) is used. If a City approved TRB is used the TRB must be a minimum of five feet from the public water, storm and sewer facility with the tree behind the TRB and specified on the plan. Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Planning and Inspection.

P5. Developer shall construct a complete street section along the project frontage of Pruneridge Avenue to include a 5-foot landscape strip with 4.5-feet of clear planting width and a 5-foot sidewalk behind the landscape strip. The landscape strip is to include trees (minimum 24-inch box) and drought tolerant plantings.

P6. Submit as-built on-site plans prepared by a registered civil engineer showing all utilities serving the subject property.

P7. Obtain required permits and inspections from the Building Official and comply with the conditions thereof. As this project involves land area of one acre or more, the Developer shall file a Notice of Intent (NOI) with the State Water Resources Control Board prior to issuance of any building permit for grading, or construction; a copy of the NOI shall be sent to the City Building Inspection Division. A stormwater pollution prevention plan is also required with the NOI.

P8. The Developer shall submit a truck hauling route for demolition, soil, debris and material removal, and construction to the Director of Community Development for review and approval prior to the issuance of demolition and building permits.

P9. Minor changes to individual homes, landscaping, or other minor plan elements would be subject to Planning Division review and approval of a Minor Adjustment to an approved project, or through Architectural Review, subject to the discretion of the Director of Community Development.

P10. Project site landscaping shall be maintained in good condition throughout the life of the Project and no trees shall be removed without City review and approval. Trees permitted by the City for removal shall be replaced at a 2:1 ratio with 24-inch box specimen tree, or equal alternative as approved by the Director of Community Development.

P11. Developer shall submit to the City Covenants, Conditions and Restrictions (CC&R's) or equivalent instrument assigning and governing perpetual maintenance of the common lots, private street/vehicle access driveway, on-site and street frontage landscaping in good condition for the life of the Project, prior to issuance of building permits. Said document shall be recorded along with the Title for each property with the Santa Clara County Recorder's Office.

P12. The Covenant, Conditions and Restrictions for this project shall include language that precludes exclusive storage use of the garage and obstruction of parking spaces in the garage by storage, shall and requires property owners to maintain garages for parking purposes.

P13. Garages shall be accessible for parking and labeled as such on the building permit plans.

P14. Overhead garage storage shall be offered as a design option in each of the units.

P15. Provide automatic garage door openers and roll-up garage doors.

P16. Each garage shall be equipped with electrical vehicle charging stations.

P17. HVAC units shall be screened from view along the public right-of-way.

P18. Individual garbage and recycling containers shall be kept out of sight from the public right-of-way and private driveway until collection day.

P19. Applicant shall comply with all the construction and on-going mitigation measures described in the adopted Mitigation Monitoring and Reporting Program to the satisfaction of the Director of Community Development. The Mitigation and Monitoring and Reporting Program shall be included in all construction plan sets.

P20. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved roads) shall be watered two times per day, except on days when rain occurs.

P21. All visible mud or dirt track-out onto the adjacent public right-of-way shall be removed using wet power vacuum street sweeper at least once per day. The use of dry power sweeping shall be prohibited.

P22. Additional dust and noise abatement measures may be on the project site at the discretion of the Community Development Director to provide additional sound attenuation and fugitive dust abatement as described in the project Mitigation Monitoring and Reporting Program. This may include additional noise monitoring and installation of a temporary noise control blanket barrier, if necessary, along building facades facing construction sites if conflicts occurred which are irresolvable by proper scheduling.

P23. This approval has been issued in reliance upon the developer's assurance that no natural gas infrastructure will be installed at any time, and is an express basis for granting the PD rezoning. No natural gas infrastructure shall be installed on the project site. If the developer seeks to install natural gas infrastructure in the future, the developer must first seek an amendment to the PD zoning.

P24. Developer shall use reasonable efforts, to the satisfaction of the Director of Community Development, to obtain documentation from the Diocese of the previous church on the site, Saint Mark's, regarding the disposition of the human remains and details as to their new location.

P25. Provide "Right Turn Only During Peak Hours" signage for the project driveway.

**FIRE**

F1. Prior to Building Permit Issuance, a Phase II environmental assessment is required to be submitted to CRRD for review. If hazards are present that require site mitigation, cleanup, or management of chemical contaminants in soil, soil vapor, or groundwater a separate permit from one of the regulatory agencies below will be required. The type and extent of contamination on site(s) will govern which of the regulatory agencies noted below can supervise the cleanup:

- Department of Toxic Substances Control (DTSC);
- State Water Resources Control Board; or
- Santa Clara County, Department of Environmental Health.

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

F2. Prior to Building Permit Issuance, a permit for Construction Safety & Demolition shall be submitted to the fire department for review and approval in compliance with our Construction Safety & Demolition standard.

F3. Prior to Building Permit Issuance, provide documentation from the City of Santa Clara Water & Sewer Department that the minimum required fire-flow can be met. Fire Department fire-flow will be based on the current California Fire Code. The most restrictive departments requirement shall apply.

F4. Prior to Building Permit Issuance, building plans shall show the required number, location and distribution of fire hydrants for the buildings will be based on the current California Fire Code, Appendix C as amended. The required number of fire hydrants will be based on the fire-flow before the reduction for fire sprinklers. Both public and private fire hydrants may be required.

F5. Prior to Building Permit Issuance, any EVAE's or fire protection equipment (including but not limited to fire service undergrounds, sprinkler piping, fire alarm equipment, fire pumps, ERRCS) that cross property lines or is not located on the parcel of the building it serves shall have a CC&R legally recorded detailing who is responsible for maintenance and repair of the EVAE or fire protection equipment

F6. Prior to any Building Permit issuance, an alternate means or methods permits to mitigate any code deficiency must be submitted and approved. Please submit this permit concurrently with the building plans. Please note specific mitigations may have been discussed during the PCC process. None of these discussions are binding and can only be formally approved through submitting an Alternate Means and Measures (AMM) permit. The AMM permit is formally documenting that and still needs to be submitted.

F7. Please be aware that emergency rescue openings are required for this project per California Residential Code R310 and locations should be on the front or back side of the house (not the side of the house).

**PARKS & RECREATION**

PR1. This memo assumes the Project is a subdivision and the Quimby Act provisions will apply. The project will generate an estimated 66 residents (2.98 persons/household x 22 units). Based on the Quimby Act standard of 3.0 acres/1000 residents, the amount of public parkland required for this Project to mitigate the impact of the new resident demand is approximately 0.1967-acres. The equivalent fee due in lieu of parkland dedication is therefore $1,378,608.

PR2. Final calculations will depend upon the actual number and type of units and the mix of parkland dedicated and remaining fee due, at the discretion of the City.

PR3. Calculations may change if the number of units change, if any areas do not conform to the Ordinance and City Code Chapter 17.35, and/or if the fee schedule for new residential development fees due in lieu of parkland dedication changes before a project is deemed complete by Planning.

PR4. Dwelling Unit Tax: a dwelling unit tax (DUT) in the amount of $700 is also due based on the number of units and additional bedrooms per City Code Chapter 3.15.

**POLICE**

PD1. The property should be fenced off during demolition and construction as a safety barrier to the public and deterrent to theft and other crime. Consider not having any screening material on the fence so passing Police Patrol checks will be able to see into the site.

PD2. Address numbers should be a minimum of twelve (12) inches in height for commercial or industrial buildings. Consider illuminated numbers during the hours of darkness, and in a color that is contrasting to the background material. They shall be clearly visible from the street. Where multiple units or buildings occupy the same property, each unit/building address shall be clearly visible. A monument sign, preferably at all entrances to the property, should be prominently displayed showing all unit/building numbers, addresses, etc. A map is recommended for large complexes with multiple streets or walkways.

PD3. If the project includes any benches, these benches should not be longer than 5 feet in length and should have arm rests at both ends. If the benches are longer than 5 feet in length, there should be a divider (arm rest or similar) in the middle of the bench in addition to the arm rests on both ends. This helps prevent unlawful lodging and/or skateboarding. Another option to benches could be cubes, knee walls, or other creative types of seating possibilities.

**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 submitted within a Single Encroachment Permit to be reviewed and issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.

E3. Submit public improvement/encroachment permit plans prepared in accordance with City Public Works Department procedures which provide for the installation of public improvements directly to the Public Works Department. Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer prior to approval and recordation of final map and/or issuance of building permits.

E4. All work within City of San Jose right-of-way shall require a City of San Jose encroachment permit.
E5. Existing non-standard or non-ADA compliant frontage improvements shall be replaced with current City standard frontage improvements as directed by the City Engineer or his designee.
E6. 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.
E7. Developer shall provide a complete storm drain study for the 10-year and 100-year storm events. The grading plans shall include the overland release for the 100-year storm event and any localized flooding areas. System improvements, if needed, will be at developer's expense.
E8. All storm drain mains and laterals, sanitary sewer mains and laterals shall be outside the drip line of mature trees or 10' clear of the tree trunk whichever is greater.
E9. Provide root barriers when the drip line of the mature trees covers the sidewalk. Root barriers for sidewalk protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 1.5' deep, and centered on trees. Root barriers for curb and gutter protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 2' deep, and centered on trees.
E10. Existing streetlights shall be clear of proposed sidewalk, developer shall relocate as necessary.
E11. If requested, Developer/property owner shall prepare and submit for City approval a maintenance plan for all sidewalk, curb and gutter, landscaping and irrigation system improvements installed within the public right-of-way prior to encroachment permit issuance. Such plan shall include at a minimum, maintenance requirements for trees and shrubs, in acknowledgement of developer's/property owner's obligation under Chapter 12.30 and 17.15.
E12. Dedicate required on-site easements for any new public utilities, and/or emergency vehicle access by means of subdivision map or approved instrument at time of development.
E13. Dedicate sidewalk easements along the project frontage where public sidewalks extend into private property. Sidewalk easements are to be 1' behind proposed back of walk where there is landscaping behind sidewalk. Sidewalk easement where hardscape is behind sidewalk is to be at back-of-walk. Cold joint is required between public sidewalk and private hardscape.
E14. Onsite pathways shall be dedicated as private easements, as needed.
E15. After City Council approval of the Tentative Map, submit the Subdivision Map, prepared by a Licensed Land Surveyor or a Registered Civil Engineer with Land Surveyor privileges to the Engineering Department. The submittal shall include a title report, closure calculations, and all appropriate fees.
E16. Pavement treatment shall be 2" grind and overlay with dig-outs for the full street width of Pruneridge Avenue.
E17. Traffic improvements must comply with the City of Santa Clara Standard Specifications for Public Works Construction
E18. Residential bicycle parking shall be a minimum of 8 Class I spaces (one per 3 dwelling units) and 2 Class II spaces (one per 15 dwelling units) per 2007 VTA Bicycle Technical Guidelines.

E19. Class I and Class II bicycle parking, as defined in SCMC 18.74.075, shall be conveniently accessible from the street, within 200 feet of a building entrance and/or highly visible areas.
E20. Submit Vehicle Miles Travel and vehicle trip calculations in accordance with the City transportation policy: https://www.santaclaraca.gov/our-city/departments-g-z/public-works/engineering/traffic-engineering/transportation-analysis-policy-update
E21. Conduct a trip generation analysis for the project. A local transportation analysis (LTA) will be required if the project generates over 100 net new trips.
E22. Landscape improvements within 10 feet of a driveway must be less than 3 feet or greater than 10 feet per City Standard Detail TR-9.
E23. All on-site structures (including fences) must be clear of Driveway Visibility Clearance Areas per City Standard Detail TR-9.
E24. Replace unused/abandoned driveways with new curb, gutter, and sidewalk.
E25. Design and construct driveway in accordance with City Standard Detail ST-8.

STREETS DIVISION

Landscape

L1. Include City of Santa Clara Tree Preservation/City Arborist specifications on all improvement plans.
L2. No cutting of any part of public 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).
L3. Identified existing mature trees to be maintained. Prepare a tree protection plans for review and approval by the City of Santa Clara prior to any demolition, grading or other earthwork in the vicinity of existing trees on the site.

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. All collection is to occur on private property using individual toters.
SW2. The applicant shall provide a site plan showing all proposed locations of solid waste containers, chutes, compactors, trash enclosures and trash staging areas. The site plan shall show the route or access for trash and recycling collectors (trucks) including vertical clearance, turning radius and street/alley widths. All plans shall comply with the City's Solid Waste Guidelines.
SW3. For projects that involve construction, demolition or renovation of 5,000 square feet or more, the applicant shall comply with City Code Section 8.25.285 and recycle or divert at least sixty five percent (65%) of materials generated for discard by the project during demolition and construction activities. No building, demolition, or site development permit shall be issued unless and until applicant has submitted a construction and demolition debris materials check-off list. Applicant shall create a Waste Management Plan and submit, for approval, a Construction and Demolition Debris Recycling Report through the City's online tracking tool at http://santaclara.wastetracking.com/ .
SW4. Prior to obtaining a Temporary or Final Certificate of Occupancy, individual weight tickets for all materials generated for discard or reuse by the project during demolition and construction activities shall be uploaded to Green Halo and submitted for review and

approval by Environmental Services. At a minimum two (2) weeks review time is required.

SW5. This project is subject to the City's Accumulation, Transportation and Disposal of Solid Waste Ordinance (Chapter 8.25 of the Municipal Codes), which requires the handling and disposal of waste by authorized service haulers. Insert the General Notes for the Construction & Demolition (C&D) Waste Management into construction plans in accordance with the City's municipal codes prior to the issuance of a Building or Grading permit. Provide the Green Halo waste online tracking number to Building staff prior to the issuance of a demolition or building permit.

SW6. Project applicant shall contact the Public Works Department, Street Maintenance Division at (408) 615-3080 to verify if the property falls within the City's exclusive franchise hauling area. If so, the applicant is required to use the City's exclusive franchise hauler and rate structure for any hired debris boxes. Prior to the issuance of a Public Works clearance, the project applicant shall complete and sign the Construction and Demolition (C&D) / Waste Management Rules and Regulations Form.

SW7. All refuse from all residential, commercial, industrial and institutional 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. Prior to City's issuance of Building or Grading Permits, the applicant shall develop a Final Stormwater Management Plan, update the C.3 Data Form, the Special Project Narratives and Worksheet (as appropriate), and an Erosion and Sediment Control Plan.

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

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

ST4. The applicant shall incorporate Best Management Practices (BMPs) into construction plans and incorporate post-construction water runoff measures into project plans. Include the SCVURPPP Countywide Construction BMPs Plan Sheet with the plans.

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

ST6. During the construction phase, all stormwater control measures shall be inspected for conformance to approved plans by a qualified 3rd party consultant from the SCVURPPP List of Qualified Consultants, and a 3rd party concurrence letter on the C.3 facilities construction shall be submitted to the Public Works Department. The City reserves the right to review the 3rd party inspection reports on the C.3 stormwater facilities installation.

ST7. Applicant shall install biotreatment soil media that meets the minimum specifications as set forth in the SCVURPPP C.3 Stormwater Handbook. If percolation rate test of the biotreatment soil mix is not performed on-site, a certification letter from the supplier verifying that the soil meets the specified mix (the date of such document shall not be older than 3 months).

ST8. As-Built drawing shall be submitted to the Public Works Department. Include C.3 Stormwater Treatment Facilities Construction general notes on the improvement plans.

ST9. Permeable Pavement, Media Filter vaults, Interceptor Trees and Trash Full Capture Devices shall be inspected by a third-party reviewer and/or manufacturer representative for conformance with the details and specifications. If necessary, percolation test shall be performed to ensure proper installation. A map displaying the number, location and details of full trash capture devices shall be prepared as an attachment to the Operations and Maintenance (O&M) Agreement with the City.

ST10. Stormwater treatment facilities must be designed, installed, and maintained to achieve the site design measures throughout their life in accordance to the SCVRUPPP C.3 Stormwater Handbook (Chapter 6 and Appendix C).

ST11. The property owner shall enter into an Operation and Maintenance (O&M) Agreement with the City for all installed stormwater treatment measures and full trash capture devices in perpetuity. Applicants should contact Public Works Department. - Environmental Services at (408) 615-3080 or Street@SantaClaraCA.gov for assistance completing the Agreement. For more information and to download the most recent version of the O&M Agreement, visit the City's stormwater resources website at http://santaclaraca.gov/stormwater. Inspection of permeable pavement, media filter vaults and full trash capture devices is to be done annually by December 31 of each year.

ST12. Any site design measures used to reduce the size of stormwater treatment measures shall not be installed for the project without the written approval from the City, installing the corresponding resizing of other stormwater treatment measures and an amendment of the property's O&M Agreement.

ST13. For single-family homes and other small projects that create and/or replace 2,500 – 10,000 square feet of impervious surface area, the applicant shall implement at least one of the following site design measures:

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

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

ST14. Developer shall install an appropriate stormwater pollution prevention message such as "No Dumping – Flows to Bay" on any storm drains located on private property.

ST15. Interior floor drains shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.

ST16. Floor drains within trash enclosures shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.

ST17. 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.

ST18. Decorative and recreational water features such as fountains, pools, and ponds shall be designed and constructed to drain to the sanitary sewer system only.

ST19. The use of architectural copper is discouraged. If such material is used, all wastewater generated by the installation, cleaning, treating, or washing of the surface of copper architectural features, including copper roofs, shall not be discharged to the City's storm drain system.

**SILICON VALLEY POWER**

EL1. Drive Aisle A should be a 10’ U.G.E.E if its only for electric and public tv and cable companies. Install a joint trench with public tv and cable conduits 1’ away from the SVP conduits. This clearance only applies if all conduits are installed at the same time. Reference UG1000 standard for joint trench configuration. Phone and cable conduits should be placed on the side closer to the trees.

EL2. Any streetlight foundations that conflict with the new location of the SVP trench along Pruneridge Ave, will need to be relocated further back from the front of curb.

EL3. All streetlighting, low voltage, and fiber systems are to be designed during detailed design.

EL4. All tie-in points shown on the utility plan along with electrical substructure will be needed prior to the removal of the overhead power lines.

EL5. All electrical laterals serving parcels on the south side of Drive Aisle A may need easements if it’s a private roadway. All easements for SVP should be a U.G.E.E (underground electric easement).

EL6. Clearances: (Make sure job notes do not conflict with SVP clearance requirements)

a. EQUIPMENT
    i. Ten (10) foot minimum clearance is required in front of equipment access doors. (UG1000 sheet 11)
    ii. Five (5) foot minimum clearance from pad is required on sides without equipment access doors. (UG1000 sheet 11)
    iii. Eighteen (18) foot minimum width, shall be provided and maintained on one side of the equipment pad to allow an electric dept. line truck to drive up next to the pad for installation and maintenance of equipment. (UG1000 Sheet 11).
    iv. Barrier pipes are required only on sides accessible to vehicles. (UG1000 Sheet 12).
        1. Thirty (30) inches from side of equipment sides.
        2. Forty Eight (48) inches in front of access doors.
            a. Barrier Pipes in front of access doors shall be removable.

b. CONDUITS
    i. Five (5) foot minimum longitudinal clearance between new conduits or piping systems (open trench installation) and any existing or proposed SVP conduit system. This is for longitudinal. (UG1250 sheet 5)
    ii. Twelve (12) inch minimum vertical clearance between new conduit/pipes installed perpendicular to existing SVP conduits for open trench installations. (UG1000 sheet 36, UG1250 Sheet 6)
    iii. Three (3) foot six (6) inches clearance is required from poles for open trench installation. Exceptions are for riser conduit. (UG1250 Sheet 7)
    iv. Three (3) foot minimum clearance is required between sign-posts, barrier pipes or bollards, fence posts, and other similar structures. (UG1250 sheet 10).
    v. Five (5) foot minimum from new splice boxes, pull boxes, manholes, vaults, or similar subsurface facilities. (UG1000 sheet 8)
    vi. Five (5) foot minimum clearance from walls, footings, retaining wall, landscape planter, tree root barrier or other subsurface wall or structure. (UG1250 sheet 9).
    vii. Five (5) foot minimum clearance is required between fire hydrant thrust block. The thrust block extends 5’ foot on either side of the fire hydrant in line with the radial water pipe connected to the hydrant.

c. VAULTS/MANHOLES

i. Ten (10) foot minimum clearance is required between adjacent Vaults or Manholes.
ii. Five (5) foot minimum clearance is required between adjacent conduits.
iii. Minimum 36” from face of curb, or bollards required.

d. Poles (Electrolier, Guy Stub poles, service clearance poles, self-supporting steel poles and lighting poles.)
   i. Three (3) foot six (6) inches clearance is required from poles for open trench installation. Exceptions are for riser conduit. (UG1250 Sheet 7)
e. Guy Anchors
   i. Five (5) foot minimum clearance is required between center of anchor line and any excavation area. (UG1250 sheet 15).
f. Trees
   i. OH 1230 for Overhead Lines
   ii. SD 1235 for Tree Planting Requirements near UG Electric Facilities

EL7. Reference listed SVP standards for clearances.
   a. Installation of Underground Substructures by Developers
   b. UG1250 – Encroachment Permit Clearances from Electric Facilities
   c. UG0339 – Remote Switch Pad
   d. OH1230 – Tree Clearances From Overhead Electric Lines
   e. SD1235 – Tree Planting Requirements Near Underground Electric Facilities

EL8. 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. SVP will do exact design of required substructures after plans are submitted for building permits.

EL9. The Developer shall provide and install electric facilities per Santa Clara City Code chapter 17.15.210.

EL10. Electric service shall be underground. See Electric Department Rules and Regulations for available services.

EL11. 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.

EL12. 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 SVP Standard MS-G7, Rev. 2.

EL13. 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).

EL14. 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 its own meter, located on the structure. A double hasp locking arrangement shall be provided on the main switchboard door(s). Utility room door(s) shall have a double hasp locking arrangement or a lock box shall be provided. Utility room door(s) shall not be alarmed.

EL15. 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.

EL16. 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.

EL17. Any relocation of existing electric facilities shall be at Developer's expense.

EL18. Electric Load Increase fees may be applicable.

EL19. 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)).

EL20. 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)).

EL21. 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.

EL22. Encroachment permits will not be signed off by SVP until Developers Work substructure construction drawing has been completed.

EL23. All SVP-owned equipment is to be covered by an Underground Electric Easement (U.G.E.E.) This is different than a PUE. Only publicly-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.

EL24. 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.

EL25. 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.

EL26. 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.*

EL27. SVP does not utilize any sub-surface (below grade) devices in its system. This includes transformers, switches, etc.

EL28. 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.

EL29. High Rise Metering and Multi-Floor Infrastructure Requirements
   a. Refer to UG0250 – High Density Residential Metering Requirements
   b. Refer to FO-1901 – Fiber Optic Splicing and Testing Methods

EL30. 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.

EL31. 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.

EL32. In events where electric load demand exceeds 2MVA or service size exceeds 4000 Amps at 480V for a building, the Customer shall take service at 12KV. If electric load for a single metered location service exceeds 4.5MVA, additional 12KV service(s) may be provided. All 12KV utility connection points terminate at the Customer Switchgear. UGEE easement up to the Customer Switchgear is required, along with an 18' drivable space. 10' working clearance is required in front of and behind the switchgear. 5' working clearance is required on the sides of the switchgear (with no panels). Customer 12KV Switchgear must be located outdoors on "real dirt" unless otherwise agreed upon with SVP. SVP owns and maintains the cable/conduit up to the customer switchgear.

EL33. In events where electric service is provided at 120/208V or 277/480V the utility connection point is at the secondary compartment of SVP transformers. Customer owns and maintains the cable and conduits up to the SVP transformers.

EL34. No cross-parcel distribution is allowed. SVP service points must be within the parcels that they serve.

**WATER & SEWER**

W1. Recycled Water Ready: All onsite plumbing for non-domestic water uses (e.g. irrigation, industrial processes, cooling, etc.) shall be designed for recycled water use and shall comply with all Recycled Water regulations.

W2. Encroachment Permit: Prior to issuance of Building Permits, the applicant shall submit an encroachment permit application and design plans for construction of water utilities that comply with the latest edition of the Water & Sewer Utilities Water Service and Use Rules and Regulations, Water System Notes, and Water Standard Details and Specifications. In addition, prior to the City's issuance of Occupancy, the applicant shall construct all public water utilities per the approved plans. The Water & Sewer Utilities will inspect all public water utility installations and all other improvements encroaching public water utilities.

W3. Utility Design Plans: Utility Design Plans shall indicate the pipe material and the size of existing water, recycled water and sewer main(s). The plans shall show the nearest existing fire hydrant and the two nearest existing water main line gate valves near the

project area. The plans shall show meter and backflow configurations to scale and per City of Santa Clara Water & Sewer Utilities Standard Details. Note that all new water meters and backflow prevention devices shall be located behind the sidewalk in a landscape area. Fire hydrants should be located two feet behind monolithic sidewalk if sidewalk is present; two feet behind face of curb if no sidewalk is present, per City Std Detail 18. The plans shall provide the profile section details for utilities crossing water, sewer, or recycled water mains to ensure a 12" minimum vertical clearance is maintained.

W4. Utility Separations: Applicant shall adhere to and provide a note indicating that all horizontal and vertical clearances comply with State and local regulations. The applicant shall maintain a minimum 12" of vertical clearance at water service crossing with other utilities, and all required minimum horizontal clearances from water services: 10' from sanitary sewer utilities, 10' from recycled water utilities, 8' from storm drain utilities, 5' from fire and other water utilities, 3' from abandoned water services, 5' from gas and electric utilities, and 5' from the edge of the propose or existing driveway. For sanitary sewer, water, and recycled water utilities, the applicant shall maintain a minimum horizontal clearance of 10' from existing and proposed trees. If applicant installs tree root barriers, clearance from tree reduces to 5' (clearance must be from the edge of tree root barrier to edge of water facilities). No structures (fencing, foundation, biofiltration swales, etc.) allowed over sanitary sewer, potable water and/or recycled water utilities and easements.

W5. Separate Services: Applicant shall submit plans showing proposed water, recycled water, sanitary sewer, and fire services connected to a public main in the public right-of-way to the satisfaction of the Director of Water & Sewer Utilities. Different types of water and recycled water use (domestic, irrigation, fire) shall be served by separate water services, each separately tapped at the water main. Tapping on existing fire service line(s) is prohibited. Approved backflow prevention device(s) are required on all potable water services.

W6. City Standard Meters and Backflows: All proposed meters and backflows for all water services shall meet the current City of Santa Clara Water & Sewer Utilities Standard Details. Plans shall show meter and backflow configurations to scale.

W7. Existing Services: The applicant must indicate the disposition of all existing water and sewer services and mains on the plans. If the existing services will not be used, then the applicant shall properly abandon these services to the main per Water & Sewer Utilities standards and install a new service to accommodate the water needs of the project. The applicant shall bear the cost of any relocation or abandonment of existing Water Department facilities required for project construction to the satisfaction of the Director of Water and Sewer Utilities.

W8. On-Site Storm Drain Treatment: Prior to issuance of Building Permit, the applicant shall submit plans showing any onsite storm water treatment system. The plan shall include a section detail of the treatment system. No water, sewer, or recycled water facilities shall be located within 5-feet of any storm water treatment system.

W9. Water Usage: Prior to the issuance of Building Permits, the applicant shall provide documentation of water usage so the Water Division can verify the appropriate size of all proposed water meters. Please note that if the existing water services are incapable of supplying the water needs to the site, the existing services shall be abandoned, and new separate dedicated water services shall be provided for each use (domestic and irrigation).

W10. Landscaping: All the landscaping for the project shall comply with the California Water Conservation in Landscaping Act, Government Code Section 65591 et. seq. All plants

shall be either California native or non-invasive, low water-using or moderate water-using plants. High water-using plants and nonfunctional turf are prohibited.

W11. Prior to issuance of Building Permits, the applicant shall submit plan details for all water features (including but not limited to fountains and ponds) designed to include provisions for operating the system without City potable water supply and capable of being physically disconnected from source of potable water supply during City declared water conservation periods, to the satisfaction of the Director of the Water & Sewer Utilities. Decorative water features may be permanently connected to the City's recycled water supply.

W12. Easements: Prior to City's issuance of Building or Grading Permits, the applicant shall provide a dedicated water utility easement around the backflow prevention device onsite. The water utility easement for the water services and all other public water appurtenances shall be a minimum 15 feet wide and be adjacent to the public right-of-way without overlapping any public utility easement. Additionally, the applicant shall submit plans defining existing easements so Water Division can verify if there are any conflicts with proposed easements and water utilities.

W13. Underground Fire Permit: Prior to issuance of Building Permits, applicant shall submit an underground fire permit unless otherwise waived by the Fire Department. If fire flow information is needed, applicant shall coordinate with Water and Sewer Utilities Department, for fire flow information at (408)615-2000. A dedicated fire service line, with an approved backflow prevention device, shall be used for on-site fire hydrants. Fire service lines required for commercial and industrial use shall be sized appropriately per fire flow demand and code requirements.

W14. Record Drawings: Upon completion of construction and prior to the City's issuance of a Certificate of Occupancy, the applicant shall provide "as-built" drawings of the public water utility infrastructure prepared by a registered civil engineer to the satisfaction of the Director of Water & Sewer Utilities Department.

W15. Water Shortage Response Actions: Pursuant to the City of Santa Clara's Urban Water Management Plan, during times of drought or water shortage, the City implements water shortage response actions in accordance with the level of water shortage declared. All construction activities and all new irrigation connections are subject to the Water Shortage Response Actions in effect at the time of construction and connection of the irrigation service.

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

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

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

# VESTING TENTATIVE SUBDIVISION MAP CONDITIONS OF APPROVAL

## GENERAL

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

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

## ATTORNEY'S OFFICE

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

## COMMUNITY DEVELOPMENT

BUILDING DIVISION

B1. Informational: Prior to overall construction permit application, submit to the Santa Clara Building Division, 2 copies of an addressing diagram request, to be prepared by a licensed architect or engineer. The addressing diagram(s) shall include all proposed streets and all building floor plans. The addressing diagram(s) shall conform to Santa Clara City Manager Directive #5; Street Name and Building Number Changes, and Santa Clara Building Division Address Policy For Residential and Commercial Developments. The addressing diagram(s) shall indicate all unit numbers to be based off established streets, not alleys nor access-ways to garages. Allow a minimum of 10 working days for initial staff review. Please note city staff policy that existing site addresses typically are retired. Provide digital pdf printed from design software, not scanned from printed paper sheet.

B2. Informational: The construction permit application drawings submitted to the Santa Clara Building Division shall include a copy of the latest Federal Emergency Management Agency (FEMA) Flood Zone Map: https://msc.fema.gov/portal/home. The project drawings shall indicate how the project complies with the Santa Clara Flood Damage Prevention Code.

B3. Informational: The construction permit application drawings submitted to the Santa Clara Building Division shall include Santa Clara Valley Urban Runoff Pollution Prevention Program Low Impact Development (LID) practices http://www.scvurppp-w2k.com/nd_wp.shtml. All projects that disturb more than one acre, or projects that are part of a larger development that in total disturbs more than one acre, shall comply with the Santa Clara Valley Urban Runoff Pollution Prevention Program Best Management Practices (BMP): http://www.scvurppp-w2k.com/construction_bmp.shtml, and shall provide a Storm Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer (QSD). All site drainage and grading permit applications submitted to the Santa Clara Building Division shall include a city of Santa Clara "C3" data form, available on this web page: https://www.santaclaraca.gov/our-city/departments-g-z/public-works/environmental-programs/stormwater-pollution-prevention and will be routed to a contract consultant for review.

B4. Informational: no California construction code review is being done at this time. The construction permit application drawings submitted to the Santa Clara Building Division

shall include an overall California Building Code analysis, including; proposed use and occupancy of all spaces (19' CBC Ch. 3), all building heights and areas (19' CBC Ch. 5), all proposed types of construction (19' CBC Ch. 6), all proposed fire and smoke protection features, including all types of all fire rated penetrations proposed (19' CBC Ch. 7), all proposed interior finishes fire resistance (19' CBC Ch. 8), all fire protection systems proposed (19' CBC Ch. 9), and all means of egress proposed (19' CBC Ch. 10). Noncombustible exterior wall, floor, and roof finishes are strongly encouraged.

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

B5. Informational: The overall project construction permit application shall include the geotechnical, architectural, structural, energy, electrical, mechanical, and plumbing drawings and calculations. Prior to the issuance of the overall project construction permit, a conditions of approval review meeting must be held in city hall, which meeting must be attended by the on-site field superintendent(s). The meeting will not be held without the attendance of the on-site field superintendent(s). The on-site grading permit shall be a separate permit application to the Building Division.

B6. Informational: Temporary Certificates of Occupancy (TCO) will not be routinely issued and will be considered on a very limited basis only when there is a clear and compelling reason for city staff to consider a TCO. A TCO will be approved only after all applicable City staff have approved in writing; Planning, Public Works./ Engineering, Fire Prevention, Santa Clara Water, Silicon Valley Power, and any other applicable agencies such as the Santa Clara County Health Department, with the Building Division being the final approval of all TCO.'s.

PLANNING DIVISION

P1. Developer shall submit to the City Covenants, Conditions and Restrictions (CC&R's) or equivalent instrument assigning and governing perpetual maintenance of the common lot/private street in good condition for the life of the Project, prior to issuance of building permits. Said document shall be recorded along with the Title for each property with the Santa Clara County Recorder's Office.

P2. The Covenant, Conditions and Restrictions for this project shall include language that precludes exclusive storage use of the garage and obstruction of parking spaces in the garage by storage, shall and requires property owners to maintain garages for parking purposes.

**FIRE**

F1. Prior to Building Permit Issuance, any EVAE's or fire protection equipment (including but not limited to fire service undergrounds, sprinkler piping, fire alarm equipment, fire pumps, ERRCS) that cross property lines or is not located on the parcel of the building it serves shall have a CC&R legally recorded detailing who is responsible for maintenance and repair of the EVAE or fire protection equipment.

**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 submitted within a Single Encroachment Permit to be reviewed and issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.

E3. Submit public improvement/encroachment permit plans prepared in accordance with City Public Works Department procedures which provide for the installation of public improvements directly to the Public Works Department. Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer prior to approval and recordation of final map and/or issuance of building permits.

E4. All work within City of San Jose right-of-way shall require a City of San Jose encroachment permit.

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

E6. 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.

E7. Dedicate required on-site easements for any new public utilities, and/or emergency vehicle access by means of subdivision map or approved instrument at time of development.

E8. Dedicate sidewalk easements along the project frontage where public sidewalks extend into private property. Sidewalk easements are to be 1' behind proposed back of walk where there is landscaping behind sidewalk. Sidewalk easement where hardscape is behind sidewalk is to be at back-of-walk. Cold joint is required between public sidewalk and private hardscape.

E9. Onsite pathways shall be dedicated as private easements, as needed.

E10. After City Council approval of the Tentative Map, submit the Subdivision Map, prepared by a Licensed Land Surveyor or a Registered Civil Engineer with Land Surveyor privileges to the Engineering Department. The submittal shall include a title report, closure calculations, and all appropriate fees.

**SILICON VALLEY POWER**

EL1. Remove overlapping PUE and UGEE on the north side of Drive Aisle A. It should only be a UGEE and you should install a joint trench to allow for SVP conduits and public tv/cable. In the joint trench configuration conduits need to go in at the same time, 1' apart. Reference UG1000 standard.

**WATER & SEWER**

W1. Related Approvals: Applicant shall comply with all related City approvals, entitlements, permits, or requirements associated with the subject property, unless explicitly superseded or revised by the Director of Water and Sewer Utilities.

W2. Separate Services: Applicant shall provide separate water, recycled water, sanitary sewer, and fire services connected to a public main in the public right-of-way services for each parcel to the satisfaction of the Director of Water & Sewer Utilities. Different types of water and recycled water use (domestic, irrigation, fire) shall be served by separate water services, each separately tapped at the water main. Services cannot cross a different parcel than the one it serves. No parcel shall be created that requires an easement from an adjacent parcel in order to be served. Tapping on existing fire service line(s) is prohibited. Approved backflow prevention device(s) are required on all potable water services.

W3. Easements: Prior to City's issuance of Building or Grading Permits, the applicant shall provide a dedicated water utility easement around the backflow prevention device onsite. The water utility easement for the water services and all other public water appurtenances shall be a minimum 15 feet wide and be adjacent to the public right-of-way without overlapping any public utility easement. Additionally, the applicant shall submit plans defining existing easements so Water Division can verify if there are any conflicts with proposed easements and water utilities.

City of Santa Clara
The Center of What's Possible

# CONDITIONS OF APPROVAL

**1957 Pruneridge Avenue -PLN25-00073 APNs: 230-05-021**

***Project Description:*** *Amend the Approved Planned Development (PD) Zoning for 22 All-Electric Detached Single-Family Residences (PLN22-00505) to Allow for the Installation of Natural Gas Stove Appliances for the Property Located at 1957 Pruneridge Avenue.*

## GENERAL

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

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

## ATTORNEY'S OFFICE

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

## COMMUNITY DEVELOPMENT

BUILDING DIVISION

B1. Prior to overall construction permit application, submit to the Santa Clara Building Division, 2 copies of an addressing diagram request, to be prepared by a licensed architect or engineer. The addressing diagram(s) shall include all proposed streets and all building floor plans. The addressing diagram(s) shall conform to Santa Clara City Manager Directive #5; Street Name and Building Number Changes, and Santa Clara Building Division Address Policy For Residential and Commercial Developments. The addressing diagram(s) shall indicate all unit numbers to be based off established streets, not alleys nor access-ways to garages. Allow a minimum of 10 working days for initial staff review. Please note city staff policy that existing site addresses typically are retired. Provide digital pdf printed from design software, not scanned from printed paper sheet.

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

B2. The construction permit application drawings submitted to the Santa Clara Building Division shall include a copy of the latest Federal Emergency Management Agency (FEMA) Flood Zone Map: https://msc.fema.gov/portal/home. The project drawings shall indicate how the project complies with the Santa Clara Flood Damage Prevention Code.

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

B3. The construction permit application drawings submitted to the Santa Clara Building Division shall include Santa Clara Valley Urban Runoff Pollution Prevention Program Low Impact Development (LID) practices http://www.scvurppp-w2k.com/nd_wp.shtml . All projects that disturb more than one acre, or projects that are part of a larger development that in total disturbs more than one acre, shall comply with the Santa Clara

Valley Urban Runoff Pollution Prevention Program Best Management Practices (BMP): http://www.scvurppp-w2k.com/construction_bmp.shtml, and shall provide a Storm Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer (QSD). All site drainage and grading permit applications submitted to the Santa Clara Building Division shall include a city of Santa Clara "C3" data form, available on this web page

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

B4. No construction code review or analysis is being done at this time. The construction permit application drawings submitted to the Santa Clara Building Division shall include an overall California Building Code analysis, including; proposed use and occupancy of all spaces (-CBC Ch. 3), all building heights and areas (CBC Ch. 5), all proposed types of construction (CBC Ch. 6), all proposed fire and smoke protection features, including all types of all fire rated penetrations proposed (CBC Ch. 7), all proposed interior finishes fire resistance (CBC Ch. 8), all fire protection systems proposed (CBC Ch. 9), and all means of egress proposed (CBC Ch. 10). Noncombustible exterior wall, floor, and roof finishes are strongly encouraged.

- During construction retaining a single company to install all fire rated penetrations is highly recommended.
- The grade level lobbies shall be minimum1 hour rated all sides and above.
- All stair shafts shall be minimum 1 hour rated.
- All elevator shafts shall be minimum 1 hour rated.
- All trash chute shafts shall be minimuum 1 hour rated.
- Recommendation: provide a minimum of two trash chutes; one for recyclables, one for trash, each trash chute to be routed down to a grade level trash collection room.
- Any trash rooms shall be minimum 1 hour rated all sides and above.

B5. The overall project construction permit application shall include the geotechnical, architectural, structural, energy, electrical, mechanical, and plumbing drawings and calculations. Prior to the issuance of the overall project construction permit, a conditions of approval review meeting must be held in city hall, which meeting must be attended by the on-site field superintendent(s). The meeting will not be held without the attendance of the on-site field superintendent(s). The on-site grading permit shall be a separate permit application to the Building Division.

B6. Temporary Certificates of Occupancy (TCO) will not be routinely issued and will be considered on a very limited basis only when there is a clear and compelling reason for city staff to consider a TCO. A TCO will be approved only after all applicable City staff have approved in writing; Planning, Public Works / Engineering, Fire Prevention, Santa Clara Water, Silicon Valley Power, and any other applicable agencies such as the Santa Clara County Health Dept., with the Building Division being the final approval of all TCO.'s.

B7. See Title 15 of the Santa Clara City Code for any amendments to the California Building Codes.

B8. This project is subject to the provisions of the City of Santa Clara 2022 Reach Code, as set forth in City Code Chapters 15.36 and 15.38, with the exception of the “all-electric” requirements suspended by the City Council on January 14, 2025. ~~effective January 2022 See Ordinance No. 2034 and/or Title 15 of the Santa Clara City Code.~~

- ~~Chp. 15.36 – Energy Code for “all electric” provisions for new construction.~~
- ~~Chp. 15.38 – Green Building Code for additional Electric Vehicle Charging requirements for new construction.~~

HOUSING & COMMUNITY SERVICES DIVISION

H1. In accordance with the Santa Clara City Code chapter 17.40, this project is subject to the affordable housing requirements and impact fee for the proposed 22 units for-sale residential development. The Applicant shall provide not less than fifteen percent (15%) of the units (or 3.3 units) to affordable households made available at affordable sales prices to extremely low, very low, low and/or moderate-income households as long as the distribution of affordable units averages to a maximum of one-hundred (100) percent of Area Median Income. All prices are set in accordance with the City's Below Market Purchase (BMP) Program Policies and Procedures Manual (subject to updates and changes). Applicant shall be responsible for cost incurred under the Building Energy Efficiency Standards – Title 24 for the each affordable for- sale residential unit. Additionally, where the calculation of affordable housing requirements results in a fractional unit, the Applicant shall either pay an In-Lieu Fee or the Applicant shall provide an additional unit to satisfy the requirement. Any in-lieu fee payment due to the City by the Applicant shall be payable prior to the issuance of the certificate of occupancy. The in-lieu fee amount shall be equal to the difference between the unrestricted appraised market value ("Initial Market Value") and the Affordable Sales Price of one of the BMP units at completion, multiplied by the fractional unit. The Initial Market Value of the last BMP unit sold shall be the basis for calculating the in-lieu fee to be paid by Applicant.

H2. Prior to issuance of Building Permits, the Developer shall enter into an Affordable Housing Agreement (AHA) with the City that will determine the Affordable Sales Price for the Affordable Units at Lot 14, 15 and 22, and apply all terms and covenants guaranteeing the prescribed affordability. Satisfaction of the affordable housing obligation shall be memorialized in the AHA and subject to City Council approval. There will be a fee for the preparation of the AHA in the amount of $4,020 which will be due prior to execution of the AHA. Please note all fees are based on the current Municipal Fee Schedule in effect at the time the project is approved

PLANNING DIVISION

P1. Submit plans for final architectural review to the Planning Division for Architectural Committee review and approval prior to issuance of building permits. Said plans to include, but not be limited to: site plans, floor plans, elevations, landscaping, irrigation plan, signage, and stormwater management plan.

P2. The Developer must provide third party verification of the stormwater management plan for conformance with C3 requirements as part of the architectural submittal.

P3. Submit complete landscape plans, including irrigation plan and composite utility and tree layout overlay plan, for Planning Department review and approval with installation of required landscaping prior to the issuance of occupancy and or final building permits. Landscape plan to include type and size of proposed trees. Type and size of tree replacement on project site shall be at the direction of the City Arborist and require Planning review and approval. Coordinate with the Street Department and City Arborist for the type, location, installation and maintenance of street trees fronting the project site along the public right-of-way. Installation of root barriers and super-soil may be required with the installation of trees where electric, water, and sewer utilities are in proximity.

P4. The overlay plan is to show the location of all utilities, storm drains, catch basins, sewer mains, joint trenches, building footprints, driveways, walkways, and trees. Trees are required to be 10 feet from public water, storm and sewer facilities unless a City approved Tree Root Barrier (TRB) is used. If a City approved TRB is used the TRB must be a minimum of five feet from the public water, storm and sewer facility with the tree behind the TRB and specified on the plan. Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Planning and Inspection.

P5. Developer shall construct a complete street section along the project frontage of Pruneridge Avenue to include a 5-foot landscape strip with 4.5-feet of clear planting width and a 5-foot sidewalk behind the landscape strip. The landscape strip is to include trees (minimum 24-inch box) and drought tolerant plantings.

P6. Submit as-built on-site plans prepared by a registered civil engineer showing all utilities serving the subject property.

P7. Obtain required permits and inspections from the Building Official and comply with the conditions thereof. As this project involves land area of one acre or more, the Developer shall file a Notice of Intent (NOI) with the State Water Resources Control Board prior to issuance of any building permit for grading, or construction; a copy of the NOI shall be sent to the City Building Inspection Division. A stormwater pollution prevention plan is also required with the NOI.

P8. The Developer shall submit a truck hauling route for demolition, soil, debris and material removal, and construction to the Director of Community Development for review and approval prior to the issuance of demolition and building permits.

P9. Minor changes to individual homes, landscaping, or other minor plan elements would be subject to Planning Division review and approval of a Minor Adjustment to an approved project, or through Architectural Review, subject to the discretion of the Director of Community Development.

P10. Project site landscaping shall be maintained in good condition throughout the life of the Project and no trees shall be removed without City review and approval. Trees permitted by the City for removal shall be replaced at a 2:1 ratio with 24-inch box specimen tree, or equal alternative as approved by the Director of Community Development.

P11. Developer shall submit to the City Covenants, Conditions and Restrictions (CC&R's) or equivalent instrument assigning and governing perpetual maintenance of the common lots, private street/vehicle access driveway, on-site and street frontage landscaping in good condition for the life of the Project, prior to issuance of building permits. Said document shall be recorded along with the Title for each property with the Santa Clara County Recorder's Office.

P12. The Covenant, Conditions and Restrictions for this project shall include language that precludes exclusive storage use of the garage and obstruction of parking spaces in the garage by storage, shall and requires property owners to maintain garages for parking purposes.

P13. Garages shall be accessible for parking and labeled as such on the building permit plans.

P14. Overhead garage storage shall be offered as a design option in each of the units.

P15. Provide automatic garage door openers and roll-up garage doors.

P16. Each garage shall be equipped with electrical vehicle charging stations.

P17. HVAC units shall be screened from view along the public right-of-way.

P18. Individual garbage and recycling containers shall be kept out of sight from the public right-of-way and private driveway until collection day.

P19. Applicant shall comply with all the construction and on-going mitigation measures described in the adopted Mitigation Monitoring and Reporting Program (MMRP) to the satisfaction of the Director of Community Development. The Mitigation and Monitoring and Reporting Program shall be included in all construction plan sets.

P20. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved roads) shall be watered two times per day, except on days when rain occurs.

P21. All visible mud or dirt track-out onto the adjacent public right-of-way shall be removed using wet power vacuum street sweeper at least once per day. The use of dry power sweeping shall be prohibited.

P22. Additional dust and noise abatement measures may be on the project site at the discretion of the Community Development Director to provide additional sound attenuation and fugitive dust abatement as described in the project Mitigation Monitoring and Reporting Program. This may include additional noise monitoring and installation of a temporary noise control blanket barrier, if necessary, along building facades facing construction sites if conflicts occurred which are irresolvable by proper scheduling.

P23. ~~In order to be consistent with the greenhouse gas analysis in the project CEQA documents, no natural gas infrastructure shall be installed on the project site. If the developer seeks to install natural gas infrastructure in the future, the developer must first seek an amendment to the PD zoning.~~

P24. Developer shall use reasonable efforts, to the satisfaction of the Director of Community Development, to obtain documentation from the Diocese of the previous church on the site, Saint Mark's, regarding the disposition of the human remains and details as to their new location.

P25. Provide "Right Turn Only During Peak Hours" signage for the project driveway.

P26. Developer to create a memorial to the church (using the Architect William Mays' name) utilizing materials from the church in the memorial if the church is not relocated. Developer is to return to the Historical and Landmarks Commission to present the memorial design.

**FIRE**

F1. Prior to Building Permit Issuance, a Phase II environmental assessment is required to be submitted to CRRD for review. If hazards are present that require site mitigation, cleanup, or management of chemical contaminants in soil, soil vapor, or groundwater a separate permit from one of the regulatory agencies below will be required. The type and extent of contamination on site(s) will govern which of the regulatory agencies noted below can supervise the cleanup:

- Department of Toxic Substances Control (DTSC);
- State Water Resources Control Board; or
- Santa Clara County, Department of Environmental Health.

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

F2. Prior to Building Permit Issuance, a permit for Construction Safety & Demolition shall be submitted to the fire department for review and approval in compliance with our Construction Safety & Demolition standard.

F3. Prior to Building Permit Issuance, provide documentation from the City of Santa Clara Water & Sewer Department that the minimum required fire-flow can be met. Fire Department fire-flow will be based on the current California Fire Code. The most restrictive departments requirement shall apply.

F4. Prior to Building Permit Issuance, building plans shall show the required number, location and distribution of fire hydrants for the buildings will be based on the current California Fire Code, Appendix C as amended. The required number of fire hydrants will be based on the fire-flow before the reduction for fire sprinklers. Both public and private fire hydrants may be required.

F5. Prior to Building Permit Issuance, any EVAE's or fire protection equipment (including but not limited to fire service undergrounds, sprinkler piping, fire alarm equipment, fire

pumps, ERRCS) that cross property lines or is not located on the parcel of the building it serves shall have a CC&R legally recorded detailing who is responsible for maintenance and repair of the EVAE or fire protection equipment

F6. Prior to any Building Permit issuance, an alternate means or methods permits to mitigate any code deficiency must be submitted and approved. Please submit this permit concurrently with the building plans. Please note specific mitigations may have been discussed during the PCC process. None of these discussions are binding and can only be formally approved through submitting an Alternate Means and Measures (AMM) permit. The AMM permit is formally documenting that and still needs to be submitted.

F7. Please be aware that emergency rescue openings are required for this project per California Residential Code R310 and locations should be on the front or back side of the house (not the side of the house).

**PARKS & RECREATION**

PR1. This memo assumes the Project is a subdivision and the Quimby Act provisions will apply. The project will generate an estimated 66 residents (2.98 persons/household x 22 units). Based on the Quimby Act standard of 3.0 acres/1000 residents, the amount of public parkland required for this Project to mitigate the impact of the new resident demand is approximately 0.1967-acres. The equivalent fee due in lieu of parkland dedication is therefore $1,378,608.

PR2. Final calculations will depend upon the actual number and type of units and the mix of parkland dedicated and remaining fee due, at the discretion of the City.

PR3. Calculations may change if the number of units change, if any areas do not conform to the Ordinance and City Code Chapter 17.35, and/or if the fee schedule for new residential development fees due in lieu of parkland dedication changes before a project is deemed complete by Planning.

PR4. Dwelling Unit Tax: a dwelling unit tax (DUT) in the amount of $700 is also due based on the number of units and additional bedrooms per City Code Chapter 3.15.

**POLICE**

PD1. The property should be fenced off during demolition and construction as a safety barrier to the public and deterrent to theft and other crime. Consider not having any screening material on the fence so passing Police Patrol checks will be able to see into the site.

PD2. Address numbers should be a minimum of twelve (12) inches in height for commercial or industrial buildings. Consider illuminated numbers during the hours of darkness, and in a color that is contrasting to the background material. They shall be clearly visible from the street. Where multiple units or buildings occupy the same property, each unit/building address shall be clearly visible. A monument sign, preferably at all entrances to the property, should be prominently displayed showing all unit/building numbers, addresses, etc. A map is recommended for large complexes with multiple streets or walkways.

PD3. If the project includes any benches, these benches should not be longer than 5 feet in length and should have arm rests at both ends. If the benches are longer than 5 feet in length, there should be a divider (arm rest or similar) in the middle of the bench in addition to the arm rests on both ends. This helps prevent unlawful lodging and/or skateboarding. Another option to benches could be cubes, knee walls, or other creative types of seating possibilities.

**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 submitted within a Single Encroachment Permit to be reviewed and issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.

E3. Submit public improvement/encroachment permit plans prepared in accordance with City Public Works Department procedures which provide for the installation of public improvements directly to the Public Works Department. Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer prior to approval and recordation of final map and/or issuance of building permits.

E4. All work within City of San Jose right-of-way shall require a City of San Jose encroachment permit.

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

E6. 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.

E7. Developer shall provide a complete storm drain study for the 10-year and 100-year storm events. The grading plans shall include the overland release for the 100-year storm event and any localized flooding areas. System improvements, if needed, will be at developer's expense.

E8. All storm drain mains and laterals, sanitary sewer mains and laterals shall be outside the drip line of mature trees or 10' clear of the tree trunk whichever is greater.

E9. Provide root barriers when the drip line of the mature trees covers the sidewalk. Root barriers for sidewalk protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 1.5' deep, and centered on trees. Root barriers for curb and gutter protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 2' deep, and centered on trees.

E10. Existing streetlights shall be clear of proposed sidewalk, developer shall relocate as necessary.

E11. If requested, Developer/property owner shall prepare and submit for City approval a maintenance plan for all sidewalk, curb and gutter, landscaping and irrigation system improvements installed within the public right-of-way prior to encroachment permit issuance. Such plan shall include at a minimum, maintenance requirements for trees and shrubs, in acknowledgement of developer's/property owner's obligation under Chapter 12.30 and 17.15.

E12. Dedicate required on-site easements for any new public utilities, and/or emergency vehicle access by means of subdivision map or approved instrument at time of development.

E13. Dedicate sidewalk easements along the project frontage where public sidewalks extend into private property. Sidewalk easements are to be 1' behind proposed back of walk where there is landscaping behind sidewalk. Sidewalk easement where hardscape is behind sidewalk is to be at back-of-walk. Cold joint is required between public sidewalk and private hardscape.

E14. Onsite pathways shall be dedicated as private easements, as needed.

E15. After City Council approval of the Tentative Map, submit the Subdivision Map, prepared by a Licensed Land Surveyor or a Registered Civil Engineer with Land Surveyor privileges to the Engineering Department. The submittal shall include a title report, closure calculations, and all appropriate fees.
E16. Pavement treatment shall be 2" grind and overlay with dig-outs for the full street width of Pruneridge Avenue.
E17. Traffic improvements must comply with the City of Santa Clara Standard Specifications for Public Works Construction
E18. Residential bicycle parking shall be a minimum of 8 Class I spaces (one per 3 dwelling units) and 2 Class II spaces (one per 15 dwelling units) per 2007 VTA Bicycle Technical Guidelines.
E19. Class I and Class II bicycle parking, as defined in SCMC 18.74.075, shall be conveniently accessible from the street, within 200 feet of a building entrance and/or highly visible areas.
E20. Submit Vehicle Miles Travel and vehicle trip calculations in accordance with the City transportation policy: https://www.santaclaraca.gov/our-city/departments-g-z/public-works/engineering/traffic-engineering/transportation-analysis-policy-update
E21. Conduct a trip generation analysis for the project. A local transportation analysis (LTA) will be required if the project generates over 100 net new trips.
E22. Landscape improvements within 10 feet of a driveway must be less than 3 feet or greater than 10 feet per City Standard Detail TR-9.
E23. All on-site structures (including fences) must be clear of Driveway Visibility Clearance Areas per City Standard Detail TR-9.
E24. Replace unused/abandoned driveways with new curb, gutter, and sidewalk.
E25. Design and construct driveway in accordance with City Standard Detail ST-8.

STREETS DIVISION

Landscape

L1. Include City of Santa Clara Tree Preservation/City Arborist specifications on all improvement plans.
L2. No cutting of any part of public 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).
L3. Identified existing mature trees to be maintained. Prepare a tree protection plans for review and approval by the City of Santa Clara prior to any demolition, grading or other earthwork in the vicinity of existing trees on the site.

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. All collection is to occur on private property using individual toters.
SW2. The applicant shall provide a site plan showing all proposed locations of solid waste containers, chutes, compactors, trash enclosures and trash staging areas. The site plan shall show the route or access for trash and recycling collectors (trucks) including vertical clearance, turning radius and street/alley widths. All plans shall comply with the City's Solid Waste Guidelines.

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

SW4. Prior to obtaining a Temporary or Final Certificate of Occupancy, individual weight tickets for all materials generated for discard or reuse by the project during demolition and construction activities shall be uploaded to Green Halo and submitted for review and approval by Environmental Services. At a minimum two (2) weeks review time is required.

SW5. This project is subject to the City's Accumulation, Transportation and Disposal of Solid Waste Ordinance (Chapter 8.25 of the Municipal Codes), which requires the handling and disposal of waste by authorized service haulers. Insert the General Notes for the Construction & Demolition (C&D) Waste Management into construction plans in accordance with the City's municipal codes prior to the issuance of a Building or Grading permit. Provide the Green Halo waste online tracking number to Building staff prior to the issuance of a demolition or building permit.

SW6. Project applicant shall contact the Public Works Department, Street Maintenance Division at (408) 615-3080 to verify if the property falls within the City's exclusive franchise hauling area. If so, the applicant is required to use the City's exclusive franchise hauler and rate structure for any hired debris boxes. Prior to the issuance of a Public Works clearance, the project applicant shall complete and sign the Construction and Demolition (C&D) / Waste Management Rules and Regulations Form.

SW7. All refuse from all residential, commercial, industrial and institutional 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. Prior to City's issuance of Building or Grading Permits, the applicant shall develop a Final Stormwater Management Plan, update the C.3 Data Form, the Special Project Narratives and Worksheet (as appropriate), and an Erosion and Sediment Control Plan.

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

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

ST4. The applicant shall incorporate Best Management Practices (BMPs) into construction plans and incorporate post-construction water runoff measures into project plans. Include the SCVURPPP Countywide Construction BMPs Plan Sheet with the plans.

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

ST6. During the construction phase, all stormwater control measures shall be inspected for conformance to approved plans by a qualified 3rd party consultant from the SCVURPPP

List of Qualified Consultants, and a 3rd party concurrence letter on the C.3 facilities construction shall be submitted to the Public Works Department. The City reserves the right to review the 3rd party inspection reports on the C.3 stormwater facilities installation.

ST7. Applicant shall install biotreatment soil media that meets the minimum specifications as set forth in the SCVURPPP C.3 Stormwater Handbook. If percolation rate test of the biotreatment soil mix is not performed on-site, a certification letter from the supplier verifying that the soil meets the specified mix (the date of such document shall not be older than 3 months).

ST8. As-Built drawing shall be submitted to the Public Works Department. Include C.3 Stormwater Treatment Facilities Construction general notes on the improvement plans.

ST9. Permeable Pavement, Media Filter vaults, Interceptor Trees and Trash Full Capture Devices shall be inspected by a third-party reviewer and/or manufacturer representative for conformance with the details and specifications. If necessary, percolation test shall be performed to ensure proper installation. A map displaying the number, location and details of full trash capture devices shall be prepared as an attachment to the Operations and Maintenance (O&M) Agreement with the City.

ST10. Stormwater treatment facilities must be designed, installed, and maintained to achieve the site design measures throughout their life in accordance to the SCVRUPPP C.3 Stormwater Handbook (Chapter 6 and Appendix C).

ST11. The property owner shall enter into an Operation and Maintenance (O&M) Agreement with the City for all installed stormwater treatment measures and full trash capture devices in perpetuity. Applicants should contact Public Works Department. - Environmental Services at (408) 615-3080 or Street@SantaClaraCA.gov for assistance completing the Agreement. For more information and to download the most recent version of the O&M Agreement, visit the City's stormwater resources website at http://santaclaraca.gov/stormwater. Inspection of permeable pavement, media filter vaults and full trash capture devices is to be done annually by December 31 of each year.

ST12. Any site design measures used to reduce the size of stormwater treatment measures shall not be installed for the project without the written approval from the City, installing the corresponding resizing of other stormwater treatment measures and an amendment of the property's O&M Agreement.

ST13. For single-family homes and other small projects that create and/or replace 2,500 – 10,000 square feet of impervious surface area, the applicant shall implement at least one of the following site design measures:

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

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

ST14. Developer shall install an appropriate stormwater pollution prevention message such as "No Dumping – Flows to Bay" on any storm drains located on private property.

ST15. Interior floor drains shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.

ST16. Floor drains within trash enclosures shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.

ST17. 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.
ST18. Decorative and recreational water features such as fountains, pools, and ponds shall be designed and constructed to drain to the sanitary sewer system only.
ST19. The use of architectural copper is discouraged. If such material is used, all wastewater generated by the installation, cleaning, treating, or washing of the surface of copper architectural features, including copper roofs, shall not be discharged to the City's storm drain system.

**SILICON VALLEY POWER**

EL1. Drive Aisle A should be a 10' U.G.E.E if its only for electric and public tv and cable companies. Install a joint trench with public tv and cable conduits 1' away from the SVP conduits. This clearance only applies if all conduits are installed at the same time. Reference UG1000 standard for joint trench configuration. Phone and cable conduits should be placed on the side closer to the trees.
EL2. Any streetlight foundations that conflict with the new location of the SVP trench along Pruneridge Ave, will need to be relocated further back from the front of curb.
EL3. All streetlighting, low voltage, and fiber systems are to be designed during detailed design.
EL4. All tie-in points shown on the utility plan along with electrical substructure will be needed prior to the removal of the overhead power lines.
EL5. All electrical laterals serving parcels on the south side of Drive Aisle A may need easements if it's a private roadway. All easements for SVP should be a U.G.E.E (underground electric easement).
EL6. Clearances: (Make sure job notes do not conflict with SVP clearance requirements)
    a. EQUIPMENT
        i. Ten (10) foot minimum clearance is required in front of equipment access doors. (UG1000 sheet 11)
        ii. Five (5) foot minimum clearance from pad is required on sides without equipment access doors. (UG1000 sheet 11)
        iii. Eighteen (18) foot minimum width, shall be provided and maintained on one side of the equipment pad to allow an electric dept. line truck to drive up next to the pad for installation and maintenance of equipment. (UG1000 Sheet 11).
        iv. Barrier pipes are required only on sides accessible to vehicles. (UG1000 Sheet 12).
            1. Thirty (30) inches from side of equipment sides.
            2. Forty Eight (48) inches in front of access doors.
                a. Barrier Pipes in front of access doors shall be removable.
    b. CONDUITS
        i. Five (5) foot minimum longitudinal clearance between new conduits or piping systems (open trench installation) and any existing or proposed SVP conduit system. This is for longitudinal. (UG1250 sheet 5)
        ii. Twelve (12) inch minimum vertical clearance between new conduit/pipes installed perpendicular to existing SVP conduits for open trench installations. (UG1000 sheet 36, UG1250 Sheet 6)
        iii. Three (3) foot six (6) inches clearance is required from poles for open trench installation. Exceptions are for riser conduit. (UG1250 Sheet 7)
        iv. Three (3) foot minimum clearance is required between sign-posts, barrier pipes or bollards, fence posts, and other similar structures. (UG1250 sheet 10).

v. Five (5) foot minimum from new splice boxes, pull boxes, manholes, vaults, or similar subsurface facilities. (UG1000 sheet 8)
vi. Five (5) foot minimum clearance from walls, footings, retaining wall, landscape planter, tree root barrier or other subsurface wall or structure. (UG1250 sheet 9).
vii. Five (5) foot minimum clearance is required between fire hydrant thrust block. The thrust block extends 5' foot on either side of the fire hydrant in line with the radial water pipe connected to the hydrant.

c. VAULTS/MANHOLES
   i. Ten (10) foot minimum clearance is required between adjacent Vaults or Manholes.
   ii. Five (5) foot minimum clearance is required between adjacent conduits.
   iii. Minimum 36" from face of curb, or bollards required.
d. Poles (Electrolier, Guy Stub poles, service clearance poles, self-supporting steel poles and lighting poles.)
   i. Three (3) foot six (6) inches clearance is required from poles for open trench installation. Exceptions are for riser conduit. (UG1250 Sheet 7)
e. Guy Anchors
   i. Five (5) foot minimum clearance is required between center of anchor line and any excavation area. (UG1250 sheet 15).
f. Trees
   i. OH 1230 for Overhead Lines
   ii. SD 1235 for Tree Planting Requirements near UG Electric Facilities

EL7. Reference listed SVP standards for clearances.
   a. Installation of Underground Substructures by Developers
   b. UG1250 – Encroachment Permit Clearances from Electric Facilities
   c. UG0339 – Remote Switch Pad
   d. OH1230 – Tree Clearances From Overhead Electric Lines
   e. SD1235 – Tree Planting Requirements Near Underground Electric Facilities

EL8. 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. SVP will do exact design of required substructures after plans are submitted for building permits.

EL9. The Developer shall provide and install electric facilities per Santa Clara City Code chapter 17.15.210.

EL10. Electric service shall be underground. See Electric Department Rules and Regulations for available services.

EL11. 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.

EL12. 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 SVP Standard MS-G7, Rev. 2.

EL13. 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).

EL14. 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 its own meter, located on the structure. A double hasp locking arrangement shall be provided on the main switchboard door(s). Utility room door(s) shall have a double hasp locking arrangement or a lock box shall be provided. Utility room door(s) shall not be alarmed.

EL15. 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.

EL16. 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.

EL17. Any relocation of existing electric facilities shall be at Developer's expense.

EL18. Electric Load Increase fees may be applicable.

EL19. 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)).

EL20. 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)).

EL21. 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.

EL22. Encroachment permits will not be signed off by SVP until Developers Work substructure construction drawing has been completed.

EL23. All SVP-owned equipment is to be covered by an Underground Electric Easement (U.G.E.E.) This is different than a PUE. Only publicly-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.

EL24. 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.

EL25. 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.

EL26. 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.*

EL27. SVP does not utilize any sub-surface (below grade) devices in its system. This includes transformers, switches, etc.

EL28. 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.

EL29. High Rise Metering and Multi-Floor Infrastructure Requirements
   a. Refer to UG0250 – High Density Residential Metering Requirements
   b. Refer to FO-1901 – Fiber Optic Splicing and Testing Methods

EL30. 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.

EL31. 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.

EL32. In events where electric load demand exceeds 2MVA or service size exceeds 4000 Amps at 480V for a building, the Customer shall take service at 12KV. If electric load for a single metered location service exceeds 4.5MVA, additional 12KV service(s) may be provided. All 12KV utility connection points terminate at the Customer Switchgear. UGEE easement up to the Customer Switchgear is required, along with an 18' drivable space. 10' working clearance is required in front of and behind the switchgear. 5' working clearance is required on the sides of the switchgear (with no panels). Customer 12KV Switchgear must be located outdoors on "real dirt" unless otherwise agreed upon with SVP. SVP owns and maintains the cable/conduit up to the customer switchgear.

EL33. In events where electric service is provided at 120/208V or 277/480V the utility connection point is at the secondary compartment of SVP transformers. Customer owns and maintains the cable and conduits up to the SVP transformers.

EL34. No cross-parcel distribution is allowed. SVP service points must be within the parcels that they serve.

**WATER & SEWER**

W1. Recycled Water Ready: All onsite plumbing for non-domestic water uses (e.g. irrigation, industrial processes, cooling, etc.) shall be designed for recycled water use and shall comply with all Recycled Water regulations.

W2. Encroachment Permit: Prior to issuance of Building Permits, the applicant shall submit an encroachment permit application and design plans for construction of water utilities

that comply with the latest edition of the Water & Sewer Utilities Water Service and Use Rules and Regulations, Water System Notes, and Water Standard Details and Specifications. In addition, prior to the City's issuance of Occupancy, the applicant shall construct all public water utilities per the approved plans. The Water & Sewer Utilities will inspect all public water utility installations and all other improvements encroaching public water utilities.

W3. Utility Design Plans: Utility Design Plans shall indicate the pipe material and the size of existing water, recycled water and sewer main(s). The plans shall show the nearest existing fire hydrant and the two nearest existing water main line gate valves near the project area. The plans shall show meter and backflow configurations to scale and per City of Santa Clara Water & Sewer Utilities Standard Details. Note that all new water meters and backflow prevention devices shall be located behind the sidewalk in a landscape area. Fire hydrants should be located two feet behind monolithic sidewalk if sidewalk is present; two feet behind face of curb if no sidewalk is present, per City Std Detail 18. The plans shall provide the profile section details for utilities crossing water, sewer, or recycled water mains to ensure a 12” minimum vertical clearance is maintained.

W4. Utility Separations: Applicant shall adhere to and provide a note indicating that all horizontal and vertical clearances comply with State and local regulations. The applicant shall maintain a minimum 12” of vertical clearance at water service crossing with other utilities, and all required minimum horizontal clearances from water services: 10' from sanitary sewer utilities, 10’ from recycled water utilities, 8' from storm drain utilities, 5' from fire and other water utilities, 3' from abandoned water services, 5' from gas and electric utilities, and 5’ from the edge of the propose or existing driveway. For sanitary sewer, water, and recycled water utilities, the applicant shall maintain a minimum horizontal clearance of 10' from existing and proposed trees. If applicant installs tree root barriers, clearance from tree reduces to 5' (clearance must be from the edge of tree root barrier to edge of water facilities). No structures (fencing, foundation, biofiltration swales, etc.) allowed over sanitary sewer, potable water and/or recycled water utilities and easements.

W5. Separate Services: Applicant shall submit plans showing proposed water, recycled water, sanitary sewer, and fire services connected to a public main in the public right-of-way to the satisfaction of the Director of Water & Sewer Utilities. Different types of water and recycled water use (domestic, irrigation, fire) shall be served by separate water services, each separately tapped at the water main. Tapping on existing fire service line(s) is prohibited. Approved backflow prevention device(s) are required on all potable water services.

W6. City Standard Meters and Backflows: All proposed meters and backflows for all water services shall meet the current City of Santa Clara Water & Sewer Utilities Standard Details. Plans shall show meter and backflow configurations to scale.

W7. Existing Services: The applicant must indicate the disposition of all existing water and sewer services and mains on the plans. If the existing services will not be used, then the applicant shall properly abandon these services to the main per Water & Sewer Utilities standards and install a new service to accommodate the water needs of the project. The applicant shall bear the cost of any relocation or abandonment of existing Water Department facilities required for project construction to the satisfaction of the Director of Water and Sewer Utilities.

W8. On-Site Storm Drain Treatment: Prior to issuance of Building Permit, the applicant shall submit plans showing any onsite storm water treatment system. The plan shall include a section detail of the treatment system. No water, sewer, or recycled water facilities shall be located within 5-feet of any storm water treatment system.

W9. Water Usage: Prior to the issuance of Building Permits, the applicant shall provide documentation of water usage so the Water Division can verify the appropriate size of all proposed water meters. Please note that if the existing water services are incapable of supplying the water needs to the site, the existing services shall be abandoned, and new separate dedicated water services shall be provided for each use (domestic and irrigation).

W10. Landscaping: All the landscaping for the project shall comply with the California Water Conservation in Landscaping Act, Government Code Section 65591 et. seq. All plants shall be either California native or non-invasive, low water-using or moderate water-using plants. High water-using plants and nonfunctional turf are prohibited.

W11. Prior to issuance of Building Permits, the applicant shall submit plan details for all water features (including but not limited to fountains and ponds) designed to include provisions for operating the system without City potable water supply and capable of being physically disconnected from source of potable water supply during City declared water conservation periods, to the satisfaction of the Director of the Water & Sewer Utilities. Decorative water features may be permanently connected to the City's recycled water supply.

W12. Easements: Prior to City's issuance of Building or Grading Permits, the applicant shall provide a dedicated water utility easement around the backflow prevention device onsite. The water utility easement for the water services and all other public water appurtenances shall be a minimum 15 feet wide and be adjacent to the public right-of-way without overlapping any public utility easement. Additionally, the applicant shall submit plans defining existing easements so Water Division can verify if there are any conflicts with proposed easements and water utilities.

W13. Underground Fire Permit: Prior to issuance of Building Permits, applicant shall submit an underground fire permit unless otherwise waived by the Fire Department. If fire flow information is needed, applicant shall coordinate with Water and Sewer Utilities Department, for fire flow information at (408)615-2000. A dedicated fire service line, with an approved backflow prevention device, shall be used for on-site fire hydrants. Fire service lines required for commercial and industrial use shall be sized appropriately per fire flow demand and code requirements.

W14. Record Drawings: Upon completion of construction and prior to the City's issuance of a Certificate of Occupancy, the applicant shall provide "as-built" drawings of the public water utility infrastructure prepared by a registered civil engineer to the satisfaction of the Director of Water & Sewer Utilities Department.

W15. Water Shortage Response Actions: Pursuant to the City of Santa Clara's Urban Water Management Plan, during times of drought or water shortage, the City implements water shortage response actions in accordance with the level of water shortage declared. All construction activities and all new irrigation connections are subject to the Water Shortage Response Actions in effect at the time of construction and connection of the irrigation service.

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

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

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

## ACKNOWLEDGEMENT AND ACCEPTANCE OF CONDITIONS OF APPROVAL

*Permittee/Property Owner*

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

Signature: _____

Printed Name: _____

Relationship to Property: _____

Date: _____

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



## DEVELOPER

SCS DEVELOPMENT COMPANY
404 SARATOGA AVENUE, SUITE 100
SANTA CLARA, CA 95050
(408) 985-6020
CONTACT: CORY KUSICH

## CIVIL ENGINEER

CARLSON, BARBEE & GIBSON INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94582
(925) 866-0322
CONTACT: LEE ROSENBLATT

## LANDSCAPE ARCHITECT

RIPLEY DESIGN GROUP
1615 BONANZA STREET
WALNUT CREEK, CA 94596
(925) 938-7377
CONTACT: ANNIKA CARPENTER

## ARCHITECT

DANIELIAN ASSOCIATES
60 CORPORATE PARK
IRVINE, CA 92606
(949) 474-6030
CONTACT: VICTOR ALVAREZ-DURAN

## SHEET INDEX


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MAY 19, 2023

DANIELIAN ASSOCIATES
architects ▪ planners
www.danielian.com 949.474.6030

# 1957 PRUNERIDGE AVENUE

## REZONING APPLICATION & PLANNED DEVELOPMENT

*SANTA CLARA, CALIFORNIA*

RIPLEY DESIGN GROUP

cbg CARLSON, BARBEE & GIBSON, Inc.
CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS

SCS Development Company

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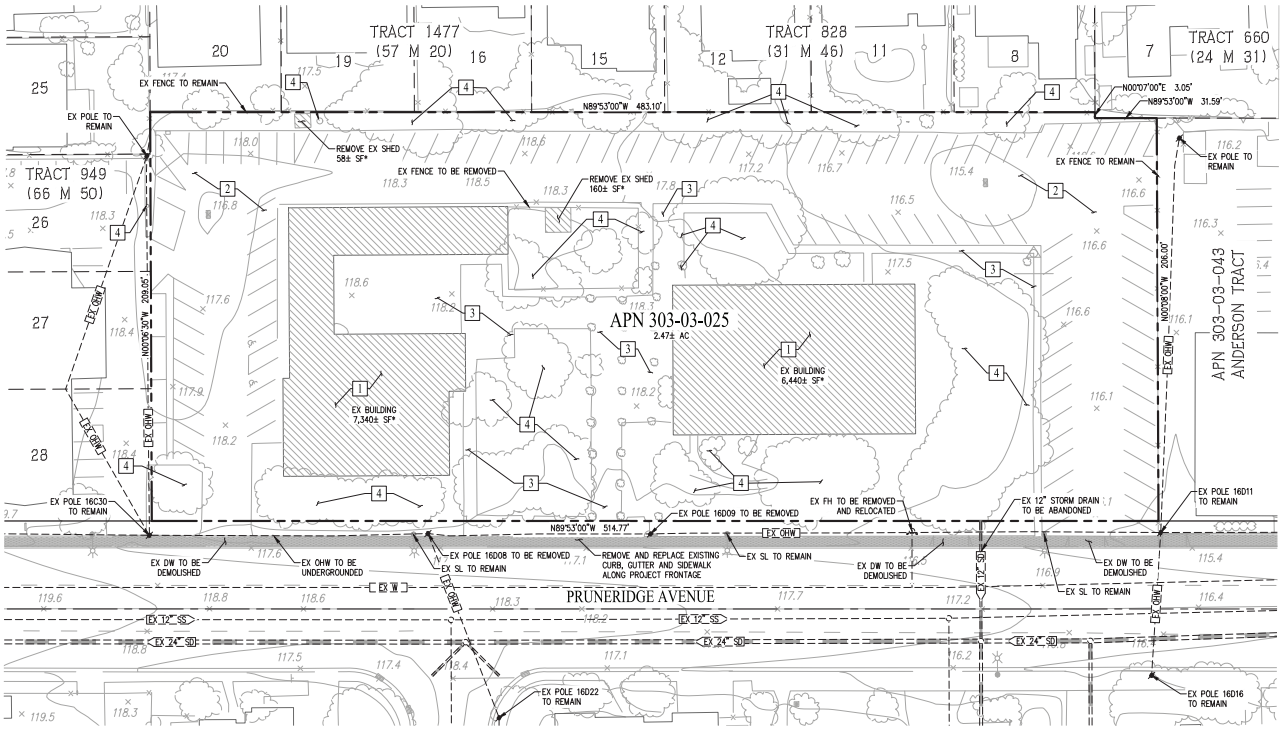
## CONTACTS:

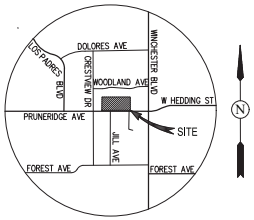
1. OWNER/DEVELOPER: SCS DEVELOPMENT COMPANY
404 SARATOGA AVENUE, SUITE 100
SANTA CLARA, CA 95050
(408) 985-6020
CORY KUSICH

2. ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583
(925) 866-0322
LEE ROSENBLATT, RCE 65469

## GENERAL NOTES

| | | |
|---|---|---|
| 1. | ASSESSORS PARCEL NO. | 303-03-025 |
| 2. | SITE AREA: | 2.47± ACRES |
| 3. | LOTS: | RESIDENTIAL: 22 (LOTS 1-22)<br>PRIVATE ROADWAY CIRCULATION: 1<br>WATER QUALITY: 1 |
| 4. | DWELLING UNITS: | 22 |
| 5. | SITE DENSITY: | 8.9 DU/AC |
| 6. | EXISTING GENERAL PLAN:<br>PROPOSED GENERAL PLAN: | VERY LOW DENSITY RESIDENTIAL<br>VERY LOW DENSITY RESIDENTIAL |
| 7. | EXISTING ZONING:<br>PROPOSED ZONING: | PUBLIC, QUASI PUBLIC, AND PUBLIC PARK OR RECREATION (B)<br>PLANNED DEVELOPMENT (PD) |
| 8. | BENCHMARK: | THE BENCHMARK FOR THIS SURVEY IS VALLEY WATER BENCHMARK BM869, BEING A BRASS DISK ON TOP OF CONCRETE TRAFFIC ISLAND AT THE NORTHEAST CORNER OF SAN TOMAS EXPRESSWAY AND PRUNERIDGE AVENUE, HAVING AN NAVD88 ELEVATION OF 112.31 FEET. |
| 9. | BASIS OF BEARINGS: | THE BASIS OF BEARINGS FOR THIS SURVEY IS THE MONUMENT LINE OF PRUNERIDGE AVENUE, BEING N89 53 00W PER TRACT NO. 334, MAP OF PRUNERIDGE MANOR (12 M 17). |
| 10. | EXISTING STRUCTURES: | ALL EXISTING BUILDINGS, PAVEMENT, AND TREES WITHIN THE PROJECT BOUNDARY TO BE REMOVED. |
| 11. | EXISTING UTILITIES: | EXISTING UTILITIES WITHIN BOUNDARY TO BE REMOVED AS NOTED. |
| 12. | STREETS: | ALL DRIVE AISLES WITHIN THE PROJECT WILL BE PRIVATE AND WILL BE PRIVATELY MAINTAINED. (MINIMUM LONGITUDINAL SLOPE=0.5%) |
| 13. | TREES: | STREET TREES WILL BE INSTALLED PER THE CITY OF SANTA CLARA STANDARDS. |
| 14. | STREET LIGHTS: | STREET LIGHTS WILL BE INSTALLED PER THE CITY OF SANTA CLARA STANDARDS (OR APPROVED EQUAL). |
| 15. | FLOOD ZONE: | ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN<br>SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP, MAP NUMBER 06085C0229H<br>DATE: MAY 18, 2009 |
| 16. | UTILITIES:<br>WATER(OFF-SITE):<br>WATER(ON-SITE):<br>FIRE:<br>SEWER (OFF-SITE):<br>SEWER (ON-SITE):<br>STORM DRAIN (OFF-SITE):<br>STORM DRAIN (ON-SITE):<br>ELECTRIC:<br>TELEPHONE:<br>CABLE TV: | <br>CITY OF SANTA CLARA<br>PRIVATE<br>PRIVATE<br>CITY OF SAN JOSE<br>PRIVATE<br>CITY OF SANTA CLARA<br>PRIVATE<br>SILICON VALLEY POWER<br>AT&T<br>COMCAST |
| 17. | DIMENSIONS: | ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL MAP |




VICINITY MAP
(NOT TO SCALE)

## SHEET INDEX


| Sheet Number | Sheet Title |
|---|---|
| C1.0 | EXISTING CONDITIONS |
| C2.0 | SITE PLAN |
| C3.0 | GRADING PLAN |
| C4.0 | UTILITY PLAN |
| C5.0 | STORMWATER CONTROL PLAN |
| C5.1 | STORMWATER BMP PLAN |
| C6.0 | FIRE ACCESS PLAN |


## ABBREVIATIONS

| | |
|---|---|
| DW | DRIVEWAY |
| EX | EXISTING |
| FC | FACE OF CURB |
| JT | JOINT TRENCH |
| OHW | OVERHEAD WIRE |
| PL | PROPERTY LINE |
| PUE | PUBLIC UTILITY EASEMENT |
| RW | RIGHT-OF-WAY |
| SD | STORM DRAIN |
| SL | STREETLIGHT |
| SS | SANITARY SEWER |
| SW | SIDEWALK |
| TYP | TYPICAL |
| W | WATER |

## LEGEND

BOUNDARY
RIGHT-OF-WAY
EASEMENT
ADJACENT LOT LINE
CURB, GUTTER & SIDEWALK
FENCE
x 62.0 SPOT ELEVATIONS
CATCH BASIN
FIRE HYDRANT
MANHOLE
STREET LIGHT
UTILITY POLE
EX 30 STORM DRAIN
EX 8S SANITARY SEWER
EX W WATER LINE
EX GAS GAS
EX OH OVERHEAD LINE
EXISTING BUILDING TO BE DEMOLISHED
TREE

## DEMOLITION NOTES

| NOTE | DESCRIPTION |
|---|---|
| 1 | REMOVE EXISTING BUILDING STRUCTURE AND FOUNDATION |
| 2 | REMOVE EXISTING ASPHALT AND PARKING LOT CURB AND GUTTER |
| 3 | REMOVE EXISTING CONCRETE |
| 4 | REMOVE EXISTING TREE AND SHRUBS |

*EXISTING STRUCTURE AREAS BASED ON FIELD SURVEY DATA.

# REZONING APPLICATION
# EXISTING CONDITIONS
## 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA
SCALE: 1"=30' DATE: MAY 2023

0 30 60 90


cbg CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

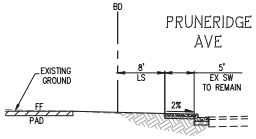

JOB NO.: 3656

SHEET NO.
C1.0
OF 7 SHEETS

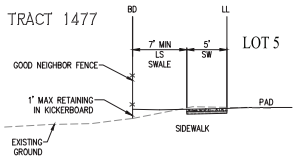
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## LEGEND

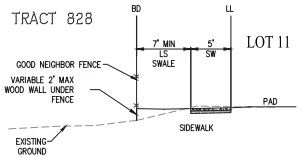
| EXISTING | PROPOSED | DESCRIPTION |
|---|---|---|
| | | BOUNDARY |
| | | RIGHT-OF-WAY |
| | | FENCE |
| | | CURB, GUTTER & SIDEWALK |
| x 100.0 | x 100.0 | SPOT ELEVATIONS |
| | | BIORETENTION AREA |
| | | CURB CUT |
| EX SD | SD | STORM DRAIN |
| | | FIELD INLET |
| | | MANHOLE |
| | | OVERLAND RELEASE |



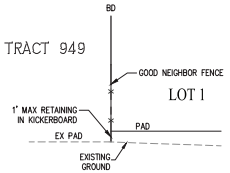

### SECTION A-A
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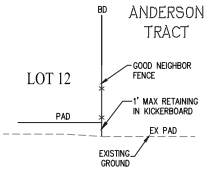

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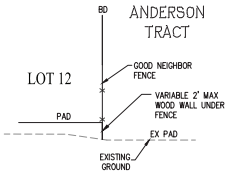

### SECTION C-C
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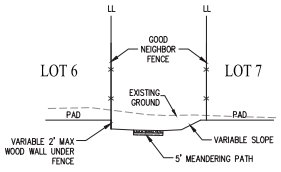

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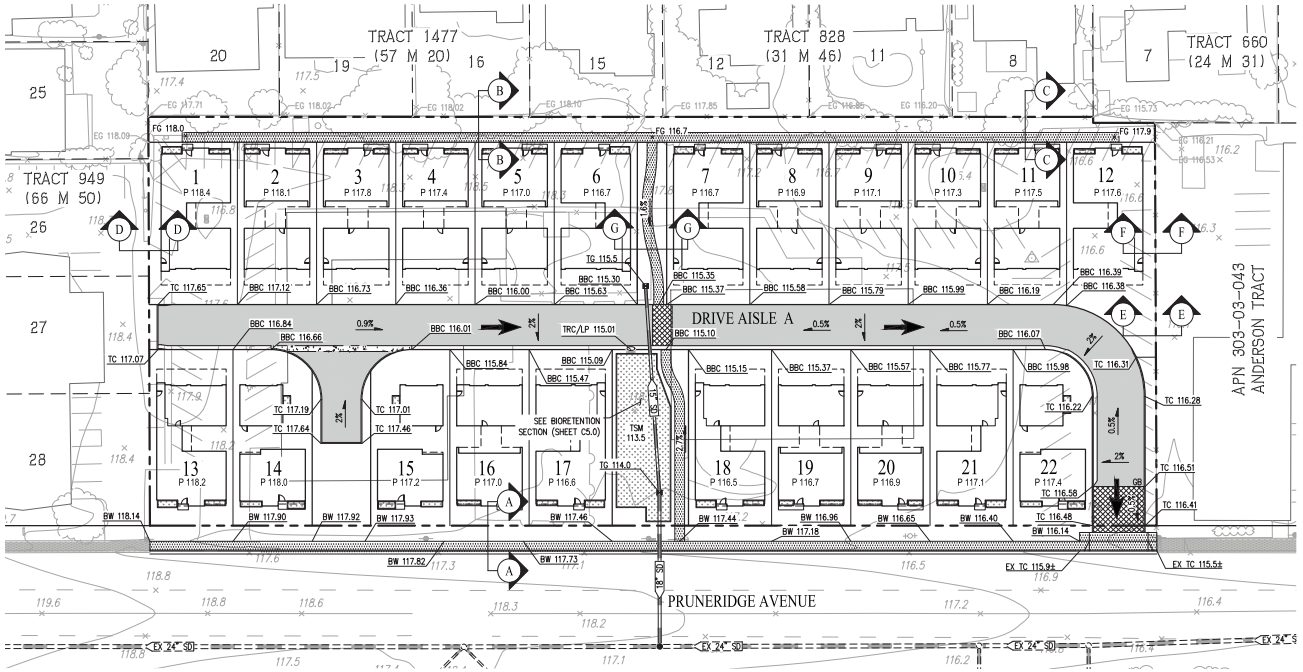

### SECTION E-E
NOT TO SCALE




### SECTION F-F
NOT TO SCALE




### SECTION G-G
NOT TO SCALE




## ABBREVIATIONS

| | |
|---|---|
| BBC | BACK OF BEVELED CURB |
| BD | BOUNDARY |
| BW | BACK OF WALK |
| CC | CURB CUT |
| CL | CENTERLINE |
| DW | DRIVEWAY |
| EX | EXISTING |
| GB | GRADE BREAK |
| HP | HIGH POINT |
| LP | LOW POINT |
| LS | LANDSCAPE |
| P | PAD |
| PL | PROPERTY LINE |
| R/W | RIGHT-OF-WAY |
| SD | STORM DRAIN |
| SW | SIDEWALK |
| TC | TOP OF CURB |
| TG | TOP OF GRATE |
| TSM | TOP OF SOIL MIX |
| TYP | TYPICAL |

### PAVEMENT DESIGN CHART

| STREET | TI | R | HOT MIX ASPHALT (HSM) | CALTRANS CLASS 2 AGGREGATE BASE (AB) | TOTAL PAVEMENT THICKNESS |
|---|---|---|---|---|---|
| DRIVE AISLE A | 5.5 | 6.0 | 3" | 10" | 13" |

NOTE:
1. R-VALUE TO BE FINALIZED BY GEOTECHNICAL ENGINEER WITH FINAL DESIGN.

### EARTHWORK SUMMARY

| DESCRIPTION | CUT | FILL |
|---|---|---|
| ROUGH GRADING | 4,400 C.Y. | 750 C.Y. |
| TOTAL | 3,650 C.Y. | |

NOTES:
1. EARTHWORK QUANTITIES ARE APPROXIMATE AND REPRESENT RAW NUMBERS ONLY.
2. EARTHWORK QUANTITIES DO NOT INCLUDE REUSING ROCK GENERATED FROM EXISTING PARKING AREA OR BUILDING FOUNDATION. APPROXIMATELY 2,700 C.Y. OF ROCK WILL BE GENERATED IN THIS WAY DURING DEMOLITION.

# REZONING APPLICATION
# GRADING PLAN
## 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

SCALE: 1"=30' DATE: MAY 2023

0 30 60 90

JOB NO.: 3656


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SHEET NO. C1.0 OF 5 SHEETS

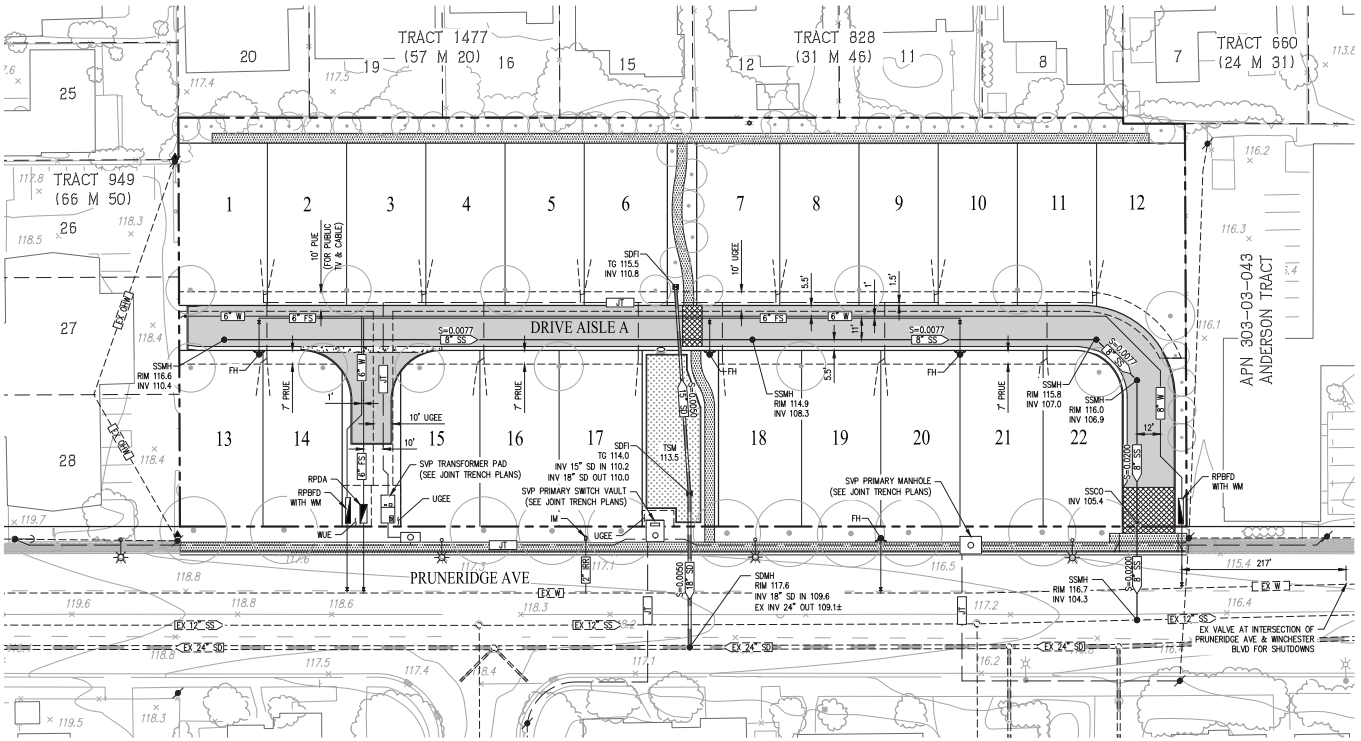
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## LEGEND

| EXISTING | PROPOSED | DESCRIPTION |
|---|---|---|
| | | BOUNDARY |
| | | RIGHT-OF-WAY |
| | | CURB, GUTTER & SIDEWALK |
| EX SD | SD | STORM DRAIN |
| EX SS | SS | SANITARY SEWER |
| | FS | FIRE SERVICE |
| | IRR | IRRIGATION SERVICE |
| EX W | W | WATER LINE |
| | | WATER VALVE |
| | JT | JOINT TRENCH |
| | | FIRE HYDRANT |
| | | FIELD INLET |
| | | MANHOLE |
| | | STREET LIGHT |
| | | BIORETENTION AREA |
| | | CURB CUT |
| | | TREES |

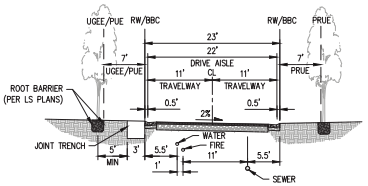
## ABBREVIATIONS

| | |
|---|---|
| BD | BOUNDARY |
| CC | CURB CUT |
| CL | CENTERLINE |
| DW | DRIVEWAY |
| FH | FIRE HYDRANT |
| FF | FINISH FLOOR |
| FI | FIELD INLET |
| IM | IRRIGATION METER |
| INV | INVERT |
| IRR | IRRIGATION |
| JT | JOINT TRENCH |
| LF | LINEAR FEET |
| LS | LANDSCAPE |
| OHW | OVERHEAD WIRE |
| P | PAD |
| PL | PROPERTY LINE |
| PRUE | PRIVATE UTILITY EASEMENT |
| PUE | PUBLIC UTILITY EASEMENT |
| RPBFD | REDUCED PRESSURE BACKFLOW PREVENTER |
| RPDA | REDUCED PRESSURE DETECTOR ASSEMBLY |
| RW | RIGHT-OF-WAY |
| S | SLOPE |
| SD | STORM DRAIN |
| SDMH | STORM DRAIN MANHOLE |
| SS | SANITARY SEWER |
| SSMH | SANITARY SEWER MANHOLE |
| SW | SIDEWALK |
| TSM | TOP OF SOIL MIX |
| TYP | TYPICAL |
| UGEE | UNDERGROUND ELECTRICAL EASEMENT |
| W | WATER |
| WM | WATER METER |
| WUE | WATER UTILITY EASEMENT |

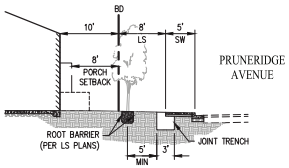



## UTILITY NOTES:

1. STORM DRAIN:
   - PROPOSED STORM DRAIN FACILITIES WILL BE PRIVATE.
   - MINIMUM SLOPE OF THE STORM DRAIN PIPE IS 0.005
   - MINIMUM COVER IS 2'
2. SEWER:
   - PROPOSED SEWER FACILITIES WITHIN PRIVATE ROADWAYS WILL BE PRIVATE.
   - MINIMUM SLOPE OF THE SEWER PIPE IS 0.005
   - MINIMUM PIPE SIZE IS 8"
   - ALL SANITARY SEWER PIPE TO BE PVC SDR-26
   - MINIMUM COVER FOR SANITARY SEWER PIPES TO BE 2.5'
   - 10' HORIZONTAL CLEARANCE FROM EXISTING AND PROPOSED TREES UNLESS ROOT BARRIER IS INSTALLED, THEN 5' FROM ROOT BARRIER
3. WATER/FIRE:
   - PROPOSED WATER & FIRE FACILITIES WILL BE PRIVATE.
   - ALL WATER & FIRE PIPE TO BE PVC SDR-26
   - THERE SHALL BE ONE WATER METER PER LOT.
   - 12" VERTICAL CLEARANCE FROM ALL OTHER UTILITIES
   - 10' HORIZONTAL CLEARANCE FROM SANITARY SEWER AND RECYCLED WATER UTILITIES
   - 8' FROM STORM DRAIN UTILITIES
   - 5' FROM THE EDGE OF EXISTING OR PROPOSED DRIVEWAYS
4. UTILITY LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO FINAL ENGINEERING DESIGN.




DRIVE AISLE A
(NOT TO SCALE)




PRUNERIDGE FRONTAGE
(NOT TO SCALE)

# REZONING APPLICATION
# UTILITY PLAN
## 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA
SCALE: 1"=30' DATE: MAY 2023

0 30 60 90


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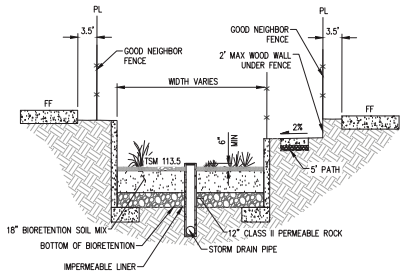

JOB NO.: 3656

SHEET NO. C2.0 OF 5 SHEETS

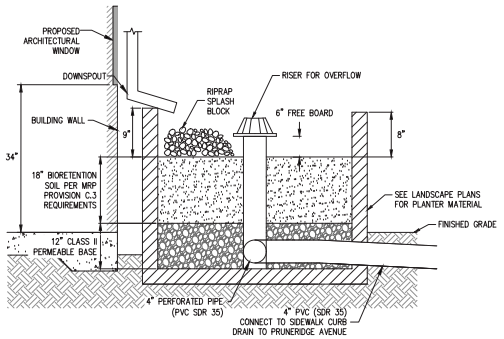
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## LEGEND

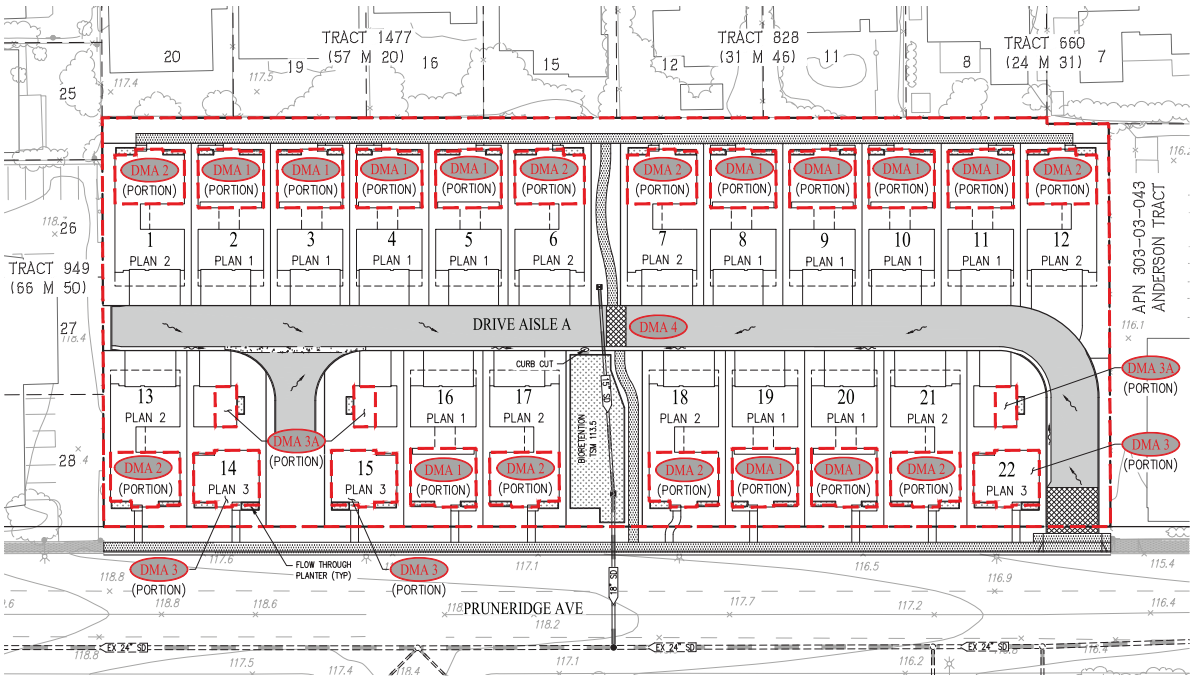
| EXISTING | PROPOSED | DESCRIPTION |
|---|---|---|
| | | BOUNDARY |
| | | RIGHT-OF-WAY |
| EX SD | SD | CURB, GUTTER & SIDEWALK |
| | | STORM DRAIN |
| | | FIELD INLET |
| | | MANHOLE |
| | | STREET LIGHT |
| | | BIORETENTION AREA |
| | | DRIVE AISLE |
| | | DRIVEWAY |
| | | DECORATIVE PAVEMENT |
| | | BARE EARTH |
| | | CURB CUT |
| | | DIRECTION OF FLOW |
| | | DRAINAGE MANAGEMENT AREA BOUNDARY |
| | DMA 1 | DRAINAGE MANAGEMENT AREA |




TYPICAL BIORETENTION DETAIL
NOT TO SCALE




TYPICAL FLOW THROUGH PLANTER DETAIL
NOT TO SCALE




## PRELIMINARY STORM WATER TREATMENT

| AREA ID | DESCRIPTION | TREATMENT TYPE | PERVIOUS AREA (SF) | IMPERVIOUS AREA (SF) | EFFECTIVE IMPERVIOUS AREA (SF) | TREATMENT AREA REQUIRED (SF)* | TREATMENT AREA PROVIDED (SF) | PONDING DEPTH (IN.) |
|---|---|---|---|---|---|---|---|---|
| DMA 1 | THE SUM OF THE OUTLINED PORTIONS OF ALL PLAN 1 ROOF AREAS THAT DRAIN TO ADJACENT FLOW THROUGH PLANTERS | FLOW THROUGH PLANTER | 0 | 10,920 | 10,920 | 437 | 616 | 6 |
| DMA 2 | THE SUM OF THE OUTLINED PORTIONS OF ALL PLAN 2 ROOF AREAS THAT DRAIN TO ADJACENT FLOW THROUGH PLANTERS | FLOW THROUGH PLANTER | 0 | 7,605 | 7,605 | 305 | 400 | 6 |
| DMA 3 | THE SUM OF THE OUTLINED PORTIONS OF ALL PLAN 3 ROOF AREAS (EXCLUDING DETACHED GARAGES) THAT DRAIN TO ADJACENT FLOW THROUGH PLANTERS | FLOW THROUGH PLANTER | 0 | 2,740 | 2,740 | 110 | 120 | 6 |
| DMA 3A | THE SUM OF THE OUTLINED PORTIONS OF ALL PLAN 3 DETACHED GARAGE ROOF AREAS THAT DRAIN TO ADJACENT FLOW THROUGH PLANTERS | FLOW THROUGH PLANTER | 0 | 685 | 685 | 30 | 60 | 6 |
| DMA 4 | REMAINDER OF PROJECT AREA NOT INCLUDED IN DMAs 1, 2 & 3 | BIORETENTION | 37,743 | 47,817 | 51,592 | 2,065 | 2,105 | 6 |

* TREATMENT AREA REQUIRED IS CALCULATED USING THE 4% RULE.

NOTES:

1. ALL PLANTS PROPOSED FOR THE BIORETENTION AREAS WILL BE CONSISTENT WITH THE RECOMMENDED PLANTS FROM TABLE D-1 IN APPENDIX D OF THE SCVURPPP C.3 HANDBOOK.
2. DRAINAGE WILL BE ROUTED TO BIORETENTION FACILITIES THROUGH A COMBINATION OF CURB CUTS & AREA DRAINS.
3. 18" BIO-TREATMENT SOIL MIX PER C.3 SPECIFICATIONS. INFILTRATION RATE MIN 5"/HR-MAX 10"/HR.

## ABBREVIATIONS

| | |
|---|---|
| BD | BOUNDARY |
| CC | CURB CUT |
| CL | CENTERLINE |
| FI | FIELD INLET |
| INV | INVERT |
| LF | LINEAR FEET |
| LS | LANDSCAPE |
| PL | PROPERTY LINE |
| R/W | RIGHT-OF-WAY |
| S | SLOPE |
| SD | STORM DRAIN |
| SDMH | STORM DRAIN MANHOLE |
| SW | SIDEWALK |
| TSM | TOP OF SOIL MIX |
| TYP | TYPICAL |

## CITY OF SANTA CLARA C.3 CONSTRUCTION NOTES

1. THIRD PARTY REVIEW AND CERTIFICATION OF INSTALLATION AND COMPLETED STORMWATER TREATMENT MEASURES IS REQUIRED. THIRD PARTY REVIEWER MUST BE A CIVIL ENGINEER, ARCHITECT OR LANDSCAPE ARCHITECT REGISTERED IN THE STATE OF CALIFORNIA AND MUST HAVE A CURRENT TRAINING ON STORMWATER TREATMENT DESIGN. A LIST OF QUALIFIED THIRD-PARTY REVIEWERS CAN BE LOCATED AT WWW.SANTACLARACA.GOV/HOME/SHOWPUBLISHEDDOCUMENT/46993/638083504133852672.
2. AT BEGINNING OF CONSTRUCTION, THE PROJECT APPLICANT SHALL ARRANGE FOR A SITE VISIT (INSPECTION) BY A THIRD-PARTY REVIEWER ACCEPTABLE TO THE CITY OF SANTA CLARA. THE THIRD-PARTY REVIEWER WILL RECOMMEND THE REQUIRED NUMBER OF SITE INSPECTIONS AT DIFFERENT INTERVALS OF CONSTRUCTION.
3. THE 3RD PARTY SHALL REVIEW ALL INSTALLED STORMWATER TREATMENT MEASURES AND CERTIFY THAT THEY HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED BUILDING PLANS.
4. SOILS IN THE BIORETENTION FACILITIES SHOULD MEET THE BIOTREATMENT SOIL MIX (BSM) SPECIFICATIONS PER SCVURPPP C.3 STORMWATER HANDBOOK, APPENDIX C. A MINIMUM PERCOLATION RATE OF 5 INCHES/HOUR AND A MAXIMUM PERCOLATION RATE OF 10 INCHES/HOUR ARE REQUIRED (INITIAL INFILTRATION RATE MAY EXCEED THIS TO ALLOW FOR TENDENCY OF INFILTRATION RATE TO REDUCE OVER TIME). PLANTING SOIL LAYER SHOULD BE AT LEAST 18 INCHES DEEP. CONTRACTOR TO SUBMIT MATERIAL CERTIFICATES SIGNED BY THE MATERIAL PRODUCER, CERTIFYING THAT SOIL COMPLIES WITH, OR EXCEEDS, SPECIFIED REQUIREMENTS.
5. PERMEABLE DRAIN ROCK SHALL BE CLASS 2 PERM ROCK PER CALTRANS STANDARD SECTION 68-1.025. THE MATERIAL SHALL BE WASHED AND FREE FROM CLAY OR ORGANIC MATERIAL.
6. PERFORATED PIPE SHALL BE SOLVENT WELD PVC SDR 35 (OR APPROVED EQUAL) WITH PERFORATIONS FACED DOWN. LOCATION OF THE PIPE VARIES, SEE PLAN.
7. INSTALLATION OF POROUS PAVEMENT AND/OR VAULTS SHALL BE DONE PER STANDARD DETAILS AND SPECIFICATIONS. THIRD PARTY REVIEWER OR VENDOR SHALL INSPECT THE POROUS PAVEMENT AND/OR VAULTS INSTALLATION (INCLUDING IF NECESSARY, PERFORMING PERCOLATION TEST) AND SUBMIT THEIR CONCURRENCE LETTER TO THE CITY OF SANTA CLARA. (NOT RELEVANT FOR THIS PROJECT)
8. INSTALLATION OF INTERCEPTOR TREES AS A TREATMENT CONTROL MEASURE SHALL BE INSPECTED TO VERIFY THE ACCURACY OF LOCATION, SPECIES AND NUMBER OF THE INTERCEPTOR TREES.
9. FOR ANY LINER PENETRATIONS, RADIAL CUT THE LINER FOR PIPE. MASTIC AND SEAL WITH PIPE CLAMP TO INSURE WATER-TIGHT SEAL.
10. SEE LANDSCAPE PLANS AND SPECIFICATIONS FOR PLANTING MATERIALS WITHIN BIORETENTION FACILITIES.

# REZONING APPLICATION

# STORMWATER CONTROL PLAN

## 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

SCALE: 1"=30' DATE: MAY 2023

0 30 60 90


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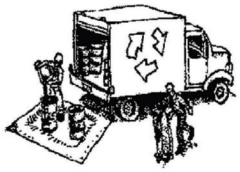
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# Construction Best Management Practices (BMPs)

Construction projects are required to implement year-round stormwater BMPs.

## Materials & Waste Management



**Non-Hazardous Materials**

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use.
- ❑ Use (but don't overuse) reclaimed water for dust control.
- ❑ Ensure dust control water doesn't leave site or discharge to storm drains.

**Hazardous Materials**

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

**Waste Management**

- ❑ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. A plastic liner is recommended to prevent leaks. Never clean out a dumpster by hosing it down on the construction site.
- ❑ Place portable toilets away from storm drains. Make sure they are in good working order. Check frequently for leaks.
- ❑ Dispose of all wastes and demolition debris properly. Recycle materials and wastes that can be recycled, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
- ❑ Keep site free of litter (e.g. lunch items, cigarette butts).
- ❑ Prevent litter from uncovered loads by covering loads that are being transported to and from site.

**Construction Entrances and Perimeter**

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

## Equipment Management & Spill Control



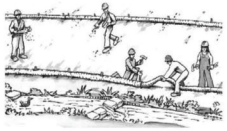
**Maintenance and Parking**

- ❑ Designate an area of the construction site, well away from streams or storm drain inlets and fitted with appropriate BMPs, for auto and equipment parking, and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

**Spill Prevention and Control**

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up leaks, drips and other spills immediately and dispose of cleanup materials properly.
- ❑ Use dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags).
- ❑ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazrd to human health and safety, property or the environment, you must report it to the State Office of Emergency Services. (800) 852-7550 (24 hours).

## Earthmoving



**Grading and Earthwork**

- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and streams by installing and maintaining appropriate BMPs (i.e. silt fences, gravel bags, fiber rolls, temporary swales, etc.).
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

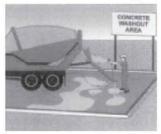
**Contaminated Soils**

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.
- ❑ If the above conditions are observed, document any signs of potential contamination and clearly mark them so they are not distrurbed by construction activities.

**Landscaping**

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

## Concrete Management and Dewatering




**Concrete Management**

- ❑ Store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Store materials off the ground, on pallets. Protect dry materials from wind.
- ❑ Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) block any storm drain inlets and vacuum washwater from the gutter. If possible, sweep first.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area onsite, where the water will flow into a temporary waste pit, and make sure wash water does not leach into the underlying soil. (See CASQA Construction BMP Handbook for properly designed concrete washouts.)

**Dewatering**

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

## Paving/Asphalt Work



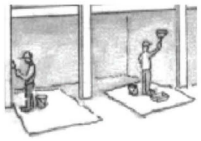
**Paving**

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ❑ Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

**Sawcutting & Asphalt/Concrete Removal**

- ❑ Protect storm drain inlets during saw cutting.
- ❑ If saw cut slurry enters a catch basin, clean it up immediately.
- ❑ Shovel or vacuum saw cut slurry deposits and remove from the site. When making saw cuts, use as little water as possible. Sweep up, and properly dispose of all residues.

## Painting & Paint Removal



**Painting Cleanup and Removal**

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Sweep up or collect paint chips and dust from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Santa Clara Valley
*Urban Runoff*
Pollution Prevention Program

REZONING APPLICATION

# STORMWATER BMP PLAN

## 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

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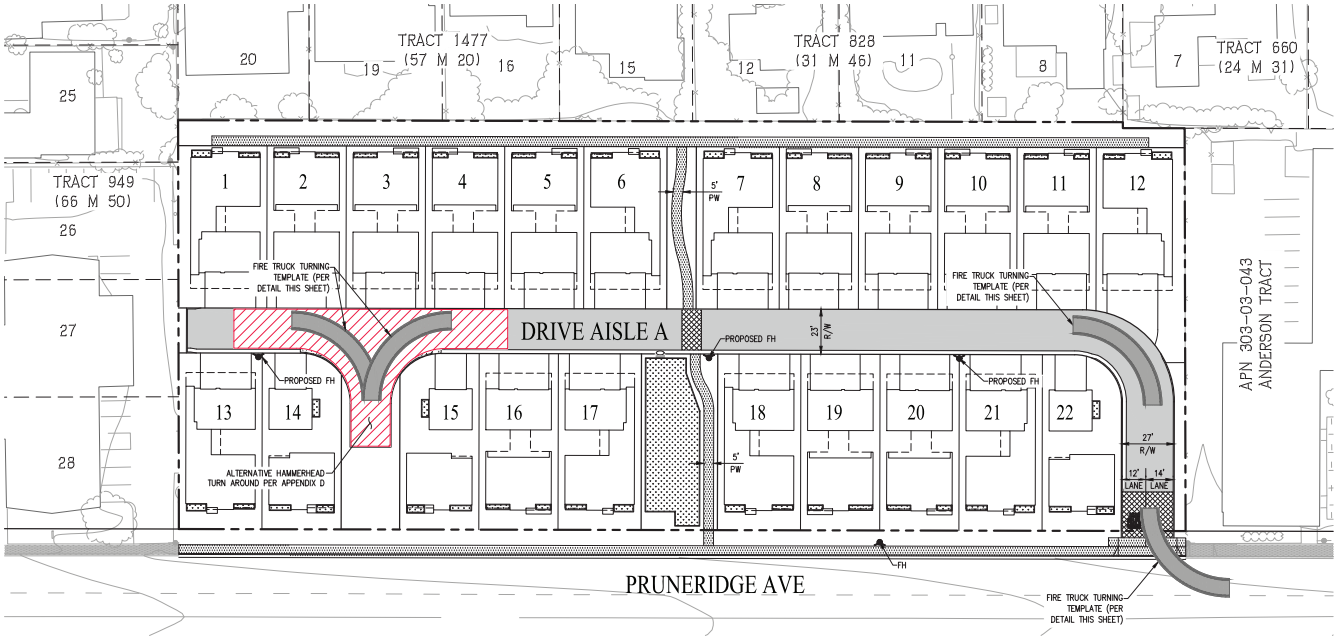
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SHEET NO. C4.0 OF 5 SHEETS

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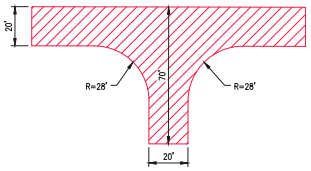

## LEGEND

| EXISTING | PROPOSED | DESCRIPTION |
|---|---|---|
| | | BOUNDARY |
| | | PROPERTY LINE |
| | | RIGHT-OF-WAY |
| | | CURB, GUTTER & SIDEWALK |
| | | FIRE HYDRANT |



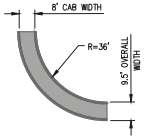

TYPICAL CURB STRIPING

NOTE: NO STREET PARKING ALLOWED ON SITE. CURB TO BE PAINTED RED THROUGHOUT.




ALTERNATIVE 120' HAMMERHEAD PER APPENDIX D

NOT TO SCALE




FIRE TRUCK TURNING TEMPLATE

NOT TO SCALE

# REZONING APPLICATION

# FIRE ACCESS PLAN

## 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

SCALE: 1"=30' DATE: MAY 2023

0 30 60 90

JOB NO.: 3656

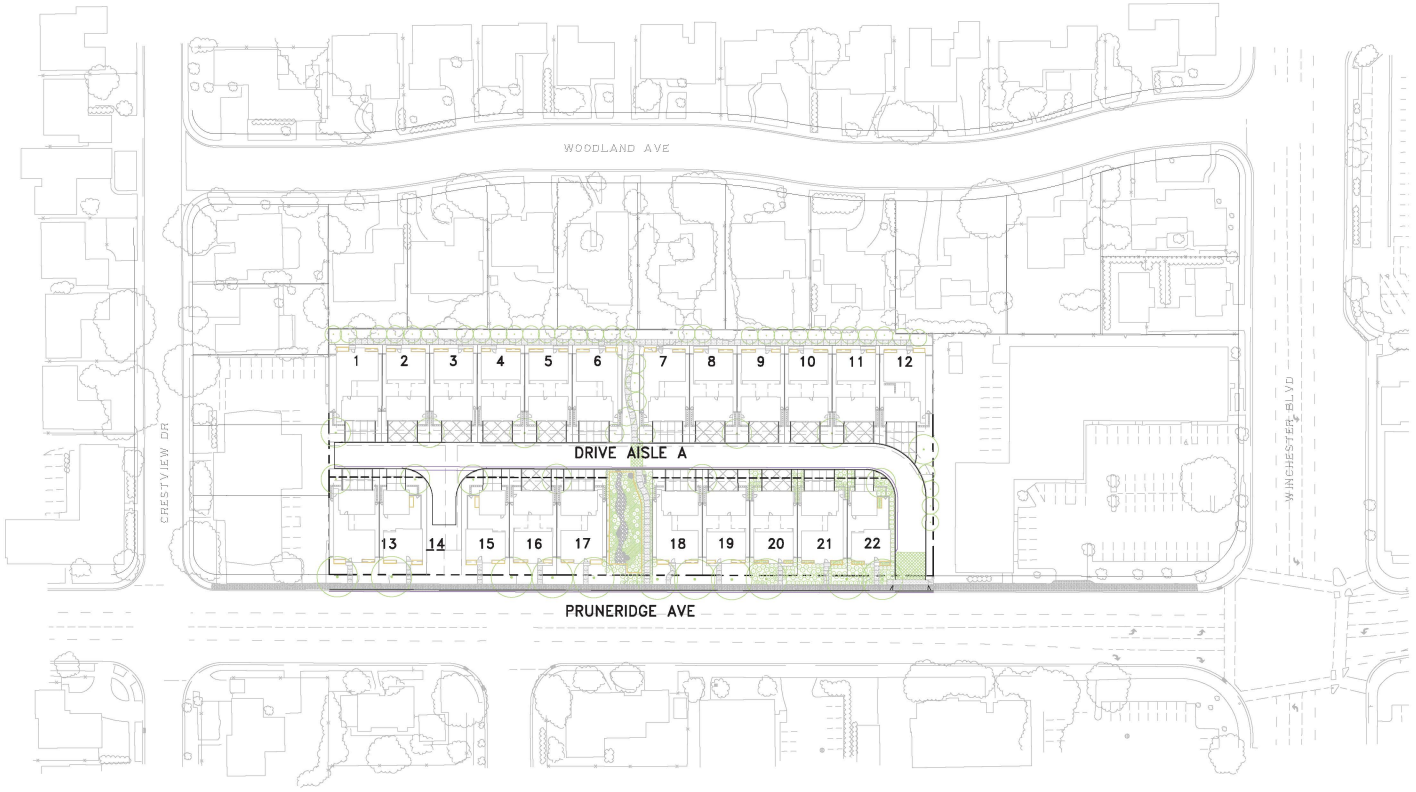
cbg CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS

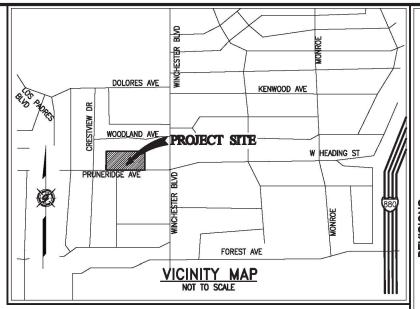
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ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

SHEET NO. C5.0 OF 5 SHEETS

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# SCS DEVELOPMENT
# 1957 PRUNRIDGE AVE
# SANTA CLARA, CALIFORNIA
# (JOINT TRENCH INTENT - NOT FOR CONSTRUCTION)




VICINITY MAP
NOT TO SCALE

INDEX MAP

50 0 25 50 100
( IN FEET )
1 INCH = 50 FT.

**NOTE**

PLEASE VERIFY THAT THE SERVICE POINTS IN THIS DRAWING MATCH YOUR DESIGN. IF THERE ARE ANY DISCREPANCIES, PLEASE CONTACT THE PROJECT MANAGER IN OUR OFFICE.

**NOTE TO UTILITIES:**

PLEASE INDICATE TIE-IN POINTS ON INTENT RESPONSE

**PRELIMINARY PLANS NOT FOR CONSTRUCTION**

REVISIONS

| SYMBOL | DATE | DESCRIPTION | APPROVED |
|---|---|---|---|


GIACALONE DESIGN SERVICES, INC.
5630 STONERIDGE MALL RD., #345 | PLEASANTON, CA 94588
925.467.1748 | WWW.GIACALONEDESIGN.COM


JOINT TRENCH INTENT TITLE SHEET

SCS DEVELOPMENT
1957 PRUNERIDGE AVE
SANTA CLARA CALIFORNIA

| | |
|---|---|
| PROJECT MANAGER: | B. FULLINGTON |
| DRAWN BY: | A. VERNER |
| CHECKED BY: | D. CROWFOOT (P.E.) |
| SCALE: | 1"=50' |
| JOB NUMBER: | 22-226 |
| DATE LAST MODIFIED: | 05-19-23 |
| SHEET | INT1 |
| OF | 2 SHEETS |

## PROJECT TEAM CONTACTS

| COMPANY: | CONTACT: | PHONE: |
|---|---|---|
| SCS DEVELOPMENT | KEN PERRY | 408-985-6045 |
| CBG | LEE ROSENBLATT | 925-866-0322 |
| PG&E | TBD | |
| AT&T | JERRY SCHEMBRI | 408-635-8900 |
| QUANTA - SANTA CLARA | BEN LOPEZ | 408-691-8428 |
| GIACALONE DESIGNE SERVICES INC | BRETT FULLINGTON | 925-467-1740 |

## PG&E PM NO.

ELECTRIC:
RULE 15:
RULE 16:
RULE 20:
RELOC:
AFS:
GAS:
RULE 15:
RELOC:

## LATEST FILES RECEIVED

| DESCRIPTION: | BY: | DATE: | STATUS: |
|---|---|---|---|
| GAS DESIGN | | | |
| ELECTRIC DESIGN | | | |
| TELEPHONE LAYOUT | | | |
| CATV LAYOUT | | | |
| STREET LIGHT PLANS - PUBLIC | | | |
| STREET LIGHT PLANS - PRIVATE | | | |
| IMPROVEMENT PLANS (ELECTRONIC FILE) | CBG | 04-19-23 | - |

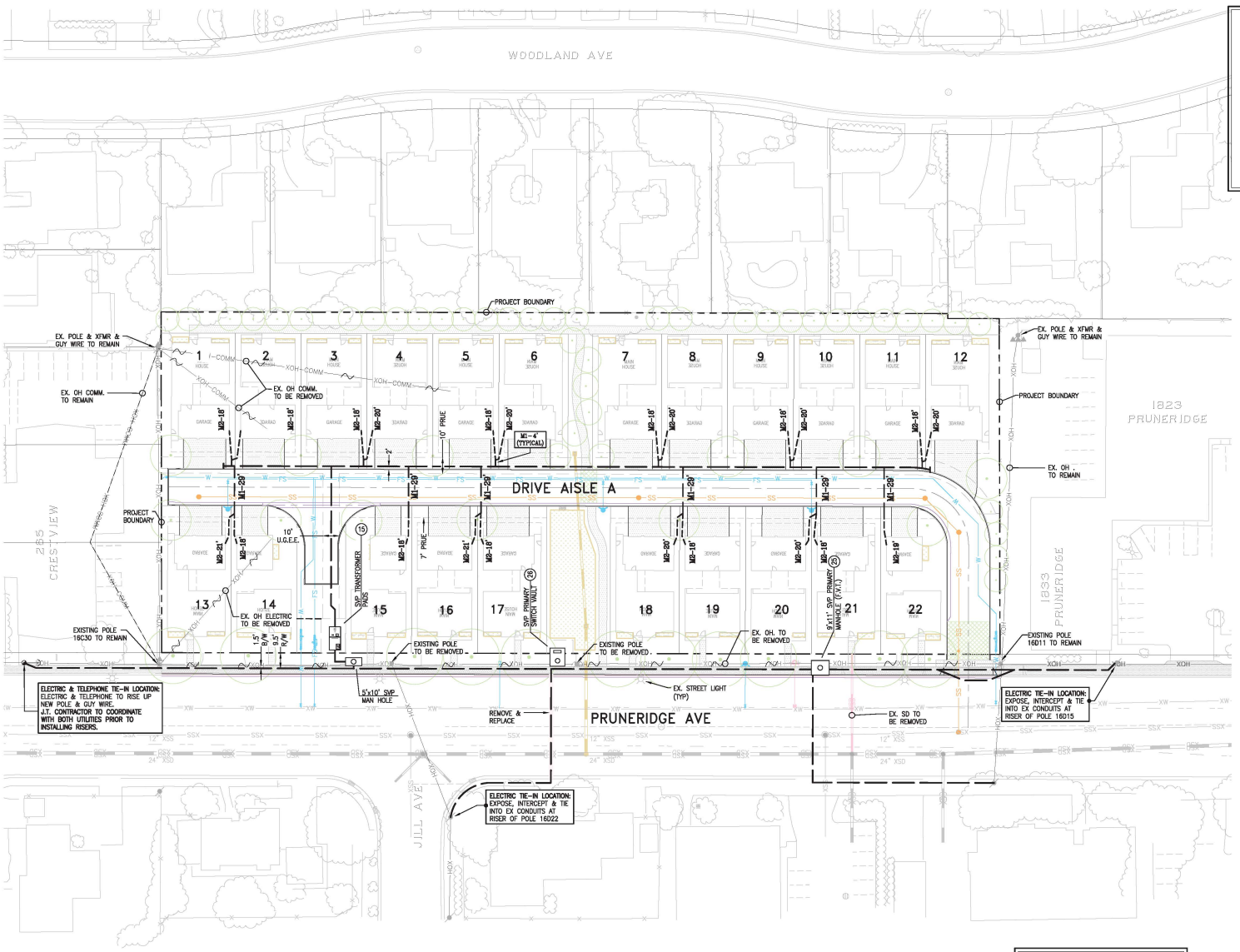
A=Approved • ANS=Approved Not Signed • NA=Not Approved • F=First Submittal • SS=Second Submittal

## PROJECT DESCRIPTION & SCOPE

- PROVIDE NEW ELECTRIC, GAS, TELE., & CATV SERVICE TO 22 SFD
- ELECTRIC COORDINATION
-
-
-
-

## SHEET INDEX

| SHEET | DESCRIPTION |
|---|---|
| INT1 | JOINT TRENCH INTENT TITLE SHEET |
| INT2 | JOINT TRENCH INTENT |




## LEGEND

- EXISTING TRENCH OR UTILITIES
- PROPOSED TRENCH (DISTRIBUTION)
- PROPOSED TRENCH (SERVICE)
- PROPOSED STREET LIGHT TRENCH
- EXISTING UTILITY SPLICE BOX
- 9'x11' SVP PRIMARY MANHOLE (F.V.T)
- SVP TRANSFORMER PAD
- SVP PRIMARY SWITCH VAULT (F.V.T)

( IN FEET )
1 INCH = 30 FT.

**NOTE**
PLEASE VERIFY THAT THE SERVICE POINTS IN THIS DRAWING MATCH YOUR DESIGN. IF THERE ARE ANY DISCREPANCIES, PLEASE CONTACT THE PROJECT MANAGER IN OUR OFFICE.

**NOTE TO UTILITIES:**
PLEASE INDICATE TIE-IN POINTS ON INTENT RESPONSE

**PRELIMINARY PLANS NOT FOR CONSTRUCTION**

**NOTE:**
UTILITY COMPANIES TO INDICATE THEIR TIE-IN LOCATIONS & FACILITIES

**EXISTING PAVEMENT & SIDEWALK**
THE CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE PAVEMENT AND/OR SIDEWALK WHERE REMOVED OR DAMAGED AS A RESULT OF ITS OPERATION (UNLESS OTHERWISE NOTED). REPLACEMENT OF PAVEMENT AND/OR SIDEWALK TO BE PER CITY SPECIFICATIONS.

TWO DAYS BEFORE YOU DIG CALL USA TOLL FREE 811
CALL BEFORE YOU DIG

REVISIONS

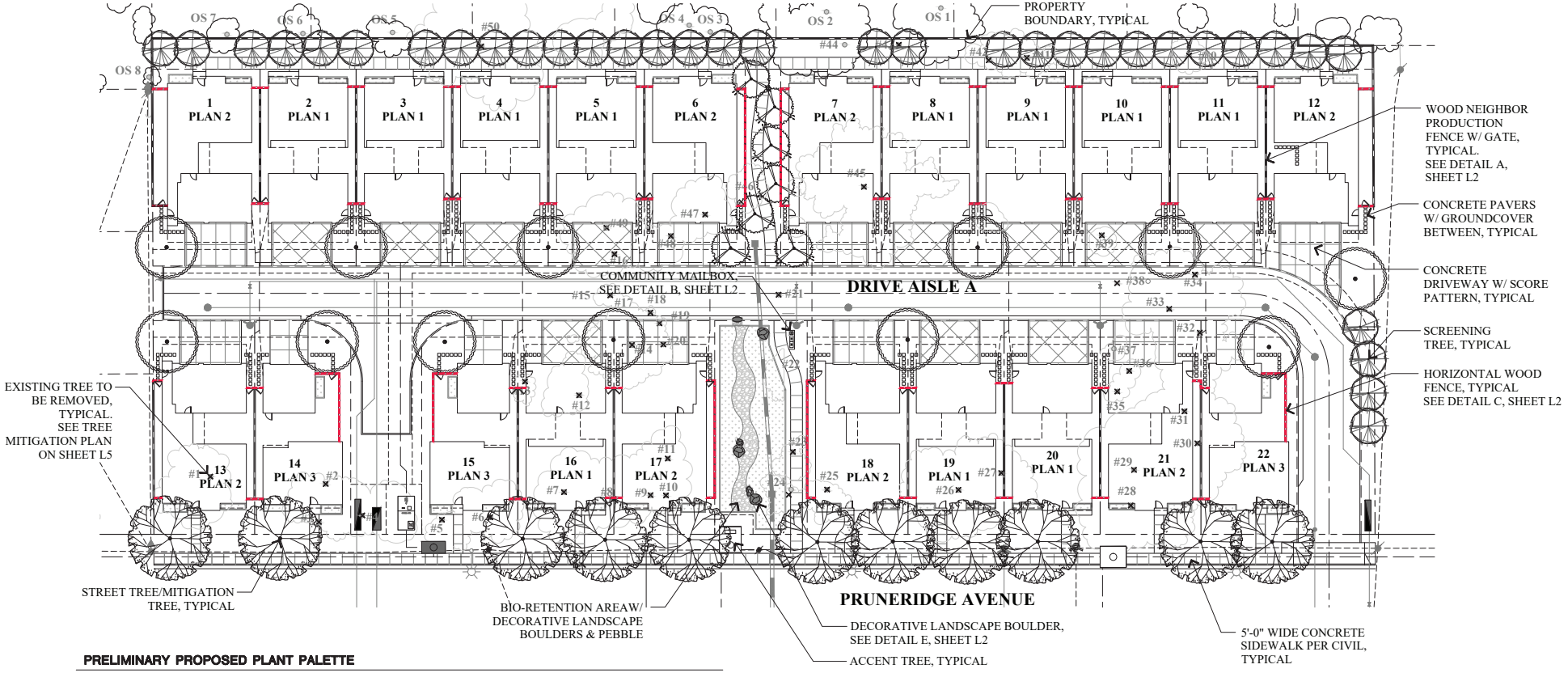
| SYMBOL | DATE | DESCRIPTION | APPROVED |
|---|---|---|---|

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925.487.1748 | WWW.GIACALONEDESIGN.COM

# JOINT TRENCH INTENT

SCS DEVELOPMENT
1957 PRUNERIDGE AVE
SANTA CLARA CALIFORNIA

| | |
|---|---|
| PROJECT MANAGER: | B. FULLINGTON |
| DRAWN BY: | A. VERNER |
| CHECKED BY: | D. CROWFOOT (P.E.) |
| SCALE: | 1"=30' |
| JOB NUMBER: | 22-226 |
| DATE LAST MODIFIED: | 05-19-23 |
| SHEET | INT2 |
| OF | 2 SHEETS |




## PRELIMINARY PROPOSED PLANT PALETTE

| BOTANICAL NAME | COMMON NAME | SIZE | WATER USE |
|---|---|---|---|
| **EXISTING TREE TO BE REMOVED** | | | |
| **EXISTING TREE TO REMAIN** | | | |
| **ACCENT TREES / MITIGATION TREES** | | | |
| CERICS OCCIDENTALIS | WESTERN REDBUD | 24" BOX | LOW |
| LAGERSTROEMIA I. 'CATAWBA' | CRAPE MYRTLE STND. | 24" BOX | LOW |
| **SCREENING TREES** | | | |
| LAURUS NOBILIS SARATOGA | SARATOGA LAUREL | 24" BOX | LOW |
| **STREET TREES / MITIGATION TREES** | | | |
| OLEA EUROPAEA 'MAJESTIC BEAUTY' | FRUITLESS OLIVE | 24" BOX | LOW |
| QUERCUS COCCINEA | SCARLET OAK | 36" BOX | LOW |

**PLANT CALLOUT SYMBOL KEY**

| PLANT QTY / SIZE | PLANT SYMBOL / UNITS |
|---|---|

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | WATER USE |
|---|---|---|---|---|
| **SHRUBS - FRONTYARD** | | | | |
| CAR DIV | CAREX DIVULSA | EUROPEAN GREY SEDGE | 1 GALLON | LOW |
| CIS SKA | CISTUS X SKANBERGII | ROCKROSE | 1 GALLON | LOW |
| CHO TEC | CHONDROPETALUM TECTORUM | CAPE RUSH | 5 GALLON | LOW |
| DIE IRI | DIETES IRIDIODES | FORTNIGHT LILY | 1 GALLON | LOW |
| ERI KAR | ERIGERON KARVINSKIANUS | SANTA BARBARA DAISY | 1 GALLON | LOW |
| EUO 'G.S.' | EUONYMUS JAPONICUS 'GREEN SPIRE' | GREEN SPIRE EUONYMUS | 5 GALLON | LOW |
| GRE 'NOE' | GREVILLEA 'NOELLI' | WOOLY GREVILLEA | 5 GALLON | LOW |
| HEL SEM | HELICTOTRICHON SEMPERVIRENS | BLUE OAT GRASS | 1 GALLON | LOW |
| LAN 'C.H.' | LANTANA 'CHAPEL HILL YELLOW' | CHAPEL HILL LANTANA | 1 GALLON | LOW |
| LAV MAR | LAVATERA MARITIMA | TREE MALLOW | 5 GALLO | LOW |
| LOM 'BRE' | LOMANDRA LONGIFOLIA 'BREEZE' | DWARF MAT RUSH | 1 GALLON | LOW |
| LOP 'E.S.' | LOROPETALUM 'EMERALD SNOW' | CHINESE FRINGE FLOWER | 1 GALLON | LOW |
| MYR 'COM' | MYRTUS C. 'COMPACTA' | DWARF MYRTLE | 5 GALLON | LOW |
| NEP FAA | NEPETA FAASSENII | CATMINT | 1 GALLON | LOW |
| OLE 'L.O.' | OLEA EUROPAEA 'LITTLE OLLIE' | LITTLE OLLIE DWARF OLIVE | 5 GALLON | LOW |
| PHO 'D.D.' | PHORMIUM 'DARK DELIGHT' | NEW ZEALAND FLAX | 5 GALLON | LOW |
| PHO 'VAR' | PHORMIUM T. 'VARIEGATUM' | NEW ZEALAND FLAX | 5 GALLON | LOW |
| ROS CAL | ROSA CALIFORNICA | CALIFORNIA WILD ROSE | 1 GALLON | LOW |
| SAL 'LIM' | SALVIA MEXICANA 'LIMELIGHT' | MEXICAN SAGE | 5 GALLON | LOW |
| SAN VIR | SANTOLINA VIRENS | GREEN LAVENDER COTTON | 1 GALLON | LOW |
| STA BYZ | STACHYS BYZANTINA 'BIG EARS' | BIG EARS LAMB'S EAR | 1 GALLON | LOW |
| TEU CHA | TEUCRIUM CHAMAEDRYS | GERMANDER | 1 GALLON | LOW |
| WES 'BLG.' | WESTRINGIA FRUTICOSA 'BLUE GEM' | BLUE GEM WESTRINGIA | 5 GALLON | LOW |
| XYL 'COM' | XYLOSMA C. 'COMPACTA' | COMPACT XYLOSMA | 5 GALLON | LOW |
| **SHRUBS - BIO-SWALE** | | | | |
| ACH MIL | ACHILLEA MILLEFOLIUM | COMMON YARROW | 1 GALLON | LOW |
| BOU 'B.A.' | BOUTELOUA G. 'BLONDE AMBITION' | BLUE GRAMA GRASS | 1 GALLON | LOW |
| CIS SKA | CISTUS X SKANBERGII | ROCKROSE | 1 GALLON | LOW |
| CHO TEC | CHONDROPETALUM TECTORUM | CAPE RUSH | 1 GALLON | LOW |
| ERI KAR | ERIGERON KARVINSKIANUS | SANTA BARBARA DAISY | 1 GALLON | LOW |
| FES CAL | FESTUCA CALIFORNICA | CALIFORNIA FESCUE | 1 GALLON | LOW |
| MIM AUR | MIMULUS AURANTIACUS | STICKY MONKEY FLOWER | 1 GALLON | LOW |
| MUH RIG | MUHLENBERGIA RIGENS | DEER GRASS | 1 GALLON | LOW |
| RIB SAN | RIBES SANGUINEUM | RED FLOWERING CURRANT | 5 GALLON | LOW |
| RHA 'L.S.' | RHAMNUS CALIFORNICA 'LITTLE SUR' | COFFEEBERRY | 1 GALLON | LOW |
| **GROUNDCOVERS & VINES** | | | | |
| | NO MOW TURF - SODDED AVAILABLE FROM DELTA BLUE GRASS | NATIVE FESCUES | | LOW |
| GD | ROSA BANKSIAE | LADY BANKS ROSE | 5 GALLON | LOW |

**NOTES:**

1. ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
2. TREES BE PLANTED WITHIN 3' OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
3. LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
4. ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS. USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
5. ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".
6. ALL IRRIGATION SHALL BE DESIGNED FOR RECYCLED WATER USE

# VESTING TENTATIVE MAP

## LANDSCAPE SITE PLAN

## 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

SCALE: AS SHOWN DATE: August 22, 2023

GRAPHIC SCALE

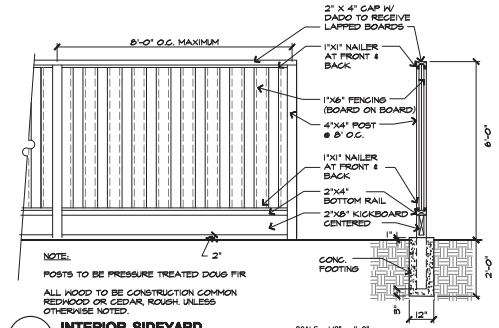
0 20 40 60

( IN FEET )
1 inch = 20 ft.

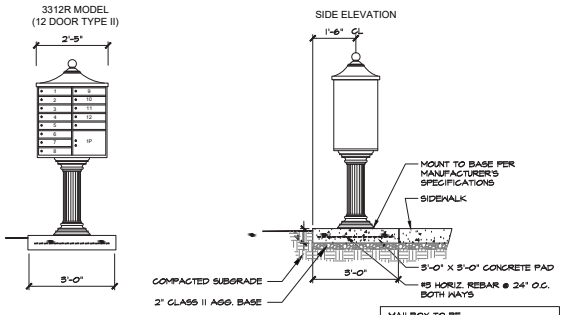
JOB NO.: 3656


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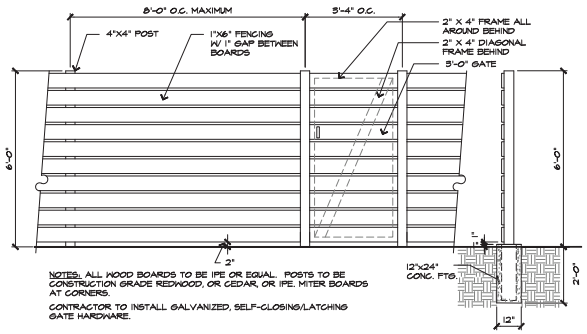

SHEET NO. L1 OF 8 SHEETS



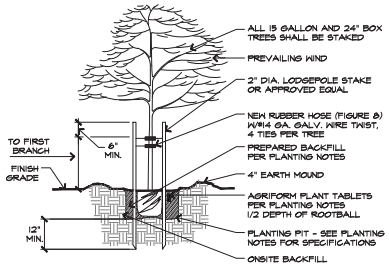

A **INTERIOR SIDEYARD WOOD FENCE W/ KICKERBOARD** SCALE: 1/2" = 1'-0"



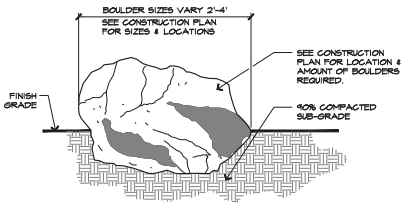

B **COMMUNITY MAILBOXES**




C **6' WOOD SCREEN & GATE** SCALE: 1/2" = 1'-0"




D **TREE PLANTING AND STAKING DETAIL** SCALE : 1/2" = 1'-0"




E **BOULDER INSET FINISHED GRADE** N.T.S

## CITY OF SANTA CLARA TREE PRESERVATION NOTES:

1. NO CUTTING OF ANY PART OF CITY TREES, INCLUDING ROOTS, SHALL BE DONE WITHOUT SECURING APPROVAL AND DIRECT SUPERVISION FROM THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY (408-615-3080).

2. NO CUTTING OF ANY PART OF PRIVATE TREES, INCLUDING ROOTS, SHALL BE DONE WITHOUT DIRECT SUPERVISION OF AN INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) CERTIFIED ARBORIST.

3. WHEN CONSTRUCTION OCCURS WITHIN THE DRIP LINE OF EXISTING TREES, CONTRACTOR SHALL PILE THE SOIL ON THE SIDE AWAY FROM THE TREE. WHEN THIS IS NOT POSSIBLE, PLACE SOIL ON PLYWOOD, TARP, OR 4"-5" THICK BED OF MULCH. THIS IS TO HELP PREVENT CUTTING INTO THE SOIL SURFACE WHEN THE BACKHOE OR TRACTOR BLADE REFILLS THE TRENCH.

4. REFILL OPEN TRENCHES QUICKLY WITHIN HOURS OF EXCAVATION WHEN THEY OCCUR WITHIN THE DRIP LINE OF EXISTING TREES. IF THIS IS NOT POSSIBLE AND THE WEATHER IS HOT, DRY, OR WINDY, CONTRACTOR MUST KEEP ROOT ENDS MOIST BY COVERING THEM WITH WET BURLAP. IF THE TEMPERATURE IS 80F OR GREATER, THE BURLAP MUST BE INSPECTED EVERY HOUR AND RE-WET AS NECESSARY TO MAINTAIN A CONSTANT COOL MOIST CONDITION. IF THE TEMPERATURE IS BELOW 80, THE BURLAP MUST BE INSPECTED EVERY FOUR HOURS AND RE-WET AS NECESSARY TO MAINTAIN A CONSTANT COOL MOIST CONDITION. SMALL ROOTS CAN DRY OUT AND DIE IN 10-15 MINUTES. LARGER ROOTS CAN SUCCUMB IN AN HOUR OR LESS UNDER UNFAVORABLE WEATHER CONDITIONS.

5. WHEN ROOTS 2" OR LARGER ARE REQUIRED TO BE CUT, SHOVEL BY HAND NEAR THE ROOTS AND PRUNE THE ROOTS WITH AN INDUSTRY-APPROVED PRUNING TOOL. ROOTS THAT ARE ACCIDENTALLY BROKEN SHOULD BE PRUNED TWO INCHES FROM THE DAMAGED END. CRUSHED OR TORN ROOTS ARE MORE LIKELY TO ALLOW DECAY TO BEGIN. SHARPLY CUT ROOTS PRODUCE A FLUSH OF NEW ROOTS HELPING THE TREE TO RECOVER FROM ITS INJURY.

6. CONTRACTOR SHALL NOTIFY THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY 72 HOURS IN ADVANCE OF ANY WORK REQUIRING DIGGING AROUND OR WITHIN THE DRIP LINE OF EXISTING TREES.

7. A CLEAR SYSTEM OF FLAGGING MUST BE PROVIDED AROUND TREES WITHIN 20' OF THE PROPOSED GRADING. CONTRACTOR SHALL SECURE APPROVAL OF SUCH SYSTEM FROM THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY.

8. MATERIALS, EQUIPMENT, TEMPORARY BUILDINGS, FUELS, PAINTS AND OTHER CONSTRUCTION ITEMS SHALL NOT BE PLACED WITHIN THE DRIP LINE OF EXISTING TREES.

9. FENCE ALL TREES TO BE RETAINED TO COMPLETELY ENCLOSE THE TREE PROTECTION ZONE PRIOR TO DEMOLITION, GRUBBING OR GRADING. FENCING SHALL BE PLACED AT THE DRIP LINE OF EXISTING TREES OR, IF POSSIBLE, 1.5 TIMES THE RADIUS OF THE DRIP LINE OUT FROM THE TRUNK OF THE TREE. A WARNING SIGN SHALL BE PROMINENTLY DISPLAYED ON EACH FENCE. THE SIGN SHALL BE A MINIMUM OF8.5"X11" AND CLEARLY STATE "WARNING- TREE PROTECTION ZONE THIS FENCE SHALL NOT BE REMOVED WITHOUT APPROVAL FROM THE CITY ARBORISTPROJECT ARBORIST".
FENCES SHALL BE 6-FOOT TALL CHAIN LINK OR

EQUIVALENT, AS APPROVED BY THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY. FENCES SHALL REMAIN UNTIL ALL GRADING AND CONSTRUCTION WORK IS COMPLETED. IN ADDITION, WRAP ALL TREES WITH STRAW WADDLE UP TO THE FIRST MAIN BRANCH, AND THEN WRAP SNOW FENCING AROUND THE WADDLE ON ALL TREES IN THE CONSTRUCTION ZONE TO PROTECT THEM FROM BARK DAMAGE CAUSED BY THE WORK.

10. NO TRENCHING SHALL BE DONE WITHIN THE DRIP LINE OF EXISTING TREES WITHOUT THE APPROVAL OF THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY. OPEN TRENCHING IN THE ROOT ZONE OF A PUBLIC TREE IS PROHIBITED EXCEPT IN CASES WHERE THE TRENCHING FALLS OUTSIDE THE DRIP LINE OF THE TREE INVOLVED. EXCEPTIONS MAY BE ALLOWED IF, IN THE OPINION OF THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY, THE IMPACT OF TRENCHING ON THE TREE WILL BE NEGLIGIBLE.

11. ANY CUTTING OF EXISTING ROOTS OF CITY TREES SHALL BE DONE WITH APPROVED LIGHT EQUIPMENT UNDER THE DIRECT SUPERVISION OF THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY. ANY CUTTING OF EXISTING ROOTS OF PRIVATE TREES SHALL BE DONE WITH APPROVED EQUIPMENT UNDER THE DIRECT SUPERVISION OF AN ISA CERTIFIED ARBORIST.

12. GRADING SHOULD NOT CREATE DRAINAGE PROBLEMS FOR TREES BY CHANNELING WATER INTO THEM, OR CREATING SUNKEN AREAS.

13. ALL GRADING WITHIN THE DRIP LINE OF CITY TREES SHALL BE DONE WITH APPROVED LIGHT EQUIPMENT UNDER THE DIRECT SUPERVISION OF THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY. ALL GRADING WITHIN THE DRIP LINE OF PRIVATE TREES SHALL BE DONE WITH APPROVED EQUIPMENT UNDER THE DIRECT SUPERVISION OF AN ISA CERTIFIED ARBORIST. THE ORIGINAL GRADE AT THE BASE OF EXISTING TREES SHALL NOT BE MODIFIED. IF A GRADE INCREASE IS NECESSARY, DRY WELLS SHOULD BE USED.

14. WHEN TRENCHING IS ALLOWED, THE CONTRACTOR MUST FIRST CUT ROOTS WITH A VERMEER ROOT CUTTER PRIOR TO ANY TRENCHING TO AVOID TUGGING OR PULLING OF ROOTS.

15. TREES THAT ARE DETERMINED TO BE REMOVED BY THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY DUE TO AN UNFORESEEN CIRCUMSTANCE DURING CONSTRUCTION SHALL BE REPLACED BY THE

CONTRACTOR. THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY SHALL DETERMINE THE REPLACEMENT SPECIE, SIZE, QUANTITY, AND SPACING.

16. PLACE 4"-5" THICK MULCH AROUND ALL EXISTING TREES (OUT TO THEIR DRIP LINE) THAT ARE TO BE RETAINED PRIOR TO ANY CONSTRUCTION. THIS WILL HELP MAINTAIN MOISTURE UNDER THE TREE WITHIN THE FENCING AREA.

17. BORE PITS ARE NOT ALLOWED WITHIN THE DRIP LINE OF ANY TREE.

# VESTING TENTATIVE MAP

## LANDSCAPE DETAILS

# 1957 PRUNERIDGE AVENUE

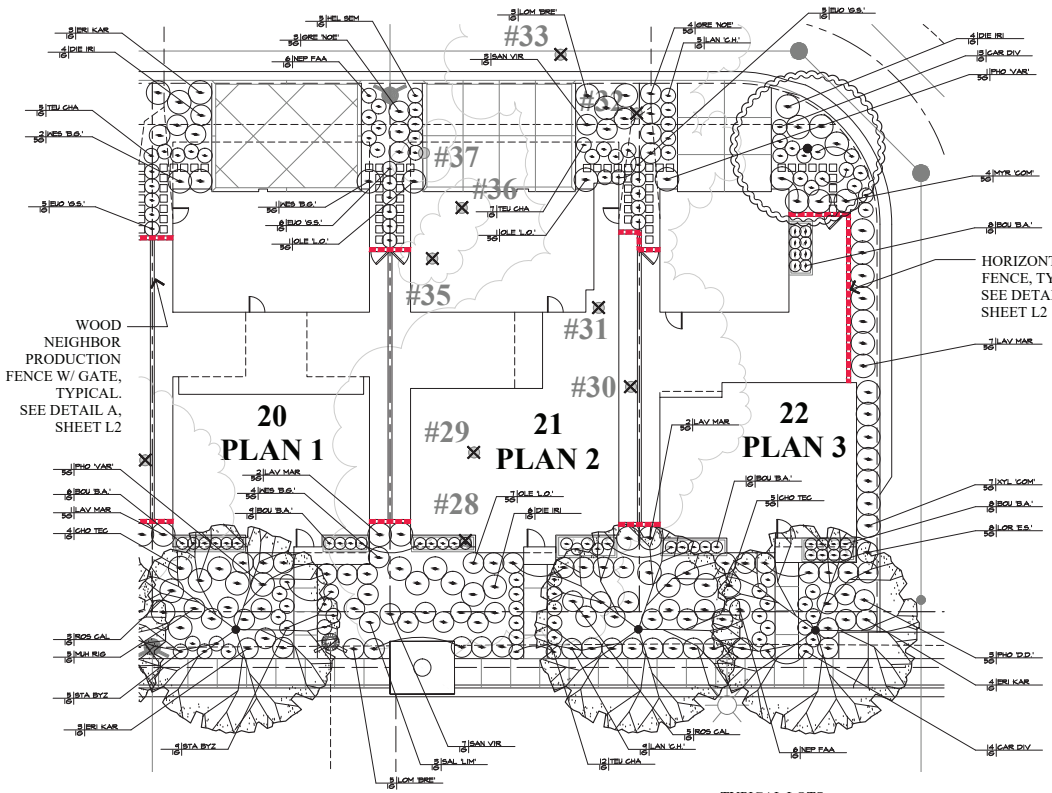
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

SCALE: AS SHOWN DATE: August 22, 2023

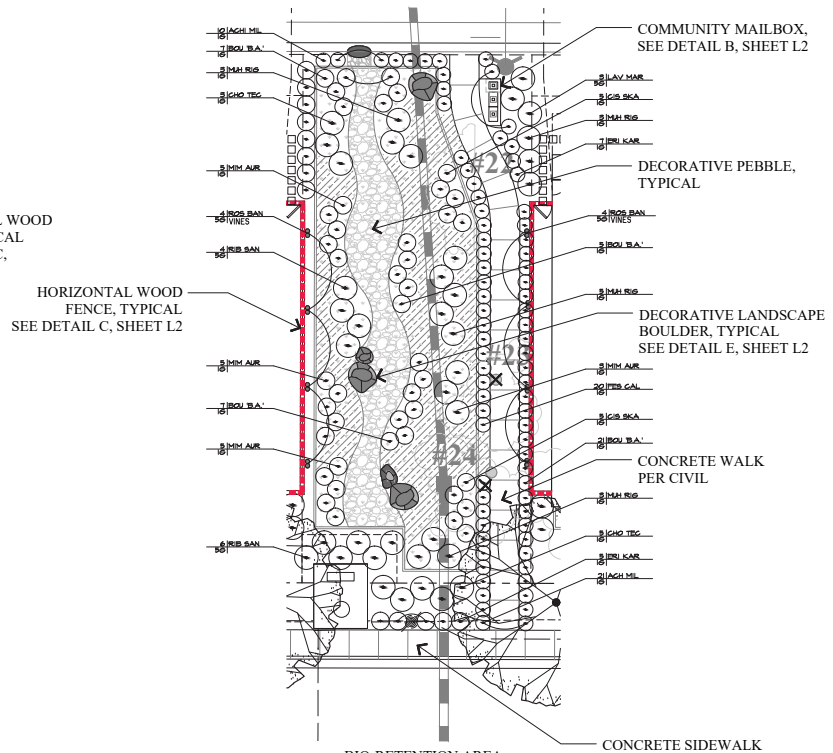
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JOB NO.: 3656

SHEET NO. L2 OF 8 SHEETS




TYPICAL LOTS




BIO-RETENTION AREA

## PRELIMINARY PROPOSED PLANT PALETTE

| BOTANICAL NAME | COMMON NAME | SIZE | WATER USE |
|---|---|---|---|
| **ACCENT TREES / MITIGATION TREES** | | | |
| CERICS OCCIDENTALIS | WESTERN REDBUD | 24" BOX | LOW |
| LAGERSTROEMIA I. 'CATAWBA' | CRAPE MYRTLE STND. | 24" BOX | LOW |
| **SCREENING TREES** | | | |
| LAURUS NOBILIS SARATOGA | SARATOGA LAUREL | 24" BOX | LOW |
| **STREET TREES / MITIGATION TREES** | | | |
| OLEA EUROPAEA 'MAJESTIC BEAUTY' | FRUITLESS OLIVE | 24" BOX | LOW |
| QUERCUS COCCINEA | SCARLET OAK | 36" BOX | LOW |

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | WATER USE |
|---|---|---|---|---|
| **SHRUBS - FRONTYARD** | | | | |
| CAR DIV | CAREX DIVULSA | EUROPEAN GREY SEDGE | 1 GALLON | LOW |
| CIS SKA | CISTUS X SKANBERGII | ROCKROSE | 1 GALLON | LOW |
| CHO TEC | CHONDROPETALUM TECTORUM | CAPE RUSH | 5 GALLON | LOW |
| DIE IRI | DIETES IRIDIODES | FORTNIGHT LILY | 1 GALLON | LOW |
| ERI KAR | ERIGERON KARVINSKIANUS | SANTA BARBARA DAISY | 1 GALLON | LOW |
| EUO 'G.S.' | EUONYMUS JAPONICUS 'GREEN SPIRE' | GREEN SPIRE EUONYMUS | 5 GALLON | LOW |
| GRE 'NOE' | GREVILLEA 'NOELLI' | WOOLY GREVILLEA | 5 GALLON | LOW |
| HEL SEM | HELICTOTRICHON SEMPERVIRENS | BLUE OAT GRASS | 1 GALLON | LOW |
| LAN 'C.H.' | LANTANA 'CHAPEL HILL YELLOW' | CHAPEL HILL LANTANA | 1 GALLON | LOW |
| LAV MAR | LAVATERA MARITIMA | TREE MALLOW | 5 GALLO | LOW |
| LOM 'BRE' | LOMANDRA LONGIFOLIA 'BREEZE' | DWARF MAT RUSH | 1 GALLON | LOW |
| LOR 'E.S.' | LOROPETALUM 'EMERALD SNOW' | CHINESE FRINGE FLOWER | 5 GALLON | LOW |
| MYR 'COM' | MYRTUS C. 'COMPACTA' | DWARF MYRTLE | 5 GALLON | LOW |
| NEP FAA | NEPETA FAASSENII | CATMINT | 1 GALLON | LOW |
| OLE 'L.O.' | OLEA EUROPAEA 'LITTLE OLLIE' | LITTLE OLLIE DWARF OLIVE | 5 GALLON | LOW |
| PHO 'D.D.' | PHORMIUM 'DARK DELIGHT' | NEW ZEALAND FLAX | 5 GALLON | LOW |
| PHO 'VAR' | PHORMIUM T. 'VARIEGATUM' | NEW ZEALAND FLAX | 5 GALLON | LOW |
| ROS CAL | ROSA CALIFORNICA | CALIFORNIA WILD ROSE | 1 GALLON | LOW |
| SAL 'LIM' | SALVIA MEXICANA 'LIMELIGHT' | MEXICAN SAGE | 5 GALLON | LOW |
| SAN VIR | SANTOLINA VIRENS | GREEN LAVENDER COTTON | 1 GALLON | LOW |
| STA BYZ | STACHYS BYZANTINA 'BIG EARS' | BIG EARS LAMB'S EAR | 1 GALLON | LOW |
| TEU CHA | TEUCRIUM CHAMAEDRYS | GERMANDER | 1 GALLON | LOW |
| WES 'B.G.' | WESTRINGIA FRUTICOSA 'BLUE GEM' | BLUE GEM WESTRINGIA | 5 GALLON | LOW |
| XYL 'COM' | XYLOSMA C. 'COMPACTA' | COMPACT XYLOSMA | 5 GALLON | LOW |

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | WATER USE |
|---|---|---|---|---|
| **SHRUBS - BIO-SWALE** | | | | |
| ACH MIL | ACHILLEA MILLEFOLIUM | COMMON YARROW | 1 GALLON | LOW |
| BOU 'B.A.' | BOUTELOUA G. 'BLONDE AMBITION' | BLUE GRAMA GRASS | 1 GALLON | LOW |
| CIS SKA | CISTUS X SKANBERGII | ROCKROSE | 1 GALLON | LOW |
| CHO TEC | CHONDROPETALUM TECTORUM | CAPE RUSH | 1 GALLON | LOW |
| ERI KAR | ERIGERON KARVINSKIANUS | SANTA BARBARA DAISY | 1 GALLON | LOW |
| FES CAL | FESTUCA CALIFORNICA | CALIFORNIA FESCUE | 1 GALLON | LOW |
| MIM AUR | MIMULUS AURANTIACUS | STICKY MONKEY FLOWER | 1 GALLON | LOW |
| MUH RIG | MUHLENBERGIA RIGENS | DEER GRASS | 1 GALLON | LOW |
| RIB SAN | RIBES SANGUINEUM | RED FLOWERING CURRANT | 5 GALLON | LOW |
| RHA 'L.S.' | RHAMNUS CALIFORNICA 'LITTLE SUR' | COFFEEBERRY | 1 GALLON | LOW |
| **GROUNDCOVERS** | | | | |
| NO MOW TURF - SODDED AVAILABLE FROM DELTA BLUE GRASS | | NATIVE FESCUES | | LOW |
| **VINES** | | | | |
| ROSA BANKSIAE | | LADY BANKS ROSE | 5 GALLON | LOW |

**PLANT CALLOUT SYMBOL KEY**

| PLANT QTY | PLANT SYMBOL |
|---|---|
| SIZE | UNITS |

# VESTING TENTATIVE MAP

## LANDSCAPE TYPICAL LOTS

## 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

SCALE: AS SHOWN DATE: August 22, 2023

GRAPHIC SCALE

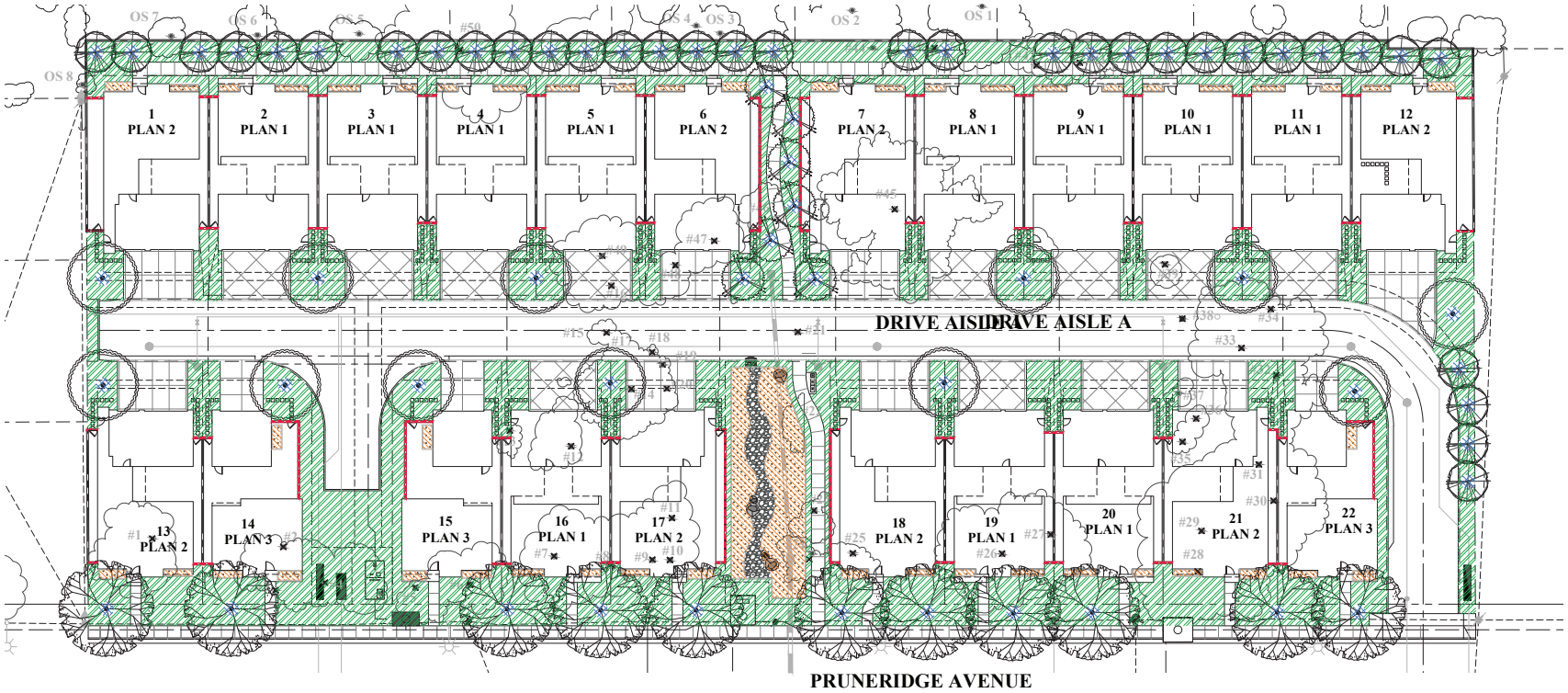
0 10 20 30

( IN FEET )
1 inch = 10 ft.

JOB NO.: 3656


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## LANDSCAPE HYDROZONE LEGEND

ZONE A:
PARTIAL TO FULL SUN, DROUGHT TOLERANT SHRUB & GROUNDCOVER PLANTING WITH DRIP EMITTERS. LOW WATER USE.

ZONE B:
PARTIAL TO FULL SUN, TREES WITH BUBBLERS, LOW WATER USE.

ZONE C:
BIO-RETENTION AREA PLANTING WITH DRIP EMITTERS, LOW WATER USE.

## WATER USE CALCULATIONS:

THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) IN GALLONS PER YEAR IS BASE ON THE FOLLOWING FORMULA:

MAWA = (ETO)(0.62)(0.55 X LA)

THE ESTIMATED TOTAL WATER USE (ETWU) IS THE SUM TOTAL OF ESTIMATED WATER USE FOR EACH HYDROZONE IN GALLONS PER YEAR AND IS BASED ON THE FOLLOWING FORMULA:

$$ETWU = (ETO)(0.62)\left(\frac{PF \times HA}{IE}\right) + SLA$$

ETO = REFERENCE EVAPOTRANSPIRATION (INCHES PER YEAR)
LA = LANDSCAPE AREA
HA = HYDROZONE AREA (SQUARE FEET)
PF = PLANT FACTOR FROM WUCOLS
IE = IRRIGATION EFFICIENCY (0.81)
0.55 = ET ADJUSTMENT FACTOR
0.62 = CONVERSION FACTOR (TO GALLONS)

## WATER BUDGET CALCULATIONS:

LOW WATER USE SHRUB PLANTING AREA = 26,783 SF
LOW WATER USE BIO-RETENTION SHRUB PLANTING AREA = 1,109 SF
LOW WATER USE TREE PLANTING AREA = 462 SF
TOTAL PLANTING AREA = 28,354 SF

ESTIMATED TOTAL WATER USE:

ETWU (LOW WATER USE) = (44.2) X (0.62) X $\frac{(0.2 \times 28,354)}{0.81}$ = 191,855 GAL/YR

TOTAL ETWU = 191,855 GAL/YR

MAXIMUM APPLIED WATER ALLOWANCE:

MAWA (TOTAL LANDSCAPED AREA) = (44.2) X (0.62) X (0.45 X 28,354) = 349,656 GAL/YR

NOTE:
ALL IRRIGATION SHALL BE DESIGNED FOR RECYCLED WATER USE

# VESTING TENTATIVE MAP

## LANDSCAPE HYDROZONE PLAN

# 1957 PRUNERIDGE AVENUE

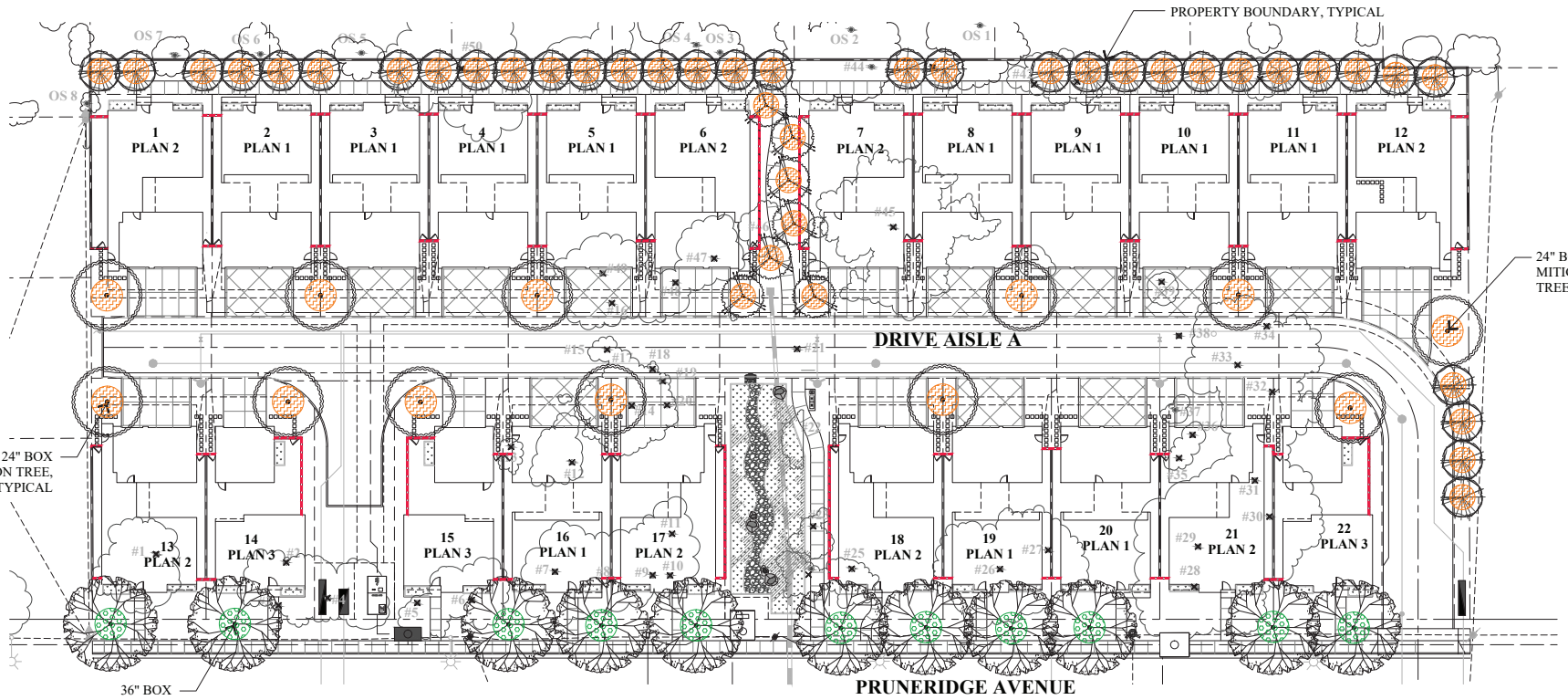
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA
SCALE: AS SHOWN DATE: August 22, 2023

GRAPHIC SCALE
0 20 40 60
( IN FEET )
1 inch = 20 ft.

JOB NO.: 3656

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## TREE REPORT EVALUATION

(PER TREE REPORT PREPARED BY DAVID J. POWERS AND ASSOCIATES, INC. DATED OCTOBER 20, 2022)

| | TREE # | BOTANICAL NAME | COMMON NAME | DBH (INCHES) | CIRCUMFERENCE (INCHES) | PROTECTED TREE | HEIGHT | PRESERVATION SUITABILITY | NOTES |
|---|---|---|---|---|---|---|---|---|---|
| X | 1 | Olea europaea | Olive | 35.0 | 113 | NO | 4 | Good | SO, HV |
| X | 2 | Juniperus chinensis | Chinese Juniper | 31.9 | 100 | NO | 3 | Moderate | SO LH, CR building, NT |
| X | 3 | Sequoia sempervirens | Coast Redwood | 39.1 | 123 | YES | 3 | Moderate | ST, branch tip dieback |
| X | 4 | Sequoia sempervirens | Coast Redwood | 40.2 | 126 | YES | 3 | Moderate | ST, branch tip dieback |
| X | 5 | Sequoia sempervirens | Coast Redwood | 33.7 | 99 | YES | 2 | Poor | ST, branch tip dieback, HZ |
| X | 6 | Sequoia sempervirens | Coast Redwood | 35.8 | 112 | YES | 1 | Poor | D, ST |
| X | 7 | Ceratozamia pringlei "Mexicana" | Blue Atlas Cedar | 17.2 | 54 | YES | 4 | Good | |
| X | 8 | Pinus canariensis | Canary Island Pine | 12.8 | 40 | YES | 2 | Poor | D, CR by 7 &8 |
| X | 9 | Pinus canariensis | Canary Island Pine | 10.8 | 33 | NO | 3 | Moderate | Thinning, CR by 8 & 10 |
| X | 10 | Pinus canariensis | Canary Island Pine | 18.5 | 58 | YES | 2 | Poor | D, CR by 8 & 11, thinning |
| X | 11 | Pinus canariensis | Canary Island Pine | 22.1 | 69 | NO | 3 | Moderate | CR by 10, thinning, CO |
| X | 12 | Pinus jeffreyi | Jeffrey Pine | 15.0 | 47 | NO | 3 | Moderate | branch tip dieback, ST |
| X | 13 | Juniperus chinensis | Chinese Juniper | 8.3 | 26 | NO | 3 | Moderate | CR building, LH |
| X | 14 | Pinus canariensis | Canary Island Pine | 27.9 | 87 | NO | 3 | Moderate | ST, sap leak, insect boring |
| X | 15 | Prunus cerasifera | Flowering Cherry | 8.4 | 26 | NO | 0 | Poor | Dead |
| X | 16 | Prunus cerasifera | Flowering Cherry | 9.8 | 31 | NO | 0 | Poor | Dead |
| X | 17 | Prunus cerasifera | Flowering Cherry | 7.0 | 24 | NO | 0 | Poor | Dead |
| X | 18 | Prunus cerasifera | Flowering Cherry | 4.9 | 14 | NO | 0 | Poor | Dead |
| X | 19 | Prunus cerasifera | Flowering Cherry | 14.7 | 52 | NO | 0 | Poor | Dying |
| X | 20 | Prunus cerasifera | Flowering Cherry | 14.3 | 45 | NO | 1 | Poor | D, Mostly dead |
| X | 21 | Acer palmatum | Japanese Maple | 4.8 | 18 | NO | 3 | Moderate | SO CR building, CRB, ST, IB |

| | TREE # | BOTANICAL NAME | COMMON NAME | DBH (INCHES) | CIRCUMFERENCE (INCHES) | PROTECTED TREE | HEIGHT | PRESERVATION SUITABILITY | NOTES |
|---|---|---|---|---|---|---|---|---|---|
| X | 22 | Acer palmatum | Japanese Maple | 6.0 | 19 | NO | 3 | Moderate | SO CR building, CRB, ST, IB |
| X | 23 | Maytenus boaria | Mayten Tree | 12.0 | 38 | NO | 3 | Poor | ST, thinning |
| X | 24 | Maytenus boaria | Mayten Tree | 8.4 | 26 | NO | 2 | Poor | branch tip dieback, ST |
| X | 25 | Maytenus boaria | Mayten Tree | 10.7 | 34 | NO | 2 | Poor | branch tip dieback, ST, LH |
| X | 26 | Pinus canariensis | Canary Island Pine | 28.0 | 81 | NO | 3 | Poor | Dead |
| X | 27 | Pseudotsuga menziesii | Douglas Fir | 8.0 | 26 | NO | 3 | Poor | ST, Branch tip dieback, CR by 28 - uneven canopy, sap leak |
| X | 28 | Pinus sp. | Spruce | 33.0 | 104 | NO | 3 | Moderate | SO |
| X | 29 | Pinus sp. | Spruce | 31.7 | 100 | NO | 3 | Moderate | SO |
| X | 30 | Cedrus deodara | Deodar Cedar | 29.2 | 79 | YES | 3 | Moderate | LH |
| X | 31 | Pinus sp. | Spruce | 28.0 | 76 | NO | 3 | Moderate | |
| X | 32 | Pinus sp. | Spruce | 19.6 | 62 | NO | 3 | Moderate | Damage to trunk, SL, LH |
| X | 33 | Pinus sp. | Spruce | 29.6 | 90 | NO | 3 | Moderate | SO |
| X | 34 | Pinus sp. | Spruce | 33.3 | 70 | NO | 3 | Moderate | SL, LH |
| X | 35 | Washingtonia filifera | California Fan Palm | 19.9 | 62 | NO | 3 | Moderate | |
| X | 36 | Washingtonia filifera | California Fan Palm | 7.1 | 22 | NO | 3 | Moderate | Volunteer |
| X | 37 | Washingtonia filifera | California Fan Palm | 21.1 | 67 | NO | 3 | Moderate | |
| X | 38 | Washingtonia filifera | California Fan Palm | 22.0 | 69 | NO | 3 | Moderate | |
| X | 39 | Olea europaea | Olive | 31.3 | 97 | NO | 3 | Moderate | NT, pruned into shape |
| X | 40 | Arbutus pallidiana | Silk Tree | 8.3 | 26 | NO | 4 | Good | NT, CR impact on str, ST |
| X | 41 | Ficus rubiginosa | Giant Ficus | 100.0 | 314 | YES | 3 | Moderate | SO, decay at base |
| X | 42 | Ficus rubiginosa | Giant Ficus | 100.0 | 314 | YES | 3 | Moderate | CR by chainlink, SO, Decay |

| | TREE # | BOTANICAL NAME | COMMON NAME | DBH (INCHES) | CIRCUMFERENCE (INCHES) | PROTECTED TREE | HEIGHT | PRESERVATION SUITABILITY | NOTES |
|---|---|---|---|---|---|---|---|---|---|
| X | 43 | Ficus rubiginosa | Giant Ficus | 119.0 | 340 | YES | 3 | Moderate | Decay, large branch fallen |
| | 44 | Cedrus deodara | Deodar Cedar | 4.0 | 11 | NO | 4 | Good | Volunteer, CR by 43 & 45-2 |
| X | 45 | Cedrus deodara | Deodar Cedar | 79.0 | 226 | YES | 4 | Good | SO |
| X | 46 | Sequoia sempervirens | Coast Redwood | 12.4 | 35 | YES | 4 | Good | CR shrubs & fence, branch tip dieback, ST |
| X | 47 | Prunus sp. | Plum | 8.0 | 23 | NO | 3 | Moderate | Not tagged, ESHM, ST, shrubs in trunk |
| X | 48 | Thuidium sublime | Chinese Tallow Tree | 8.0 | 23 | NO | 3 | Moderate | Not tagged, SO, ST, Branch tip dieback |
| X | 49 | Pachira aquatica "Aquatica" | Raywood Ash | 34.0 | 70 | NO | 3 | Moderate | Not tagged, CDB, IB, ST, ESHM |
| X | 50 | Pinus pinea | Italian Stone Pine | 39.0 | 113 | NO | 3 | Moderate | CR by fence, sap leak, Decay, ST, verify location - might be offsite |

**Offsite trees**

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | OS 1 | Lagerstroemia indica | Crape Myrtle | | | | | Overhangs fence by 5' |
| | OS 2 | Quercus agrifolia | Coast Live Oak | | | | | Overhangs fence by 10' |
| | OS 3 | Citrus sp. | Citrus | | | | | Overhangs fence by 5' |
| | OS 4 | Citrus sp. | Citrus | | | | | Overhangs fence by 5' |
| | OS 5 | Cinnamomum camphora | Camphor | | | | | Overhangs fence by 5' |
| | OS 6 | Pittosporum tobira | Japanese Pittosporum | | | | | Overhangs fence by 5' |
| | OS 7 | Ligustrum lucidum | Glossy Privet | | | | | Overhangs fence by 5' |
| | OS 8 | Ficus carica | Fig | | | | | Overhangs fence by 5' |

X DESIGNATES TREES TO BE REMOVED.

**LEGEND**

PROPOSED 24" BOX TREE

PROPOSED 36" BOX TREE

TREE MITIGATION NOTE:

TOTAL OF (64) MITIGATION TREES ARE PROPOSED TO MITIGATE TOTAL OF (49) EXISTING TREES TO BE REMOVED, (11) OF THE MITIGATION TREES ARE UPSIZED TO BE 36" BOX.

* REQUIRED TREE PLACEMENT RATIO 2:1 FOR GOOD OR MEDIUM CONDITION TREES, RATIO 1:1 FOR POOR CONDITION TREES. (34) EXISTING TREES ARE IN GOOD OR MEDIUM CONDITION, (15) TREES ARE IN POOR CONDITION. ANY DIFFERENCE SHALL BE SATISFIED BY IN-LIEU FEES.

REQUIRED TOTAL MITIGATION TREES: 34 X 2+15 = 83

# VESTING TENTATIVE MAP

## TREE MITIGATION PLAN

## 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

SCALE: AS SHOWN DATE: August 22, 2023

GRAPHIC SCALE

0 20 40 60

( IN FEET )

1 inch = 20 ft.

JOB NO.: 3656

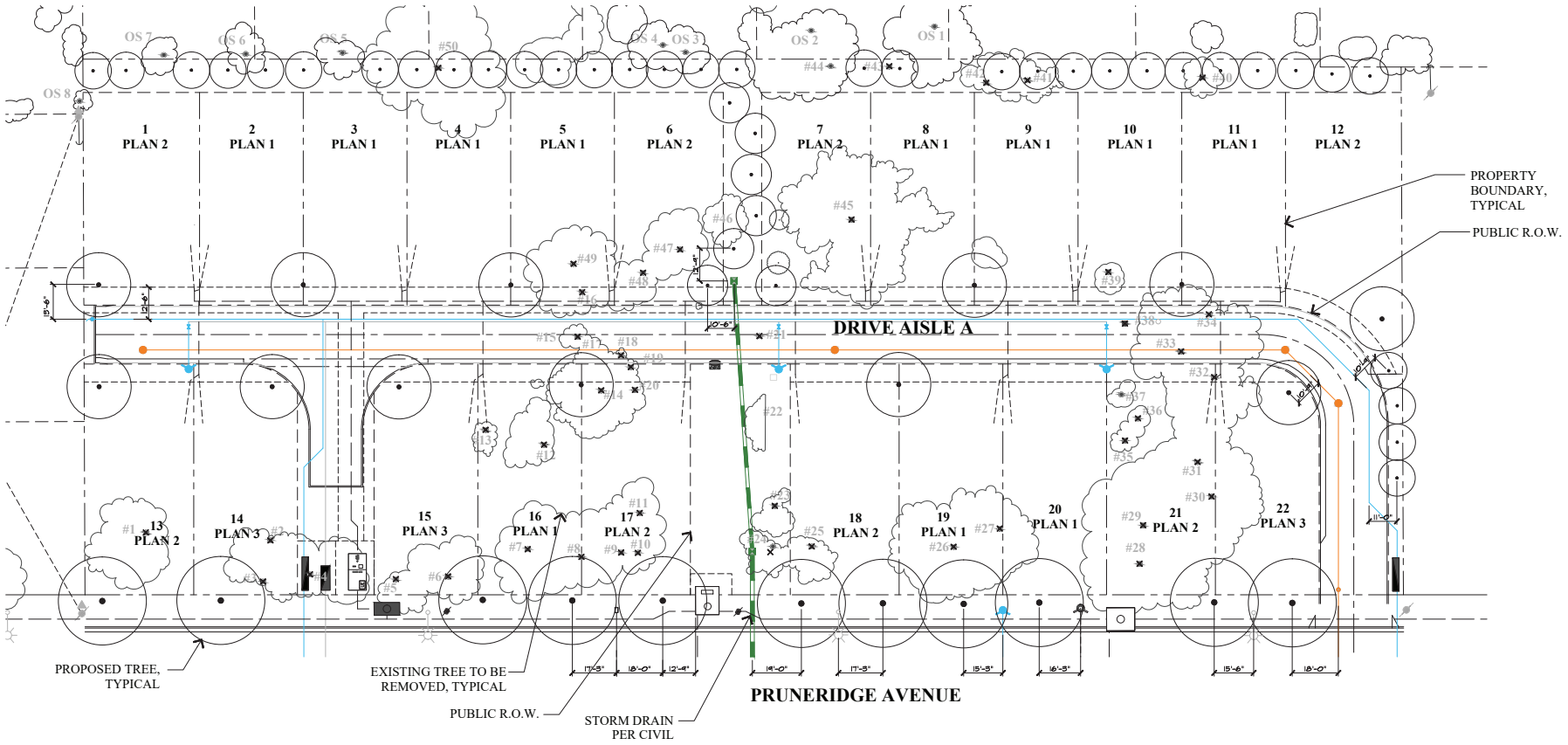

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**LEGEND**

- EXISTING TREE CANOPY TO BE REMOVED
- EXISTING TREE CANOPY TO BE REMAIN
- PROPOSED TREE CANOPY REFER TO SHEET L1 FOR SIZE AND SPECIES
- SANITARY SEWER PER CIVIL
- WATER PER CIVIL
- STORM DRAIN PER CIVIL

**NOTES:**

ALL PROPOSED TREES ARE DESIGNED TO MAINTAIN A MINIMUM 10'-0" HORIZONTAL CLEARANCE FROM UTILITIES.

TREES ARE TO BE PLANTED A MINIMUM OF 5' FROM BASE OF TREE. TREES 5' TO 10' FROM BASE OF TREE TO INCLUDE INSTALLATION OF A ROOT BARRIER.

# VESTING TENTATIVE MAP

## TREE AND UTILITY PLAN

## 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

SCALE: AS SHOWN DATE: August 22, 2023

GRAPHIC SCALE

0 20 40 60

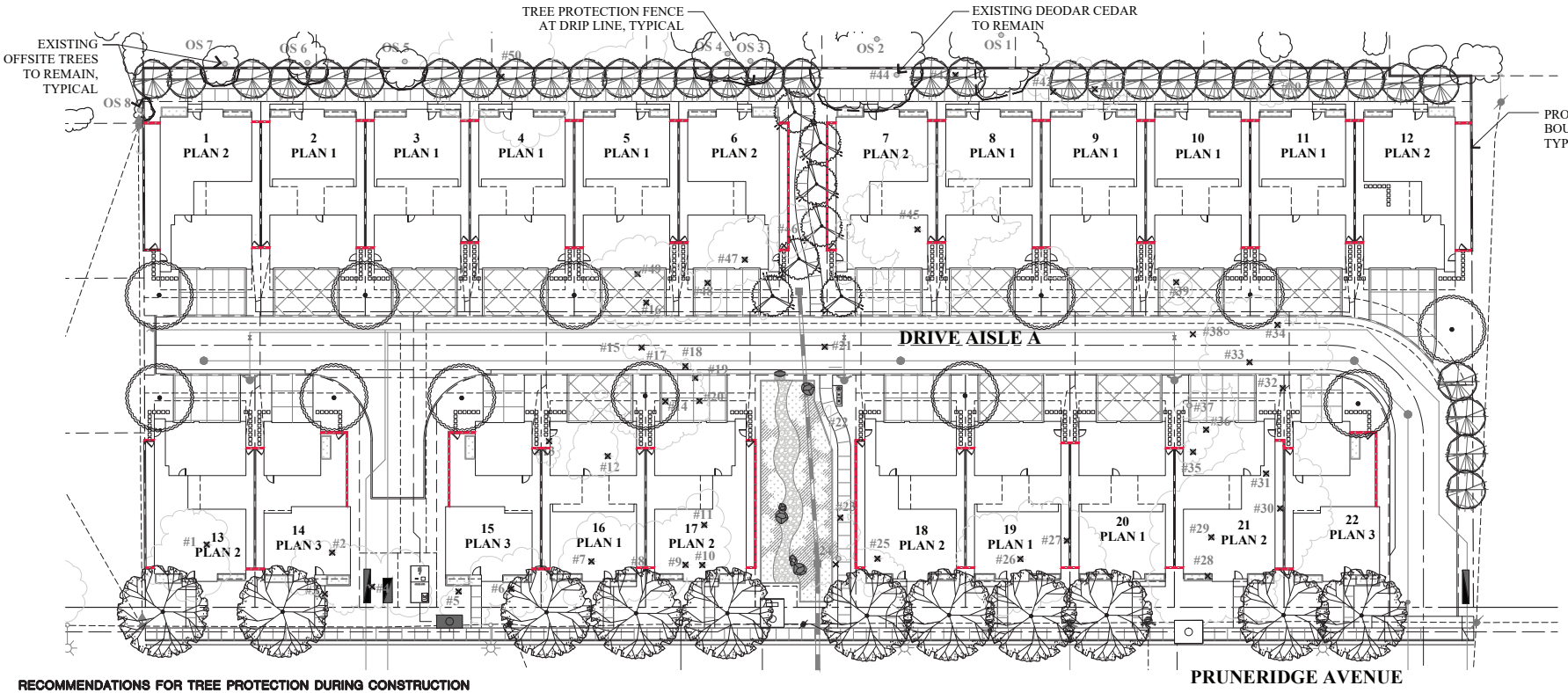
( IN FEET )

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## RECOMMENDATIONS FOR TREE PROTECTION DURING CONSTRUCTION

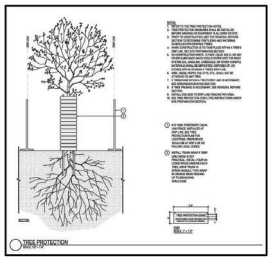
SITE PREPARATION: ALL EXISTING TREES SHALL BE FENCED WITHIN OR AT THE DRIP LINE (FOLIAR SPREAD) OF THE TREE. DEPENDING ON THE LOCATION OF THE TREE THE FENCING MAY NOT BE ABLE TO BE AT THE DRIPLINE. EXAMPLES OF THIS WOULD BE PUBLIC RIGHT OF WAY, NEAR PROPERTY LINES OR AROUND EXISTING STRUCTURES TO REMAIN. WHERE COMPLETE DRIP LINE FENCING IS NOT POSSIBLE, THE ADDITION OF STRAW WADDLES AND ORANGE SNOW FENCING WRAPPING THE TRUNK SHALL BE INSTALLED PER THE TREE PROTECTION DETAIL. THE FENCE SHOULD BE A MINIMUM OF SIX FEET HIGH, MADE OF GALVANIZED II-GAUGE WIRE MESH WITH GALVANIZED POSTS OR ANY MATERIAL SUPERIOR IN QUALITY. A TREE PROTECTION ZONE (TPZ) SIGN SHALL BE AFFIXED TO FENCING AT APPROPRIATE INTERVALS AS DETERMINED BY THE ARBORIST ON SITE. SEE TREE PROTECTION DETAIL FOR ADDITIONAL INFORMATION, INCLUDING TREE PROTECTION ZONE SIGN. IF THE FENCE IS WITHIN THE DRIP LINE OF THE TREES, THE FOLIAR FRINGE SHALL BE RAISED TO OFFSET THE CHANCE OF LIMB DAMAGE FROM ACTIVE CONSTRUCTION.

ACTIVE CONSTRUCTION: ALL CONTRACTORS, SUBCONTRACTORS AND OTHER PERSONNEL SHALL BE WARNED THAT ENCROACHMENT WITHIN THE FENCED AREA AND DRIPLINE IS PROHIBITED WITHOUT THE CONSENT OF THE CERTIFIED ARBORIST ON THE JOB. THIS INCLUDES, BUT IS NOT LIMITED TO, STORAGE OF LUMBER AND OTHER MATERIALS, DISPOSAL OF PAINTS, SOLVENTS OR OTHER NOXIOUS MATERIALS, PARKED CARS, GRADING EQUIPMENT OR OTHER HEAVY EQUIPMENT. IF CONSTRUCTION ACTIVITY NEEDS TO HAPPEN IN THE TPZ THE FENCE CAN BE MOVED TEMPORARILY FOR DELIVERY OF CONSTRUCTION MATERIALS. THE CONTRACTOR SHOULD MAKE ACCOMMODATIONS TO OFF LOAD ITEMS SUCH AS TRUSSES, TIMBER, PLASTERBOARD, WALLBOARD, CONCRETE, GYPSUM BOARD, FLOORING, ROOFING OR ANY OTHER HEAVY CONSTRUCTION MATERIAL OUTSIDE THE FOLIAR SPREAD OF THE TREE SO THERE IS NO HEAVY EQUIPMENT NEEDED THAT COULD CAUSE DAMAGE TO THE CANOPY OF THE TREE OR COMPACT THE ROOT ZONE. THE TREE PROTECTION FENCING SHOULD BE REESTABLISHED PER THE PLANS AND DETAILS IMMEDIATELY AFTER ANY ACTIVITY THROUGH THE TPZ. PENALTIES, BASED ON THE COST OF REMEDIAL REPAIRS AND THE EVALUATION GUIDE PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE, SHALL BE ASSESSED FOR DAMAGES TO THE TREES.

GRADING/EXCAVATING: ALL GRADING PLANS THAT SPECIFY GRADING WITHIN THE DRIP LINE OF ANY TREE, OR WITHIN THE DISTANCE FROM THE TRUNK AS OUTLINED IN THE SITE PREPARATION SECTION ABOVE WHEN SAID DISTANCE IS OUTSIDE THE DRIP LINE, SHALL FIRST BE REVIEWED BY A CERTIFIED ARBORIST. PROVISIONS FOR AERATION, DRAINAGE, PRUNING, TUNNELING BENEATH ROOTS, ROOT PRUNING OR OTHER NECESSARY ACTIONS TO PROTECT THE TREES SHALL BE OUTLINED BY AN ARBORIST. IF TRENCHING IS NECESSARY WITHIN THE AREA AS DESCRIBED ABOVE, SAID TRENCHING SHALL BE UNDERTAKEN BY HAND LABOR AND DUG DIRECTLY BENEATH THE TRUNK OF THE TREE. ALL ROOTS 2 INCHES OR LARGER SHALL BE TUNNELED UNDER AND OTHER ROOTS SHALL BE CUT SMOOTHLY TO THE TRUNK SIDE OF THE TRENCH. THE TRUNK SIDE SHOULD BE DRAPED IMMEDIATELY WITH TWO LAYERS OF UNTREATED BURLAP TO A DEPTH OF 3 FEET FROM THE SURFACE. THE BURLAP SHALL BE SOAKED NIGHTLY AND LEFT IN PLACE UNTIL THE TRENCH IS BACK FILLED TO THE ORIGINAL LEVEL. AN ARBORIST SHALL EXAMINE THE TRENCH PRIOR TO BACK FILLING TO ASCERTAIN THE NUMBER AND SIZE OF ROOTS CUT, SO AS TO SUGGEST THE NECESSARY REMEDIAL REPAIRS.

REMEDIAL REPAIRS: AN ARBORIST SHALL HAVE THE RESPONSIBILITY OF OBSERVING ALL ONGOING ACTIVITIES THAT MAY AFFECT THE TREES AND PRESCRIBING NECESSARY REMEDIAL WORK TO ENSURE THE HEALTH AND STABILITY OF THE TREES. THIS INCLUDES, BUT IS NOT LIMITED TO, ALL ARBORIST ACTIVITIES BROUGHT OUT IN THE PREVIOUS SECTIONS. IN ADDITION, PRUNING, AS OUTLINED IN INTERNATIONAL SOCIETY OF ARBORICULTURE BEST MANAGEMENT PRACTICES: PRUNING AND ANSI A300 PART 1 STANDARD PRACTICES: PRUNING, SHALL BE PRESCRIBED AS NECESSARY. FERTILIZING, AERATION, IRRIGATION, PEST CONTROL AND OTHER ACTIVITIES SHALL BE PRESCRIBED ACCORDING TO THE TREE NEEDS, LOCAL SITE REQUIREMENTS, AND STATE AGRICULTURAL PEST CONTROL LAWS. ALL SPECIFICATIONS SHALL BE IN WRITING. FOR PEST CONTROL OPERATIONS, CONSULT THE LOCAL COUNTY AGRICULTURAL COMMISSIONER'S OFFICE FOR INDIVIDUALS LICENSED AS PEST CONTROL ADVISORS OR PEST CONTROL OPERATORS.

FINAL INSPECTION: UPON COMPLETION OF THE PROJECT, THE ARBORIST SHALL REVIEW ALL WORK UNDERTAKEN THAT MAY IMPACT THE EXISTING TREES. SPECIAL ATTENTION SHALL BE GIVEN TO CUTS AND FILLS, COMPACTING, DRAINAGE, PRUNING AND FUTURE REMEDIAL WORK. AN ARBORIST SHOULD SUBMIT A FINAL REPORT IN WRITING OUTLINING THE ONGOING REMEDIAL CARE FOLLOWING THE FINAL INSPECTION.



(PER TREE REPORT PREPARED BY DAVID J. POWERS AND ASSOCIATES, INC. DATED OCTOBER 20, 2022)

**LEGEND**

- #X EXISTING ONSITE TREE
- OS EXISTING OFFSITE TREE
- ✖ DESIGNATES TREES TO BE REMOVED
- EXISTING TREE TO REMAIN
- TREE PROTECTION FENCE AT DRIP LINE PER ARBORIST REPORT

**NOTES:**

NO CUTTING OF ANY PART OF PRIVATE TREES OR PUBLIC 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).

# VESTING TENTATIVE MAP

## TREE PROTECTION PLAN

## 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

SCALE: AS SHOWN DATE: August 22, 2023

GRAPHIC SCALE

0 20 40 60

( IN FEET )
1 inch = 20 ft.

N

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ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

JOB NO.: 3656

SHEET NO. L7 OF 8 SHEETS



WESTRINGIA FRUTICOSA 'BLUE GEM'
BLUE GEM WESTRINGIA



OLEA EUROPAEA 'LITTLE OLLIE'
LITTLE OLLIE DWARF OLIVE



LAVATERA MARITIMA
TREE MALLOW



XYLOSMA CONGESTUM 'COMPACTA'
COMPACT XYLOSMA



MYRTUS C. 'COMPACTA'
DWARF MYRTLE



CAREX DIVULSA
EUROPEAN GREY SEDGE



STACHYS BYZANTINA 'BIG EARS'
BIG EARS LAMB'S EAR



CHONDROPETALUM TECTORUM
SMALL CAPE RUSH



BOUTELOUA G. 'BLONDE AMBITION'
BLUE GRAMA GRASS



RHAMNUS C. 'LITTLE SUR'
COFFEEBERRY



EUONYMUS J. 'GREEN SPIRE'
GREEN SPIRE EUONYMUS



PHORMIUM T. 'VARIEGATUM'
NEW ZEALAND FLAX



SALVIA MEXICANA 'LIMELIGHT'
MEXICAN SAGE



GREVILLEA 'NOELLI'
WOOLY GREVILLEA



MUHLENBERGIA RIGENS
DEER GRASS



LOMANDRA LONGIFOLIA 'BREEZE'
DWARF MAT RUSH



SANTOLINA VIRENS
GREEN LAVENDER COTTON



LANTANA 'CHAPEL HILL YELLOW'
CHAPEL HILL LANTANA



CISTUS X SKANBERGII
ROCKROSE



ROSA CALIFORNICA
CALIFORNIA WILD ROSE



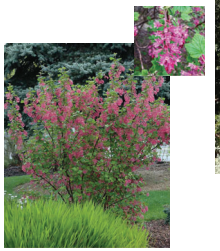
NEPETA FAASSENII
CATMINT



DIETES IRIDIOIDES
FORTNIGHT LILY



LOROPETALUM 'EMERALD SNOW'
CHINESE FRINGE FLOWER



RIBES SANGUINEUM
RED FLOWERING CURRANT



PHORMIUM 'DARK DELIGHT'
NEW ZEALAND FLAX



ACHILLEA MILLEFOLIUM
COMMON YARROW



TUECRIUM CHAMAEDRYS
GERMANDER



FESTUCA CALIFORNICA
CALIFORNIA FESCUE



MIMULUS AURANTIACUS
STICKY MONKEY FLOWER



STACHYS BYZANTINA 'BIG EARS'
BIG EARS LAMB'S EAR



ERIGERON KARVINSKIANUS
SANTA BARBARA DAISY

# VESTING TENTATIVE MAP

## LANDSCAPE PLANTING PALETTE

## 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA  SANTA CLARA COUNTY  CALIFORNIA

SCALE: AS SHOWN  DATE: August 22, 2023


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SHEET NO. L8 OF 8 SHEETS

JOB NO.: 3656




1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**CONCEPTUAL STREET SCENE**

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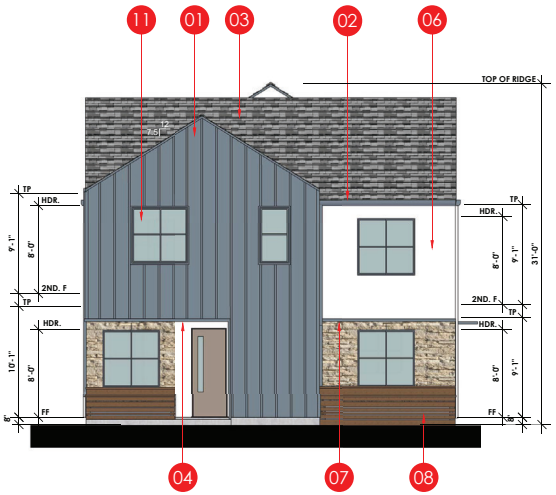
JOB NO.: 22007.00

2023_09-21

SHEET NO.:

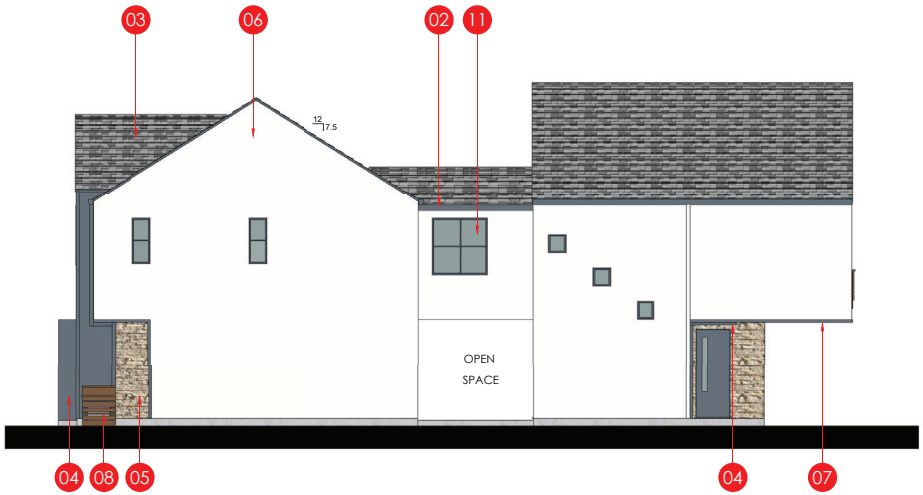
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OF 14 SHEETS



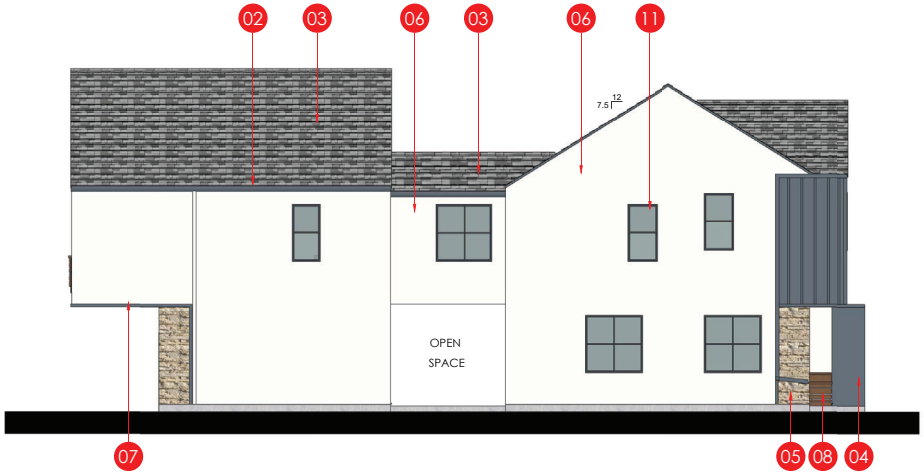

FRONT ELEVATION

SCALE: 3/16"=1'-0"



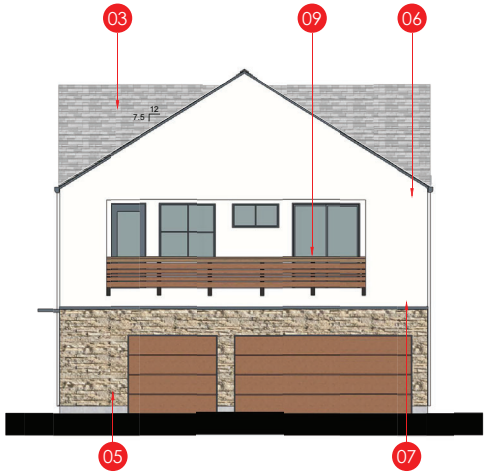

RIGHT ELEVATION

SCALE: 3/16"=1'-0"




LEFT ELEVATION

SCALE: 3/16"=1'-0"




REAR ELEVATION

SCALE: 3/16"=1'-0"

**KEYNOTES**

| | |
|---|---|
| 01 | BATTEN BOARD |
| 02 | GUTTER |
| 03 | ASPHAULT SHINGLES |
| 04 | METAL EYE BROW / PANEL |
| 05 | STONE VENEER |
| 06 | STUCCO |
| 07 | WOOD TRIM |
| 08 | WATER RETENSION PLANTER |
| 09 | DECORATIVE WOOD RAIL |
| 10 | DECORATIVE LIGHT |
| 11 | TYP. RECESSED WINDOW |
| 12 | STANDING SEAM ROOF |

1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

# P1A BUILDING ELEVATIONS
# REAR NEIGHBOR SIDE
# COLOR SCHEME 3 SHOWN

0' 5' 10' 20'

SCALE 3/16" = 1'-0"

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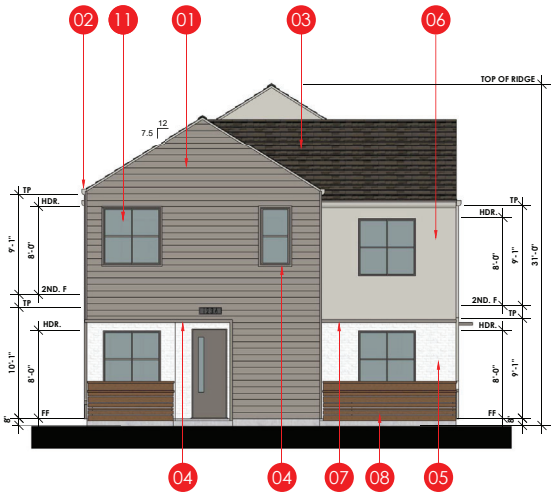
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2023_09-21

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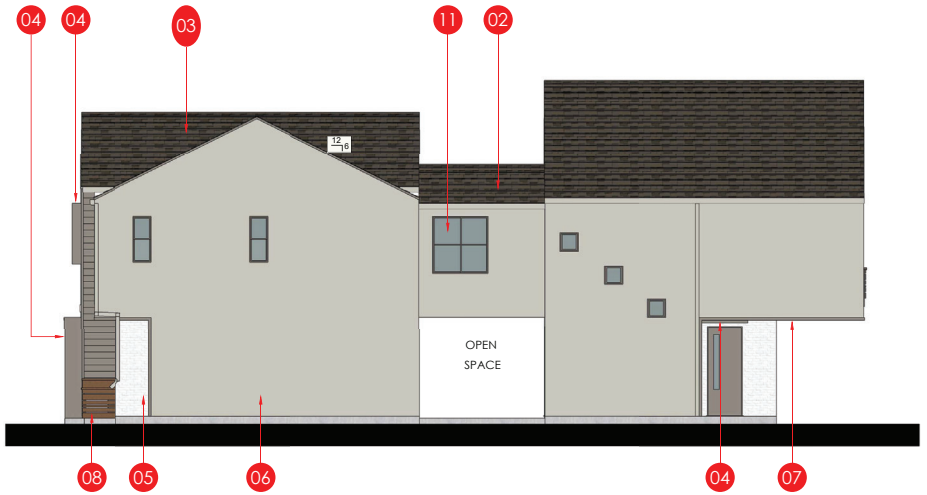
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OF 14 SHEETS



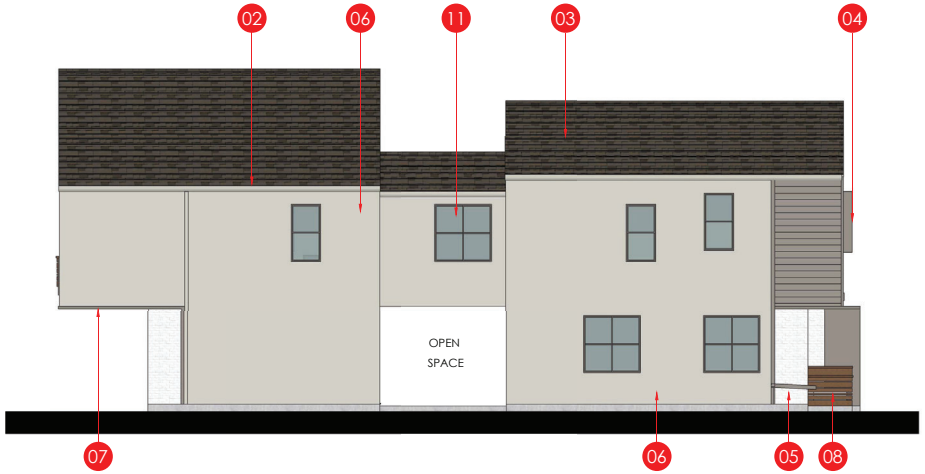

FRONT ELEVATION

SCALE: 3/16"=1'-0"



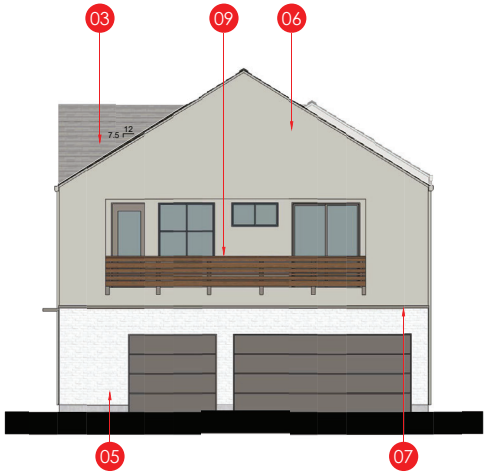

RIGHT ELEVATION

SCALE: 3/16"=1'-0"




LEFT ELEVATION

SCALE: 3/16"=1'-0"




REAR ELEVATION

SCALE: 3/16"=1'-0"

**KEYNOTES**

| | |
|---|---|
| 01 | HORIZONTAL SIDING |
| 02 | GUTTER |
| 03 | ASPHAULT SHINGLES |
| 04 | METAL EYE BROW / PANEL |
| 05 | STONE VENEER |
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| 07 | WOOD TRIM |
| 08 | WATER RETENSION PLANTER |
| 09 | DECORATIVE WOOD RAIL |
| 10 | DECORATIVE LIGHT |
| 11 | TYP. RECESSED WINDOW |
| 12 | STANDING SEAM ROOF |

1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

# P1B BUILDING ELEVATIONS
# REAR NEIGHBOR SIDE COLOR
# SCHEME 1 SHOWN

0' 5' 10' 20'

SCALE 3/16" = 1'-0"

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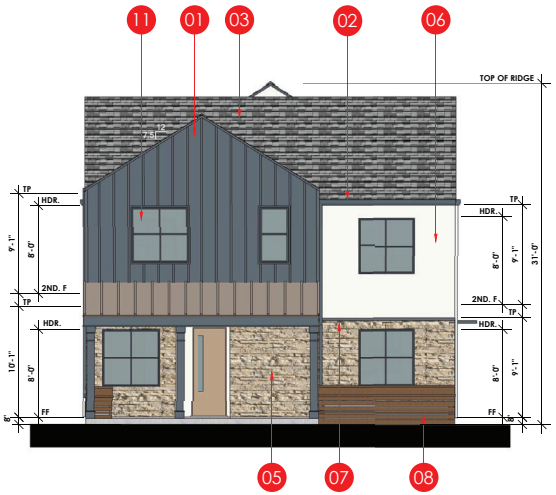
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2023_09-21

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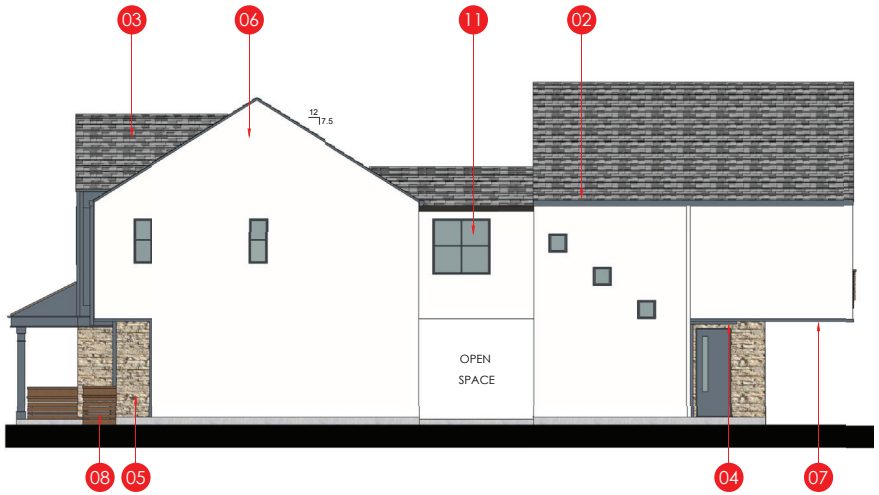
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OF 14 SHEETS



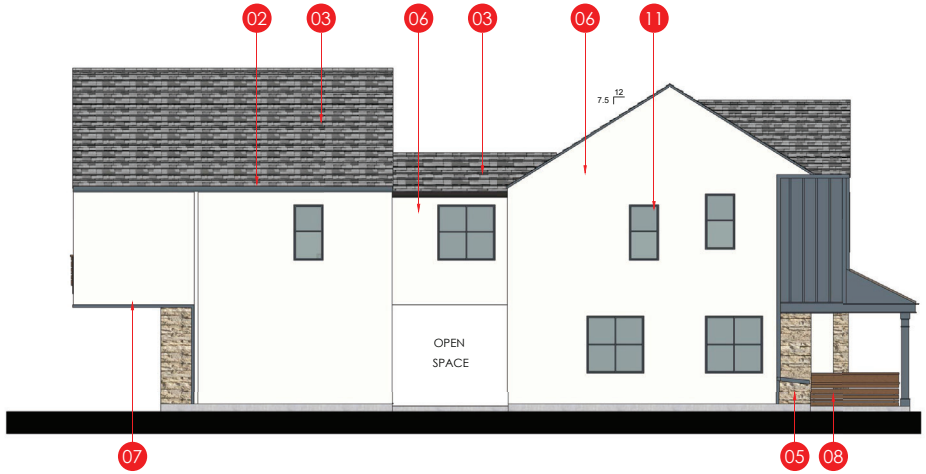

FRONT ELEVATION

SCALE: 3/16"=1'-0"



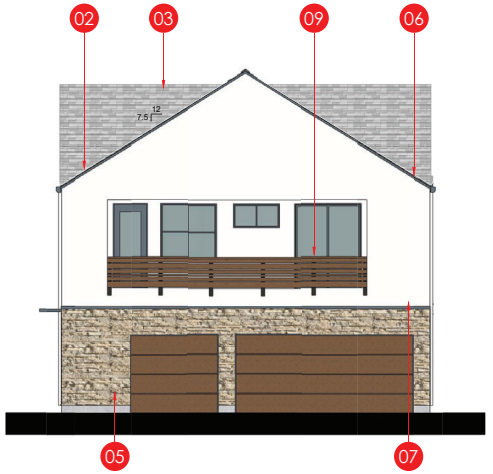

RIGHT ELEVATION

SCALE: 3/16"=1'-0"




LEFT ELEVATION

SCALE: 3/16"=1'-0"




REAR ELEVATION

SCALE: 3/16"=1'-0"

**KEYNOTES**

| | |
|---|---|
| 01 | BATTEN BOARD |
| 02 | GUTTER |
| 03 | ASPHAULT SHINGLES |
| 04 | METAL EYE BROW |
| 05 | STONE VENEER |
| 06 | STUCCO |
| 07 | WOOD TRIM |
| 08 | WATER RETENSION PLANTER |
| 09 | DECORATIVE WOOD RAIL |
| 10 | DECORATIVE LIGHT |
| 11 | TYP. RECESSED WINDOW |
| 12 | STANDING SEAM ROOF |

1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

# P1A WITH PORCH BUILDING
# ELEVATIONS PRUNERIDGE ROAD SIDE
# COLOR SCHEME 3 SHOWN

0' 5' 10' 20'

SCALE 3/16" = 1'-0"

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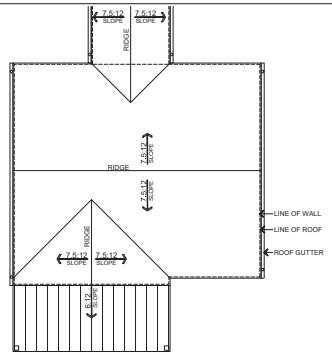
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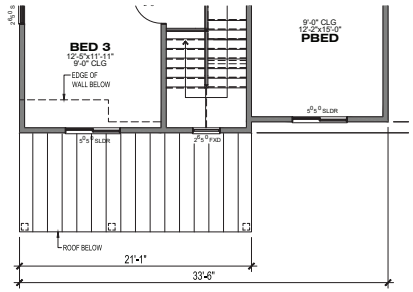
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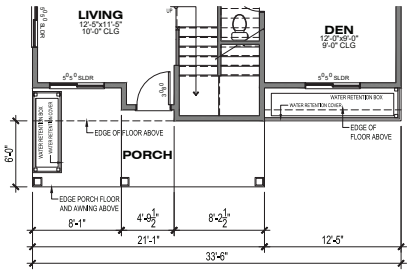
OF 14 SHEETS




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




## 2ND FLOOR




## 1ST FLOOR

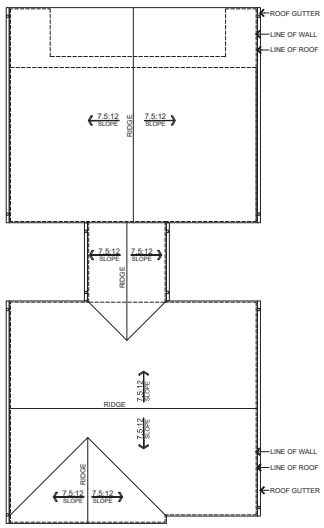
# PLAN 1A
# WITH OPT PORCH

PRUNERIDGE ROAD SIDE

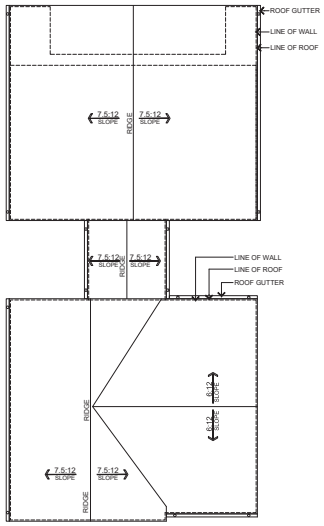
## 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

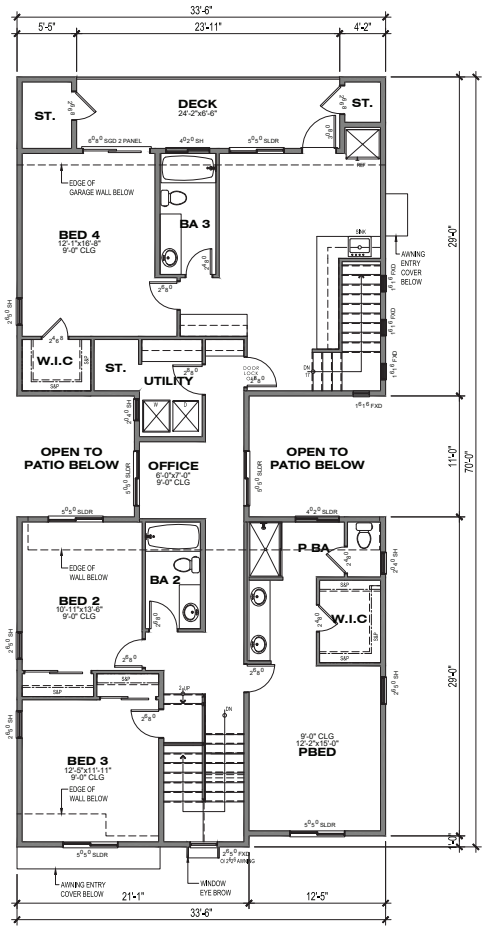
SCALE: 3/16" = 1' 0" DATE: 21 SEPTEMBER 2023



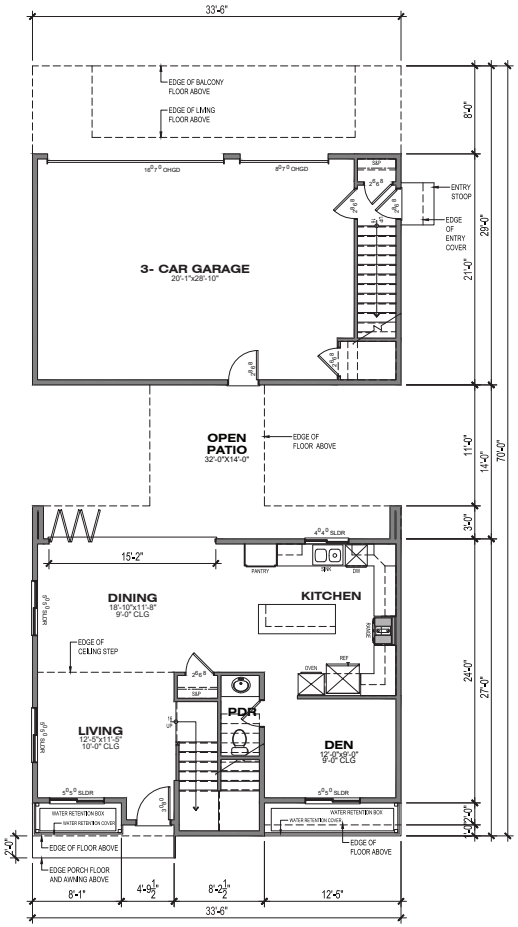

## ROOF PLAN 1A
SCALE: 1/8"=1'-0"




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




## 2ND FLOOR
1,777.52 SF




## 1ST FLOOR
838.21 SF

# PLAN 1A
REAR NEIGHBORHOOD SIDE
4BED/3.5BA
AREA: 2,615.73 SF

NOTE:
FLOOR PLANS REPRESENT PLAN 1A ELEVATIONS. PLAN 1B FLOOR PLANS ARE SIMILAR WITH THE VARIATIONS OF WINDOWS AND ROOF DESIGN

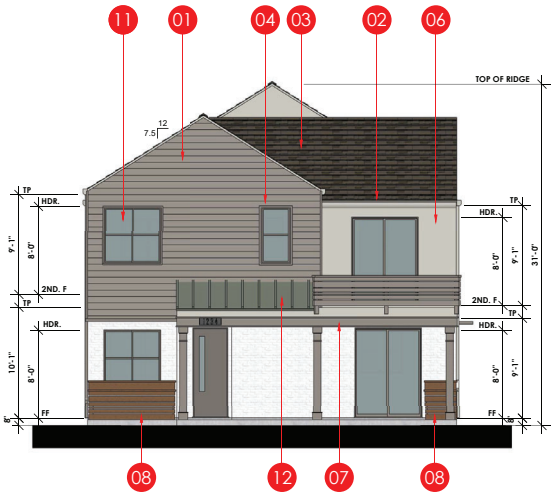
0 2' 5' 10' 20'
SCALE: 3/16" = 1'-0"

JOB NO.: 22007.00

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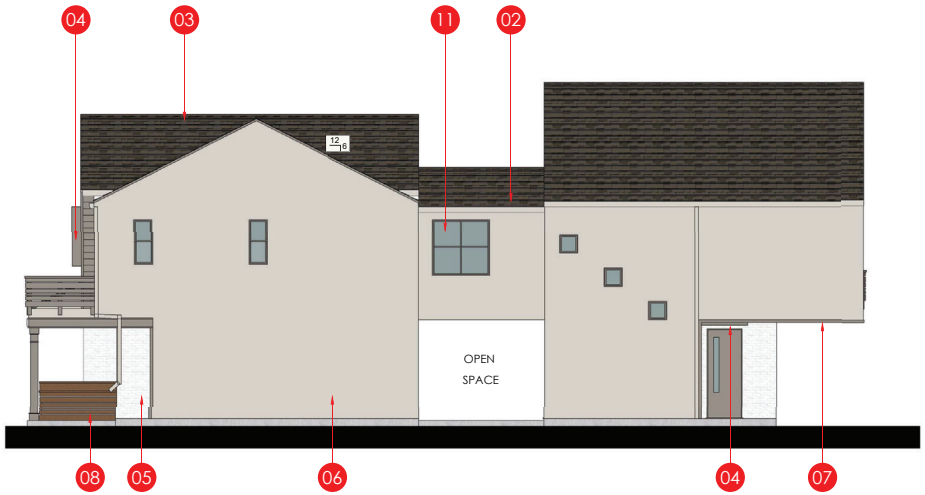
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Plot Date: 9/21/2023 10:47:40 AM1 By: Victor Alvarez



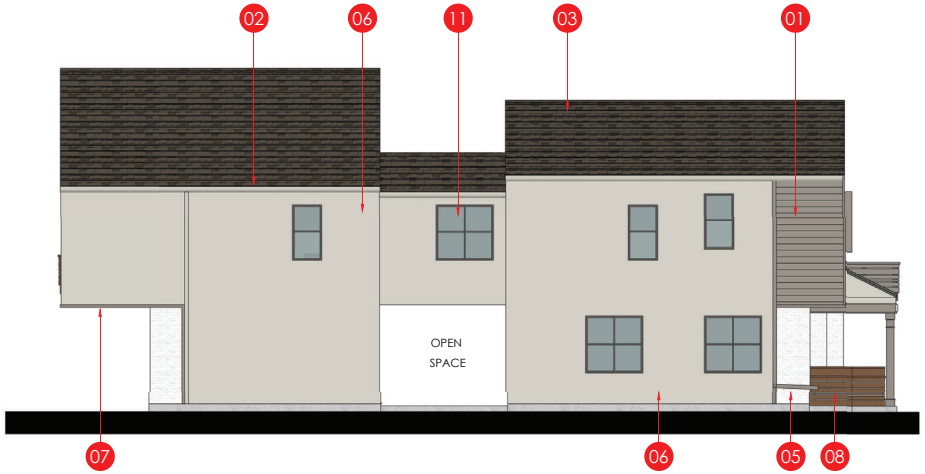

FRONT ELEVATION

SCALE: 3/16"=1'-0"



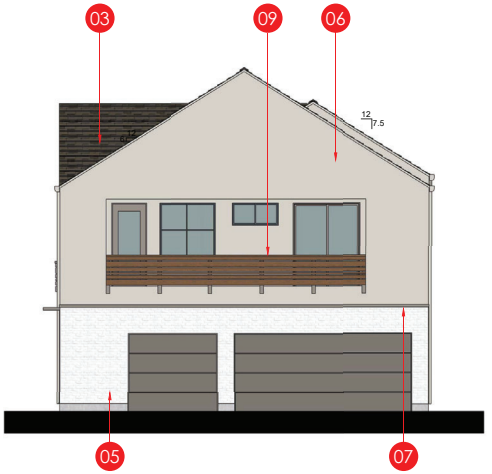

RIGHT ELEVATION

SCALE: 3/16"=1'-0"




LEFT ELEVATION

SCALE: 3/16"=1'-0"




REAR ELEVATION

SCALE: 3/16"=1'-0"

**KEYNOTES**

| | |
|---|---|
| 01 | HORIZONTAL SIDING |
| 02 | GUTTER |
| 03 | ASPHAULT SHINGLES |
| 04 | METAL EYE BROW |
| 05 | STONE VENEER |
| 06 | STUCCO |
| 07 | WOOD TRIM |
| 08 | WATER RETENSION PLANTER |
| 09 | DECORATIVE WOOD RAIL |
| 10 | DECORATIVE LIGHT |
| 11 | TYP. RECESSED WINDOW |
| 12 | STANDING SEAM ROOF |

1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

# P1B WITH PORCH BUILDING
# ELEVATIONS PRUNERIDGE ROAD SIDE
# COLOR SCHEME 1 SHOWN

0' 5' 10' 20'

SCALE 3/16" = 1'-0"

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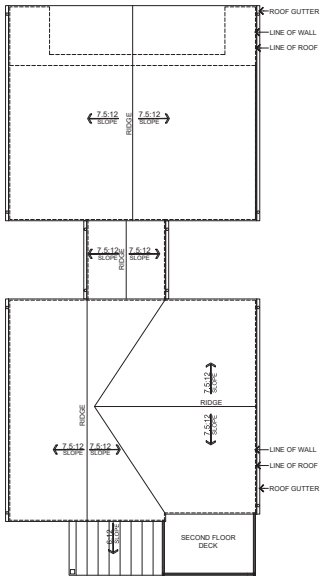
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2023_09-21

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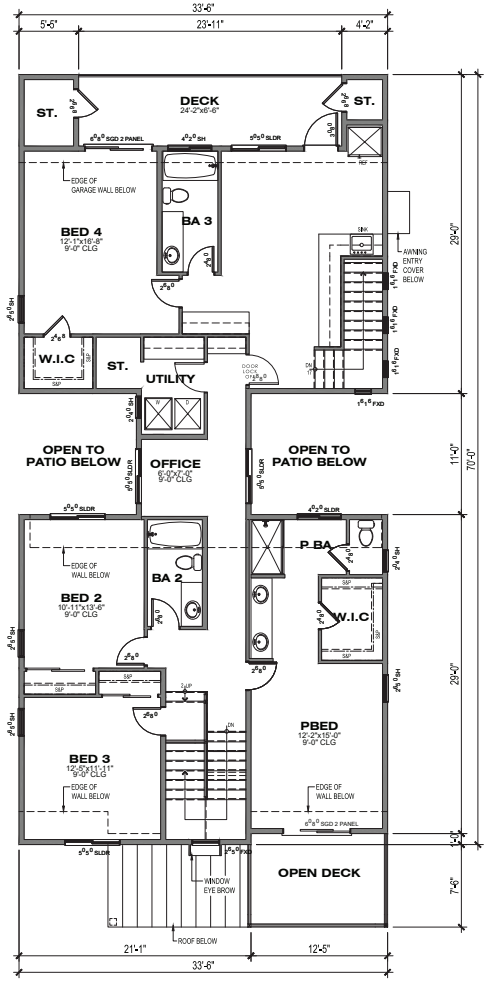
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OF 14 SHEETS



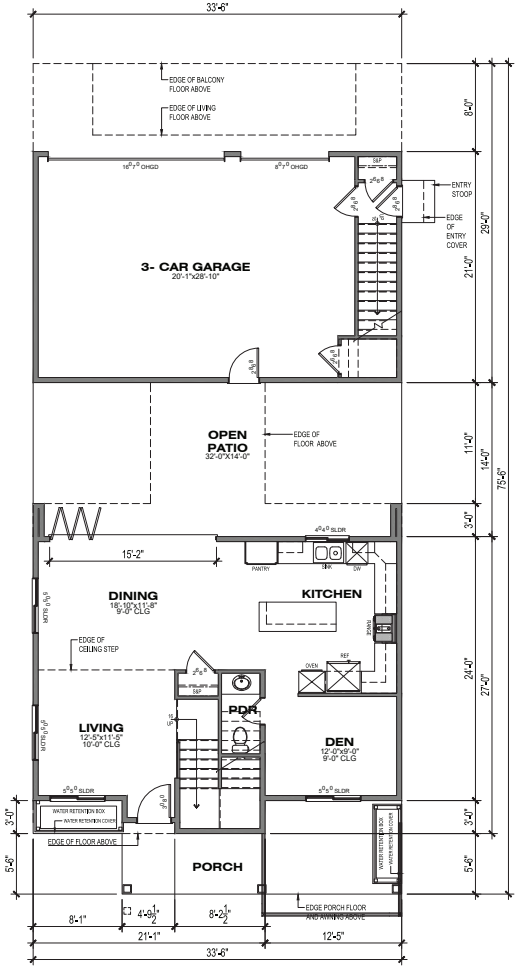

ROOF PLAN 1B

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




2ND FLOOR

1,777.52 SF




1ST FLOOR

838.21 SF

# PLAN 1B

WITH PORCH DECK
PRUNERIDGE ROAD SIDE
4BED/3.5BA
AREA: 2,615.73 SF

NOTE:
FLOOR PLANS REPRESENT PLAN 1A ELEVATIONS. PLAN 1B FLOOR PLANS ARE SIMILAR WITH THE VARIATIONS OF WINDOWS AND ROOF DESIGN

0 2' 5' 10' 20'
SCALE: 3/16" = 1'-0"

## 1957 PRUNERIDGE AVENUE

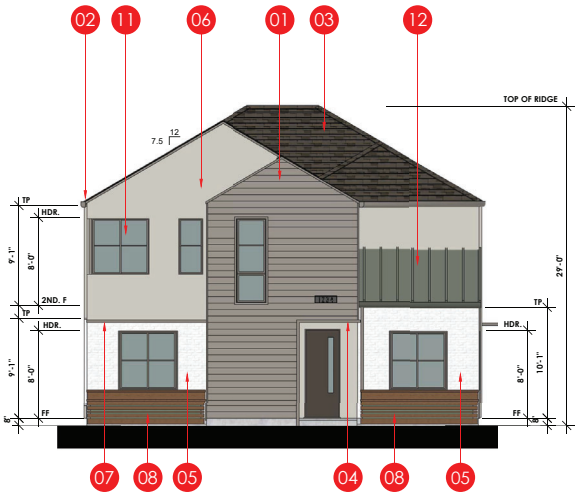
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA
SCALE: 3/16" = 1' 0" DATE: 21 SEPTEMBER 2023

JOB NO.: 22007.00

DANIELIAN ASSOCIATES
architects planners

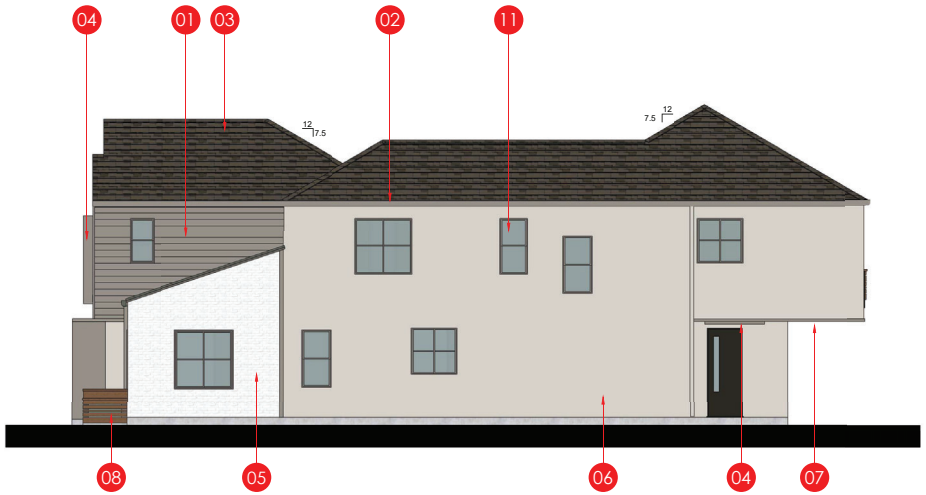
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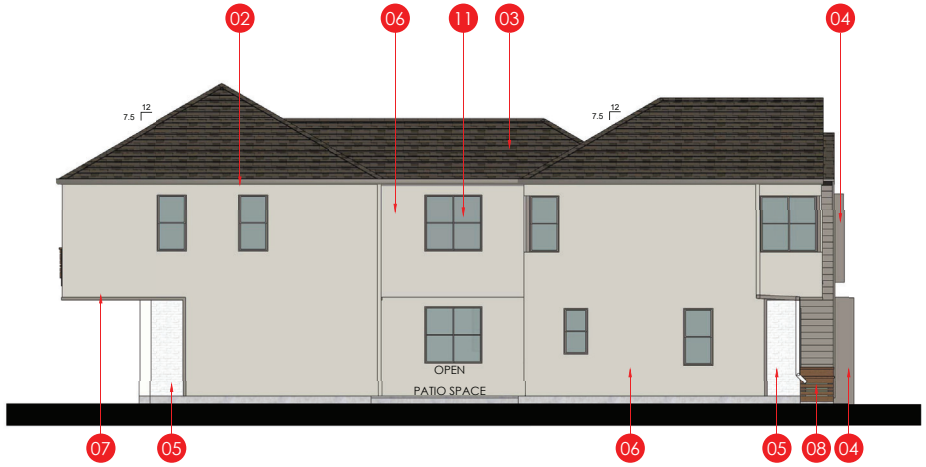

FRONT ELEVATION

SCALE: 3/16"=1'-0"



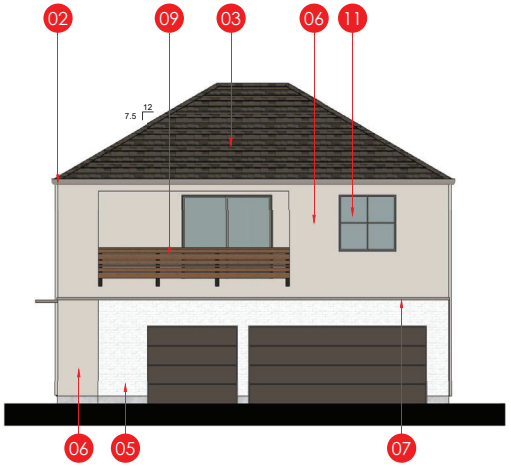

RIGHT ELEVATION

SCALE: 3/16"=1'-0"




LEFT ELEVATION

SCALE: 3/16"=1'-0"




REAR ELEVATION

SCALE: 3/16"=1'-0"

**KEYNOTES**

| | |
|---|---|
| 01 | HORIZONTAL SIDING |
| 02 | GUTTER |
| 03 | ASPHAULT SHINGLES |
| 04 | METAL EYE BROW |
| 05 | STONE VENEER |
| 06 | STUCCO |
| 07 | WOOD TRIM |
| 08 | WATER RETENSION PLANTER |
| 09 | DECORATIVE WOOD RAIL |
| 10 | DECORATIVE LIGHT |
| 11 | TYP. RECESSED WINDOW |
| 12 | STANDING SEAM ROOF |

1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

# P2A BUILDING ELEVATIONS
# REAR NEIGHBOR SIDE
# COLOR SCHEME 1 SHOWN

0' 5' 10' 20'

SCALE 3/16" = 1'-0"

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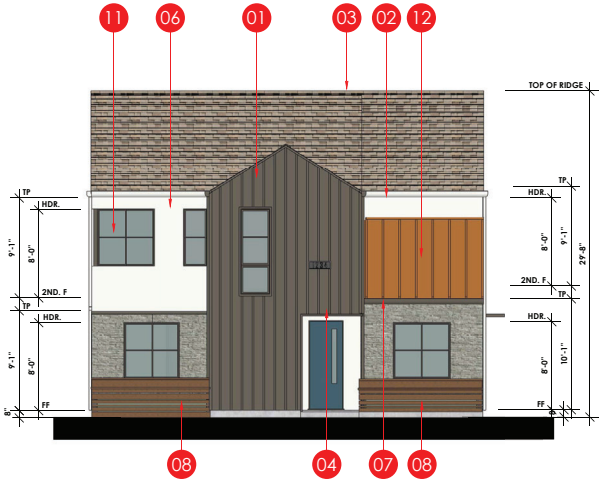
JOB NO.: 22007.00

2023_09-21

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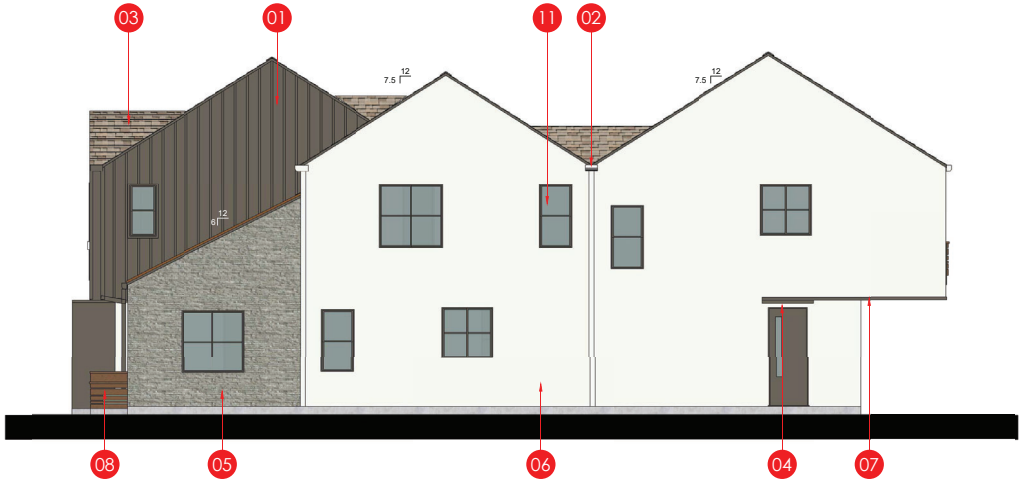
A2.1

OF 14 SHEETS



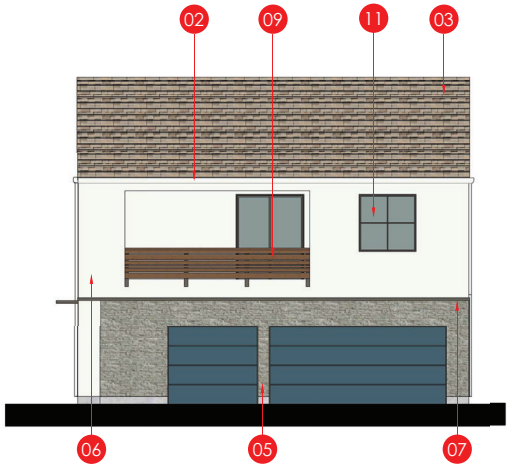

FRONT ELEVATION

SCALE: 3/16"=1'-0"



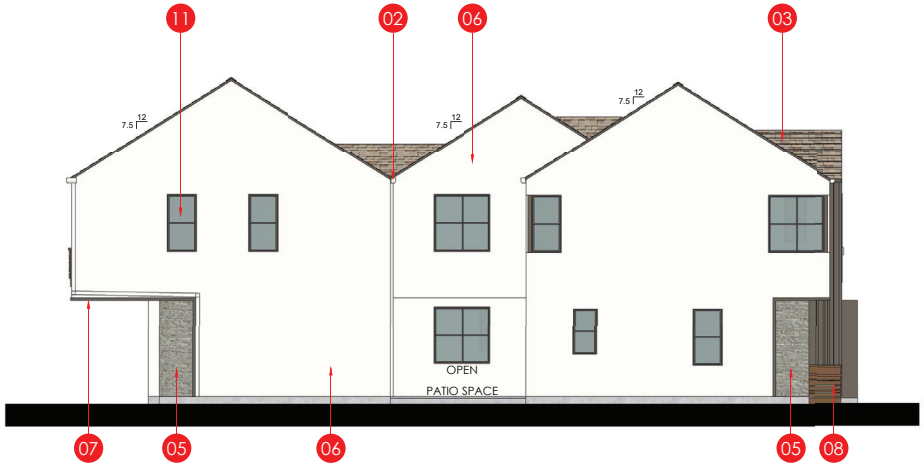

RIGHT ELEVATION

SCALE: 3/16"=1'-0"




REAR ELEVATION

SCALE: 3/16"=1'-0"




LEFT ELEVATION

SCALE: 3/16"=1'-0"

**KEYNOTES**

| | |
|---|---|
| 01 | BATTEN BOARD |
| 02 | GUTTER |
| 03 | ASPHAULT SHINGLES |
| 04 | METAL EYE BROW |
| 05 | STONE VENEER |
| 06 | STUCCO |
| 07 | WOOD TRIM |
| 08 | WATER RETENSION PLANTER |
| 09 | DECORATIVE WOOD RAIL |
| 10 | DECORATIVE LIGHT |
| 11 | TYP. RECESSED WINDOW |
| 12 | STANDING SEAM ROOF |

1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

# P2B BUILDING ELEVATIONS
# COLOR SCHEME 2 SHOWN
# REAR NEIGHBOR SIDE

0' 5' 10' 20'

SCALE 3/16" = 1'-0"

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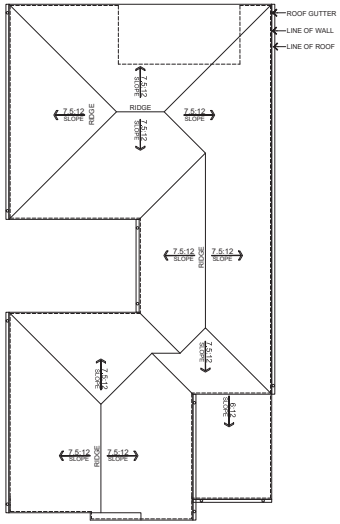
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2023_09-21

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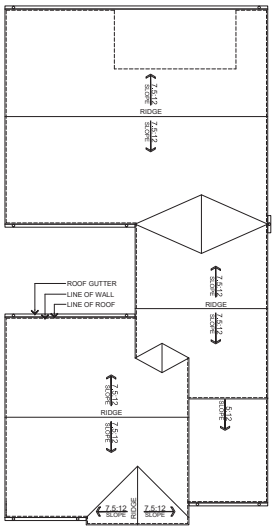
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OF 14 SHEETS



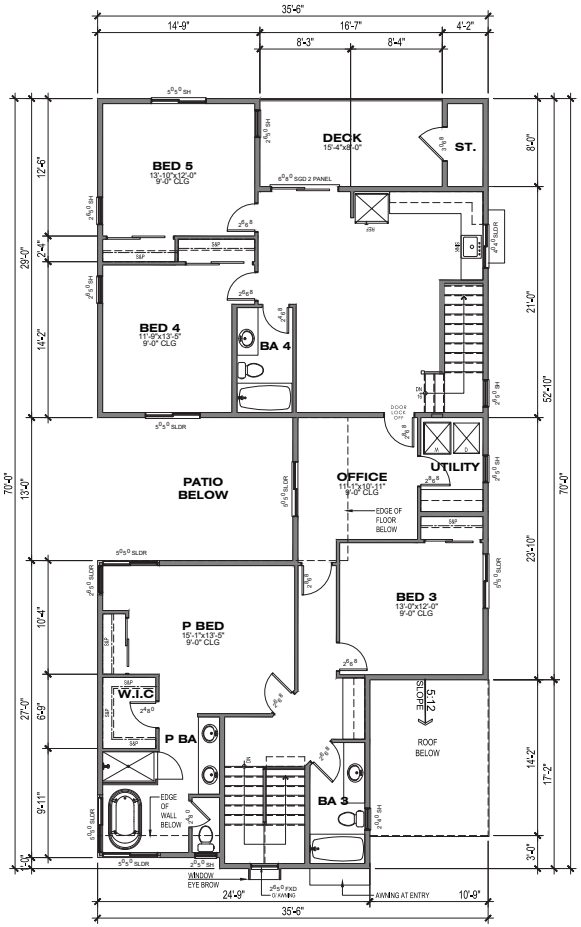

ROOF PLAN 2A

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



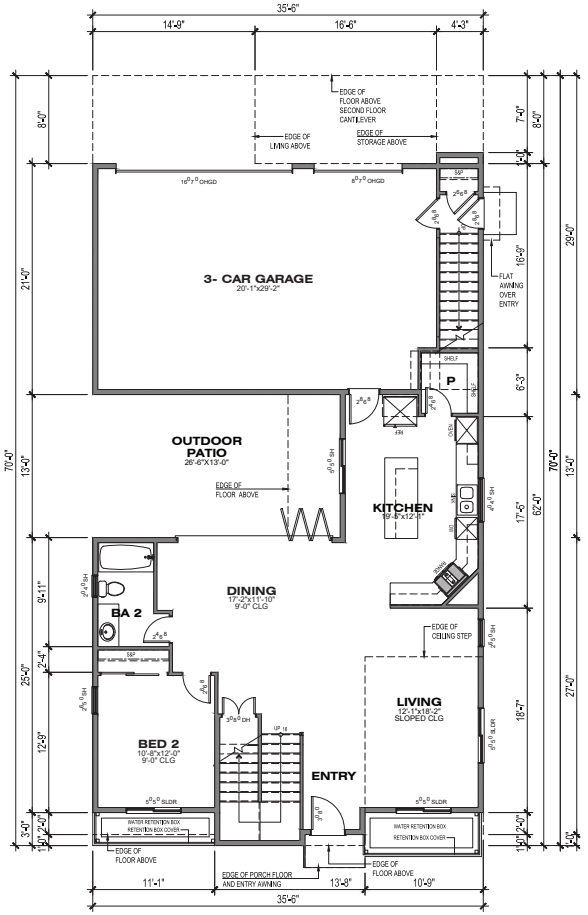

ROOF PLAN 2B

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




2ND FLOOR

1,804.82 SF




1ST FLOOR

1120.43 SF

# 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

SCALE: 3/16" = 1'-0" DATE: 21 SEPTEMBER 2023

# PLAN 2A

REAR NEIGHBOR SIDE

5BED/4BA

AREA: 2,925.25 SF

NOTE:
FLOOR PLANS REPRESENT PLAN 2A ELEVATIONS. PLAN 2B FLOOR PLANS ARE SIMILAR WITH THE VARIATIONS OF WINDOWS AND ROOF DESIGN

0 2' 5' 10' 20'

SCALE: 3/16" = 1'-0"

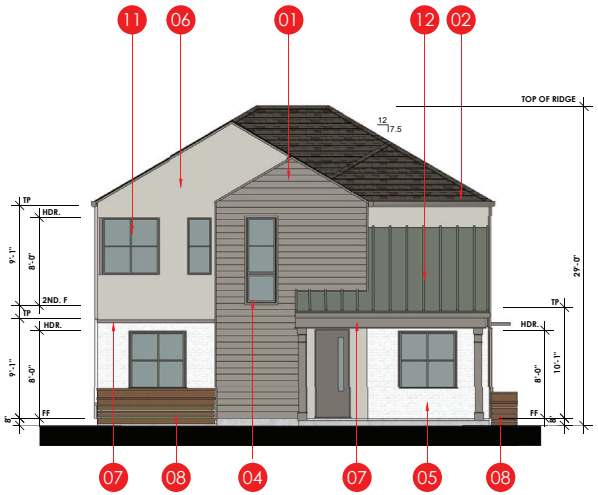
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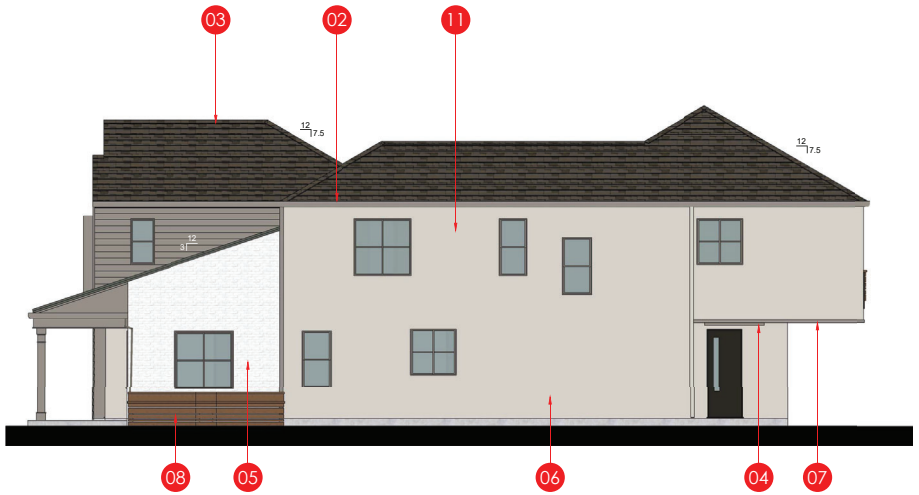
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Plot Date: 9/21/2023 10:48:35 AM; By: Victor Alvarez



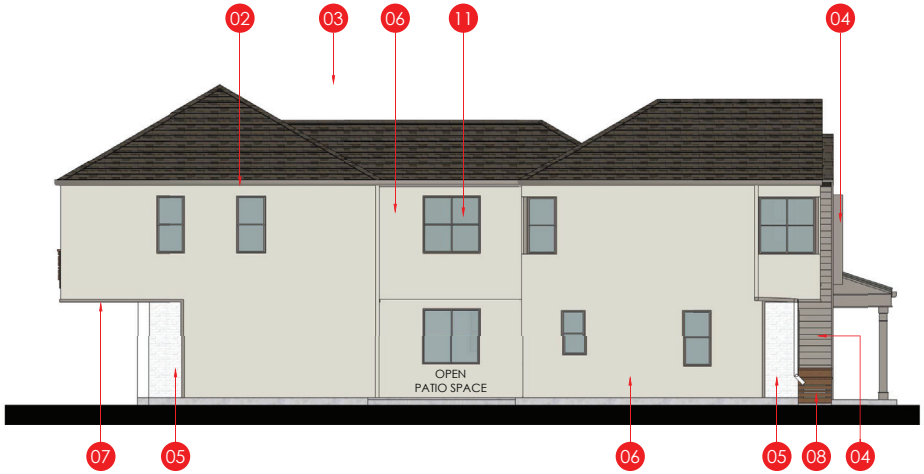

FRONT ELEVATION

SCALE: 3/16"=1'-0"



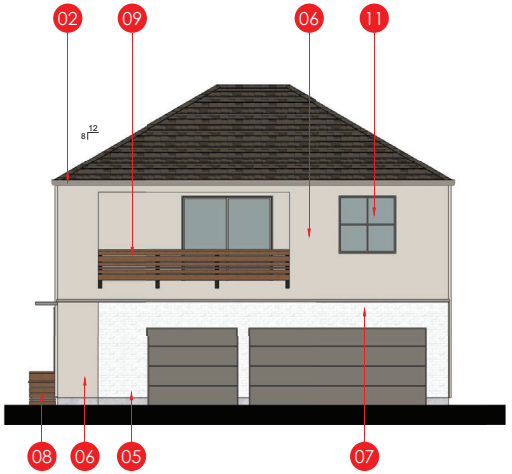

RIGHT ELEVATION

SCALE: 3/16"=1'-0"




LEFT ELEVATION

SCALE: 3/16"=1'-0"




REAR ELEVATION

SCALE: 3/16"=1'-0"

**KEYNOTES**

| | |
|---|---|
| 01 | BATTEN BOARD |
| 02 | GUTTER |
| 03 | ASPHAULT SHINGLES |
| 04 | METAL EYE BROW |
| 05 | STONE VENEER |
| 06 | STUCCO |
| 07 | WOOD TRIM |
| 08 | WATER RETENSION PLANTER |
| 09 | DECORATIVE WOOD RAIL |
| 10 | DECORATIVE LIGHT |
| 11 | TYP. RECESSED WINDOW |
| 12 | STANDING SEAM ROOF |

1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

# P2A WITH PORCH
# BUILDING ELEVATIONS
# PRUNERIDGE ROAD SIDE
# COLOR SCHEME 2 SHOWN

0' 5' 10' 20'

SCALE 3/16" = 1'-0"

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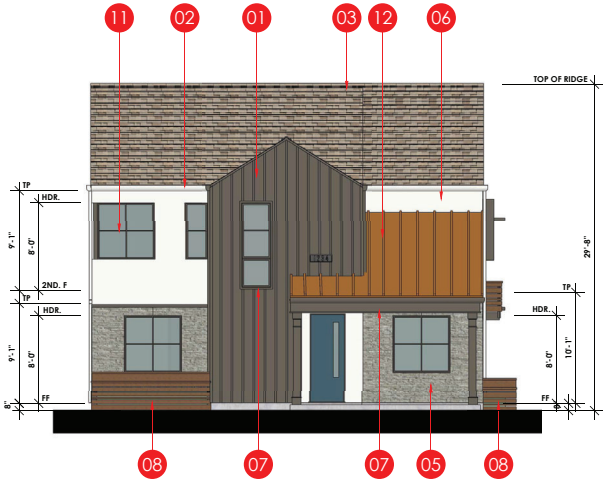
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2023_09-21

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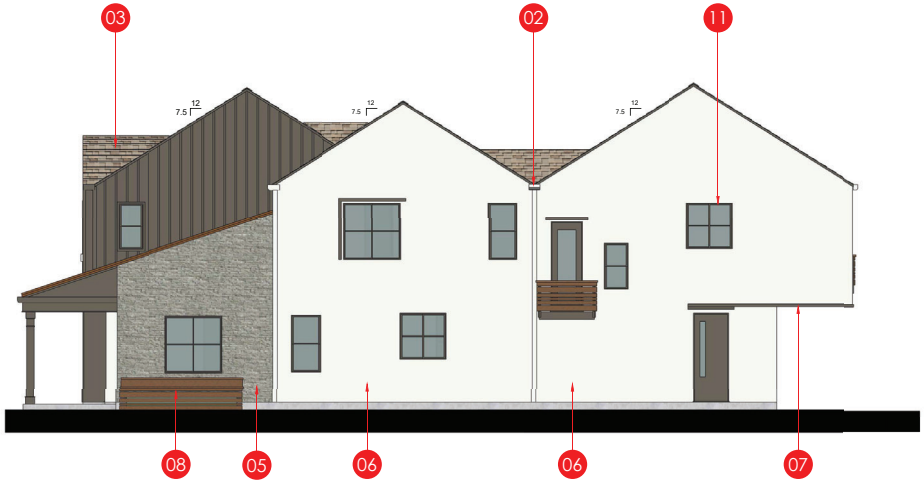
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OF 14 SHEETS



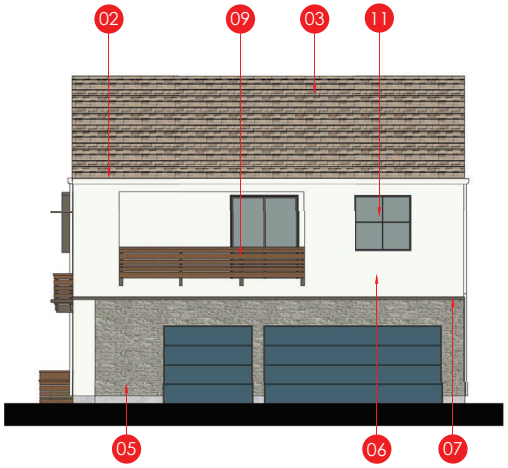

FRONT ELEVATION

SCALE: 3/16"=1'-0"



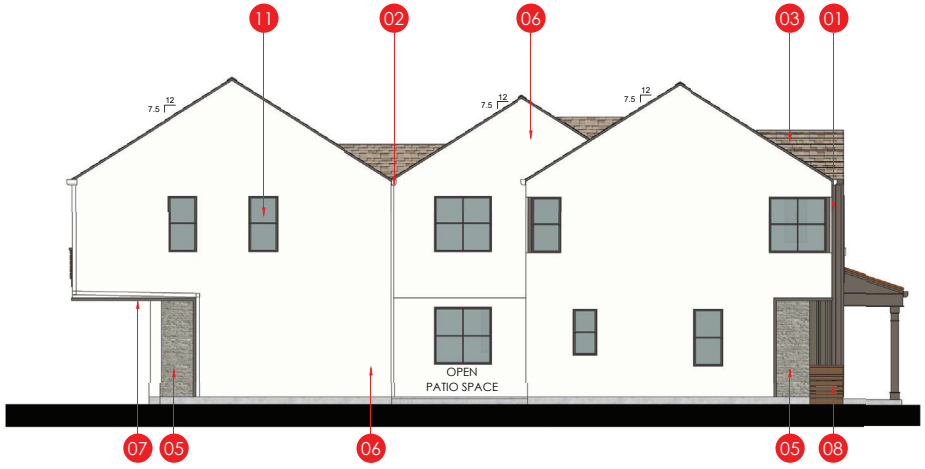

RIGHT ELEVATION (ENHANCED ELEVATION @ BIORETENSION)

SCALE: 3/16"=1'-0"




REAR ELEVATION

SCALE: 3/16"=1'-0"




LEFT ELEVATION

SCALE: 3/16"=1'-0"

**KEYNOTES**

| | |
|---|---|
| 01 | BATTEN BOARD |
| 02 | GUTTER |
| 03 | ASPHAULT SHINGLES |
| 04 | METAL EYE BROW |
| 05 | STONE VENEER |
| 06 | STUCCO |
| 07 | WOOD TRIM |
| 08 | WATER RETENSION PLANTER |
| 09 | DECORATIVE WOOD RAIL |
| 10 | DECORATIVE LIGHT |
| 11 | TYP. RECESSED WINDOW |
| 12 | STANDING SEAM ROOF |

# P2B WITH PORCH BUILDING
# ELEVATIONS PRUNERIDGE ROAD SIDE
# COLOR SCHEME 2 SHOWN
# WITH ENHANCED SIDE ELEVATON

1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

0' 5' 10' 20'

SCALE 3/16" = 1'-0"

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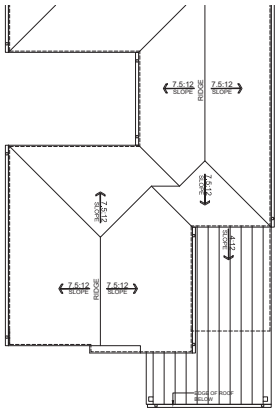
JOB NO.: 22007.00

2023_09-21

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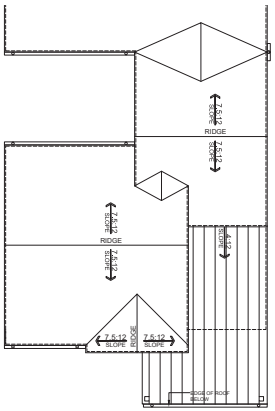
A2.5

OF 14 SHEETS



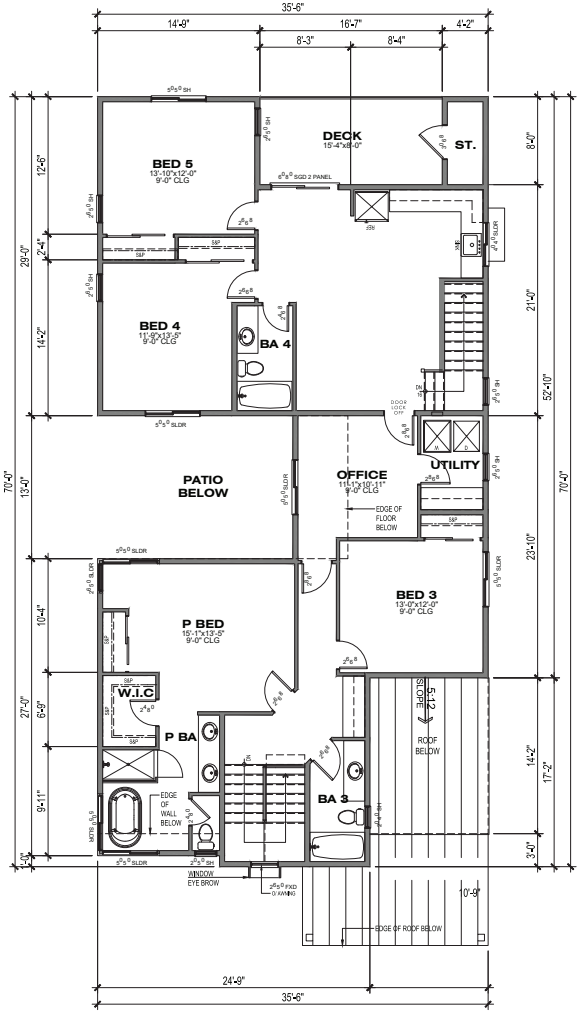
## ROOF PLAN 2A WITH PORCH

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



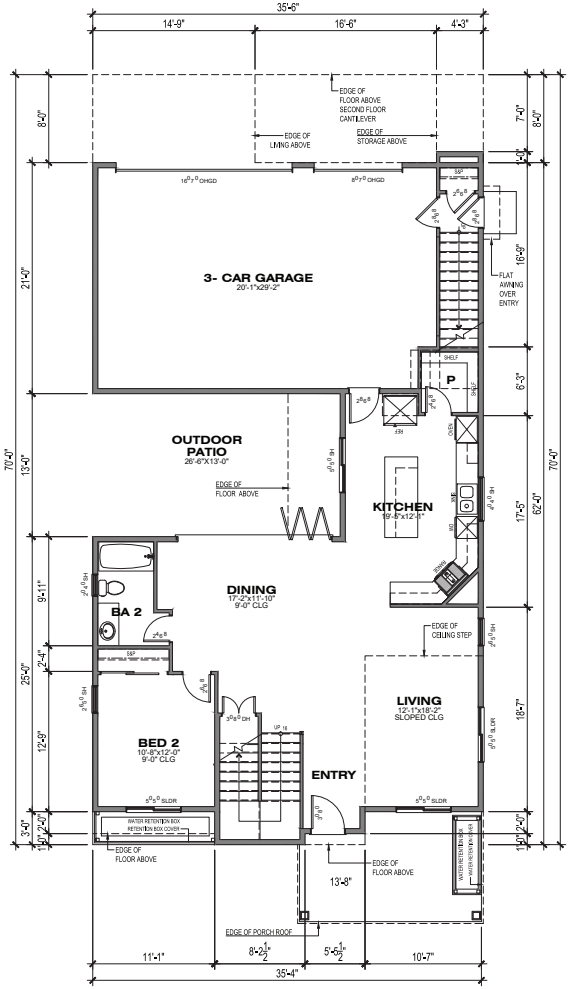
## ROOF PLAN 2B WITH PORCH

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




## 2ND FLOOR

1,804.82 SF




## 1ST FLOOR

1120.43 SF

# 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

SCALE: 3/16" = 1' 0" DATE: 21 SEPTEMBER 2023

# PLAN 2B

WITH PORCH CONDITION
PRUNERIDGE ROAD SIDE
5BED/4BA
AREA: 2,925.25 SF

NOTE:
FLOOR PLANS REPRESENT PLAN 2A ELEVATIONS WITH PORCH CONDITION FACING PRUNERIDGE ROAD.

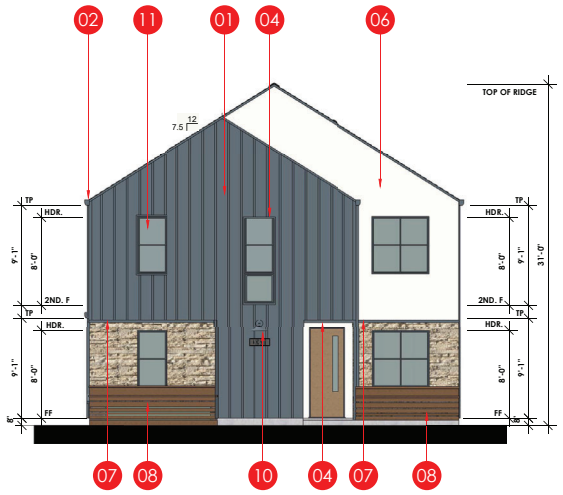
0 2' 5' 10' 20'
SCALE: 3/16" = 1'-0"

JOB NO.: 22007.00

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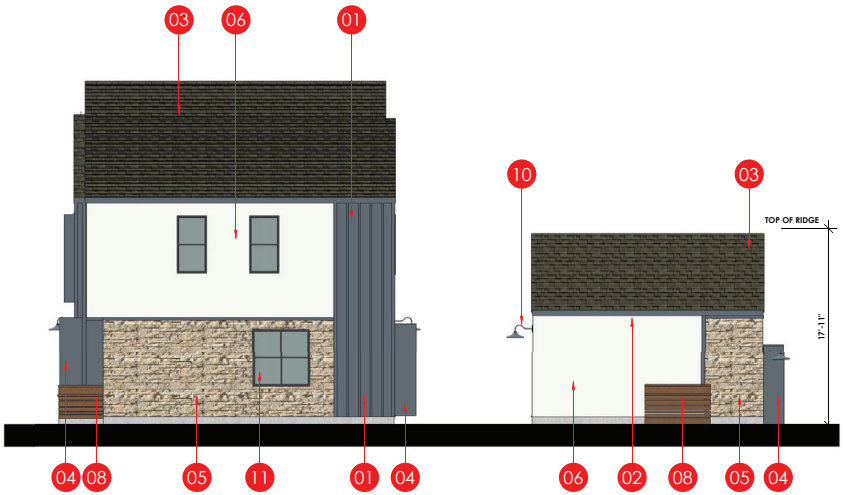
SHEET NO. A2.6 OF SHEETS

Plot Date: 9/21/2023 10:48:36 AM By: Victor Alvarez




FRONT ELEVATION

SCALE: 3/16"=1'-0"

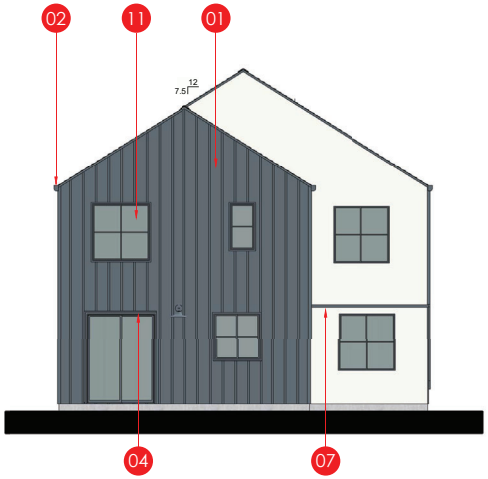



RIGHT ELEVATION

SCALE: 3/16"=1'-0"

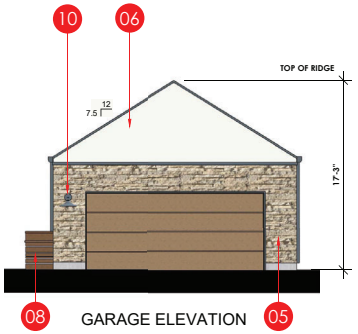
**KEYNOTES**

| | |
|---|---|
| 01 | BATTEN BOARD |
| 02 | GUTTER |
| 03 | ASPHAULT SHINGLES |
| 04 | METAL EYE BROW |
| 05 | STONE VENEER |
| 06 | STUCCO |
| 07 | WOOD TRIM |
| 08 | WATER RETENSION PLANTER |
| 09 | DECORATIVE WOOD RAIL |
| 10 | DECORATIVE LIGHT |
| 11 | TYP. RECESSED WINDOW |
| 12 | STANDING SEAM ROOF |

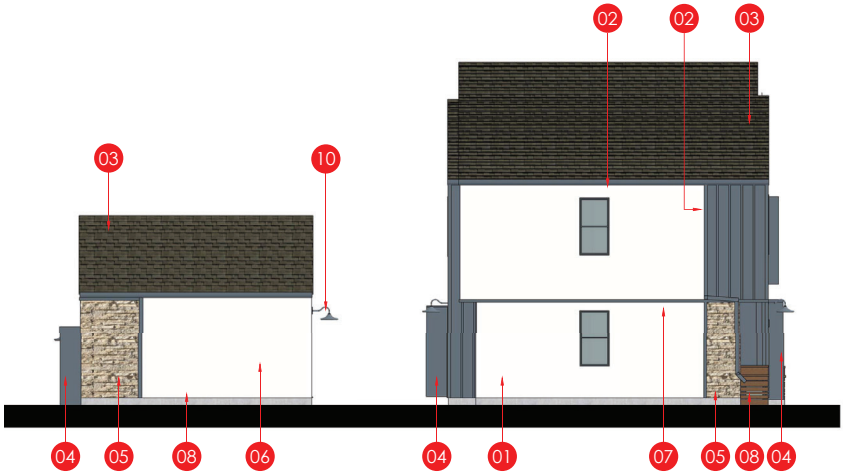



REAR ELEVATION

SCALE: 3/16"=1'-0"




GARAGE ELEVATION




LEFT ELEVATION

SCALE: 3/16"=1'-0"

1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

# BMR BUILDING ELEVATIONS
# REAR NEIGHBOR SIDE
# COLOR SCHEME 3

0' 5' 10' 20'

SCALE 3/16" = 1'-0"

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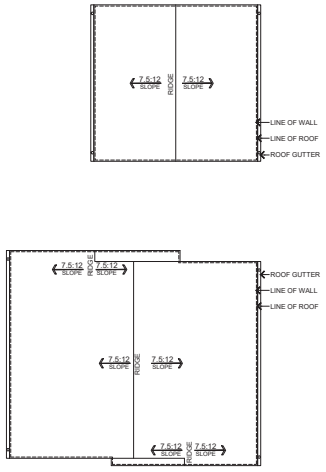
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2023_09-21

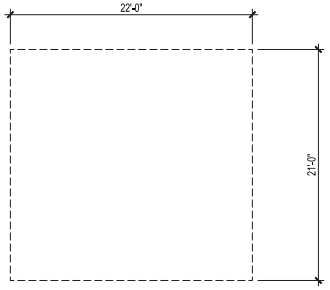
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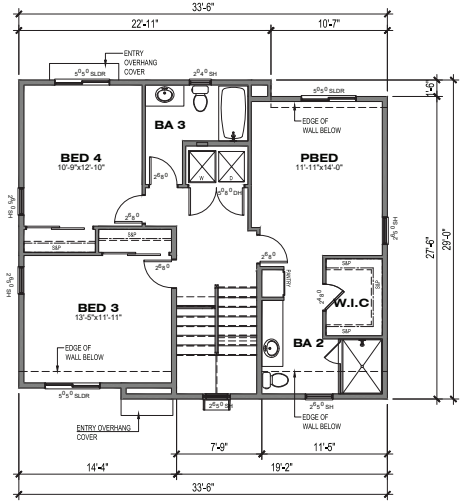
A3.1

OF 14 SHEETS

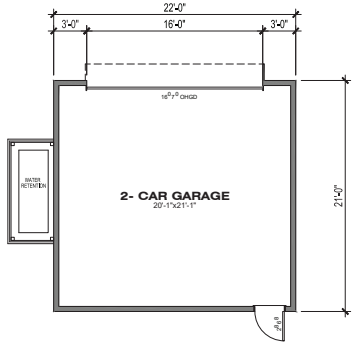


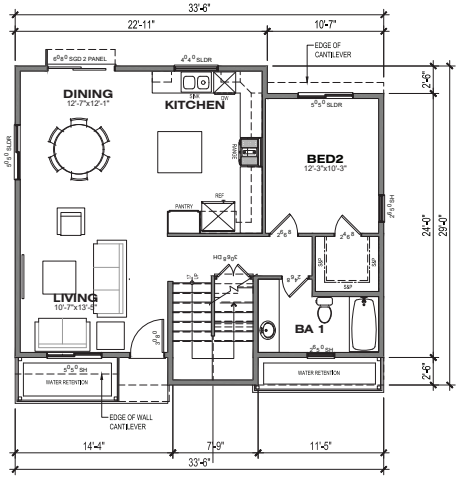

## ROOF PLAN
SCALE: 1/8"=1'-0"




## 2ND FLOOR
868.00 SF




## 1ST FLOOR
881.81 SF

# 1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA
SCALE: 3/16" = 1' 0" DATE: 21 SEPTEMBER 2023

# PLAN BMR
# REAR NEIGHBOR SIDE
4BED/3BA
AREA: 1,749.81 SF

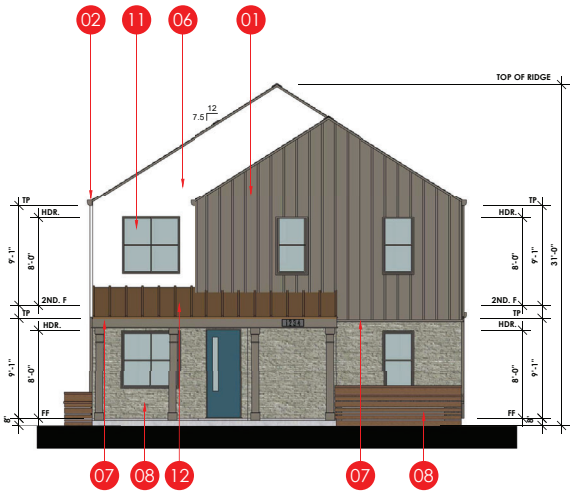
0 2' 5' 10' 20'
SCALE: 3/16" = 1'-0"

JOB NO.: 22007.00

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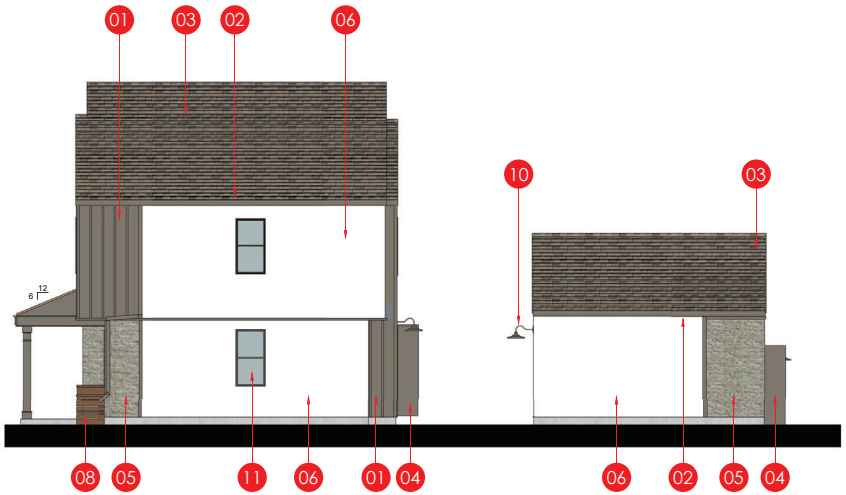
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Plot Date: 9/21/2023 9:56:57 AM By: Victor Alvarez



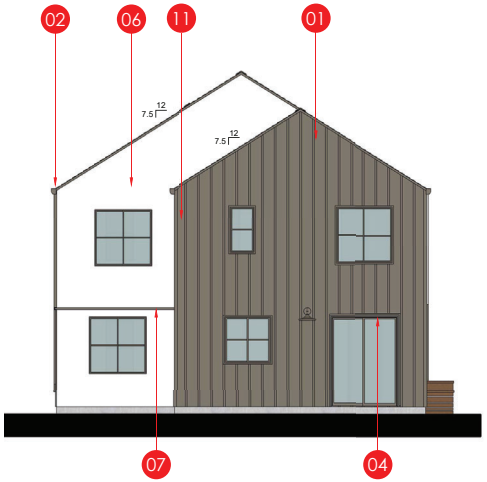

FRONT ELEVATION

SCALE: 3/16"=1'-0"



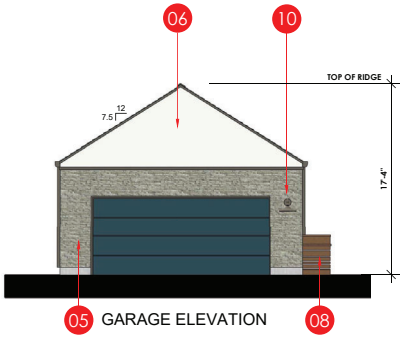

RIGHT ELEVATION

SCALE: 3/16"=1'-0"

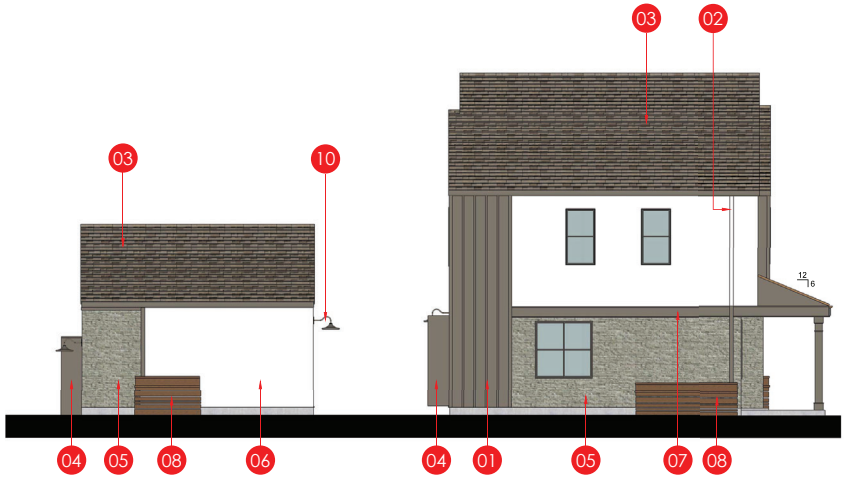



REAR ELEVATION

SCALE: 3/16"=1'-0"




GARAGE ELEVATION




LEFT ELEVATION

SCALE: 3/16"=1'-0"

**KEYNOTES**

| | |
|---|---|
| 01 | BATTEN BOARD |
| 02 | GUTTER |
| 03 | ASPHAULT SHINGLES |
| 04 | METAL EYE BROW |
| 05 | STONE VENEER |
| 06 | STUCCO |
| 07 | WOOD TRIM |
| 08 | WATER RETENSION PLANTER |
| 09 | DECORATIVE WOOD RAIL |
| 10 | DECORATIVE LIGHT |
| 11 | TYP. RECESSED WINDOW |
| 12 | STANDING SEAM ROOF |

1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

# BMR WITH PORCH
# BUILDING ELEVATIONS

## COLOR SCHEME 2

0' 5' 10' 20'

SCALE 3/16" = 1'-0"

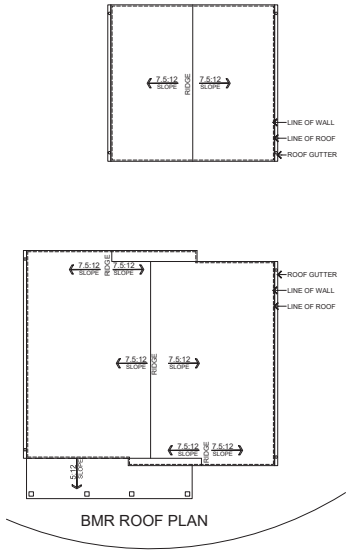
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JOB NO.: 22007.00

2023_09-21

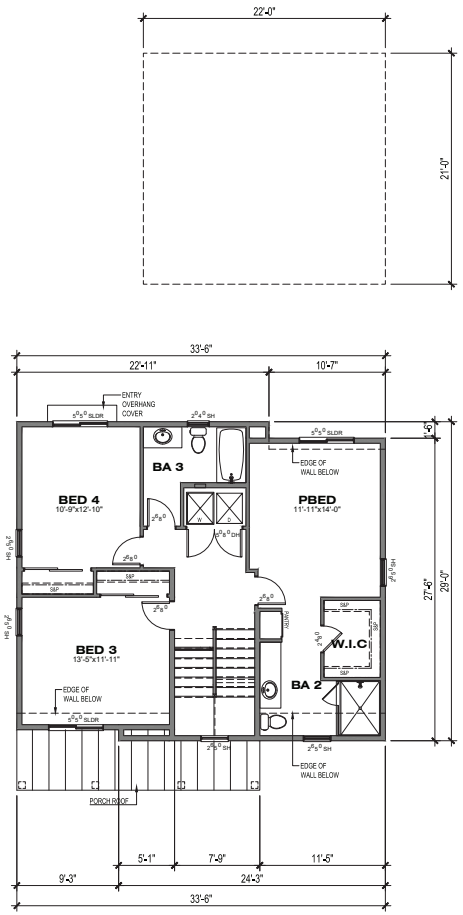
SHEET NO.: A3.3

OF 14 SHEETS



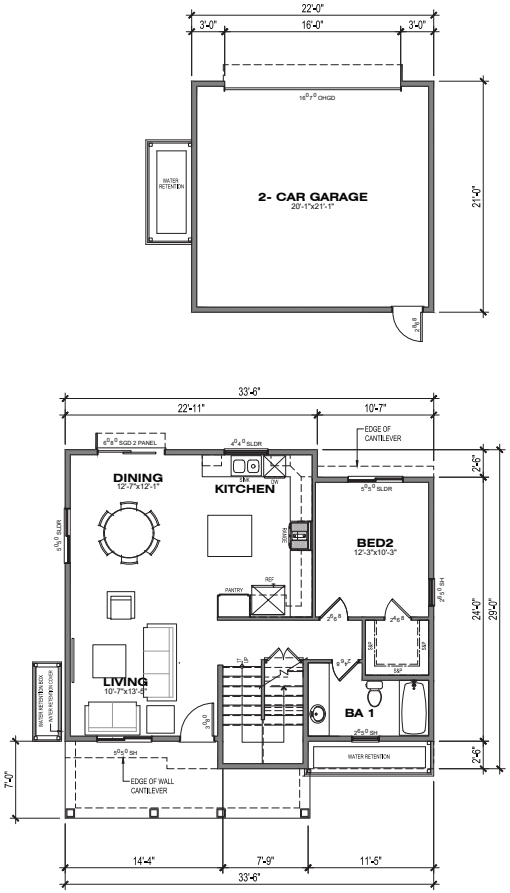

## ROOF PLAN

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




## 2ND FLOOR

868.00 SF




## 1ST FLOOR

881.81 SF

# PLAN BMR WITH PORCH
# PRUNERIDGE ROAD SIDE

4BED/3BA

AREA: 1,749.81 SF

SCALE: 3/16" = 1'-0"

## 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

SCALE: 3/16" = 1' 0" DATE: 21 SEPTEMBER 2023

JOB NO.: 22007.00

DANIELIAN ASSOCIATES

architects planners

SHEET NO. A3.4 OF SHEETS

Plot Date: 9/21/2023 9:56:58 AM By: Victor Alvarez



BATTEN BOARD / SIDING /
METAL EYEBROW AWNING
SHERWIN-WILLIAMS
SW#7018
DOVE TAIL

STANDING SEAM METAL ROOF
McElroy METAL
SHADES OF DESTINATION
COLOR: TERRATONE

DECORATIVE FENCING
WOOD
SHERWIN-WILLIAMS
SW#7705
WHEAT PENNY

ASPHAULT SHINGLES
OWENS CORNING
COLOR/FINISH: SUMMERWOOD

STUCCO BODY
SHERWIN-WILLIAMS
SW#7015
REPOSE GRAY

BRICK VENEER
EL DORADO STONE
COLOR/FINISH: TUNDRA BRICK "CHALK DUST"

ENTRY DOOR/GARAGE DOOR
SHERWIN-WILLIAMS
SW#7019
GAUNtLET GRAY

PLAN 1B WITH PORCH AS EXAMPLE

1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

## COLOR SCHEME 1

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JOB NO.: 22007.00

2023_09-21

SHEET NO.:
A4.1
OF 14 SHEETS



STUCCO BODY
SW#7757
HIGH REFLECTIVE WHITE

ENTRY / GARAGE DOOR
SW#7620
SEAWORTHY

DECORATIVE FENCING
WOOD
SHERWIN-WILLIAMS
SW#7705
WHEAT PENNY

ASPHAULT SHINGLES
OWENS CORNING
COLOR/FINISH: AMBER

BATTEN BOARD / SIDING / METAL EYEBROW AWNING
SHERWIN-WILLIAMS
SW#7047
PORPOISE

STANDING SEAM METAL ROOF
McElroy METAL
ARCHITECTURAL COLORS
COLOR: COPPER PENNY METALIC

STONE VENEER
EL DORADO STONE
COLOR/FINISH: EUROPEAN LEFGE SIDEWALK

PLAN 2B WITH PORCH AS EXAMPLE

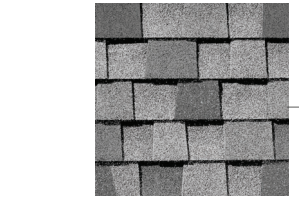
# 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

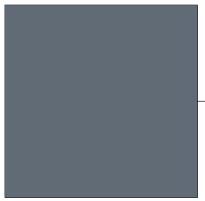
## COLOR SCHEME 2

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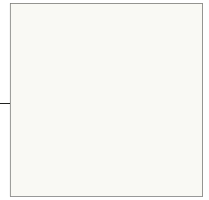
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2023_09-21
SHEET NO.: A4.2
OF 14 SHEETS



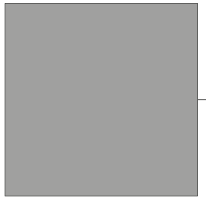
ASPHAULT SHINGLES
OWENS CORNING
COLOR/FINISH: SIERRA GRAY



BATTEN BOARD BODY / TRIM
SW#6250
GRANITE PEAK



STUCCO BODY
SW#7757
HIGH REFLECTIVE WHITE



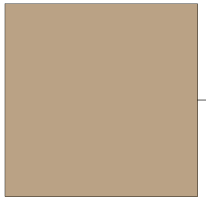
STANDING SEAM METAL ROOF
McELROY METAL
ASH GRAY



STONE VENEER
EL DORADO STONE
LEDGE CUT 33 OCEAN FLOOR



PLAN 1B WITH PORCH AS EXAMPLE



ENTRY DOOR/GARAGE DOOR
SHERWIN-WILLIAMS
SW#6108
LATTE



DECORATIVE FENCING
WOOD
SHERWIN-WILLIAMS
SW#7705
WHEAT PENNY

# 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

## COLOR SCHEME 3

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JOB NO.: 22007.00
2023_09-21
SHEET NO.: A4.3
OF 14 SHEETS



9:00 AM



12:00 PM



3:00 PM

1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**SHADOW STUDIES**
**MARCH 21**

DANIELIAN ASSOCIATES
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JOB NO.: 22007.00

2023_09-21

SHEET NO.:
A5.1
OF 14 SHEETS



9:00 AM



12:00 PM



3:00 PM

1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**SHADOW STUDIES**
**JUNE 21**

DANIELIAN ASSOCIATES
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JOB NO.: 22007.00

2023_09-21

SHEET NO.:
A5.2
OF 14 SHEETS



9:00 AM



12:00 PM



3:00 PM

1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**SHADOW STUDIES**
**FEBRUARY 3**

DANIELIAN ASSOCIATES
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JOB NO.: 22007.00

2023_09-21

SHEET NO.:
A5.3
OF 14 SHEETS



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1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

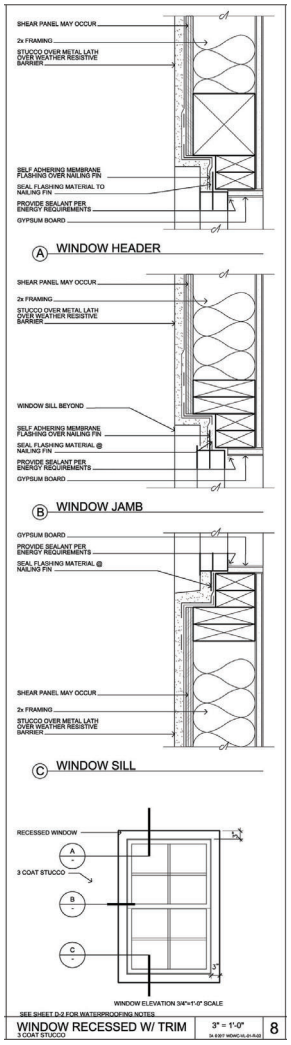
**SHADOW STUDIES**
**SEPTEMBER 21**

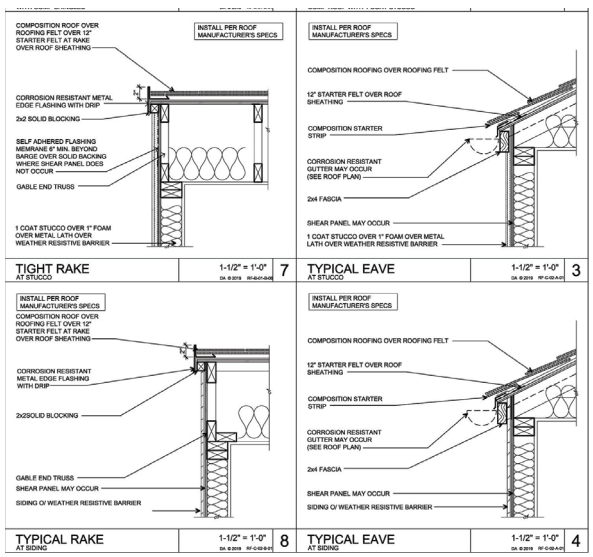
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JOB NO.: 22007.00

2023_09-21

SHEET NO.:
A5.3
OF 14 SHEETS








1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

# ARCHITECTURAL DETAILS

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2023_09-21

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D1.0

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1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**CONCEPT RENDERING**
**AT REAR NEIGHBOR**

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JOB NO.: 22007.00

2023_09-21

SHEET NO.:
AR1
OF 14 SHEETS



1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**CONCEPT RENDERING**
**AT PRUNERIDGE ROAD**

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architects ■ planners
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JOB NO.: 22007.00

2023_09-21

SHEET NO.:
AR2
OF 14 SHEETS



1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**CONCEPT RENDERING**
**ALONG BIORETENTION AREA**

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architects ■ planners
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JOB NO.: 22007.00

2023_09-21

SHEET NO.:
AR3
OF 14 SHEETS



1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**CONCEPT RENDERING**
**INTERIOR COURTYARD DAY**
**AT BMR**

DANIELIAN ASSOCIATES
architects ■ planners
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JOB NO.: 22007.00

2023_09-21

SHEET NO.:
AR4
OF 14 SHEETS



1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**CONCEPT RENDERING**
**INTERIOR COURTYARD**
**NIGHT AT PLAN 1**

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JOB NO.: 22007.00

2023_09-21

SHEET NO.:
AR5
OF 14 SHEETS



1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**CONCEPT RENDERING**
**PRUNERIDGE PORCH SPACE**

JOB NO.: 22007.00

2023_09-21

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SHEET NO.:

AR6

OF 14 SHEETS




1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**CONCEPT RENDERING**

AT REAR NIEGHBOR MINUS TREES AND FENCE

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architects ■ planners
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JOB NO.: 22007.00

2023_09-21

SHEET NO.:

AR7

OF 14 SHEETS



1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**CONCEPT RENDERING**

AT REAR NIEGHBOR MINUS TREES AND FENCE

JOB NO.: 22007.00

2023_09-21

DANIELIAN ASSOCIATES

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SHEET NO.:

AR8

OF 14 SHEETS



1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**CONCEPT RENDERING**

AT REAR NIEGHBOR MINUS TREES AND FENCE

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JOB NO.: 22007.00

2023_09-21

SHEET NO.:

AR9

OF 14 SHEETS




1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**CONCEPT RENDERING**

AT REAR NIEGHBOR MINUS TREES AND FENCE

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JOB NO.: 22007.00

2023_09-21

SHEET NO.:

AR10

OF 14 SHEETS



1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**CONCEPT RENDERING**

AT REAR NIEGHBOR MINUS TREES AND FENCE

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JOB NO.: 22007.00

2023_09-21

SHEET NO.:

AR11

OF 14 SHEETS

**25-937** **Agenda Date: 10/8/2025**

**REPORT TO PLANNING COMMISSION**

**SUBJECT**

Public Hearing: Vesting Tentative Map (PLN24-00044) for a Common Interest Development for the Proposed Development of Six Single-Family Housing Units to Accompany Architectural Review Application (PLN24-00034), Subject to Streamlining Under SB 330 (2019), Located at 4503 Cheeney Street.

**File No.:** PLN24-00044
**Location:** 4503 Cheeney Street**,** a 18,651 square-foot lot located on the east side of Cheeney Street, on the corner of Cheeney Street and Third Street; APN: 104-09-034;
**General Plan:** Low Density Residential (8-19 DU/AC)
**Zoned:** Low Density Residential (R2)
**Applicant:** Jeff Aguilar
**Owner:** Jeff Aguilar
**Request:** **Vesting Tentative Map** for a Common Interest Development for the Proposed Development of Six Single Family Housing Units

Surrounding Land Uses:
North: R2 - Low Density Residential
South: Planned Development - Low Density Residential
East: Planned Development - Low Density Residential
West: Planned Development - Low Density Residential

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

Staff Recommendation: The Planning Commission recommend that the City Council determine that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Class 32 - In-Fill Development Projects); and adopt a resolution recommending that the Council approve the Vesting Tentative Subdivision Map for the property located at 4503 Cheeney Street, subject to findings and conditions of approval.

**BACKGROUND**

On September 13, 2023, Jeff Aguilar, on behalf of Valley Oak Partners (applicant) submitted a Preliminary Application under SB 330 (2019). On January 17, 2024, the applicant submitted a formal proposal for the subject property. The formal application request, consistent with the preliminary application, included the demolition of an existing single-family residence, the construction of six two-story single-family residences, and a vesting tentative subdivision map to create a common interest development of six condominium lots and a common access easement. The proposed project was split into two separate applications: (File No. PLN24-00034) for the Architectural Review Permit for the development of the parcel; and (File No. PLN24-00044) for the Vesting Tentative Subdivision Map. File No. PLN24-00034 was deemed complete by the Project Clearance Committee (PCC) on September 24, 2024, and File No. PLN24-00044 was deemed complete by the Subdivision Committee on August 26, 2025.

The Architectural Review Permit for the development portion of the application, File No. PLN24-00034, went to the Development Review Hearing (DRH) on December 11, 2024. There were no public comments regarding

the application at the meeting, and the application was approved subject to findings and conditions of approval. The DRH staff report is available as Attachment 4.

For File No. PLN24-00034, the Planning Commission's review and recommendation to the City Council is required under Code Section 17.05.300 - Tentative Maps. Tentative Maps are ultimately approved by the City Council.

Subdivision

Subdivision Map applications are reviewed for consistency with the City's General Plan, Zoning Code (Title 18), Subdivision Code (Chapter 17.05), and conformance with the Subdivision Map Act. Under the Subdivision Map Act (California Government Code § 66474(a)), a developer has the right to indicate that a map application will be proceeding as a "vesting" map, which gives the developer a right, upon map approval, to develop in substantial compliance with the ordinances, policies, and standards in effect on the date in which the developer's application is deemed complete.

In accordance with Chapter 17.05 of the City Code, the project requires a tentative subdivision map because there are five or more lots proposed. The application includes a one lot subdivision for six condominium lots and one access easement. The proposed Vesting Tentative Map was reviewed by the City's Subdivision Committee and deemed complete and cleared on August 26, 2025. Staff confirmed that the proposed subdivision will not result in any inconsistencies with the General Plan and zoning designations for the property, Building Code, or other applicable requirements.

The findings required for approval of the proposed Vesting Tentative Map include the following:

- **General Plan Consistency**: The subdivision would be consistent with the General Plan land use designation of Low Density Residential. The subdivision would create additional residential development in proximity to jobs, incrementally advancing the City's goals to produce new housing; would provide a deed-restricted affordable housing unit, which forwards Residential Land Use Goal 5.3.2-G3 to disperse affordable housing units across the City; and is compatible in both character and size with neighboring low intensity residential development (Policy 5.3.1-P29).

- **Site Suitability**: Much of the surrounding area includes similar style residences-common interest developments with multiple residences in a singular lot. See Attachment 1 for a vicinity map.

- **Zoning Code Compatibility**: The Project also meets most of the development standards of the Zoning Code, although the inclusion of the affordable unit allowed the applicant to use the State density bonus law to seek waivers from selected standards. After working with the City to reduce the extent of the waivers, the applicant and the City agreed to three waivers for: front yard setbacks, rear yard setbacks, and building coverage. The applicant also used a state entitled concession for the corner side yard fence height to maintain a six-foot height within a required setback where only a three-foot fence would be permitted. The project, after utilizing the waivers and concession under the State Density Bonus Law, meets the applicable provisions of the City's Zoning Code.

- **No Adverse Effects**: The design of the subdivision and type of improvements will not cause substantial environmental damage, as the project is a small-scale residential development that will comply with current Building Code requirements, including applicable provisions of the City's Reach Code. The project would not result in adverse health effects as it will be subject to Covenants, Conditions and Restrictions for operation and maintenance of the buildings and site improvements and does not propose the use of hazardous materials.

- **Conflicts With Easements:** As designed, the project would not conflict with any recorded public

easements for access through or use of the proposed subdivision.

- **Natural/Passive Heating and Cooling:** The project will adhere to CALGreen energy efficiency measures to conserve energy through building design and site planning.

Approval of the requested Vesting Tentative Subdivision Map will facilitate the development of a project consistent with the City's Zoning Code and General Plan, thereby establishing of a new, residential development in proximity to jobs, and incrementally advancing the City's goals to produce new housing. Conditions of Approval have been prepared and are provided as Attachment 3.

Architectural Review

Throughout the process, the applicant has revised their submission several times and worked with the Planning Division to get to a design plan that the Planning Division supports. Full review of the architecture took place at a regularly scheduled Development Review Hearing on December 11, 2024 (Staff report contained in Attachment 4). The approved Architectural Review development plans are provided in Attachment 5.

Senate Bill (SB) 330 Review

The project is subject to streamlining under SB 330, which was passed in 2019 to accelerate housing production in urban areas. The law limits the number of public hearings a City can conduct for a project to five, if the project complies with the applicable General Plan and zoning standards in effect at the time of application. The project has gone through one public hearing, the Development Review Hearing, on December 11, 2024, and any subsequent hearings will be counted towards the five hearings allowed. Community meetings and other applicant led meetings do not count towards the five hearings allowed. Consistent with SB 330, the project shall be subject only to the ordinances, policies, and standards adopted and in effect when the preliminary application was submitted (September 13, 2023).

Summary

The project would be compatible with adjacent land uses, the project is consistent with the General Plan and is consistent with the zoning designation. Findings can be made to support the approval of the vesting tentative subdivision map.

## CONDITIONS OF APPROVAL

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

## ENVIRONMENTAL REVIEW

The action being considered is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Class 32 - In-Fill Development Projects), in that the proposed project meets the following conditions:

(a) The project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

(c) The project site has no value as habitat for endangered, rare or threatened species.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

(e) The site can be adequately served by all required utilities and public services.

## COORDINATION

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



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## PUBLIC CONTACT

Community Meeting

Consistent with the City's adopted Public Outreach Policy for Planning applications, a hybrid public outreach meeting was conducted by the Property Owner/Applicant on November 11, 2024, to engage the neighborhood community in the planning process. Notices of the meetings were mailed by the Property Owner/Applicant to properties within 500 feet of the project site boundaries and posted on the City's website. This meeting provided the community an opportunity to review and comment on the proposal and because of the community input,
eight members of the public were in attendance. The overall comment from the public was a concern regarding on-street parking. The project currently meets all off-street parking requirements.

Hearing Noticing

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

A public hearing notice was mailed to property owners within a 500-foot radius of the project site on September 25, 2025.

## RECOMMENDATION

1. **Recommend** that the City Council determine the project to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Class 32 - In-Fill Development Projects); and
2. **Adopt** a Resolution recommending the City Council approve the Vesting Tentative Map (PLN24-00044) for a common interest development for the proposed development of six single family housing units located at 4503 Cheeney Street to accompany the Architectural Review application (PLN 24-00034), subject to findings and conditions of approval

Prepared by: Daniel Sobczak, Associate Planner, Community Development Department
Reviewed by: Alexander Abbe, Assistant City Attorney
Approved by: Sheldon S. Ah Sing, Development Review Officer, Community Development Department

## ATTACHMENTS

1. Vicinity Map
2. Resolution to Recommend Approval
3. Conditions of Approval
4. DRH Staff Report, 12/11/24
5. Approved Architectural Review Plans
6. Vesting Tentative Map

# Vicinity Map (Zoning) - 4503 Cheeney




## Legend

Zoning Codes

- <all other values>
- Commercial Park
- Single Family
- Single Family - Larger Lot
- Residential Duplex
- Low-Density Multiple Dwelling
- Moderate-Density Multiple Dwelling
- Medium-Density Multiple Dwelling
- High Density Residential
- Very High Density Residentail
- Historic Combining
- Urban Center
- High Density Flex
- Community Commercial
- Downtown Commercial
- Neighborhood Commercial
- Commercial Park
- Commercial Thoroughfare
- Professional Office
- General Office
- Planned Industrial
- Light Industrial
- Medium Industrial
- Heavy Industrial
- Planned Development
- Planned Development - Master Cor
- Agricultural
- Public or Quasi-Public
- Unincorporated
- Water

City Operational Boundary

Boundary

Footprint

Image

- Red: Band_1
- Green: Band_2
- Blue: Band_3

1: 2,000

**Notes**

PLN24-00034

0.1 0 0.03 0.1 Miles

NAD_1983_2011_StatePlane_California_III_FIPS_0403_Ft_US

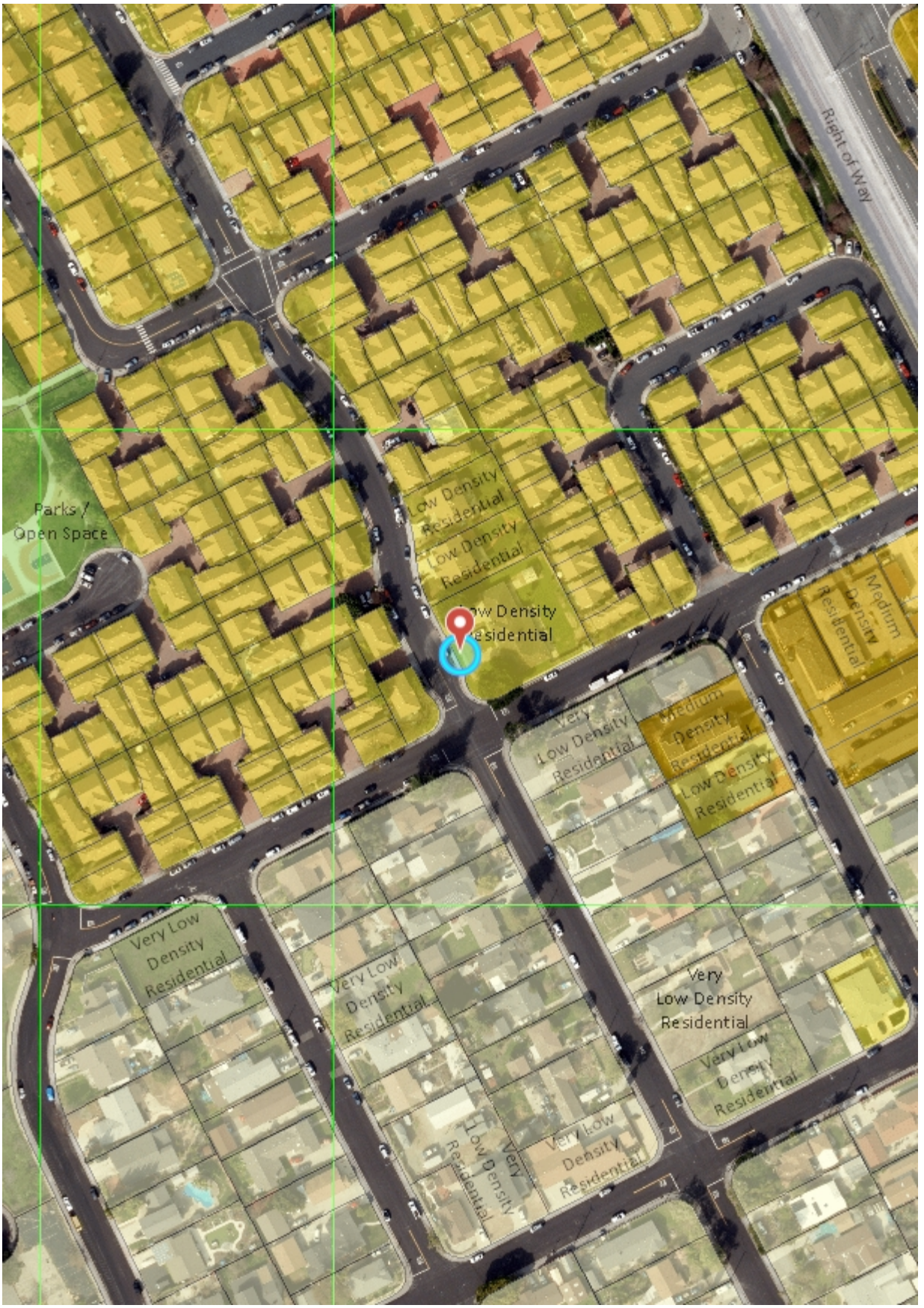
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

City of Santa Clara
The Center of What's Possible

# General Plan Map - 4503 Cheeney




## Legend

General Plan Phase II: 2015-2

- Unknown
- Adopted Specific Plans
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Very High Density Residential
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- Urban Center/Entertainment Distric
- Neighborhood Mixed Use
- Community Mixed Use
- Regional Mixed Use
- Very High Density Mixed Use
- Public / Quasi Public
- Low Intensity Office / R&D
- High Intensity Office / R&D
- Parks / Open Space
- Light Industrial
- Heavy Industrial
- Downtown Core
- Right of Way

City Operational Boundary

Boundary

Footprint

Image

- Red: Band_1
- Green: Band_2
- Blue: Band_3

1: 2,000

Notes

PLN24-00034

0.1 0 0.03 0.1 Miles

NAD_1983_2011_StatePlane_California_III_FIPS_0403_Ft_US

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**RESOLUTION NO. _____**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPROVE A VESTING TENTATIVE CONDOMINIUM MAP FOR THE PROPOSED DEVELOPMENT OF SIX SINGLE FAMILY HOUSING UNITS, ONE DEEMED MODERATE RATE AFFORDABLE LOCATED AT 4503 CHEENEY STREET, SANTA CLARA**

**WHEREAS,** on September 13, 2023, Jeff Aguilar of Valley Oak Partners ("Applicant") submitted a preliminary application under Senate Bill (SB) 330 (2019);

**WHEREAS,** on February 2, 2024, the Applicant filed an Architectural Review application (PLN24-00034) to redevelop a 18,651 square-foot parcel, located at 4503 Cheeney Street ("Project Site") with six residential single family units;

**WHEREAS,** on December 11, 2024, the Architectural Review to Demolish an Existing Single-Family Residence and Construct Six New Single-Family Detached Residences, of Approximately 2,772 Square Feet with One Affordable Unit at the Moderate Level of Affordability was approved at the Development Review Hearing (DRH);

**WHEREAS,** on January 22, 2024, the Applicant filed an application (PLN24-00044) for a Vesting Tentative Condominium Map to subdivide the subject property to accommodate the proposed development;

**WHEREAS,** the proposed vesting tentative map is consistent with the approved site plan and improvements on the Project Site for the development of the residential project approved on December 11, 2024;

**WHEREAS,** pursuant to Section 17.05.210 of the Code of the City of Santa Clara ("SCCC"), a Vesting Tentative Map shall be required for all subdivisions of land into five or more parcels, including condominium developments;

**WHEREAS,** on September 24, 2024, the Subdivision Clearance Committee determined that the application was complete and that the proposed Vesting Tentative Map should proceed to the Planning Commission in conformance with Section 17.05.300 of the SCCC;

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

**WHEREAS**, the proposal is to create six residential units with common areas to serve the development ("Project") as shown on the Vesting Tentative Map, attached hereto and incorporated herein by this reference;

**WHEREAS,** a determination that the proposed six unit project was categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Class 32 – In-Fill Development Projects) was made at the Development Review Hearing on December 11, 2024;

**WHEREAS,** the proposed Vesting Tentative Map is consistent with the previously approved Project (Architectural Review approval) and would not result in a new impact on the environment or significantly increase the severity of any previously identified impact;

**WHEREAS,** on September 25, 2025, notices of the public hearing on the Vesting Tentative Map were mailed to all property owners within 500 feet of the property, according to the most recent Assessor's roll; and

**WHEREAS,** the Planning Commission held a duly noticed public hearing on October 8, 2025, at which time all interested persons were given an opportunity to provide testimony and the Commission considered the information presented in the Staff Report, and all verbal and written evidence.

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

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

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

A. The Vesting Tentative Map is consistent with the objectives, policies, general land uses and programs specified in the City's General Plan in that the Vesting Tentative Map, and adjoining development proposal, proposes six residential condominium units that is consistent with the General Plan Designation of Low Intensity Residential's density standards, creates additional residential development in proximity to jobs, incrementally advancing the City's goals to produce new housing, provides an affordable housing unit which forwards Residential Land Use Goal 5.3.2-G3 to disperse affordable housing units across the City, is compatible in both character and size with neighboring low intensity residential development (Policy 5.3.1-P29), and subject to conditions set forth in the Conditions of Vesting Tentative Map Approval, attached hereto and incorporated by this reference.

B. The design and improvements of the proposed subdivision are consistent with the City's General Plan, in that the Vesting Tentative Map facilitates development of housing stock and construction of ownership housing opportunities for the community (Policy 5.3.1-P8) ; and furthermore complies with General Plan Land Use and Transitional Goals and Polices of the General Plan by redeveloping a low density residential lot from a single-family unit to six single family units, meeting the density allowed and creating additional transition in scale and intensity of use from the existing surrounding Planned Development units to the single-family housing adjacent to the south.

C. The site is physically suitable for the proposed type of development, in that the Project is compatible with the adjacent uses and the zoning code.

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

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

F. The design of the vesting tentative map and type of improvements are not likely to cause substantial environmental damage and will not substantially or unavoidably injure fish or wildlife or their habitat in that the Project Site is located in an urbanized setting, is a previously developed site, and the proposed Condominium Map is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Class 32 – In-Fill Development Projects.

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

H. The vesting tentative map provides, to the extent feasible, for future passive or natural heating or cooling opportunities, in that it will adhere to CALGreen energy efficiency measures to conserve energy through building design and site planning.

3. Based on the findings set forth in this Resolution and the evidence in the Staff Report and such other evidence as received at the public hearings on this matter before the Planning Commission, the Planning Commission hereby recommends approval of the Vesting Tentative Map to the City Council, substantially in the form on file as shown on the attached Vesting Tentative Map and Conditions of Vesting Tentative Map Approval, hereby incorporated by this reference.

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

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 8TH DAY OF OCTOBER 2025, BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ATTEST: _____

AFSHAN HAMID
DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF SANTA CLARA

Attachments Incorporated by Reference:
1. Vesting Tentative Map
2. Conditions of Vesting Tentative Map Approval

## Conditions of Vesting Tentative Map Approval

## PLN24-00044 / 4503 Cheeney Street

Vesting Tentative Map (PLN24-00044) for the Proposed Development of Six Single Family Housing Units Subject to SB 330 Located at 4503 Cheeney Street.

**CONDITIONS OF APPROVAL**

**GENERAL**

G1. **Subdivision Expiration.** This subdivision shall automatically be revoked and terminated if not used within two years of original grant or within the period of any authorized extension thereof. The date of granting this subdivision is the date this subdivision is approved by the Decision-making body and the appeal period has exhausted. The expiration date is one year after the City Council decision made on Click or tap to enter a date..

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

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

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

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

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

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

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

G8. **Reach Codes.** This project is subject to the provisions of the City of Santa Clara 2022 Reach Code, effective January 2022. See Ordinance No. 2034 and/or Title 15 of the Santa Clara City Code.
   a. Chapter 15.36 – Energy Code for "all electric" provisions for new construction.
   b. Chapter 15**.**38 – Green Building Code for additional Electric Vehicle Charging requirements for new construction.

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

**COMMUNITY DEVELOPMENT - HOUSING DIVISION**

H1. **Residential Rental or Ownership Project with Fewer than 10 Units.** In accordance with the Santa Clara City Code chapter 17.40, this project is subject to the affordable housing requirements for the proposed X units for-sale residential development. To satisfy the affordable housing requirements, the Applicant may elect to either provide:
   a) One dwelling unit: Unit shall be provided at an affordable housing cost for a household earning up to one hundred percent (100%) of area median income (AMI). Affordable Unit shall have prices set in accordance with the City's Below Market Purchase (BMP) Program Policies and Procedures Manual (subject to updates and changes). Applicant shall be responsible for cost incurred under the California Building Standards (California Code of Regulations, Title 24) for the each affordable for- sale residential unit. Affordable units shall be reasonably dispersed throughout the project and shall on average contain the same number of bedrooms and shall be comparable to the design of the market-rate units in terms of appearance, material and finished quality of the market rate units in the project. Affordable units shall have the same access to the project amenities and recreational facilities as market-rate units; or
   b) Pay an in-lieu fee: In-lieu fee shall be equal to the difference between the unrestricted appraised market value ("Initial Market Value") and the Affordable Sales Price of the last unit at completion. The Initial Market Value of the last unit sold shall be the basis for calculating the in-lieu fee to be paid by Applicant. Any in-lieu fee payment due to the City by the Applicant shall be paid prior to receipt of the occupancy certificate of the last unit at completion.

H2. **Affordable Housing Agreement.** Prior to issuance of Building Permits, the Developer shall enter into an Affordable Housing Agreement (AHA) with the City that will determine the Affordable Sales Price, identify the actual unit to be sold as the Affordable Unit, and apply all terms and covenants guaranteeing the prescribed affordability, to the satisfaction of the Director of Community Development. There is a fee for the AHA preparation in the amount of $XX which will be due prior to execution of the AHA (per Municipal Fee schedule).

**DURING CONSTRUCTION – PRIOR TO OCCUPANCY**

H3. **Impact Fee.** In accordance with the Santa Clara City Code chapter 17.40, this project is subject to the requirements of the Affordable Housing Ordinance which may be met through payment of an impact fee of $X.XX per square foot. The fee is determined by the net square footage of the existing building to be demolished minus the square footage of the proposed new construction building multiply by the $X.XX per square foot. Please note

that the impact fee provided here is an estimate and may change if the proposed square footage changes. The Applicant shall pay impact fees prior to the issuance of the occupancy certificate of the building (all fees are based on the current Municipal Fee Schedule in effect at the time the project is approved).

## FIRE DEPARTMENT

### DESIGN / PERFORMANCE—PRIOR TO BUILDING PERMIT ISSUANCE

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

F1. **Hazmat Clearance.** Prior to any Building Permit Issuance, a Phase II environmental assessment is required to be submitted to CRRD for review. If hazards are present that require site mitigation, cleanup, or management of chemical contaminants in soil, soil vapor, or groundwater a separate permit from one of the regulatory agencies below will be required. The type and extent of contamination on site(s) will govern which of the regulatory agencies noted below can supervise the cleanup: Department of Toxic Substances Control (DTSC); State Water Resources Control Board; or Santa Clara County, Department of Environmental Health.

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

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

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

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

hydrants will be based on the fire-flow before the reduction for fire sprinklers. Both public and private fire hydrants may be required.

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

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

- Fire apparatus access roadways shall be provided so that the exterior walls of the first story of the buildings are located not more than 150 feet from fire apparatus access as measured by an approved route around the exterior of each building. In addition, aerial apparatus roadways must be located so aerial apparatus will have clear access to the "entire" face/sides of the building. The minimum number of sides is project-specific and depends on the building configuration, building design, occupancy, and construction type, etc. As part of Building Permit Issuance, an alternative materials, design, and methods of construction and equipment permit application will need to be submitted for review and approval incorporating applicable mitigation measures as determined by the fire department for the lack of compliance. Please note acceptable mitigation methods may have been discussed during the planning stage. Those mitigations are not guaranteed until a formal alternate means permit is submitted concurrently with the Building Plans. Conversely, an acceptable mitigation method may not have been discussed and will be evaluated under an alternate means permit at the building permit stage.
- For underpasses, garages, gates, or anything similar that a Fire apparatus is required to drive under as part of the emergency vehicle access, 16 feet vertical clearance will be required. For all other areas, the "minimum" unobstructed vertical clearance shall not be less than 13 feet 6 inches.

or

- For all other areas, the "minimum" unobstructed vertical clearance shall not be less than 13 feet 6 inches.
- The "minimum" width of aerial roadways for aerial apparatus is 26 feet.
- The minimum inside turning radius shall be 30 feet.
- The "minimum" width of roadways for aerial apparatus is 26 feet. Aerial access roadways shall be located a minimum of 15 feet and a maximum of 30 feet from the protected building. This requirement is only applicable when Appendix D of the Fire Code is enforceable.
- Overhead utility and power lines easements shall not be located over fire apparatus access roads or between the aerial fire apparatus roads and the buildings to avoid the possibility of injury and equipment damage from electrical hazards.

- Fire apparatus access roadways shall be all-weather surface(s) designed to support a gross vehicle weight of 75,000-pounds.
- Trees at full development must not exceed 30 feet in height and not impair aerials apparatus operations to sweep opposing sides of a building. Other obstructions such as site lighting, bio-retention, and architectural features are reviewed case-by-case to ensure they do not obstruct aerial and ground ladder access.
- Traffic control/calming devices are not permitted on any designated fire access roadway unless approved. A separate Fire Department permit is required for any barrier devices installed alone fire department apparatus access roads.

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

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

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

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

F9. **Alternative Means and Methods.** Prior to any Building Permit issuance, an alternate means or methods permits to mitigate any code deficiency must be submitted and approved. Please submit this permit concurrently with the building plans. Please note specific mitigations may have been discussed during the planning process. None of these discussions are binding and can only be formally approved through submitting an AMMR permit. The AMMR permit is formally documenting that and still needs to be submitted.

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

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

**DURING CONSTRUCTION – PRIOR TO OCCUPANCY**

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

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

**ENGINEERING**

**DESIGN—PRIOR TO BUILDING PERMIT ISSUANCE**

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

E2. **Easement.** Obtain Council approval of a resolution ordering vacation of existing public easement(s) proposed to be abandoned, if any, through Public Works Department, and pay all appropriate fees, prior to start of construction.

E3. **Subdivision Map.** After City Council approval of the Tentative Map, submit the Subdivision Map, prepared by a Licensed Land Surveyor or a Registered Civil Engineer with Land Surveyor privileges to the Engineering Department. The submittal shall include a title report, closure calculations, and all appropriate fees.

**DURING CONSTRUCTION**

E4. **Encroachment Permit.** All work within the public right-of-way and/or public easement, which is to be performed by the Developer/Owner, the general contractor, and all subcontractors shall be submitted within a Single Encroachment Permit to be reviewed and issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.

E5. **Encroachment Permit.** Submit public improvement/encroachment permit plans prepared in accordance with City Public Works Department procedures which provide for the installation of public improvements directly to the Public Works Department. Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer prior to approval and recordation of final map and/or issuance of building permits.

E6. **Encroachment Permit.** Existing non-standard or non-ADA compliant frontage improvements shall be replaced with current City standard frontage improvements as directed by the City Engineer or his designee.

E7. **Encroachment Permit.** Damaged curb, gutter, and sidewalk within the public right-of-way along property's frontage shall be repaired or replaced (to the nearest score mark) in a

manner acceptable to the City Engineer or his designee. The extents of said repair or replacement within the property frontage shall be at the discretion of the City Engineer or his designee.

E8. **Encroachment Permit.** Existing streetlights shall be clear of proposed sidewalk, developer shall relocate as necessary.

E9. **Easement.** Dedicate required on-site easements for any new public utilities, and/or emergency vehicle access by means of subdivision map or approved instrument at time of development.

E10. **Easement.** Dedicate sidewalk easements along the project frontage where public sidewalks extend into private property. Sidewalk easements are to be 1' behind proposed back of walk where there is landscaping behind sidewalk. Sidewalk easement where hardscape is behind sidewalk is to be at back-of-walk. Cold joint is required between public sidewalk and private hardscape.

E11. **Agreement.** If requested, owner or designee shall prepare and submit for City approval a maintenance plan for all sidewalk, curb and gutter, landscaping and irrigation system improvements installed within the public right-of-way prior to encroachment permit issuance. Such plan shall include at a minimum, maintenance requirements for trees and shrubs, in acknowledgement of developer's/property owner's obligation under Chapter 12.30 and 17.15.

**TRAFFIC**
**DURING CONSTRUCTION**

E12. Traffic improvements must comply with the City of Santa Clara Standard Specifications for Public Works Construction

**STREETS DIVISION**
Right of Way Landscape

**DESIGN / PERFORMANCE -- PRIOR TO ISSUANCE OF BUILDING PERMIT**

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

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

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

**DURING CONSTRUCTION OR OPERATION**

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

**PRIOR TO FINAL OF BUILDING PERMIT**

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

Solid Waste

**DESIGN / PERFORMANCE -- PRIOR TO ISSUANCE OF BUILDING PERMIT**

SW1. **Post-Construction Solid Waste Generation Estimation and Collection Form.** The applicant shall complete and provide the Post-Construction Solid Waste Generation Estimation and Collection Form, which includes the estimation of trash and recycling materials generated from the project. Use the City's Solid Waste Guidelines for New and Redevelopment Projects as specified by the development type. Contact the Public Works Department at Environment@SantaClaraCA.gov or (408) 615-3080 for more information.

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

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

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

SW5. **Exclusive Franchise Hauling Area.** Project applicant shall contact the Public Works Department, Street Maintenance Division at (408) 615-3080 to verify if the property falls within the City's exclusive franchise hauling area. If so, the applicant is required to use the City's exclusive franchise hauler and rate structure for any hired debris boxes. Prior to the issuance of a Public Works clearance, the project applicant shall complete and sign the Construction and Demolition (C&D) / Waste Management Rules and Regulations Form.

**DURING CONSTRUCTION OR OPERATION**

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

**PRIOR TO FINAL OF BUILDING PERMIT**

SW7. **Weight Tickets.** Prior to obtaining a Temporary or Final Certificate of Occupancy, individual weight tickets for all materials generated for discard or reuse by the project

during demolition and construction activities shall be uploaded to Green Halo and submitted for review and approval by Environmental Services. At a minimum two (2) weeks review time is required.

Stormwater

**DESIGN / PERFORMANCE -- PRIOR TO ISSUANCE OF BUILDING PERMIT**

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

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

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

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

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

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

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

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

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

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

ST9. **Trash Enclosure Floor Drains.** Floor drains within trash enclosures shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.

ST10. **Architectural Copper.** The use of architectural copper is prohibited.

**DURING CONSTRUCTION OR OPERATION**

ST11. **Biotreatment Soil Media.** Applicant shall install biotreatment soil media that meets the minimum specifications as set forth in the SCVURPPP C.3 Stormwater Handbook. If percolation rate test of the biotreatment soil mix is not performed on-site, a certification letter from the supplier verifying that the soil meets the specified mix (the date of such document shall not be older than 3 months).

ST12. **Stormwater Control Measure Inspection.** At critical construction phases, all stormwater control measures shall be inspected for conformance to approved plans by a qualified 3rd party consultant from the SCVURPPP List of Qualified Consultants.

ST13. **Inspections.** Permeable Pavement, Media Filter vaults, and Trash Full Capture Devices shall be inspected by a 3rd party reviewer and/or manufacturer representative for conformance with the details and specifications of the approved plans. All new pervious concrete and porous asphalt pavements should have a minimum surface infiltration rate of 100 in./hr. as described in the SCVURPPP C.3 Handbook. A map displaying the number, location and details of full trash capture devices shall be prepared as an attachment to the Operations and Maintenance (O&M) Agreement with the City.

ST14. **Stormwater Treatment Facilities.** Stormwater treatment facilities must be designed, installed, and maintained to achieve the site design measures throughout their life in accordance to the SCVRUPPP C.3 Stormwater Handbook (Chapter 6 and Appendix C).

ST15. **Amendments to Operation & Maintenance Agreement.** Any site design measures used to reduce the size of stormwater treatment measures shall not be installed for the project without the written approval from the City, installing the corresponding resizing of other stormwater treatment measures and an amendment of the property's O&M Agreement.

ST16. **Stormwater Pollution Prevention Messaging.** Developer shall install an appropriate stormwater pollution prevention message such as "No Dumping – Flows to Bay" on any storm drains located on private property.

ST17. **Outdoor Storage Areas.** All outdoor equipment and materials storage areas shall be covered and/or bermed, or otherwise designed to limit the potential for runoff to contact pollutants.

**PRIOR TO FINAL OF BUILDING PERMIT**

ST18. **As-Built Drawings.** As-Built drawing shall be submitted to the Public Works Department.

ST19. **3rd Party Concurrence Letter.** 3rd Party concurrence letter on the C.3 facilities construction shall be submitted to the Public Works Department. The letter shall be prepared by a 3rd party consultant from the SCVURPPP List of Qualified Consultants. The City reserves the right to review the 3rd party inspection report on the C.3 stormwater facility installation.

ST20. **Final C.3 Inspection.** Applicant shall schedule and City shall conduct a final C.3 inspection.

ST21. **Operation & Maintenance Agreement.** The property owner shall enter into an Operation and Maintenance (O&M) Agreement with the City for all installed stormwater treatment measures and full trash capture devices in perpetuity. Applicants should contact Public Works Dept. - Environmental Services at (408) 615-3080 or Street@SantaClaraCA.gov for assistance completing the Agreement. For more information and to download the most recent version of the O&M Agreement, visit the City's stormwater resources website at http://santaclaraca.gov/stormwater. Inspection of permeable pavement, media filter vaults and full trash capture devices is to be done annually by December 31 of each year.

## WATER & SEWER DEPARTMENT

### DESIGN / PERFORMANCE -- PRIOR TO ISSUANCE OF BUILDING PERMIT

W1. **Related Approvals:** Applicant shall comply with all related City approvals, entitlements, permits, or requirements associated with the subject property, unless explicitly superseded or revised by the Director of Water and Sewer Utilities.

W2. **Existing Services.** The applicant shall show all existing water and sewer services, meters, and mains on the plans and indicate their sizes on the proposed site plan or on a composite utility plan. If the existing services will not be used, then the applicant shall properly abandon these services at the main per Water & Sewer Utilities standards and install a new service to accommodate the water needs of the project. The applicant shall bear the cost of any relocation or abandonment of existing Water Department facilities required for project construction to the satisfaction of the Director of Water and Sewer Utilities.

W3. **Separate Services.** Applicant shall provide separate water, recycled water, sanitary sewer, and fire services connected to a public main in the public right-of-way services for each parcel to the satisfaction of the Director of Water & Sewer Utilities. Different types of water and recycled water use (domestic, irrigation, fire) shall be served by separate water services, each separately tapped at the water main. Services cannot cross a different parcel than the one it serves. No parcel shall be created that requires an easement from an adjacent parcel in order to be served. Tapping on existing fire service line(s) is prohibited. Approved backflow prevention device(s) are required on all potable water services.

W4. **Easements.** Prior to City's issuance of Building or Grading Permits, the applicant shall provide a dedicated water utility easement around the backflow prevention device onsite. The water utility easement for the water services and all other public water appurtenances shall be a minimum 15 feet wide and be adjacent to the public right-of-way without overlapping any public utility easement. Additionally, the applicant shall submit plans defining existing easements so Water Division can verify if there are any conflicts with proposed easements and water utilities.

## KEY:

G = General

P = Planning Division

E = Public Works Engineering (Stormwater)

SVP = Silicon Valley Power

FD = Fire Department

ST = Stormwater

SW = Solid Waste

L = Right of Way Landscape

E = Engineering

H = Housing

W = Water and Sewer

## ACKNOWLEDGEMENT AND ACCEPTANCE OF CONDITIONS OF APPROVAL

*Permittee/Property Owner*

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

Signature: _____

Printed Name: _____

Relationship to Property: _____

Date: _____

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

**24-1140** **Agenda Date: 12/11/2024**

# REPORT TO DEVELOPMENT REVIEW HEARING

## SUBJECT

PUBLIC HEARING: Action on the Architectural Review (PLN24-00034) for the Demolition of an Existing Single-Family Residence and the Construction of Six New Single-Family Detached Residences, of Approximately 2,772 Square Feet with One Affordable Unit at the Moderate Level of Affordability, Subject to SB 330 Located at 4503 Cheeney Street.

**File No.:** **PLN24-00034**
**Location:** **4503 Cheeney,** a 18,651 square-foot lot located on the east side of Cheeney Street, on the corner of Cheeney Street and Third Street; APN: 104-09-034;
**General Plan:** Low Density Residential (8-19 DU/AC)
**Zoned:** Low Density Residential (R2)
**Applicant:** Jeff Aguilar
**Owner:** Kathleen Daudistel Trustee & Et Al
**Request:** **Architectural Review -** Demolition of an existing single-family residence and the construction of six new single family detached residences, of approximately 2,772 square feet with one affordable unit at the moderate level of affordability, subject to SB 330 located at 4503 Cheeney Street.

## PROJECT DATA

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

## POINTS FOR CONSIDERATION

- The proposed project is in a residential tract consisting of both one- and two-story residences with a mixture of detached single family and attached single family homes. See Vicinity Map in Attachment 1.
- The site currently has a single-family home (built circa 1963) that will be removed to incorporate the six new residences.
- Per the Santa Clara City Code (SCCC) 18.120.020.D2 & 3, the request requires Architectural Review approval through Development Review Hearing.
- The project proposes six new single family detached residences, each being approximately 2,772 square feet consisting of two car garages of 410 square feet, and three bedrooms and two- and one-half bathrooms.
- Direct vehicular access for the 0.44-acre lot would is from Third Street with a single driveway for the six residences. Solid Waste service for the site would be achieved with individual bins placed curbside along Third Street during service days.
- The project proposes a contemporary architectural design that appears to be in harmony with

the existing character of the neighborhood, with horizontal lap siding, stucco, box windows, and prominent entryways for two residences abutting Third Street. All roofs are hip style to reduce the massing of the structures.

- The project proposes an affordable unit, which is consistent with the City's Affordable Housing Ordinance and allows the applicant to use State density bonus law to seek waivers from the SCCC. After working with the City to reduce the extent of the waivers, the applicant and the City agreed to three waivers for: front yard setbacks, rear yard setbacks, and building coverage.
- Pursuant to the density bonus law, the applicant is also entitled to one concession for the affordable housing project, the applicant has chosen to use that concession for the corner side yard fence height to maintain a six-foot height within a required setback where only a three-foot fence would be permitted.
- The project has been submitted under Senate Bill (SB) 330 (2019) and later SB 8 (2022), which allows a project to move forward if it complies with applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards, in effect at the time that the application was deemed complete. The applicant has worked with the City to create a design that is in harmony with the surrounding neighborhood and abides by the spirit of the 2014 Design Guidelines for Single-Family and Duplexes.
- The proposed project meets the required finding set forth in SCCC Chapter 18.120.
- There are no active City code enforcement cases for this property.
- A Community Meeting was held for the project on 11/13/2024, about eight members of the public were in attendance. The overall comment from the public was a concern regarding on-street parking.
- A neighborhood notice was distributed within a 500-foot radius of the subject site for this project review.

## FINDINGS SUPPORTING STAFF'S RECOMMENDATION

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

1) *That any off-street parking area, screening strips, and other facilities and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that:*
   - Each unit will have a two-car garage which will provides the Code required two covered parking spaces for each residence. Per SCCC, each garage should maintain an unobstructed 17'x17' space for parking. As conditioned, the project would require that each garage be used for parking vehicles and not only for storage.
   - The required parking spaces are not located in the required front yard or side yard landscaped areas.
   - The proposed project provides areas surfaced with all-weather materials of parking vehicles.
2) *That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of*

*neighboring developments, and will not create traffic congestion or hazard, in that:*

- The proposed residence would add an additional five residences to the property which should not create substantive traffic congestion or hazards.
- Public streets, including Cheeney Street and Third Street, are adequate in size and design to serve the proposed residences, and the use will not create a substantive increase in traffic.

3) *That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that:*
   - The proposed project is consistent with the surrounding character of the neighborhood by including such architectural elements as box windows clad in painted accent panels, a combination of eight-inch horizontal lap siding and stucco materials, standing seam roofing on the entryways, and asphalt shingle roofing.
     - The architectural features of the proposed design are true to the architectural form and appropriate for the neighborhood.
     - The proposed project is consistent with the scale and design found in the existing surrounding neighborhoods.

4) *That the granting of such approval will not, under the circumstances of the particular case, materially affect adversely the health, comfort or general welfare of persons residing or working in the neighborhood of said development, and will not be materially detrimental to the public welfare or injuries to property or improvements in said neighborhood, in that:*
   - The project is subject to the California Building Code and City Code requirements, which serve to regulate new construction to protect public health, safety, and general welfare.

5) *That the proposed development, as set forth in the plans and drawings, are consistent with the set of more detailed policies and criteria for architectural review as approved and updated from time to time by the City Council, which set shall be maintained in the planning division office. The policies and criteria so approved shall be fully effective and operative to the same extent as if written into and made a part of this title, in that:*
   - The proposed development is consistent with the objective standards set forth in the General Plan and Zoning Code, and with the waivers and concession, comply with the R2 zoning district's development standards.

## CONDITIONS OF APPROVAL

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

## ENVIRONMENTAL REVIEW

The action being considered is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Class 32 - In-Fill Development Projects), in that the proposed project meets the following conditions:

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
(c) The project site has no value as habitat for endangered, rare or threatened species.
(d) Approval of the project would not result in any significant effects relating to traffic, noise, air

quality, or water quality.
(e) The site can be adequately served by all required utilities and public services.

## PUBLIC CONTACT

Public contact was made by posting the Development Review Hearing agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <mailto:clerk@santaclaraca.gov> or at the public information desk at any City of Santa Clara public library.
A public hearing notice was mailed to property owners within a 500-foot radius of the project site on November 27, 2024. As of the writing of this report, planning staff has not received public comments for this application.

## RECOMMENDATION

**Determine** the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15332 (Class 32 - In-Fill Development Projects) and **Approve** the demolition of an existing single-family residence and the construction of six new single family detached residences, of approximately- 2,772 square feet with one affordable unit at the moderate level of affordability, located at 4503 Cheeney Street, subject to findings and conditions of approval.

Prepared by: Daniel Sobczak, Associate Planner, Community Development Department
Approved by: Sheldon S. Ah Sing, Development Review Officer, Community Development Department

## ATTACHMENTS

1. Vicinity Map
2. Project Data and Compliance Table
3. Conditions of Approval
4. Development Plans

## SHEET LIST:


TS Cover Sheet & Project Summary

Architectural Sheets

A.1 Existing Site Photos
A.2 Architectural Site Plan
A.3 Streetscape Elevations
A.4 Perspective
A.5 Floor Plans - Plan 1
A.6 Floor Plans - Plan 1A
A.7 Building Section & Area Diagrams
A.8 Building Elevations - Plan 1A / Color Scheme A
A.9 Building Elevations - Plan 1A / Color Scheme B
A.10 Building Elevations - Plan 1 / Color Scheme C
A.11 Colors & Materials

Civil Sheets

C-1 Existing Conditions & Demolition Plan
C-2 Site Plan
C-3 Grading And Drainage Plan
C-4 Utility Plan
C-5 Stormwater Management Plan
C-6 Clean Bay Blueprint
TM1 Vesting Tentative Map
TM2 Vesting Tentative Map

Landscape Sheets

L-1 Conceptual Landscape Plan
L-2 Conceptual Tree Plan
L-3 Site Imagery and Preliminary Lighting Plan
L-4 Conceptual Irrigation Hydrozone Plan


## PROJECT TEAM:


APPLICANT:
Valley Oak Partners, LLC
734 The Alameda, San Jose, CA 95126
Tel: 408-200-6211
Aguilar

ARCHITECT:
DAHLIN
5865 Owens Drive,
Pleasanton, CA 94588
Tel: 925-251-7200
Contact: Eric Muzzy

CIVIL ENGINEER:
CEA (Civil Engineering Associates)
128 Railway Ave, Campbell, CA 95008
Tel: 408-453-1066 x.207
Contact: John Gaylord

LANDSCAPE ARCHITECT:
vTA vanderToolen Associates
700 Ygnacio Valley Road, Suite 100,
Walnut Creek, CA 94596
Tel: 925-274-1305
Contact: Mary Carden


## CODE INFORMATION:

APPLICABLE CODES:

2022 CALIFORNIA BUILDING CODE (CRC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE (CFC)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen Code)
CITY OF SANTA CLARA, CALIFORNIA MUNI CODE

OCCUPANCY GROUP: R-3
CONSTRUCTION TYPE: VB
BUILDING AREA / UNIT: 2,772 SF
BUILDING HEIGHT: 2 STORIES, 26'
SPRINKLER SYSTEM: NFPA 13D



| PROJECT SUMMARY | | | | |
|---|---|---|---|---|
| Location | 4503 Cheeney Street, Santa Clara, 95054 | | | |
| Project Number | 1005.012 | | | |
| Assessor Parcel Number | 104-09-034 | | | |
| Parcel Area (Gross) | 18,651 sf | 0.43 ac | | |
| Existing Use | 1 Residential unit | | | |
| **DEVELOPMENT REGULATIONS** | **STANDARD** | **NOTES** | | **PROPOSED** |
| General Plan Land Use | Low Density Residential | Existing zoning is inconsistent | | Low Density Residential |
| General Plan Density | 8-19 units / gross acre | Compliant | | 14 units / gross acre |
| Zoning Designation | R1-6L - Single Family | Evaluated as R3-18D per City Planning Division | | R1-6L - Single Family |
| **DEVELOPMENT REGULATIONS** | **PER R3-18D ZONING** | **CODE REF.** | **NOTES** | **PROPOSED** |
| Lot Area | 8,500 SF min. | 18.16.040 | Compliant | 18,651 SF |
| Lot Width | 70' min. | 18.16.050 | Compliant | 127.5' |
| Building Height | 25' max. | 18.16.060 | DB Waiver Request 1 | 26' |
| Front yard | 20' min. | 18.16.070 | DB Waiver Request 2 | 13' min. |
| Side yard | 10' min. | 18.16.080 | DB Waiver Request 3 | 5.5' min. |
| Side yard - Street | 20' min. | | DB Waiver Request 4 | 10' min. (5' to porch) |
| Rear | 15' min. | 18.16.090 | DB Waiver Request 5 | 10' min. |
| Building Coverage | 35% max. | 18.16.100 | DB Waiver Request 6 | 48% |
| Open landscaped Area | 45% min. | 18.16.110 | DB Waiver Request 7 | 37% |
| | 8,393 SF | | | 6,927 SF |
| Unit Count | 7 max. (1/2,500 SF) | 18.16.120 | Compliant | 6 |
| Parking Spaces | 2 / unit, 12 total | 18.16.130 | Compliant | 2 / unit, 12 total |
| Driveway legnth from ROW | 20' min. | | Compliant | 23.5' |

| ARCHITECTURAL SUMMARY | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| unit name | unit count | bedroom count | bathroom count | gross living area / unit | total gross living area | garage area | porch area | upper level stair area | construction area / unit | total construction area |
| Plan 1 | 4 | 4 | 2.5 | 2,275 | 9,100 | 430 | 42 | 67 | 2,772 | 11,088 |
| Plan 1A | 2 | 4 | 2.5 | 2,275 | 4,550 | 430 | 108 | 67 | 2,772 | 5,544 |
| Total | 6 | | | | 13,650 | | | | | 16,632 |

## VICINITY MAP:




## PROJECT DESCRIPTION:

The project site is located at 4503 Cheeney Street. The existing site consists of a single family detached home. The project proposes demolition of existing building, and construction of 6 new single family detached homes. Each home will include a gross living area of +/- 2,275 sf, and a gross construction area of 2,772 sf. Residential development at this density is an allowed use per the existing General Plan designation.

The project layout is designed similarly to the surrounding neighborhood, with corner units entering from the Third Street frontage and interior units entering from a private driveway. Resident parking will be provided in private garages. The architectural design features a variety of colors and materials intended to compliment the proposed building articulation.

An SB 330 preapplication for this project was submitted in September 2023. The proposed project requires Architectural Review and approval of State Density Bonus. includes requests for 7 waivers as noted in the Project Summary table.

SHEET TS

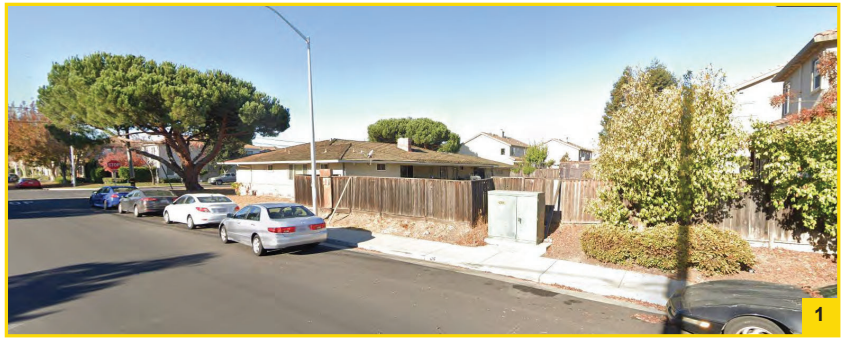
# 4503 CHEENEY STREET

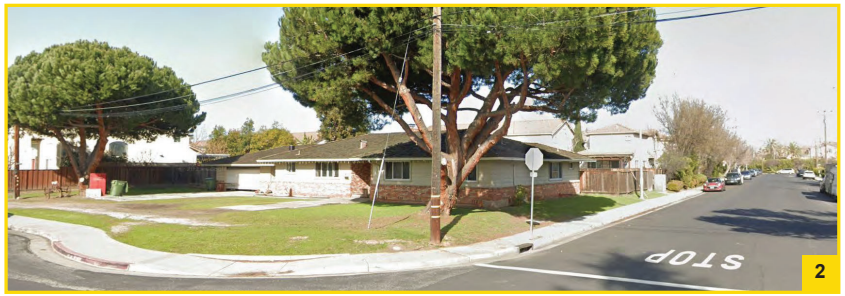
**IN SANTA CLARA, CA**

**ARCHITECTURAL REVIEW - SUBMITTAL 1**

# COVER SHEET & PROJECT SUMMARY







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SHEET A.1

# 4503 CHEENEY STREET

**IN SANTA CLARA, CA**

**ARCHITECTURAL REVIEW - SUBMITTAL 1**

## EXISTING SITE PHOTOS

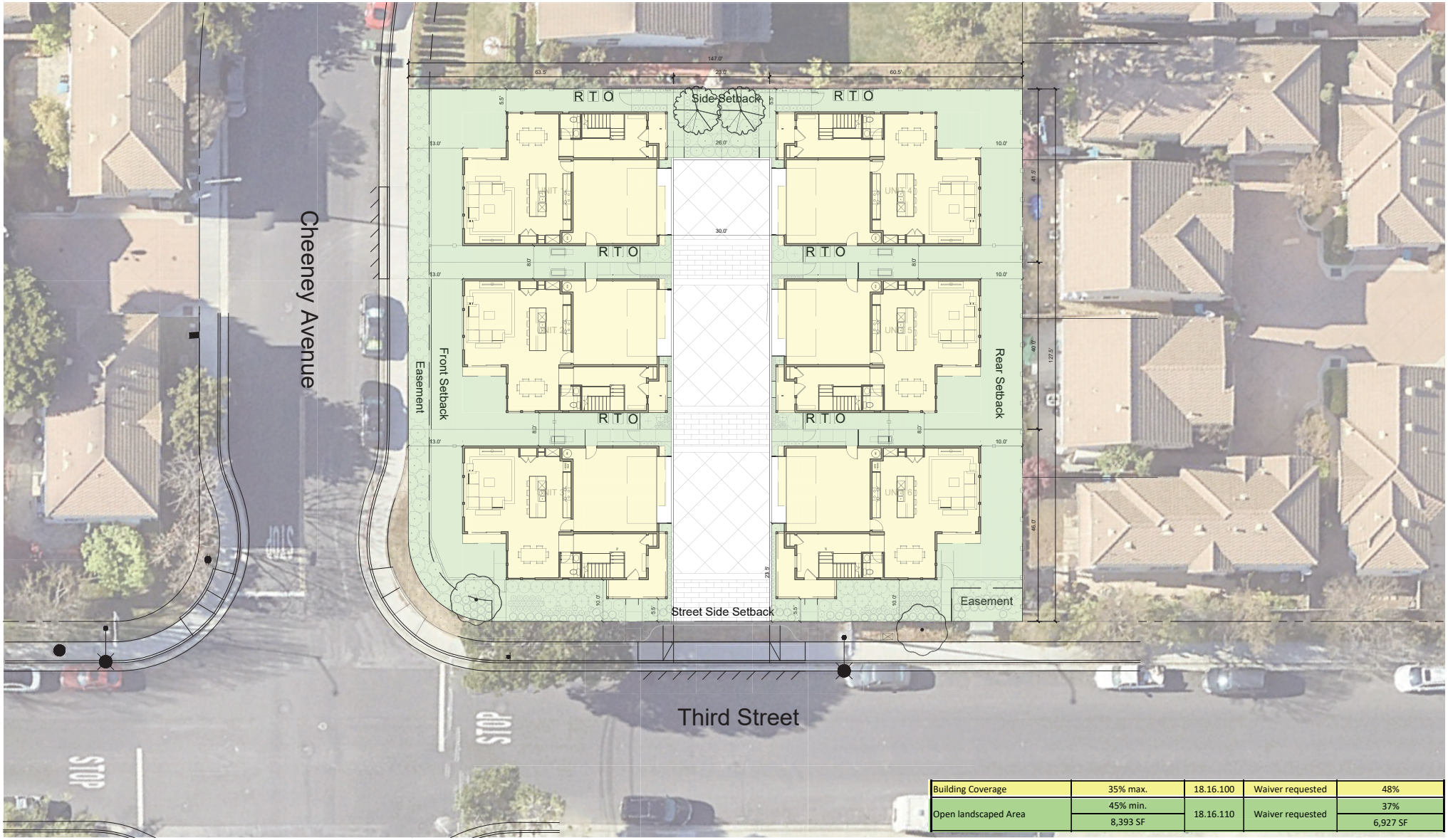
**DAHLIN GROUP** ARCHITECTURE | PLANNING | INTERIORS

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PROJECT NO. 1005.012 | JANUARY 16, 2024

VOP

DAHLIN




| | | | | |
|---|---|---|---|---|
| Building Coverage | 35% max. | 18.16.100 | Waiver requested | 48% |
| Open landscaped Area | 45% min. | 18.16.110 | Waiver requested | 37% |
| | 8,393 SF | | | 6,927 SF |

SHEET A.2

# 4503 CHEENEY STREET

**IN SANTA CLARA, CA**

**ARCHITECTURAL REVIEW - SUBMITTAL 1**

**DAHLIN GROUP** ARCHITECTURE | PLANNING | INTERIORS

## ARCHITECTURAL SITE PLAN

N

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VOP

DAHLIN

WWW.DAHLINGROUP.COM

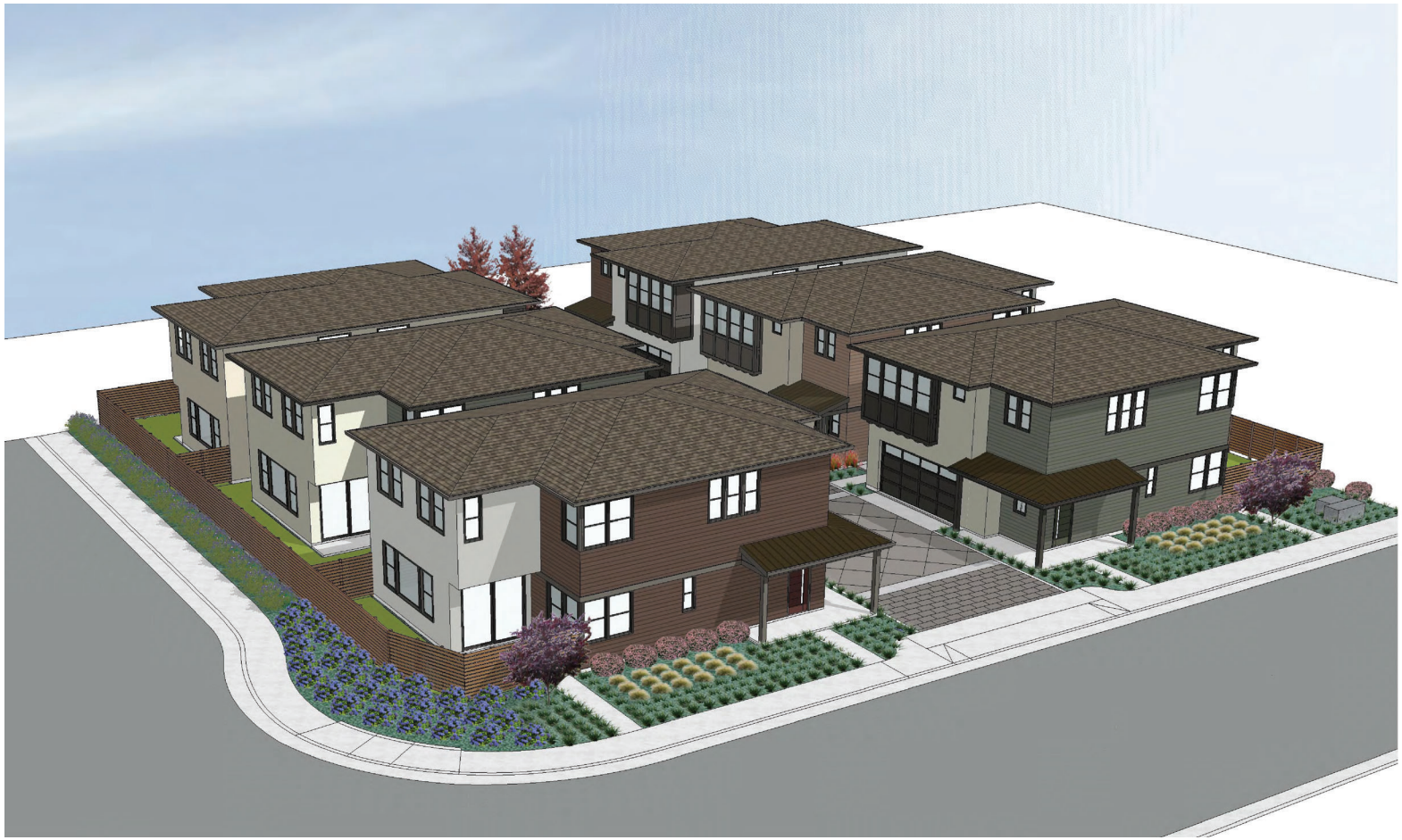
PROJECT NO. 1005.012 | JANUARY 16, 2024



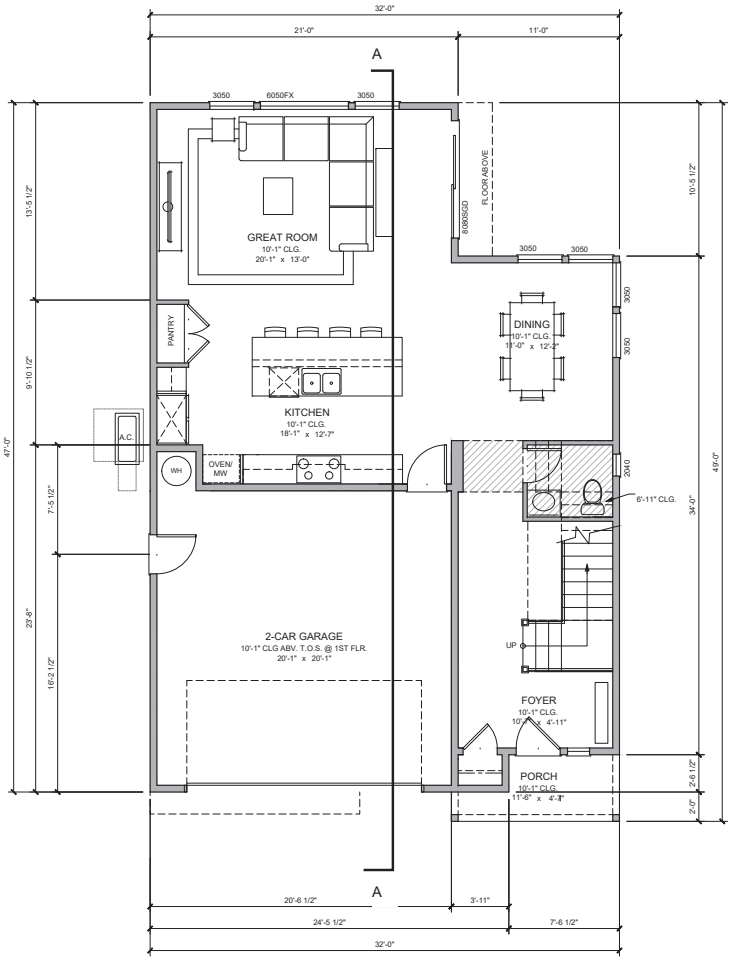
THIRD STREET ELEVATION



CHEENEY STREET ELEVATION

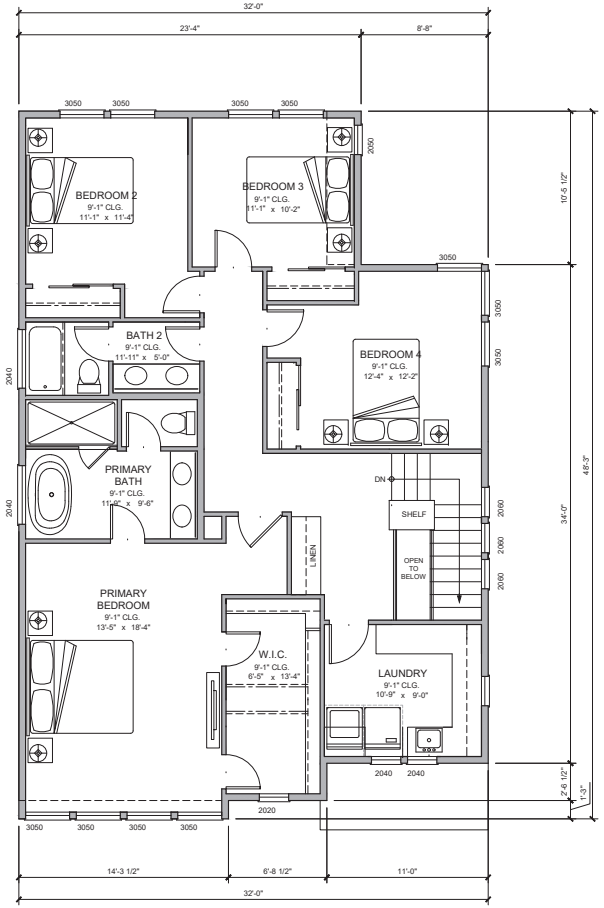


PERSPECTIVE - CORNER VIEW

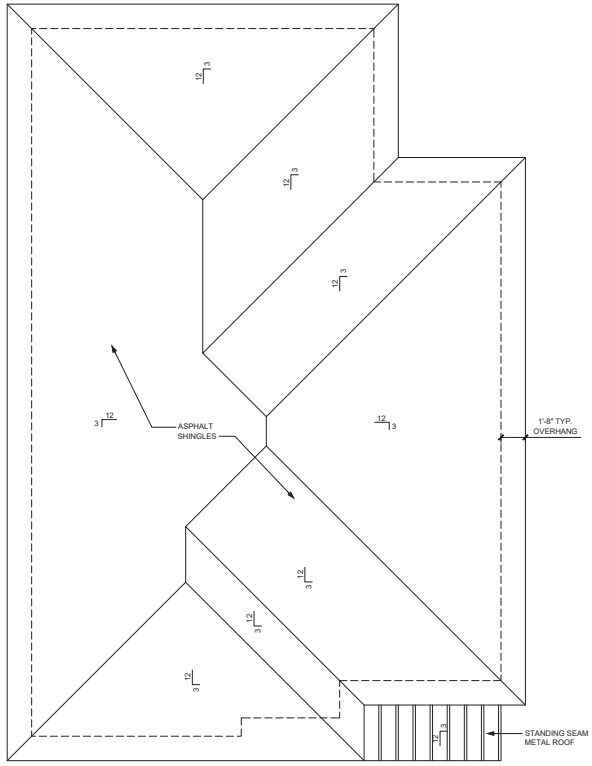



PLAN 1 - MAIN FLOOR PLAN

LOTS 2, 3, 4, & 5




PLAN 1 - UPPER FLOOR PLAN




PLAN 1 - ROOF PLAN



SITE KEY

SHEET A.5

# 4503 CHEENEY STREET

**IN SANTA CLARA, CA**

**ARCHITECTURAL REVIEW - SUBMITTAL 1**

**DAHLIN GROUP** ARCHITECTURE | PLANNING | INTERIORS

## FLOOR PLANS

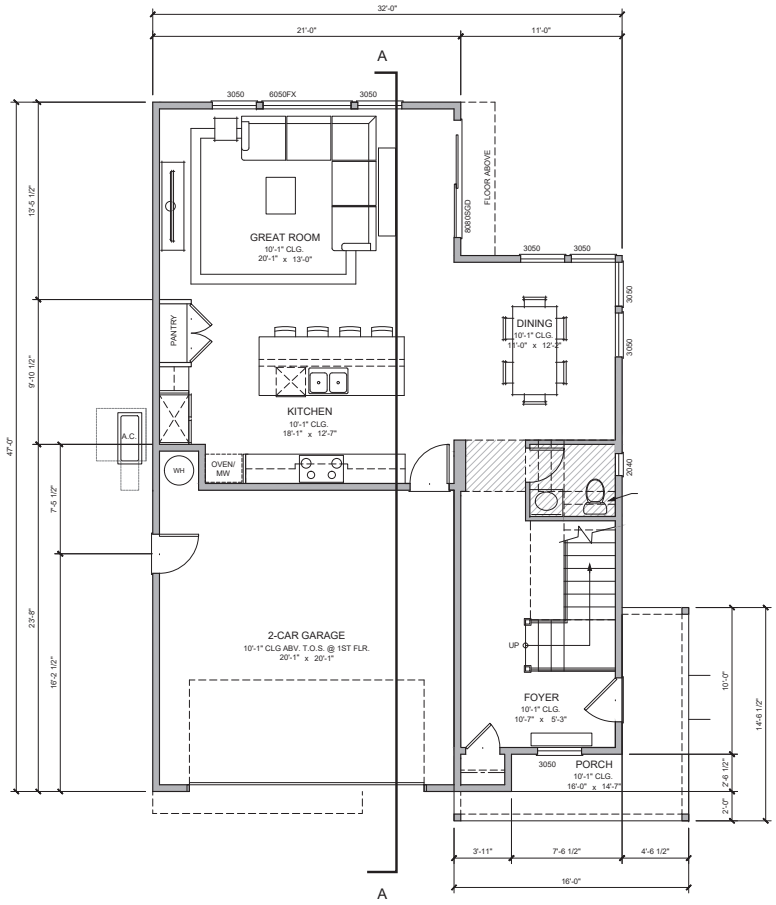
**UNIT 1**

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0 2 4 8 12 FEET

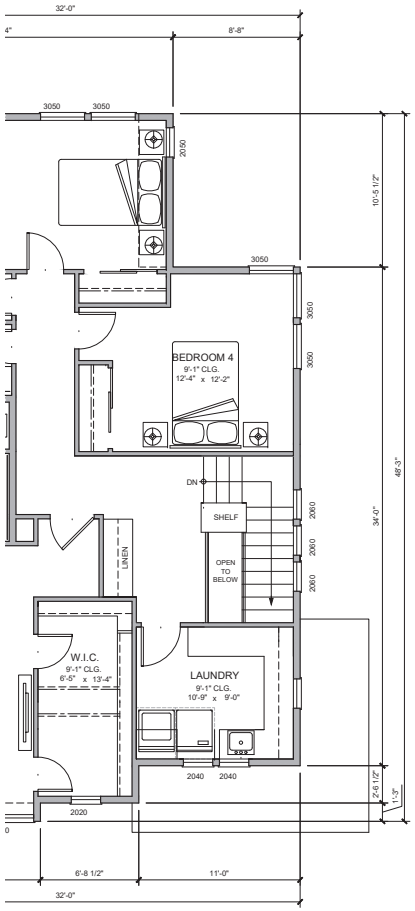
**WWW.DAHLINGROUP.COM**

**PROJECT NO. 1005.012 | JANUARY 16, 2024**

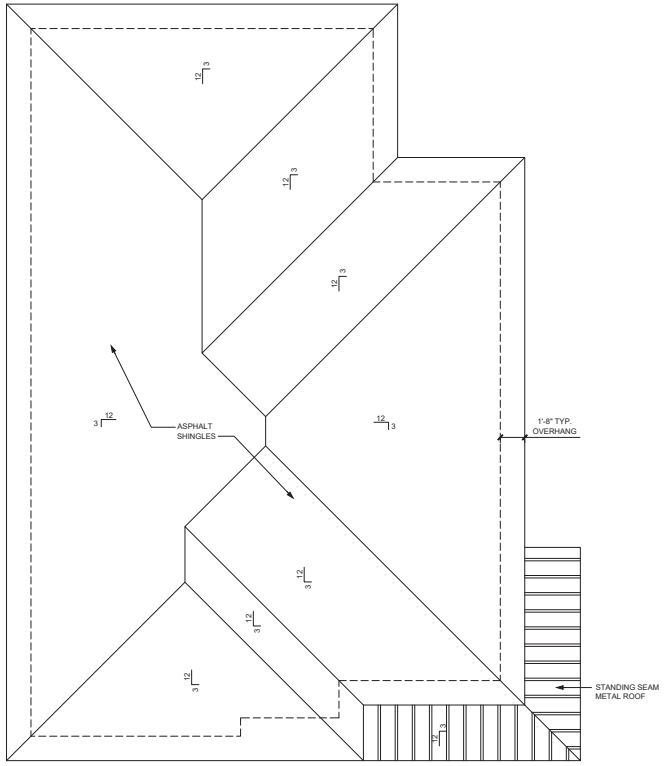



PLAN 1A - MAIN FLOOR PLAN

LOTS 1 & 6




PLAN 1A - PARTIAL UPPER FLOOR PLAN




PLAN 1A - ROOF PLAN



SITE KEY

SHEET A.6

# 4503 CHEENEY STREET

**IN SANTA CLARA, CA**

**ARCHITECTURAL REVIEW - SUBMITTAL 1**

**DAHLIN GROUP** ARCHITECTURE | PLANNING | INTERIORS

## FLOOR PLANS

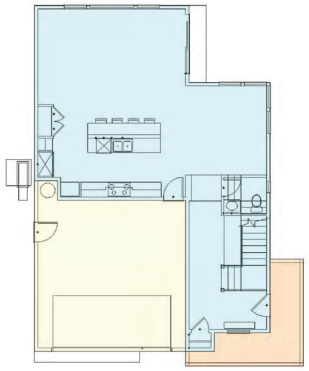
**UNIT 1A**

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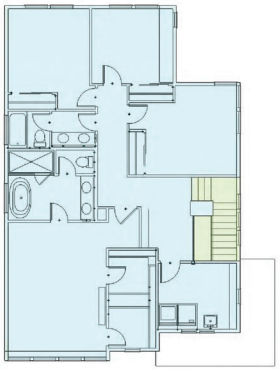
0 2 4 8 12 FEET

**WWW.DAHLINGROUP.COM**

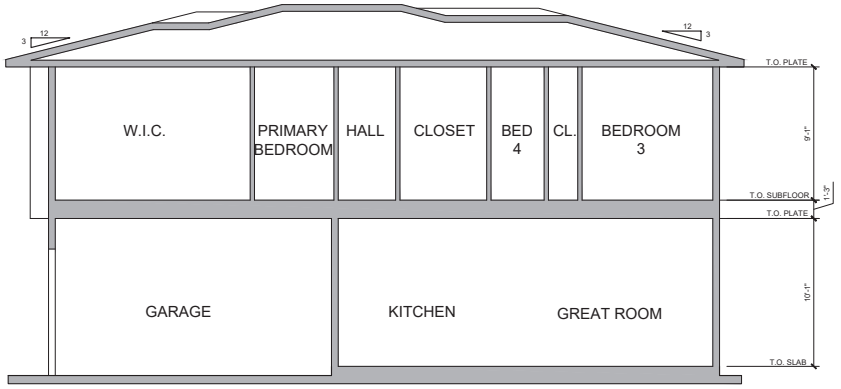
**PROJECT NO. 1005.012 | JANUARY 16, 2024**



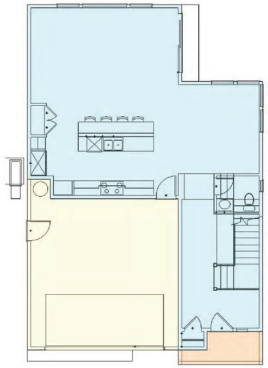
PLAN 1A



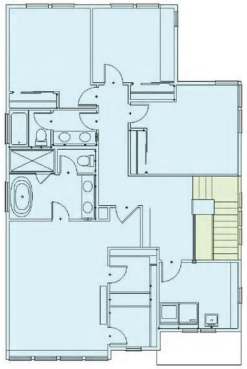
| | |
|---|---|
| MAIN FLOOR LIVING AREA | 939 SF |
| UPPER FLOOR LIVING AREA | 1,336 SF |
| **TOTAL LIVING AREA** | **2,275 SF** |
| GARAGE AREA | 430 SF |
| PORCH AREA | 108 SF |
| UPPER LEVEL STAIR AREA | 67 SF |




BUILDING SECTION A-A



PLAN 1



| | |
|---|---|
| MAIN FLOOR LIVING AREA | 939 SF |
| UPPER FLOOR LIVING AREA | 1,336 SF |
| **TOTAL LIVING AREA** | **2,275 SF** |
| GARAGE AREA | 430 SF |
| PORCH AREA | 42 SF |
| UPPER LEVEL STAIR AREA | 67 SF |

**ARCHITECTURAL SUMMARY**

| unit name | unit count | bedroom count | bathroom count | gross living area / unit | total gross living area | garage area | porch area | upper level stair area | construction area / unit | total construction area |
|---|---|---|---|---|---|---|---|---|---|---|
| Plan 1 | 4 | 4 | 2.5 | 2,275 | 9,100 | 430 | 42 | 67 | 2,772 | 11,088 |
| Plan 1A | 2 | 4 | 2.5 | 2,275 | 4,550 | 430 | 108 | 67 | 2,772 | 5,544 |
| Total | 6 | | | | 13,650 | | | | | 16,632 |

SHEET A.7

# 4503 CHEENEY STREET

**IN SANTA CLARA, CA**

**ARCHITECTURAL REVIEW - SUBMITTAL 1**

**DAHLIN GROUP** ARCHITECTURE | PLANNING | INTERIORS

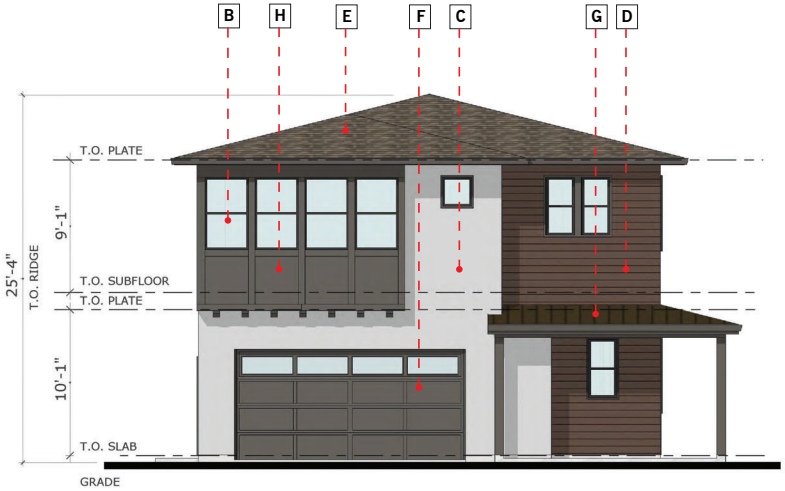
## BUILDING SECTION & AREA DIAGRAMS

0 2 4 8 12 FEET

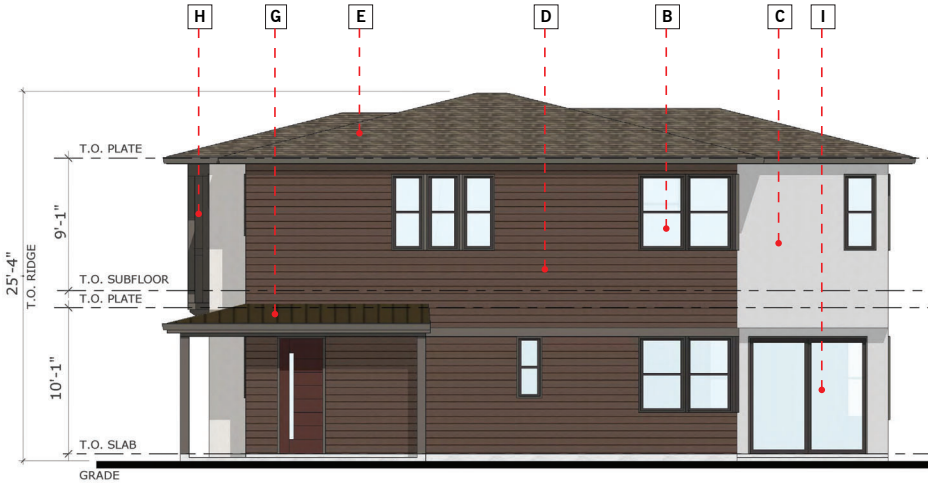
VOP DAHLIN

WWW.DAHLINGROUP.COM

PROJECT NO. 1005.012 | JANUARY 16, 2024



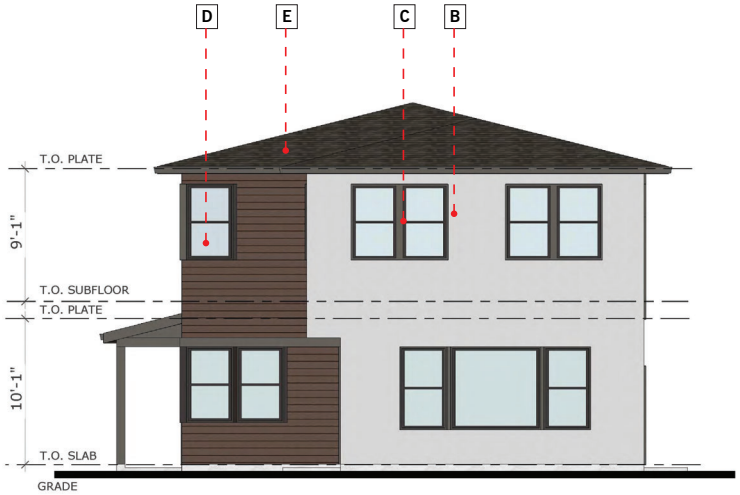

FRONT ELEVATION



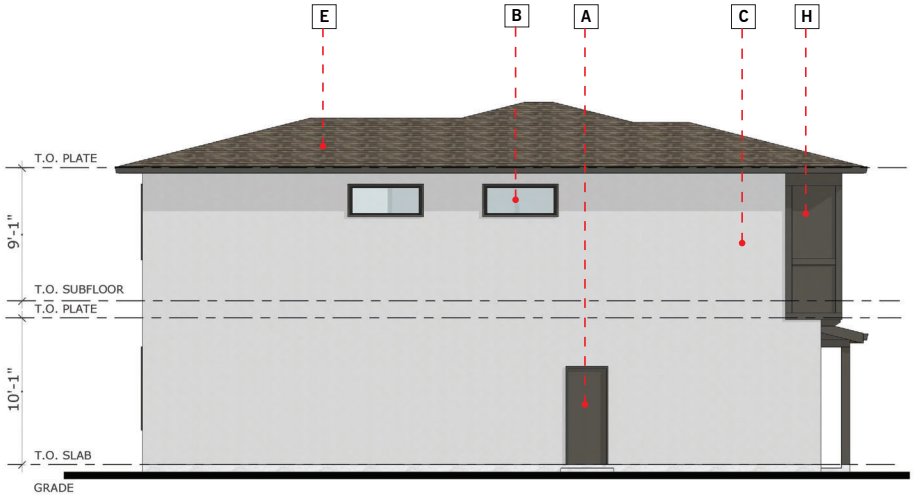

RIGHT ELEVATION

## MATERIAL LIST

- A WOOD DOOR
- B VINYL WINDOWS
- C STUCCO
- D 8" HORIZ. LAP SIDING
- E COMPOSITE SHINGLE ROOFING
- F ALUMINUM GARAGE DOOR
- G STANDING SEAM ROOFING
- H PAINTED ACCENT PANEL
- I SLIDING GLASS DOOR




REAR ELEVATION




LEFT ELEVATION

SHEET A.8

# 4503 CHEENEY STREET

**IN SANTA CLARA, CA**

**ARCHITECTURAL REVIEW - SUBMITTAL 1**

**DAHLIN GROUP** ARCHITECTURE | PLANNING | INTERIORS

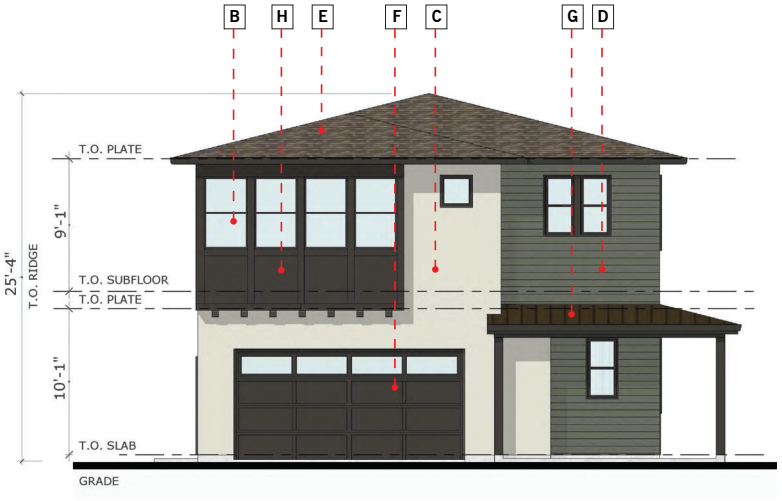
## BUILDING ELEVATIONS

**PLAN 1A / COLOR SCHEME A**

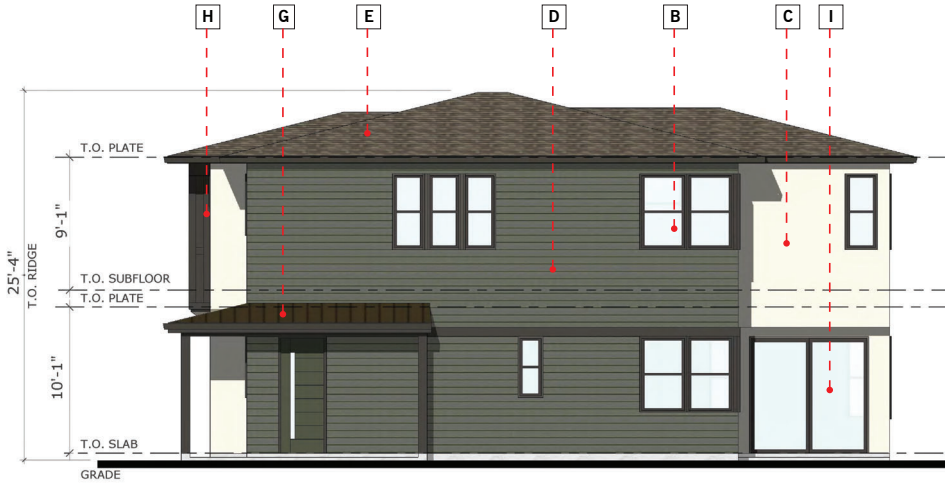
0 2 4 8 12 FEET

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**PROJECT NO. 1005.012 | JANUARY 16, 2024**



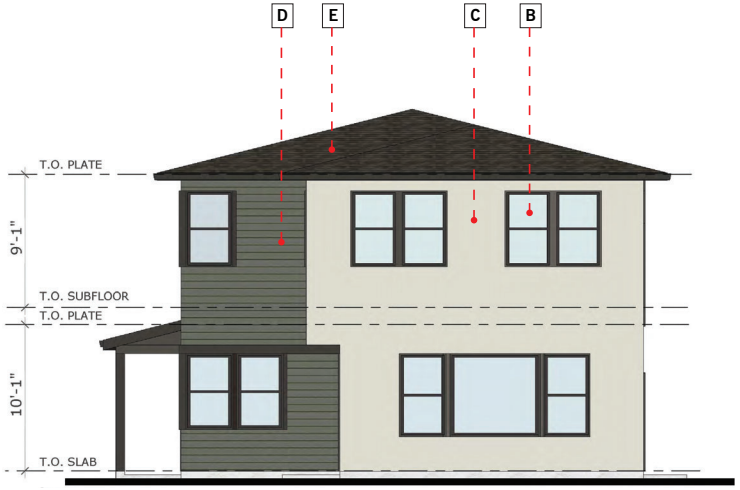

FRONT ELEVATION



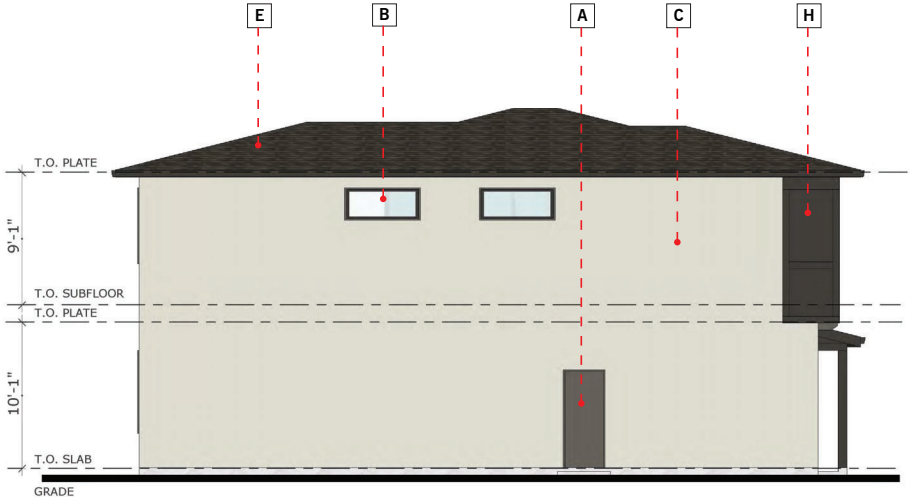

RIGHT ELEVATION

## MATERIAL LIST

| | |
|---|---|
| A | WOOD DOOR |
| B | VINYL WINDOWS |
| C | STUCCO |
| D | 8" HORIZ. LAP SIDING |
| E | COMPOSITE SHINGLE ROOFING |
| F | ALUMINUM GARAGE DOOR |
| G | STANDING SEAM ROOFING |
| H | PAINTED ACCENT PANEL |
| I | SLIDING GLASS DOOR |




REAR ELEVATION




LEFT ELEVATION

SHEET A.9

# 4503 CHEENEY STREET

**IN SANTA CLARA, CA**

**ARCHITECTURAL REVIEW - SUBMITTAL 1**

**DAHLIN GROUP** ARCHITECTURE | PLANNING | INTERIORS

## BUILDING ELEVATIONS

**PLAN 1A / COLOR SCHEME B**

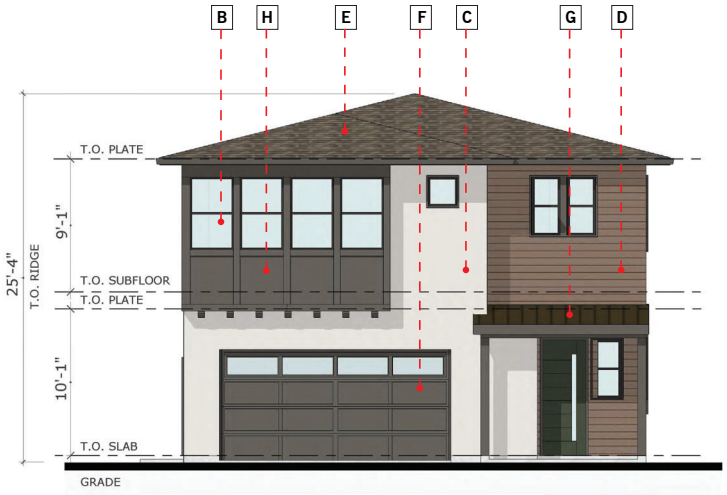
N

0 2 4 8 12 FEET

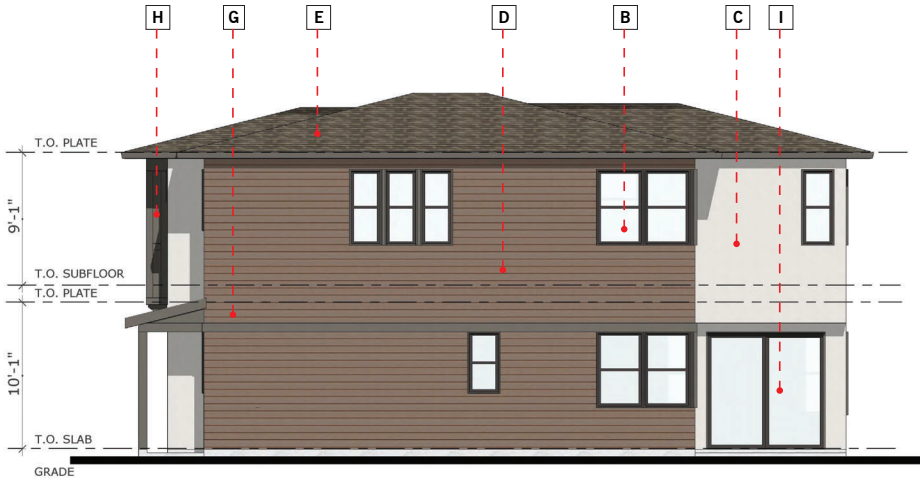
VOP

DAHLIN

**WWW.DAHLINGROUP.COM** **PROJECT NO. 1005.012 | JANUARY 16, 2024**



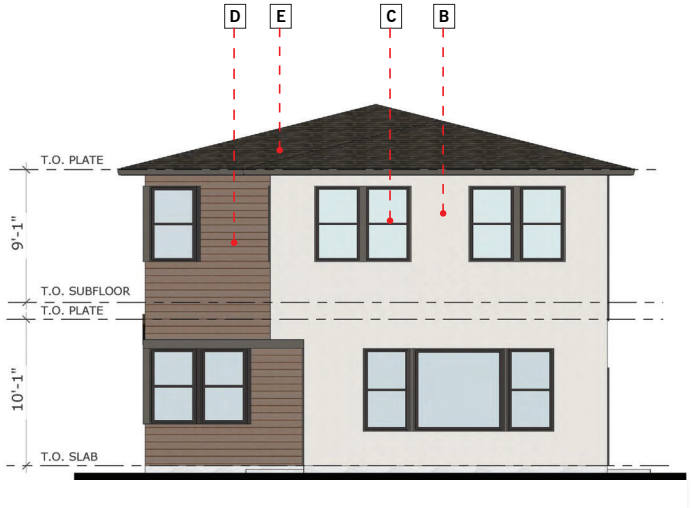

FRONT ELEVATION



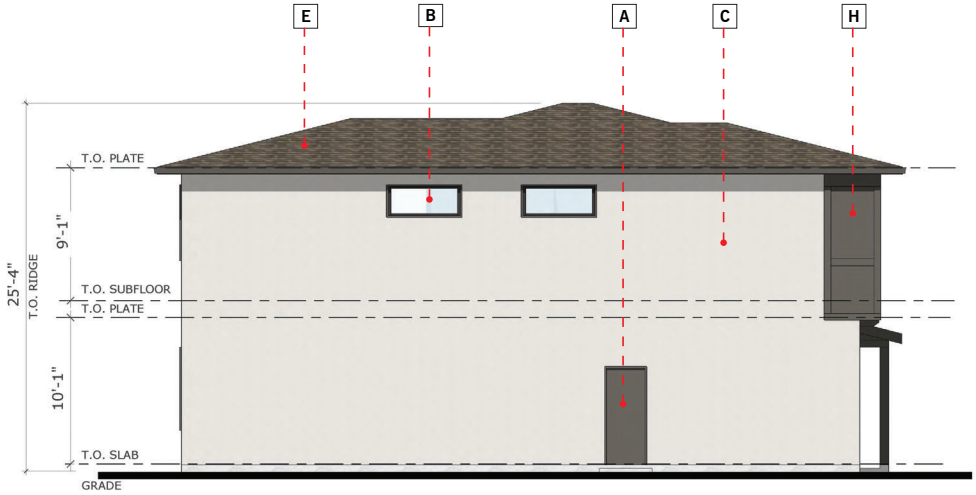

RIGHT ELEVATION

## MATERIAL LIST

| | |
|---|---|
| A | WOOD DOOR |
| B | VINYL WINDOWS |
| C | STUCCO |
| D | 8" HORIZ. LAP SIDING |
| E | COMPOSITE SHINGLE ROOFING |
| F | ALUMINUM GARAGE DOOR |
| G | STANDING SEAM ROOFING |
| H | PAINTED ACCENT PANEL |
| I | SLIDING GLASS DOOR |




REAR ELEVATION




LEFT ELEVATION

SHEET A.10

# 4503 CHEENEY STREET

**IN SANTA CLARA, CA**

**ARCHITECTURAL REVIEW - SUBMITTAL 1**

**DAHLIN GROUP** ARCHITECTURE | PLANNING | INTERIORS

## BUILDING ELEVATIONS

**PLAN 1 / COLOR SCHEME C**

N

0 2 4 8 12 FEET

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**PROJECT NO. 1005.012 | JANUARY 16, 2024**

VOP

DAHLIN

## COLOR SCHEME A

HORIZONTAL LAP SIDING
SHERWIN WILLIAMS
“GROUNDED”
SW 6089

STUCCO
SHERWIN WILLIAMS
“ELDER WHITE”
SW 7014

TRIM / GARAGE DOOR / FASCIA
SHERWIN WILLIAMS
“BLACK FOX”
SW 7020

ENTRY DOOR
SHERWIN WILLIAMS
“FRENCH ROAST”
SW 6069

ROOF
GAF ASPHALT SHINGLES
TIMBERLINE, OR EQUAL
“MISSION BROWN”



SITE KEY

## COLOR SCHEME B

HORIZONTAL LAP SIDING
SHERWIN WILLIAMS
“SHADE GROWN”
SW 6188

STUCCO
SHERWIN WILLIAMS
“SILVERPLATE”
SW 7649

TRIM / GARAGE DOOR / FASCIA
SHERWIN WILLIAMS
“BLACK FOX”
SW 7020

ENTRY DOOR
SHERWIN WILLIAMS
“RIPE OLIVE”
SW 6209

ROOF
GAF ASPHALT SHINGLES
TIMBERLINE, OR EQUAL
“MISSION BROWN”



SITE KEY

## COLOR SCHEME C

HORIZONTAL LAP SIDING
SHERWIN WILLIAMS
“CRAFT PAPER”
SW 6125

STUCCO
SHERWIN WILLIAMS
“SIMPLIFY BEIGE”
SW 6085

TRIM / GARAGE DOOR / FASCIA
SHERWIN WILLIAMS
“BLACK FOX”
SW 7020

ENTRY DOOR
SHERWIN WILLIAMS
“SHADE GROWN”
SW 6188

ROOF
GAF ASPHALT SHINGLES
TIMBERLINE, OR EQUAL
“MISSION BROWN”



SITE KEY

## MATERIALS (ALL COLOR SCHEMES)

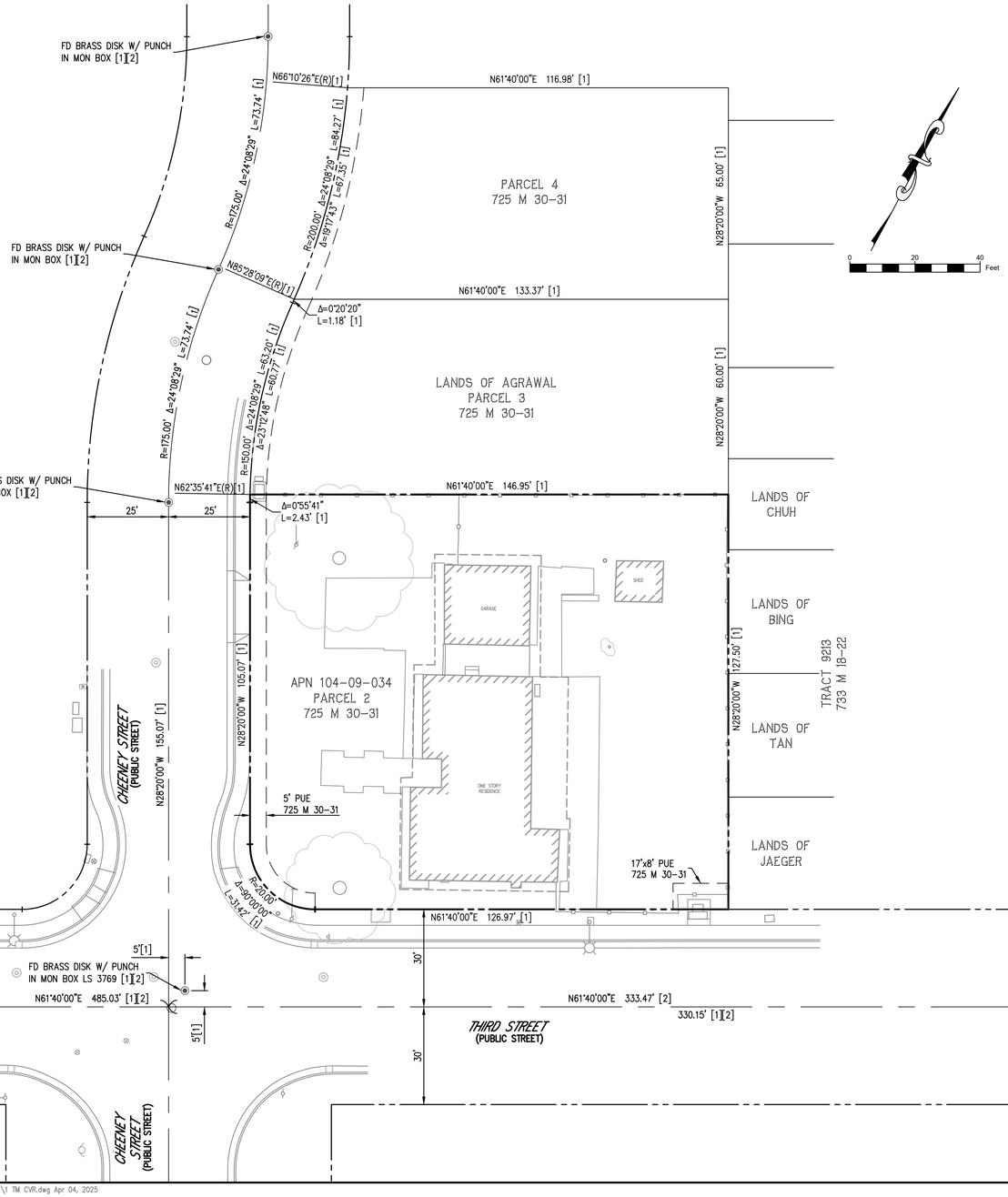
EXTERIOR FINISHES
- STUCCO - MEDIUM SAND FINISH
- CEMENTIOUS SMOOTH LAP SIDING - 7” EXPOSURE
- CEMENTOUS VERTICAL PANEL SIDING - SMOOTH FINISH

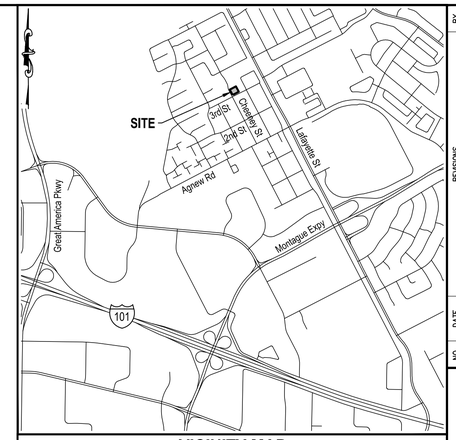
WINDOWS & DOORS
- VINYL FRAMED WINDOWS - BRONZE (OR SIM.) FINISH
- PAINTED FIBERGLASS FRONT ENTRY DOOR
- STANDARD PANEL GARAGE DOOR W/ LITES

TRIM / ACCENT
- 2” DEEP AND 2” WIDE RECESS AROUND WINDOWS @ STUCCO FINISHES
- 2 1/2” X 3/4” CEMENTIOUS WINDOW TRIM @ LAP SIDING FINISHES
- 5 1/2” X 3/4” CEMENTIOUS TRIM @ PANEL FINISH
- 9” X 9” CEMENTIOUS TRIM WRAPPED COLUMNS

ROOF
- ASPHALT COMPOSITION SHINGLE ROOF
- PREFINISHED STANDING SEAM METAL ROOF

# VESTING TENTATIVE MAP
# 4503 CHEENEY STREET
## FOR UP TO 6 CONDOMINIUM UNITS
## SANTA CLARA CALIFORNIA




**VICINITY MAP**
NOT TO SCALE

### GENERAL NOTES

OWNER & SUBDIVIDER: CHEENEY HOMES, LLC
734 THE ALAMEDA
SAN JOSE, CA 95126

ENGINEER: CIVIL ENGINEERING ASSOCIATES, INC.
28 RAILWAY AVENUE
CAMPBELL, CALIFORNIA 95008

1. EXISTING ZONING: R1-6L – SINGLE FAMILY
2. EXISTING GP DESIGNATION: LOW DENSITY RESIDENTIAL
3. EXISTING USE: RESIDENTIAL
4. PROPOSED ZONING: PD (PLANNED DEVELOPMENT)
5. PROPOSED USE: RESIDENTIAL
6. PROPOSED IMPROVEMENTS: DEMOLISH EXISTING BUILDINGS AND PARKING LOTS TO CONSTRUCT RESIDENTIAL SINGLE FAMILY BUILDINGS. CONSTRUCT UTILITY SERVICES INCLUDING STORM, SANITARY SEWER, WATER AND JOINT TRENCH.
7. VESTING TENTATIVE MAP: THIS VESTING TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH CHAPTER 3, ARTICLE 2, SECTION 66452 OF THE SUBDIVISION MAP ACT.
8. BOUNDARY: BOUNDARY INFORMATION IS BASE ON RECORD AND FIELD DATA.
9. EASEMENTS: EMERGENCY VEHICLE ACCESS EASEMENT, PUBLIC UTILITY EASEMENT, PUBLIC ACCESS EASEMENT, PRIVATE ACCESS EASEMENT, STORM DRAIN EASEMENT, PUBLIC ROADWAY EASEMENT AND PUBLIC LANDSCAPE EASEMENT WILL BE PROVIDED.
10. BOUNDARIES AND EASEMENTS DEPICTED HEREON HAVE BEEN TRANSCRIBED FROM THE DOCUMENTS REFERENCED BELOW. PORTIONS OF THESE MAY HAVE BEEN REORIENTED TO FIT TOGETHER. THIS MAY NOT BE COMPLETE OR ACCURATE. SEE COMMENTARY BELOW.

    TITLE REPORTS BY OLD REPUBLIC TITLE COMPANY:
    ORDER NUMBER 0631038265-RP DATED JUNE 12, 2023
11. BASIS OF BEARINGS: THE BEARING OF NORTH 61°40'00" EAST ALONG THE CENTER LINE OF THIRD STREET AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN BOOK 725 OF MAPS AT PAGE 30 AND 31 SANTA CLARA COUNTY RECORDS WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.
12. BENCHMARK: VALLEY WATER ID BM098. BRASS DISK ON TOP AND BACK OF SIDEWALK AT THE WESTERLY CORNER OF INTERSECTION FOR AGNEWS ROAD AND SAN TOMAS CREEK (SAN TOMAS CREEK IS LOCATED BETWEEN MISSION BOULEVARD AND LAKE SANTA CLARA DRIVE. CITY OF SANTA CLARA. NAVD88 ELEVATION = 25.66.
13. FEMA: THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBERS 06085C0063H, DATED MAY 18, 2009, AS BEING PARTIALLY LOCATED IN FLOOD ZONE "ZONE X (SHADED)":

    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.
14. ASSESSOR'S PARCEL NO.: 104-09-034
15. STORM SEWER TO BE SERVICED BY CITY OF SANTA CLARA
16. WATER TO BE PROVIDED BY CITY OF SANTA CLARA
17. SANITARY SEWER TO BE PROVIDED BY CITY OF SANTA CLARA
18. FIRE PROTECTION IS TO BE PROVIDED BY CITY OF SANTA CLARA
19. GAS IS TO BE PROVIDED BY PG&E
20. ELECTRIC IS TO BE PROVIDED BY SILICON VALLEY POWER
21. TELEPHONE IS TO BE PROVIDED BY AT&T
22. CABLE TV IS TO BE PROVIDED BY COMCAST
23. EXISTING LOTS: 1
24. PROPOSED LOTS: 1
25. TOTAL AREA: 0.428± ACRES
26. MULTIPLE FINAL MAPS MAY BE FILED PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP.
27. THIS SUBDIVISION WILL CONFORM TO THE STREET TREE PLAN OF THE CITY OF SANTA CLARA.
28. DEMOLITION PERMITS MAY BE ISSUED PRIOR TO ISSUANCE OF FINAL BUILDING PERMITS AND RECORDANCE OF THE FINAL MAP.
29. ALL DIMENSIONS DEPICTED HEREON ARE APPROXIMATE AND ARE SUBJECT TO REVISION AT FINAL MAP(S) STAGE.
30. TOPOGRAPHY PROVIDED BY: CIVIL ENGINEERING ASSOCIATES, INC
31. ANY EXISTING SANITARY SEWER LATERALS PROPOSED TO BE REUSED MUST BE TELEVISED BY CITY OF SANTA CLARA AND APPROVED BY THE CITY BEFORE REUSE. A SANITARY LATERAL CLEAN-OUT SHALL BE INSTALLED AT THE PROPERTY LINE, IF ONE DOES NOT ALREADY EXIST WITHIN TWO (2) FEET OF THE PROPERTY LINE. ANY TRENCHING WITHIN THE DRIPLINE OF ALL TREES SHALL BE HAND DUG AND SO NOTED ON THE PLANS. ALL UTILITIES SERVING THE SITE SHALL BE UNDERGROUND.
32. ALL EXISTING BUILDINGS ARE TO BE REMOVED.
33. ALL EXISTING EASEMENTS ARE TO BE VACATED UNLESS NOTED OTHERWISE.

### ABBREVIATIONS

| | |
|---|---|
| APN | ASSESSORS PARCEL NUMBER |
| E | EAST |
| N | NORTH |
| PUE | PUBLIC UTILITY EASEMENT |
| S | SOUTH |
| W | WEST |

### LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY
- EXISTING LOT LINE
- CENTER LINE
- EXISTING EASEMENT LINE

### MAP REFERENCES

[1] PARCEL MAP – 725 M 30-31
[2] TRACT 9213 – 733 M 18-22

| NO. | DATE | REVISIONS | BY |
|---|---|---|---|
| | | | |

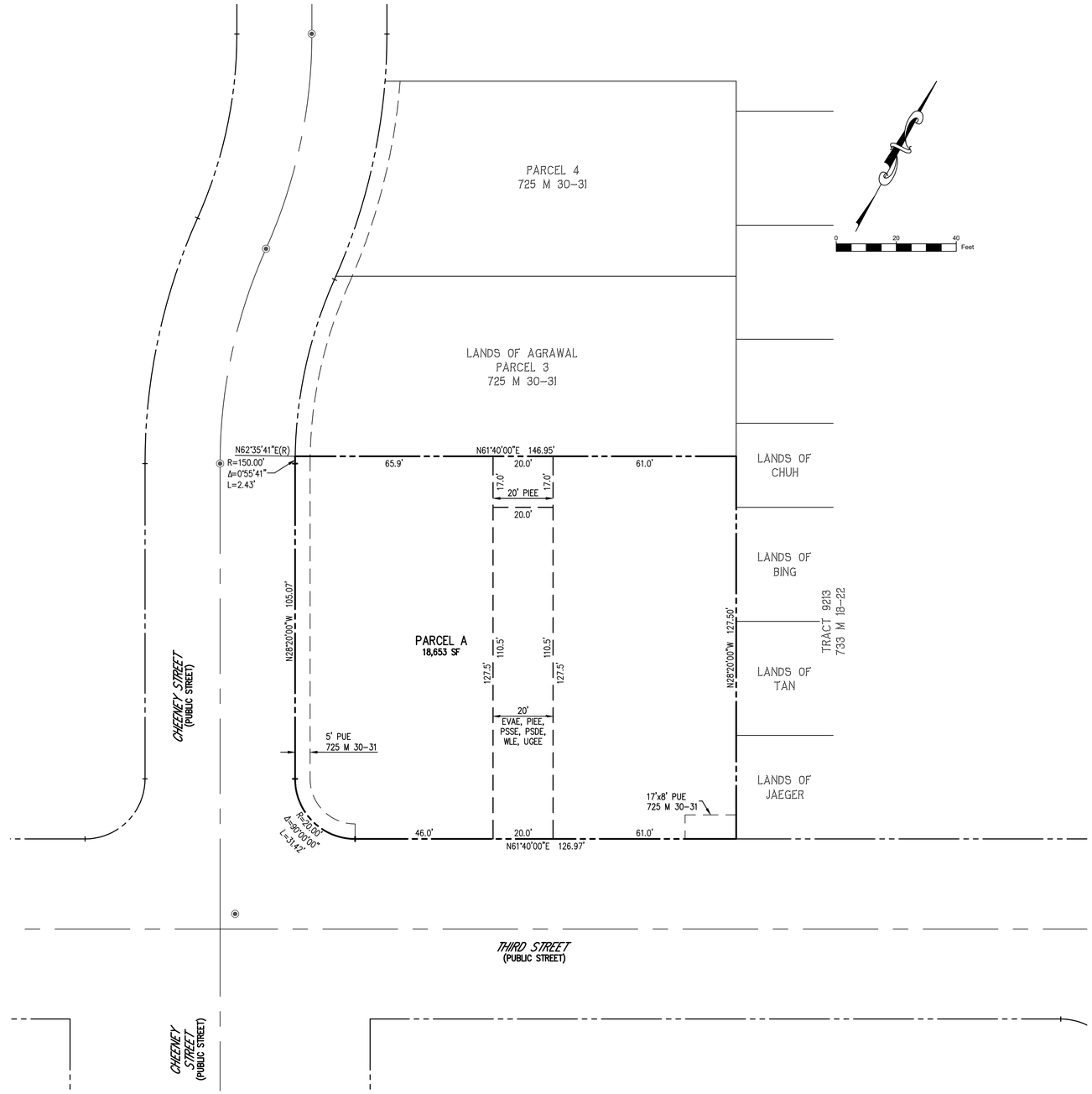

Civil Engineering Associates
Civil Engineers • Planners • Surveyors
28 Railway Avenue
Campbell, CA 95008
T: (408) 453-1066


PREPARED FOR:
VALLEY OAK PARTNERS
734 THE ALAMEDA
SAN JOSE, CA 95126
T: (408) 282-9700
F: (408) 282-9797

4503 CHEENEY STREET — VESTING TENTATIVE MAP — SANTA CLARA CALIFORNIA

| | |
|---|---|
| DATE | 4/4/2025 |
| SCALE | SEE PLAN |
| DESIGNED | JG |
| DRAWN | CH |
| JOB NO. | 23-148 |
| SHEET | TM1 |
| | 1 OF 2 SHEETS |

R:\PROJECT\2023\23148 Cheeney – Santa Clara\PLANNING\TM\1 TM CVR.dwg Apr 04, 2025




## ABBREVIATIONS

| | |
|---|---|
| APN | ASSESSORS PARCEL NUMBER |
| E | EAST |
| EVAE | EMERGENCY VEHICLE ACCESS EASEMENT |
| N | NORTH |
| PIEE | PRIVATE INGRESS & EGRESS EASEMENT |
| PSSE | PRIVATE SANITARY SEWER EASEMENT |
| PSYE | PRIVATE SIDE YARD EASEMENT |
| PUE | PUBLIC UTILITY EASEMENT |
| S | SOUTH |
| UGEE | UNDERGROUND ELECTRICAL EASEMENT |
| WLE | WATER LINE EASEMENT |
| W | WEST |

## LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY
- LOT LINE
- EXISTING LOT LINE
- CENTER LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE

| NO. | DATE | REVISIONS | BY |
|---|---|---|---|
| | | | |


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4503 CHEENEY STREET

# VESTING TENTATIVE MAP

SANTA CLARA CALIFORNIA

| | |
|---|---|
| DATE | 4/4/2025 |
| SCALE | SEE PLAN |
| DESIGNED | JC |
| DRAWN | CH |
| JOB NO. | 23-148 |
| SHEET | TM2 |
| | 2 OF 2 SHEETS |

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**25-1040** **Agenda Date: 10/8/2025**

# REPORT TO PLANNING COMMISSION

## SUBJECT
Study Session on the Santa Clara Station Area Specific Plan

## BACKGROUND
The City's General Plan identifies the Santa Clara Station Area as a near-term Focus Area. Focus Areas identify where the General Plan supports future growth through redevelopment and intensification of existing land uses. Because of their integral location, changes in these areas offer an opportunity to implement the General Plan Major Strategies to enhance the City's quality of life and foster economic vitality. Near-term development may proceed in the near-term Focus Areas without preparation of a Specific Plan. An adopted Specific Plan provides a detailed blueprint for growth in the Station Area, ensuring its development aligns with the City's long-term vision, sets specific development standards, and guides future growth more granularly than the broader General Plan. It details land use, design standards, infrastructure, public facilities, and implementation strategies for the area, making it a primary tool for implementing the City's broader General Plan.

The Santa Clara Station Focus Area consists of 244 acres generally bounded by De La Cruz Boulevard, Reed Street, and Martin Avenue to the northeast, and Franklin Street and El Camino Real to the southwest, as shown in Attachment 1. At the center of this area is the existing Santa Clara Station, which is served by Caltrain and Altamont Commuter Express (ACE) rail lines, as well as Santa Clara Valley Transportation Authority (VTA) bus service. The station area will also become the terminus for the VTA's planned extension of the Bay Area Rapid Transit (BART) system also known as BART Silicon Valley Phase II (BART Phase II). BART Phase II is an approximately six-mile-long extension of the BART system from the Berryessa/North San Jose BART Station in San Jose to the proposed Santa Clara BART Station. As such, the station area will transform into an important transit hub for the Bay Area.

Additionally, the Station Area is a Priority Development Area (PDA) as identified by the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC). PDAs are places with convenient public transit service prioritized by local governments for housing, jobs, and services, and are included in Plan Bay Area - the region's long-range strategy for reducing greenhouse gas emissions, meeting the housing needs of every community, and advancing equity, mobility and economic vitality.

The Station Area is also identified by ABAG/MTC as a Transit-Oriented Community (TOC). TOCs enable people to access and use transit more often for more types of trips by centering housing, jobs, services and shopping around public transit. MTC's TOC Policy is one piece of Plan Bay Area 2050 that set to advance the goal of making it easier for people in the Bay Area to live a car-free or a car-light lifestyle.

## DISCUSSION

Since the approval of a Cooperative Agreement with VTA in 2022 and the selection of a consultant through a competitive Request for Proposals (RFP) process in 2023, staff has been working closely with the selected consultant, WRT, along with VTA staff and the 11 member Council-appointed Station Area Task Force (SATF) to develop the preferred land use plan.

Following the preparation of the Existing Conditions Report and Vision Plan, development of the preferred land use plan began with a review of three initial concepts: the VTA Playbook Vision (a document developed by VTA to implement the Transit-Oriented Communities vision for each BART Phase II station area), a Residential Priority Concept, and a Strategic Growth Mix.

The VTA Playbook Vision was the densest option with up to 11,525 residential units and 3.7 million square feet of office, plus industrial and academic square footage allowances.

The Residential Priority Concept envisioned approximately 9,000 residential units and 3.7 million square feet of office with similar allowances for industrial and academic uses.

The Strategic Growth Mix emerged as the preferred concept based on input from the SATF and feedback gathered during the May 2025 community workshop. It includes approximately 5,500 residential units and 3.6 million square feet of office space, with an increased emphasis on industrial uses and comparable academic space. The plan would include up to 13.6 acres of public park space.

During refinement of the Preferred Land Use Plan, additional themes emerged from the community and the SATF. Some of the input included preserving views of the historic train station through thoughtful redevelopment of the VTA/City-owned parcel along El Camino Real, maintaining the downtown area as the primary retail hub, and enhancing east-west connectivity across the railroad tracks.

In regards to the VTA/City-owned parcel more specifically, the City, VTA, and SATF conducted a deeper dive into the land use and design of this parcel as it is an important opportunity to advance the shared VTA and City goal of leveraging development potential near transit. The group envisioned an expansion of the station plaza from in front of the historic train station across Railroad Avenue to this parcel while maintaining views and sensitivity to the historic train station. With these objectives in mind, VTA’s design consultant provided various scenarios for discussion that resulted in the development of a set of draft Objectives for any future development on the parcel.

As part of the on-going outreach, staff is requesting input and feedback from the Planning Commission on the Preferred Land Use/Development Plan, building height diagram, and Plaza Design Objectives. As a next step, staff will bring the feedback from the community, SATF, and Planning Commission to the City Council for their review and input.

Following the review of the Preferred Land Use Plan by the Planning Commission and City Council, the next steps include initiating the CEQA process and developing the full Specific Plan, including detailed guidelines, and policies and standards. Staff will engage multiple stakeholders and the community at large through internal Technical Advisory Committee (TAC) meetings, which includes City Departments and outside agencies through social media, a community workshop and an open house.

## ENVIRONMENTAL REVIEW

This study session does not constitute a “project” under the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines Section 15378(b)(5), as it’s a governmental administrative activity that won’t result in a direct or indirect change to the environment.

The Specific Plan will go through the CEQA process, including a Notice of Preparation (NOP) and the circulation of the Environmental Impact Report (EIR).

## FISCAL IMPACT

The City received two grants that collectively provide $900,000 to support preparation of the specific plan. On December 7, 2021, the City Council accepted and approved $400,000 in grant funding from the Metropolitan Transportation Commission (MTC). The City also received $500,000 from the VTA provided from a Federal Transportation Administration grant award to fund consultant work to develop a Station Area Specific Plan with oversight by the City of Santa Clara.

There is no fiscal impact to the City other than administrative staff time.

## COORDINATION

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

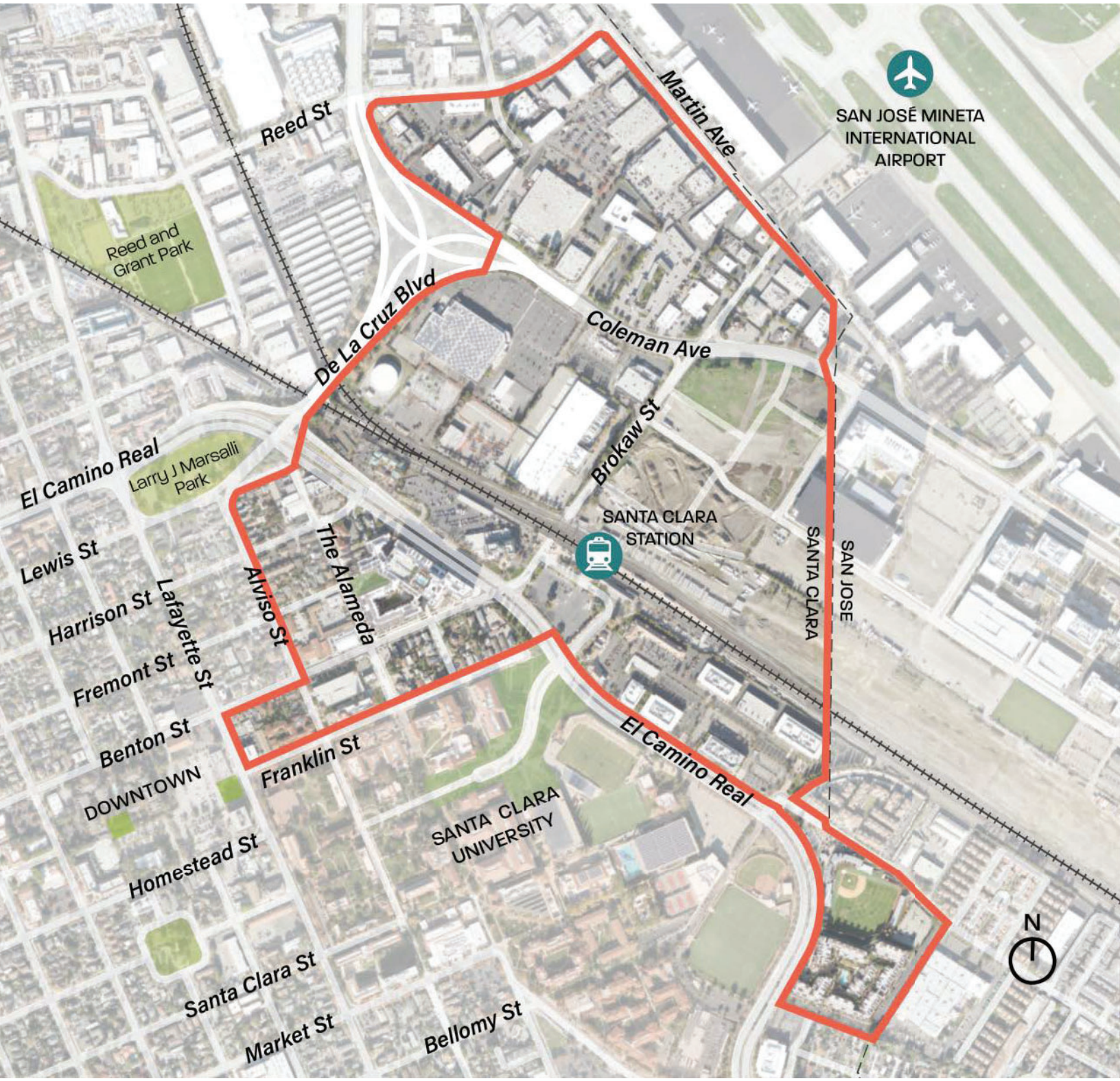
## PUBLIC CONTACT

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## ATTACHMENTS

1. Santa Clara Station Area Map

Prepared by: Rebecca Bustos, Principal Planner
Reviewed by: Alexander Abbe, Assistant City Attorney
Approved by: Afshan Hamid, Director, Community Development Department


Reed St
Martin Ave
SAN JOSÉ MINETA
INTERNATIONAL
AIRPORT
Reed and
Grant Park
De La Cruz Blvd
Coleman Ave
Brokaw St
El Camino Real
Larry J Marsalli
Park
SANTA CLARA
STATION
Lewis St
Harrison St
Lafayette St
Alviso St
The Alameda
SANTA CLARA
SAN JOSE
Fremont St
Benton St
DOWNTOWN
Franklin St
El Camino Real
SANTA CLARA
UNIVERSITY
Homestead St
Santa Clara St
Market St
Bellomy St
N

# City of Santa Clara

## Meeting Agenda

## Planning Commission

**Wednesday, October 8, 2025** **6:00 PM** **Hybrid Meeting**
**City Hall Council**
**Chambers/Virtual**
**1500 Warburton Avenue**
**Santa Clara, CA 95050**

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

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**6:00 PM REGULAR MEETING**

**Call to Order**

**Pledge of Allegiance and Statement of Values**

**Roll Call**

## DECLARATION OF COMMISSION PROCEDURES

## CONTINUANCES/EXCEPTIONS

## CONSENT CALENDAR

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

**1.A 25-1509** Planning Commission Meeting Minutes of September 10, 2025

***Recommendation:*** Approve the Planning Commission Meeting Minutes of the September 10, 2025 Meeting.

**1.B 25-1038** Planning Commission 2026 Calendar of Meetings

***Recommendation:*** Approve the Planning Commission 2026 Calendar of Meetings.

## PUBLIC PRESENTATIONS

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

## PUBLIC HEARING

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

**2.** **25-943** PUBLIC HEARING: Action on the Initial Study/Mitigated Negative Declaration (IS/MND), Mitigation Monitoring and Reporting Program, and to Amend the Approved Planned Development (PD) Zoning for 22 All-Electric Detached Single-Family Residences (PLN22-00505) to Allow for the Installation of Natural Gas Stove Appliances (PLN25-00073) for the Property Located at 1957 Pruneridge Avenue

***Recommendation:*** The proposed modification to the rezoning is a legislative act, and the Planning Commission and Council have a significant degree of discretion in making their decisions. Because the developer committed to not use methane in order to obtain the PD zoning in 2024, and the all-electric construction is one of the stated reasons for granting the PD zoning, there is no obligation to reverse course and allow methane just one year later. Nevertheless, the addition of natural gas stovetops will respond to market demand and add value to the residences. In addition, the inclusion of 22 natural gas stoves does not represent a significant policy shift, especially given that the City is drafting a revision to its Reach Code that may expressly allow for natural gas stovetops in the near future. Consequently, Staff recommends that the Planning Commission adopt Alternatives 1 and 2:

1. Adopt a resolution recommending the City Council adopt the Mitigated Negative Declaration (MND) and the Mitigation Monitoring and Reporting Program (MMRP) for the 1957 Pruneridge Avenue Residential Project.
2. Adopt a resolution recommending the City Council to amend the approved Planned Development (PD) Zoning (PLN22-00505) for the 22 single-family detached two-story all-electric residences to allow for the installation of natural gas stove appliances for the Property located at 1957 Pruneridge Avenue, subject to conditions of approval.

**3.** **25-937** Public Hearing: Vesting Tentative Map (PLN24-00044) for a Common Interest Development for the Proposed Development of Six Single-Family Housing Units to Accompany Architectural Review Application (PLN24-00034), Subject to Streamlining Under SB 330 (2019), Located at 4503 Cheeney Street.

***Recommendation:***

1. **Recommend** that the City Council determine the project to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Class 32 - In-Fill Development Projects); and
2. **Adopt** a Resolution recommending the City Council approve the Vesting Tentative Map (PLN24-00044) for a common interest development for the proposed development of six single family housing units located at 4503 Cheeney Street to accompany the Architectural Review application (PLN 24-00034), subject to findings and conditions of approval

**4.** **25-1040** Study Session on the Santa Clara Station Area Specific Plan

**REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:**

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

**DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:**

1. Planning Commission Budget Update
2. Upcoming Agenda Items
3. City Council Actions

**ADJOURNMENT:**

*The next regular scheduled meeting is on Wednesday, November 12, 2025 at 6:00 PM in the City Hall Council Chambers.*

MEETING DISCLOSURES

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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**25-1509** **Agenda Date: 10/8/2025**

# REPORT TO PLANNING COMMISSION

## SUBJECT
Planning Commission Meeting Minutes of September 10, 2025

## RECOMMENDATION
Approve the Planning Commission Meeting Minutes of the September 10, 2025 Meeting.

# City of Santa Clara

## Meeting Minutes

## Planning Commission

**09/10/2025** **6:00 PM**

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

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**6:00 PM REGULAR MEETING**

**Call to Order**

**Vice Chair Bouza** called the meeting to order at 6:02 p.m.

**Pledge of Allegiance and Statement of Values**

**Secretary Cherukuru** read the Statement of Values.

**Roll Call**

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

**Absent** 1 - Chair Eric Crutchlow

**DECLARATION OF COMMISSION PROCEDURES**

**Secretary Cherukuru** read the Declaration of Procedures.

**CONTINUANCES/EXCEPTIONS**

None.

**CONSENT CALENDAR**

**1.A** 25-987 Planning Commission Meeting Minutes of August 13, 2025

***Recommendation:*** Approve the Planning Commission Meeting Minutes of the August 13, 2025 Meeting.

**A motion was made by Commissioner Biagini, seconded by Commissioner Cherukuru to approve the consent calendar.**

**Aye:** 5 - Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, and Commissioner Saleme

**Absent:** 1 - Chair Crutchlow

**Abstained:** 1 - Commissioner Bhatnagar

It was announced at 6:11 p.m. that Chair Crutchlow would not be attending the meeting.

**A motion was made by Commissioner Biagini, seconded by Commissioner Cherukuru to excuse Chair Cruthclow from the meeting.**

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

**Excused:** 1 - Chair Crutchlow

## PUBLIC PRESENTATIONS

None.

## PUBLIC HEARING

**2.** 25-867 Public Hearing: Action on Conditional Use Permit (PLN25-00131) for a New Unmanned AT&T Telecommunication Facility with the Installation of Rooftop Mounted Antennas and Ground Equipment Located at 2600 Great America Way

***Recommendation:***

**Determine** that the project is categorically exempt from formal environmental review per Section 15303(d), New Construction of Utility Extensions, of the CEQA Guidelines; and

**Adopt** a Resolution to approve the Conditional Use Permit for a new unmanned AT&T telecommunication facility with the installation of rooftop mounted antennas and ground equipment, subject to findings and conditions of approval.

**Assistant Planner Alex Tellez** provided the staff presentation.

**Applicant Ashley Smith, EPIC Wireless Group** spoke regarding the project.

**Commissioners** inquired upon several aspects of the project.

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

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

**Excused:** 1 - Chair Crutchlow

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

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

**Excused:** 1 - Chair Crutchlow

**A motion was made by Commissioner Biagini, seconded by Commissioner Saleme to approve staff recommendation 2.**

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

**Excused:** 1 - Chair Crutchlow

**3.** 25-986 STUDY SESSION: Due Process and Meeting Procedures.

***Recommendation:*** There is no Staff Recommendation

**Assistant City Attorney Alexander Abbe** provided a presentation.

**Commissioners** inquired on several items for clarification.

**REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:**

1. Announcements/Other Items

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

**Staff Aide II Elizabeh Elliott** reminded Commissioners Huang and Crutchlow they are registered to attend the upcoming APA California Conference taking place September 28 - October 1, 2025 in Monterey.

**DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:**

1. Planning Commission Budget Update

**Staff Aide II Elizabeth Elliott** provided budget updates.

2. Upcoming Agenda Items

**Planning Manager Lesley Xavier** provided updates.

3. City Council Actions

**Planning Manager Lesley Xavier** provided updates.

**ADJOURNMENT:**

**The meeting adjourned at 8:40 p.m. The next regular scheduled meeting is October 8, 2025 at 6 p.m.**

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

**Excused:** 1 - Chair Crutchlow

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**25-1038** **Agenda Date: 10/8/2025**

# REPORT TO PLANNING COMMISSION

## SUBJECT
Planning Commission 2026 Calendar of Meetings

## DISCUSSION
Attached is the proposed regular Planning Commission meeting schedule for 2026, which includes eleven (11) meetings to take place at 6:00 p.m. on Wednesday evenings.

## 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.

## FISCAL IMPACT
There is no fiscal impact other than administrative time and expense to set the meetings.

## COORDINATION
This report has been coordinated with the City Attorney’s Office.

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

## RECOMMENDATION
Approve the Planning Commission 2026 Calendar of Meetings.

Prepared by: Elizabeth Elliott, Staff Aide II
Reviewed by: Lesley Xavier, Planning Manager
Approved by: Afshan Hamid, Director Community Development

## ATTACHMENTS
1. Planning Commission 2026 Meeting Calendar

City of Santa Clara
The Center of What's Possible

**PLANNING COMMISSION**
CITY COUNCIL CHAMBERS
1500 Warburton Avenue
Santa Clara, CA 95050

# Schedule of Meetings
# 2026

**DRAFT**

Regular meetings are held on Wednesday evenings, beginning at 6:00 p.m., in the City Council Chambers at 1500 Warburton Avenue, Santa Clara, in accordance with the following schedule.

## Meeting Dates

January 14, 2026
February 11, 2026
March 11, 2026
April 8, 2026
May 20, 2026
June 10, 2026
August 12, 2026
September 2, 2026
October 7, 2026
November 18, 2026
December 16, 2026

Approved at the xxx, 2025 Planning Commission Meeting

**25-943** **Agenda Date: 10/8/2025**

**REPORT TO PLANNING COMMISSION**

**SUBJECT**

PUBLIC HEARING: Action on the Initial Study/Mitigated Negative Declaration (IS/MND), Mitigation Monitoring and Reporting Program, and to Amend the Approved Planned Development (PD) Zoning for 22 All-Electric Detached Single-Family Residences (PLN22-00505) to Allow for the Installation of Natural Gas Stove Appliances (PLN25-00073) for the Property Located at 1957 Pruneridge Avenue

**REPORT IN BRIEF**

**Applicant /Owner**: SCS Development
**General Plan:** Very Low Density Residential
**Zoning:** Planned Development (PD)
**Site Area:** 2.47 acres
**Existing Conditions:** The site is currently under construction in accordance with the plans that were approved by the City Council on March 19, 2024. Prior to that, the site was occupied with the St. Mark's Episcopal Church.

**Surrounding Land Uses:**

- North: Single-family detached residences
- South: Pruneridge Avenue and a mix of neighborhood commercial uses and detached single-family residences
- East: Neighborhood commercial uses
- West: Neighborhood commercial uses

**Staff Recommendation:** The Planning Commission adopt a resolution recommending the City Council adopt the Initial Study and Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program (MMRP) and amend the approved Planned Development (PD) Zoning (PLN22-00505) for the 22 all-electric Detached Single-Family Residences to allow for the installation of natural gas stove appliances (PLN25-00073) for the Property located at 1957 Pruneridge Avenue.

**BACKGROUND**

On February 19, 2025, SCS Development Company ("the applicant") filed an application (File No. PLN25-00073) to amend the approved Planned Development (PD) (File No. PLN22-00505) to construct 22 single-family detached two-story all-electric residences with a private street and associated on- and-offsite improvements on the 2.47-acre site. As proposed, the modified project would retain all the project design features of the approved project, with the exception of the project no longer providing 100 percent electric power.

Project History and Previous Actions

The project site was previously developed with a church and an associated office/school building. On March 19, 2024, City Council approved a rezone of the subject property from Public, Quasi-Public, and Public Park or Recreation (B) to Planned Development (PD) to allow the construction of the residential development with 22 single-family detached two-story all-electric residences, private street and associated on- and-off-site improvements, and a Vesting Tentative Subdivision Map to subdivide the property into individual for-sale lots and four common lots for use as a utility corridor, vehicle access, landscape open space and bioretention

areas. Fifteen percent of the total number of units (or 3.3 homes) are required to be affordable housing units. The project provides three affordable units and per Section 17.40.080.B of the City's Affordable Housing Ordinance, the fractional unit (0.3) requirement will be addressed by payment of an in-lieu fee.

Redevelopment of the property involved demolition of all existing structures that were over 50 years in age and site improvements (surface parking lot and landscaping). The Staff report for the Council Hearing on March 19, 2024, is provided as Attachment 3 of this report. An Environmental Impact Report was prepared for the project, in accordance with the California Environmental Quality Act (CEQA). The project was evaluated for potential historical and architectural significance in accordance with CEQA and referred for a review by the Historic Landmarks Commission (HLC) at a publicly noticed meeting on December 7, 2023. Following review of the documents and public testimony, the HLC recommended certification of the EIR to the Planning Commission and City Council and did not recommend the property for listing on the City's HRI. The project was presented to the Planning Commission at a publicly noticed meeting on February 21, 2024. At the conclusion of the public hearing, the Planning Commission unanimously voted to recommend approval of the project (7-0).

Since the approval of the project, the developer has obtained Building Permits to demolish the existing structures on site and has started the construction of the project.

Now, the developer has applied requesting to amend the approved PD to replace the 22 electric stovetops in the approved project with 22 natural gas stovetops. The developer states that the modification is necessitated to meet market demands and provide flexibility during power outages. In accordance with the Condition of Approval P23 of the approved PD, installation of natural gas infrastructure requires an amendment to PD zoning and review by the Planning Commission and approval by Council.

## DISCUSSION

Primary issues for the project include consistency with the City's General Plan, and conformance with the City Code for Planned Development Zoning.

### *General Plan Conformance*

The existing General Plan designation for the project site is Very Low Density Residential. This designation is intended for residential densities of up to 10 dwelling units per acre (du/ac) and envisioned for single-family residential development in scale and character. Development in this classification maintains a feeling of suburban living with setbacks between structures, parking, large, landscaped yards and tree lined streets. The approved project provides 8.9 du/ac, consistent with the General Plan designation for the project site is Very Low Density Residential.

As proposed, the modified project would retain all the project design features of the approved project, except that the project would no longer be 100 percent electric. The modified project would replace the 22 electric stoves in the approved residences with 22 natural gas stovetops. The addition of natural gas infrastructure into the project is not consistent with the 2022 Climate Action Plan (CAP), which establishes a policy of reducing emissions to "net zero" by 2045 in the City of Santa Clara. "Net zero" energy use is based on the assumption that all new development in the city would be all-electric, and that eventually all energy used in the city would be from renewable resources. The modified project would also conflict with General Plan Goal 5.10.2-G2, which aims for reduced greenhouse gas emissions (GHG) that meet State and regional goals and requirements to combat climate change, and Policy 5.10.2-P3, which encourages the implementation of technological advances that minimize public health hazards and reduces the generation of air pollutants. Here, the proposed modifications would increase emissions compared to the approved project and would forego all-electric construction and instead utilize outdated methane technology to generate heat for cooking.

Nevertheless, the cumulative greenhouse gas impact of 22 natural gas stovetops would be minimal. The all-electric project would have resulted in 129 tons of CO2 equivalent emissions per year, primarily based on

traffic trips. The revised project would generate only 6.6 additional tons of CO2 equivalents, for a total of 135 tons per year. To mitigate the GHG emissions from the natural gas stovetops, the modified project would include a TDM plan as part of Mitigation Measure GHG-1.1, which would reduce the number of project trips to evenly offset the 6.6-ton increase in the GHG emissions from adding the 22 natural gas stovetops.

The Climate Action Plan also directs the City to implement its "Reach Code," which is a local ordinance that goes beyond the minimum requirements of the California Building Standards Code (CBSC) in order to promote sustainability goals. The City is in the process of updating its Reach Code to replace the "all-electric" requirement, which the Council suspended in January 2025, with an "energy performance" approach. "Energy performance" ordinances require developers to increase the overall energy efficiency in a development, but leave flexibility for the builder on how to achieve this goal. For example, a developer could build homes that have natural gas stovetops, but improve energy efficiency by using electric heat-pump equipment, installing more advanced HAVC systems, utilizing better insulation, and including solar panels. Given the possibility that natural gas stoves will be allowed under the new Reach Code, allowing 22 natural gas stoves in this project does not represent a significant policy shift.

***Zoning Conformance***

Per Chapter 18.54 of the City Code, PD zoning districts are intended to allow for creative design solutions and land uses not otherwise allowed in standard zoning districts while maintaining compatibility with the existing community and allowing for greater community ownership. The proposed PD zoning would continue the same development standards approved in 2024, at a density and with a site design compatible with existing and approved land uses surrounding the project site. The project matches the architectural character and quality of the surrounding neighborhood, consistent with Zoning Code requirements.

The proposal to replace the approved 22 electric stovetops in the project with 22 natural gas stovetops does not alter the site plan, access or parking of the approved project. Project construction would only be slightly adjusted to connect the gas utilities to the site. However, the 2024 PD approval also expressly cited the all-electric nature of the project as a justification for granting the rezoning.

## ENVIRONMENTAL REVIEW

On March 19, 2024, the City Council certified the Environmental Impact Report (EIR) that was prepared for the approved project by the environmental consultant firm David J. Powers & Associates, in accordance with the California Environmental Quality Act (CEQA). The DEIR examined potential environmental impacts associated with project development and identified significant impacts on biological resources, cultural resources, and geology and soils. Mitigation measures were identified for implementation that would reduce most of the significant project development impacts to less than significant levels. However, significant unavoidable project level and cumulative cultural resources impacts were identified to remain with demolition of the church, which was identified as being eligible for listing as an architecturally significant local structure, to redevelop the site

To analyze the proposal to allow for the use of natural gas by replacing the approved electric stovetops in the project with 22 natural gas stovetops, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the project by the environmental consultant firm David J. Powers & Associates, in accordance with the California Environmental Quality Act (CEQA). The (IS/MND) and Notice of Availability were posted on the City's website and available for public review for 20-days between July 18, 2025, and August 7, 2025, in accordance with CEQA requirements.

The IS/MND analyzed potential impacts on Air Quality, Energy, Greenhouse Gas Emissions, Land Use and Planning and found the impacts to be the same as the approved project except for the Greenhouse Gas emissions, due to inclusion of natural gas stovetops. An additional Mitigation measure was added that would reduce the new Greenhouse Gas impact to a less than significant level. Staff received one comment on the IS/MND during the 20-day review period by the Amah Mutsun Tribal Band of San Juan Bautista & AMTB. A

response to their comment letter was prepared and posted on the City's website, for which a weblink can be found in Attachment 2.

## FISCAL IMPACT

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

## COORDINATION

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

## PUBLIC CONTACT

On September 15, 2025, the notice of public hearing for this item was mailed to property owners within 1,000 feet of the project side boundaries and interested parties. Newspaper notice of this item was published in *The Weekly*, a newspaper of general circulation, on September 17, 2025. At the time of this staff report, no comments have been received by the Planning Department in support or opposition to the project.

*Community Meetings*

Virtual public outreach meetings were conducted by the Property Owner/Applicant on November 16, 2022, and August 30, 2023, to engage the neighborhood community in the planning process. Notices of the meetings were mailed by the Property Owner/Applicant to 938 properties within 1,000 feet of the project site boundaries and posted on the City's website. Concerns / issues raised by residents at the meeting included property maintenance, construction activities, site circulation and parking, shade and shadow, and privacy. These meetings provided the community opportunities to review and comment on the proposal and revised changes made to the dwellings, site circulation and landscaping resulting from community input.

## ALTERNATIVES

1. Adopt a resolution recommending the City Council adopt the Mitigated Negative Declaration (MND) and the Mitigation Monitoring and Reporting Program (MMRP) for the 1957 Pruneridge Avenue Residential Project.
2. Adopt a resolution recommending the City Council to amend the approved Planned Development (PD) Zoning (PLN22-00505) for the 22 single-family detached two-story all-electric residences to allow for the installation of natural gas stove appliances for the Property located at 1957 Pruneridge Avenue, subject to conditions of approval.
3. Recommend the City Council deny the request to amend the approved Planned Development (PD) Zoning (PLN22-00505) for the 22 single-family detached two-story all-electric residences to allow for the installation of natural gas stove appliances for the Property located at 1957 Pruneridge Avenue.

## RECOMMENDATION

The proposed modification to the rezoning is a legislative act, and the Planning Commission and Council have a significant degree of discretion in making their decisions. Because the developer committed to not use methane in order to obtain the PD zoning in 2024, and the all-electric construction is one of the stated reasons for granting the PD zoning, there is no obligation to reverse course and allow methane just one year later. Nevertheless, the addition of natural gas stovetops will respond to market demand and add value to the residences. In addition, the inclusion of 22 natural gas stoves does not represent a significant policy shift, especially given that the City is drafting a revision to its Reach Code that may expressly allow for natural gas stovetops in the near future. Consequently, Staff recommends that the Planning Commission adopt Alternatives 1 and 2:

1. Adopt a resolution recommending the City Council adopt the Mitigated Negative Declaration (MND) and the Mitigation Monitoring and Reporting Program (MMRP) for the 1957 Pruneridge Avenue Residential Project.
2. Adopt a resolution recommending the City Council to amend the approved Planned Development (PD) Zoning (PLN22-00505) for the 22 single-family detached two-story all-electric residences to allow for

the installation of natural gas stove appliances for the Property located at 1957 Pruneridge Avenue, subject to conditions of approval.

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

**ATTACHMENTS**

1. Vicinity Map
2. Web Links to the Project Page and CEQA documents
3. Resolution Recommending Council adopt the MND and MMRP
4. Resolution Recommending Council Approve the Amendment to approved Planned Development (PD)
5. Staff Report for the Council Hearing on March 19, 2024
6. Conditions of Approval
7. Development Plans

# 1957 Pruneridge Avenue Vicinity Map






## Notes

PLN25-00073

0 200 400 ft

NAD_1983_2011_StatePanel_California_III_FIPS_0403_Ft_US

©City of Santa Clara

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

# Web Links- Project Website and Mitigated Negative Declaration (MND) and Mitigation Monitoring or Reporting Program (MMRP); Environmental Impact Report (EIR)

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**Project Website:**
Here you will find a summary of the project and information regarding past community meetings and prior plan submittals.
1957 Pruneridge Avenue - 22 Detached Residential Units | Projects Listing | City of Santa Clara

**Environmental Website:**
Here you will find environmental assessment of the project.
1957 Pruneridge Avenue - 22 Detached Units Use of Natural Gas (CEQA) | CEQA Pending Approvals Directory | City of Santa Clara

Link to the MMRP prepared for the current proposal.
https://www.santaclaraca.gov/home/showpublisheddocument/87525/638883562460200000

**Response to Comments:**
https://www.santaclaraca.gov/home/showpublisheddocument/87910/638918152263672886

To view the certified EIR, please visit the approved project CEQA page, which includes all of the archived CEQA information.
1957 Pruneridge Avenue - 22 Detached Units (CEQA),

**These documents are available for viewing in the Community Development Department**

**RESOLUTION NO. _____**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL ADOPT THE MITIGATED NEGATIVE DECLARATION AND THE MITIGATION MONITORING AND REPORTING PROGRAM FOR THE PROPOSED AMENDMENT TO THE APPROVED RESIDENTIAL PLANNED DEVELOPMENT (PD) (PLN22-00505) LOCATED AT 1957 PRUNERIDGE AVENUE, SANTA CLARA**

PLN25-00073 (Rezone)

**WHEREAS,** On February 19, 2025**,** SCS Development ("Owner") filed an application for the development of a 2.47-acre site located at 1957 Pruneridge Avenue, Santa Clara ("Project Site");

**WHEREAS**, the Project Site has a General Plan designation of Very Low Density Residential and is zoned Planned Development (PD);

**WHEREAS,** On March 19, 2024, the City Council approved the Owner's request to rezone the subject property from Public, Quasi-Public, and Public Park or Recreation (B) to Planned Development (PD) to construct the residential development with 22 detached two-story all-electric homes, private street and associated on- and-off-site improvements, and a Vesting Tentative Subdivision Map to subdivide the property into individual for-sale lots and four common lots for use as a utility corridor, vehicle access, landscape open space and bioretention areas (Approved PD);

**WHEREAS,** On March 19, 2024, City Council certified an Environmental Impact Report and adopted the CEQA Findings, Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program for the 1957 Pruneridge Avenue Residential Project (Approved PD);

**WHEREAS,** on February 19, 2025, the Owner applied to amend the Approved PD to replace the approved 22 electric stovetops in the project with 22 natural gas stovetops ("Project");

**WHEREAS,** in accordance with the Condition of Approval P23 of the Approved PD, installation of natural gas infrastructure requires an amendment to the Approved PD zoning, and review by the Planning Commission and approval by Council;

**WHEREAS,** to analyze the proposal to allow for the use of natural gas by replacing the approved electric stovetops in the project with 22 natural gas stovetops, the City, as Lead Agency, in tandem with Consultant 'David J. Powers' prepared an Initial Study ("IS") and a Mitigated Negative Declaration for the proposed project in accordance with the California Environmental Quality Act ("CEQA"), which was circulated for a 20-day review to public agencies which have jurisdiction by law with respect to the Project, as well as to other interested persons and agencies, and the City sought the comments of such persons and agencies beginning on July 18, 2025 and concluding on August 7, 2025 ("Comment Period"); and

**WHEREAS,** a Mitigation Monitoring and Reporting Program ("MMRP") has been prepared for implementation with Project development to reduce potentially significant impacts identified in the Initial Study to less than significant; and

**WHEREAS,** the City through consultant 'David J. Powers' prepared written responses to the comments received during the Comment Period and included these responses on the project's CEQA page; and

**WHEREAS,** on September 17, 2025, a notice of the public hearing on the proposed amendment to the PD was published in the *Santa Clara Weekly*, for the Planning Commission Hearing to be conducted on October 8, 2025; and

**WHEREAS,** on September 15, 2025, the notice of public hearing for the October 8, 2025, Planning Commission meeting for this item was mailed to property owners within a 1,000-foot radius of the Project Site boundaries; and

**WHEREAS,** pursuant to SCCC Section 18.146.020, on October 3, 2025, notices of the public hearing of October 8, 2025, were posted at City Hall, the Central Park Library, the Mission Branch Library, the Northside Branch Library, and on the City's website; and

**WHEREAS,** on October 8, 2025, the Planning Commission held a duly noticed public hearing to consider the Project, the MND, the MMRP, and all pertinent information in the record during which the Planning Commission invited and considered any and all verbal and written testimony and evidence offered in favor of and in opposition to the Project.

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

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

2. That the Planning Commission hereby finds that all potentially significant environmental impacts that may directly or indirectly result from the Project would be reduced to a less than significant level by implementation of the mitigation measures specified in the MND and MMRP.

3. That the Planning Commission hereby finds that the MND is complete, prepared in compliance with CEQA, and represents the independent judgment of the Planning Commission.

4. That the Planning Commission hereby recommends that the City Council finds that the MND and MMRP for this Project has been completed in compliance with CEQA, and that approval of this Project as mitigated will have no significant negative impacts on the area's environmental resources, cumulative or otherwise, as the impacts as mitigated would fall within the environmental thresholds identified by CEQA.

5. That the Planning Commission hereby recommends that the City Council adopt the MND and MMRP for the Project as required by the CEQA Guidelines (14 Cal. Code of Regs. § 15074).

6. 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 8TH DAY OF OCTOBER 2025, BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ATTEST: _____

AFSHAN HAMID
DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF SANTA CLARA

Attachments Incorporated by Reference:
1. None

**RESOLUTION NO. _____**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPROVE THE AMENDMENT TO REPLACE THE APPROVED 22 ELECTRIC STOVETOPS WITH 22 NATURAL GAS STOVETOPS FOR THE APPROVED RESIDENTIAL PLANNED DEVELOPMENT (PD) (PLN22-00505) LOCATED AT 1957 PRUNERIDGE AVENUE, SANTA CLARA**

PLN25-00073 (Rezone)

**WHEREAS,** On February 19, 2025**,** SCS Development ("Owner") filed an application for the development of a 2.47-acre site located at 1957 Pruneridge Avenue, Santa Clara ("Project Site");

**WHEREAS**, the Project Site has a General Plan designation of Very Low Density Residential and is zoned Planned Development (PD);

**WHEREAS,** On March 19, 2024, the City Council approved the Owner's request to rezone the subject property from Public, Quasi-Public, and Public Park or Recreation (B) to Planned Development (PD) to construct the residential development with 22 detached two-story all-electric homes, private street and associated on- and-off-site improvements, and a Vesting Tentative Subdivision Map to subdivide the property into individual for-sale lots and four common lots for use as a utility corridor, vehicle access, landscape open space and bioretention areas (Approved PD);

**WHEREAS,** On March 19, 2024, City Council certified the Environmental Impact Report and adopted the CEQA Findings, Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program for the 1957 Pruneridge Avenue Residential Project (Approved PD);

**WHEREAS,** on February 19, 2025, the Owner applied to amend the Approved PD to replace the approved 22 electric stovetops in the project with 22 natural gas stovetops ("Project");

**WHEREAS,** in accordance with the Condition of Approval P23 of the Approved PD, installation of natural gas infrastructure requires an amendment to the Approved PD zoning, and review by the Planning Commission and approval by Council;

**WHEREAS,** to analyze the proposal to allow for the use of natural gas by replacing the approved electric stovetops in the project with 22 natural gas stovetops, the City, as Lead Agency, in tandem with Consultant 'David J. Powers' prepared an Initial Study ("IS") and a Mitigated Negative Declaration for the proposed project in accordance with the California Environmental Quality Act ("CEQA"), which was circulated for a 20-day review to public agencies which have jurisdiction by law with respect to the Project, as well as to other interested persons and agencies, and the City sought the comments of such persons and agencies beginning on July 18, 2025 and concluding on August 7, 2025 ("Comment Period"); and

**WHEREAS,** a Mitigation Monitoring and Reporting Program ("MMRP") has been prepared for implementation with Project development to reduce potentially significant impacts identified in the Initial Study to less than significant; and

**WHEREAS,** the City through consultant 'David J. Powers' prepared written responses to the comments received during the Comment Period and included these responses on the project's CEQA page; and

**WHEREAS,** on September 17, 2025, a notice of the public hearing on the proposed amendment to the PD was published in the *Santa Clara Weekly*, for the Planning Commission Hearing to be conducted on October 8, 2025; and

**WHEREAS,** on September 15, 2025, the notice of public hearing for the October 8, 2025, Planning Commission meeting for this item was mailed to property owners within a 1,000-foot radius of the Project Site boundaries; and

**WHEREAS,** pursuant to SCCC Section 18.146.020, on October 3, 2025, notices of the public hearing of October 8, 2025, were posted at City Hall, the Central Park Library, the Mission Branch Library, the Northside Branch Library, and on the City's website; and

**WHEREAS,** on October 8, 2025, the Planning Commission held a duly noticed public hearing to consider the Project, the MND, the MMRP, and all pertinent information in the record during which the Planning Commission invited and considered any and all verbal and written testimony and evidence offered in favor of and in opposition to the Project.

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

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

2. That the Planning Commission hereby recommends that the City Council amend the Approved Planned Development (PD) to replace the approved 22 electric stovetops in the project with 22 natural gas stovetops.

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

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 8TH DAY OF OCTOBER 2025, BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ATTEST: _____

AFSHAN HAMID
DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF SANTA CLARA

Attachments Incorporated by Reference:
1. None

**24-238** **Agenda Date: 3/19/2024**

# REPORT TO CITY COUNCIL

## SUBJECT

Public Hearing: Action on an Environmental Impact Report and Mitigation Monitoring and Reporting Program, Rezone, and Vesting Tentative Subdivision Map for the Property Located at 1957 Pruneridge Avenue to Allow the Development of 22 Detached Single-Family Residences and Associated On- and Off-Site Improvements

## COUNCIL PILLAR

Promote and Enhance Economic, Housing and Transportation Development

## BACKGROUND

SCS Development Company filed an application for the subject proposal to allow for the development of a single-family residential development with 22 detached two-story homes on the 2.47-acre subject site. Implementation of the proposal requires a rezone of the property from B - Public, Quasi-Public, and Public Park or Recreation to PD - Planned Development and a Vesting Tentative Subdivision Map to subdivide the property into individual for-sale lots and four common lots. Fifteen percent of the total number of units (or 3.3 homes) are required to be provided as affordable housing units; the fractional unit may be addressed by providing one additional affordable unit or by payment of an in-lieu fee. Redevelopment of the property includes the demolition of all existing structures and site improvements.

The project was presented to the Planning Commission at a publicly noticed meeting on February 21, 2024. The Planning Commission staff report (Attachment 8) provides an analysis of the project's consistency with the General Plan. At the conclusion of the public hearing, the Planning Commission unanimously voted to recommend approval of the project (7-0).

The City Council is being asked to conduct a public hearing and take three actions:

1. Certify the Environmental Impact Report (EIR) and adopt the CEQA Findings, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program.
2. Adopt a resolution approving a Rezone from B - Public, Quasi-Public, and Public Park or Recreation to PD - Planned Development.
3. Adopt a resolution approving a Vesting Tentative Subdivision Map to subdivide the land into 22 individual lots and four common lots.

## DISCUSSION

At the February 21, 2024 Planning Commission meeting, staff presented an overview of the proposal and its conformance with the General Plan. The Assistant City Attorney also provided information on two conditions of approval related to the use of natural gas, B8 and P23. Condition B8 requires the developer to comply with the City's "Reach Code" (Chapter 15.36 of the Santa Clara City Code),

which requires new development to be “all electric” and not include natural gas infrastructure. The Assistant City Attorney explained that in recent discussions with the developer, the developer had also *voluntarily* committed to All-Electric Construction, regardless of the application of the City’s Reach Code, and that this was memorialized in condition P23.

At the Planning Commission Meeting, however, the developer requested a modification to the way that the All-Electric Construction commitment is memorialized. As drafted by staff, condition P23 states that the developer’s commitment to All-Electric Construction is an express basis for the City’s decision to rezone the property as Planned Development, and that if the developer sought to utilize methane at a later date, a revision to the PD zoning would be required. The Developer asked the Commission to modify condition P23 to remove the text which states that the approval is “issued in reliance upon the developer’s assurance that no natural gas infrastructure will be installed at any time, and is an express basis for granting the PD rezoning.” The Assistant City Attorney advised the Commission that this could make the condition more difficult to enforce, and so the Commission did not modify Condition P23.

The applicant provided a presentation that also concluded with a request to remove condition P5, which requires a “complete street” sidewalk section (sidewalk with a landscape strip at the curb) as it would not provide symmetry with the existing neighborhood. The complete street sidewalk section is a requirement of the City’s Pruneridge Avenue Complete Streets Plan, adopted by the Council in August 2022, which does not provide an exception process.

The Planning Commission asked questions regarding the proposed building height being 31 feet, when single-family building height is 25 feet, privacy concerns, electric vehicle (EV) charging, guest parking, and safety concerns about the driveway location being too close to the adjacent commercial strip center and the intersection of Winchester Boulevard.

One member of the public provided comments. The speaker noted that he did not receive the EIR Notice of Availability even though he commented on the EIR Notice of Preparation. His concerns included the possible existence of cremated remains on the site and that trees were already removed in May of 2023. The applicant responded to the comments stating that the cremated remains were all removed from the site by the church and the trees were removed by Silicon Valley Power as they were dying and interfering with powerlines. The Assistant City Attorney also stated that comments can still be provided on the project and the EIR until the City Council takes action at the public meeting.

The applicant stated that guest parking is available in each unit’s driveway, EV chargers will be provided, and that for privacy a landscape buffer is provided on the northern property line, as well as no private open space is located in that setback area.

The Commission then closed the public hearing. The Commission had a robust discussion on the safety of the location of the single driveway entrance/exit point for the site. Considerations included potential for a median in the right-of-way to prevent left in and out turning movements, no left turn signage, encouraging cut through traffic in the adjacent neighborhood, and changing the location of the driveway or adding a second driveway. There was also discussion on the applicability of complete streets and documentation on the human remains.

The Planning Commission unanimously voted to recommend approval of the project (7-0). The

Commission's approval included the conditions on Complete Streets and All-Electric Construction as originally drafted by staff:

- P5: Developer shall construct a complete street section along the project frontage of Pruneridge Avenue to include a 5-foot landscape strip with 4.5-feet of clear planting width and a 5-foot sidewalk behind the landscape strip. The landscape strip is to include trees (minimum 24-inch box) and drought tolerant plantings.
- P23: This approval has been issued in reliance upon the developer's assurance that no natural gas infrastructure will be installed at any time, and is an express basis for granting the PD rezoning. No natural gas infrastructure shall be installed on the project site. If the developer seeks to install natural gas infrastructure in the future, the developer must first seek an amendment to the PD zoning.

The Planning Commission also added two additional conditions to the project:

- Developer shall use reasonable efforts, to the satisfaction of the Director of Community Development, to obtain documentation from the Diocese of the previous church on the site, Saint Mark's, regarding the disposition of the human remains and details as to their new location.
- Provide "Right Turn Only During Peak Hours" signage for the project driveway.

The applicant found these to be acceptable and they have been added to the conditions of approval of the PD rezoning as conditions P24 and P25.

After the Planning Commission, the applicant shared with staff that they continue to not support condition P5, which is regarding the need for the developer to install a complete street frontage, which includes a separated sidewalk with a landscape strip for the reasons stated earlier with the Planning Commission. Staff continues to support the inclusion of this condition to be consistent with the City's Pruneridge Avenue Complete Streets Plan. The applicant also continues to not support the specific language of condition P23. In particular, the applicant would like to remove the phrase "issued in reliance upon the developer's assurance that no natural gas infrastructure will be installed at any time, and is an express basis for granting the PD rezoning." from the condition language:

P23 "This approval has been issued in reliance upon the developer's assurance that no natural gas infrastructure will be installed at any time, and is an express basis for granting the PD rezoning. No natural gas infrastructure shall be installed on the project site. If the developer seeks to install natural gas infrastructure in the future, the developer must first seek an amendment to the PD zoning."

The Greenhouse Gas (GHG), Air Quality, and Energy analysis in the EIR has relied upon the project being built as all electric. Should the applicant wish to pursue a project that uses natural gas, new GHG), Air Quality, and Energy analysis would be necessary, as well as the re-circulation of the EIR.

The inclusion of conditions P5 and P23 as currently drafted are part of the staff recommendation.

Staff recommends that the Council take the following three actions:



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1. CEQA: Adopt the resolution certifying the EIR and related CEQA documents. This is a quasi-judicial decision, with required findings including that the EIR complies with CEQA and reflects the independent judgment of the Council.
2. Rezoning: Adopt the resolution approving the Rezone from B to PD. Although this is a legislative action, a PD rezoning requires the Council to make findings regarding the public benefits of the project, which include imaginative design, furthering City housing objectives and promoting City climate goals.
3. Adopt a resolution approving a Vesting Tentative Subdivision Map (VTSM). The VTSM is a quasi-judicial decision with a long list of required findings, including that the site is suitable for the density and design of development, and that the project is consistent with the General Plan (including the Climate Action Plan).

The PD rezoning and VTSM include the conditions of approval in the form drafted by staff, as well as the two new conditions recommended by the Planning Commission.

## ENVIRONMENTAL REVIEW

An Environmental Impact Report was prepared for the project by the environmental consultant firm David J. Powers & Associates, in accordance with the California Environmental Quality Act (CEQA). The Draft Environmental Impact Report (DEIR) and Notice of Availability were posted on the City's website at Environmental Review/CEQA | City of Santa Clara (santaclaraca.gov) <https://www.santaclaraca.gov/our-city/departments-a-f/community-development/planning-division/environmental-review-ceqa> and available for public review for 45-days between November 17, 2023 and January 2, 2024, in accordance with CEQA requirements. No public or agency comments on the DEIR were submitted during the 45-day review period.

The DEIR examined potential environmental impacts associated with project development and identified significant impacts on biological, cultural resources, and geology and soils. Mitigation measures were identified for implementation that would reduce most of the significant project development impacts to less than significant levels. However, significant unavoidable project level and cumulative cultural resources impacts were identified to remain with demolition of the church, which is identified as being eligible for listing as an architecturally significant local structure, to redevelop the site. All other resource areas would experience a less than significant impact with project development

In considering a project, CEQA requires decision-makers to balance economic, legal, social, technological, or other benefits of a proposed project against its unavoidable environmental risks when determining whether to approve the project. To approve a project that has a significant unavoidable environmental impact, decision-makers must make findings, supported by substantial evidence, that the specific economic, legal, social, technological, or other benefits of a proposed project outweigh the unavoidable environmental effects. In accordance with CEQA Guidelines 15124 (b), the DEIR identifies project objectives for evaluation of the proposed project and the development of a range of alternatives for consideration in the findings or statement of overriding considerations

## FISCAL IMPACT

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

## COORDINATION

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

## PUBLIC CONTACT

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

On February 8, 2024, the notice of public hearing for this item was mailed to property owners within 1,000 feet of the project side boundaries and interested parties. Newspaper notice of this item was published in *The Weekly*, a newspaper of general circulation, on February 7, 2024. At the time of this staff report, no comments have been received by the Planning Department in support or opposition to the project.

*Community Meetings*

Virtual public outreach meetings were conducted by the Property Owner/Applicant on November 16, 2022 and August 30, 2023 to engage the neighborhood community in the planning process. Notices of the meetings were mailed by the Property Owner/Applicant to properties within 1,000 feet of the project site boundaries and posted on the City's website. These meetings provided the community opportunities to review and comment on the proposal and revised changes made to the dwellings, site circulation and landscaping resulting from community input.

## ALTERNATIVES

1. Do not certify the Environmental Impact Report or adopt the CEQA Findings, Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program for the 1957 Pruneridge Avenue Residential Project.
2. Deny the rezoning of the project site from Public, Quasi-Public, and Public Park or Recreation (B) to Planned Development (PD) to allow construction of residential development consisting of 22 detached two-story residences
3. Deny the Vesting Tentative Subdivision Map to subdivide the land into 22 individual lots and four common lots.

## RECOMMENDATION

1. Adopt a resolution to certify the Environmental Impact Report and adopt the CEQA Findings, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program for the 1957 Pruneridge Avenue Residential Project.
2. Adopt a resolution to approve a rezoning of the project site from Public, Quasi-Public, and Public Park or Recreation (B) to Planned Development (PD) to allow construction of residential development consisting of 22 detached two-story residences with attached and detached garages, landscaping, and on- and off-site improvements, subject to conditions of approval.
3. Adopt a resolution approving a Vesting Tentative Subdivision Map to subdivide the land into 22 individual lots and four common lots as a utility corridor, vehicle access, landscape open space and bioretention areas to serve the development, subject to conditions of approval.

Reviewed by: Reena Brilliot, Acting Director, Community Development Department

Approved by: Jovan Grogan, City Manager

**ATTACHMENTS**

1. Environmental Impact Report
2. Mitigation Monitoring and Reporting Program
3. Findings of Fact and Statement of Overriding Considerations
4. Resolution Certifying the Environmental Impact Report
5. Resolution Approving the Rezone
6. Resolution Approving the Vesting Tentative Subdivision Map
7. Excerpt Planning Commission Meeting Minutes of February 21, 2024
8. Planning Commission Staff Report of February 21, 2024
9. Historical and Landmarks Commission meeting minutes of December 7, 2023
10. Historic and Landmarks Commission Staff Report December 7, 2023.
11. Conditions of Rezoning Approval
12. Conditions of Tentative Subdivision Map Approval
13. Development Plans
14. Vesting Tentative Subdivision Map



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**RESOLUTION NO. _____**

**A RESOLUTION OF THE CITY OF SANTA CLARA, CALIFORNIA TO APPROVE AND CERTIFY A FINAL ENVIRONMENTAL IMPACT REPORT, MAKE FINDINGS WITH RESPECT THERETO, AND ADOPT A STATEMENT OF OVERRIDING CONSIDERATIONS AND A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE 1957 PRUNERIDGE AVENUE RESIDENTIAL PROJECT LOCATED AT 1957 PRUNERIDGE AVENUE, SANTA CLARA**

PLN22-00505 (Rezone)
PLN23-00264 (Vesting Tentative Subdivision Map)
SCH# 202300200 (Environmental Impact Report)

**WHEREAS,** On September 6, 2022**,** SCS Development ("Owner") filed an application for the development of a 2.47-acre site located at 1957 Pruneridge Avenue, Santa Clara ("Project Site");

**WHEREAS**, the Project Site has a General Plan designation of Very Low Density Residential and is zoned Public, Quasi-Public, and Public Park or Recreation (B);

**WHEREAS,** the Project Site is developed with assembly uses (religious worship and education) and contains St. Mark's Church complex, comprising a one-story parish hall and administration building, two-story classroom, church building, surface parking lots and site landscaping;

**WHEREAS,** the Owner has applied to rezone the Project Site from Public, Quasi-Public, and Public Park or Recreation (B) to Planned Development (PD) to allow construction of 22 two-story detached residences, a private street, and associated on- and off-site improvements, in addition to a Vesting Tentative Subdivision Map to subdivide the property into individual for-sale lots and four common lots for use as a utility corridor, vehicle access, landscape open space and bioretention areas ("Project"), as shown on the Development Plans and Vesting Tentative Subdivision Map, attached hereto and incorporated herein by this reference;

**WHEREAS**, the Project approvals will include Resolution No. _____ ("City Council Rezoning Resolution"); Resolution No. _____ ("City Council Vesting Tentative Subdivision Map Resolution"); and this California Environmental Quality Act ("CEQA") Resolution (collectively,

the “Approvals”);

**WHEREAS,** on October 6, 2023, the City of Santa Clara (“City”) distributed a Notice of Preparation of a Draft Environmental Impact Report (“DEIR”) and posted the Notice at the Santa Clara County Clerk’s office, soliciting guidance on the scope and content of the environmental information to be included in the DEIR;

**WHEREAS,** the DEIR was prepared in accordance with the California Environmental Quality Act (“CEQA”) (Public Resources Code § 21000 et seq.) and the City circulated copies of the DEIR to the public agencies which have jurisdiction by law with respect to the Project, as well as to other interested persons and agencies, and the City sought the comments of such persons and agencies for forty-five (45) days, beginning on November 17, 2023 and concluding on January 2, 2024 (“Comment Period”);

**WHEREAS**, the City did not receive any comments on the DEIR during the review period;

**WHEREAS,** the Final EIR (”FEIR”) consists of a list of agencies and organizations to whom the DEIR was sent and minor revisions to text and Figure 2.2-1 (Conceptual Site Plan) and Figure 2.2-2 (Landscape Plan) that do not change the conclusions nor require recirculation of the DEIR. The FEIR was subsequently distributed for a 10-day review period beginning on January 9, 2024 and concluding on January 19, 2024;

**WHEREAS**, the DEIR FEIR, and Exhibits constitute the EIR for the Project;

**WHEREAS,** the City Council has reviewed the EIR prepared for the Project, the City Staff reports pertaining to the EIR, and all evidence received at a duly noticed public hearing on March 19, 2024. All of these documents and evidence are herein incorporated by reference into this Resolution;

**WHEREAS,** the EIR identified certain significant and potentially significant adverse effects on the environment that would be caused by the Project as proposed;

**WHEREAS,** the EIR determined that the project would have a less-than-significant impact in the resource areas of Energy and Greenhouse Gas Emissions, based on a requirement in the City’s

Reach Code that the project construct All-Electric Buildings, with no installation of natural gas infrastructure. Because recent litigation has raised a question about the enforceability of the City's Reach Code, the developer has voluntarily committed to construct All-Electric Buildings, regardless of whether the Reach Code is enforceable;

**WHEREAS**, the EIR outlined various mitigation measures that would substantially lessen or avoid the Project's significant effects on the environment, as well as alternatives to the Project as proposed that would provide some environmental advantages;

**WHEREAS,** the City is required whenever possible, pursuant to CEQA, to adopt all feasible mitigation measures or feasible project alternatives that can substantially lessen or avoid any significant environmental effects of the Project;

**WHEREAS**, Public Resources Code § 21081, subdivision (a) requires a lead agency, before approving a project for which an EIR has been prepared and certified, to adopt findings specifying whether mitigation measures and, in some instances, alternatives discussed in the EIR, have been adopted or rejected as infeasible;

**WHEREAS,** the "CEQA Findings and Statement of Overriding Considerations" attached to this Resolution is a set of Findings of Fact prepared in order to satisfy the requirements of Public Resources Code § 21081, subdivision (a);

**WHEREAS**, as the CEQA Findings explain, the City Council, reflecting the advice of City staff, has expressed its intention to adopt the proposed Project as described;

**WHEREAS**, the City Council has determined that the alternatives addressed in the EIR would not be feasible and would not sufficiently satisfy the Project Objectives. The details supporting these determinations are set forth in the CEQA Findings;

**WHEREAS,** in taking this course, the City Council has acted consistent with the CEQA mandate to look to project mitigations and/or alternatives as a means of substantially lessening or avoiding the environmental effects of projects as proposed;

**WHEREAS**, the City Council, in reviewing the Project, intends to adopt all mitigation measures set forth in the EIR;

**WHEREAS**, the significant effects that cannot be avoided or substantially lessened by the adoption of feasible mitigation measures will necessarily remain significant and unavoidable;

**WHEREAS,** Public Resources Code § 21081, subdivision (b) and CEQA Guidelines § 15093 require the City Council to adopt a Statement of Overriding Considerations before approving a project with significant unavoidable environmental effects;

**WHEREAS,** as detailed in the CEQA Findings, the City Council has determined that, despite the occurrence of significant unavoidable environmental effects associated with the Project, as mitigated and adopted, there exist certain overriding economic, social and other considerations for approving the Project which justify the occurrence of those impacts and render them acceptable; and

**WHEREAS,** the City Council has reviewed the EIR and Mitigation Monitoring and Reporting Program, attached as the "MMRP", the CEQA Findings, the City Staff reports pertaining to the EIR, and all evidence received at a duly noticed public hearing on March 19, 2024. All of these documents and evidence are incorporated herein by reference into this Resolution.

**NOW THEREFORE, BE IT 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. That the City Council hereby finds that the EIR has been completed in compliance with CEQA.

3. That the City Council hereby finds the EIR has been presented to the Council, which reviewed and considered the information and analysis contained therein, at a duly noticed public hearing on March 19, 2024.

4. That the City Council finds, pursuant to Public Resources Code Section 21081 and California Code of Regulations, Title 14, Section 15091, that many of the proposed mitigation measures described in the EIR are feasible, and therefore will become binding upon the City and affected landowners and their assigns or successors in interest when the Project is approved.

5. That the City Council finds that none of the Project Alternatives set forth in the EIR can feasibly substantially lessen or avoid those significant adverse environmental effects not otherwise lessened or avoided by the adoption of all feasible mitigation measures while still sufficiently achieving the project objectives.

6. That, in order to comply with Public Resources Code Section 21081.6, the City Council adopt the Mitigation Monitoring and Reporting Program as set forth in the attached "MMRP". The Program is designed to ensure that, during project implementation, the City, affected landowners, their assigns and successors in interest and any other responsible parties comply with the feasible mitigation measures identified. The MMRP identifies, for each mitigation measure, the party responsible for implementation.

7. That the EIR set forth project-level and cumulative environmental impacts that are significant and unavoidable that cannot be mitigated or avoided through the adoption of feasible mitigation measures or feasible alternatives. As to these impacts, the City Council finds that there exist certain overriding economic, social and other considerations for approving the Project that the City Council believes justify the occurrence of those impacts, as detailed in the "CEQA Findings" exhibit attached hereto.

8. Based on the findings set forth in this Resolution and the evidence in the City Staff Report, and the attached CEQA Findings, the City Council hereby approves and certifies the EIR, makes the findings attached hereto, adopts an MMRP, and adopts a Statement of Overriding Considerations finding that there exist certain overriding economic, social and other

considerations for approving the Project that justify the occurrence of the associated impacts, all in accordance with CEQA for the Project.

9. That the City Council hereby designates the Planning Division of the Community Development Department as the location for the documents and other material that constitute the record of proceedings upon which this decision is based and designates the Director of Community Development as the custodian of records.

10. 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 19th DAY OF MARCH, 2024 BY THE FOLLOWING VOTE:

AYES: COUNCILORS:

NOES: COUNCILORS:

ABSENT: COUNCILORS:

ABSTAINED: COUNCILORS:

ATTEST:

_____
JOVAN GROGAN
CITY MANAGER
CITY OF SANTA CLARA

Attachments Incorporated by Reference:
1. Development Plans
2. Vesting Tentative Subdivision Map
3. CEQA Findings and Statement of Overriding Considerations
4. Mitigation Monitoring and Reporting Program (MMRP)

**RESOLUTION NO. _____**

**A RESOLUTION OF THE CITY OF SANTA CLARA, CALIFORNIA APPROVING A REZONING FROM PUBLIC, QUASI-PUBLIC, AND PUBLIC PARK OR RECREATION (B) TO PLANNED DEVELOPMENT (PD) TO ALLOW A RESIDENTIAL DEVELOPMENT CONSISTING OF 22 DETACHED SINGLE-FAMILY RESIDENCES LOCATED AT 1957 PRUNERIDGE AVENUE, SANTA CLARA**

PLN22-00505 (Rezone)
PLN23-00264 (Vesting Tentative Subdivision Map)
SCH#2023100200 (Environmental Impact Report)

**WHEREAS,** on September 6, 2022, SCS Development ("Owner") filed a development application for the 2.47-acre site located at 1957 Pruneridge Avenue (APN:303-03-025), which is developed as the St. Mark's Church complex and consists of a one-story parish hall and administration building, two-story classroom, church building, surface parking lots and site landscaping ("Project Site");

**WHEREAS,** the Owner simultaneously applied to rezone the Project Site from Public, Quasi-Public, and Public Park or Recreation (B) to Planned Development (PD) and subdivide the land through a Vesting Tentative Subdivision Map application to allow the construction of 22 two-story for-sale detached single-family residences, associated on- and off-site improvements and four common lots to be used as a utility corridor, vehicle access, landscape open space, and bioretention areas to serve the development ("Project"), as shown on the attached Development Plans and Vesting Tentative Subdivision Map, incorporated herein by this reference;

**WHEREAS,** a Draft Environmental Impact Report ("DEIR") was prepared in accordance with the California Environmental Quality Act ("CEQA") and the City circulated copies of the DEIR and Notice of Availability for 45-day review to the public agencies which have jurisdiction by law with respect to the Project, as well as to other interested persons, organizations and agencies; and the City sought the comments of such persons, organizations and agencies. The City received no public or agency comments on the DEIR and subsequently prepared and circulated a Final

EIR ("FEIR"), for 10-day review in accordance with CEQA, that includes minor revisions to text and Figure 2.2-1 (Conceptual Site Plan) and Figure 2.2-2 (Landscape Plan) that do not change the conclusions of the DEIR;

**WHEREAS,** a Mitigation Monitoring and Reporting Program ("MMRP") has been prepared for implementation with Project development to reduce potentially significant impacts identified in the DEIR, FEIR and Appendix to the FEIR, that combined constitute the EIR for the Project, to less than significant and a Statement of Overriding Considerations for the significant unavoidable impact associated with the proposed demolition of the church building with Project development, that cannot be mitigated to less than significant, has been prepared in accordance with CEQA;

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

**WHEREAS,** on February 21, 2024, the Planning Commission held a duly noticed public hearing to consider the Project, EIR, MMRP, and all pertinent information in the record, at the conclusion of which, the Commission voted unanimously to recommend that the Council approve the rezone.

**WHEREAS,** on February 8, 2024, the notice of public hearing for the February 21, 2024, Planning Commission meeting and March 19, 2024 City Council meeting for this item was mailed to property owners within a 1,000 foot radius of the Project Site boundaries, according to the most recent assessor's roll, and

**WHEREAS**, on March 19, 2024, the City Councill held a duly noticed public hearing to consider the Rezoning application, at which time all interested persons were given an opportunity to give testimony and evidence offered in favor and in opposition to the Project.

**NOW THEREFORE, BE IT 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. That the City Council hereby rezones the Project Site from Public, Quasi-Public, Public Park or Recreation (B) to Planned Development (PD) to allow 22 two-story for-sale detached single-family residences, associated on- and off-site improvements and four common lots to be used as a utility corridor, vehicle access, landscape open space, and bioretention areas to serve the development, as shown on the attached Development Plans and conditioned as specified in the attached Conditions of Rezoning Approval, incorporated herein by this reference.

3. Pursuant to SCCC Code Section 18.112.050, 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 for the Project Site does not allow residential development and creation of housing opportunities envisioned by the 2010-2035 General Plan. The Planned Development (PD) zoning would allow residential development to implement the General Plan's Housing Element more fully than the existing Public, Quasi-Public, and Public Park or Recreation (B) zoning designation for the Project Site.

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 redevelops an underutilized property and visually improves the Project Site and surrounding neighborhood with physical and financial investment in the construction of a modern, high quality, residential home ownership development with on-site parking, site improvements, landscaping, and streetscape enhancements.

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 residential development consistent with the General Plan designation for the Project Site and for-sale high-

quality homeownership opportunities for 22 households, of which three of the residences shall be available at affordable income levels; and in furtherance of the City's climate goals, the Owner has committed to constructing All-Electric Buildings without the installation of any natural gas infrastructure.

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 for-sale detached residences that are compatible with existing and planned development in the surrounding residential and commercial area.

4. That based on the findings set forth in this resolution and the evidence in the City Staff Report, EIR and MMRP, the City Council hereby rezones the Project Site to allow development of 22 detached single-family residences, as shown on the attached Development Plans and conditioned as specified in the attached Conditions of Rezoning Approval.

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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 CITY COUNCIL, AT A REGULAR MEETING THEREOF HELD ON THE 19th DAY OF MARCH, 2024, BY THE FOLLOWING VOTE:

AYES: COUNCILORS:

NOES: COUNCILORS:

ABSENT: COUNCILORS:

ABSTAINED: COUNCILORS:

Attachments Incorporated by Reference:
1. Development Plans
2. Vesting Tentative Subdivision Map
3. Rezone Conditions of Approval

ATTEST: _____
JOVAN GROGAN
CITY MANAGER
CITY OF SANTA CLARA

**RESOLUTION NO. _____**

**A RESOLUTION OF THE CITY OF SANTA CLARA, CALIFORNIA, TO APPROVE THE VESTING TENTATIVE SUBDIVISION MAP FOR THE 1957 PRUNERIDGE AVENUE RESIDENTIAL PROJECT LOCATED AT 1957 PRUERIDGE AVENUE, SANTA CLARA, TO SUBDIVIDE THE 2.47-ACRE PROJECT SITE INTO 22 INDIVIDUAL LOTS AND FOUR COMMON LOTS**

PLN2022-00505 (Rezone)
PLN23-00264 (Vesting Tentative Subdivision Map)
SCH# 202300200 (Environmental Impact Report)

**WHEREAS,** on September 6, 2022, SCS Development ("Owner") filed a development application for the 2.47-acre site located at 1957 Pruneridge Avenue (APN: 303-03-025), which is developed as the St. Mark's Church complex and consists of a one-story parish hall and administration building, two-story classroom, church building, surface parking lots and site landscaping ("Project Site");

**WHEREAS,** the Owner has simultaneously applied to rezone the Project Site from Public, Quasi-Public, and Public Park or Recreation (B) to Planned Development (PD) and subdivide the land to allow construction of 22 for-sale detached two-story single-family residences, associated on- and off-site improvements and four common lots to be used as a utility corridor, vehicle access, landscape open space, and bioretention areas, to serve the development ("Project"), as shown on the attached Development Plans and proposed Vesting Tentative Subdivision Map, incorporated herein by this reference;

**WHEREAS,** a Draft Environmental Impact Report ("DEIR") was prepared in accordance with the California Environmental Quality Act ("CEQA") and the City circulated copies of the DEIR and Notice of Availability for 45-day review to the public agencies which have jurisdiction by law with respect to the Project, as well as to other interested persons, organizations and agencies; and the City sought the comments of such persons, organizations and agencies. The City received no public or agency comments on the DEIR and subsequently prepared and distributed a Final EIR ("FEIR") for 10-day review, in accordance with CEQA, that includes minor revisions to text

and Figure 2.2-1 (Conceptual Site Plan) and Figure 2.2-2 (Landscape Plan) that do not change the conclusions of the DEIR;

**WHEREAS,** a Mitigation Monitoring and Reporting Program ("MMRP") has been prepared for implementation with Project development to reduce potentially significant impacts identified in the DEIR, FEIR and Appendix to the FEIR, that combined constitute the EIR for the Project, to less than significant and a Statement of Overriding Considerations for the significant unavoidable impact associated with the proposed demolition of the church building with Project development, that cannot be mitigated to less than significant has been prepared in accordance with CEQA;

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

**WHEREAS,** consistent with the proposed uses under the development plan, the proposal includes the division of the site into 22 individual lots and four common lots, as shown on the proposed Vesting Tentative Subdivision Map, attached hereto and incorporated herein by this reference;

**WHEREAS,** on June 13, 2023, the Subdivision Committee determined that the application was complete and that the Vesting Tentative Subdivision Map be reviewed by the Planning Commission and the City Council in conformance with Section 17.05.300 of the SCCC as a Vesting Tentative Subdivision Map along with the Project;

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

**WHEREAS,** on February 21, 2024, the Planning Commission held a duly noticed public hearing to consider the Project, EIR, MMRP, and all pertinent information in the record, at the conclusion of which, the Commission voted unanimously to recommend approval of the Vesting Tentative Subdivision Map.

**WHEREAS,** notice of the public hearing on the Vesting Tentative Subdivision Map was published in *The Weekly*, a newspaper of general circulation for the City, on February 7, 2024;

**WHEREAS** on February 8, 2024, notices of the public hearing on the Vesting Tentative Subdivision Map for the February 21, 2024 Planning Commission meeting and March 19, 2024 City Council meeting were mailed to all property owners within 1,000 feet of the Project Site boundaries; and

**WHEREAS,** on March 19, 2024, the City Council held a duly noticed public hearing to consider the Project, EIR, MMRP, and all pertinent information in the record, during which the City Council invited and considered any and all verbal and written testimony and evidence offered in favor of and in opposition to the Project.

**NOW THEREFORE, BE IT RESOLVED BY THE 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. Vesting Tentative Subdivision Map Findings. Pursuant to California Government Code Sections 66426 and 66428 and SCCC Section 17.05.300(h), the City Council finds and determines that:

A. The Vesting Tentative Subdivision Map is consistent with the objectives, policies, general land use and programs specified in the City's General Plan in that the proposed Vesting Tentative Subdivision Map is to allow the development of 22 detached single-family residences, four common lots to be used as a utility corridor, vehicle access, landscape open space and bioretention areas, and on- and off-site improvements compatible with neighboring residential development and existing and planned development in the surrounding area, subject to conditions set forth in the Vesting Tentative Subdivision Map Conditions of Approval, attached hereto and incorporated by this reference. The Project proposes a density of 8.9 dwelling units per acre, consistent with the Very Low Residential Density General Plan designation for the Project Site, which allows residential development of up to ten (10) dwelling

units per acre. The project also furthers of the City's goal to reduce the use of methane gas citywide stated in Appendix 8.13 (Climate Action Plan), in that the Owner has committed to constructing All-Electric Buildings without the installation of any natural gas infrastructure.

B. The design and improvements of the proposed subdivision are consistent with the City's General Plan in that the Vesting Tentative Subdivision Map would redevelop an underutilized and vacant property (Policy 5.3.1-P8), provides adequate landscaping and replaces trees at a 2:1 ratio (Policy 5.3.1-P10), includes sidewalks and consolidates curb cuts to minimize pedestrian/vehicle conflicts (Policies 5.3.1-P12 and P16), and provides a design that is compatible with and sensitive to neighboring residential development (Policy 5.3.1-P29).

C. The site is physically suitable for the proposed type of development in that the Project is designed to provide high quality housing consistent with existing and planned development in the surrounding area.

D. This site is physically suitable for the proposed density of development in that the Project Site is located in an urbanized area and allows for redevelopment consistent with the height, uses and development that are existing and planned in the surrounding area.

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

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

G. The design of the subdivision and type of improvements will not conflict with easements acquired by the public at large or use of property within the proposed subdivision in

that, the Project is designed to avoid encroachments and conflicts with public easements in the site design.

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

4. Based on the findings set forth in this Resolution and the evidence in the Staff Report, EIR, MMRP, and such other evidence as received at the public hearings on this matter, the City Council hereby approves the Vesting Tentative Subdivision Map, substantially in the form on file as shown in the attached Vesting Tentative Subdivision Map and Conditions of Vesting Tentative Subdivision Map Approval, incorporated herein by this reference.

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 OF THE CITY COUNCIL, AT A REGULAR MEETING THEREOF HELD ON THE 19th DAY OF MARCH, 2024, BY THE FOLLOWING VOTE:

AYES: COUNCILORS:

NOES: COUNCILORS:

ABSENT: COUNCILORS:

ABSTAINED: COUNCILORS:

ATTEST: _____
JOVAN GROGAN
CITY MANAGER
CITY OF SANTA CLARA

Attachments Incorporated by Reference:
1. Development Plans
2. Vesting Tentative Subdivision Map
3. Vesting Tentative Subdivision Map Conditions of Approval

**3.** 24-1629 PUBLIC HEARING: Action on an Environmental Impact Report and Mitigation Monitoring and Reporting Program, Rezone, and Vesting Tentative Subdivision Map for the Property Located at 1957 Pruneridge Avenue to Allow the Development of 22 Detached Single-Family Residences and Associated On- and Off-Site Improvements

***Recommendation:*** Alternatives: 1, 2 and 3

1. Adopt a resolution recommending the City Council certify the Environmental Impact Report and adopt the CEQA Findings, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program for the 1957 Pruneridge Avenue Residential Project.
2. Adopt a resolution recommending the City Council approve a rezoning of the project site from Public, Quasi-Public, and Public Park or Recreation (B) to Planned Development (PD) to allow construction of residential development consisting of 22 detached two-story residences with attached and detached garages, landscaping, and on- and off-site improvements, subject to conditions of approval.
3. Adopt a resolution recommending the City Council approve a Vesting Tentative Subdivision Map to subdivide the land into 22 individual lots and four common lots as a utility corridor, vehicle access, landscape open space and bioretention areas to serve the development, subject to conditions of approval.

**Associate Planner Debby Fernandez** provided the staff presentation.

**Assistant City Attorney Alexander Abbe** addressed the Commission regarding two conditions of approval related to the use of natural gas, B8 and P23. Mr. Abbe explained that B8 required the developer to comply with the City's "Reach Code," which requires most new development projects to build All-Electric Construction, with no installation of natural gas infrastructure. Mr. Abbe explained that in recent discussions with the developer, the developer had also voluntarily committed to All-Electric Construction, regardless of the application of the City's Reach Code, and that this was memorialized in condition P23.

**Mr. Abbe** further explained, however, that the despite this commitment from the developer, the developer had requested a modification to condition P23. As drafted by staff, condition P23 stated that the developer's commitment to All-Electric Construction was an express basis for the City's decision to rezone the property as Planned Development, and that if the developer sought to utilize methane at a later date, a revision to the PD zoning would be required. The developer agreed that a revision to the rezoning would be required if they later sought to use natural gas, but the developer did not want the City to state that All-Electric Construction was one of the express grounds for granting the PD zoning. Mr. Abbe cautioned that the developer's request would likely make condition P23 more difficult to enforce, and make it more likely that the developer could utilize natural gas in the future without City approval.

**Mr. Abbe** also explained that the developer was objecting to condition P5, which obligated the developer to provide a 5-foot sidewalk and a 5-foot landscaped area in conformance with the Pruneridge Avenue Complete Streets Plan (PACSP). Mr. Abbe advised the Commission that the Council formally adopted the PACSP in August 2022 and that the Commission did not have the discretion to waive the requirements of the PACSP, such as condition P5.

**Commissioners** inquired upon various items on the proposed project including new sidewalk standards, the possible use of solar for the project, traffic patterns for the project and concerns regarding the busy intersection at Pruneridge and Winchester as it relates to the location of the project driveway, as well as relocation of the remains of the burial site.

**SCS Development** representatives Matthew Schott and Cory Kusich provided the Applicant presentation.
**David J. Powers & Associates** staff Shannon George and Patrick Kalle were in attendance and spoke at the meeting.

**Public Speaker**
Chris Sarbaugh

**A motion was made by Commissioner Biagini, seconded by Commissioner Bouza to close public comment.**

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

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

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

**A motion was made by Commissioner Biagini, seconded by Commissioner Crutchlow, to approve Staff Recommendation 2 with additional recommendations to include Provide "Right Turn Only During Peak Hours" signage for the project driveway and for the applicant to use reasonable efforts, to the satisfaction of the Director of Community Development to obtain written documentation from the diocese of the previous church on the site documenting the disposition of the remains from the burial site on the property.**

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

**A motion was made by Commissioner Biagini, seconded by Commission Bouza to approve Staff Recommendation 3.**

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

**REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:**

1. Announcements/Other Items

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

**Staff Aide II Elizabeth Elliott** provided updates on travel requests.

**DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:**

1. Planning Commission Budget Update

**Staff Aide II Elizabeth Elliott** provided budget updates.

2. Upcoming Agenda Items

**Planning Manager Lesley Xavier** provided updates.

3. City Council Actions

**Planning Manager Lesley Xavier** provided updates.

**ADJOURNMENT:**

The meeting adjourned at 8:21 pm. The next regular scheduled meeting is Wednesday, March 6, 2024 at 6 pm.

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

**24-1629** **Agenda Date: 2/21/2024**

# REPORT TO PLANNING COMMISSION

## SUBJECT

PUBLIC HEARING: Action on an Environmental Impact Report and Mitigation Monitoring and Reporting Program, Rezone, and Vesting Tentative Subdivision Map for the Property Located at 1957 Pruneridge Avenue to Allow the Development of 22 Detached Single-Family Residences and Associated On- and Off-Site Improvements

## REPORT IN BRIEF

**Applicant /Owner**: SCS Development
**General Plan:** Very Low Density Residential
**Zoning:** Public, Quasi-Public, and Public Park or Recreation (B)
**Site Area:** 2.47 acres
**Existing Conditions:** The site contains the St. Mark's Episcopal Church (now vacant), which includes a church building and a single-story parish hall and administration building connected to a two-story classroom building. Buildings are concentrated in the center of the site and are surrounded by a surface parking lot and perimeter landscaping to the north, west and east, and a landscape setback fronting Pruneridge Avenue to the south.

**Surrounding Land Uses:**

- North: Single-family detached residences
- South: Pruneridge Avenue and a mix of neighborhood commercial uses and detached single-family residences
- East: Neighborhood commercial uses
- West: Neighborhood commercial uses

**Staff Recommendation:** That the Planning Commission adopt resolutions recommending the City Council certify the Environmental Impact Report (EIR); adopt the California Environmental Quality Act (CEQA) Findings, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program; and approve the Rezone and Vesting Tentative Subdivision Map for the property located at 1957 Pruneridge Avenue.

## BACKGROUND

SCS Development Company filed an application for the subject proposal on September 6, 2022 to construct a single-family residential development with 22 detached two-story homes, private street and associated on- and-off site improvements on the 2.47-acre site. Implementation of the proposal requires a rezone of the property from Public, Quasi-Public, and Public Park or Recreation (B) to Planned Development (PD) to construct the residential development and a Vesting Tentative Subdivision Map (Chapter 17.05 of the City Code) to subdivide the property into individual for-sale lots and four common lots for use as a utility corridor, vehicle access, landscape open space and

bioretention areas. Fifteen percent of the total number of units (or 3.3 homes) are required to be provided as affordable housing units. Per the City's Affordable Housing Ordinance (SCCC § 17.04.080.B), any fractional unit requirement may be addressed by providing one additional affordable unit or by payment of an in-lieu fee. Redevelopment of the property as proposed includes the demolition of all existing structures and site improvements (surface parking lot and landscaping).

Project History and Previous Actions

The existing buildings are over 50 years in age and were evaluated for potential historical and architectural significance in accordance with CEQA. A California Department of Parks & Recreation Form 523 ("DPR") was prepared to record and evaluate the building complex, landscape features and historic context, followed by peer review of the analysis. In accordance with 18.106.060 of the City's Preservation Ordinance, the project was referred to the Historical and Landmarks Commission (HLC) for consideration of the Draft Environmental Impact Report (DEIR) for the proposed demolition of the existing structures and to determine whether the property is eligible for listing on the City's Historic Resource Inventory (HRI).

The DPR is incorporated as part of the EIR prepared for the project (Attachment 1) and along with an analysis, was included in the HLC staff report (Attachment 8). The EIR concludes that the church is eligible for listing as an historic resource on the City's HRI as a result of the building architecture. The project was reviewed by the HLC at a publicly noticed meeting on December 7, 2023. Following review of the documents and public testimony, the HLC recommended certification of the EIR to the Planning Commission and City Council with the recommendations listed below and did not recommend the property for listing on the City's HRI. The HLC meeting minutes are provided as Attachment 7.

- Developer to create a memorial to the church (using the Architect William Mays' name) utilizing materials from the church in the memorial if the church is not relocated.
- Developer to return to the HLC to present the memorial design.

Mitigation Measure CUL-1 of the EIR already requires the developer to prepare a Historic Resources Mitigation Action Plan, that includes steps like documentation, attempted relocation, and salvage of historic materials. The Commission or Council could give direction to include the HLC's recommended conditions as a part of that Action Plan.

## DISCUSSION

Primary issues for the project include consistency with the City's General Plan, and conformance with the City Code for Planned Development Zoning and its subdivision.

### *General Plan Conformance*

The existing General Plan designation for the project site is Very Low Density Residential. This designation is intended for residential densities of up to 10 dwelling units per acre (du/ac) and envisioned for single-family residential development in scale and character. Development in this classification maintains a feeling of suburban living with setbacks between structures, parking, large landscaped yards and tree lined streets.

The proposed project provides 8.9 du/ac and is consistent with the following General Plan Policies:

*General Land Use Policies*

- 5.3.1-P2: Encourage advance notification and neighborhood meetings to provide an opportunity for early community review of new development proposals.
- 5.3.1-P26: Support a community-initiated planning process so that existing neighborhoods can participate in developing more detailed plans for street, landscape and pedestrian facility improvements.

The applicant conducted public outreach through mailings and two community meetings to involve neighboring property owners in the design of the project. Notices were mailed to property owners within 1,000 feet of the project boundaries and interested parties.

- 5.3.1-P8: Work with property owners to improve or redevelop underutilized and vacant properties.
- 5.3.1-P9: Require that new development provide adequate public services and facilities, infrastructure, and amenities to serve the new employment or residential growth.

The project would redevelop an underutilized parcel for the construction of 22 for-sale single-family residences and public and private on- and off-site improvements, that include private street, utilities, and landscaping as part of the development.

- 5.3.1-P10: Provide opportunities for increased landscaping and trees in the community, including requirements for new development to provide street trees and a minimum 2:1 on- or off-site replacement for trees removed as part of the proposal to help increase the urban forest and minimize the heat island effect.

The proposed development plan includes landscaping of the site and the project street frontage with a variety of plant and tree species and would replace the trees removed with redevelopment of the property at a minimum 2:1 ratio.

- 5.3.1-P12: Encourage convenient pedestrian connections within new and existing developments.

- 5.3.1-P16: Consolidate curb cuts with new development on arterial roadways to minimize pedestrian/vehicle conflicts at driveway locations and improve traffic flow.

The project includes sidewalks to facilitate pedestrian access and link neighboring land uses. Two existing curb-cuts and a sidewalk along the project frontage would be removed and replaced with a single curb-cut along Pruneridge Avenue, separated sidewalk and landscape strip which would minimize vehicle interface with pedestrians and improve traffic flow.

- P.3.1-P29: Encourage design of new development to be compatible with, and sensitive to, nearby existing and planned development, consistent with other applicable General Pan policies.

The proposed project is the construction of 22 detached single-family homes with front yards along the street frontage and setback between buildings that reflect and would blend in with neighboring single-family homes and one- and two-story commercial development.

*Transition Policies*

- 5.5.2-P1: Require that new development incorporate building articulation and architectural features, including front doors, windows, stoops, porches or bay windows along street frontages, to integrate new development into the existing neighborhoods.

The project incorporates offsets along the building planes and a mixture of exterior materials and architectural features to create visual breaks and interest in the design for compatibility with the surrounding neighborhood. Residences along Pruneridge Avenue are designed to integrate into the surrounding neighborhood with the front doors, windows and outdoor patios oriented towards the public domain, Pruneridge Avenue. Pedestrian paths connect the residences facing Pruneridge Avenue to the public sidewalk fronting the site and neighboring properties.

- 5.5.2-P3: Implement site design solutions, such as landscaping and increased building setbacks, to provide buffers between nonresidential and residential uses.
- 5.5.2-P5: Require that new development provide an appropriate transition to surrounding neighborhoods.

The project includes landscaped building setbacks to transition two-story residential development on the site from adjacent commercial properties and abutting one- and two-story detached single-family homes.

***Zoning Conformance***

Filing of the rezone and vesting subdivision map applications occurred concurrently with the City's efforts to comprehensively update the Zoning Code. The project was deemed complete by the City's Project Clearance Committee (PCC) on June 13, 2023, prior to the adoption of the Zoning Code update. Under the updated Zoning Code, all planning permit applications that are active and that have been determined by the PCC to be complete before the effective date of the Zoning Code, February 8, 2024, shall be processed in compliance with the requirements in effect when the application was deemed complete. Therefore, the current B zoning designation for the site is in effect, as is the project's ability to utilize a rezone to the PD district.

Under existing conditions, the B zoning district assigned to the property is intended to provide for public, quasi-public and public park facilities and does not allow for residential development (per Chapter 18.52 of the City Code); thereby requiring a rezone of the property to PD to utilize flexible development standards to allow the construction of housing at a residential density consistent with the existing General Plan designation for the property.

Per Chapter 18.54 of the City Code, PD zoning districts are intended to allow for creative design solutions and land uses not otherwise allowed in standard zoning districts while maintaining compatibility with the existing community and allowing for greater community ownership. The proposed PD zoning establishes development standards in the density and site design compatible with existing and approved land uses surrounding the project site.

*Affordable Housing*

The proposed project is subject to the City's Inclusionary Housing Ordinance and would be required to designate 15 percent of the 22 homes (or 3.3 homes) for qualifying home buyers based on income

level at or below 100 percent Area Median Income, on average. Per Section 17.40.080.B of the City's Affordable Housing Ordinance, the fractional unit (0.3) requirement may be addressed by providing an additional affordable unit or payment of an in-lieu fee.

*Site Design and Architecture*
The proposal is a small lot residential development with individual lots ranging in size from 3,523 square feet (sf) to 4,356 sf, consisting of 22 two-story single-family residences with either an attached or detached garage. A row of detached homes will front Pruneridge Avenue (on the south side of the property) and a second row of detached homes (on the north side of the property) will front the driveway aisle / private street behind that separates and provides vehicle access to the homes and on-site parking.

Three types of floor plans range in size from 1,750 sf to 2,925 sf, inclusive of the garage. Plans 1A and B are four-bedroom and 3.5-bath homes with an attached three-car garage. Plan 2A and B are five-bedroom and four-bath homes with an attached three-car garage. Plan 3 is a four-bedroom and three-bath home with detached two-car garage. Each unit has an outdoor patio and private fenced in yard. Building coverage of the lots range from 37 to 53 percent with the remaining allocated to patio and yard area.

The proposed building architecture would be reflective of a modern interpretation of cottage farmhouse design. The design incorporates a mixture of materials that include stucco and batten board (horizontal and vertical) siding and stone veneer applied to the exterior elevations for texture and visual interest. The use of divided light windows and alternating use of architectural materials will provide a rhythmic cohesion and symmetry in the design. Offsets in the building elevations, recessed windows, and varied roof forms (e.g. shed and gable) will provide breaks in mass and scale of the buildings and roof structures. Roofs will be clad with asphalt shingles. Metal seam roofs will appear atop porches of the homes with extended covered front porches.

*Circulation and Parking*
Two existing curb-cuts and the sidewalk along the project frontage would be removed and replaced with a single curb-cut along Pruneridge Avenue for ingress and egress, at the southeast corner of the site, for vehicle access and a required separated sidewalk along the street frontage that includes a landscape strip next to the curb and sidewalk behind. The single driveway would serve the residences aligned along the drive aisle and provide a hammerhead near its terminus for use by emergency vehicles for back-out.

Because the project site is located within a half-mile of a major transit stop, the City cannot require the provision of any parking spaces under Assembly Bill 2097 (2022). Nevertheless, nineteen of the units will include three-car garages, while three units will include two-car garages, for a total of 63 covered spaces. While no designated visitor parking spaces are provided, driveways in front of the garages allow for additional uncovered parking. There are currently no parking restrictions along Pruneridge Avenue fronting the project site.

*Landscaping and Open Space*
The project includes a landscape plan for the site that incorporates a mixture of plant species and trees for planting within common areas and yards of the residences. Fifty existing on-site trees will be removed and as a condition of project approval, the project will replace the removed trees at a

minimum of 2:1 with 24-inch box species or equivalent. The proposed project would include the planting of approximately 79, 24- to 36- inch box trees throughout the site and would feature drought tolerant, low water use landscaping in the common areas and yards of the residential units. An additional 21 replacement trees would be provided off-site.

As a condition of project approval, a Home Owners Association will be established and Covenants, Conditions and Restrictions recorded to manage and maintain on- and off-site improvements (including buildings utilities, landscaping and fencing,) in good condition for the life of the project.

***Subdivision***

In accordance with Chapter 17.05 of the City Code, the project requires a tentative subdivision map. The application includes 22 for-sale lots and four common parcels (circulation, landscape open-space and bioretention areas). The Subdivision Committee reviewed and deemed the application complete, satisfying code requirements and including conditions of approval contained in Attachment 10.

**ENVIRONMENTAL REVIEW**

An Environmental Impact Report was prepared for the project by the environmental consultant firm David J. Powers & Associates, in accordance with the California Environmental Quality Act (CEQA). The Draft Environmental Impact Report (DEIR) and Notice of Availability were posted on the City's website at Environmental Review/CEQA | City of Santa Clara (santaclaraca.gov) <https://www.santaclaraca.gov/our-city/departments-a-f/community-development/planning-division/environmental-review-ceqa> and available for public review for 45-days between November 17, 2023 and January 2, 2024, in accordance with CEQA requirements. No public or agency comments on the DEIR were submitted during the 45-day review period.

The DEIR examined potential environmental impacts associated with project development and identified significant impacts on biological, cultural resources, and geology and soils. Mitigation measures were identified for implementation that would reduce most of the significant project development impacts to less than significant levels. However, significant unavoidable project level and cumulative cultural resources impacts were identified to remain with demolition of the church, which is identified as being eligible for listing as an architecturally significant local structure, to redevelop the site. All other resource areas would experience a less than significant impact with project development

In considering a project, CEQA requires decision-makers to balance economic, legal, social, technological, or other benefits of a proposed project against its unavoidable environmental risks when determining whether to approve the project. To approve a project that has a significant unavoidable environmental impact, decision-makers must make findings, supported by substantial evidence, that the specific economic, legal, social, technological, or other benefits of a proposed project outweigh the unavoidable environmental effects. In accordance with CEQA Guidelines 15124 (b), the DEIR identifies project objectives for evaluation of the proposed project and the development of a range of alternatives for consideration in the findings or statement of overriding considerations.

The EIR determined that the project would have a less-than-significant impact in the resource areas of Energy and Greenhouse Gas Emissions. Part of the basis for these conclusions was that the project would be subject to the City's Reach Code, and one of the requirements of the Reach Code is

that the project construct All-Electric Buildings, with no installation of natural gas infrastructure. Recently, however, a court of appeal opinion, *California Restaurant Association v. City of Berkeley*, called into question the validity of the All-Electric requirements in the Reach Code. City planning and legal staff are currently evaluating the full nature and extent of this case's impact on the City's Reach Code requirements. If the All-Electric provisions in the Reach Code were ultimately determined to be invalid, then the project developer would potentially be able to install natural gas infrastructure and utilize methane, which is one of the most potent greenhouse gases. For this project, at the very least, this would require the City to re-examine the analysis and conclusions of the Energy and Greenhouse Gas chapters of the EIR. Consequently, the developer has made a commitment not to install any natural gas infrastructure, regardless of the legal status of the City's Reach Code. The description of the project in the PD zoning and the conditions of approval will specifically state that the project does not include any natural gas infrastructure, and that any future proposal to utilize methane would require an amendment to the PD zoning. As a result, the analysis in the EIR remains valid.

## FISCAL IMPACT

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

## COORDINATION

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

## PUBLIC CONTACT

On February 8, 2024, the notice of public hearing for this item was mailed to property owners within 1,000 feet of the project side boundaries and interested parties. Newspaper notice of this item was published in *The Weekly*, a newspaper of general circulation, on February 7, 2024. At the time of this staff report, no comments have been received by the Planning Department in support or opposition to the project.

*Community Meetings*

Virtual public outreach meetings were conducted by the Property Owner/Applicant on November 16, 2022 and August 30, 2023 to engage the neighborhood community in the planning process. Notices of the meetings were mailed by the Property Owner/Applicant to properties within 1,000 feet of the project site boundaries and posted on the City's website. These meetings provided the community opportunities to review and comment on the proposal and revised changes made to the dwellings, site circulation and landscaping resulting from community input.

## ALTERNATIVES

1. Adopt a resolution recommending the City Council certify the Environmental Impact Report and adopt the CEQA Findings, Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program for the 1957 Pruneridge Avenue Residential Project.
2. Adopt a resolution recommending the City Council approve a rezoning of the project site from Public, Quasi-Public, and Public Park or Recreation (B) to Planned Development (PD) to allow construction of residential development consisting of 22 detached two-story residences with attached and detached garages, landscaping, and on- and off-site improvements, subject to conditions of approval.
3. Adopt a resolution recommending City Council approve a Vesting Tentative Subdivision Map to subdivide the land into 22 individual lots and four common lots as a utility corridor, vehicle

access, landscape open space and bioretention areas to serve the development, subject to conditions of approval.

4. Deny the rezoning from Public, Quasi-Public, and Public Park or Recreation (B) to Planned Development (PD) to allow construction of residential development consisting of 22 detached two-story residences with attached and detached garages, landscaping, and on- and off-site improvements.
5. Deny the Vesting Tentative Subdivision Map to subdivide the land into 22 individual lots and four common lots as a utility corridor, vehicle access, landscape open space and bioretention areas to serve the development.

## RECOMMENDATION

Alternatives: 1, 2 and 3

1. Adopt a resolution recommending the City Council certify the Environmental Impact Report and adopt the CEQA Findings, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program for the 1957 Pruneridge Avenue Residential Project.
2. Adopt a resolution recommending the City Council approve a rezoning of the project site from Public, Quasi-Public, and Public Park or Recreation (B) to Planned Development (PD) to allow construction of residential development consisting of 22 detached two-story residences with attached and detached garages, landscaping, and on- and off-site improvements, subject to conditions of approval.
3. Adopt a resolution recommending the City Council approve a Vesting Tentative Subdivision Map to subdivide the land into 22 individual lots and four common lots as a utility corridor, vehicle access, landscape open space and bioretention areas to serve the development, subject to conditions of approval.

Prepared by: Debby Fernandez, Associate Planner
Reviewed by, Sheldon S. Ah Sing, Development Review Officer
Reviewed by: Alexander Abbe, Assistant City Attorney
Approved by: Lesley Xavier, Planning Manager

## ATTACHMENTS

1. Environmental Impact Report
2. Mitigation Monitoring and Reporting Program
3. Findings of Fact and Statement of Overriding Considerations
4. Resolution Recommending Council Certify Environmental Impact Report
5. Resolution Recommending Council Approve the Rezone
6. Resolution Recommending Council Approve the Vesting Tentative Subdivision Map
7. Draft Historical and Landmarks Commission meeting minutes of December 7, 2023
8. Historic and Landmarks Commission Staff Report December 7, 2023.
9. Conditions of Rezoning Approval
10. Conditions of Tentative Subdivision Map Approval
11. Development Plans
12. Vesting Tentative Subdivision Map

Draft

# City of Santa Clara

## Meeting Minutes

## Historical & Landmarks Commission

**12/07/2023** **6:00 PM**

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

**REVISED AGENDA - additional attachments have been added to RTC 23-1252**

The City of Santa Clara is conducting the Historical and Landmarks Commission meeting in a hybrid manner (in-person and methods for the public to participate remotely)

• Via Zoom:
o https://santaclaraca.zoom.us/j/97233262035 or
o Phone: 1 (669) 900-6833
Webinar ID: 972 3326 2035

Public Comments prior to meeting may be submitted via email to PlanningPublicComment@santaclaraca.gov no later than noon on the day of the meeting. 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.
- Use the raise your hand feature in Zoom when you would like to speak on an item and lower when finished speaking. Press *9 to raise your hand if you are calling in by phone only.
- Identify yourself by name before speaking on an item.
- Unmute when called on to speak and mute when done speaking. If there is background noise coming from a participant, they will be muted by the host. Press *6 if you are participating by phone to unmute.
- If you no longer wish to stay in the meeting once your item has been heard, you may leave the meeting.

## CALL TO ORDER AND ROLL CALL

**Chair Vargas-Smith** called the meeting to order at 6:02 p.m.

**Present** 6 - Commissioner Michael Celso , Commissioner Amy Kirby, Commissioner Patricia Leung, Vice Chair Kathleen Romano, Commissioner Ed Stocks, and Chair Ana Vargas-Smith

**Absent** 1 - Commissioner Yvonne Inciarte

**A motion was made by Commissioner Stocks, seconded by Commissioner Leung, to excuse Commissioner Inciarte.**

**Aye:** 6 - Commissioner Celso, Commissioner Kirby, Commissioner Leung, Vice Chair Romano, Commissioner Stocks, and Chair Vargas-Smith

**Excused:** 1 - Commissioner Inciarte

## CONSENT CALENDAR

**A motion was made by Commissioner Leung, seconded by Vice Chair Romano, to approve the Consent Calendar with a note to update the minutes to reflect the correct Chair and Commissioner titles in several places.**

**Aye:** 6 - Commissioner Celso, Commissioner Kirby, Commissioner Leung, Vice Chair Romano, Commissioner Stocks, and Chair Vargas-Smith

**Excused:** 1 - Commissioner Inciarte

**1.A** 23-1323 Historical and Landmarks Commission Minutes of October 5, 2023

## PUBLIC PRESENTATIONS

## GENERAL BUSINESS

**2.** 23-1347 Consideration of a Significant Property Alteration Permit for a 1,207 Square Foot Addition to a Historic Residence and a Variance to Eliminate the Requirement for a Two-Car Garage at 1277 Jackson Street

Public Speakers:
**Brandon Spencer**

**A motion was made by Commissioner Stocks, seconded by Vice Chair Romano, to recommend approval of the Significant Property Alteration Permit to the Planning Commission with the following updates:**

**- Correct the plans to address the discrepancy between the 8' vs. 9, basement ceiling height, while not modifying the basement windows (do not change their height)**
**- Modify the proposed kitchen window to a single pane awning style**
**- For all new windows, try to match the existing wood windows to the extent feasible**

**A motion was made by Commissioner Celso, seconded by Vice Chair Romano, to recommend approval of the Variance to the Planning Commission.**

**Aye:** 6 - Commissioner Celso, Commissioner Kirby, Commissioner Leung, Vice Chair Romano, Commissioner Stocks, and Chair Vargas-Smith

**Excused:** 1 - Commissioner Inciarte

**3.** 23-1348 Consideration of a Significant Property Alteration Permit for a 556 Square-Foot Addition to the Basement and a 590 square foot First Floor Addition to a Mills Act Residence and a Variance for the Construction of a New Nonconforming Garage at 324 Madison Street

Public Speakers:
**Tommy Tran**
**Rob Mayer**

**A motion was made by Commissioner Leung, seconded by Commissioner Kirby, to recommend approval of the Significant Property Alteration Permit to the Planning Commission with the following recommendations:**

**- Retain the existing chimney**
**- Differentiate the stucco on the new addition**

**A motion was made by Commissioner Leung, seconded by Commissioner Stocks, to recommend approval of the Variance to the Planning Commission.**

**Aye:** 6 - Commissioner Celso, Commissioner Kirby, Commissioner Leung, Vice Chair Romano, Commissioner Stocks, and Chair Vargas-Smith

**Excused:** 1 - Commissioner Inciarte

**4.** 23-1252 Consideration of an Environmental Impact Report for the Demolition of a Potentially Significant Structure to Construct a Residential Development with 22 Detached Single-Family Dwellings at 1957 Pruneridge Avenue

Public Speakers:
**Cory Kusich**
**Richard**

**A motion was made by Commissioner Celso, seconded by Commissioner Stocks, to recommend certification of the EIR to the Planning Commission and City Council with the following recommendations:**

**- Developer to create a memorial to the church (using the Architect William Mays' name) utilizing materials from the church in the memorial if the church is not relocated**
**- Return to the HLC to present the memorial design**

**Aye:** 5 - Commissioner Celso, Commissioner Kirby, Commissioner Leung, Commissioner Stocks, and Chair Vargas-Smith

**Nay:** 1 - Vice Chair Romano

**Excused:** 1 - Commissioner Inciarte

**5.** 23-1324 Action on HLC Board and Committee Assignments

The Board and Committee assignments were updated as follows:

**Board/Committee** **Lead/Alternate**

Santa Clara Arts and Historic Consortium: **Vargas-Smith / Romano**
Historic Preservation Society of Santa Clara: **Vargas-Smith / Leung**
Old Quad Residents Association: **Leung**
Development Review Hearing: **Romano / Vargas-Smith**
BART/ High Speed Rail/ VTA BRT Committee: **Vargas-Smith / Leung**
El Camino Real Specific Plan Community Advisory Committee: **Leung**
Downtown Precise Plan**: Vargas-Smith / Stocks**
Santa Clara Station Area Task Force: **Leung / Stocks**

**STAFF REPORT**

1. Berryessa Adobe Maintenance

2. Training and Travel Request

3. Streetlight Banners for Historic Preservation Month

**Staff Liaison Rebecca Bustos** gave a verbal report of the price quotes for the banner design, fabrication, and installation/removal.

**A motion was made by Commissioner Leung, seconded by Vice Chair Romano, to establish a Banner Subcommittee with Chair Vargas-Smith, Vice Chair Romano, and Commissioner Kirby.**

**Aye:** 6 - Commissioner Celso, Commissioner Kirby, Commissioner Leung, Vice Chair Romano, Commissioner Stocks, and Chair Vargas-Smith

**Excused:** 1 - Commissioner Inciarte

## COMMISSIONERS REPORT

1. Subcommittee Reporting - 20 minutes

2. Board/Committee — Lead/Alternate

| | |
|---|---|
| Santa Clara Arts and Historic Consortium | Leung / Romano |
| Historic Preservation Society of Santa Clara | Vargas-Smith / Leung |
| Old Quad Residents Association | Leung / Romano |
| Development Review Hearing | Romano /Vargas-Smith |
| BART/ High Speed Rail/ VTA BRT Committee | Vargas-Smith/ Vacant |
| Zoning Ordinance Update | Romano / Vacant |
| El Camino Real Specific Plan Community Advisory Committee | Leung |
| Downtown Precise Plan | Vargas |

## ADJOURNMENT

The meeting was adjourned at 9:44 p.m.

**A motion was made by Commissioner Leung, seconded by Vice Chair Romano to adjourn the meeting.**

**Aye:** 6 - Commissioner Celso, Commissioner Kirby, Commissioner Leung, Vice Chair Romano, Commissioner Stocks, and Chair Vargas-Smith

**Excused:** 1 - Commissioner Inciarte

The next regular scheduled meeting is Thursday, January 4, 2024

## MEETING DISCLOSURES

**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.**

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

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

# REZONING CONDITIONS OF APPROVAL

## GENERAL

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

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

## ATTORNEY'S OFFICE

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

## COMMUNITY DEVELOPMENT

BUILDING DIVISION

B1. Prior to overall construction permit application, submit to the Santa Clara Building Division, 2 copies of an addressing diagram request, to be prepared by a licensed architect or engineer. The addressing diagram(s) shall include all proposed streets and all building floor plans. The addressing diagram(s) shall conform to Santa Clara City Manager Directive #5; Street Name and Building Number Changes, and Santa Clara Building Division Address Policy For Residential and Commercial Developments. The addressing diagram(s) shall indicate all unit numbers to be based off established streets, not alleys nor access-ways to garages. Allow a minimum of 10 working days for initial staff review. Please note city staff policy that existing site addresses typically are retired. Provide digital pdf printed from design software, not scanned from printed paper sheet.

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

B2. The construction permit application drawings submitted to the Santa Clara Building Division shall include a copy of the latest Federal Emergency Management Agency (FEMA) Flood Zone Map: https://msc.fema.gov/portal/home. The project drawings shall indicate how the project complies with the Santa Clara Flood Damage Prevention Code.

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

B3. The construction permit application drawings submitted to the Santa Clara Building Division shall include Santa Clara Valley Urban Runoff Pollution Prevention Program Low Impact Development (LID) practices http://www.scvurppp-w2k.com/nd_wp.shtml . All projects that disturb more than one acre, or projects that are part of a larger development that in total disturbs more than one acre, shall comply with the Santa Clara Valley Urban Runoff Pollution Prevention Program Best Management Practices (BMP): http://www.scvurppp-w2k.com/construction_bmp.shtml, and shall provide a Storm Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer (QSD). All site drainage and grading permit applications submitted to the Santa Clara Building Division shall include a city of Santa Clara "C3" data form, available on this web page

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

B4. No construction code review or analysis is being done at this time. The construction permit application drawings submitted to the Santa Clara Building Division shall include an overall California Building Code analysis, including; proposed use and occupancy of

all spaces (-CBC Ch. 3), all building heights and areas (CBC Ch. 5), all proposed types of construction (CBC Ch. 6), all proposed fire and smoke protection features, including all types of all fire rated penetrations proposed (CBC Ch. 7), all proposed interior finishes fire resistance (CBC Ch. 8), all fire protection systems proposed (CBC Ch. 9), and all means of egress proposed (CBC Ch. 10). Noncombustible exterior wall, floor, and roof finishes are strongly encouraged.

- During construction retaining a single company to install all fire rated penetrations is highly recommended.
- The grade level lobbies shall be minimum1 hour rated all sides and above.
- All stair shafts shall be minimum 1 hour rated.
- All elevator shafts shall be minimum 1 hour rated.
- All trash chute shafts shall be minimum 1 hour rated.
- Recommendation: provide a minimum of two trash chutes; one for recyclables, one for trash, each trash chute to be routed down to a grade level trash collection room.
- Any trash rooms shall be minimum 1 hour rated all sides and above.

B5. The overall project construction permit application shall include the geotechnical, architectural, structural, energy, electrical, mechanical, and plumbing drawings and calculations. Prior to the issuance of the overall project construction permit, a conditions of approval review meeting must be held in city hall, which meeting must be attended by the on-site field superintendent(s). The meeting will not be held without the attendance of the on-site field superintendent(s). The on-site grading permit shall be a separate permit application to the Building Division.

B6. Temporary Certificates of Occupancy (TCO) will not be routinely issued and will be considered on a very limited basis only when there is a clear and compelling reason for city staff to consider a TCO. A TCO will be approved only after all applicable City staff have approved in writing; Planning, Public .Works / Engineering, Fire Prevention, Santa Clara Water, Silicon Valley Power, and any other applicable agencies such as the Santa Clara County Health Dept., with the Building Division being the final approval of all TCO.'s.

B7. See Title 15 of the Santa Clara City Code for any amendments to the California Building Codes.

B8. This project is subject to the provisions of the City of Santa Clara 2022 Reach Code, effective January 2022 See Ordinance No. 2034 and/or Title 15 of the Santa Clara City Code.

- Chp. 15.36 – Energy Code for “all electric” provisions for new construction.
- Chp. 15.38 – Green Building Code for additional Electric Vehicle Charging requirements for new construction.

HOUSING & COMMUNITY SERVICES DIVISION

H1. In accordance with the Santa Clara City Code chapter 17.40, this project is subject to the affordable housing requirements and impact fee for the proposed 22 units for-sale residential development. The Applicant shall provide not less than fifteen percent (15%) of the units (or 3.3 units) to affordable households made available at affordable sales prices to extremely low, very low, low and/or moderate-income households as long as the distribution of affordable units averages to a maximum of one-hundred (100) percent of Area Median Income. All prices are set in accordance with the City’s Below Market Purchase (BMP) Program Policies and Procedures Manual (subject to updates and changes). Applicant shall be responsible for cost incurred under the Building Energy Efficiency Standards – Title 24 for the each affordable for- sale residential unit. Additionally, where the calculation of affordable housing requirements results in a

fractional unit, the Applicant shall either pay an In-Lieu Fee or the Applicant shall provide an additional unit to satisfy the requirement. Any in-lieu fee payment due to the City by the Applicant shall be payable prior to the issuance of the certificate of occupancy. The in-lieu fee amount shall be equal to the difference between the unrestricted appraised market value ("Initial Market Value") and the Affordable Sales Price of one of the BMP units at completion, multiplied by the fractional unit. The Initial Market Value of the last BMP unit sold shall be the basis for calculating the in-lieu fee to be paid by Applicant.

H2. Prior to issuance of Building Permits, the Developer shall enter into an Affordable Housing Agreement (AHA) with the City that will determine the Affordable Sales Price for the Affordable Units at Lot 14, 15 and 22, and apply all terms and covenants guaranteeing the prescribed affordability. Satisfaction of the affordable housing obligation shall be memorialized in the AHA and subject to City Council approval. There will be a fee for the preparation of the AHA in the amount of $4,020 which will be due prior to execution of the AHA. Please note all fees are based on the current Municipal Fee Schedule in effect at the time the project is approved

PLANNING DIVISION

P1. Submit plans for final architectural review to the Planning Division for Architectural Committee review and approval prior to issuance of building permits. Said plans to include, but not be limited to: site plans, floor plans, elevations, landscaping, irrigation plan, signage, and stormwater management plan.

P2. The Developer must provide third party verification of the stormwater management plan for conformance with C3 requirements as part of the architectural submittal.

P3. Submit complete landscape plans, including irrigation plan and composite utility and tree layout overlay plan, for Planning Department review and approval with installation of required landscaping prior to the issuance of occupancy and or final building permits. Landscape plan to include type and size of proposed trees. Type and size of tree replacement on project site shall be at the direction of the City Arborist and require Planning review and approval. Coordinate with the Street Department and City Arborist for the type, location, installation and maintenance of street trees fronting the project site along the public right-of-way. Installation of root barriers and super-soil may be required with the installation of trees where electric, water, and sewer utilities are in proximity.

P4. The overlay plan is to show the location of all utilities, storm drains, catch basins, sewer mains, joint trenches, building footprints, driveways, walkways, and trees. Trees are required to be 10 feet from public water, storm and sewer facilities unless a City approved Tree Root Barrier (TRB) is used. If a City approved TRB is used the TRB must be a minimum of five feet from the public water, storm and sewer facility with the tree behind the TRB and specified on the plan. Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Planning and Inspection.

P5. Developer shall construct a complete street section along the project frontage of Pruneridge Avenue to include a 5-foot landscape strip with 4.5-feet of clear planting width and a 5-foot sidewalk behind the landscape strip. The landscape strip is to include trees (minimum 24-inch box) and drought tolerant plantings.

P6. Submit as-built on-site plans prepared by a registered civil engineer showing all utilities serving the subject property.

P7. Obtain required permits and inspections from the Building Official and comply with the conditions thereof. As this project involves land area of one acre or more, the Developer shall file a Notice of Intent (NOI) with the State Water Resources Control Board prior to issuance of any building permit for grading, or construction; a copy of the NOI shall be sent to the City Building Inspection Division. A stormwater pollution prevention plan is also required with the NOI.

P8. The Developer shall submit a truck hauling route for demolition, soil, debris and material removal, and construction to the Director of Community Development for review and approval prior to the issuance of demolition and building permits.

P9. Minor changes to individual homes, landscaping, or other minor plan elements would be subject to Planning Division review and approval of a Minor Adjustment to an approved project, or through Architectural Review, subject to the discretion of the Director of Community Development.

P10. Project site landscaping shall be maintained in good condition throughout the life of the Project and no trees shall be removed without City review and approval. Trees permitted by the City for removal shall be replaced at a 2:1 ratio with 24-inch box specimen tree, or equal alternative as approved by the Director of Community Development.

P11. Developer shall submit to the City Covenants, Conditions and Restrictions (CC&R's) or equivalent instrument assigning and governing perpetual maintenance of the common lots, private street/vehicle access driveway, on-site and street frontage landscaping in good condition for the life of the Project, prior to issuance of building permits. Said document shall be recorded along with the Title for each property with the Santa Clara County Recorder's Office.

P12. The Covenant, Conditions and Restrictions for this project shall include language that precludes exclusive storage use of the garage and obstruction of parking spaces in the garage by storage, shall and requires property owners to maintain garages for parking purposes.

P13. Garages shall be accessible for parking and labeled as such on the building permit plans.

P14. Overhead garage storage shall be offered as a design option in each of the units.

P15. Provide automatic garage door openers and roll-up garage doors.

P16. Each garage shall be equipped with electrical vehicle charging stations.

P17. HVAC units shall be screened from view along the public right-of-way.

P18. Individual garbage and recycling containers shall be kept out of sight from the public right-of-way and private driveway until collection day.

P19. Applicant shall comply with all the construction and on-going mitigation measures described in the adopted Mitigation Monitoring and Reporting Program to the satisfaction of the Director of Community Development. The Mitigation and Monitoring and Reporting Program shall be included in all construction plan sets.

P20. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved roads) shall be watered two times per day, except on days when rain occurs.

P21. All visible mud or dirt track-out onto the adjacent public right-of-way shall be removed using wet power vacuum street sweeper at least once per day. The use of dry power sweeping shall be prohibited.

P22. Additional dust and noise abatement measures may be on the project site at the discretion of the Community Development Director to provide additional sound attenuation and fugitive dust abatement as described in the project Mitigation Monitoring and Reporting Program. This may include additional noise monitoring and installation of a temporary noise control blanket barrier, if necessary, along building facades facing construction sites if conflicts occurred which are irresolvable by proper scheduling.

P23. This approval has been issued in reliance upon the developer's assurance that no natural gas infrastructure will be installed at any time, and is an express basis for granting the PD rezoning. No natural gas infrastructure shall be installed on the project site. If the developer seeks to install natural gas infrastructure in the future, the developer must first seek an amendment to the PD zoning.

P24. Developer shall use reasonable efforts, to the satisfaction of the Director of Community Development, to obtain documentation from the Diocese of the previous church on the site, Saint Mark's, regarding the disposition of the human remains and details as to their new location.

P25. Provide "Right Turn Only During Peak Hours" signage for the project driveway.

**FIRE**

F1. Prior to Building Permit Issuance, a Phase II environmental assessment is required to be submitted to CRRD for review. If hazards are present that require site mitigation, cleanup, or management of chemical contaminants in soil, soil vapor, or groundwater a separate permit from one of the regulatory agencies below will be required. The type and extent of contamination on site(s) will govern which of the regulatory agencies noted below can supervise the cleanup:

- Department of Toxic Substances Control (DTSC);
- State Water Resources Control Board; or
- Santa Clara County, Department of Environmental Health.

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

F2. Prior to Building Permit Issuance, a permit for Construction Safety & Demolition shall be submitted to the fire department for review and approval in compliance with our Construction Safety & Demolition standard.

F3. Prior to Building Permit Issuance, provide documentation from the City of Santa Clara Water & Sewer Department that the minimum required fire-flow can be met. Fire Department fire-flow will be based on the current California Fire Code. The most restrictive departments requirement shall apply.

F4. Prior to Building Permit Issuance, building plans shall show the required number, location and distribution of fire hydrants for the buildings will be based on the current California Fire Code, Appendix C as amended. The required number of fire hydrants will be based on the fire-flow before the reduction for fire sprinklers. Both public and private fire hydrants may be required.

F5. Prior to Building Permit Issuance, any EVAE's or fire protection equipment (including but not limited to fire service undergrounds, sprinkler piping, fire alarm equipment, fire pumps, ERRCS) that cross property lines or is not located on the parcel of the building it serves shall have a CC&R legally recorded detailing who is responsible for maintenance and repair of the EVAE or fire protection equipment

F6. Prior to any Building Permit issuance, an alternate means or methods permits to mitigate any code deficiency must be submitted and approved. Please submit this permit concurrently with the building plans. Please note specific mitigations may have been discussed during the PCC process. None of these discussions are binding and can only be formally approved through submitting an Alternate Means and Measures (AMM) permit. The AMM permit is formally documenting that and still needs to be submitted.

F7. Please be aware that emergency rescue openings are required for this project per California Residential Code R310 and locations should be on the front or back side of the house (not the side of the house).

**PARKS & RECREATION**

PR1. This memo assumes the Project is a subdivision and the Quimby Act provisions will apply. The project will generate an estimated 66 residents (2.98 persons/household x 22 units). Based on the Quimby Act standard of 3.0 acres/1000 residents, the amount of public parkland required for this Project to mitigate the impact of the new resident demand is approximately 0.1967-acres. The equivalent fee due in lieu of parkland dedication is therefore $1,378,608.

PR2. Final calculations will depend upon the actual number and type of units and the mix of parkland dedicated and remaining fee due, at the discretion of the City.

PR3. Calculations may change if the number of units change, if any areas do not conform to the Ordinance and City Code Chapter 17.35, and/or if the fee schedule for new residential development fees due in lieu of parkland dedication changes before a project is deemed complete by Planning.

PR4. Dwelling Unit Tax: a dwelling unit tax (DUT) in the amount of $700 is also due based on the number of units and additional bedrooms per City Code Chapter 3.15.

**POLICE**

PD1. The property should be fenced off during demolition and construction as a safety barrier to the public and deterrent to theft and other crime. Consider not having any screening material on the fence so passing Police Patrol checks will be able to see into the site.

PD2. Address numbers should be a minimum of twelve (12) inches in height for commercial or industrial buildings. Consider illuminated numbers during the hours of darkness, and in a color that is contrasting to the background material. They shall be clearly visible from the street. Where multiple units or buildings occupy the same property, each unit/building address shall be clearly visible. A monument sign, preferably at all entrances to the property, should be prominently displayed showing all unit/building numbers, addresses, etc. A map is recommended for large complexes with multiple streets or walkways.

PD3. If the project includes any benches, these benches should not be longer than 5 feet in length and should have arm rests at both ends. If the benches are longer than 5 feet in length, there should be a divider (arm rest or similar) in the middle of the bench in addition to the arm rests on both ends. This helps prevent unlawful lodging and/or skateboarding. Another option to benches could be cubes, knee walls, or other creative types of seating possibilities.

**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 submitted within a Single Encroachment Permit to be reviewed and issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.

E3. Submit public improvement/encroachment permit plans prepared in accordance with City Public Works Department procedures which provide for the installation of public improvements directly to the Public Works Department. Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer prior to approval and recordation of final map and/or issuance of building permits.

E4. All work within City of San Jose right-of-way shall require a City of San Jose encroachment permit.
E5. Existing non-standard or non-ADA compliant frontage improvements shall be replaced with current City standard frontage improvements as directed by the City Engineer or his designee.
E6. 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.
E7. Developer shall provide a complete storm drain study for the 10-year and 100-year storm events. The grading plans shall include the overland release for the 100-year storm event and any localized flooding areas. System improvements, if needed, will be at developer's expense.
E8. All storm drain mains and laterals, sanitary sewer mains and laterals shall be outside the drip line of mature trees or 10' clear of the tree trunk whichever is greater.
E9. Provide root barriers when the drip line of the mature trees covers the sidewalk. Root barriers for sidewalk protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 1.5' deep, and centered on trees. Root barriers for curb and gutter protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 2' deep, and centered on trees.
E10. Existing streetlights shall be clear of proposed sidewalk, developer shall relocate as necessary.
E11. If requested, Developer/property owner shall prepare and submit for City approval a maintenance plan for all sidewalk, curb and gutter, landscaping and irrigation system improvements installed within the public right-of-way prior to encroachment permit issuance. Such plan shall include at a minimum, maintenance requirements for trees and shrubs, in acknowledgement of developer's/property owner's obligation under Chapter 12.30 and 17.15.
E12. Dedicate required on-site easements for any new public utilities, and/or emergency vehicle access by means of subdivision map or approved instrument at time of development.
E13. Dedicate sidewalk easements along the project frontage where public sidewalks extend into private property. Sidewalk easements are to be 1' behind proposed back of walk where there is landscaping behind sidewalk. Sidewalk easement where hardscape is behind sidewalk is to be at back-of-walk. Cold joint is required between public sidewalk and private hardscape.
E14. Onsite pathways shall be dedicated as private easements, as needed.
E15. After City Council approval of the Tentative Map, submit the Subdivision Map, prepared by a Licensed Land Surveyor or a Registered Civil Engineer with Land Surveyor privileges to the Engineering Department. The submittal shall include a title report, closure calculations, and all appropriate fees.
E16. Pavement treatment shall be 2" grind and overlay with dig-outs for the full street width of Pruneridge Avenue.
E17. Traffic improvements must comply with the City of Santa Clara Standard Specifications for Public Works Construction
E18. Residential bicycle parking shall be a minimum of 8 Class I spaces (one per 3 dwelling units) and 2 Class II spaces (one per 15 dwelling units) per 2007 VTA Bicycle Technical Guidelines.

E19. Class I and Class II bicycle parking, as defined in SCMC 18.74.075, shall be conveniently accessible from the street, within 200 feet of a building entrance and/or highly visible areas.
E20. Submit Vehicle Miles Travel and vehicle trip calculations in accordance with the City transportation policy: https://www.santaclaraca.gov/our-city/departments-g-z/public-works/engineering/traffic-engineering/transportation-analysis-policy-update
E21. Conduct a trip generation analysis for the project. A local transportation analysis (LTA) will be required if the project generates over 100 net new trips.
E22. Landscape improvements within 10 feet of a driveway must be less than 3 feet or greater than 10 feet per City Standard Detail TR-9.
E23. All on-site structures (including fences) must be clear of Driveway Visibility Clearance Areas per City Standard Detail TR-9.
E24. Replace unused/abandoned driveways with new curb, gutter, and sidewalk.
E25. Design and construct driveway in accordance with City Standard Detail ST-8.

STREETS DIVISION

Landscape

L1. Include City of Santa Clara Tree Preservation/City Arborist specifications on all improvement plans.
L2. No cutting of any part of public 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).
L3. Identified existing mature trees to be maintained. Prepare a tree protection plans for review and approval by the City of Santa Clara prior to any demolition, grading or other earthwork in the vicinity of existing trees on the site.

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. All collection is to occur on private property using individual toters.
SW2. The applicant shall provide a site plan showing all proposed locations of solid waste containers, chutes, compactors, trash enclosures and trash staging areas. The site plan shall show the route or access for trash and recycling collectors (trucks) including vertical clearance, turning radius and street/alley widths. All plans shall comply with the City's Solid Waste Guidelines.
SW3. For projects that involve construction, demolition or renovation of 5,000 square feet or more, the applicant shall comply with City Code Section 8.25.285 and recycle or divert at least sixty five percent (65%) of materials generated for discard by the project during demolition and construction activities. No building, demolition, or site development permit shall be issued unless and until applicant has submitted a construction and demolition debris materials check-off list. Applicant shall create a Waste Management Plan and submit, for approval, a Construction and Demolition Debris Recycling Report through the City's online tracking tool at http://santaclara.wastetracking.com/ .
SW4. Prior to obtaining a Temporary or Final Certificate of Occupancy, individual weight tickets for all materials generated for discard or reuse by the project during demolition and construction activities shall be uploaded to Green Halo and submitted for review and

approval by Environmental Services. At a minimum two (2) weeks review time is required.

SW5. This project is subject to the City's Accumulation, Transportation and Disposal of Solid Waste Ordinance (Chapter 8.25 of the Municipal Codes), which requires the handling and disposal of waste by authorized service haulers. Insert the General Notes for the Construction & Demolition (C&D) Waste Management into construction plans in accordance with the City's municipal codes prior to the issuance of a Building or Grading permit. Provide the Green Halo waste online tracking number to Building staff prior to the issuance of a demolition or building permit.

SW6. Project applicant shall contact the Public Works Department, Street Maintenance Division at (408) 615-3080 to verify if the property falls within the City's exclusive franchise hauling area. If so, the applicant is required to use the City's exclusive franchise hauler and rate structure for any hired debris boxes. Prior to the issuance of a Public Works clearance, the project applicant shall complete and sign the Construction and Demolition (C&D) / Waste Management Rules and Regulations Form.

SW7. All refuse from all residential, commercial, industrial and institutional 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. Prior to City's issuance of Building or Grading Permits, the applicant shall develop a Final Stormwater Management Plan, update the C.3 Data Form, the Special Project Narratives and Worksheet (as appropriate), and an Erosion and Sediment Control Plan.

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

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

ST4. The applicant shall incorporate Best Management Practices (BMPs) into construction plans and incorporate post-construction water runoff measures into project plans. Include the SCVURPPP Countywide Construction BMPs Plan Sheet with the plans.

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

ST6. During the construction phase, all stormwater control measures shall be inspected for conformance to approved plans by a qualified 3rd party consultant from the SCVURPPP List of Qualified Consultants, and a 3rd party concurrence letter on the C.3 facilities construction shall be submitted to the Public Works Department. The City reserves the right to review the 3rd party inspection reports on the C.3 stormwater facilities installation.

ST7. Applicant shall install biotreatment soil media that meets the minimum specifications as set forth in the SCVURPPP C.3 Stormwater Handbook. If percolation rate test of the biotreatment soil mix is not performed on-site, a certification letter from the supplier verifying that the soil meets the specified mix (the date of such document shall not be older than 3 months).

ST8. As-Built drawing shall be submitted to the Public Works Department. Include C.3 Stormwater Treatment Facilities Construction general notes on the improvement plans.

ST9. Permeable Pavement, Media Filter vaults, Interceptor Trees and Trash Full Capture Devices shall be inspected by a third-party reviewer and/or manufacturer representative for conformance with the details and specifications. If necessary, percolation test shall be performed to ensure proper installation. A map displaying the number, location and details of full trash capture devices shall be prepared as an attachment to the Operations and Maintenance (O&M) Agreement with the City.

ST10. Stormwater treatment facilities must be designed, installed, and maintained to achieve the site design measures throughout their life in accordance to the SCVRUPPP C.3 Stormwater Handbook (Chapter 6 and Appendix C).

ST11. The property owner shall enter into an Operation and Maintenance (O&M) Agreement with the City for all installed stormwater treatment measures and full trash capture devices in perpetuity. Applicants should contact Public Works Department. - Environmental Services at (408) 615-3080 or Street@SantaClaraCA.gov for assistance completing the Agreement. For more information and to download the most recent version of the O&M Agreement, visit the City's stormwater resources website at http://santaclaraca.gov/stormwater. Inspection of permeable pavement, media filter vaults and full trash capture devices is to be done annually by December 31 of each year.

ST12. Any site design measures used to reduce the size of stormwater treatment measures shall not be installed for the project without the written approval from the City, installing the corresponding resizing of other stormwater treatment measures and an amendment of the property's O&M Agreement.

ST13. For single-family homes and other small projects that create and/or replace 2,500 – 10,000 square feet of impervious surface area, the applicant shall implement at least one of the following site design measures:

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

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

ST14. Developer shall install an appropriate stormwater pollution prevention message such as "No Dumping – Flows to Bay" on any storm drains located on private property.

ST15. Interior floor drains shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.

ST16. Floor drains within trash enclosures shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.

ST17. 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.

ST18. Decorative and recreational water features such as fountains, pools, and ponds shall be designed and constructed to drain to the sanitary sewer system only.

ST19. The use of architectural copper is discouraged. If such material is used, all wastewater generated by the installation, cleaning, treating, or washing of the surface of copper architectural features, including copper roofs, shall not be discharged to the City's storm drain system.

**SILICON VALLEY POWER**

EL1. Drive Aisle A should be a 10’ U.G.E.E if its only for electric and public tv and cable companies. Install a joint trench with public tv and cable conduits 1’ away from the SVP conduits. This clearance only applies if all conduits are installed at the same time. Reference UG1000 standard for joint trench configuration. Phone and cable conduits should be placed on the side closer to the trees.

EL2. Any streetlight foundations that conflict with the new location of the SVP trench along Pruneridge Ave, will need to be relocated further back from the front of curb.

EL3. All streetlighting, low voltage, and fiber systems are to be designed during detailed design.

EL4. All tie-in points shown on the utility plan along with electrical substructure will be needed prior to the removal of the overhead power lines.

EL5. All electrical laterals serving parcels on the south side of Drive Aisle A may need easements if it’s a private roadway. All easements for SVP should be a U.G.E.E (underground electric easement).

EL6. Clearances: (Make sure job notes do not conflict with SVP clearance requirements)

a. EQUIPMENT
    i. Ten (10) foot minimum clearance is required in front of equipment access doors. (UG1000 sheet 11)
    ii. Five (5) foot minimum clearance from pad is required on sides without equipment access doors. (UG1000 sheet 11)
    iii. Eighteen (18) foot minimum width, shall be provided and maintained on one side of the equipment pad to allow an electric dept. line truck to drive up next to the pad for installation and maintenance of equipment. (UG1000 Sheet 11).
    iv. Barrier pipes are required only on sides accessible to vehicles. (UG1000 Sheet 12).
        1. Thirty (30) inches from side of equipment sides.
        2. Forty Eight (48) inches in front of access doors.
            a. Barrier Pipes in front of access doors shall be removable.

b. CONDUITS
    i. Five (5) foot minimum longitudinal clearance between new conduits or piping systems (open trench installation) and any existing or proposed SVP conduit system. This is for longitudinal. (UG1250 sheet 5)
    ii. Twelve (12) inch minimum vertical clearance between new conduit/pipes installed perpendicular to existing SVP conduits for open trench installations. (UG1000 sheet 36, UG1250 Sheet 6)
    iii. Three (3) foot six (6) inches clearance is required from poles for open trench installation. Exceptions are for riser conduit. (UG1250 Sheet 7)
    iv. Three (3) foot minimum clearance is required between sign-posts, barrier pipes or bollards, fence posts, and other similar structures. (UG1250 sheet 10).
    v. Five (5) foot minimum from new splice boxes, pull boxes, manholes, vaults, or similar subsurface facilities. (UG1000 sheet 8)
    vi. Five (5) foot minimum clearance from walls, footings, retaining wall, landscape planter, tree root barrier or other subsurface wall or structure. (UG1250 sheet 9).
    vii. Five (5) foot minimum clearance is required between fire hydrant thrust block. The thrust block extends 5’ foot on either side of the fire hydrant in line with the radial water pipe connected to the hydrant.

c. VAULTS/MANHOLES

i. Ten (10) foot minimum clearance is required between adjacent Vaults or Manholes.
ii. Five (5) foot minimum clearance is required between adjacent conduits.
iii. Minimum 36” from face of curb, or bollards required.

d. Poles (Electrolier, Guy Stub poles, service clearance poles, self-supporting steel poles and lighting poles.)
   i. Three (3) foot six (6) inches clearance is required from poles for open trench installation. Exceptions are for riser conduit. (UG1250 Sheet 7)
e. Guy Anchors
   i. Five (5) foot minimum clearance is required between center of anchor line and any excavation area. (UG1250 sheet 15).
f. Trees
   i. OH 1230 for Overhead Lines
   ii. SD 1235 for Tree Planting Requirements near UG Electric Facilities

EL7. Reference listed SVP standards for clearances.
   a. Installation of Underground Substructures by Developers
   b. UG1250 – Encroachment Permit Clearances from Electric Facilities
   c. UG0339 – Remote Switch Pad
   d. OH1230 – Tree Clearances From Overhead Electric Lines
   e. SD1235 – Tree Planting Requirements Near Underground Electric Facilities

EL8. 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. SVP will do exact design of required substructures after plans are submitted for building permits.

EL9. The Developer shall provide and install electric facilities per Santa Clara City Code chapter 17.15.210.

EL10. Electric service shall be underground. See Electric Department Rules and Regulations for available services.

EL11. 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.

EL12. 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 SVP Standard MS-G7, Rev. 2.

EL13. 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).

EL14. 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 its own meter, located on the structure. A double hasp locking arrangement shall be provided on the main switchboard door(s). Utility room door(s) shall have a double hasp locking arrangement or a lock box shall be provided. Utility room door(s) shall not be alarmed.

EL15. 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.

EL16. 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.

EL17. Any relocation of existing electric facilities shall be at Developer's expense.

EL18. Electric Load Increase fees may be applicable.

EL19. 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)).

EL20. 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)).

EL21. 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.

EL22. Encroachment permits will not be signed off by SVP until Developers Work substructure construction drawing has been completed.

EL23. All SVP-owned equipment is to be covered by an Underground Electric Easement (U.G.E.E.) This is different than a PUE. Only publicly-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.

EL24. 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.

EL25. 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.

EL26. 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.*

EL27. SVP does not utilize any sub-surface (below grade) devices in its system. This includes transformers, switches, etc.

EL28. 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.

EL29. High Rise Metering and Multi-Floor Infrastructure Requirements
   a. Refer to UG0250 – High Density Residential Metering Requirements
   b. Refer to FO-1901 – Fiber Optic Splicing and Testing Methods

EL30. 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.

EL31. 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.

EL32. In events where electric load demand exceeds 2MVA or service size exceeds 4000 Amps at 480V for a building, the Customer shall take service at 12KV. If electric load for a single metered location service exceeds 4.5MVA, additional 12KV service(s) may be provided. All 12KV utility connection points terminate at the Customer Switchgear. UGEE easement up to the Customer Switchgear is required, along with an 18' drivable space. 10' working clearance is required in front of and behind the switchgear. 5' working clearance is required on the sides of the switchgear (with no panels). Customer 12KV Switchgear must be located outdoors on "real dirt" unless otherwise agreed upon with SVP. SVP owns and maintains the cable/conduit up to the customer switchgear.

EL33. In events where electric service is provided at 120/208V or 277/480V the utility connection point is at the secondary compartment of SVP transformers. Customer owns and maintains the cable and conduits up to the SVP transformers.

EL34. No cross-parcel distribution is allowed. SVP service points must be within the parcels that they serve.

**WATER & SEWER**

W1. Recycled Water Ready: All onsite plumbing for non-domestic water uses (e.g. irrigation, industrial processes, cooling, etc.) shall be designed for recycled water use and shall comply with all Recycled Water regulations.

W2. Encroachment Permit: Prior to issuance of Building Permits, the applicant shall submit an encroachment permit application and design plans for construction of water utilities that comply with the latest edition of the Water & Sewer Utilities Water Service and Use Rules and Regulations, Water System Notes, and Water Standard Details and Specifications. In addition, prior to the City's issuance of Occupancy, the applicant shall construct all public water utilities per the approved plans. The Water & Sewer Utilities will inspect all public water utility installations and all other improvements encroaching public water utilities.

W3. Utility Design Plans: Utility Design Plans shall indicate the pipe material and the size of existing water, recycled water and sewer main(s). The plans shall show the nearest existing fire hydrant and the two nearest existing water main line gate valves near the

project area. The plans shall show meter and backflow configurations to scale and per City of Santa Clara Water & Sewer Utilities Standard Details. Note that all new water meters and backflow prevention devices shall be located behind the sidewalk in a landscape area. Fire hydrants should be located two feet behind monolithic sidewalk if sidewalk is present; two feet behind face of curb if no sidewalk is present, per City Std Detail 18. The plans shall provide the profile section details for utilities crossing water, sewer, or recycled water mains to ensure a 12" minimum vertical clearance is maintained.

W4. Utility Separations: Applicant shall adhere to and provide a note indicating that all horizontal and vertical clearances comply with State and local regulations. The applicant shall maintain a minimum 12" of vertical clearance at water service crossing with other utilities, and all required minimum horizontal clearances from water services: 10' from sanitary sewer utilities, 10' from recycled water utilities, 8' from storm drain utilities, 5' from fire and other water utilities, 3' from abandoned water services, 5' from gas and electric utilities, and 5' from the edge of the propose or existing driveway. For sanitary sewer, water, and recycled water utilities, the applicant shall maintain a minimum horizontal clearance of 10' from existing and proposed trees. If applicant installs tree root barriers, clearance from tree reduces to 5' (clearance must be from the edge of tree root barrier to edge of water facilities). No structures (fencing, foundation, biofiltration swales, etc.) allowed over sanitary sewer, potable water and/or recycled water utilities and easements.

W5. Separate Services: Applicant shall submit plans showing proposed water, recycled water, sanitary sewer, and fire services connected to a public main in the public right-of-way to the satisfaction of the Director of Water & Sewer Utilities. Different types of water and recycled water use (domestic, irrigation, fire) shall be served by separate water services, each separately tapped at the water main. Tapping on existing fire service line(s) is prohibited. Approved backflow prevention device(s) are required on all potable water services.

W6. City Standard Meters and Backflows: All proposed meters and backflows for all water services shall meet the current City of Santa Clara Water & Sewer Utilities Standard Details. Plans shall show meter and backflow configurations to scale.

W7. Existing Services: The applicant must indicate the disposition of all existing water and sewer services and mains on the plans. If the existing services will not be used, then the applicant shall properly abandon these services to the main per Water & Sewer Utilities standards and install a new service to accommodate the water needs of the project. The applicant shall bear the cost of any relocation or abandonment of existing Water Department facilities required for project construction to the satisfaction of the Director of Water and Sewer Utilities.

W8. On-Site Storm Drain Treatment: Prior to issuance of Building Permit, the applicant shall submit plans showing any onsite storm water treatment system. The plan shall include a section detail of the treatment system. No water, sewer, or recycled water facilities shall be located within 5-feet of any storm water treatment system.

W9. Water Usage: Prior to the issuance of Building Permits, the applicant shall provide documentation of water usage so the Water Division can verify the appropriate size of all proposed water meters. Please note that if the existing water services are incapable of supplying the water needs to the site, the existing services shall be abandoned, and new separate dedicated water services shall be provided for each use (domestic and irrigation).

W10. Landscaping: All the landscaping for the project shall comply with the California Water Conservation in Landscaping Act, Government Code Section 65591 et. seq. All plants

shall be either California native or non-invasive, low water-using or moderate water-using plants. High water-using plants and nonfunctional turf are prohibited.

W11. Prior to issuance of Building Permits, the applicant shall submit plan details for all water features (including but not limited to fountains and ponds) designed to include provisions for operating the system without City potable water supply and capable of being physically disconnected from source of potable water supply during City declared water conservation periods, to the satisfaction of the Director of the Water & Sewer Utilities. Decorative water features may be permanently connected to the City's recycled water supply.

W12. Easements: Prior to City's issuance of Building or Grading Permits, the applicant shall provide a dedicated water utility easement around the backflow prevention device onsite. The water utility easement for the water services and all other public water appurtenances shall be a minimum 15 feet wide and be adjacent to the public right-of-way without overlapping any public utility easement. Additionally, the applicant shall submit plans defining existing easements so Water Division can verify if there are any conflicts with proposed easements and water utilities.

W13. Underground Fire Permit: Prior to issuance of Building Permits, applicant shall submit an underground fire permit unless otherwise waived by the Fire Department. If fire flow information is needed, applicant shall coordinate with Water and Sewer Utilities Department, for fire flow information at (408)615-2000. A dedicated fire service line, with an approved backflow prevention device, shall be used for on-site fire hydrants. Fire service lines required for commercial and industrial use shall be sized appropriately per fire flow demand and code requirements.

W14. Record Drawings: Upon completion of construction and prior to the City's issuance of a Certificate of Occupancy, the applicant shall provide "as-built" drawings of the public water utility infrastructure prepared by a registered civil engineer to the satisfaction of the Director of Water & Sewer Utilities Department.

W15. Water Shortage Response Actions: Pursuant to the City of Santa Clara's Urban Water Management Plan, during times of drought or water shortage, the City implements water shortage response actions in accordance with the level of water shortage declared. All construction activities and all new irrigation connections are subject to the Water Shortage Response Actions in effect at the time of construction and connection of the irrigation service.

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

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

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

# VESTING TENTATIVE SUBDIVISION MAP CONDITIONS OF APPROVAL

## GENERAL

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

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

## ATTORNEY'S OFFICE

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

## COMMUNITY DEVELOPMENT

BUILDING DIVISION

B1. Informational: Prior to overall construction permit application, submit to the Santa Clara Building Division, 2 copies of an addressing diagram request, to be prepared by a licensed architect or engineer. The addressing diagram(s) shall include all proposed streets and all building floor plans. The addressing diagram(s) shall conform to Santa Clara City Manager Directive #5; Street Name and Building Number Changes, and Santa Clara Building Division Address Policy For Residential and Commercial Developments. The addressing diagram(s) shall indicate all unit numbers to be based off established streets, not alleys nor access-ways to garages. Allow a minimum of 10 working days for initial staff review. Please note city staff policy that existing site addresses typically are retired. Provide digital pdf printed from design software, not scanned from printed paper sheet.

B2. Informational: The construction permit application drawings submitted to the Santa Clara Building Division shall include a copy of the latest Federal Emergency Management Agency (FEMA) Flood Zone Map: https://msc.fema.gov/portal/home. The project drawings shall indicate how the project complies with the Santa Clara Flood Damage Prevention Code.

B3. Informational: The construction permit application drawings submitted to the Santa Clara Building Division shall include Santa Clara Valley Urban Runoff Pollution Prevention Program Low Impact Development (LID) practices http://www.scvurppp-w2k.com/nd_wp.shtml. All projects that disturb more than one acre, or projects that are part of a larger development that in total disturbs more than one acre, shall comply with the Santa Clara Valley Urban Runoff Pollution Prevention Program Best Management Practices (BMP): http://www.scvurppp-w2k.com/construction_bmp.shtml, and shall provide a Storm Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer (QSD). All site drainage and grading permit applications submitted to the Santa Clara Building Division shall include a city of Santa Clara "C3" data form, available on this web page: https://www.santaclaraca.gov/our-city/departments-g-z/public-works/environmental-programs/stormwater-pollution-prevention and will be routed to a contract consultant for review.

B4. Informational: no California construction code review is being done at this time. The construction permit application drawings submitted to the Santa Clara Building Division

shall include an overall California Building Code analysis, including; proposed use and occupancy of all spaces (19' CBC Ch. 3), all building heights and areas (19' CBC Ch. 5), all proposed types of construction (19' CBC Ch. 6), all proposed fire and smoke protection features, including all types of all fire rated penetrations proposed (19' CBC Ch. 7), all proposed interior finishes fire resistance (19' CBC Ch. 8), all fire protection systems proposed (19' CBC Ch. 9), and all means of egress proposed (19' CBC Ch. 10). Noncombustible exterior wall, floor, and roof finishes are strongly encouraged.

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

B5. Informational: The overall project construction permit application shall include the geotechnical, architectural, structural, energy, electrical, mechanical, and plumbing drawings and calculations. Prior to the issuance of the overall project construction permit, a conditions of approval review meeting must be held in city hall, which meeting must be attended by the on-site field superintendent(s). The meeting will not be held without the attendance of the on-site field superintendent(s). The on-site grading permit shall be a separate permit application to the Building Division.

B6. Informational: Temporary Certificates of Occupancy (TCO) will not be routinely issued and will be considered on a very limited basis only when there is a clear and compelling reason for city staff to consider a TCO. A TCO will be approved only after all applicable City staff have approved in writing; Planning, Public Works./ Engineering, Fire Prevention, Santa Clara Water, Silicon Valley Power, and any other applicable agencies such as the Santa Clara County Health Department, with the Building Division being the final approval of all TCO.'s.

PLANNING DIVISION

P1. Developer shall submit to the City Covenants, Conditions and Restrictions (CC&R's) or equivalent instrument assigning and governing perpetual maintenance of the common lot/private street in good condition for the life of the Project, prior to issuance of building permits. Said document shall be recorded along with the Title for each property with the Santa Clara County Recorder's Office.

P2. The Covenant, Conditions and Restrictions for this project shall include language that precludes exclusive storage use of the garage and obstruction of parking spaces in the garage by storage, shall and requires property owners to maintain garages for parking purposes.

**FIRE**

F1. Prior to Building Permit Issuance, any EVAE's or fire protection equipment (including but not limited to fire service undergrounds, sprinkler piping, fire alarm equipment, fire pumps, ERRCS) that cross property lines or is not located on the parcel of the building it serves shall have a CC&R legally recorded detailing who is responsible for maintenance and repair of the EVAE or fire protection equipment.

**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 submitted within a Single Encroachment Permit to be reviewed and issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.

E3. Submit public improvement/encroachment permit plans prepared in accordance with City Public Works Department procedures which provide for the installation of public improvements directly to the Public Works Department. Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer prior to approval and recordation of final map and/or issuance of building permits.

E4. All work within City of San Jose right-of-way shall require a City of San Jose encroachment permit.

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

E6. 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.

E7. Dedicate required on-site easements for any new public utilities, and/or emergency vehicle access by means of subdivision map or approved instrument at time of development.

E8. Dedicate sidewalk easements along the project frontage where public sidewalks extend into private property. Sidewalk easements are to be 1' behind proposed back of walk where there is landscaping behind sidewalk. Sidewalk easement where hardscape is behind sidewalk is to be at back-of-walk. Cold joint is required between public sidewalk and private hardscape.

E9. Onsite pathways shall be dedicated as private easements, as needed.

E10. After City Council approval of the Tentative Map, submit the Subdivision Map, prepared by a Licensed Land Surveyor or a Registered Civil Engineer with Land Surveyor privileges to the Engineering Department. The submittal shall include a title report, closure calculations, and all appropriate fees.

**SILICON VALLEY POWER**

EL1. Remove overlapping PUE and UGEE on the north side of Drive Aisle A. It should only be a UGEE and you should install a joint trench to allow for SVP conduits and public tv/cable. In the joint trench configuration conduits need to go in at the same time, 1' apart. Reference UG1000 standard.

**WATER & SEWER**

W1. Related Approvals: Applicant shall comply with all related City approvals, entitlements, permits, or requirements associated with the subject property, unless explicitly superseded or revised by the Director of Water and Sewer Utilities.

W2. Separate Services: Applicant shall provide separate water, recycled water, sanitary sewer, and fire services connected to a public main in the public right-of-way services for each parcel to the satisfaction of the Director of Water & Sewer Utilities. Different types of water and recycled water use (domestic, irrigation, fire) shall be served by separate water services, each separately tapped at the water main. Services cannot cross a different parcel than the one it serves. No parcel shall be created that requires an easement from an adjacent parcel in order to be served. Tapping on existing fire service line(s) is prohibited. Approved backflow prevention device(s) are required on all potable water services.

W3. Easements: Prior to City's issuance of Building or Grading Permits, the applicant shall provide a dedicated water utility easement around the backflow prevention device onsite. The water utility easement for the water services and all other public water appurtenances shall be a minimum 15 feet wide and be adjacent to the public right-of-way without overlapping any public utility easement. Additionally, the applicant shall submit plans defining existing easements so Water Division can verify if there are any conflicts with proposed easements and water utilities.

City of Santa Clara
The Center of What's Possible

# CONDITIONS OF APPROVAL

**1957 Pruneridge Avenue -PLN25-00073 APNs: 230-05-021**

***Project Description:*** *Amend the Approved Planned Development (PD) Zoning for 22 All-Electric Detached Single-Family Residences (PLN22-00505) to Allow for the Installation of Natural Gas Stove Appliances for the Property Located at 1957 Pruneridge Avenue.*

## GENERAL

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

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

## ATTORNEY'S OFFICE

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

## COMMUNITY DEVELOPMENT

BUILDING DIVISION

B1. Prior to overall construction permit application, submit to the Santa Clara Building Division, 2 copies of an addressing diagram request, to be prepared by a licensed architect or engineer. The addressing diagram(s) shall include all proposed streets and all building floor plans. The addressing diagram(s) shall conform to Santa Clara City Manager Directive #5; Street Name and Building Number Changes, and Santa Clara Building Division Address Policy For Residential and Commercial Developments. The addressing diagram(s) shall indicate all unit numbers to be based off established streets, not alleys nor access-ways to garages. Allow a minimum of 10 working days for initial staff review. Please note city staff policy that existing site addresses typically are retired. Provide digital pdf printed from design software, not scanned from printed paper sheet.

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

B2. The construction permit application drawings submitted to the Santa Clara Building Division shall include a copy of the latest Federal Emergency Management Agency (FEMA) Flood Zone Map: https://msc.fema.gov/portal/home. The project drawings shall indicate how the project complies with the Santa Clara Flood Damage Prevention Code.

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

B3. The construction permit application drawings submitted to the Santa Clara Building Division shall include Santa Clara Valley Urban Runoff Pollution Prevention Program Low Impact Development (LID) practices http://www.scvurppp-w2k.com/nd_wp.shtml . All projects that disturb more than one acre, or projects that are part of a larger development that in total disturbs more than one acre, shall comply with the Santa Clara

Valley Urban Runoff Pollution Prevention Program Best Management Practices (BMP): http://www.scvurppp-w2k.com/construction_bmp.shtml, and shall provide a Storm Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer (QSD). All site drainage and grading permit applications submitted to the Santa Clara Building Division shall include a city of Santa Clara "C3" data form, available on this web page

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

B4. No construction code review or analysis is being done at this time. The construction permit application drawings submitted to the Santa Clara Building Division shall include an overall California Building Code analysis, including; proposed use and occupancy of all spaces (-CBC Ch. 3), all building heights and areas (CBC Ch. 5), all proposed types of construction (CBC Ch. 6), all proposed fire and smoke protection features, including all types of all fire rated penetrations proposed (CBC Ch. 7), all proposed interior finishes fire resistance (CBC Ch. 8), all fire protection systems proposed (CBC Ch. 9), and all means of egress proposed (CBC Ch. 10). Noncombustible exterior wall, floor, and roof finishes are strongly encouraged.

- During construction retaining a single company to install all fire rated penetrations is highly recommended.
- The grade level lobbies shall be minimum1 hour rated all sides and above.
- All stair shafts shall be minimum 1 hour rated.
- All elevator shafts shall be minimum 1 hour rated.
- All trash chute shafts shall be minimuum 1 hour rated.
- Recommendation: provide a minimum of two trash chutes; one for recyclables, one for trash, each trash chute to be routed down to a grade level trash collection room.
- Any trash rooms shall be minimum 1 hour rated all sides and above.

B5. The overall project construction permit application shall include the geotechnical, architectural, structural, energy, electrical, mechanical, and plumbing drawings and calculations. Prior to the issuance of the overall project construction permit, a conditions of approval review meeting must be held in city hall, which meeting must be attended by the on-site field superintendent(s). The meeting will not be held without the attendance of the on-site field superintendent(s). The on-site grading permit shall be a separate permit application to the Building Division.

B6. Temporary Certificates of Occupancy (TCO) will not be routinely issued and will be considered on a very limited basis only when there is a clear and compelling reason for city staff to consider a TCO. A TCO will be approved only after all applicable City staff have approved in writing; Planning, Public Works / Engineering, Fire Prevention, Santa Clara Water, Silicon Valley Power, and any other applicable agencies such as the Santa Clara County Health Dept., with the Building Division being the final approval of all TCO.'s.

B7. See Title 15 of the Santa Clara City Code for any amendments to the California Building Codes.

B8. This project is subject to the provisions of the City of Santa Clara 2022 Reach Code, as set forth in City Code Chapters 15.36 and 15.38, with the exception of the “all-electric” requirements suspended by the City Council on January 14, 2025. ~~effective January 2022 See Ordinance No. 2034 and/or Title 15 of the Santa Clara City Code.~~

- ~~Chp. 15.36 – Energy Code for “all electric” provisions for new construction.~~
- ~~Chp. 15.38 – Green Building Code for additional Electric Vehicle Charging requirements for new construction.~~

HOUSING & COMMUNITY SERVICES DIVISION

H1. In accordance with the Santa Clara City Code chapter 17.40, this project is subject to the affordable housing requirements and impact fee for the proposed 22 units for-sale residential development. The Applicant shall provide not less than fifteen percent (15%) of the units (or 3.3 units) to affordable households made available at affordable sales prices to extremely low, very low, low and/or moderate-income households as long as the distribution of affordable units averages to a maximum of one-hundred (100) percent of Area Median Income. All prices are set in accordance with the City's Below Market Purchase (BMP) Program Policies and Procedures Manual (subject to updates and changes). Applicant shall be responsible for cost incurred under the Building Energy Efficiency Standards – Title 24 for the each affordable for- sale residential unit. Additionally, where the calculation of affordable housing requirements results in a fractional unit, the Applicant shall either pay an In-Lieu Fee or the Applicant shall provide an additional unit to satisfy the requirement. Any in-lieu fee payment due to the City by the Applicant shall be payable prior to the issuance of the certificate of occupancy. The in-lieu fee amount shall be equal to the difference between the unrestricted appraised market value ("Initial Market Value") and the Affordable Sales Price of one of the BMP units at completion, multiplied by the fractional unit. The Initial Market Value of the last BMP unit sold shall be the basis for calculating the in-lieu fee to be paid by Applicant.

H2. Prior to issuance of Building Permits, the Developer shall enter into an Affordable Housing Agreement (AHA) with the City that will determine the Affordable Sales Price for the Affordable Units at Lot 14, 15 and 22, and apply all terms and covenants guaranteeing the prescribed affordability. Satisfaction of the affordable housing obligation shall be memorialized in the AHA and subject to City Council approval. There will be a fee for the preparation of the AHA in the amount of $4,020 which will be due prior to execution of the AHA. Please note all fees are based on the current Municipal Fee Schedule in effect at the time the project is approved

PLANNING DIVISION

P1. Submit plans for final architectural review to the Planning Division for Architectural Committee review and approval prior to issuance of building permits. Said plans to include, but not be limited to: site plans, floor plans, elevations, landscaping, irrigation plan, signage, and stormwater management plan.

P2. The Developer must provide third party verification of the stormwater management plan for conformance with C3 requirements as part of the architectural submittal.

P3. Submit complete landscape plans, including irrigation plan and composite utility and tree layout overlay plan, for Planning Department review and approval with installation of required landscaping prior to the issuance of occupancy and or final building permits. Landscape plan to include type and size of proposed trees. Type and size of tree replacement on project site shall be at the direction of the City Arborist and require Planning review and approval. Coordinate with the Street Department and City Arborist for the type, location, installation and maintenance of street trees fronting the project site along the public right-of-way. Installation of root barriers and super-soil may be required with the installation of trees where electric, water, and sewer utilities are in proximity.

P4. The overlay plan is to show the location of all utilities, storm drains, catch basins, sewer mains, joint trenches, building footprints, driveways, walkways, and trees. Trees are required to be 10 feet from public water, storm and sewer facilities unless a City approved Tree Root Barrier (TRB) is used. If a City approved TRB is used the TRB must be a minimum of five feet from the public water, storm and sewer facility with the tree behind the TRB and specified on the plan. Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Planning and Inspection.

P5. Developer shall construct a complete street section along the project frontage of Pruneridge Avenue to include a 5-foot landscape strip with 4.5-feet of clear planting width and a 5-foot sidewalk behind the landscape strip. The landscape strip is to include trees (minimum 24-inch box) and drought tolerant plantings.

P6. Submit as-built on-site plans prepared by a registered civil engineer showing all utilities serving the subject property.

P7. Obtain required permits and inspections from the Building Official and comply with the conditions thereof. As this project involves land area of one acre or more, the Developer shall file a Notice of Intent (NOI) with the State Water Resources Control Board prior to issuance of any building permit for grading, or construction; a copy of the NOI shall be sent to the City Building Inspection Division. A stormwater pollution prevention plan is also required with the NOI.

P8. The Developer shall submit a truck hauling route for demolition, soil, debris and material removal, and construction to the Director of Community Development for review and approval prior to the issuance of demolition and building permits.

P9. Minor changes to individual homes, landscaping, or other minor plan elements would be subject to Planning Division review and approval of a Minor Adjustment to an approved project, or through Architectural Review, subject to the discretion of the Director of Community Development.

P10. Project site landscaping shall be maintained in good condition throughout the life of the Project and no trees shall be removed without City review and approval. Trees permitted by the City for removal shall be replaced at a 2:1 ratio with 24-inch box specimen tree, or equal alternative as approved by the Director of Community Development.

P11. Developer shall submit to the City Covenants, Conditions and Restrictions (CC&R's) or equivalent instrument assigning and governing perpetual maintenance of the common lots, private street/vehicle access driveway, on-site and street frontage landscaping in good condition for the life of the Project, prior to issuance of building permits. Said document shall be recorded along with the Title for each property with the Santa Clara County Recorder's Office.

P12. The Covenant, Conditions and Restrictions for this project shall include language that precludes exclusive storage use of the garage and obstruction of parking spaces in the garage by storage, shall and requires property owners to maintain garages for parking purposes.

P13. Garages shall be accessible for parking and labeled as such on the building permit plans.

P14. Overhead garage storage shall be offered as a design option in each of the units.

P15. Provide automatic garage door openers and roll-up garage doors.

P16. Each garage shall be equipped with electrical vehicle charging stations.

P17. HVAC units shall be screened from view along the public right-of-way.

P18. Individual garbage and recycling containers shall be kept out of sight from the public right-of-way and private driveway until collection day.

P19. Applicant shall comply with all the construction and on-going mitigation measures described in the adopted Mitigation Monitoring and Reporting Program (MMRP) to the satisfaction of the Director of Community Development. The Mitigation and Monitoring and Reporting Program shall be included in all construction plan sets.

P20. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved roads) shall be watered two times per day, except on days when rain occurs.

P21. All visible mud or dirt track-out onto the adjacent public right-of-way shall be removed using wet power vacuum street sweeper at least once per day. The use of dry power sweeping shall be prohibited.

P22. Additional dust and noise abatement measures may be on the project site at the discretion of the Community Development Director to provide additional sound attenuation and fugitive dust abatement as described in the project Mitigation Monitoring and Reporting Program. This may include additional noise monitoring and installation of a temporary noise control blanket barrier, if necessary, along building facades facing construction sites if conflicts occurred which are irresolvable by proper scheduling.

P23. ~~In order to be consistent with the greenhouse gas analysis in the project CEQA documents, no natural gas infrastructure shall be installed on the project site. If the developer seeks to install natural gas infrastructure in the future, the developer must first seek an amendment to the PD zoning.~~

P24. Developer shall use reasonable efforts, to the satisfaction of the Director of Community Development, to obtain documentation from the Diocese of the previous church on the site, Saint Mark's, regarding the disposition of the human remains and details as to their new location.

P25. Provide "Right Turn Only During Peak Hours" signage for the project driveway.

P26. Developer to create a memorial to the church (using the Architect William Mays' name) utilizing materials from the church in the memorial if the church is not relocated. Developer is to return to the Historical and Landmarks Commission to present the memorial design.

**FIRE**

F1. Prior to Building Permit Issuance, a Phase II environmental assessment is required to be submitted to CRRD for review. If hazards are present that require site mitigation, cleanup, or management of chemical contaminants in soil, soil vapor, or groundwater a separate permit from one of the regulatory agencies below will be required. The type and extent of contamination on site(s) will govern which of the regulatory agencies noted below can supervise the cleanup:

- Department of Toxic Substances Control (DTSC);
- State Water Resources Control Board; or
- Santa Clara County, Department of Environmental Health.

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

F2. Prior to Building Permit Issuance, a permit for Construction Safety & Demolition shall be submitted to the fire department for review and approval in compliance with our Construction Safety & Demolition standard.

F3. Prior to Building Permit Issuance, provide documentation from the City of Santa Clara Water & Sewer Department that the minimum required fire-flow can be met. Fire Department fire-flow will be based on the current California Fire Code. The most restrictive departments requirement shall apply.

F4. Prior to Building Permit Issuance, building plans shall show the required number, location and distribution of fire hydrants for the buildings will be based on the current California Fire Code, Appendix C as amended. The required number of fire hydrants will be based on the fire-flow before the reduction for fire sprinklers. Both public and private fire hydrants may be required.

F5. Prior to Building Permit Issuance, any EVAE's or fire protection equipment (including but not limited to fire service undergrounds, sprinkler piping, fire alarm equipment, fire

pumps, ERRCS) that cross property lines or is not located on the parcel of the building it serves shall have a CC&R legally recorded detailing who is responsible for maintenance and repair of the EVAE or fire protection equipment

F6. Prior to any Building Permit issuance, an alternate means or methods permits to mitigate any code deficiency must be submitted and approved. Please submit this permit concurrently with the building plans. Please note specific mitigations may have been discussed during the PCC process. None of these discussions are binding and can only be formally approved through submitting an Alternate Means and Measures (AMM) permit. The AMM permit is formally documenting that and still needs to be submitted.

F7. Please be aware that emergency rescue openings are required for this project per California Residential Code R310 and locations should be on the front or back side of the house (not the side of the house).

**PARKS & RECREATION**

PR1. This memo assumes the Project is a subdivision and the Quimby Act provisions will apply. The project will generate an estimated 66 residents (2.98 persons/household x 22 units). Based on the Quimby Act standard of 3.0 acres/1000 residents, the amount of public parkland required for this Project to mitigate the impact of the new resident demand is approximately 0.1967-acres. The equivalent fee due in lieu of parkland dedication is therefore $1,378,608.

PR2. Final calculations will depend upon the actual number and type of units and the mix of parkland dedicated and remaining fee due, at the discretion of the City.

PR3. Calculations may change if the number of units change, if any areas do not conform to the Ordinance and City Code Chapter 17.35, and/or if the fee schedule for new residential development fees due in lieu of parkland dedication changes before a project is deemed complete by Planning.

PR4. Dwelling Unit Tax: a dwelling unit tax (DUT) in the amount of $700 is also due based on the number of units and additional bedrooms per City Code Chapter 3.15.

**POLICE**

PD1. The property should be fenced off during demolition and construction as a safety barrier to the public and deterrent to theft and other crime. Consider not having any screening material on the fence so passing Police Patrol checks will be able to see into the site.

PD2. Address numbers should be a minimum of twelve (12) inches in height for commercial or industrial buildings. Consider illuminated numbers during the hours of darkness, and in a color that is contrasting to the background material. They shall be clearly visible from the street. Where multiple units or buildings occupy the same property, each unit/building address shall be clearly visible. A monument sign, preferably at all entrances to the property, should be prominently displayed showing all unit/building numbers, addresses, etc. A map is recommended for large complexes with multiple streets or walkways.

PD3. If the project includes any benches, these benches should not be longer than 5 feet in length and should have arm rests at both ends. If the benches are longer than 5 feet in length, there should be a divider (arm rest or similar) in the middle of the bench in addition to the arm rests on both ends. This helps prevent unlawful lodging and/or skateboarding. Another option to benches could be cubes, knee walls, or other creative types of seating possibilities.

**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 submitted within a Single Encroachment Permit to be reviewed and issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.

E3. Submit public improvement/encroachment permit plans prepared in accordance with City Public Works Department procedures which provide for the installation of public improvements directly to the Public Works Department. Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer prior to approval and recordation of final map and/or issuance of building permits.

E4. All work within City of San Jose right-of-way shall require a City of San Jose encroachment permit.

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

E6. 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.

E7. Developer shall provide a complete storm drain study for the 10-year and 100-year storm events. The grading plans shall include the overland release for the 100-year storm event and any localized flooding areas. System improvements, if needed, will be at developer's expense.

E8. All storm drain mains and laterals, sanitary sewer mains and laterals shall be outside the drip line of mature trees or 10' clear of the tree trunk whichever is greater.

E9. Provide root barriers when the drip line of the mature trees covers the sidewalk. Root barriers for sidewalk protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 1.5' deep, and centered on trees. Root barriers for curb and gutter protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 2' deep, and centered on trees.

E10. Existing streetlights shall be clear of proposed sidewalk, developer shall relocate as necessary.

E11. If requested, Developer/property owner shall prepare and submit for City approval a maintenance plan for all sidewalk, curb and gutter, landscaping and irrigation system improvements installed within the public right-of-way prior to encroachment permit issuance. Such plan shall include at a minimum, maintenance requirements for trees and shrubs, in acknowledgement of developer's/property owner's obligation under Chapter 12.30 and 17.15.

E12. Dedicate required on-site easements for any new public utilities, and/or emergency vehicle access by means of subdivision map or approved instrument at time of development.

E13. Dedicate sidewalk easements along the project frontage where public sidewalks extend into private property. Sidewalk easements are to be 1' behind proposed back of walk where there is landscaping behind sidewalk. Sidewalk easement where hardscape is behind sidewalk is to be at back-of-walk. Cold joint is required between public sidewalk and private hardscape.

E14. Onsite pathways shall be dedicated as private easements, as needed.

E15. After City Council approval of the Tentative Map, submit the Subdivision Map, prepared by a Licensed Land Surveyor or a Registered Civil Engineer with Land Surveyor privileges to the Engineering Department. The submittal shall include a title report, closure calculations, and all appropriate fees.
E16. Pavement treatment shall be 2" grind and overlay with dig-outs for the full street width of Pruneridge Avenue.
E17. Traffic improvements must comply with the City of Santa Clara Standard Specifications for Public Works Construction
E18. Residential bicycle parking shall be a minimum of 8 Class I spaces (one per 3 dwelling units) and 2 Class II spaces (one per 15 dwelling units) per 2007 VTA Bicycle Technical Guidelines.
E19. Class I and Class II bicycle parking, as defined in SCMC 18.74.075, shall be conveniently accessible from the street, within 200 feet of a building entrance and/or highly visible areas.
E20. Submit Vehicle Miles Travel and vehicle trip calculations in accordance with the City transportation policy: https://www.santaclaraca.gov/our-city/departments-g-z/public-works/engineering/traffic-engineering/transportation-analysis-policy-update
E21. Conduct a trip generation analysis for the project. A local transportation analysis (LTA) will be required if the project generates over 100 net new trips.
E22. Landscape improvements within 10 feet of a driveway must be less than 3 feet or greater than 10 feet per City Standard Detail TR-9.
E23. All on-site structures (including fences) must be clear of Driveway Visibility Clearance Areas per City Standard Detail TR-9.
E24. Replace unused/abandoned driveways with new curb, gutter, and sidewalk.
E25. Design and construct driveway in accordance with City Standard Detail ST-8.

STREETS DIVISION

Landscape

L1. Include City of Santa Clara Tree Preservation/City Arborist specifications on all improvement plans.
L2. No cutting of any part of public 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).
L3. Identified existing mature trees to be maintained. Prepare a tree protection plans for review and approval by the City of Santa Clara prior to any demolition, grading or other earthwork in the vicinity of existing trees on the site.

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. All collection is to occur on private property using individual toters.
SW2. The applicant shall provide a site plan showing all proposed locations of solid waste containers, chutes, compactors, trash enclosures and trash staging areas. The site plan shall show the route or access for trash and recycling collectors (trucks) including vertical clearance, turning radius and street/alley widths. All plans shall comply with the City's Solid Waste Guidelines.

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

SW4. Prior to obtaining a Temporary or Final Certificate of Occupancy, individual weight tickets for all materials generated for discard or reuse by the project during demolition and construction activities shall be uploaded to Green Halo and submitted for review and approval by Environmental Services. At a minimum two (2) weeks review time is required.

SW5. This project is subject to the City's Accumulation, Transportation and Disposal of Solid Waste Ordinance (Chapter 8.25 of the Municipal Codes), which requires the handling and disposal of waste by authorized service haulers. Insert the General Notes for the Construction & Demolition (C&D) Waste Management into construction plans in accordance with the City's municipal codes prior to the issuance of a Building or Grading permit. Provide the Green Halo waste online tracking number to Building staff prior to the issuance of a demolition or building permit.

SW6. Project applicant shall contact the Public Works Department, Street Maintenance Division at (408) 615-3080 to verify if the property falls within the City's exclusive franchise hauling area. If so, the applicant is required to use the City's exclusive franchise hauler and rate structure for any hired debris boxes. Prior to the issuance of a Public Works clearance, the project applicant shall complete and sign the Construction and Demolition (C&D) / Waste Management Rules and Regulations Form.

SW7. All refuse from all residential, commercial, industrial and institutional 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. Prior to City's issuance of Building or Grading Permits, the applicant shall develop a Final Stormwater Management Plan, update the C.3 Data Form, the Special Project Narratives and Worksheet (as appropriate), and an Erosion and Sediment Control Plan.

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

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

ST4. The applicant shall incorporate Best Management Practices (BMPs) into construction plans and incorporate post-construction water runoff measures into project plans. Include the SCVURPPP Countywide Construction BMPs Plan Sheet with the plans.

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

ST6. During the construction phase, all stormwater control measures shall be inspected for conformance to approved plans by a qualified 3rd party consultant from the SCVURPPP

List of Qualified Consultants, and a 3rd party concurrence letter on the C.3 facilities construction shall be submitted to the Public Works Department. The City reserves the right to review the 3rd party inspection reports on the C.3 stormwater facilities installation.

ST7. Applicant shall install biotreatment soil media that meets the minimum specifications as set forth in the SCVURPPP C.3 Stormwater Handbook. If percolation rate test of the biotreatment soil mix is not performed on-site, a certification letter from the supplier verifying that the soil meets the specified mix (the date of such document shall not be older than 3 months).

ST8. As-Built drawing shall be submitted to the Public Works Department. Include C.3 Stormwater Treatment Facilities Construction general notes on the improvement plans.

ST9. Permeable Pavement, Media Filter vaults, Interceptor Trees and Trash Full Capture Devices shall be inspected by a third-party reviewer and/or manufacturer representative for conformance with the details and specifications. If necessary, percolation test shall be performed to ensure proper installation. A map displaying the number, location and details of full trash capture devices shall be prepared as an attachment to the Operations and Maintenance (O&M) Agreement with the City.

ST10. Stormwater treatment facilities must be designed, installed, and maintained to achieve the site design measures throughout their life in accordance to the SCVRUPPP C.3 Stormwater Handbook (Chapter 6 and Appendix C).

ST11. The property owner shall enter into an Operation and Maintenance (O&M) Agreement with the City for all installed stormwater treatment measures and full trash capture devices in perpetuity. Applicants should contact Public Works Department. - Environmental Services at (408) 615-3080 or Street@SantaClaraCA.gov for assistance completing the Agreement. For more information and to download the most recent version of the O&M Agreement, visit the City's stormwater resources website at http://santaclaraca.gov/stormwater. Inspection of permeable pavement, media filter vaults and full trash capture devices is to be done annually by December 31 of each year.

ST12. Any site design measures used to reduce the size of stormwater treatment measures shall not be installed for the project without the written approval from the City, installing the corresponding resizing of other stormwater treatment measures and an amendment of the property's O&M Agreement.

ST13. For single-family homes and other small projects that create and/or replace 2,500 – 10,000 square feet of impervious surface area, the applicant shall implement at least one of the following site design measures:

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

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

ST14. Developer shall install an appropriate stormwater pollution prevention message such as "No Dumping – Flows to Bay" on any storm drains located on private property.

ST15. Interior floor drains shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.

ST16. Floor drains within trash enclosures shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.

ST17. 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.
ST18. Decorative and recreational water features such as fountains, pools, and ponds shall be designed and constructed to drain to the sanitary sewer system only.
ST19. The use of architectural copper is discouraged. If such material is used, all wastewater generated by the installation, cleaning, treating, or washing of the surface of copper architectural features, including copper roofs, shall not be discharged to the City's storm drain system.

**SILICON VALLEY POWER**

EL1. Drive Aisle A should be a 10' U.G.E.E if its only for electric and public tv and cable companies. Install a joint trench with public tv and cable conduits 1' away from the SVP conduits. This clearance only applies if all conduits are installed at the same time. Reference UG1000 standard for joint trench configuration. Phone and cable conduits should be placed on the side closer to the trees.
EL2. Any streetlight foundations that conflict with the new location of the SVP trench along Pruneridge Ave, will need to be relocated further back from the front of curb.
EL3. All streetlighting, low voltage, and fiber systems are to be designed during detailed design.
EL4. All tie-in points shown on the utility plan along with electrical substructure will be needed prior to the removal of the overhead power lines.
EL5. All electrical laterals serving parcels on the south side of Drive Aisle A may need easements if it's a private roadway. All easements for SVP should be a U.G.E.E (underground electric easement).
EL6. Clearances: (Make sure job notes do not conflict with SVP clearance requirements)
    a. EQUIPMENT
        i. Ten (10) foot minimum clearance is required in front of equipment access doors. (UG1000 sheet 11)
        ii. Five (5) foot minimum clearance from pad is required on sides without equipment access doors. (UG1000 sheet 11)
        iii. Eighteen (18) foot minimum width, shall be provided and maintained on one side of the equipment pad to allow an electric dept. line truck to drive up next to the pad for installation and maintenance of equipment. (UG1000 Sheet 11).
        iv. Barrier pipes are required only on sides accessible to vehicles. (UG1000 Sheet 12).
            1. Thirty (30) inches from side of equipment sides.
            2. Forty Eight (48) inches in front of access doors.
                a. Barrier Pipes in front of access doors shall be removable.
    b. CONDUITS
        i. Five (5) foot minimum longitudinal clearance between new conduits or piping systems (open trench installation) and any existing or proposed SVP conduit system. This is for longitudinal. (UG1250 sheet 5)
        ii. Twelve (12) inch minimum vertical clearance between new conduit/pipes installed perpendicular to existing SVP conduits for open trench installations. (UG1000 sheet 36, UG1250 Sheet 6)
        iii. Three (3) foot six (6) inches clearance is required from poles for open trench installation. Exceptions are for riser conduit. (UG1250 Sheet 7)
        iv. Three (3) foot minimum clearance is required between sign-posts, barrier pipes or bollards, fence posts, and other similar structures. (UG1250 sheet 10).

v. Five (5) foot minimum from new splice boxes, pull boxes, manholes, vaults, or similar subsurface facilities. (UG1000 sheet 8)
vi. Five (5) foot minimum clearance from walls, footings, retaining wall, landscape planter, tree root barrier or other subsurface wall or structure. (UG1250 sheet 9).
vii. Five (5) foot minimum clearance is required between fire hydrant thrust block. The thrust block extends 5' foot on either side of the fire hydrant in line with the radial water pipe connected to the hydrant.

c. VAULTS/MANHOLES
   i. Ten (10) foot minimum clearance is required between adjacent Vaults or Manholes.
   ii. Five (5) foot minimum clearance is required between adjacent conduits.
   iii. Minimum 36" from face of curb, or bollards required.
d. Poles (Electrolier, Guy Stub poles, service clearance poles, self-supporting steel poles and lighting poles.)
   i. Three (3) foot six (6) inches clearance is required from poles for open trench installation. Exceptions are for riser conduit. (UG1250 Sheet 7)
e. Guy Anchors
   i. Five (5) foot minimum clearance is required between center of anchor line and any excavation area. (UG1250 sheet 15).
f. Trees
   i. OH 1230 for Overhead Lines
   ii. SD 1235 for Tree Planting Requirements near UG Electric Facilities

EL7. Reference listed SVP standards for clearances.
   a. Installation of Underground Substructures by Developers
   b. UG1250 – Encroachment Permit Clearances from Electric Facilities
   c. UG0339 – Remote Switch Pad
   d. OH1230 – Tree Clearances From Overhead Electric Lines
   e. SD1235 – Tree Planting Requirements Near Underground Electric Facilities

EL8. 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. SVP will do exact design of required substructures after plans are submitted for building permits.

EL9. The Developer shall provide and install electric facilities per Santa Clara City Code chapter 17.15.210.

EL10. Electric service shall be underground. See Electric Department Rules and Regulations for available services.

EL11. 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.

EL12. 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 SVP Standard MS-G7, Rev. 2.

EL13. 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).

EL14. 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 its own meter, located on the structure. A double hasp locking arrangement shall be provided on the main switchboard door(s). Utility room door(s) shall have a double hasp locking arrangement or a lock box shall be provided. Utility room door(s) shall not be alarmed.

EL15. 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.

EL16. 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.

EL17. Any relocation of existing electric facilities shall be at Developer's expense.

EL18. Electric Load Increase fees may be applicable.

EL19. 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)).

EL20. 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)).

EL21. 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.

EL22. Encroachment permits will not be signed off by SVP until Developers Work substructure construction drawing has been completed.

EL23. All SVP-owned equipment is to be covered by an Underground Electric Easement (U.G.E.E.) This is different than a PUE. Only publicly-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.

EL24. 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.

EL25. 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.

EL26. 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.*

EL27. SVP does not utilize any sub-surface (below grade) devices in its system. This includes transformers, switches, etc.

EL28. 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.

EL29. High Rise Metering and Multi-Floor Infrastructure Requirements
   a. Refer to UG0250 – High Density Residential Metering Requirements
   b. Refer to FO-1901 – Fiber Optic Splicing and Testing Methods

EL30. 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.

EL31. 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.

EL32. In events where electric load demand exceeds 2MVA or service size exceeds 4000 Amps at 480V for a building, the Customer shall take service at 12KV. If electric load for a single metered location service exceeds 4.5MVA, additional 12KV service(s) may be provided. All 12KV utility connection points terminate at the Customer Switchgear. UGEE easement up to the Customer Switchgear is required, along with an 18' drivable space. 10' working clearance is required in front of and behind the switchgear. 5' working clearance is required on the sides of the switchgear (with no panels). Customer 12KV Switchgear must be located outdoors on "real dirt" unless otherwise agreed upon with SVP. SVP owns and maintains the cable/conduit up to the customer switchgear.

EL33. In events where electric service is provided at 120/208V or 277/480V the utility connection point is at the secondary compartment of SVP transformers. Customer owns and maintains the cable and conduits up to the SVP transformers.

EL34. No cross-parcel distribution is allowed. SVP service points must be within the parcels that they serve.

**WATER & SEWER**

W1. Recycled Water Ready: All onsite plumbing for non-domestic water uses (e.g. irrigation, industrial processes, cooling, etc.) shall be designed for recycled water use and shall comply with all Recycled Water regulations.

W2. Encroachment Permit: Prior to issuance of Building Permits, the applicant shall submit an encroachment permit application and design plans for construction of water utilities

that comply with the latest edition of the Water & Sewer Utilities Water Service and Use Rules and Regulations, Water System Notes, and Water Standard Details and Specifications. In addition, prior to the City's issuance of Occupancy, the applicant shall construct all public water utilities per the approved plans. The Water & Sewer Utilities will inspect all public water utility installations and all other improvements encroaching public water utilities.

W3. Utility Design Plans: Utility Design Plans shall indicate the pipe material and the size of existing water, recycled water and sewer main(s). The plans shall show the nearest existing fire hydrant and the two nearest existing water main line gate valves near the project area. The plans shall show meter and backflow configurations to scale and per City of Santa Clara Water & Sewer Utilities Standard Details. Note that all new water meters and backflow prevention devices shall be located behind the sidewalk in a landscape area. Fire hydrants should be located two feet behind monolithic sidewalk if sidewalk is present; two feet behind face of curb if no sidewalk is present, per City Std Detail 18. The plans shall provide the profile section details for utilities crossing water, sewer, or recycled water mains to ensure a 12” minimum vertical clearance is maintained.

W4. Utility Separations: Applicant shall adhere to and provide a note indicating that all horizontal and vertical clearances comply with State and local regulations. The applicant shall maintain a minimum 12” of vertical clearance at water service crossing with other utilities, and all required minimum horizontal clearances from water services: 10' from sanitary sewer utilities, 10’ from recycled water utilities, 8' from storm drain utilities, 5' from fire and other water utilities, 3' from abandoned water services, 5' from gas and electric utilities, and 5’ from the edge of the propose or existing driveway. For sanitary sewer, water, and recycled water utilities, the applicant shall maintain a minimum horizontal clearance of 10' from existing and proposed trees. If applicant installs tree root barriers, clearance from tree reduces to 5' (clearance must be from the edge of tree root barrier to edge of water facilities). No structures (fencing, foundation, biofiltration swales, etc.) allowed over sanitary sewer, potable water and/or recycled water utilities and easements.

W5. Separate Services: Applicant shall submit plans showing proposed water, recycled water, sanitary sewer, and fire services connected to a public main in the public right-of-way to the satisfaction of the Director of Water & Sewer Utilities. Different types of water and recycled water use (domestic, irrigation, fire) shall be served by separate water services, each separately tapped at the water main. Tapping on existing fire service line(s) is prohibited. Approved backflow prevention device(s) are required on all potable water services.

W6. City Standard Meters and Backflows: All proposed meters and backflows for all water services shall meet the current City of Santa Clara Water & Sewer Utilities Standard Details. Plans shall show meter and backflow configurations to scale.

W7. Existing Services: The applicant must indicate the disposition of all existing water and sewer services and mains on the plans. If the existing services will not be used, then the applicant shall properly abandon these services to the main per Water & Sewer Utilities standards and install a new service to accommodate the water needs of the project. The applicant shall bear the cost of any relocation or abandonment of existing Water Department facilities required for project construction to the satisfaction of the Director of Water and Sewer Utilities.

W8. On-Site Storm Drain Treatment: Prior to issuance of Building Permit, the applicant shall submit plans showing any onsite storm water treatment system. The plan shall include a section detail of the treatment system. No water, sewer, or recycled water facilities shall be located within 5-feet of any storm water treatment system.

W9. Water Usage: Prior to the issuance of Building Permits, the applicant shall provide documentation of water usage so the Water Division can verify the appropriate size of all proposed water meters. Please note that if the existing water services are incapable of supplying the water needs to the site, the existing services shall be abandoned, and new separate dedicated water services shall be provided for each use (domestic and irrigation).

W10. Landscaping: All the landscaping for the project shall comply with the California Water Conservation in Landscaping Act, Government Code Section 65591 et. seq. All plants shall be either California native or non-invasive, low water-using or moderate water-using plants. High water-using plants and nonfunctional turf are prohibited.

W11. Prior to issuance of Building Permits, the applicant shall submit plan details for all water features (including but not limited to fountains and ponds) designed to include provisions for operating the system without City potable water supply and capable of being physically disconnected from source of potable water supply during City declared water conservation periods, to the satisfaction of the Director of the Water & Sewer Utilities. Decorative water features may be permanently connected to the City's recycled water supply.

W12. Easements: Prior to City's issuance of Building or Grading Permits, the applicant shall provide a dedicated water utility easement around the backflow prevention device onsite. The water utility easement for the water services and all other public water appurtenances shall be a minimum 15 feet wide and be adjacent to the public right-of-way without overlapping any public utility easement. Additionally, the applicant shall submit plans defining existing easements so Water Division can verify if there are any conflicts with proposed easements and water utilities.

W13. Underground Fire Permit: Prior to issuance of Building Permits, applicant shall submit an underground fire permit unless otherwise waived by the Fire Department. If fire flow information is needed, applicant shall coordinate with Water and Sewer Utilities Department, for fire flow information at (408)615-2000. A dedicated fire service line, with an approved backflow prevention device, shall be used for on-site fire hydrants. Fire service lines required for commercial and industrial use shall be sized appropriately per fire flow demand and code requirements.

W14. Record Drawings: Upon completion of construction and prior to the City's issuance of a Certificate of Occupancy, the applicant shall provide "as-built" drawings of the public water utility infrastructure prepared by a registered civil engineer to the satisfaction of the Director of Water & Sewer Utilities Department.

W15. Water Shortage Response Actions: Pursuant to the City of Santa Clara's Urban Water Management Plan, during times of drought or water shortage, the City implements water shortage response actions in accordance with the level of water shortage declared. All construction activities and all new irrigation connections are subject to the Water Shortage Response Actions in effect at the time of construction and connection of the irrigation service.

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

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

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

## ACKNOWLEDGEMENT AND ACCEPTANCE OF CONDITIONS OF APPROVAL

*Permittee/Property Owner*

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

Signature: _____

Printed Name: _____

Relationship to Property: _____

Date: _____

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



## DEVELOPER

SCS DEVELOPMENT COMPANY
404 SARATOGA AVENUE, SUITE 100
SANTA CLARA, CA 95050
(408) 985-6020
CONTACT: CORY KUSICH

## CIVIL ENGINEER

CARLSON, BARBEE & GIBSON INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94582
(925) 866-0322
CONTACT: LEE ROSENBLATT

## LANDSCAPE ARCHITECT

RIPLEY DESIGN GROUP
1615 BONANZA STREET
WALNUT CREEK, CA 94596
(925) 938-7377
CONTACT: ANNIKA CARPENTER

## ARCHITECT

DANIELIAN ASSOCIATES
60 CORPORATE PARK
IRVINE, CA 92606
(949) 474-6030
CONTACT: VICTOR ALVAREZ-DURAN

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MAY 19, 2023

DANIELIAN ASSOCIATES
architects ▪ planners
www.danielian.com 949.474.6030

# 1957 PRUNERIDGE AVENUE

## REZONING APPLICATION & PLANNED DEVELOPMENT

*SANTA CLARA, CALIFORNIA*

RIPLEY DESIGN GROUP

cbg CARLSON, BARBEE & GIBSON, Inc.
CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS

SCS Development Company

5/22/2023 4:53 PM

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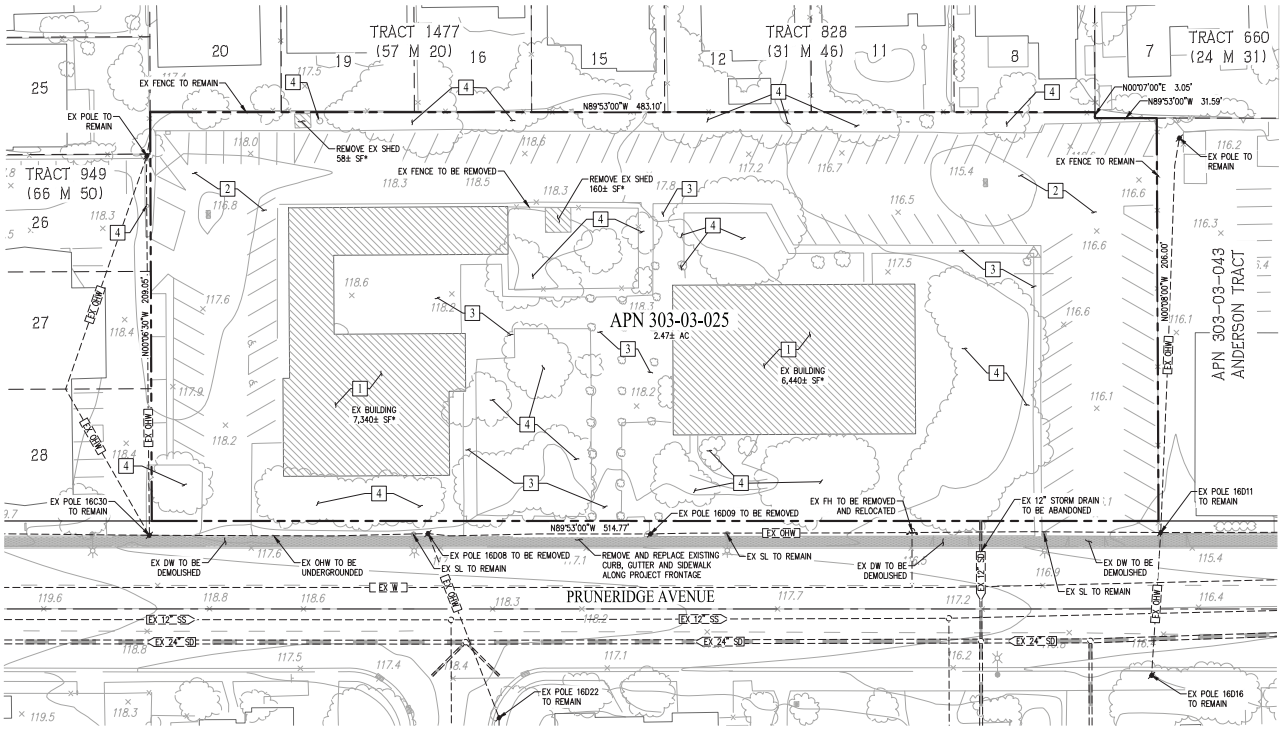
## CONTACTS:

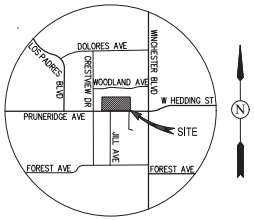
1. OWNER/DEVELOPER: SCS DEVELOPMENT COMPANY
404 SARATOGA AVENUE, SUITE 100
SANTA CLARA, CA 95050
(408) 985-6020
CORY KUSICH

2. ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583
(925) 866-0322
LEE ROSENBLATT, RCE 65469

## GENERAL NOTES

| | | |
|---|---|---|
| 1. | ASSESSORS PARCEL NO. | 303-03-025 |
| 2. | SITE AREA: | 2.47± ACRES |
| 3. | LOTS: | RESIDENTIAL: 22 (LOTS 1-22)<br>PRIVATE ROADWAY CIRCULATION: 1<br>WATER QUALITY: 1 |
| 4. | DWELLING UNITS: | 22 |
| 5. | SITE DENSITY: | 8.9 DU/AC |
| 6. | EXISTING GENERAL PLAN:<br>PROPOSED GENERAL PLAN: | VERY LOW DENSITY RESIDENTIAL<br>VERY LOW DENSITY RESIDENTIAL |
| 7. | EXISTING ZONING:<br>PROPOSED ZONING: | PUBLIC, QUASI PUBLIC, AND PUBLIC PARK OR RECREATION (B)<br>PLANNED DEVELOPMENT (PD) |
| 8. | BENCHMARK: | THE BENCHMARK FOR THIS SURVEY IS VALLEY WATER BENCHMARK BM869, BEING A BRASS DISK ON TOP OF CONCRETE TRAFFIC ISLAND AT THE NORTHEAST CORNER OF SAN TOMAS EXPRESSWAY AND PRUNERIDGE AVENUE, HAVING AN NAVD88 ELEVATION OF 112.31 FEET. |
| 9. | BASIS OF BEARINGS: | THE BASIS OF BEARINGS FOR THIS SURVEY IS THE MONUMENT LINE OF PRUNERIDGE AVENUE, BEING N89 53 00W PER TRACT NO. 334, MAP OF PRUNERIDGE MANOR (12 M 17). |
| 10. | EXISTING STRUCTURES: | ALL EXISTING BUILDINGS, PAVEMENT, AND TREES WITHIN THE PROJECT BOUNDARY TO BE REMOVED. |
| 11. | EXISTING UTILITIES: | EXISTING UTILITIES WITHIN BOUNDARY TO BE REMOVED AS NOTED. |
| 12. | STREETS: | ALL DRIVE AISLES WITHIN THE PROJECT WILL BE PRIVATE AND WILL BE PRIVATELY MAINTAINED. (MINIMUM LONGITUDINAL SLOPE=0.5%) |
| 13. | TREES: | STREET TREES WILL BE INSTALLED PER THE CITY OF SANTA CLARA STANDARDS. |
| 14. | STREET LIGHTS: | STREET LIGHTS WILL BE INSTALLED PER THE CITY OF SANTA CLARA STANDARDS (OR APPROVED EQUAL). |
| 15. | FLOOD ZONE: | ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN<br>SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP, MAP NUMBER 06085C0229H<br>DATE: MAY 18, 2009 |
| 16. | UTILITIES:<br>WATER(OFF-SITE):<br>WATER(ON-SITE):<br>FIRE:<br>SEWER (OFF-SITE):<br>SEWER (ON-SITE):<br>STORM DRAIN (OFF-SITE):<br>STORM DRAIN (ON-SITE):<br>ELECTRIC:<br>TELEPHONE:<br>CABLE TV: | <br>CITY OF SANTA CLARA<br>PRIVATE<br>PRIVATE<br>CITY OF SAN JOSE<br>PRIVATE<br>CITY OF SANTA CLARA<br>PRIVATE<br>SILICON VALLEY POWER<br>AT&T<br>COMCAST |
| 17. | DIMENSIONS: | ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL MAP |




VICINITY MAP
(NOT TO SCALE)

## SHEET INDEX


| Sheet Number | Sheet Title |
|---|---|
| C1.0 | EXISTING CONDITIONS |
| C2.0 | SITE PLAN |
| C3.0 | GRADING PLAN |
| C4.0 | UTILITY PLAN |
| C5.0 | STORMWATER CONTROL PLAN |
| C5.1 | STORMWATER BMP PLAN |
| C6.0 | FIRE ACCESS PLAN |


## ABBREVIATIONS

| | |
|---|---|
| DW | DRIVEWAY |
| EX | EXISTING |
| FC | FACE OF CURB |
| JT | JOINT TRENCH |
| OHW | OVERHEAD WIRE |
| PL | PROPERTY LINE |
| PUE | PUBLIC UTILITY EASEMENT |
| RW | RIGHT-OF-WAY |
| SD | STORM DRAIN |
| SL | STREETLIGHT |
| SS | SANITARY SEWER |
| SW | SIDEWALK |
| TYP | TYPICAL |
| W | WATER |

## LEGEND

BOUNDARY
RIGHT-OF-WAY
EASEMENT
ADJACENT LOT LINE
CURB, GUTTER & SIDEWALK
FENCE
x 62.0 SPOT ELEVATIONS
CATCH BASIN
FIRE HYDRANT
MANHOLE
STREET LIGHT
UTILITY POLE
EX 30 STORM DRAIN
EX 8S SANITARY SEWER
EX W WATER LINE
EX GAS GAS
EX OH OVERHEAD LINE
EXISTING BUILDING TO BE DEMOLISHED
TREE

## DEMOLITION NOTES

| NOTE | DESCRIPTION |
|---|---|
| 1 | REMOVE EXISTING BUILDING STRUCTURE AND FOUNDATION |
| 2 | REMOVE EXISTING ASPHALT AND PARKING LOT CURB AND GUTTER |
| 3 | REMOVE EXISTING CONCRETE |
| 4 | REMOVE EXISTING TREE AND SHRUBS |

*EXISTING STRUCTURE AREAS BASED ON FIELD SURVEY DATA.

# REZONING APPLICATION
# EXISTING CONDITIONS
## 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA
SCALE: 1"=30' DATE: MAY 2023

0 30 60 90


cbg CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

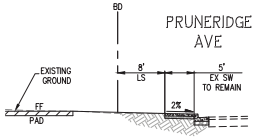

JOB NO.: 3656

SHEET NO.
C1.0
OF 7 SHEETS

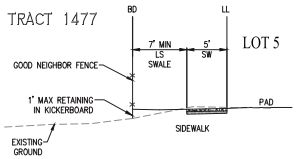
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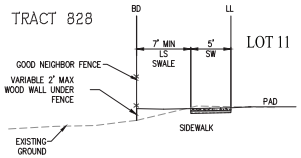
| EXISTING | PROPOSED | DESCRIPTION |
|---|---|---|
| | | BOUNDARY |
| | | RIGHT-OF-WAY |
| | | FENCE |
| | | CURB, GUTTER & SIDEWALK |
| x 100.0 | x 100.0 | SPOT ELEVATIONS |
| | | BIORETENTION AREA |
| | | CURB CUT |
| EX SD | SD | STORM DRAIN |
| | | FIELD INLET |
| | | MANHOLE |
| | | OVERLAND RELEASE |



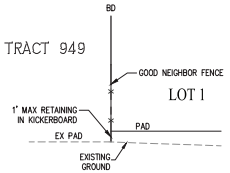

### SECTION A-A
NOT TO SCALE



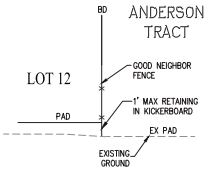

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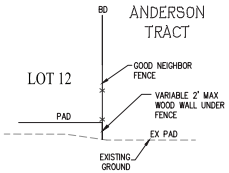

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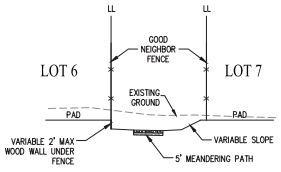

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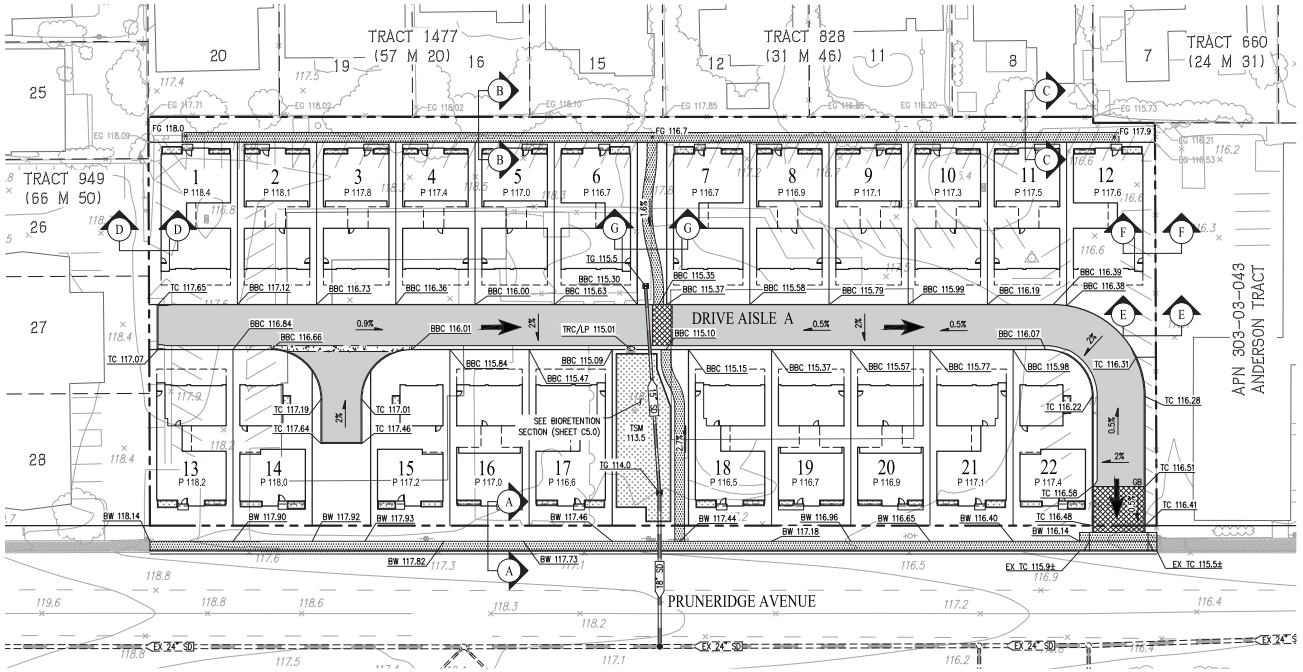

### SECTION E-E
NOT TO SCALE




### SECTION F-F
NOT TO SCALE




### SECTION G-G
NOT TO SCALE




## ABBREVIATIONS

| | |
|---|---|
| BBC | BACK OF BEVELED CURB |
| BD | BOUNDARY |
| BW | BACK OF WALK |
| CC | CURB CUT |
| CL | CENTERLINE |
| DW | DRIVEWAY |
| EX | EXISTING |
| GB | GRADE BREAK |
| HP | HIGH POINT |
| LP | LOW POINT |
| LS | LANDSCAPE |
| P | PAD |
| PL | PROPERTY LINE |
| R/W | RIGHT-OF-WAY |
| SD | STORM DRAIN |
| SW | SIDEWALK |
| TC | TOP OF CURB |
| TG | TOP OF GRATE |
| TSM | TOP OF SOIL MIX |
| TYP | TYPICAL |

### PAVEMENT DESIGN CHART

| STREET | TI | R | HOT MIX ASPHALT (HSM) | CALTRANS CLASS 2 AGGREGATE BASE (AB) | TOTAL PAVEMENT THICKNESS |
|---|---|---|---|---|---|
| DRIVE AISLE A | 5.5 | 6.0 | 3" | 10" | 13" |

NOTE:
1. R-VALUE TO BE FINALIZED BY GEOTECHNICAL ENGINEER WITH FINAL DESIGN.

### EARTHWORK SUMMARY

| DESCRIPTION | CUT | FILL |
|---|---|---|
| ROUGH GRADING | 4,400 C.Y. | 750 C.Y. |
| TOTAL | 3,650 C.Y. | |

NOTES:
1. EARTHWORK QUANTITIES ARE APPROXIMATE AND REPRESENT RAW NUMBERS ONLY.
2. EARTHWORK QUANTITIES DO NOT INCLUDE REUSING ROCK GENERATED FROM EXISTING PARKING AREA OR BUILDING FOUNDATION. APPROXIMATELY 2,700 C.Y. OF ROCK WILL BE GENERATED IN THIS WAY DURING DEMOLITION.

# REZONING APPLICATION
# GRADING PLAN
## 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

SCALE: 1"=30' DATE: MAY 2023

0 30 60 90

JOB NO.: 3656


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SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
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SHEET NO. C1.0 OF 5 SHEETS

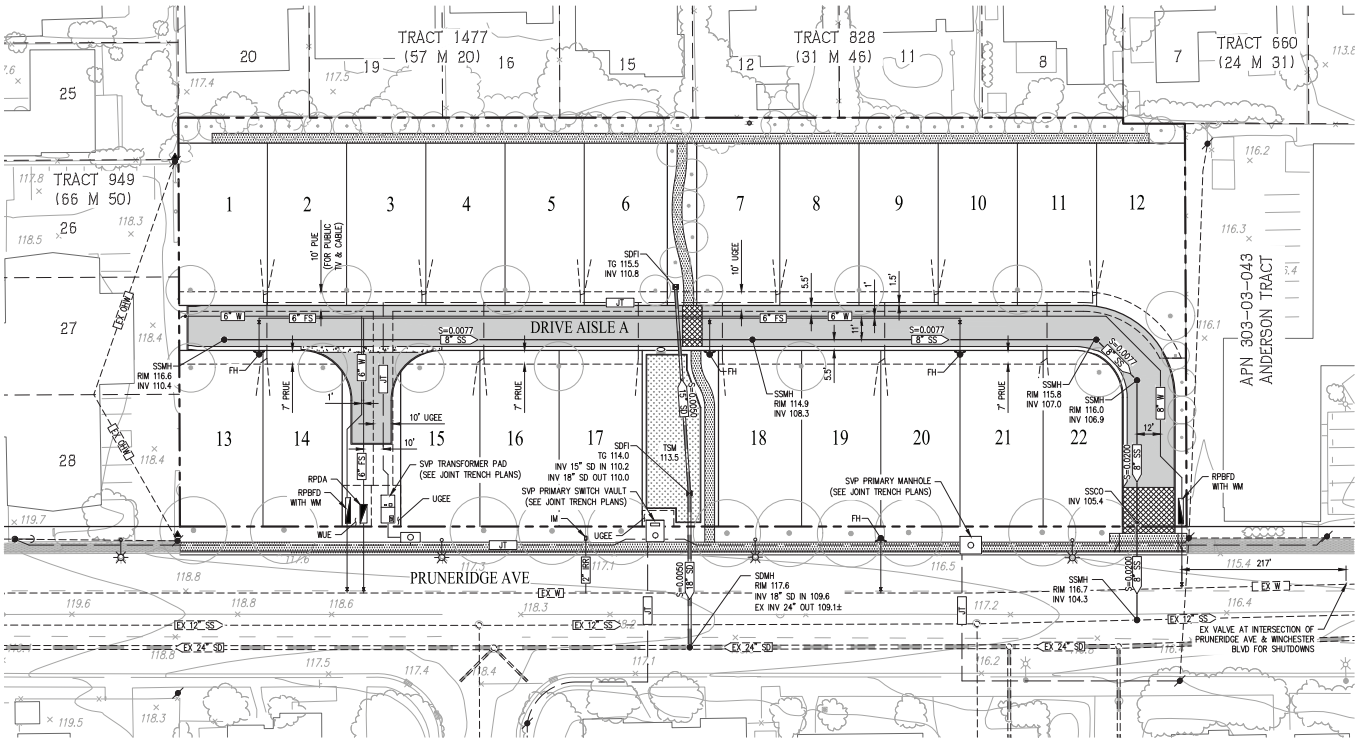
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## LEGEND

| EXISTING | PROPOSED | DESCRIPTION |
|---|---|---|
| | | BOUNDARY |
| | | RIGHT-OF-WAY |
| | | CURB, GUTTER & SIDEWALK |
| EX SD | SD | STORM DRAIN |
| EX SS | SS | SANITARY SEWER |
| | FS | FIRE SERVICE |
| | IRR | IRRIGATION SERVICE |
| EX W | W | WATER LINE |
| | | WATER VALVE |
| | JT | JOINT TRENCH |
| | | FIRE HYDRANT |
| | | FIELD INLET |
| | | MANHOLE |
| | | STREET LIGHT |
| | | BIORETENTION AREA |
| | | CURB CUT |
| | | TREES |

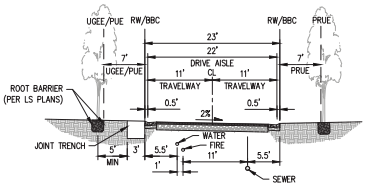
## ABBREVIATIONS

| | |
|---|---|
| BD | BOUNDARY |
| CC | CURB CUT |
| CL | CENTERLINE |
| DW | DRIVEWAY |
| FH | FIRE HYDRANT |
| FF | FINISH FLOOR |
| FI | FIELD INLET |
| IM | IRRIGATION METER |
| INV | INVERT |
| IRR | IRRIGATION |
| JT | JOINT TRENCH |
| LF | LINEAR FEET |
| LS | LANDSCAPE |
| OHW | OVERHEAD WIRE |
| P | PAD |
| PL | PROPERTY LINE |
| PRUE | PRIVATE UTILITY EASEMENT |
| PUE | PUBLIC UTILITY EASEMENT |
| RPBFD | REDUCED PRESSURE BACKFLOW PREVENTER |
| RPDA | REDUCED PRESSURE DETECTOR ASSEMBLY |
| RW | RIGHT-OF-WAY |
| S | SLOPE |
| SD | STORM DRAIN |
| SDMH | STORM DRAIN MANHOLE |
| SS | SANITARY SEWER |
| SSMH | SANITARY SEWER MANHOLE |
| SW | SIDEWALK |
| TSM | TOP OF SOIL MIX |
| TYP | TYPICAL |
| UGEE | UNDERGROUND ELECTRICAL EASEMENT |
| W | WATER |
| WM | WATER METER |
| WUE | WATER UTILITY EASEMENT |

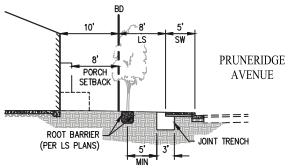



## UTILITY NOTES:

1. STORM DRAIN:
   - PROPOSED STORM DRAIN FACILITIES WILL BE PRIVATE.
   - MINIMUM SLOPE OF THE STORM DRAIN PIPE IS 0.005
   - MINIMUM COVER IS 2'
2. SEWER:
   - PROPOSED SEWER FACILITIES WITHIN PRIVATE ROADWAYS WILL BE PRIVATE.
   - MINIMUM SLOPE OF THE SEWER PIPE IS 0.005
   - MINIMUM PIPE SIZE IS 8"
   - ALL SANITARY SEWER PIPE TO BE PVC SDR-26
   - MINIMUM COVER FOR SANITARY SEWER PIPES TO BE 2.5'
   - 10' HORIZONTAL CLEARANCE FROM EXISTING AND PROPOSED TREES UNLESS ROOT BARRIER IS INSTALLED, THEN 5' FROM ROOT BARRIER
3. WATER/FIRE:
   - PROPOSED WATER & FIRE FACILITIES WILL BE PRIVATE.
   - ALL WATER & FIRE PIPE TO BE PVC SDR-26
   - THERE SHALL BE ONE WATER METER PER LOT.
   - 12" VERTICAL CLEARANCE FROM ALL OTHER UTILITIES
   - 10' HORIZONTAL CLEARANCE FROM SANITARY SEWER AND RECYCLED WATER UTILITIES
   - 8' FROM STORM DRAIN UTILITIES
   - 5' FROM THE EDGE OF EXISTING OR PROPOSED DRIVEWAYS
4. UTILITY LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO FINAL ENGINEERING DESIGN.




DRIVE AISLE A
(NOT TO SCALE)




PRUNERIDGE FRONTAGE
(NOT TO SCALE)

# REZONING APPLICATION
# UTILITY PLAN
## 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA
SCALE: 1"=30' DATE: MAY 2023

0 30 60 90


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SAN RAMON ▪ (925) 866-0322
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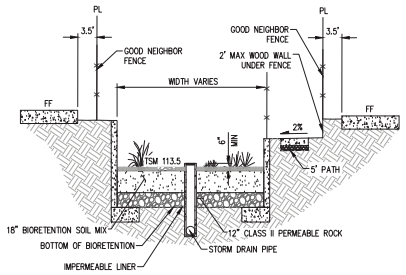

JOB NO.: 3656

SHEET NO. C2.0 OF 5 SHEETS

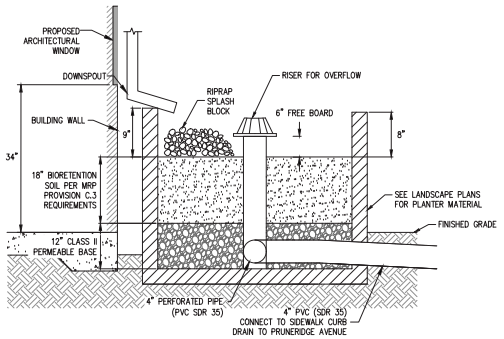
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## LEGEND

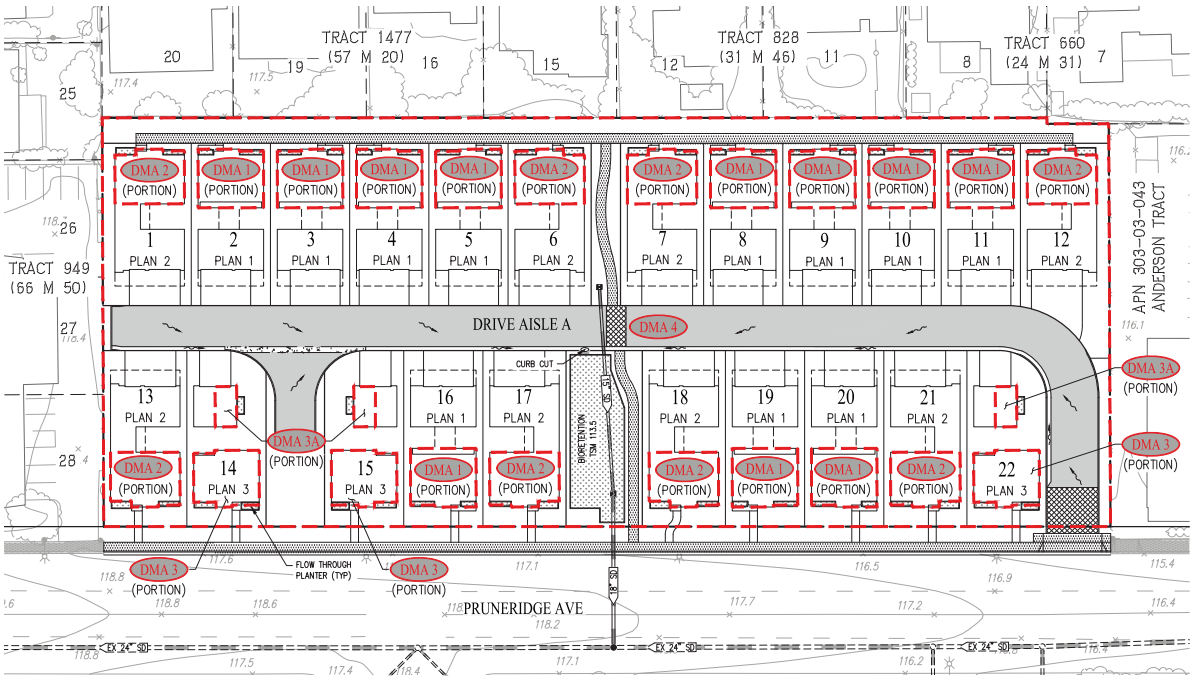
| EXISTING | PROPOSED | DESCRIPTION |
|---|---|---|
| | | BOUNDARY |
| | | RIGHT-OF-WAY |
| EX SD | SD | CURB, GUTTER & SIDEWALK |
| | | STORM DRAIN |
| | | FIELD INLET |
| | | MANHOLE |
| | | STREET LIGHT |
| | | BIORETENTION AREA |
| | | DRIVE AISLE |
| | | DRIVEWAY |
| | | DECORATIVE PAVEMENT |
| | | BARE EARTH |
| | | CURB CUT |
| | | DIRECTION OF FLOW |
| | | DRAINAGE MANAGEMENT AREA BOUNDARY |
| | DMA 1 | DRAINAGE MANAGEMENT AREA |




TYPICAL BIORETENTION DETAIL
NOT TO SCALE




TYPICAL FLOW THROUGH PLANTER DETAIL
NOT TO SCALE




## PRELIMINARY STORM WATER TREATMENT

| AREA ID | DESCRIPTION | TREATMENT TYPE | PERVIOUS AREA (SF) | IMPERVIOUS AREA (SF) | EFFECTIVE IMPERVIOUS AREA (SF) | TREATMENT AREA REQUIRED (SF)* | TREATMENT AREA PROVIDED (SF) | PONDING DEPTH (IN.) |
|---|---|---|---|---|---|---|---|---|
| DMA 1 | THE SUM OF THE OUTLINED PORTIONS OF ALL PLAN 1 ROOF AREAS THAT DRAIN TO ADJACENT FLOW THROUGH PLANTERS | FLOW THROUGH PLANTER | 0 | 10,920 | 10,920 | 437 | 616 | 6 |
| DMA 2 | THE SUM OF THE OUTLINED PORTIONS OF ALL PLAN 2 ROOF AREAS THAT DRAIN TO ADJACENT FLOW THROUGH PLANTERS | FLOW THROUGH PLANTER | 0 | 7,605 | 7,605 | 305 | 400 | 6 |
| DMA 3 | THE SUM OF THE OUTLINED PORTIONS OF ALL PLAN 3 ROOF AREAS (EXCLUDING DETACHED GARAGES) THAT DRAIN TO ADJACENT FLOW THROUGH PLANTERS | FLOW THROUGH PLANTER | 0 | 2,740 | 2,740 | 110 | 120 | 6 |
| DMA 3A | THE SUM OF THE OUTLINED PORTIONS OF ALL PLAN 3 DETACHED GARAGE ROOF AREAS THAT DRAIN TO ADJACENT FLOW THROUGH PLANTERS | FLOW THROUGH PLANTER | 0 | 685 | 685 | 30 | 60 | 6 |
| DMA 4 | REMAINDER OF PROJECT AREA NOT INCLUDED IN DMAs 1, 2 & 3 | BIORETENTION | 37,743 | 47,817 | 51,592 | 2,065 | 2,105 | 6 |

* TREATMENT AREA REQUIRED IS CALCULATED USING THE 4% RULE.

NOTES:

1. ALL PLANTS PROPOSED FOR THE BIORETENTION AREAS WILL BE CONSISTENT WITH THE RECOMMENDED PLANTS FROM TABLE D-1 IN APPENDIX D OF THE SCVURPPP C.3 HANDBOOK.
2. DRAINAGE WILL BE ROUTED TO BIORETENTION FACILITIES THROUGH A COMBINATION OF CURB CUTS & AREA DRAINS.
3. 18" BIO-TREATMENT SOIL MIX PER C.3 SPECIFICATIONS. INFILTRATION RATE MIN 5"/HR-MAX 10"/HR.

## ABBREVIATIONS

| | |
|---|---|
| BD | BOUNDARY |
| CC | CURB CUT |
| CL | CENTERLINE |
| FI | FIELD INLET |
| INV | INVERT |
| LF | LINEAR FEET |
| LS | LANDSCAPE |
| PL | PROPERTY LINE |
| R/W | RIGHT-OF-WAY |
| S | SLOPE |
| SD | STORM DRAIN |
| SDMH | STORM DRAIN MANHOLE |
| SW | SIDEWALK |
| TSM | TOP OF SOIL MIX |
| TYP | TYPICAL |

## CITY OF SANTA CLARA C.3 CONSTRUCTION NOTES

1. THIRD PARTY REVIEW AND CERTIFICATION OF INSTALLATION AND COMPLETED STORMWATER TREATMENT MEASURES IS REQUIRED. THIRD PARTY REVIEWER MUST BE A CIVIL ENGINEER, ARCHITECT OR LANDSCAPE ARCHITECT REGISTERED IN THE STATE OF CALIFORNIA AND MUST HAVE A CURRENT TRAINING ON STORMWATER TREATMENT DESIGN. A LIST OF QUALIFIED THIRD-PARTY REVIEWERS CAN BE LOCATED AT WWW.SANTACLARACA.GOV/HOME/SHOWPUBLISHEDDOCUMENT/46993/638083504133852672.
2. AT BEGINNING OF CONSTRUCTION, THE PROJECT APPLICANT SHALL ARRANGE FOR A SITE VISIT (INSPECTION) BY A THIRD-PARTY REVIEWER ACCEPTABLE TO THE CITY OF SANTA CLARA. THE THIRD-PARTY REVIEWER WILL RECOMMEND THE REQUIRED NUMBER OF SITE INSPECTIONS AT DIFFERENT INTERVALS OF CONSTRUCTION.
3. THE 3RD PARTY SHALL REVIEW ALL INSTALLED STORMWATER TREATMENT MEASURES AND CERTIFY THAT THEY HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED BUILDING PLANS.
4. SOILS IN THE BIORETENTION FACILITIES SHOULD MEET THE BIOTREATMENT SOIL MIX (BSM) SPECIFICATIONS PER SCVURPPP C.3 STORMWATER HANDBOOK, APPENDIX C. A MINIMUM PERCOLATION RATE OF 5 INCHES/HOUR AND A MAXIMUM PERCOLATION RATE OF 10 INCHES/HOUR ARE REQUIRED (INITIAL INFILTRATION RATE MAY EXCEED THIS TO ALLOW FOR TENDENCY OF INFILTRATION RATE TO REDUCE OVER TIME). PLANTING SOIL LAYER SHOULD BE AT LEAST 18 INCHES DEEP. CONTRACTOR TO SUBMIT MATERIAL CERTIFICATES SIGNED BY THE MATERIAL PRODUCER, CERTIFYING THAT SOIL COMPLIES WITH, OR EXCEEDS, SPECIFIED REQUIREMENTS.
5. PERMEABLE DRAIN ROCK SHALL BE CLASS 2 PERM ROCK PER CALTRANS STANDARD SECTION 68-1.025. THE MATERIAL SHALL BE WASHED AND FREE FROM CLAY OR ORGANIC MATERIAL.
6. PERFORATED PIPE SHALL BE SOLVENT WELD PVC SDR 35 (OR APPROVED EQUAL) WITH PERFORATIONS FACED DOWN. LOCATION OF THE PIPE VARIES, SEE PLAN.
7. INSTALLATION OF POROUS PAVEMENT AND/OR VAULTS SHALL BE DONE PER STANDARD DETAILS AND SPECIFICATIONS. THIRD PARTY REVIEWER OR VENDOR SHALL INSPECT THE POROUS PAVEMENT AND/OR VAULTS INSTALLATION (INCLUDING IF NECESSARY, PERFORMING PERCOLATION TEST) AND SUBMIT THEIR CONCURRENCE LETTER TO THE CITY OF SANTA CLARA. (NOT RELEVANT FOR THIS PROJECT)
8. INSTALLATION OF INTERCEPTOR TREES AS A TREATMENT CONTROL MEASURE SHALL BE INSPECTED TO VERIFY THE ACCURACY OF LOCATION, SPECIES AND NUMBER OF THE INTERCEPTOR TREES.
9. FOR ANY LINER PENETRATIONS, RADIAL CUT THE LINER FOR PIPE. MASTIC AND SEAL WITH PIPE CLAMP TO INSURE WATER-TIGHT SEAL.
10. SEE LANDSCAPE PLANS AND SPECIFICATIONS FOR PLANTING MATERIALS WITHIN BIORETENTION FACILITIES.

# REZONING APPLICATION

# STORMWATER CONTROL PLAN

## 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

SCALE: 1"=30' DATE: MAY 2023

0 30 60 90


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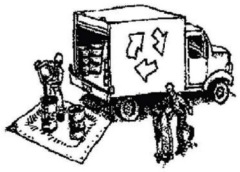
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# Construction Best Management Practices (BMPs)

Construction projects are required to implement year-round stormwater BMPs.

## Materials & Waste Management



**Non-Hazardous Materials**

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use.
- ❑ Use (but don't overuse) reclaimed water for dust control.
- ❑ Ensure dust control water doesn't leave site or discharge to storm drains.

**Hazardous Materials**

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

**Waste Management**

- ❑ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. A plastic liner is recommended to prevent leaks. Never clean out a dumpster by hosing it down on the construction site.
- ❑ Place portable toilets away from storm drains. Make sure they are in good working order. Check frequently for leaks.
- ❑ Dispose of all wastes and demolition debris properly. Recycle materials and wastes that can be recycled, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
- ❑ Keep site free of litter (e.g. lunch items, cigarette butts).
- ❑ Prevent litter from uncovered loads by covering loads that are being transported to and from site.

**Construction Entrances and Perimeter**

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

## Equipment Management & Spill Control



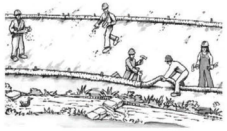
**Maintenance and Parking**

- ❑ Designate an area of the construction site, well away from streams or storm drain inlets and fitted with appropriate BMPs, for auto and equipment parking, and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

**Spill Prevention and Control**

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up leaks, drips and other spills immediately and dispose of cleanup materials properly.
- ❑ Use dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags).
- ❑ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazrd to human health and safety, property or the environment, you must report it to the State Office of Emergency Services. (800) 852-7550 (24 hours).

## Earthmoving



**Grading and Earthwork**

- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and streams by installing and maintaining appropriate BMPs (i.e. silt fences, gravel bags, fiber rolls, temporary swales, etc.).
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

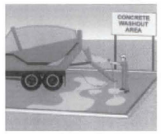
**Contaminated Soils**

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.
- ❑ If the above conditions are observed, document any signs of potential contamination and clearly mark them so they are not distrurbed by construction activities.

**Landscaping**

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

## Concrete Management and Dewatering




**Concrete Management**

- ❑ Store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Store materials off the ground, on pallets. Protect dry materials from wind.
- ❑ Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) block any storm drain inlets and vacuum washwater from the gutter. If possible, sweep first.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area onsite, where the water will flow into a temporary waste pit, and make sure wash water does not leach into the underlying soil. (See CASQA Construction BMP Handbook for properly designed concrete washouts.)

**Dewatering**

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

## Paving/Asphalt Work



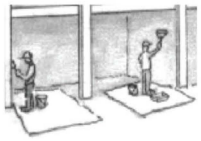
**Paving**

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ❑ Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

**Sawcutting & Asphalt/Concrete Removal**

- ❑ Protect storm drain inlets during saw cutting.
- ❑ If saw cut slurry enters a catch basin, clean it up immediately.
- ❑ Shovel or vacuum saw cut slurry deposits and remove from the site. When making saw cuts, use as little water as possible. Sweep up, and properly dispose of all residues.

## Painting & Paint Removal



**Painting Cleanup and Removal**

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Sweep up or collect paint chips and dust from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Santa Clara Valley
*Urban Runoff*
Pollution Prevention Program

REZONING APPLICATION

# STORMWATER BMP PLAN

## 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

SCALE: 1"=30' DATE: MAY 2023

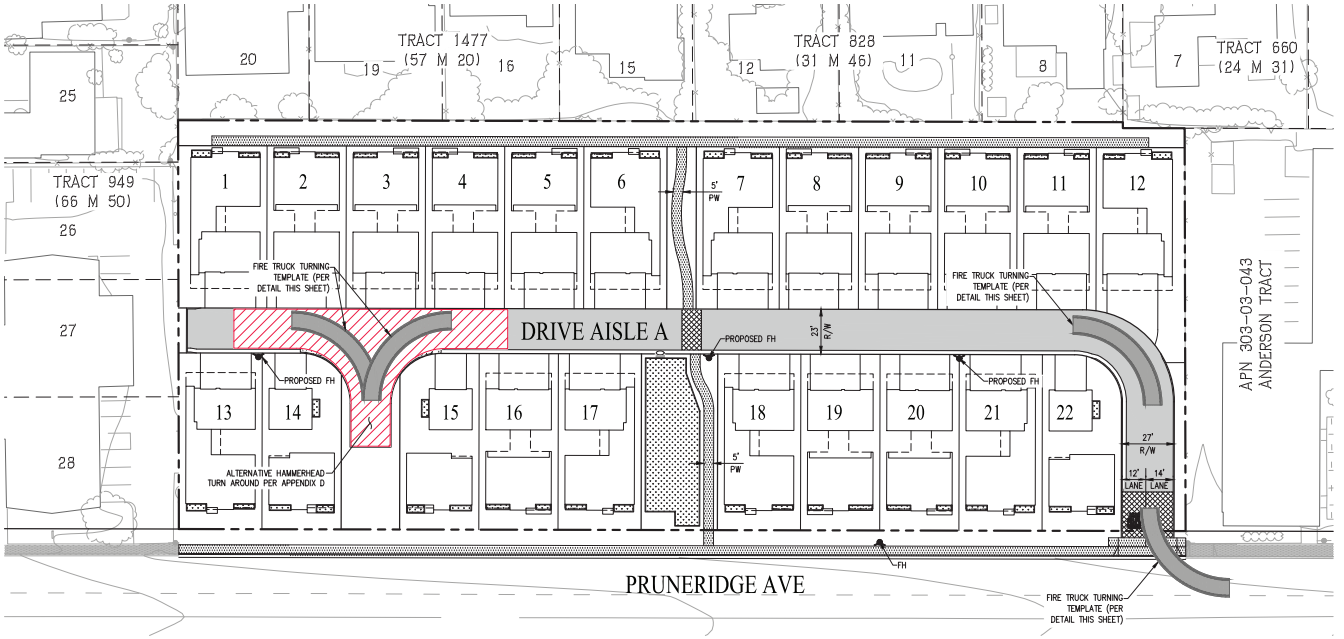
0 30 60 90

JOB NO.: 3656

cbg CIVIL ENGINEERS • SURVEYORS • PLANNERS
SAN RAMON • (925) 866-0322
ROSEVILLE • (916) 788-4456
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SHEET NO. C4.0 OF 5 SHEETS

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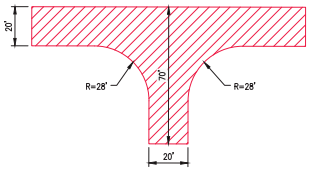

## LEGEND

| EXISTING | PROPOSED | DESCRIPTION |
|---|---|---|
| | | BOUNDARY |
| | | PROPERTY LINE |
| | | RIGHT-OF-WAY |
| | | CURB, GUTTER & SIDEWALK |
| | | FIRE HYDRANT |



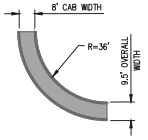

TYPICAL CURB STRIPING

NOTE: NO STREET PARKING ALLOWED ON SITE. CURB TO BE PAINTED RED THROUGHOUT.




ALTERNATIVE 120' HAMMERHEAD PER APPENDIX D

NOT TO SCALE




FIRE TRUCK TURNING TEMPLATE

NOT TO SCALE

# REZONING APPLICATION

# FIRE ACCESS PLAN

## 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

SCALE: 1"=30' DATE: MAY 2023

0 30 60 90

JOB NO.: 3656

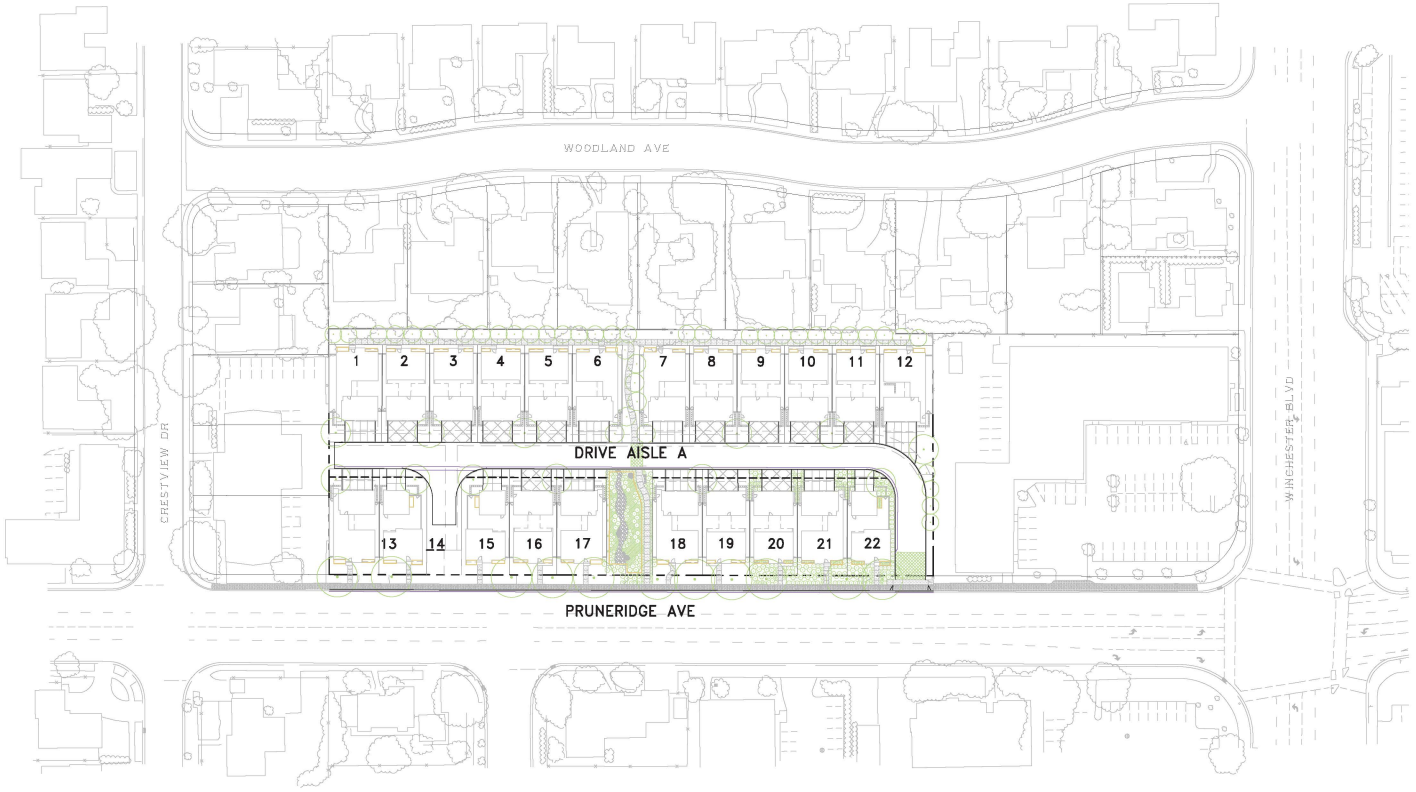
cbg CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS

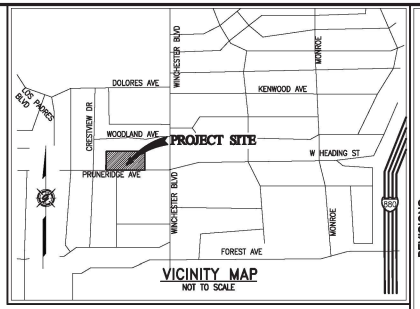
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

SHEET NO. C5.0 OF 5 SHEETS

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# SCS DEVELOPMENT
# 1957 PRUNRIDGE AVE
# SANTA CLARA, CALIFORNIA
# (JOINT TRENCH INTENT - NOT FOR CONSTRUCTION)




VICINITY MAP
NOT TO SCALE

INDEX MAP

50 0 25 50 100
( IN FEET )
1 INCH = 50 FT.

**NOTE**

PLEASE VERIFY THAT THE SERVICE POINTS IN THIS DRAWING MATCH YOUR DESIGN. IF THERE ARE ANY DISCREPANCIES, PLEASE CONTACT THE PROJECT MANAGER IN OUR OFFICE.

**NOTE TO UTILITIES:**

PLEASE INDICATE TIE-IN POINTS ON INTENT RESPONSE

**PRELIMINARY PLANS NOT FOR CONSTRUCTION**

REVISIONS

| SYMBOL | DATE | DESCRIPTION | APPROVED |
|---|---|---|---|


GIACALONE DESIGN SERVICES, INC.
5630 STONERIDGE MALL RD., #345 | PLEASANTON, CA 94588
925.467.1748 | WWW.GIACALONEDESIGN.COM


JOINT TRENCH INTENT TITLE SHEET

SCS DEVELOPMENT
1957 PRUNERIDGE AVE
SANTA CLARA CALIFORNIA

| | |
|---|---|
| PROJECT MANAGER: | B. FULLINGTON |
| DRAWN BY: | A. VERNER |
| CHECKED BY: | D. CROWFOOT (P.E.) |
| SCALE: | 1"=50' |
| JOB NUMBER: | 22-226 |
| DATE LAST MODIFIED: | 05-19-23 |
| SHEET | INT1 |
| OF | 2 SHEETS |

## PROJECT TEAM CONTACTS

| COMPANY: | CONTACT: | PHONE: |
|---|---|---|
| SCS DEVELOPMENT | KEN PERRY | 408-985-6045 |
| CBG | LEE ROSENBLATT | 925-866-0322 |
| PG&E | TBD | |
| AT&T | JERRY SCHEMBRI | 408-635-8900 |
| QUANTA - SANTA CLARA | BEN LOPEZ | 408-691-8428 |
| GIACALONE DESIGNE SERVICES INC | BRETT FULLINGTON | 925-467-1740 |

## PG&E PM NO.

ELECTRIC:
RULE 15:
RULE 16:
RULE 20:
RELOC:
AFS:
GAS:
RULE 15:
RELOC:

## LATEST FILES RECEIVED

| DESCRIPTION: | BY: | DATE: | STATUS: |
|---|---|---|---|
| GAS DESIGN | | | |
| ELECTRIC DESIGN | | | |
| TELEPHONE LAYOUT | | | |
| CATV LAYOUT | | | |
| STREET LIGHT PLANS - PUBLIC | | | |
| STREET LIGHT PLANS - PRIVATE | | | |
| IMPROVEMENT PLANS (ELECTRONIC FILE) | CBG | 04-19-23 | - |

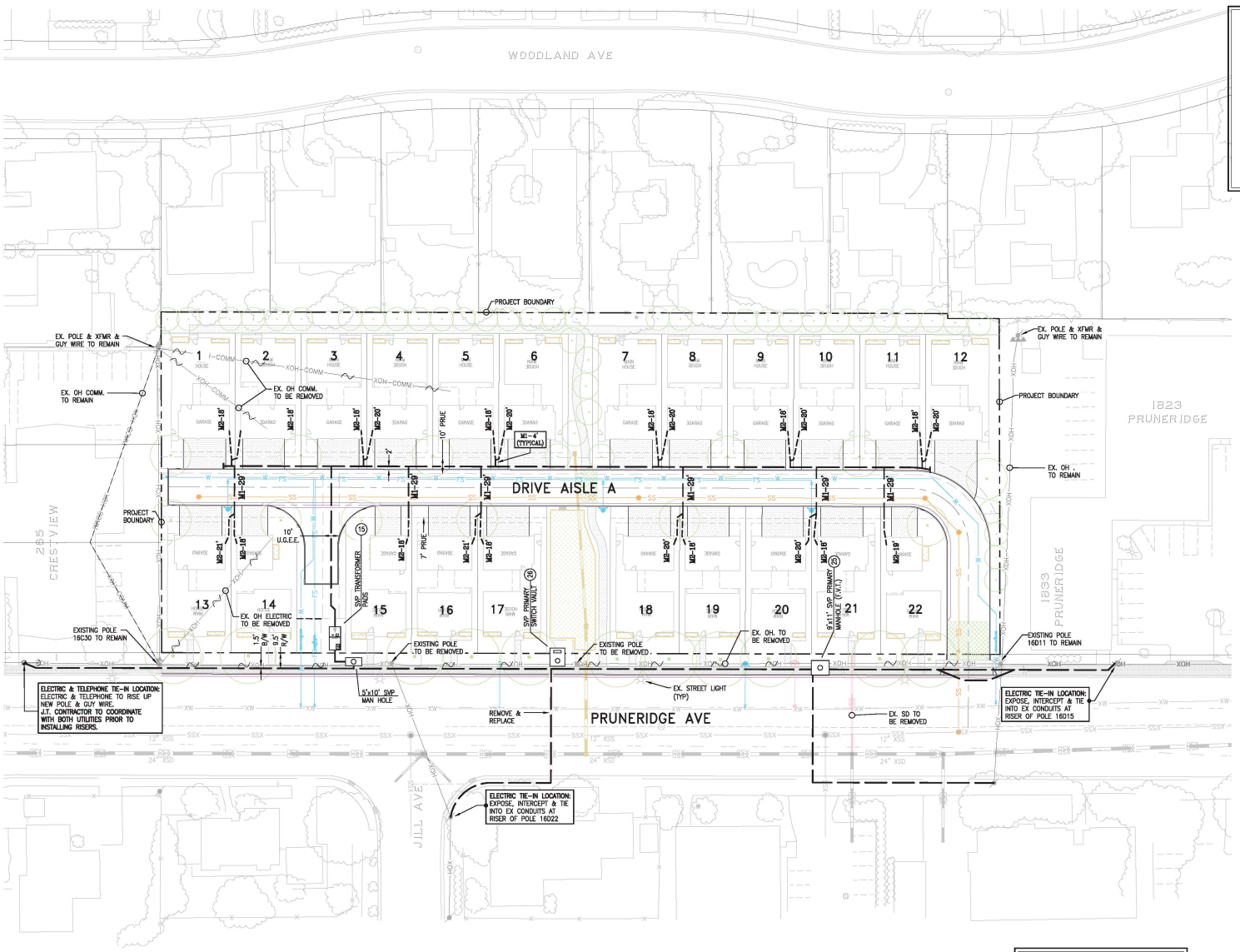
A=Approved • ANS=Approved Not Signed • NA=Not Approved • F=First Submittal • SS=Second Submittal

## PROJECT DESCRIPTION & SCOPE

- PROVIDE NEW ELECTRIC, GAS, TELE., & CATV SERVICE TO 22 SFD
- ELECTRIC COORDINATION
-
-
-
-

## SHEET INDEX

| SHEET | DESCRIPTION |
|---|---|
| INT1 | JOINT TRENCH INTENT TITLE SHEET |
| INT2 | JOINT TRENCH INTENT |




## LEGEND

- EXISTING TRENCH OR UTILITIES
- PROPOSED TRENCH (DISTRIBUTION)
- PROPOSED TRENCH (SERVICE)
- PROPOSED STREET LIGHT TRENCH
- EXISTING UTILITY SPLICE BOX
- 9'x11' SVP PRIMARY MANHOLE (F.V.T)
- SVP TRANSFORMER PAD
- SVP PRIMARY SWITCH VAULT (F.V.T)

( IN FEET )
1 INCH = 30 FT.

**NOTE**
PLEASE VERIFY THAT THE SERVICE POINTS IN THIS DRAWING MATCH YOUR DESIGN. IF THERE ARE ANY DISCREPANCIES, PLEASE CONTACT THE PROJECT MANAGER IN OUR OFFICE.

**NOTE TO UTILITIES:**
PLEASE INDICATE TIE-IN POINTS ON INTENT RESPONSE

**PRELIMINARY PLANS NOT FOR CONSTRUCTION**

**NOTE:**
UTILITY COMPANIES TO INDICATE THEIR TIE-IN LOCATIONS & FACILITIES

**EXISTING PAVEMENT & SIDEWALK**
THE CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE PAVEMENT AND/OR SIDEWALK WHERE REMOVED OR DAMAGED AS A RESULT OF ITS OPERATION (UNLESS OTHERWISE NOTED). REPLACEMENT OF PAVEMENT AND/OR SIDEWALK TO BE PER CITY SPECIFICATIONS.

TWO DAYS BEFORE YOU DIG CALL USA TOLL FREE 811
CALL BEFORE YOU DIG

REVISIONS

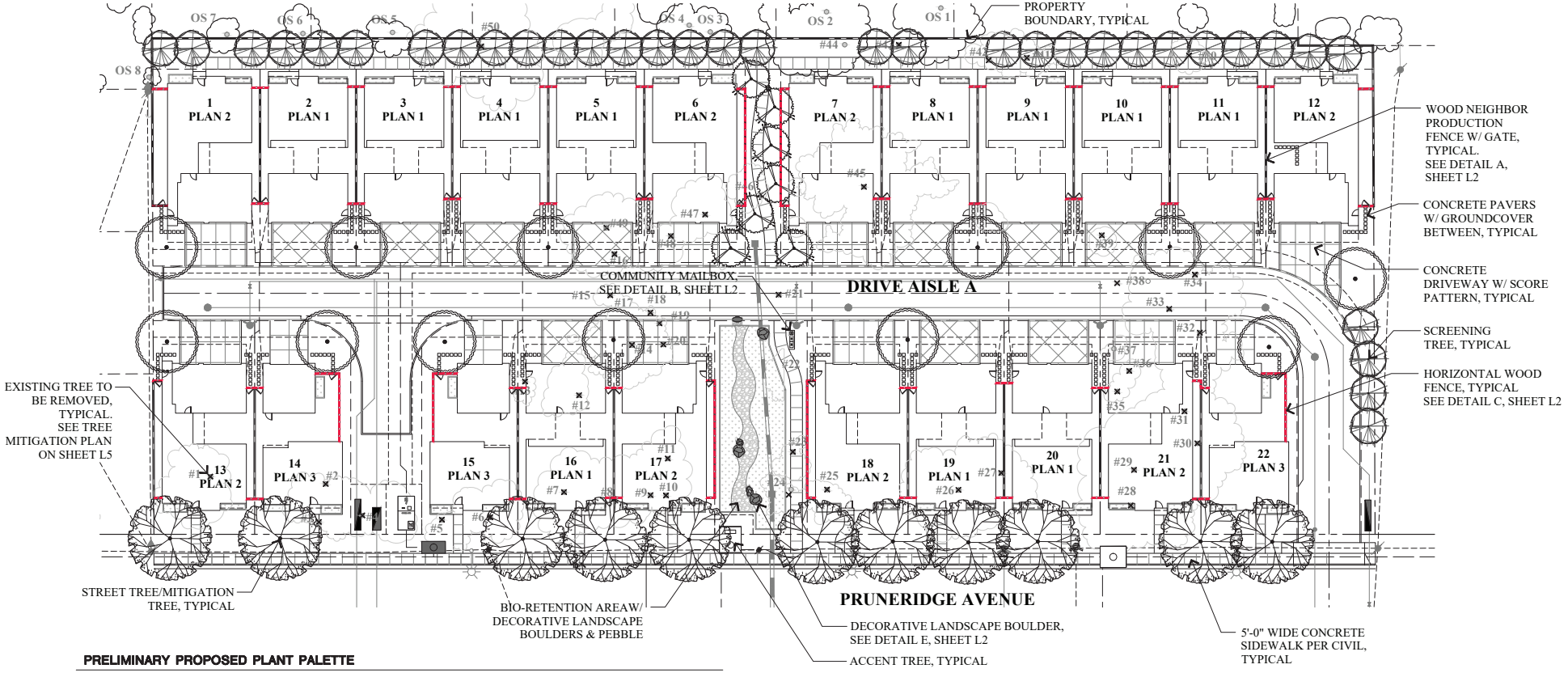
| SYMBOL | DATE | DESCRIPTION | APPROVED |
|---|---|---|---|

GIACALONE DESIGN SERVICES, INC.
5520 STONERIDGE MALL RD., #345 | PLEASANTON, CA 94588
925.487.1748 | WWW.GIACALONEDESIGN.COM

# JOINT TRENCH INTENT

SCS DEVELOPMENT
1957 PRUNERIDGE AVE
SANTA CLARA CALIFORNIA

| | |
|---|---|
| PROJECT MANAGER: | B. FULLINGTON |
| DRAWN BY: | A. VERNER |
| CHECKED BY: | D. CROWFOOT (P.E.) |
| SCALE: | 1"=30' |
| JOB NUMBER: | 22-226 |
| DATE LAST MODIFIED: | 05-19-23 |
| SHEET | INT2 |
| OF | 2 SHEETS |




## PRELIMINARY PROPOSED PLANT PALETTE

| BOTANICAL NAME | COMMON NAME | SIZE | WATER USE |
|---|---|---|---|
| **EXISTING TREE TO BE REMOVED** | | | |
| **EXISTING TREE TO REMAIN** | | | |
| **ACCENT TREES / MITIGATION TREES** | | | |
| CERICS OCCIDENTALIS | WESTERN REDBUD | 24" BOX | LOW |
| LAGERSTROEMIA I. 'CATAWBA' | CRAPE MYRTLE STND. | 24" BOX | LOW |
| **SCREENING TREES** | | | |
| LAURUS NOBILIS SARATOGA | SARATOGA LAUREL | 24" BOX | LOW |
| **STREET TREES / MITIGATION TREES** | | | |
| OLEA EUROPAEA 'MAJESTIC BEAUTY' | FRUITLESS OLIVE | 24" BOX | LOW |
| QUERCUS COCCINEA | SCARLET OAK | 36" BOX | LOW |

**PLANT CALLOUT SYMBOL KEY**

| PLANT QTY / SIZE | PLANT SYMBOL / UNITS |
|---|---|

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | WATER USE |
|---|---|---|---|---|
| **SHRUBS - FRONTYARD** | | | | |
| CAR DIV | CAREX DIVULSA | EUROPEAN GREY SEDGE | 1 GALLON | LOW |
| CIS SKA | CISTUS X SKANBERGII | ROCKROSE | 1 GALLON | LOW |
| CHO TEC | CHONDROPETALUM TECTORUM | CAPE RUSH | 5 GALLON | LOW |
| DIE IRI | DIETES IRIDIODES | FORTNIGHT LILY | 1 GALLON | LOW |
| ERI KAR | ERIGERON KARVINSKIANUS | SANTA BARBARA DAISY | 1 GALLON | LOW |
| EUO 'G.S.' | EUONYMUS JAPONICUS 'GREEN SPIRE' | GREEN SPIRE EUONYMUS | 5 GALLON | LOW |
| GRE 'NOE' | GREVILLEA 'NOELLI' | WOOLY GREVILLEA | 5 GALLON | LOW |
| HEL SEM | HELICTOTRICHON SEMPERVIRENS | BLUE OAT GRASS | 1 GALLON | LOW |
| LAN 'C.H.' | LANTANA 'CHAPEL HILL YELLOW' | CHAPEL HILL LANTANA | 1 GALLON | LOW |
| LAV MAR | LAVATERA MARITIMA | TREE MALLOW | 5 GALLO | LOW |
| LOM 'BRE' | LOMANDRA LONGIFOLIA 'BREEZE' | DWARF MAT RUSH | 1 GALLON | LOW |
| LOP 'E.S.' | LOROPETALUM 'EMERALD SNOW' | CHINESE FRINGE FLOWER | 1 GALLON | LOW |
| MYR 'COM' | MYRTUS C. 'COMPACTA' | DWARF MYRTLE | 5 GALLON | LOW |
| NEP FAA | NEPETA FAASSENII | CATMINT | 1 GALLON | LOW |
| OLE 'L.O.' | OLEA EUROPAEA 'LITTLE OLLIE' | LITTLE OLLIE DWARF OLIVE | 5 GALLON | LOW |
| PHO 'D.D.' | PHORMIUM 'DARK DELIGHT' | NEW ZEALAND FLAX | 5 GALLON | LOW |
| PHO 'VAR' | PHORMIUM T. 'VARIEGATUM' | NEW ZEALAND FLAX | 5 GALLON | LOW |
| ROS CAL | ROSA CALIFORNICA | CALIFORNIA WILD ROSE | 1 GALLON | LOW |
| SAL 'LIM' | SALVIA MEXICANA 'LIMELIGHT' | MEXICAN SAGE | 5 GALLON | LOW |
| SAN VIR | SANTOLINA VIRENS | GREEN LAVENDER COTTON | 1 GALLON | LOW |
| STA BYZ | STACHYS BYZANTINA 'BIG EARS' | BIG EARS LAMB'S EAR | 1 GALLON | LOW |
| TEU CHA | TEUCRIUM CHAMAEDRYS | GERMANDER | 1 GALLON | LOW |
| WES 'BLG.' | WESTRINGIA FRUTICOSA 'BLUE GEM' | BLUE GEM WESTRINGIA | 5 GALLON | LOW |
| XYL 'COM' | XYLOSMA C. 'COMPACTA' | COMPACT XYLOSMA | 5 GALLON | LOW |
| **SHRUBS - BIO-SWALE** | | | | |
| ACH MIL | ACHILLEA MILLEFOLIUM | COMMON YARROW | 1 GALLON | LOW |
| BOU 'B.A.' | BOUTELOUA G. 'BLONDE AMBITION' | BLUE GRAMA GRASS | 1 GALLON | LOW |
| CIS SKA | CISTUS X SKANBERGII | ROCKROSE | 1 GALLON | LOW |
| CHO TEC | CHONDROPETALUM TECTORUM | CAPE RUSH | 1 GALLON | LOW |
| ERI KAR | ERIGERON KARVINSKIANUS | SANTA BARBARA DAISY | 1 GALLON | LOW |
| FES CAL | FESTUCA CALIFORNICA | CALIFORNIA FESCUE | 1 GALLON | LOW |
| MIM AUR | MIMULUS AURANTIACUS | STICKY MONKEY FLOWER | 1 GALLON | LOW |
| MUH RIG | MUHLENBERGIA RIGENS | DEER GRASS | 1 GALLON | LOW |
| RIB SAN | RIBES SANGUINEUM | RED FLOWERING CURRANT | 5 GALLON | LOW |
| RHA 'L.S.' | RHAMNUS CALIFORNICA 'LITTLE SUR' | COFFEEBERRY | 1 GALLON | LOW |
| **GROUNDCOVERS & VINES** | | | | |
| | NO MOW TURF - SODDED AVAILABLE FROM DELTA BLUE GRASS | NATIVE FESCUES | | LOW |
| GD | ROSA BANKSIAE | LADY BANKS ROSE | 5 GALLON | LOW |

**NOTES:**

1. ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
2. TREES BE PLANTED WITHIN 3' OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
3. LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
4. ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS. USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
5. ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".
6. ALL IRRIGATION SHALL BE DESIGNED FOR RECYCLED WATER USE

# VESTING TENTATIVE MAP

## LANDSCAPE SITE PLAN

## 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

SCALE: AS SHOWN DATE: August 22, 2023

GRAPHIC SCALE

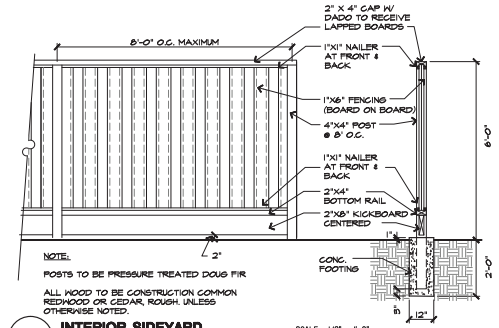
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( IN FEET )
1 inch = 20 ft.

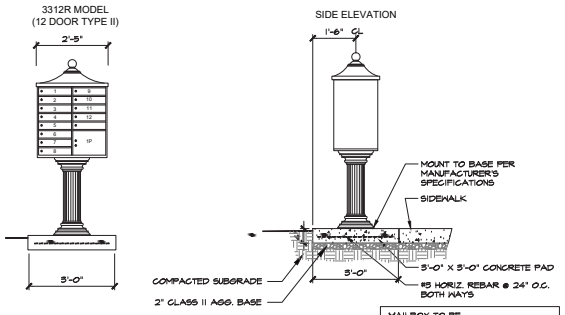
JOB NO.: 3656


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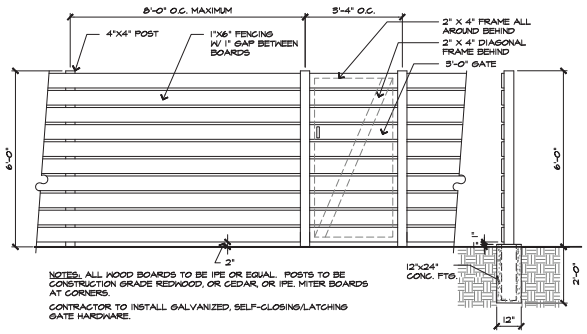

SHEET NO. L1 OF 8 SHEETS



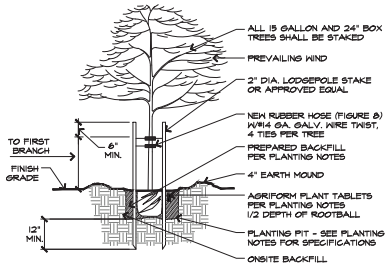

A **INTERIOR SIDEYARD WOOD FENCE W/ KICKERBOARD** SCALE: 1/2" = 1'-0"



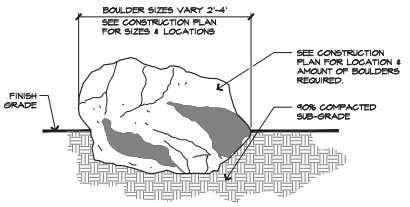

B **COMMUNITY MAILBOXES**




C **6' WOOD SCREEN & GATE** SCALE: 1/2" = 1'-0"




D **TREE PLANTING AND STAKING DETAIL** SCALE : 1/2" = 1'-0"




E **BOULDER INSET FINISHED GRADE** N.T.S

## CITY OF SANTA CLARA TREE PRESERVATION NOTES:

1. NO CUTTING OF ANY PART OF CITY TREES, INCLUDING ROOTS, SHALL BE DONE WITHOUT SECURING APPROVAL AND DIRECT SUPERVISION FROM THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY (408-615-3080).

2. NO CUTTING OF ANY PART OF PRIVATE TREES, INCLUDING ROOTS, SHALL BE DONE WITHOUT DIRECT SUPERVISION OF AN INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) CERTIFIED ARBORIST.

3. WHEN CONSTRUCTION OCCURS WITHIN THE DRIP LINE OF EXISTING TREES, CONTRACTOR SHALL PILE THE SOIL ON THE SIDE AWAY FROM THE TREE. WHEN THIS IS NOT POSSIBLE, PLACE SOIL ON PLYWOOD, TARP, OR 4"-5" THICK BED OF MULCH. THIS IS TO HELP PREVENT CUTTING INTO THE SOIL SURFACE WHEN THE BACKHOE OR TRACTOR BLADE REFILLS THE TRENCH.

4. REFILL OPEN TRENCHES QUICKLY WITHIN HOURS OF EXCAVATION WHEN THEY OCCUR WITHIN THE DRIP LINE OF EXISTING TREES. IF THIS IS NOT POSSIBLE AND THE WEATHER IS HOT, DRY, OR WINDY, CONTRACTOR MUST KEEP ROOT ENDS MOIST BY COVERING THEM WITH WET BURLAP. IF THE TEMPERATURE IS 80F OR GREATER, THE BURLAP MUST BE INSPECTED EVERY HOUR AND RE-WET AS NECESSARY TO MAINTAIN A CONSTANT COOL MOIST CONDITION. IF THE TEMPERATURE IS BELOW 80, THE BURLAP MUST BE INSPECTED EVERY FOUR HOURS AND RE-WET AS NECESSARY TO MAINTAIN A CONSTANT COOL MOIST CONDITION. SMALL ROOTS CAN DRY OUT AND DIE IN 10-15 MINUTES. LARGER ROOTS CAN SUCCUMB IN AN HOUR OR LESS UNDER UNFAVORABLE WEATHER CONDITIONS.

5. WHEN ROOTS 2" OR LARGER ARE REQUIRED TO BE CUT, SHOVEL BY HAND NEAR THE ROOTS AND PRUNE THE ROOTS WITH AN INDUSTRY-APPROVED PRUNING TOOL. ROOTS THAT ARE ACCIDENTALLY BROKEN SHOULD BE PRUNED TWO INCHES FROM THE DAMAGED END. CRUSHED OR TORN ROOTS ARE MORE LIKELY TO ALLOW DECAY TO BEGIN. SHARPLY CUT ROOTS PRODUCE A FLUSH OF NEW ROOTS HELPING THE TREE TO RECOVER FROM ITS INJURY.

6. CONTRACTOR SHALL NOTIFY THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY 72 HOURS IN ADVANCE OF ANY WORK REQUIRING DIGGING AROUND OR WITHIN THE DRIP LINE OF EXISTING TREES.

7. A CLEAR SYSTEM OF FLAGGING MUST BE PROVIDED AROUND TREES WITHIN 20' OF THE PROPOSED GRADING. CONTRACTOR SHALL SECURE APPROVAL OF SUCH SYSTEM FROM THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY.

8. MATERIALS, EQUIPMENT, TEMPORARY BUILDINGS, FUELS, PAINTS AND OTHER CONSTRUCTION ITEMS SHALL NOT BE PLACED WITHIN THE DRIP LINE OF EXISTING TREES.

9. FENCE ALL TREES TO BE RETAINED TO COMPLETELY ENCLOSE THE TREE PROTECTION ZONE PRIOR TO DEMOLITION, GRUBBING OR GRADING. FENCING SHALL BE PLACED AT THE DRIP LINE OF EXISTING TREES OR, IF POSSIBLE, 1.5 TIMES THE RADIUS OF THE DRIP LINE OUT FROM THE TRUNK OF THE TREE. A WARNING SIGN SHALL BE PROMINENTLY DISPLAYED ON EACH FENCE. THE SIGN SHALL BE A MINIMUM OF8.5"X11" AND CLEARLY STATE "WARNING- TREE PROTECTION ZONE THIS FENCE SHALL NOT BE REMOVED WITHOUT APPROVAL FROM THE CITY ARBORISTPROJECT ARBORIST".
FENCES SHALL BE 6-FOOT TALL CHAIN LINK OR

EQUIVALENT, AS APPROVED BY THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY. FENCES SHALL REMAIN UNTIL ALL GRADING AND CONSTRUCTION WORK IS COMPLETED. IN ADDITION, WRAP ALL TREES WITH STRAW WADDLE UP TO THE FIRST MAIN BRANCH, AND THEN WRAP SNOW FENCING AROUND THE WADDLE ON ALL TREES IN THE CONSTRUCTION ZONE TO PROTECT THEM FROM BARK DAMAGE CAUSED BY THE WORK.

10. NO TRENCHING SHALL BE DONE WITHIN THE DRIP LINE OF EXISTING TREES WITHOUT THE APPROVAL OF THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY. OPEN TRENCHING IN THE ROOT ZONE OF A PUBLIC TREE IS PROHIBITED EXCEPT IN CASES WHERE THE TRENCHING FALLS OUTSIDE THE DRIP LINE OF THE TREE INVOLVED. EXCEPTIONS MAY BE ALLOWED IF, IN THE OPINION OF THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY, THE IMPACT OF TRENCHING ON THE TREE WILL BE NEGLIGIBLE.

11. ANY CUTTING OF EXISTING ROOTS OF CITY TREES SHALL BE DONE WITH APPROVED LIGHT EQUIPMENT UNDER THE DIRECT SUPERVISION OF THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY. ANY CUTTING OF EXISTING ROOTS OF PRIVATE TREES SHALL BE DONE WITH APPROVED EQUIPMENT UNDER THE DIRECT SUPERVISION OF AN ISA CERTIFIED ARBORIST.

12. GRADING SHOULD NOT CREATE DRAINAGE PROBLEMS FOR TREES BY CHANNELING WATER INTO THEM, OR CREATING SUNKEN AREAS.

13. ALL GRADING WITHIN THE DRIP LINE OF CITY TREES SHALL BE DONE WITH APPROVED LIGHT EQUIPMENT UNDER THE DIRECT SUPERVISION OF THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY. ALL GRADING WITHIN THE DRIP LINE OF PRIVATE TREES SHALL BE DONE WITH APPROVED EQUIPMENT UNDER THE DIRECT SUPERVISION OF AN ISA CERTIFIED ARBORIST. THE ORIGINAL GRADE AT THE BASE OF EXISTING TREES SHALL NOT BE MODIFIED. IF A GRADE INCREASE IS NECESSARY, DRY WELLS SHOULD BE USED.

14. WHEN TRENCHING IS ALLOWED, THE CONTRACTOR MUST FIRST CUT ROOTS WITH A VERMEER ROOT CUTTER PRIOR TO ANY TRENCHING TO AVOID TUGGING OR PULLING OF ROOTS.

15. TREES THAT ARE DETERMINED TO BE REMOVED BY THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY DUE TO AN UNFORESEEN CIRCUMSTANCE DURING CONSTRUCTION SHALL BE REPLACED BY THE

CONTRACTOR. THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY SHALL DETERMINE THE REPLACEMENT SPECIE, SIZE, QUANTITY, AND SPACING.

16. PLACE 4"-5" THICK MULCH AROUND ALL EXISTING TREES (OUT TO THEIR DRIP LINE) THAT ARE TO BE RETAINED PRIOR TO ANY CONSTRUCTION. THIS WILL HELP MAINTAIN MOISTURE UNDER THE TREE WITHIN THE FENCING AREA.

17. BORE PITS ARE NOT ALLOWED WITHIN THE DRIP LINE OF ANY TREE.

# VESTING TENTATIVE MAP

## LANDSCAPE DETAILS

# 1957 PRUNERIDGE AVENUE

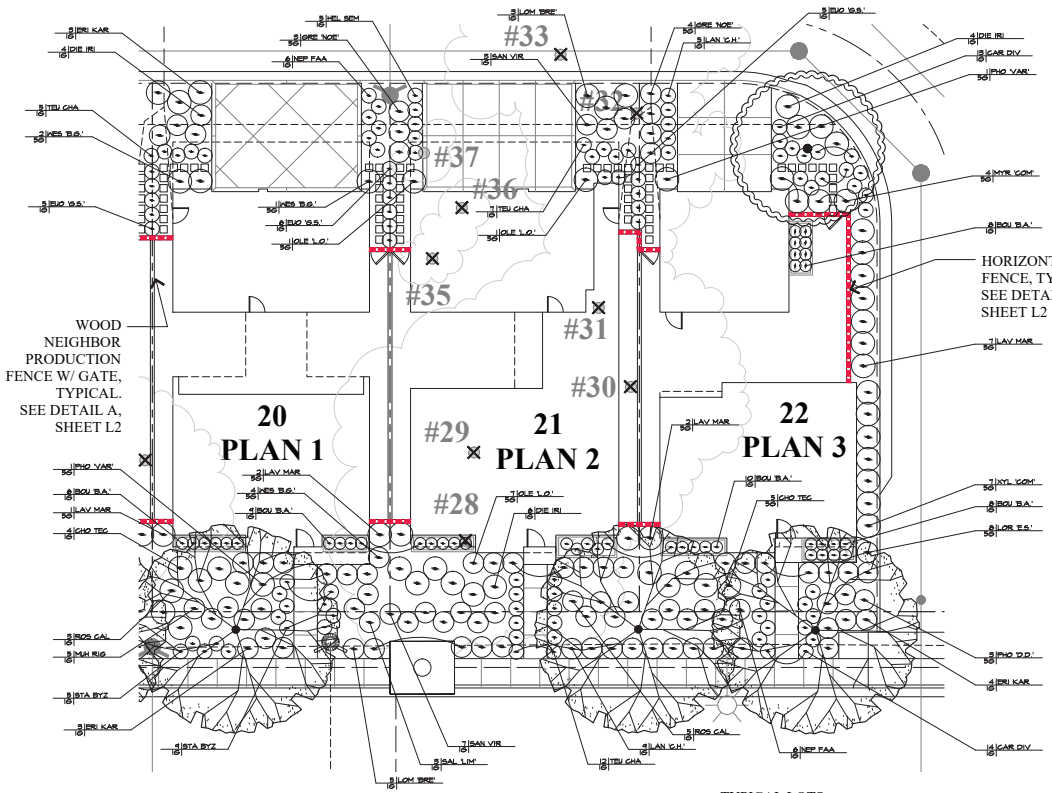
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

SCALE: AS SHOWN DATE: August 22, 2023

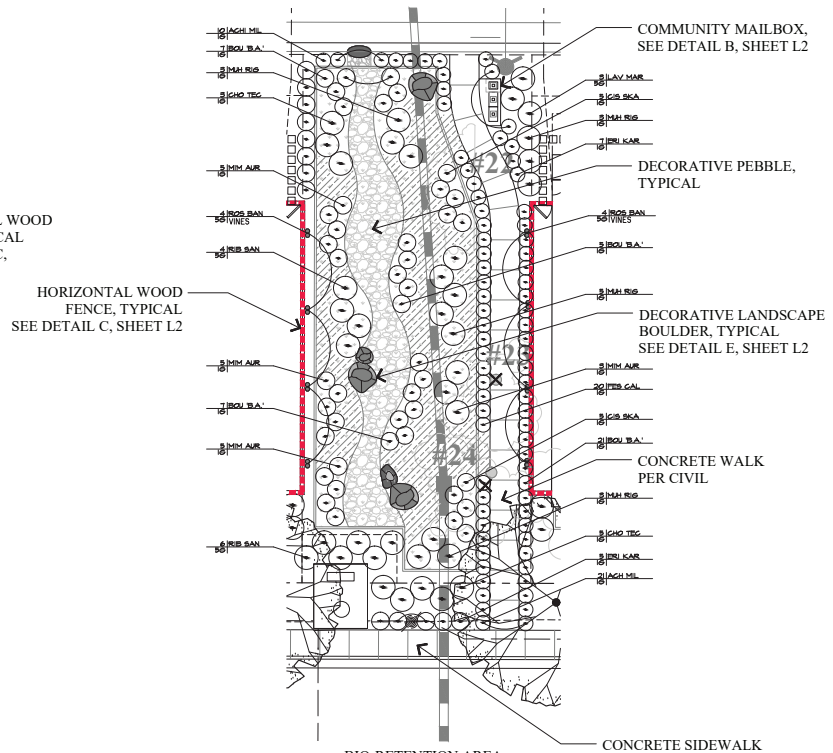
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SHEET NO. L2 OF 8 SHEETS




TYPICAL LOTS




BIO-RETENTION AREA

## PRELIMINARY PROPOSED PLANT PALETTE

| BOTANICAL NAME | COMMON NAME | SIZE | WATER USE |
|---|---|---|---|
| **ACCENT TREES / MITIGATION TREES** | | | |
| CERICS OCCIDENTALIS | WESTERN REDBUD | 24" BOX | LOW |
| LAGERSTROEMIA I. 'CATAWBA' | CRAPE MYRTLE STND. | 24" BOX | LOW |
| **SCREENING TREES** | | | |
| LAURUS NOBILIS SARATOGA | SARATOGA LAUREL | 24" BOX | LOW |
| **STREET TREES / MITIGATION TREES** | | | |
| OLEA EUROPAEA 'MAJESTIC BEAUTY' | FRUITLESS OLIVE | 24" BOX | LOW |
| QUERCUS COCCINEA | SCARLET OAK | 36" BOX | LOW |

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | WATER USE |
|---|---|---|---|---|
| **SHRUBS - FRONTYARD** | | | | |
| CAR DIV | CAREX DIVULSA | EUROPEAN GREY SEDGE | 1 GALLON | LOW |
| CIS SKA | CISTUS X SKANBERGII | ROCKROSE | 1 GALLON | LOW |
| CHO TEC | CHONDROPETALUM TECTORUM | CAPE RUSH | 5 GALLON | LOW |
| DIE IRI | DIETES IRIDIODES | FORTNIGHT LILY | 1 GALLON | LOW |
| ERI KAR | ERIGERON KARVINSKIANUS | SANTA BARBARA DAISY | 1 GALLON | LOW |
| EUO 'G.S.' | EUONYMUS JAPONICUS 'GREEN SPIRE' | GREEN SPIRE EUONYMUS | 5 GALLON | LOW |
| GRE 'NOE' | GREVILLEA 'NOELLI' | WOOLY GREVILLEA | 5 GALLON | LOW |
| HEL SEM | HELICTOTRICHON SEMPERVIRENS | BLUE OAT GRASS | 1 GALLON | LOW |
| LAN 'C.H.' | LANTANA 'CHAPEL HILL YELLOW' | CHAPEL HILL LANTANA | 1 GALLON | LOW |
| LAV MAR | LAVATERA MARITIMA | TREE MALLOW | 5 GALLO | LOW |
| LOM 'BRE' | LOMANDRA LONGIFOLIA 'BREEZE' | DWARF MAT RUSH | 1 GALLON | LOW |
| LOR 'E.S.' | LOROPETALUM 'EMERALD SNOW' | CHINESE FRINGE FLOWER | 5 GALLON | LOW |
| MYR 'COM' | MYRTUS C. 'COMPACTA' | DWARF MYRTLE | 5 GALLON | LOW |
| NEP FAA | NEPETA FAASSENII | CATMINT | 1 GALLON | LOW |
| OLE 'L.O.' | OLEA EUROPAEA 'LITTLE OLLIE' | LITTLE OLLIE DWARF OLIVE | 5 GALLON | LOW |
| PHO 'D.D.' | PHORMIUM 'DARK DELIGHT' | NEW ZEALAND FLAX | 5 GALLON | LOW |
| PHO 'VAR' | PHORMIUM T. 'VARIEGATUM' | NEW ZEALAND FLAX | 5 GALLON | LOW |
| ROS CAL | ROSA CALIFORNICA | CALIFORNIA WILD ROSE | 1 GALLON | LOW |
| SAL 'LIM' | SALVIA MEXICANA 'LIMELIGHT' | MEXICAN SAGE | 5 GALLON | LOW |
| SAN VIR | SANTOLINA VIRENS | GREEN LAVENDER COTTON | 1 GALLON | LOW |
| STA BYZ | STACHYS BYZANTINA 'BIG EARS' | BIG EARS LAMB'S EAR | 1 GALLON | LOW |
| TEU CHA | TEUCRIUM CHAMAEDRYS | GERMANDER | 1 GALLON | LOW |
| WES 'B.G.' | WESTRINGIA FRUTICOSA 'BLUE GEM' | BLUE GEM WESTRINGIA | 5 GALLON | LOW |
| XYL 'COM' | XYLOSMA C. 'COMPACTA' | COMPACT XYLOSMA | 5 GALLON | LOW |

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | WATER USE |
|---|---|---|---|---|
| **SHRUBS - BIO-SWALE** | | | | |
| ACH MIL | ACHILLEA MILLEFOLIUM | COMMON YARROW | 1 GALLON | LOW |
| BOU 'B.A.' | BOUTELOUA G. 'BLONDE AMBITION' | BLUE GRAMA GRASS | 1 GALLON | LOW |
| CIS SKA | CISTUS X SKANBERGII | ROCKROSE | 1 GALLON | LOW |
| CHO TEC | CHONDROPETALUM TECTORUM | CAPE RUSH | 1 GALLON | LOW |
| ERI KAR | ERIGERON KARVINSKIANUS | SANTA BARBARA DAISY | 1 GALLON | LOW |
| FES CAL | FESTUCA CALIFORNICA | CALIFORNIA FESCUE | 1 GALLON | LOW |
| MIM AUR | MIMULUS AURANTIACUS | STICKY MONKEY FLOWER | 1 GALLON | LOW |
| MUH RIG | MUHLENBERGIA RIGENS | DEER GRASS | 1 GALLON | LOW |
| RIB SAN | RIBES SANGUINEUM | RED FLOWERING CURRANT | 5 GALLON | LOW |
| RHA 'L.S.' | RHAMNUS CALIFORNICA 'LITTLE SUR' | COFFEEBERRY | 1 GALLON | LOW |
| **GROUNDCOVERS** | | | | |
| NO MOW TURF - SODDED AVAILABLE FROM DELTA BLUE GRASS | | NATIVE FESCUES | | LOW |
| **VINES** | | | | |
| ROSA BANKSIAE | | LADY BANKS ROSE | 5 GALLON | LOW |

**PLANT CALLOUT SYMBOL KEY**

| PLANT QTY | PLANT SYMBOL |
|---|---|
| SIZE | UNITS |

# VESTING TENTATIVE MAP

## LANDSCAPE TYPICAL LOTS

## 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

SCALE: AS SHOWN DATE: August 22, 2023

GRAPHIC SCALE

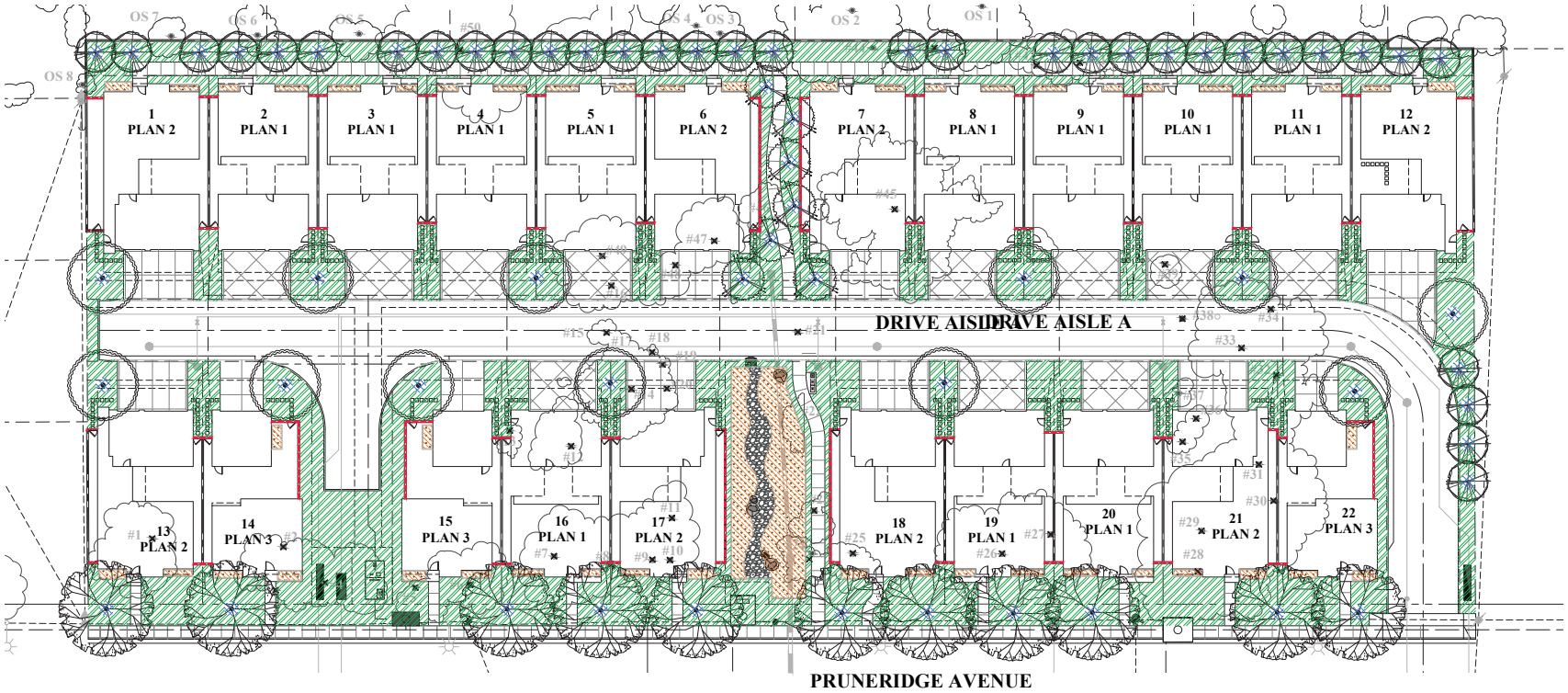
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( IN FEET )
1 inch = 10 ft.

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## LANDSCAPE HYDROZONE LEGEND

ZONE A:
PARTIAL TO FULL SUN, DROUGHT TOLERANT SHRUB & GROUNDCOVER PLANTING WITH DRIP EMITTERS. LOW WATER USE.

ZONE B:
PARTIAL TO FULL SUN, TREES WITH BUBBLERS, LOW WATER USE.

ZONE C:
BIO-RETENTION AREA PLANTING WITH DRIP EMITTERS, LOW WATER USE.

## WATER USE CALCULATIONS:

THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) IN GALLONS PER YEAR IS BASE ON THE FOLLOWING FORMULA:

MAWA = (ETO)(0.62)(0.55 X LA)

THE ESTIMATED TOTAL WATER USE (ETWU) IS THE SUM TOTAL OF ESTIMATED WATER USE FOR EACH HYDROZONE IN GALLONS PER YEAR AND IS BASED ON THE FOLLOWING FORMULA:

$$ETWU = (ETO)(0.62)\left(\frac{PF \times HA}{IE}\right) + SLA$$

ETO = REFERENCE EVAPOTRANSPIRATION (INCHES PER YEAR)
LA = LANDSCAPE AREA
HA = HYDROZONE AREA (SQUARE FEET)
PF = PLANT FACTOR FROM WUCOLS
IE = IRRIGATION EFFICIENCY (0.81)
0.55 = ET ADJUSTMENT FACTOR
0.62 = CONVERSION FACTOR (TO GALLONS)

## WATER BUDGET CALCULATIONS:

LOW WATER USE SHRUB PLANTING AREA = 26,783 SF
LOW WATER USE BIO-RETENTION SHRUB PLANTING AREA = 1,109 SF
LOW WATER USE TREE PLANTING AREA = 462 SF
TOTAL PLANTING AREA = 28,354 SF

ESTIMATED TOTAL WATER USE:

ETWU (LOW WATER USE) = (44.2) X (0.62) X $\frac{(0.2 \times 28,354)}{0.81}$ = 191,855 GAL/YR

TOTAL ETWU = 191,855 GAL/YR

MAXIMUM APPLIED WATER ALLOWANCE:

MAWA (TOTAL LANDSCAPED AREA) = (44.2) X (0.62) X (0.45 X 28,354) = 349,656 GAL/YR

NOTE:
ALL IRRIGATION SHALL BE DESIGNED FOR RECYCLED WATER USE

# VESTING TENTATIVE MAP

## LANDSCAPE HYDROZONE PLAN

# 1957 PRUNERIDGE AVENUE

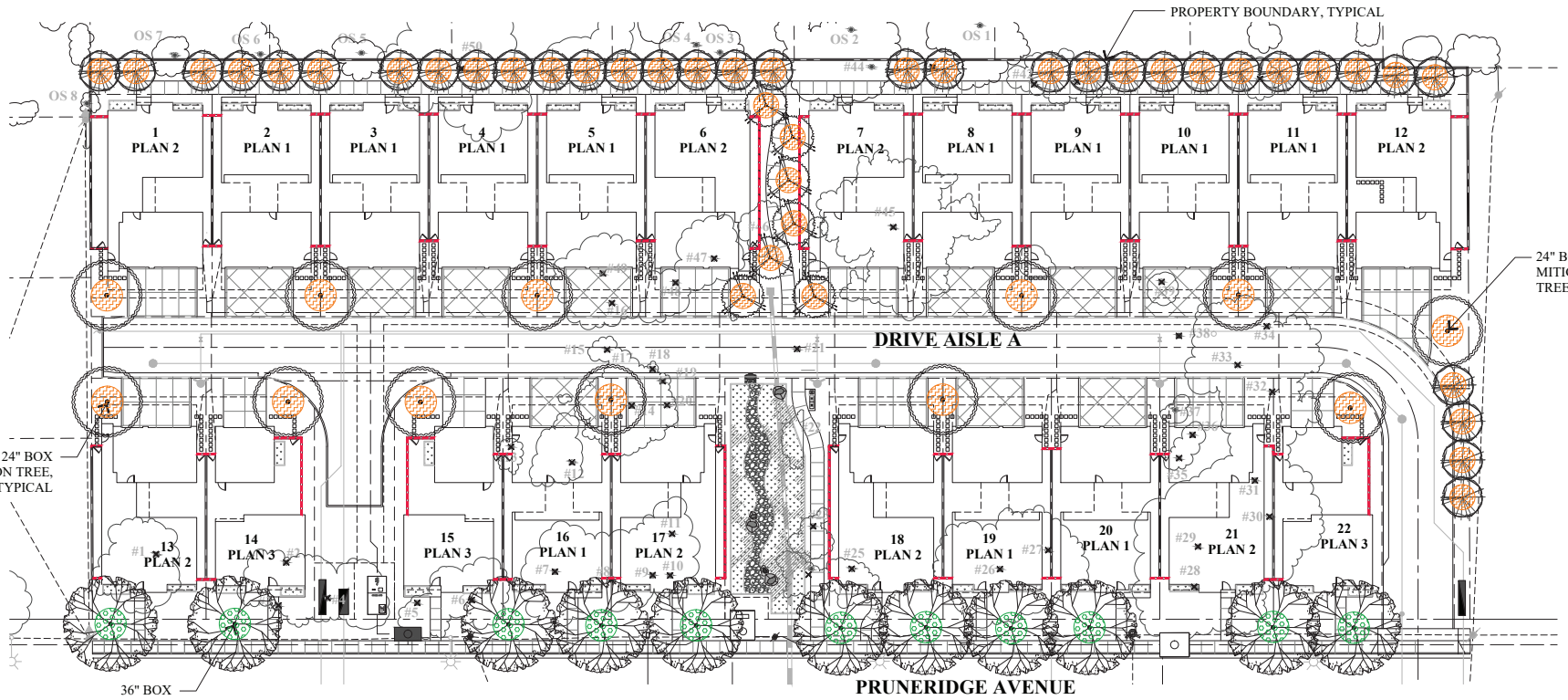
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA
SCALE: AS SHOWN DATE: August 22, 2023

GRAPHIC SCALE
0 20 40 60
( IN FEET )
1 inch = 20 ft.

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## TREE REPORT EVALUATION

(PER TREE REPORT PREPARED BY DAVID J. POWERS AND ASSOCIATES, INC. DATED OCTOBER 20, 2022)

| | TREE # | BOTANICAL NAME | COMMON NAME | DBH (INCHES) | CIRCUMFERENCE (INCHES) | PROTECTED TREE | HEIGHT | PRESERVATION SUITABILITY | NOTES |
|---|---|---|---|---|---|---|---|---|---|
| X | 1 | Olea europaea | Olive | 35.0 | 113 | NO | 4 | Good | SO, HV |
| X | 2 | Juniperus chinensis | Chinese Juniper | 31.9 | 100 | NO | 3 | Moderate | SO LH, CR building, NT |
| X | 3 | Sequoia sempervirens | Coast Redwood | 39.1 | 123 | YES | 3 | Moderate | ST, branch tip dieback |
| X | 4 | Sequoia sempervirens | Coast Redwood | 40.2 | 126 | YES | 3 | Moderate | ST, branch tip dieback |
| X | 5 | Sequoia sempervirens | Coast Redwood | 33.7 | 99 | YES | 2 | Poor | ST, branch tip dieback, HZ |
| X | 6 | Sequoia sempervirens | Coast Redwood | 35.8 | 112 | YES | 1 | Poor | D, ST |
| X | 7 | Ceratozamia pringlei "Mexicana" | Blue Atlas Cedar | 17.2 | 54 | YES | 4 | Good | |
| X | 8 | Pinus canariensis | Canary Island Pine | 12.8 | 40 | YES | 2 | Poor | D, CR by 7 &8 |
| X | 9 | Pinus canariensis | Canary Island Pine | 10.8 | 33 | NO | 3 | Moderate | Thinning, CR by 8 & 10 |
| X | 10 | Pinus canariensis | Canary Island Pine | 18.5 | 58 | YES | 2 | Poor | D, CR by 8 & 11, thinning |
| X | 11 | Pinus canariensis | Canary Island Pine | 22.1 | 69 | NO | 3 | Moderate | CR by 10, thinning, CO |
| X | 12 | Pinus jeffreyi | Jeffrey Pine | 15.0 | 47 | NO | 3 | Moderate | branch tip dieback, ST |
| X | 13 | Juniperus chinensis | Chinese Juniper | 8.3 | 26 | NO | 3 | Moderate | CR building, LH |
| X | 14 | Pinus canariensis | Canary Island Pine | 27.9 | 87 | NO | 3 | Moderate | ST, sap leak, insect boring |
| X | 15 | Prunus cerasifera | Flowering Cherry | 8.4 | 26 | NO | 0 | Poor | Dead |
| X | 16 | Prunus cerasifera | Flowering Cherry | 9.8 | 31 | NO | 0 | Poor | Dead |
| X | 17 | Prunus cerasifera | Flowering Cherry | 7.0 | 24 | NO | 0 | Poor | Dead |
| X | 18 | Prunus cerasifera | Flowering Cherry | 4.9 | 14 | NO | 0 | Poor | Dead |
| X | 19 | Prunus cerasifera | Flowering Cherry | 14.7 | 52 | NO | 0 | Poor | Dying |
| X | 20 | Prunus cerasifera | Flowering Cherry | 14.3 | 45 | NO | 1 | Poor | D, Mostly dead |
| X | 21 | Acer palmatum | Japanese Maple | 4.8 | 18 | NO | 3 | Moderate | SO CR building, CRB, ST, IB |

| | TREE # | BOTANICAL NAME | COMMON NAME | DBH (INCHES) | CIRCUMFERENCE (INCHES) | PROTECTED TREE | HEIGHT | PRESERVATION SUITABILITY | NOTES |
|---|---|---|---|---|---|---|---|---|---|
| X | 22 | Acer palmatum | Japanese Maple | 6.0 | 19 | NO | 3 | Moderate | SO CR building, CRB, ST, IB |
| X | 23 | Maytenus boaria | Mayten Tree | 12.0 | 38 | NO | 3 | Poor | ST, thinning |
| X | 24 | Maytenus boaria | Mayten Tree | 8.4 | 26 | NO | 2 | Poor | branch tip dieback, ST |
| X | 25 | Maytenus boaria | Mayten Tree | 10.7 | 34 | NO | 2 | Poor | branch tip dieback, ST, LH |
| X | 26 | Pinus canariensis | Canary Island Pine | 28.0 | 81 | NO | 3 | Poor | Dead |
| X | 27 | Pseudotsuga menziesii | Douglas Fir | 8.0 | 26 | NO | 3 | Poor | ST, Branch tip dieback, CR by 28 - uneven canopy, sap leak |
| X | 28 | Pinus sp. | Spruce | 33.0 | 104 | NO | 3 | Moderate | SO |
| X | 29 | Pinus sp. | Spruce | 31.7 | 100 | NO | 3 | Moderate | SO |
| X | 30 | Cedrus deodara | Deodar Cedar | 29.2 | 79 | YES | 3 | Moderate | LH |
| X | 31 | Pinus sp. | Spruce | 28.0 | 76 | NO | 3 | Moderate | |
| X | 32 | Pinus sp. | Spruce | 19.6 | 62 | NO | 3 | Moderate | Damage to trunk, SL, LH |
| X | 33 | Pinus sp. | Spruce | 29.6 | 90 | NO | 3 | Moderate | SO |
| X | 34 | Pinus sp. | Spruce | 33.3 | 70 | NO | 3 | Moderate | SL, LH |
| X | 35 | Washingtonia filifera | California Fan Palm | 19.9 | 62 | NO | 3 | Moderate | |
| X | 36 | Washingtonia filifera | California Fan Palm | 7.1 | 22 | NO | 3 | Moderate | Volunteer |
| X | 37 | Washingtonia filifera | California Fan Palm | 21.1 | 67 | NO | 3 | Moderate | |
| X | 38 | Washingtonia filifera | California Fan Palm | 22.0 | 69 | NO | 3 | Moderate | |
| X | 39 | Olea europaea | Olive | 31.3 | 97 | NO | 3 | Moderate | NT, pruned into shape |
| X | 40 | Arbutus pallidiana | Silk Tree | 8.3 | 26 | NO | 4 | Good | NT, CR impact on str, ST |
| X | 41 | Ficus rubiginosa | Giant Ficus | 100.0 | 314 | YES | 3 | Moderate | SO, decay at base |
| X | 42 | Ficus rubiginosa | Giant Ficus | 100.0 | 314 | YES | 3 | Moderate | CR by chainlink, SO, Decay |

| | TREE # | BOTANICAL NAME | COMMON NAME | DBH (INCHES) | CIRCUMFERENCE (INCHES) | PROTECTED TREE | HEIGHT | PRESERVATION SUITABILITY | NOTES |
|---|---|---|---|---|---|---|---|---|---|
| X | 43 | Ficus rubiginosa | Giant Ficus | 119.0 | 340 | YES | 3 | Moderate | Decay, large branch fallen |
| | 44 | Cedrus deodara | Deodar Cedar | 4.0 | 11 | NO | 4 | Good | Volunteer, CR by 43 & 45-2 |
| X | 45 | Cedrus deodara | Deodar Cedar | 79.0 | 226 | YES | 4 | Good | SO |
| X | 46 | Sequoia sempervirens | Coast Redwood | 12.4 | 35 | YES | 4 | Good | CR shrubs & fence, branch tip dieback, ST |
| X | 47 | Prunus sp. | Plum | 8.0 | 23 | NO | 3 | Moderate | Not tagged, ESHM, ST, shrubs in trunk |
| X | 48 | Thuidium sublime | Chinese Tallow Tree | 8.0 | 23 | NO | 3 | Moderate | Not tagged, SO, ST, Branch tip dieback |
| X | 49 | Pachira aquatica "Aquatica" | Raywood Ash | 34.0 | 70 | NO | 3 | Moderate | Not tagged, CDB, IB, ST, ESHM |
| X | 50 | Pinus pinea | Italian Stone Pine | 39.0 | 113 | NO | 3 | Moderate | CR by fence, sap leak, Decay, ST, verify location - might be offsite |

**Offsite trees**

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | OS 1 | Lagerstroemia indica | Crape Myrtle | | | | | Overhangs fence by 5' |
| | OS 2 | Quercus agrifolia | Coast Live Oak | | | | | Overhangs fence by 10' |
| | OS 3 | Citrus sp. | Citrus | | | | | Overhangs fence by 5' |
| | OS 4 | Citrus sp. | Citrus | | | | | Overhangs fence by 5' |
| | OS 5 | Cinnamomum camphora | Camphor | | | | | Overhangs fence by 5' |
| | OS 6 | Pittosporum tobira | Japanese Pittosporum | | | | | Overhangs fence by 5' |
| | OS 7 | Ligustrum lucidum | Glossy Privet | | | | | Overhangs fence by 5' |
| | OS 8 | Ficus carica | Fig | | | | | Overhangs fence by 5' |

X DESIGNATES TREES TO BE REMOVED.

**LEGEND**

PROPOSED 24" BOX TREE

PROPOSED 36" BOX TREE

TREE MITIGATION NOTE:

TOTAL OF (64) MITIGATION TREES ARE PROPOSED TO MITIGATE TOTAL OF (49) EXISTING TREES TO BE REMOVED, (11) OF THE MITIGATION TREES ARE UPSIZED TO BE 36" BOX.

* REQUIRED TREE PLACEMENT RATIO 2:1 FOR GOOD OR MEDIUM CONDITION TREES, RATIO 1:1 FOR POOR CONDITION TREES. (34) EXISTING TREES ARE IN GOOD OR MEDIUM CONDITION, (15) TREES ARE IN POOR CONDITION. ANY DIFFERENCE SHALL BE SATISFIED BY IN-LIEU FEES.

REQUIRED TOTAL MITIGATION TREES: 34 X 2+15 = 83

# VESTING TENTATIVE MAP

## TREE MITIGATION PLAN

## 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

SCALE: AS SHOWN DATE: August 22, 2023

GRAPHIC SCALE

0 20 40 60

( IN FEET )

1 inch = 20 ft.

JOB NO.: 3656

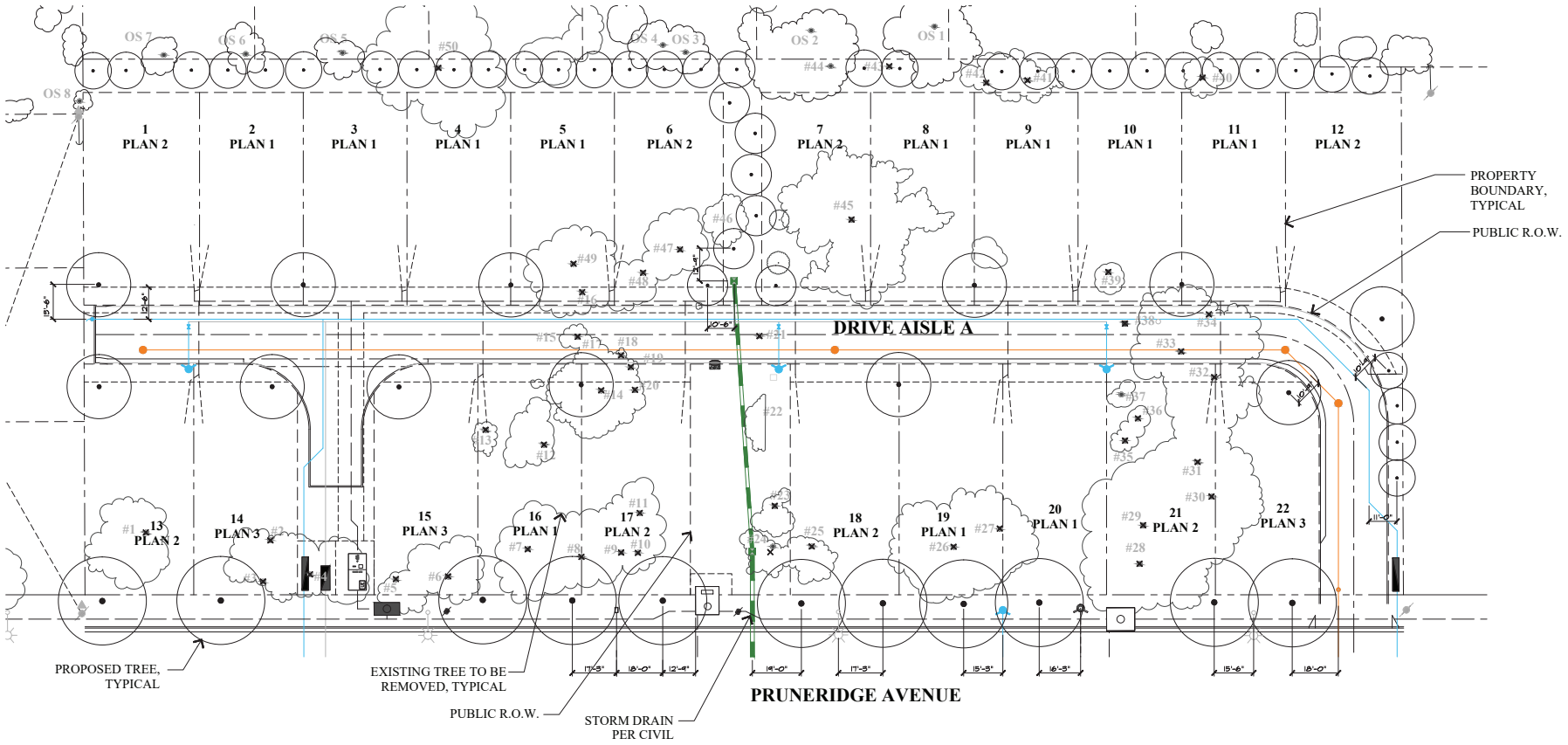

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**LEGEND**

- EXISTING TREE CANOPY TO BE REMOVED
- EXISTING TREE CANOPY TO BE REMAIN
- PROPOSED TREE CANOPY REFER TO SHEET L1 FOR SIZE AND SPECIES
- SANITARY SEWER PER CIVIL
- WATER PER CIVIL
- STORM DRAIN PER CIVIL

**NOTES:**

ALL PROPOSED TREES ARE DESIGNED TO MAINTAIN A MINIMUM 10'-0" HORIZONTAL CLEARANCE FROM UTILITIES.

TREES ARE TO BE PLANTED A MINIMUM OF 5' FROM BASE OF TREE. TREES 5' TO 10' FROM BASE OF TREE TO INCLUDE INSTALLATION OF A ROOT BARRIER.

# VESTING TENTATIVE MAP

## TREE AND UTILITY PLAN

## 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

SCALE: AS SHOWN DATE: August 22, 2023

GRAPHIC SCALE

0 20 40 60

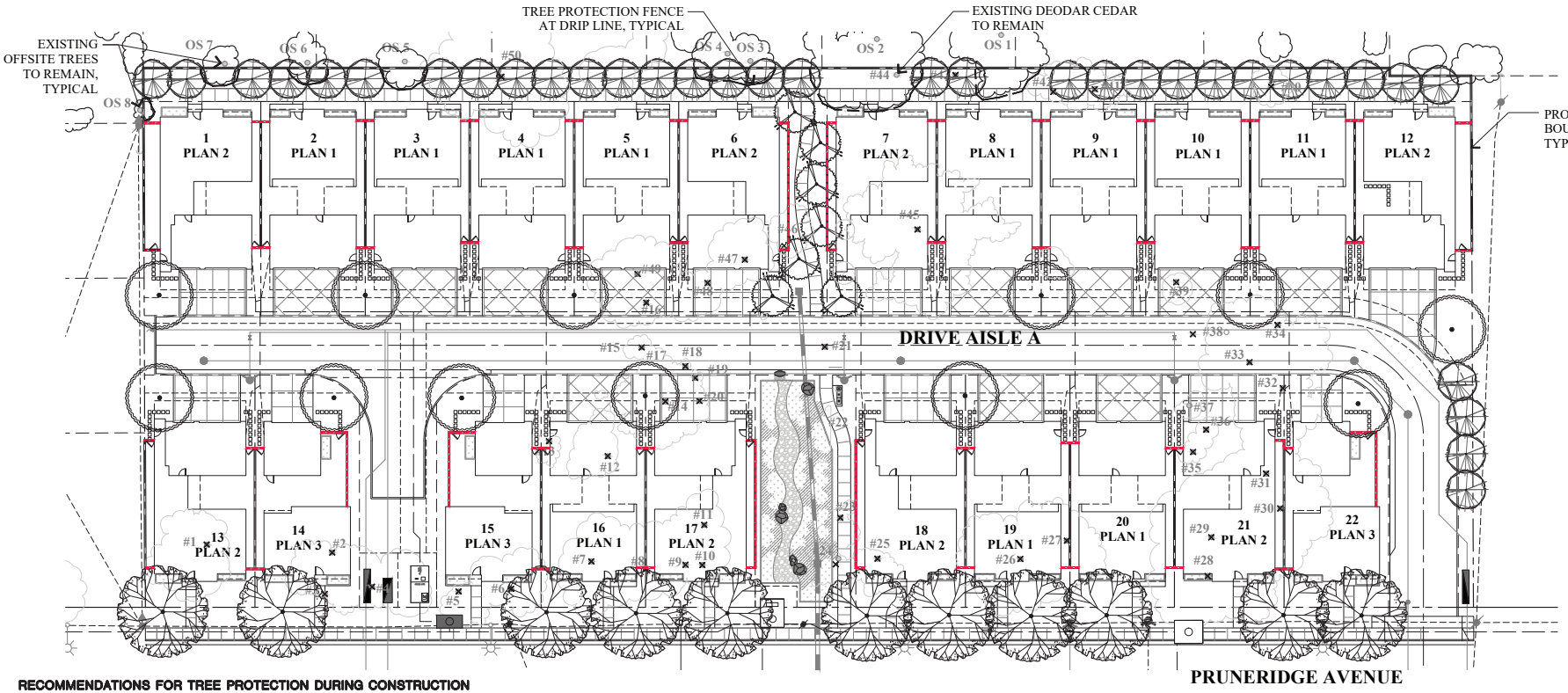
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SHEET NO. L6 OF 8 SHEETS




## RECOMMENDATIONS FOR TREE PROTECTION DURING CONSTRUCTION

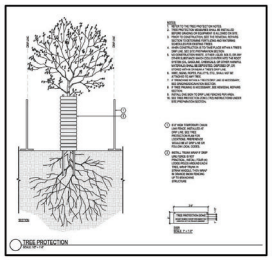
SITE PREPARATION: ALL EXISTING TREES SHALL BE FENCED WITHIN OR AT THE DRIP LINE (FOLIAR SPREAD) OF THE TREE. DEPENDING ON THE LOCATION OF THE TREE THE FENCING MAY NOT BE ABLE TO BE AT THE DRIPLINE. EXAMPLES OF THIS WOULD BE PUBLIC RIGHT OF WAY, NEAR PROPERTY LINES OR AROUND EXISTING STRUCTURES TO REMAIN. WHERE COMPLETE DRIP LINE FENCING IS NOT POSSIBLE, THE ADDITION OF STRAW WADDLES AND ORANGE SNOW FENCING WRAPPING THE TRUNK SHALL BE INSTALLED PER THE TREE PROTECTION DETAIL. THE FENCE SHOULD BE A MINIMUM OF SIX FEET HIGH, MADE OF GALVANIZED II-GAUGE WIRE MESH WITH GALVANIZED POSTS OR ANY MATERIAL SUPERIOR IN QUALITY. A TREE PROTECTION ZONE (TPZ) SIGN SHALL BE AFFIXED TO FENCING AT APPROPRIATE INTERVALS AS DETERMINED BY THE ARBORIST ON SITE. SEE TREE PROTECTION DETAIL FOR ADDITIONAL INFORMATION, INCLUDING TREE PROTECTION ZONE SIGN. IF THE FENCE IS WITHIN THE DRIP LINE OF THE TREES, THE FOLIAR FRINGE SHALL BE RAISED TO OFFSET THE CHANCE OF LIMB DAMAGE FROM ACTIVE CONSTRUCTION.

ACTIVE CONSTRUCTION: ALL CONTRACTORS, SUBCONTRACTORS AND OTHER PERSONNEL SHALL BE WARNED THAT ENCROACHMENT WITHIN THE FENCED AREA AND DRIPLINE IS PROHIBITED WITHOUT THE CONSENT OF THE CERTIFIED ARBORIST ON THE JOB. THIS INCLUDES, BUT IS NOT LIMITED TO, STORAGE OF LUMBER AND OTHER MATERIALS, DISPOSAL OF PAINTS, SOLVENTS OR OTHER NOXIOUS MATERIALS, PARKED CARS, GRADING EQUIPMENT OR OTHER HEAVY EQUIPMENT. IF CONSTRUCTION ACTIVITY NEEDS TO HAPPEN IN THE TPZ THE FENCE CAN BE MOVED TEMPORARILY FOR DELIVERY OF CONSTRUCTION MATERIALS. THE CONTRACTOR SHOULD MAKE ACCOMMODATIONS TO OFF LOAD ITEMS SUCH AS TRUSSES, TIMBER, PLASTERBOARD, WALLBOARD, CONCRETE, GYPSUM BOARD, FLOORING, ROOFING OR ANY OTHER HEAVY CONSTRUCTION MATERIAL OUTSIDE THE FOLIAR SPREAD OF THE TREE SO THERE IS NO HEAVY EQUIPMENT NEEDED THAT COULD CAUSE DAMAGE TO THE CANOPY OF THE TREE OR COMPACT THE ROOT ZONE. THE TREE PROTECTION FENCING SHOULD BE REESTABLISHED PER THE PLANS AND DETAILS IMMEDIATELY AFTER ANY ACTIVITY THROUGH THE TPZ. PENALTIES, BASED ON THE COST OF REMEDIAL REPAIRS AND THE EVALUATION GUIDE PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE, SHALL BE ASSESSED FOR DAMAGES TO THE TREES.

GRADING/EXCAVATING: ALL GRADING PLANS THAT SPECIFY GRADING WITHIN THE DRIP LINE OF ANY TREE, OR WITHIN THE DISTANCE FROM THE TRUNK AS OUTLINED IN THE SITE PREPARATION SECTION ABOVE WHEN SAID DISTANCE IS OUTSIDE THE DRIP LINE, SHALL FIRST BE REVIEWED BY A CERTIFIED ARBORIST. PROVISIONS FOR AERATION, DRAINAGE, PRUNING, TUNNELING BENEATH ROOTS, ROOT PRUNING OR OTHER NECESSARY ACTIONS TO PROTECT THE TREES SHALL BE OUTLINED BY AN ARBORIST. IF TRENCHING IS NECESSARY WITHIN THE AREA AS DESCRIBED ABOVE, SAID TRENCHING SHALL BE UNDERTAKEN BY HAND LABOR AND DUG DIRECTLY BENEATH THE TRUNK OF THE TREE. ALL ROOTS 2 INCHES OR LARGER SHALL BE TUNNELED UNDER AND OTHER ROOTS SHALL BE CUT SMOOTHLY TO THE TRUNK SIDE OF THE TRENCH. THE TRUNK SIDE SHOULD BE DRAPED IMMEDIATELY WITH TWO LAYERS OF UNTREATED BURLAP TO A DEPTH OF 3 FEET FROM THE SURFACE. THE BURLAP SHALL BE SOAKED NIGHTLY AND LEFT IN PLACE UNTIL THE TRENCH IS BACK FILLED TO THE ORIGINAL LEVEL. AN ARBORIST SHALL EXAMINE THE TRENCH PRIOR TO BACK FILLING TO ASCERTAIN THE NUMBER AND SIZE OF ROOTS CUT, SO AS TO SUGGEST THE NECESSARY REMEDIAL REPAIRS.

REMEDIAL REPAIRS: AN ARBORIST SHALL HAVE THE RESPONSIBILITY OF OBSERVING ALL ONGOING ACTIVITIES THAT MAY AFFECT THE TREES AND PRESCRIBING NECESSARY REMEDIAL WORK TO ENSURE THE HEALTH AND STABILITY OF THE TREES. THIS INCLUDES, BUT IS NOT LIMITED TO, ALL ARBORIST ACTIVITIES BROUGHT OUT IN THE PREVIOUS SECTIONS. IN ADDITION, PRUNING, AS OUTLINED IN INTERNATIONAL SOCIETY OF ARBORICULTURE BEST MANAGEMENT PRACTICES: PRUNING AND ANSI A300 PART 1 STANDARD PRACTICES: PRUNING, SHALL BE PRESCRIBED AS NECESSARY. FERTILIZING, AERATION, IRRIGATION, PEST CONTROL AND OTHER ACTIVITIES SHALL BE PRESCRIBED ACCORDING TO THE TREE NEEDS, LOCAL SITE REQUIREMENTS, AND STATE AGRICULTURAL PEST CONTROL LAWS. ALL SPECIFICATIONS SHALL BE IN WRITING. FOR PEST CONTROL OPERATIONS, CONSULT THE LOCAL COUNTY AGRICULTURAL COMMISSIONER'S OFFICE FOR INDIVIDUALS LICENSED AS PEST CONTROL ADVISORS OR PEST CONTROL OPERATORS.

FINAL INSPECTION: UPON COMPLETION OF THE PROJECT, THE ARBORIST SHALL REVIEW ALL WORK UNDERTAKEN THAT MAY IMPACT THE EXISTING TREES. SPECIAL ATTENTION SHALL BE GIVEN TO CUTS AND FILLS, COMPACTING, DRAINAGE, PRUNING AND FUTURE REMEDIAL WORK. AN ARBORIST SHOULD SUBMIT A FINAL REPORT IN WRITING OUTLINING THE ONGOING REMEDIAL CARE FOLLOWING THE FINAL INSPECTION.



(PER TREE REPORT PREPARED BY DAVID J. POWERS AND ASSOCIATES, INC. DATED OCTOBER 20, 2022)

**LEGEND**

- #X EXISTING ONSITE TREE
- OS EXISTING OFFSITE TREE
- ✖ DESIGNATES TREES TO BE REMOVED
- EXISTING TREE TO REMAIN
- TREE PROTECTION FENCE AT DRIP LINE PER ARBORIST REPORT

**NOTES:**

NO CUTTING OF ANY PART OF PRIVATE TREES OR PUBLIC 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).

# VESTING TENTATIVE MAP

## TREE PROTECTION PLAN

## 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

SCALE: AS SHOWN DATE: August 22, 2023

GRAPHIC SCALE

0 20 40 60

( IN FEET )
1 inch = 20 ft.

N

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JOB NO.: 3656

SHEET NO. L7 OF 8 SHEETS



WESTRINGIA FRUTICOSA 'BLUE GEM'
BLUE GEM WESTRINGIA



OLEA EUROPAEA 'LITTLE OLLIE'
LITTLE OLLIE DWARF OLIVE



LAVATERA MARITIMA
TREE MALLOW



XYLOSMA CONGESTUM 'COMPACTA'
COMPACT XYLOSMA



MYRTUS C. 'COMPACTA'
DWARF MYRTLE



CAREX DIVULSA
EUROPEAN GREY SEDGE



STACHYS BYZANTINA 'BIG EARS'
BIG EARS LAMB'S EAR



CHONDROPETALUM TECTORUM
SMALL CAPE RUSH



BOUTELOUA G. 'BLONDE AMBITION'
BLUE GRAMA GRASS



RHAMNUS C. 'LITTLE SUR'
COFFEEBERRY



EUONYMUS J. 'GREEN SPIRE'
GREEN SPIRE EUONYMUS



PHORMIUM T. 'VARIEGATUM'
NEW ZEALAND FLAX



SALVIA MEXICANA 'LIMELIGHT'
MEXICAN SAGE



GREVILLEA 'NOELLI'
WOOLY GREVILLEA



MUHLENBERGIA RIGENS
DEER GRASS



LOMANDRA LONGIFOLIA 'BREEZE'
DWARF MAT RUSH



SANTOLINA VIRENS
GREEN LAVENDER COTTON



LANTANA 'CHAPEL HILL YELLOW'
CHAPEL HILL LANTANA



CISTUS X SKANBERGII
ROCKROSE



ROSA CALIFORNICA
CALIFORNIA WILD ROSE



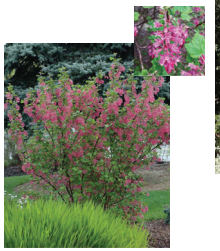
NEPETA FAASSENII
CATMINT



DIETES IRIDIOIDES
FORTNIGHT LILY



LOROPETALUM 'EMERALD SNOW'
CHINESE FRINGE FLOWER



RIBES SANGUINEUM
RED FLOWERING CURRANT



PHORMIUM 'DARK DELIGHT'
NEW ZEALAND FLAX



ACHILLEA MILLEFOLIUM
COMMON YARROW



TUECRIUM CHAMAEDRYS
GERMANDER



FESTUCA CALIFORNICA
CALIFORNIA FESCUE



MIMULUS AURANTIACUS
STICKY MONKEY FLOWER



STACHYS BYZANTINA 'BIG EARS'
BIG EARS LAMB'S EAR



ERIGERON KARVINSKIANUS
SANTA BARBARA DAISY

# VESTING TENTATIVE MAP

## LANDSCAPE PLANTING PALETTE

## 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA  SANTA CLARA COUNTY  CALIFORNIA

SCALE: AS SHOWN  DATE: August 22, 2023

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SHEET NO.
L8
OF 8 SHEETS

JOB NO.: 3656




1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**CONCEPTUAL STREET SCENE**

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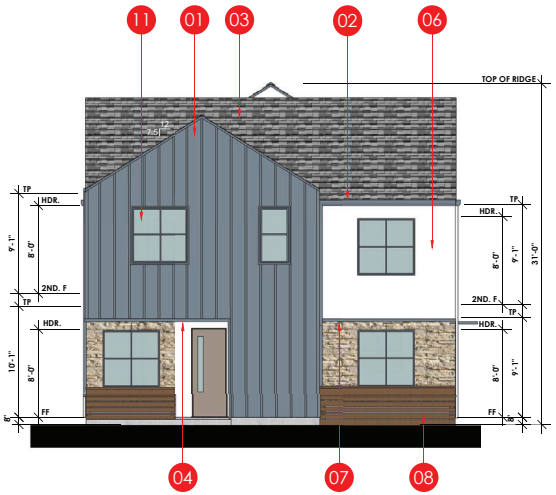
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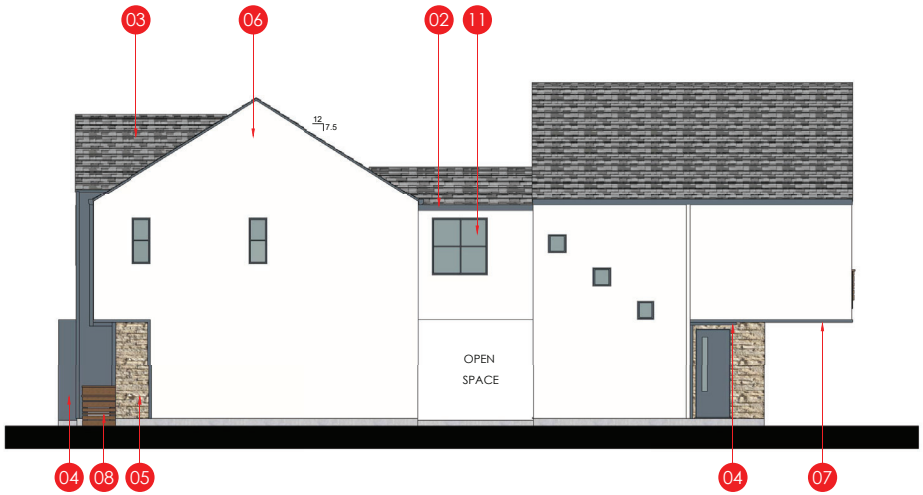
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OF 14 SHEETS



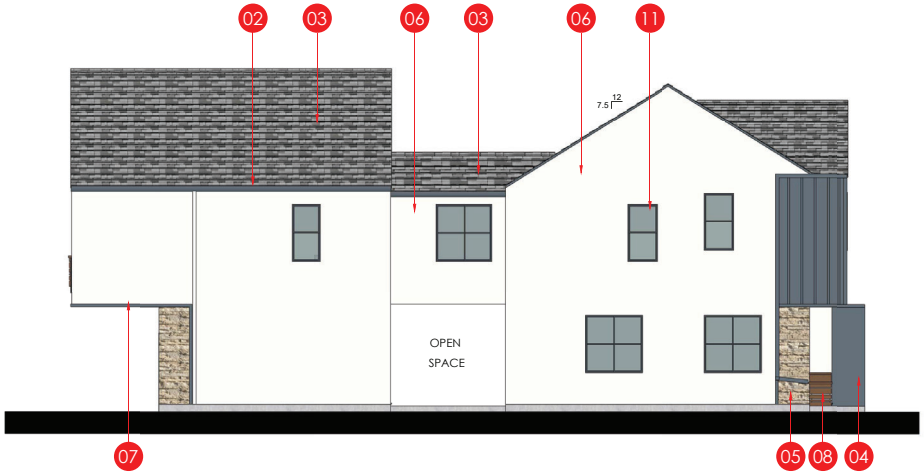

FRONT ELEVATION

SCALE: 3/16"=1'-0"



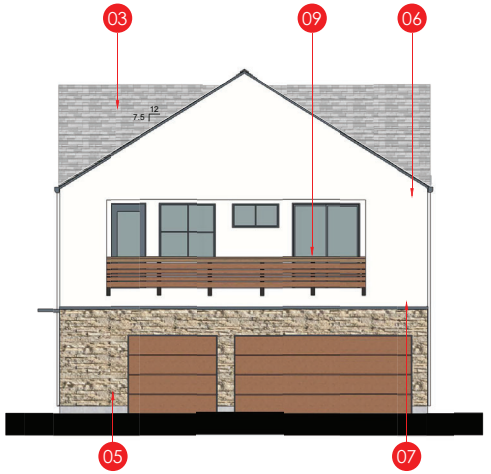

RIGHT ELEVATION

SCALE: 3/16"=1'-0"




LEFT ELEVATION

SCALE: 3/16"=1'-0"




REAR ELEVATION

SCALE: 3/16"=1'-0"

**KEYNOTES**

| | |
|---|---|
| 01 | BATTEN BOARD |
| 02 | GUTTER |
| 03 | ASPHAULT SHINGLES |
| 04 | METAL EYE BROW / PANEL |
| 05 | STONE VENEER |
| 06 | STUCCO |
| 07 | WOOD TRIM |
| 08 | WATER RETENSION PLANTER |
| 09 | DECORATIVE WOOD RAIL |
| 10 | DECORATIVE LIGHT |
| 11 | TYP. RECESSED WINDOW |
| 12 | STANDING SEAM ROOF |

1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

# P1A BUILDING ELEVATIONS
# REAR NEIGHBOR SIDE
# COLOR SCHEME 3 SHOWN

0' 5' 10' 20'

SCALE 3/16" = 1'-0"

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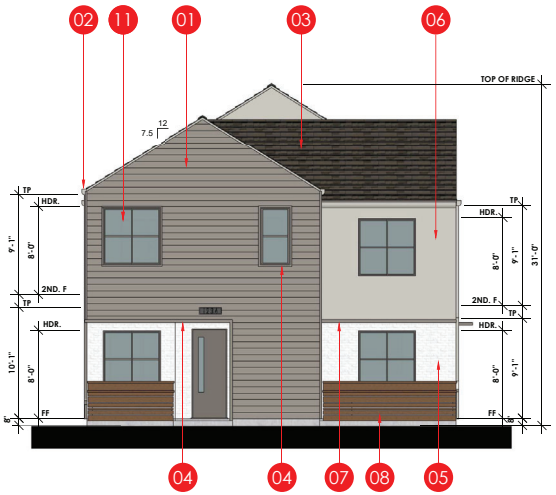
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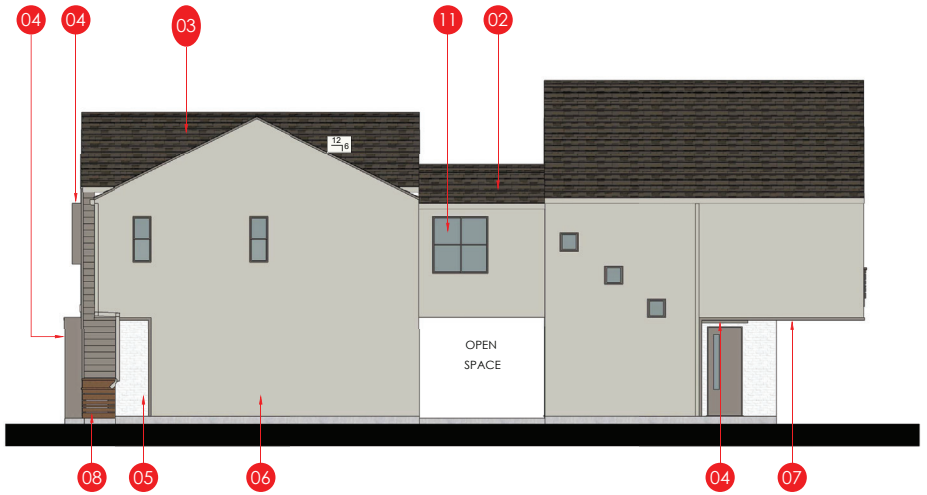
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OF 14 SHEETS



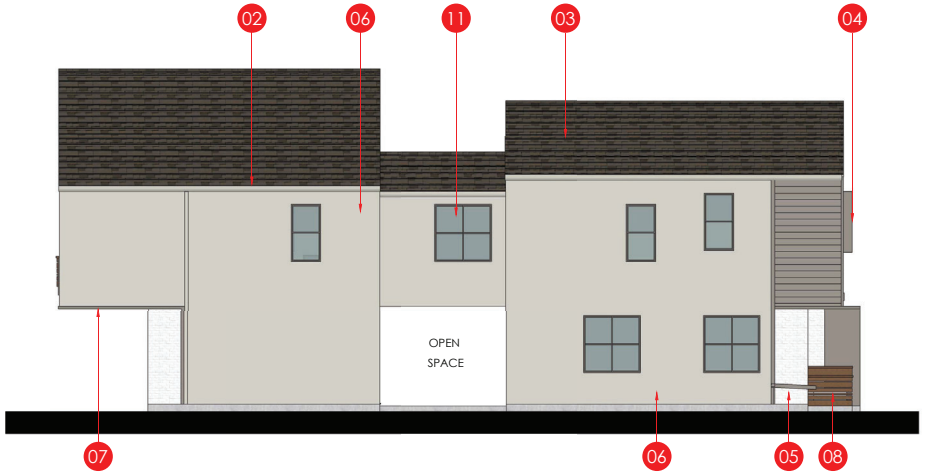

FRONT ELEVATION

SCALE: 3/16"=1'-0"



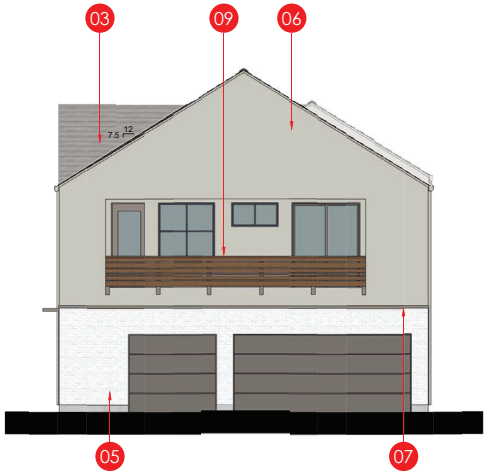

RIGHT ELEVATION

SCALE: 3/16"=1'-0"




LEFT ELEVATION

SCALE: 3/16"=1'-0"




REAR ELEVATION

SCALE: 3/16"=1'-0"

**KEYNOTES**

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| 09 | DECORATIVE WOOD RAIL |
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1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

# P1B BUILDING ELEVATIONS
# REAR NEIGHBOR SIDE COLOR
# SCHEME 1 SHOWN

0' 5' 10' 20'

SCALE 3/16" = 1'-0"

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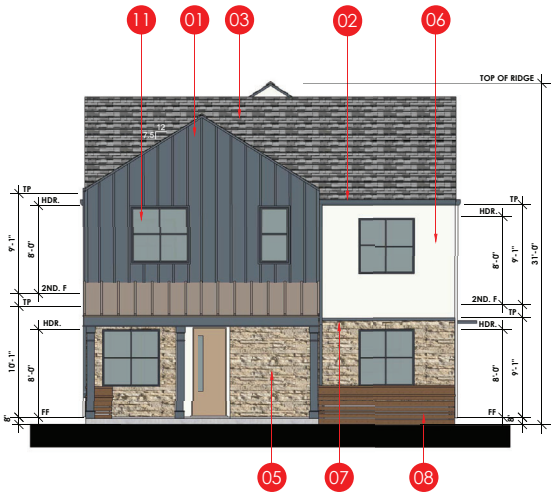
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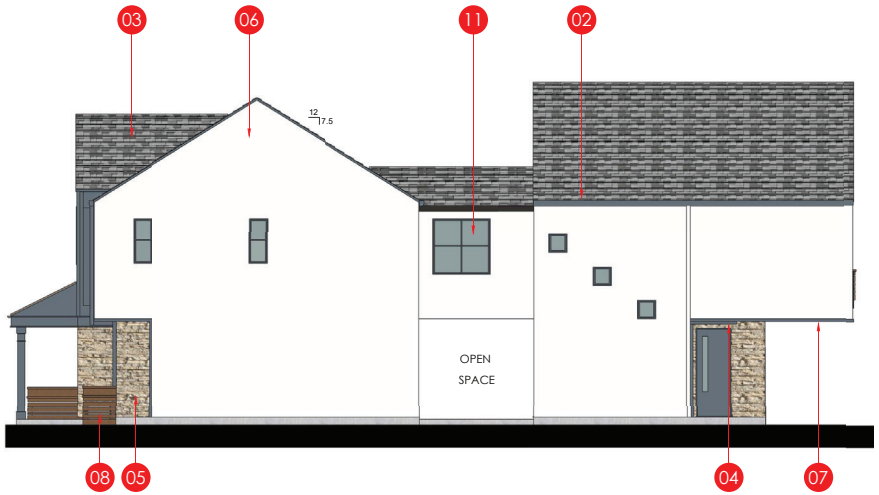
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OF 14 SHEETS



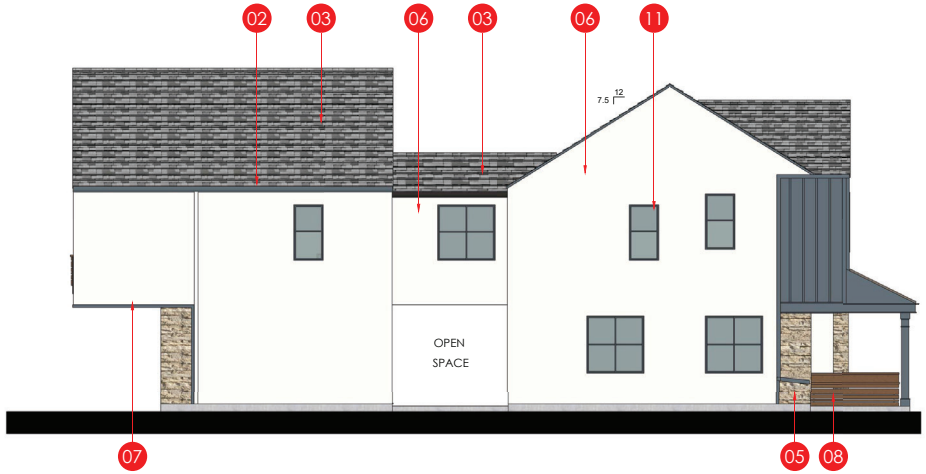

FRONT ELEVATION

SCALE: 3/16"=1'-0"



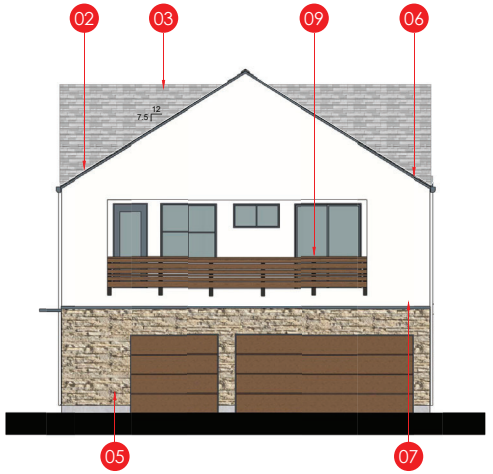

RIGHT ELEVATION

SCALE: 3/16"=1'-0"




LEFT ELEVATION

SCALE: 3/16"=1'-0"




REAR ELEVATION

SCALE: 3/16"=1'-0"

**KEYNOTES**

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1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

# P1A WITH PORCH BUILDING
# ELEVATIONS PRUNERIDGE ROAD SIDE
# COLOR SCHEME 3 SHOWN

0' 5' 10' 20'

SCALE 3/16" = 1'-0"

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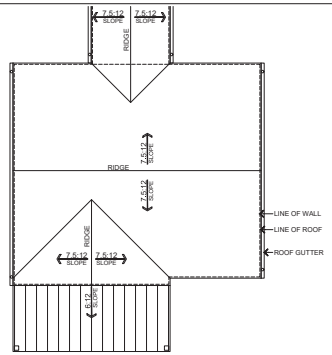
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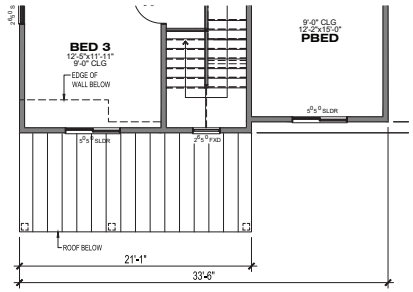
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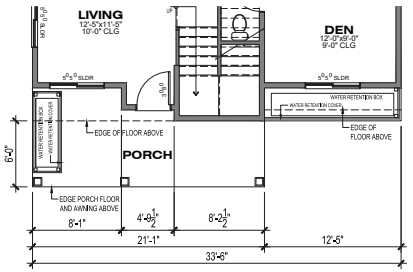
OF 14 SHEETS




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




## 2ND FLOOR




## 1ST FLOOR

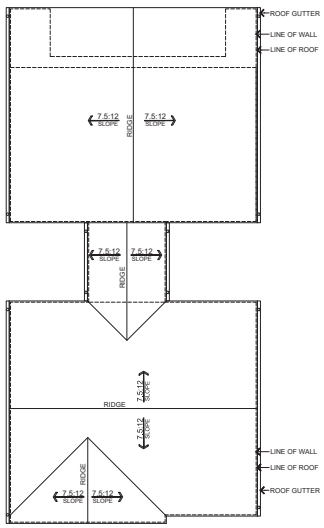
# PLAN 1A
# WITH OPT PORCH

PRUNERIDGE ROAD SIDE

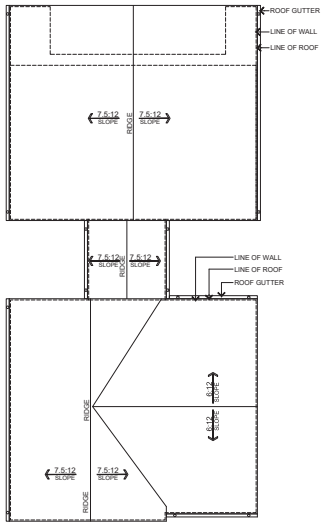
## 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

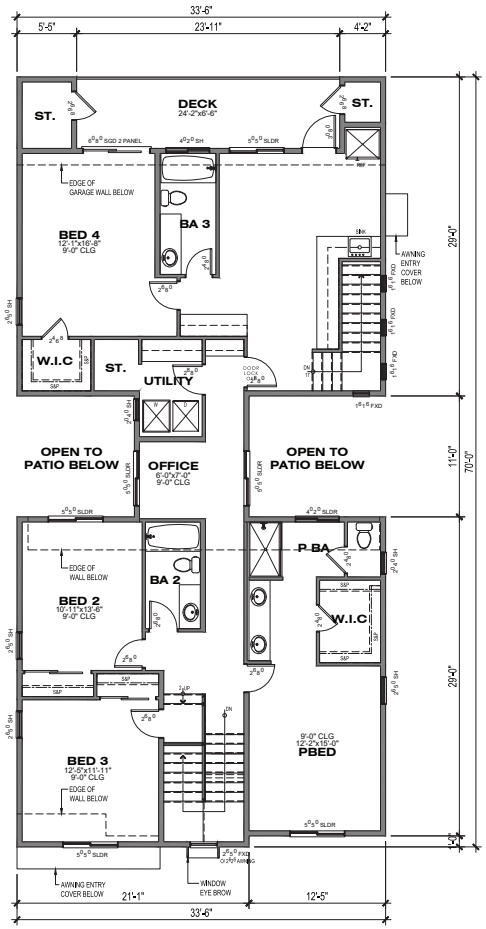
SCALE: 3/16" = 1' 0" DATE: 21 SEPTEMBER 2023



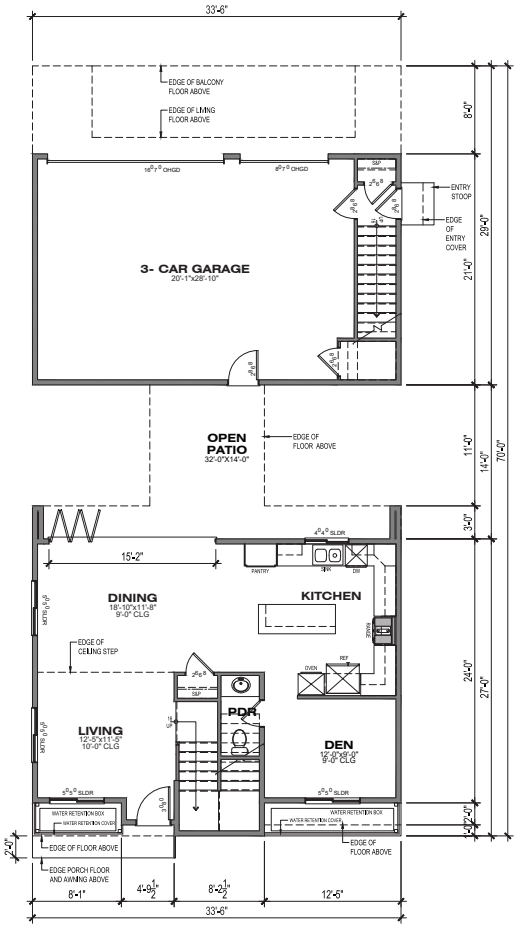

## ROOF PLAN 1A
SCALE: 1/8"=1'-0"




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




## 2ND FLOOR
1,777.52 SF




## 1ST FLOOR
838.21 SF

# PLAN 1A
REAR NEIGHBORHOOD SIDE
4BED/3.5BA
AREA: 2,615.73 SF

NOTE:
FLOOR PLANS REPRESENT PLAN 1A ELEVATIONS. PLAN 1B FLOOR PLANS ARE SIMILAR WITH THE VARIATIONS OF WINDOWS AND ROOF DESIGN

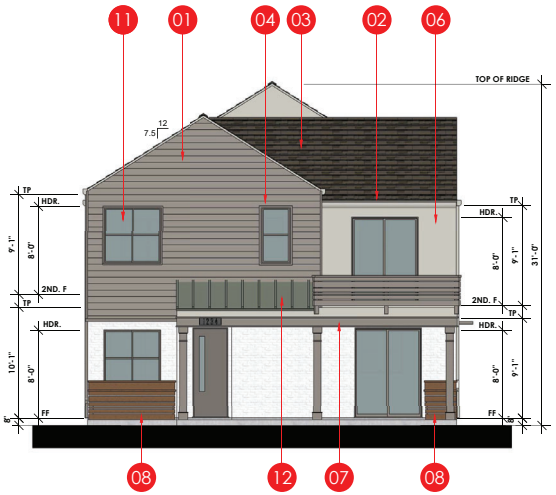
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SCALE: 3/16" = 1'-0"

JOB NO.: 22007.00

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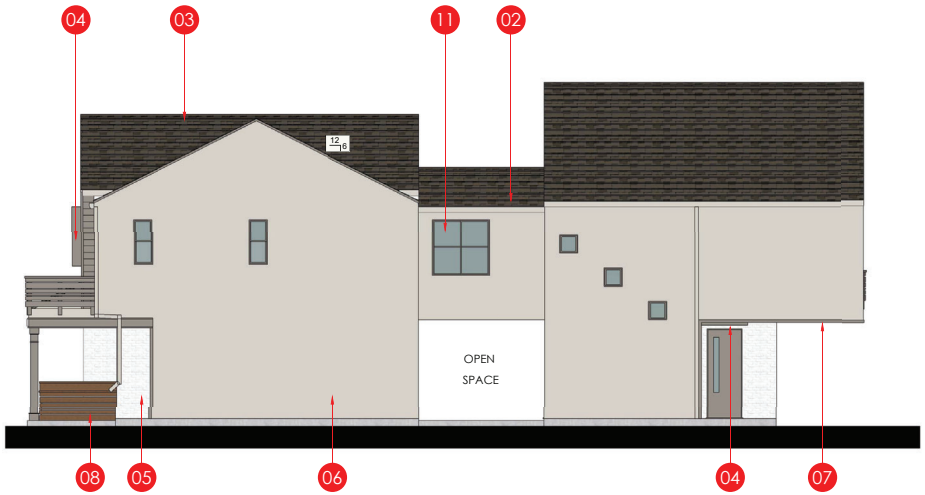
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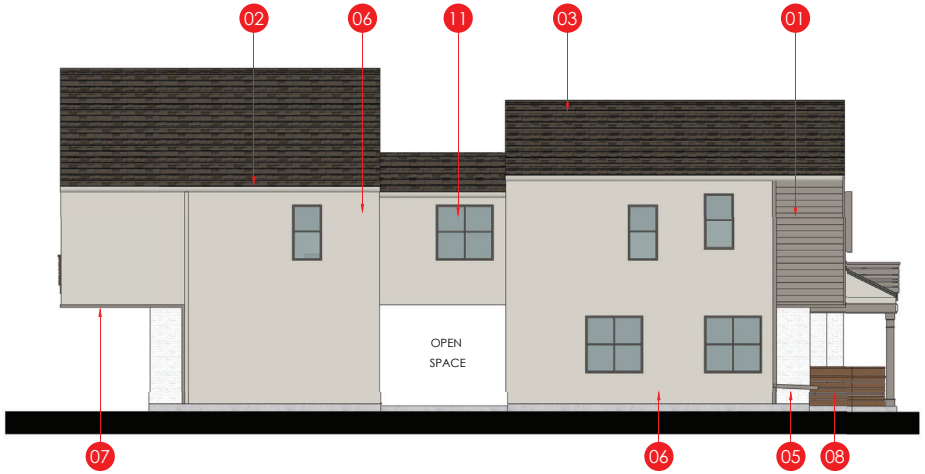

FRONT ELEVATION

SCALE: 3/16"=1'-0"



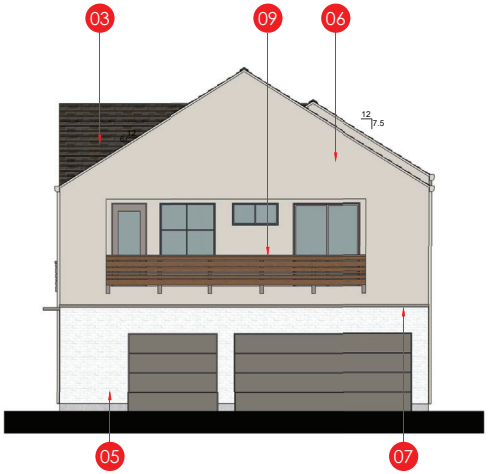

RIGHT ELEVATION

SCALE: 3/16"=1'-0"




LEFT ELEVATION

SCALE: 3/16"=1'-0"




REAR ELEVATION

SCALE: 3/16"=1'-0"

**KEYNOTES**

| | |
|---|---|
| 01 | HORIZONTAL SIDING |
| 02 | GUTTER |
| 03 | ASPHAULT SHINGLES |
| 04 | METAL EYE BROW |
| 05 | STONE VENEER |
| 06 | STUCCO |
| 07 | WOOD TRIM |
| 08 | WATER RETENSION PLANTER |
| 09 | DECORATIVE WOOD RAIL |
| 10 | DECORATIVE LIGHT |
| 11 | TYP. RECESSED WINDOW |
| 12 | STANDING SEAM ROOF |

1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

# P1B WITH PORCH BUILDING
# ELEVATIONS PRUNERIDGE ROAD SIDE
# COLOR SCHEME 1 SHOWN

0' 5' 10' 20'

SCALE 3/16" = 1'-0"

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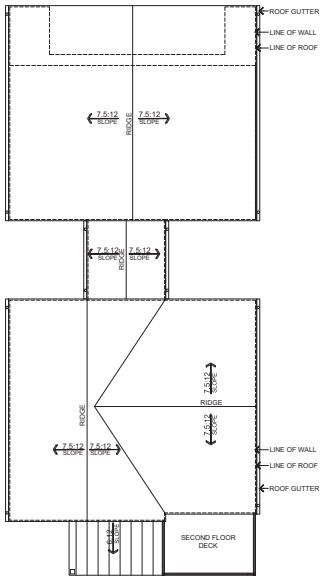
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2023_09-21

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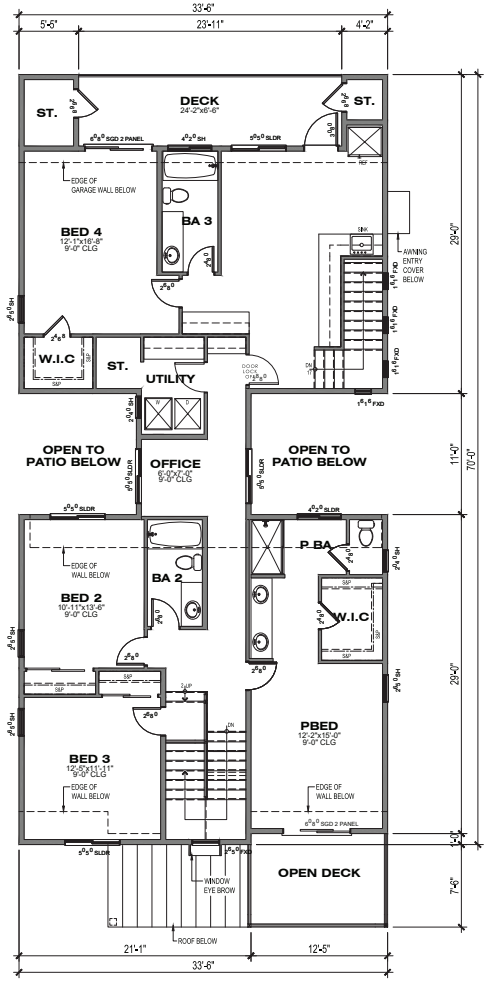
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OF 14 SHEETS



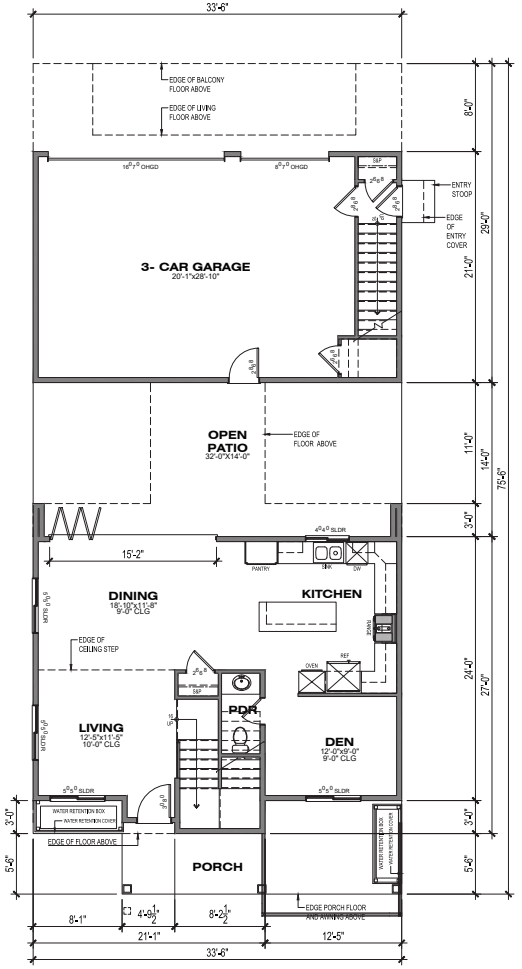

ROOF PLAN 1B

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




2ND FLOOR

1,777.52 SF




1ST FLOOR

838.21 SF

# PLAN 1B

WITH PORCH DECK
PRUNERIDGE ROAD SIDE
4BED/3.5BA
AREA: 2,615.73 SF

NOTE:
FLOOR PLANS REPRESENT PLAN 1A ELEVATIONS. PLAN 1B FLOOR PLANS ARE SIMILAR WITH THE VARIATIONS OF WINDOWS AND ROOF DESIGN

0 2' 5' 10' 20'
SCALE: 3/16" = 1'-0"

## 1957 PRUNERIDGE AVENUE

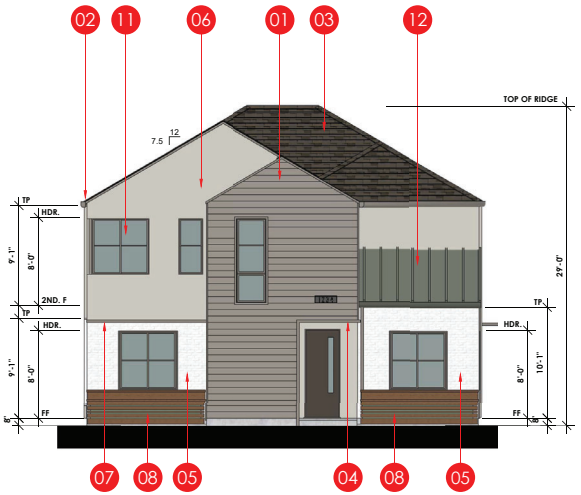
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA
SCALE: 3/16" = 1' 0" DATE: 21 SEPTEMBER 2023

JOB NO.: 22007.00

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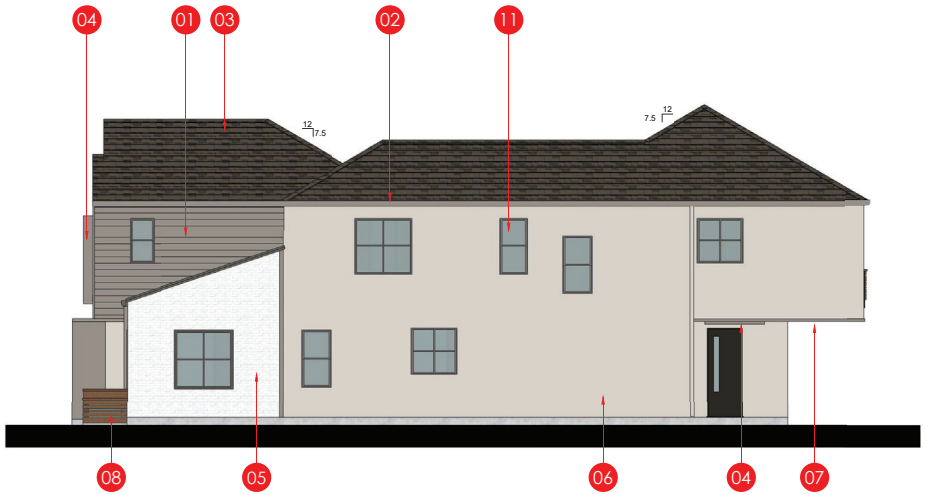
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Plot Date: 9/21/2023 10:47:42 AM; By: Victor Alvarez



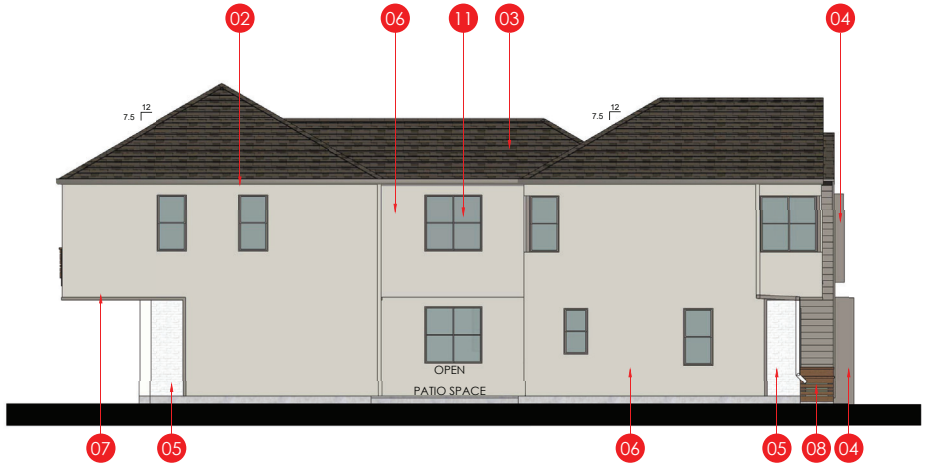

FRONT ELEVATION

SCALE: 3/16"=1'-0"



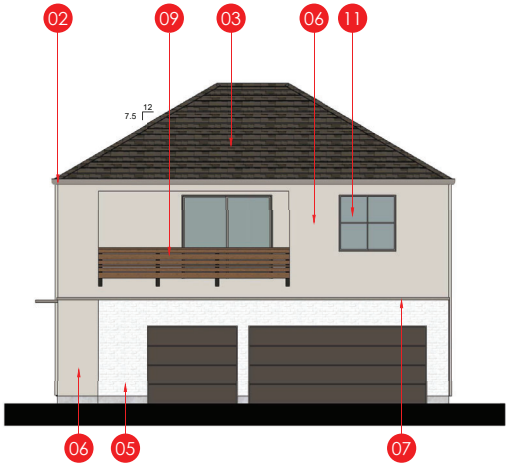

RIGHT ELEVATION

SCALE: 3/16"=1'-0"




LEFT ELEVATION

SCALE: 3/16"=1'-0"




REAR ELEVATION

SCALE: 3/16"=1'-0"

**KEYNOTES**

| | |
|---|---|
| 01 | HORIZONTAL SIDING |
| 02 | GUTTER |
| 03 | ASPHAULT SHINGLES |
| 04 | METAL EYE BROW |
| 05 | STONE VENEER |
| 06 | STUCCO |
| 07 | WOOD TRIM |
| 08 | WATER RETENSION PLANTER |
| 09 | DECORATIVE WOOD RAIL |
| 10 | DECORATIVE LIGHT |
| 11 | TYP. RECESSED WINDOW |
| 12 | STANDING SEAM ROOF |

1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

# P2A BUILDING ELEVATIONS
# REAR NEIGHBOR SIDE
# COLOR SCHEME 1 SHOWN

0' 5' 10' 20'

SCALE 3/16" = 1'-0"

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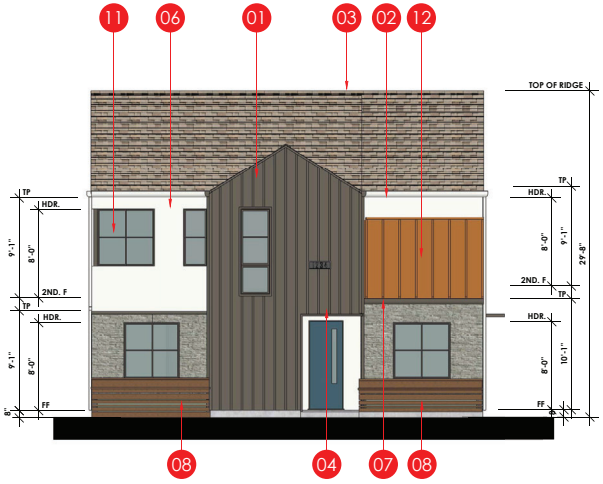
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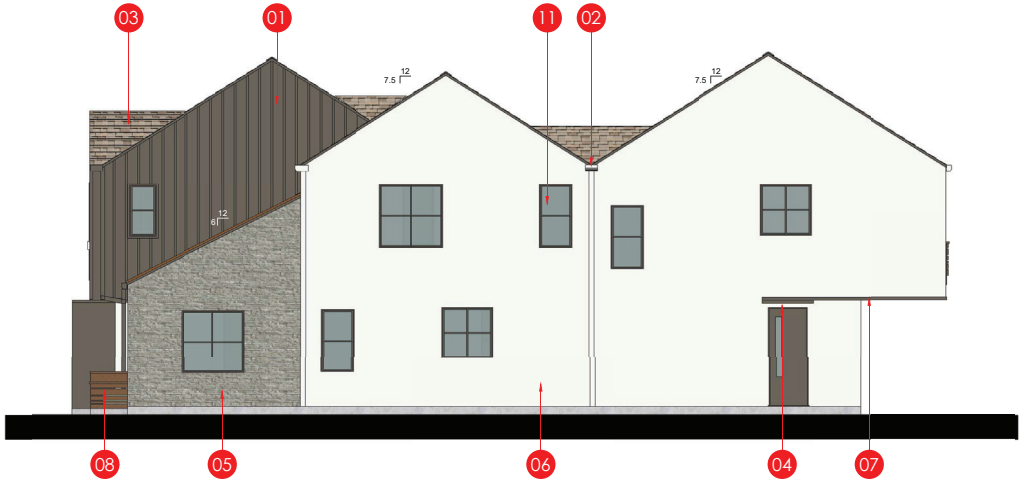
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OF 14 SHEETS



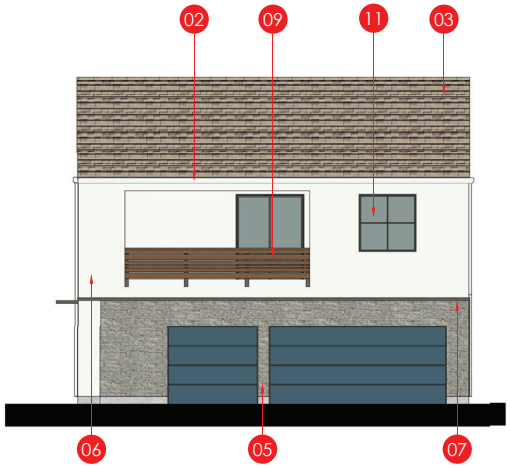

FRONT ELEVATION

SCALE: 3/16"=1'-0"



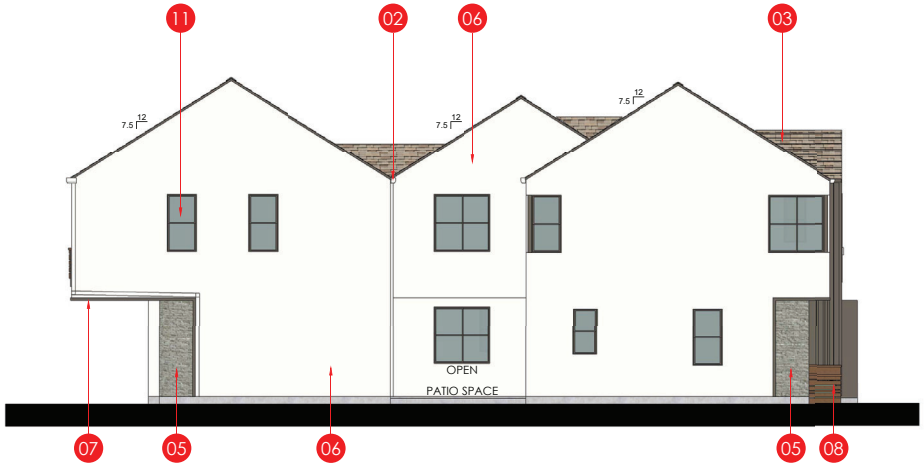

RIGHT ELEVATION

SCALE: 3/16"=1'-0"




REAR ELEVATION

SCALE: 3/16"=1'-0"




LEFT ELEVATION

SCALE: 3/16"=1'-0"

**KEYNOTES**

| | |
|---|---|
| 01 | BATTEN BOARD |
| 02 | GUTTER |
| 03 | ASPHAULT SHINGLES |
| 04 | METAL EYE BROW |
| 05 | STONE VENEER |
| 06 | STUCCO |
| 07 | WOOD TRIM |
| 08 | WATER RETENSION PLANTER |
| 09 | DECORATIVE WOOD RAIL |
| 10 | DECORATIVE LIGHT |
| 11 | TYP. RECESSED WINDOW |
| 12 | STANDING SEAM ROOF |

1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

# P2B BUILDING ELEVATIONS
# COLOR SCHEME 2 SHOWN
# REAR NEIGHBOR SIDE

0' 5' 10' 20'

SCALE 3/16" = 1'-0"

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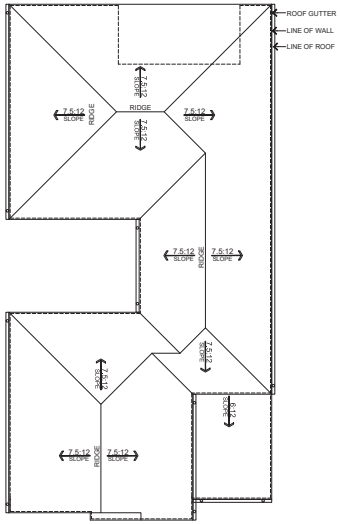
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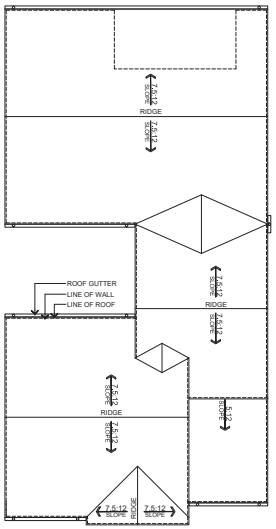
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OF 14 SHEETS



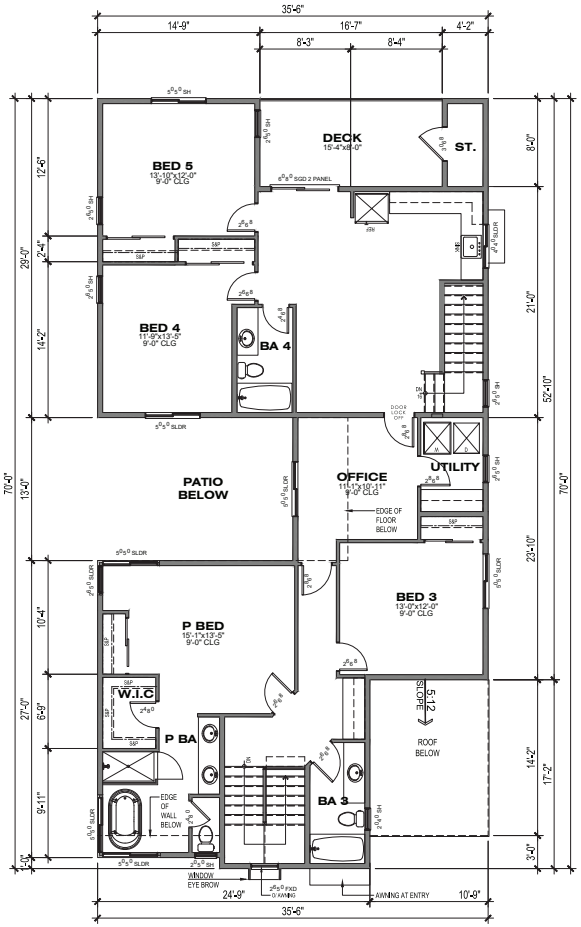

ROOF PLAN 2A

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



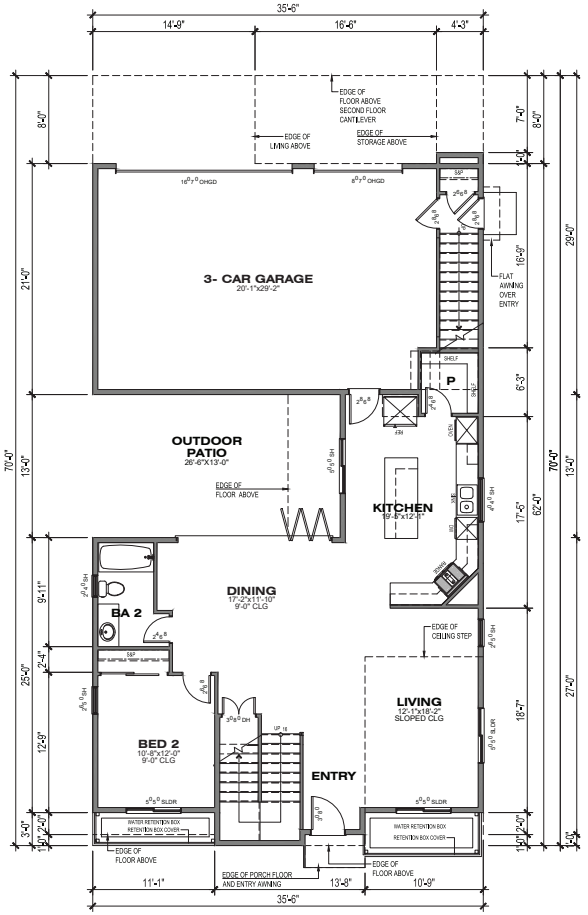

ROOF PLAN 2B

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




2ND FLOOR

1,804.82 SF




1ST FLOOR

1120.43 SF

# 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

SCALE: 3/16" = 1'-0" DATE: 21 SEPTEMBER 2023

# PLAN 2A

REAR NEIGHBOR SIDE

5BED/4BA

AREA: 2,925.25 SF

NOTE:
FLOOR PLANS REPRESENT PLAN 2A ELEVATIONS. PLAN 2B FLOOR PLANS ARE SIMILAR WITH THE VARIATIONS OF WINDOWS AND ROOF DESIGN

0 2' 5' 10' 20'

SCALE: 3/16" = 1'-0"

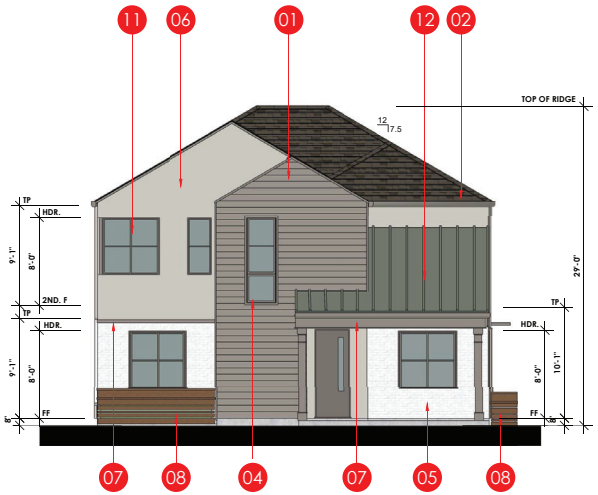
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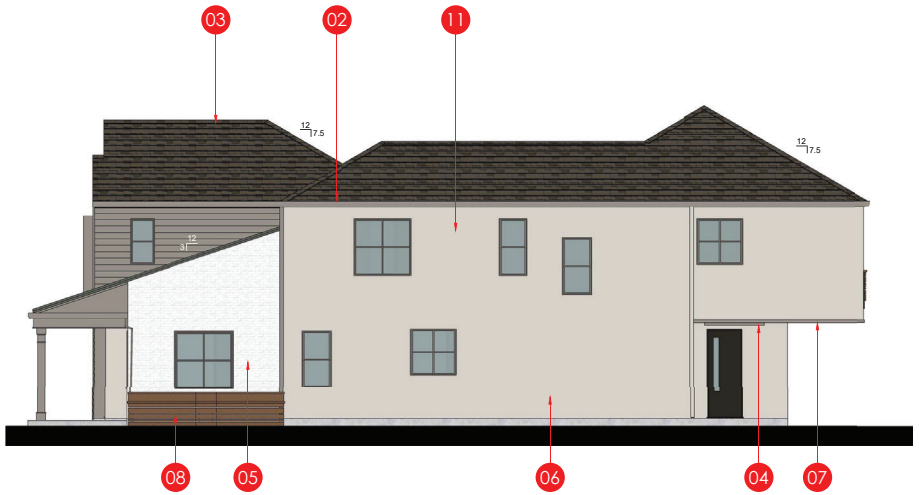
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Plot Date: 9/21/2023 10:48:35 AM; By: Victor Alvarez



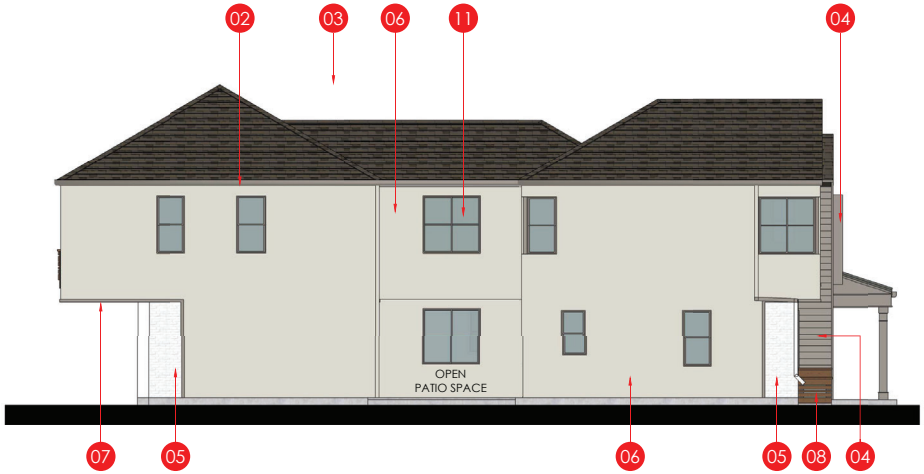

FRONT ELEVATION

SCALE: 3/16"=1'-0"



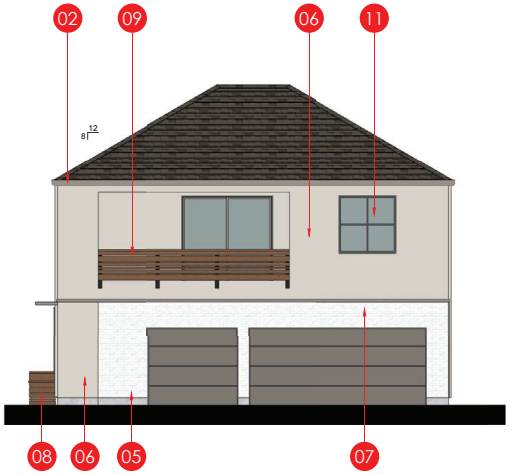

RIGHT ELEVATION

SCALE: 3/16"=1'-0"




LEFT ELEVATION

SCALE: 3/16"=1'-0"




REAR ELEVATION

SCALE: 3/16"=1'-0"

**KEYNOTES**

| | |
|---|---|
| 01 | BATTEN BOARD |
| 02 | GUTTER |
| 03 | ASPHAULT SHINGLES |
| 04 | METAL EYE BROW |
| 05 | STONE VENEER |
| 06 | STUCCO |
| 07 | WOOD TRIM |
| 08 | WATER RETENSION PLANTER |
| 09 | DECORATIVE WOOD RAIL |
| 10 | DECORATIVE LIGHT |
| 11 | TYP. RECESSED WINDOW |
| 12 | STANDING SEAM ROOF |

1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

# P2A WITH PORCH
# BUILDING ELEVATIONS
# PRUNERIDGE ROAD SIDE
# COLOR SCHEME 2 SHOWN

0' 5' 10' 20'

SCALE 3/16" = 1'-0"

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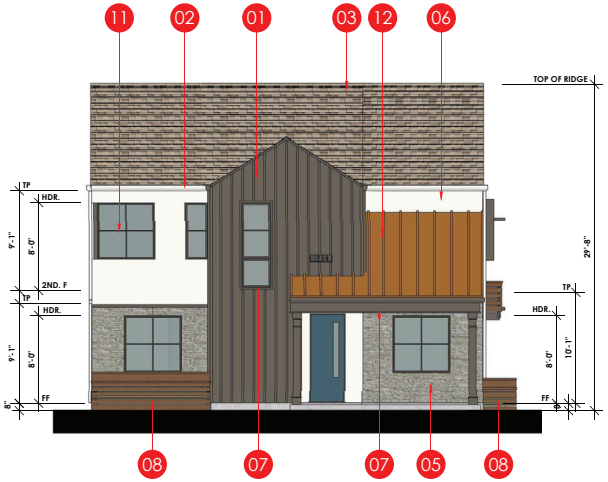
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2023_09-21

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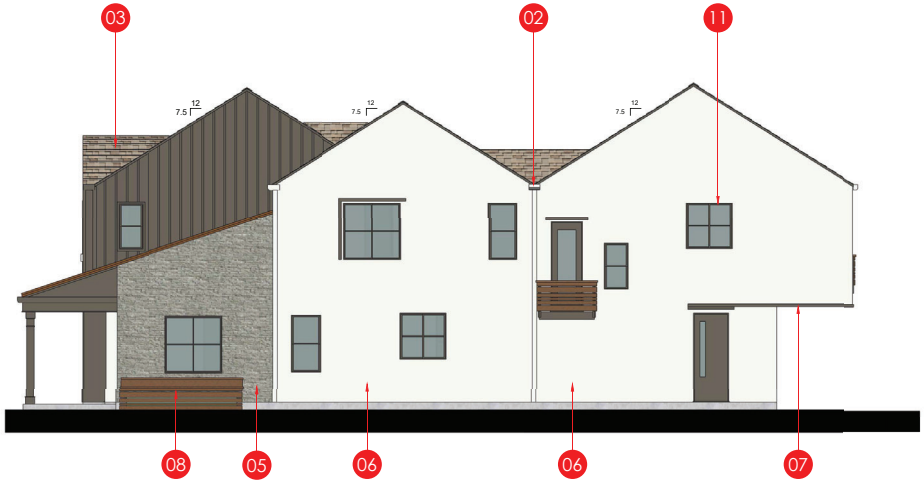
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OF 14 SHEETS



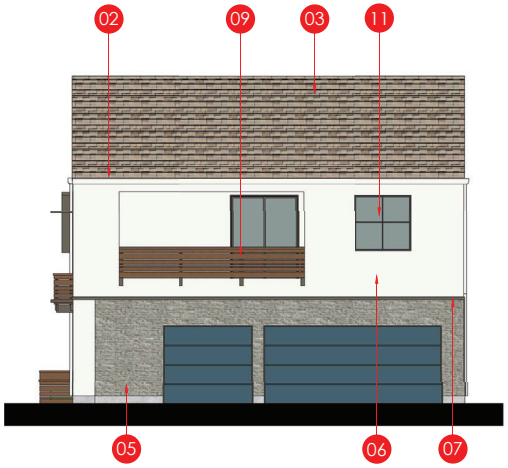

FRONT ELEVATION

SCALE: 3/16"=1'-0"



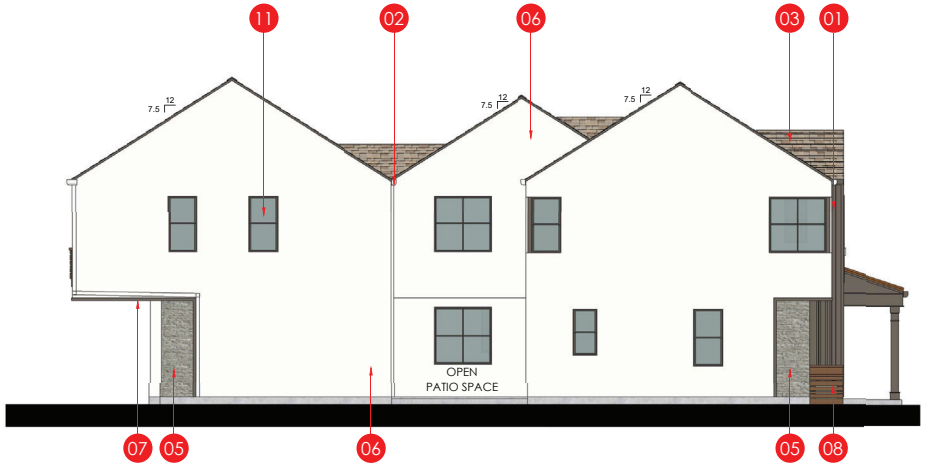

RIGHT ELEVATION (ENHANCED ELEVATION @ BIORETENSION)

SCALE: 3/16"=1'-0"




REAR ELEVATION

SCALE: 3/16"=1'-0"




LEFT ELEVATION

SCALE: 3/16"=1'-0"

**KEYNOTES**

| | |
|---|---|
| 01 | BATTEN BOARD |
| 02 | GUTTER |
| 03 | ASPHAULT SHINGLES |
| 04 | METAL EYE BROW |
| 05 | STONE VENEER |
| 06 | STUCCO |
| 07 | WOOD TRIM |
| 08 | WATER RETENSION PLANTER |
| 09 | DECORATIVE WOOD RAIL |
| 10 | DECORATIVE LIGHT |
| 11 | TYP. RECESSED WINDOW |
| 12 | STANDING SEAM ROOF |

# P2B WITH PORCH BUILDING
# ELEVATIONS PRUNERIDGE ROAD SIDE
# COLOR SCHEME 2 SHOWN
# WITH ENHANCED SIDE ELEVATON

1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

0' 5' 10' 20'

SCALE 3/16" = 1'-0"

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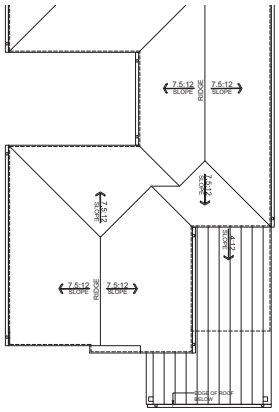
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2023_09-21

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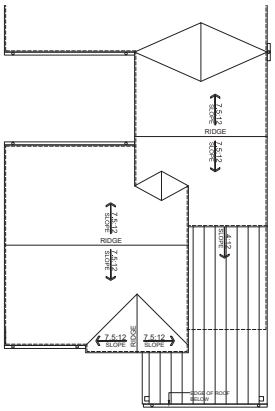
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OF 14 SHEETS



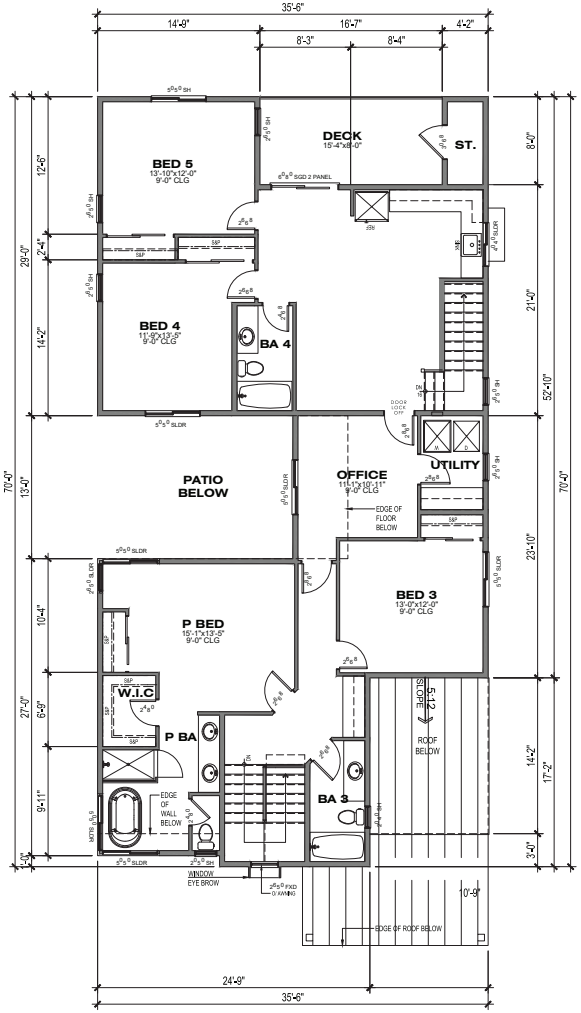
## ROOF PLAN 2A WITH PORCH

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



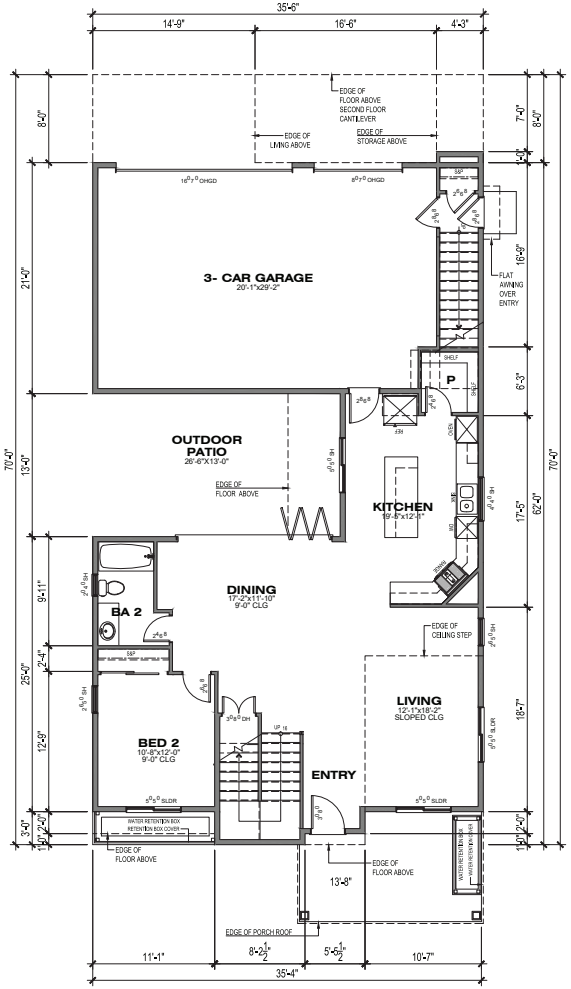
## ROOF PLAN 2B WITH PORCH

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




## 2ND FLOOR

1,804.82 SF




## 1ST FLOOR

1120.43 SF

# 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

SCALE: 3/16" = 1' 0" DATE: 21 SEPTEMBER 2023

# PLAN 2B

WITH PORCH CONDITION
PRUNERIDGE ROAD SIDE
5BED/4BA
AREA: 2,925.25 SF

NOTE:
FLOOR PLANS REPRESENT PLAN 2A ELEVATIONS WITH PORCH CONDITION FACING PRUNERIDGE ROAD.

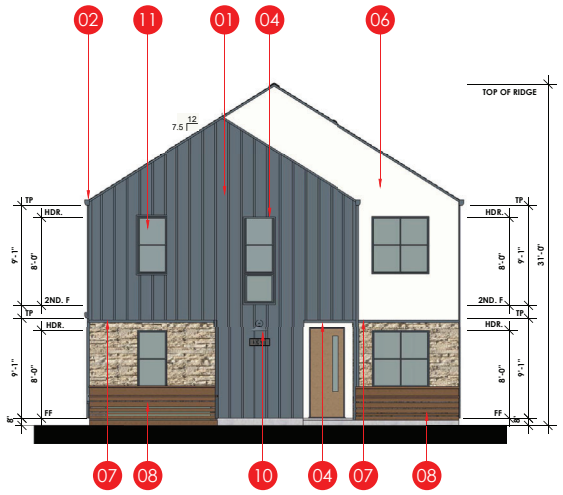
0 2' 5' 10' 20'
SCALE: 3/16" = 1'-0"

JOB NO.: 22007.00

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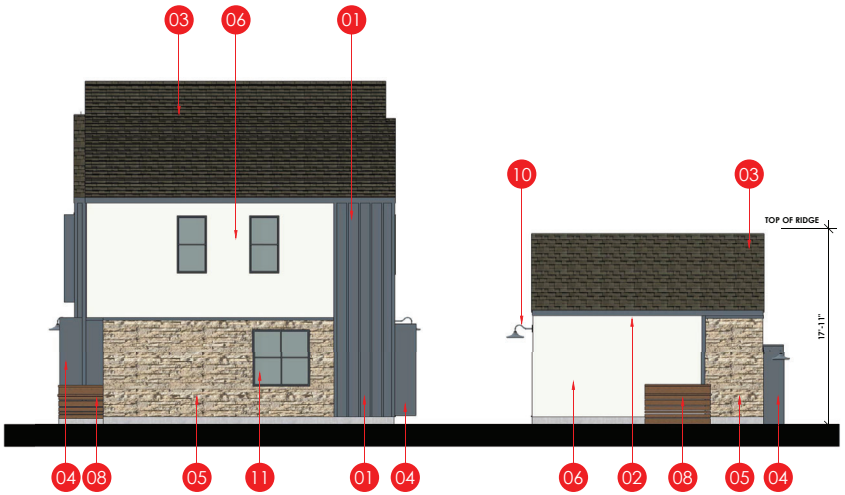
SHEET NO. A2.6 OF SHEETS

Plot Date: 9/21/2023 10:48:36 AM By: Victor Alvarez




FRONT ELEVATION

SCALE: 3/16"=1'-0"

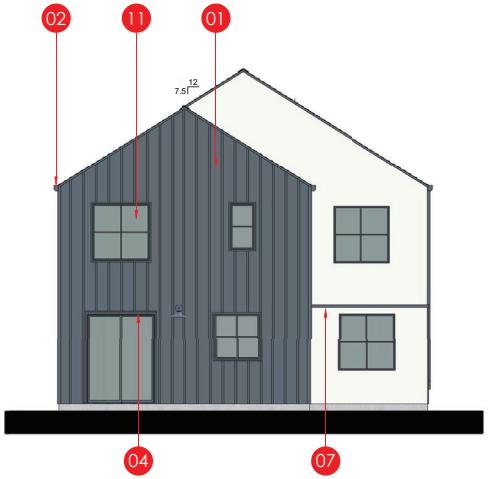



RIGHT ELEVATION

SCALE: 3/16"=1'-0"

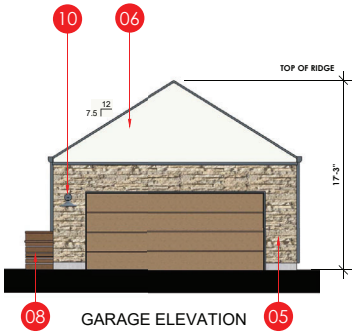
**KEYNOTES**

| | |
|---|---|
| 01 | BATTEN BOARD |
| 02 | GUTTER |
| 03 | ASPHAULT SHINGLES |
| 04 | METAL EYE BROW |
| 05 | STONE VENEER |
| 06 | STUCCO |
| 07 | WOOD TRIM |
| 08 | WATER RETENSION PLANTER |
| 09 | DECORATIVE WOOD RAIL |
| 10 | DECORATIVE LIGHT |
| 11 | TYP. RECESSED WINDOW |
| 12 | STANDING SEAM ROOF |

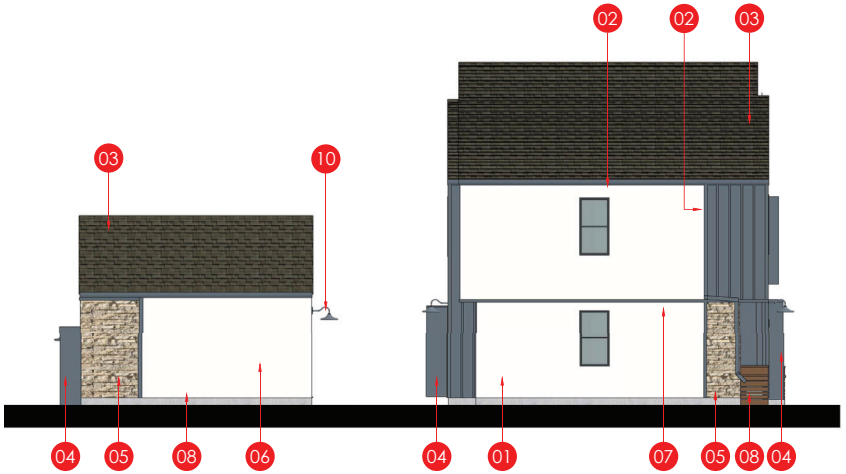



REAR ELEVATION

SCALE: 3/16"=1'-0"




GARAGE ELEVATION




LEFT ELEVATION

SCALE: 3/16"=1'-0"

1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

# BMR BUILDING ELEVATIONS
# REAR NEIGHBOR SIDE
# COLOR SCHEME 3

0' 5' 10' 20'

SCALE 3/16" = 1'-0"

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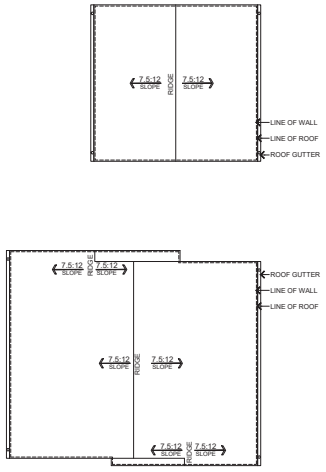
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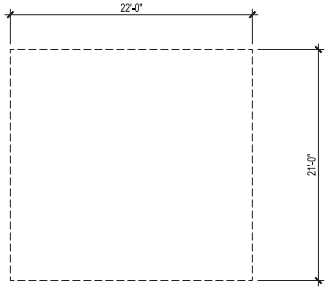
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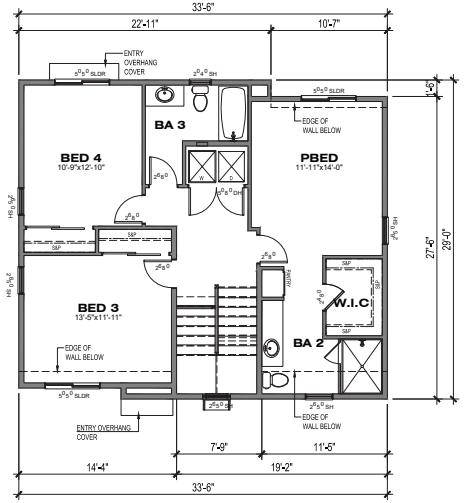
A3.1

OF 14 SHEETS

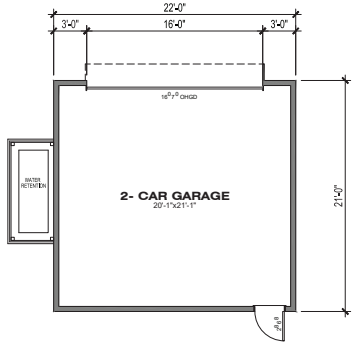


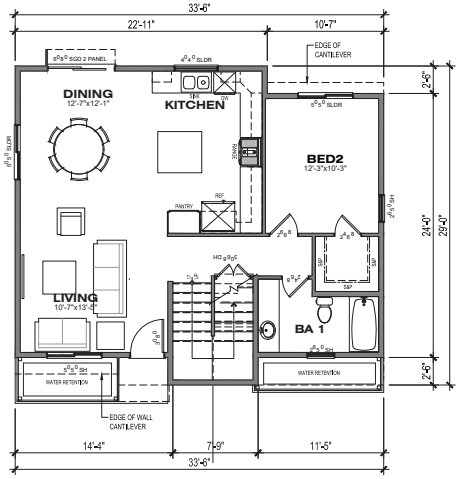

## ROOF PLAN
SCALE: 1/8"=1'-0"




## 2ND FLOOR
868.00 SF




## 1ST FLOOR
881.81 SF

# 1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA
SCALE: 3/16" = 1' 0" DATE: 21 SEPTEMBER 2023

# PLAN BMR
# REAR NEIGHBOR SIDE
4BED/3BA
AREA: 1,749.81 SF

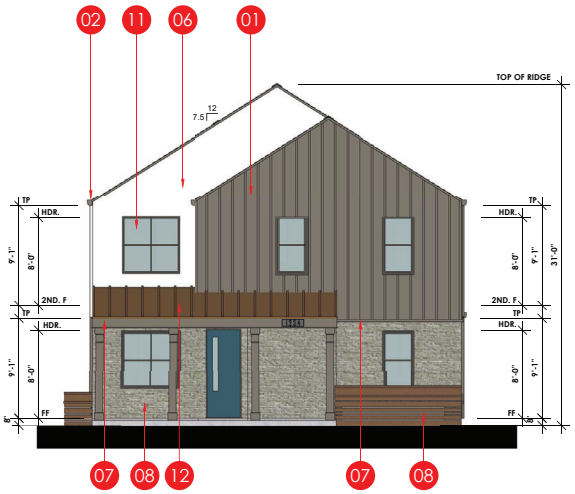
0 2' 5' 10' 20'
SCALE: 3/16" = 1'-0"

JOB NO.: 22007.00

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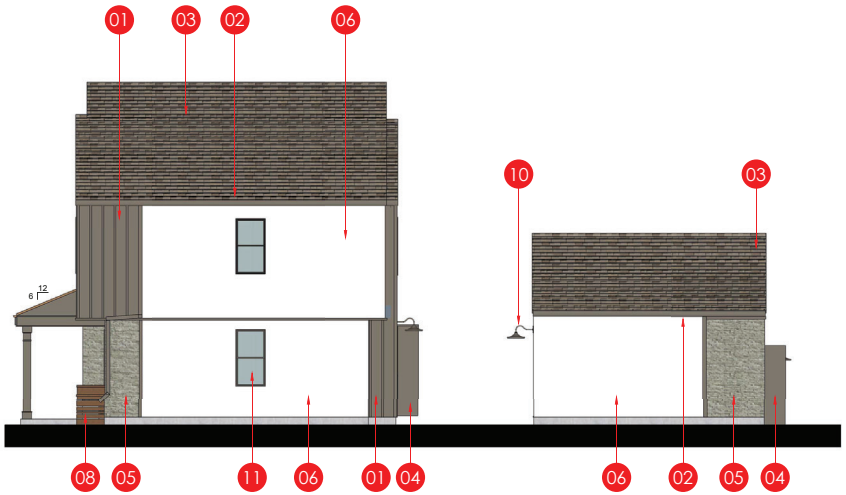
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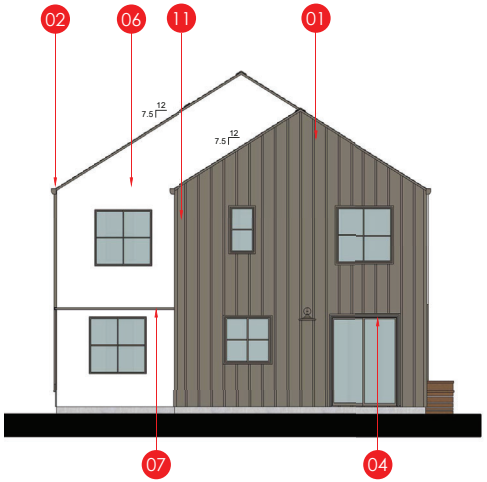

FRONT ELEVATION

SCALE: 3/16"=1'-0"



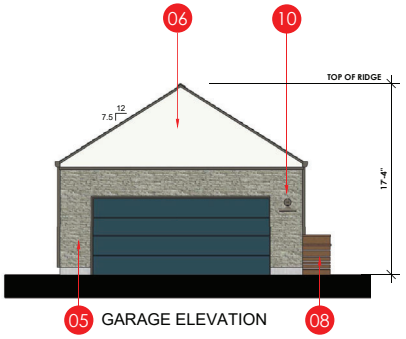

RIGHT ELEVATION

SCALE: 3/16"=1'-0"

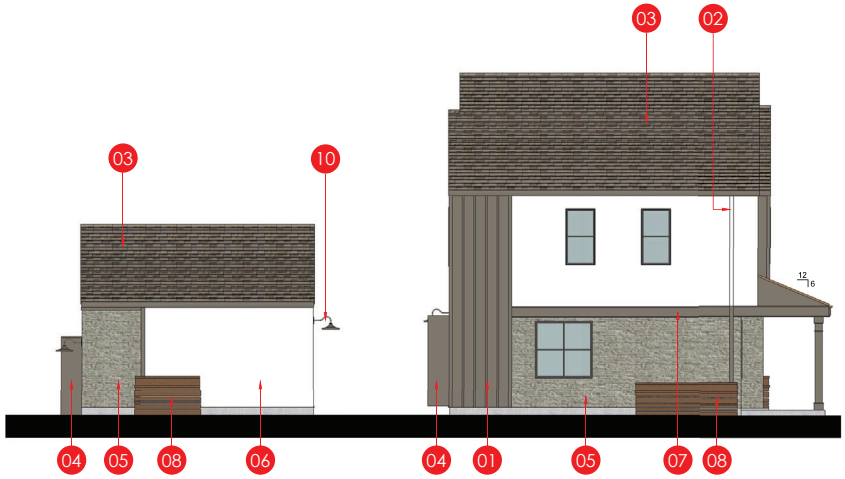



REAR ELEVATION

SCALE: 3/16"=1'-0"




GARAGE ELEVATION




LEFT ELEVATION

SCALE: 3/16"=1'-0"

**KEYNOTES**

| | |
|---|---|
| 01 | BATTEN BOARD |
| 02 | GUTTER |
| 03 | ASPHAULT SHINGLES |
| 04 | METAL EYE BROW |
| 05 | STONE VENEER |
| 06 | STUCCO |
| 07 | WOOD TRIM |
| 08 | WATER RETENSION PLANTER |
| 09 | DECORATIVE WOOD RAIL |
| 10 | DECORATIVE LIGHT |
| 11 | TYP. RECESSED WINDOW |
| 12 | STANDING SEAM ROOF |

1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

# BMR WITH PORCH
# BUILDING ELEVATIONS

## COLOR SCHEME 2

0' 5' 10' 20'

SCALE 3/16" = 1'-0"

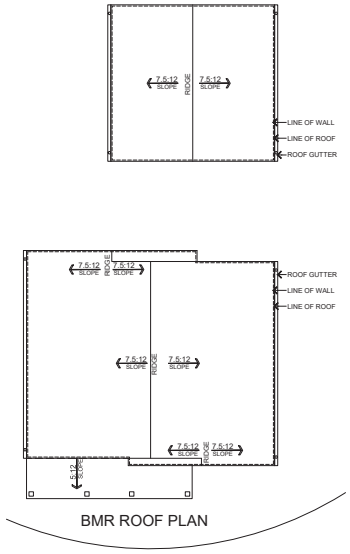
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2023_09-21

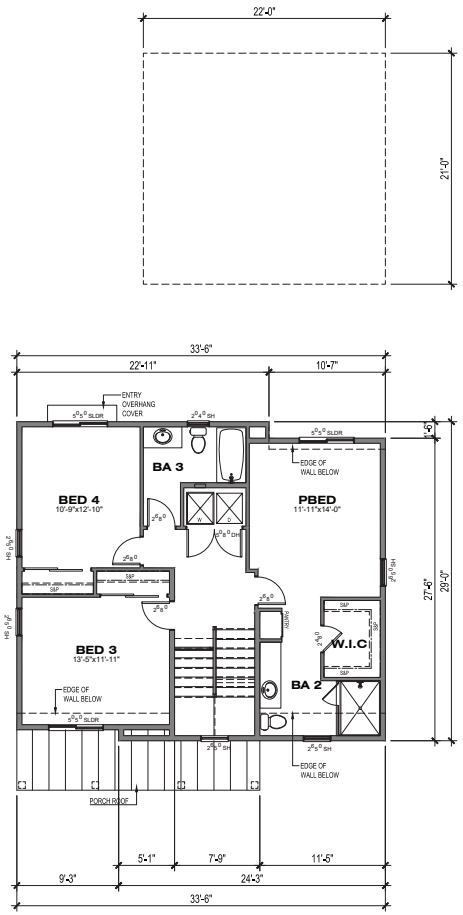
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OF 14 SHEETS



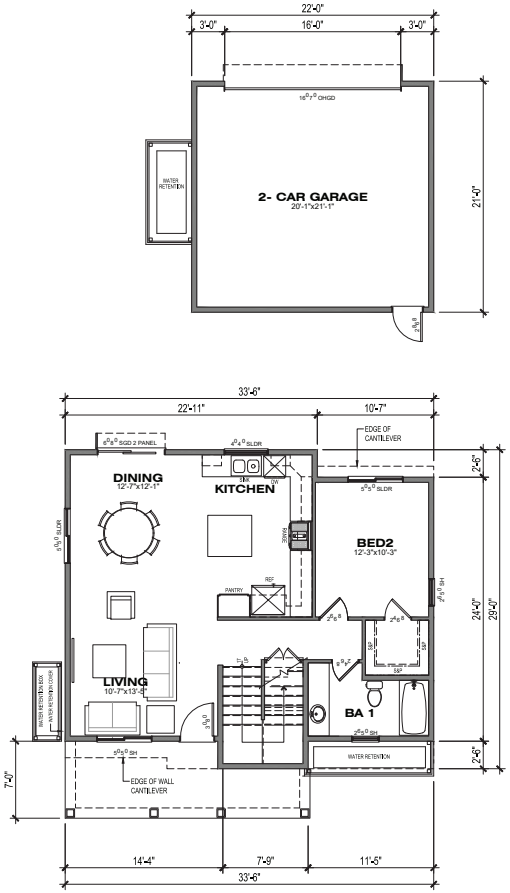

## ROOF PLAN

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




## 2ND FLOOR

868.00 SF




## 1ST FLOOR

881.81 SF

# PLAN BMR WITH PORCH
# PRUNERIDGE ROAD SIDE

4BED/3BA

AREA: 1,749.81 SF

SCALE: 3/16" = 1'-0"

## 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

SCALE: 3/16" = 1' 0" DATE: 21 SEPTEMBER 2023

JOB NO.: 22007.00

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SHEET NO. A3.4 OF SHEETS

Plot Date: 9/21/2023 9:56:58 AM By: Victor Alvarez



BATTEN BOARD / SIDING /
METAL EYEBROW AWNING
SHERWIN-WILLIAMS
SW#7018
DOVE TAIL

STANDING SEAM METAL ROOF
McElroy METAL
SHADES OF DESTINATION
COLOR: TERRATONE

DECORATIVE FENCING
WOOD
SHERWIN-WILLIAMS
SW#7705
WHEAT PENNY

ASPHAULT SHINGLES
OWENS CORNING
COLOR/FINISH: SUMMERWOOD

STUCCO BODY
SHERWIN-WILLIAMS
SW#7015
REPOSE GRAY

BRICK VENEER
EL DORADO STONE
COLOR/FINISH: TUNDRA BRICK "CHALK DUST"

ENTRY DOOR/GARAGE DOOR
SHERWIN-WILLIAMS
SW#7019
GAUNtLET GRAY

PLAN 1B WITH PORCH AS EXAMPLE

1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

## COLOR SCHEME 1

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JOB NO.: 22007.00

2023_09-21

SHEET NO.:
A4.1
OF 14 SHEETS



STUCCO BODY
SW#7757
HIGH REFLECTIVE WHITE

ENTRY / GARAGE DOOR
SW#7620
SEAWORTHY

DECORATIVE FENCING
WOOD
SHERWIN-WILLIAMS
SW#7705
WHEAT PENNY

ASPHAULT SHINGLES
OWENS CORNING
COLOR/FINISH: AMBER

BATTEN BOARD / SIDING / METAL EYEBROW AWNING
SHERWIN-WILLIAMS
SW#7047
PORPOISE

STANDING SEAM METAL ROOF
McElroy METAL
ARCHITECTURAL COLORS
COLOR: COPPER PENNY METALIC

STONE VENEER
EL DORADO STONE
COLOR/FINISH: EUROPEAN LEFGE SIDEWALK

PLAN 2B WITH PORCH AS EXAMPLE

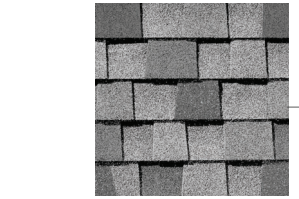
# 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

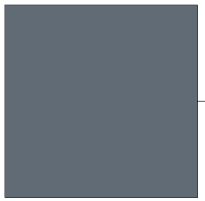
## COLOR SCHEME 2

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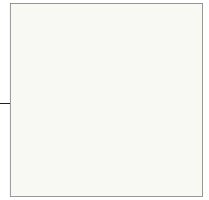
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2023_09-21
SHEET NO.: A4.2
OF 14 SHEETS



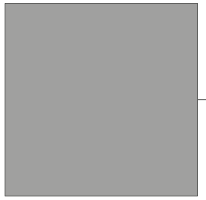
ASPHAULT SHINGLES
OWENS CORNING
COLOR/FINISH: SIERRA GRAY



BATTEN BOARD BODY / TRIM
SW#6250
GRANITE PEAK



STUCCO BODY
SW#7757
HIGH REFLECTIVE WHITE



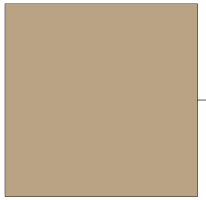
STANDING SEAM METAL ROOF
McELROY METAL
ASH GRAY



STONE VENEER
EL DORADO STONE
LEDGE CUT 33 OCEAN FLOOR



PLAN 1B WITH PORCH AS EXAMPLE



ENTRY DOOR/GARAGE DOOR
SHERWIN-WILLIAMS
SW#6108
LATTE



DECORATIVE FENCING
WOOD
SHERWIN-WILLIAMS
SW#7705
WHEAT PENNY

# 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

## COLOR SCHEME 3

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2023_09-21
SHEET NO.: A4.3
OF 14 SHEETS



9:00 AM



12:00 PM



3:00 PM

1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**SHADOW STUDIES**
**MARCH 21**

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JOB NO.: 22007.00

2023_09-21

SHEET NO.:
A5.1
OF 14 SHEETS



9:00 AM



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1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**SHADOW STUDIES**
**JUNE 21**

DANIELIAN ASSOCIATES
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JOB NO.: 22007.00

2023_09-21

SHEET NO.:
A5.2
OF 14 SHEETS



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1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**SHADOW STUDIES**
**FEBRUARY 3**

DANIELIAN ASSOCIATES
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JOB NO.: 22007.00

2023_09-21

SHEET NO.:
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OF 14 SHEETS



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1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

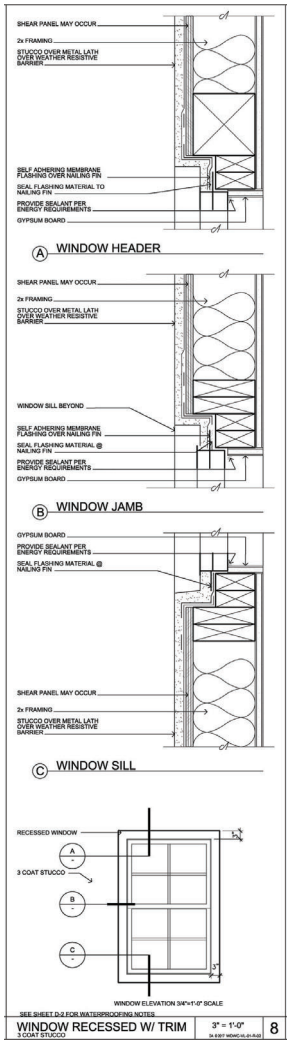
**SHADOW STUDIES**
**SEPTEMBER 21**

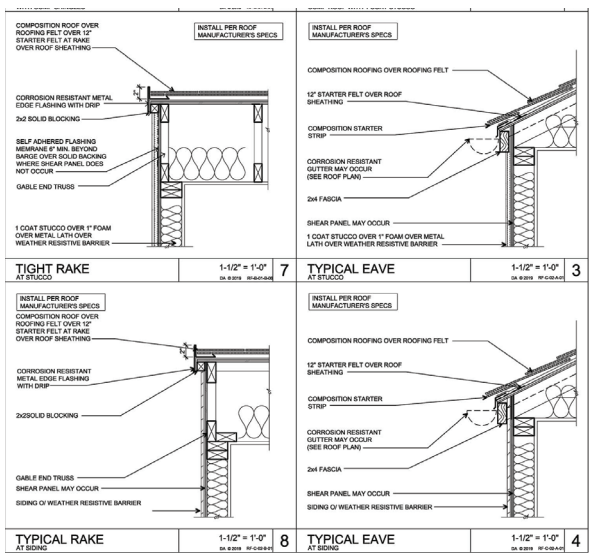
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2023_09-21

SHEET NO.:
A5.3
OF 14 SHEETS








1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

# ARCHITECTURAL DETAILS

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1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**CONCEPT RENDERING**
**AT REAR NEIGHBOR**

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JOB NO.: 22007.00

2023_09-21

SHEET NO.:
AR1
OF 14 SHEETS



1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**CONCEPT RENDERING**
**AT PRUNERIDGE ROAD**

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JOB NO.: 22007.00

2023_09-21

SHEET NO.:
AR2
OF 14 SHEETS



1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**CONCEPT RENDERING**
**ALONG BIORETENTION AREA**

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JOB NO.: 22007.00

2023_09-21

SHEET NO.:
AR3
OF 14 SHEETS



1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**CONCEPT RENDERING**
**INTERIOR COURTYARD DAY**
**AT BMR**

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2023_09-21

SHEET NO.:
AR4
OF 14 SHEETS



1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**CONCEPT RENDERING**
**INTERIOR COURTYARD**
**NIGHT AT PLAN 1**

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JOB NO.: 22007.00

2023_09-21

SHEET NO.:
AR5
OF 14 SHEETS



1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**CONCEPT RENDERING**
**PRUNERIDGE PORCH SPACE**

JOB NO.: 22007.00

2023_09-21

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SHEET NO.:

AR6

OF 14 SHEETS




1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**CONCEPT RENDERING**

AT REAR NIEGHBOR MINUS TREES AND FENCE

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JOB NO.: 22007.00

2023_09-21

SHEET NO.:

AR7

OF 14 SHEETS



1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**CONCEPT RENDERING**

AT REAR NIEGHBOR MINUS TREES AND FENCE

JOB NO.: 22007.00

2023_09-21

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SHEET NO.:

AR8

OF 14 SHEETS



1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**CONCEPT RENDERING**

AT REAR NIEGHBOR MINUS TREES AND FENCE

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JOB NO.: 22007.00

2023_09-21

SHEET NO.:

AR9

OF 14 SHEETS




1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**CONCEPT RENDERING**

AT REAR NIEGHBOR MINUS TREES AND FENCE

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JOB NO.: 22007.00

2023_09-21

SHEET NO.:

AR10

OF 14 SHEETS



1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**CONCEPT RENDERING**

AT REAR NIEGHBOR MINUS TREES AND FENCE

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2023_09-21

SHEET NO.:

AR11

OF 14 SHEETS

**25-937** **Agenda Date: 10/8/2025**

**REPORT TO PLANNING COMMISSION**

**SUBJECT**

Public Hearing: Vesting Tentative Map (PLN24-00044) for a Common Interest Development for the Proposed Development of Six Single-Family Housing Units to Accompany Architectural Review Application (PLN24-00034), Subject to Streamlining Under SB 330 (2019), Located at 4503 Cheeney Street.

**File No.:** PLN24-00044
**Location:** 4503 Cheeney Street**,** a 18,651 square-foot lot located on the east side of Cheeney Street, on the corner of Cheeney Street and Third Street; APN: 104-09-034;
**General Plan:** Low Density Residential (8-19 DU/AC)
**Zoned:** Low Density Residential (R2)
**Applicant:** Jeff Aguilar
**Owner:** Jeff Aguilar
**Request:** **Vesting Tentative Map** for a Common Interest Development for the Proposed Development of Six Single Family Housing Units

Surrounding Land Uses:
North: R2 - Low Density Residential
South: Planned Development - Low Density Residential
East: Planned Development - Low Density Residential
West: Planned Development - Low Density Residential

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

Staff Recommendation: The Planning Commission recommend that the City Council determine that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Class 32 - In-Fill Development Projects); and adopt a resolution recommending that the Council approve the Vesting Tentative Subdivision Map for the property located at 4503 Cheeney Street, subject to findings and conditions of approval.

**BACKGROUND**

On September 13, 2023, Jeff Aguilar, on behalf of Valley Oak Partners (applicant) submitted a Preliminary Application under SB 330 (2019). On January 17, 2024, the applicant submitted a formal proposal for the subject property. The formal application request, consistent with the preliminary application, included the demolition of an existing single-family residence, the construction of six two-story single-family residences, and a vesting tentative subdivision map to create a common interest development of six condominium lots and a common access easement. The proposed project was split into two separate applications: (File No. PLN24-00034) for the Architectural Review Permit for the development of the parcel; and (File No. PLN24-00044) for the Vesting Tentative Subdivision Map. File No. PLN24-00034 was deemed complete by the Project Clearance Committee (PCC) on September 24, 2024, and File No. PLN24-00044 was deemed complete by the Subdivision Committee on August 26, 2025.

The Architectural Review Permit for the development portion of the application, File No. PLN24-00034, went to the Development Review Hearing (DRH) on December 11, 2024. There were no public comments regarding

the application at the meeting, and the application was approved subject to findings and conditions of approval. The DRH staff report is available as Attachment 4.

For File No. PLN24-00034, the Planning Commission's review and recommendation to the City Council is required under Code Section 17.05.300 - Tentative Maps. Tentative Maps are ultimately approved by the City Council.

Subdivision

Subdivision Map applications are reviewed for consistency with the City's General Plan, Zoning Code (Title 18), Subdivision Code (Chapter 17.05), and conformance with the Subdivision Map Act. Under the Subdivision Map Act (California Government Code § 66474(a)), a developer has the right to indicate that a map application will be proceeding as a "vesting" map, which gives the developer a right, upon map approval, to develop in substantial compliance with the ordinances, policies, and standards in effect on the date in which the developer's application is deemed complete.

In accordance with Chapter 17.05 of the City Code, the project requires a tentative subdivision map because there are five or more lots proposed. The application includes a one lot subdivision for six condominium lots and one access easement. The proposed Vesting Tentative Map was reviewed by the City's Subdivision Committee and deemed complete and cleared on August 26, 2025. Staff confirmed that the proposed subdivision will not result in any inconsistencies with the General Plan and zoning designations for the property, Building Code, or other applicable requirements.

The findings required for approval of the proposed Vesting Tentative Map include the following:

- **General Plan Consistency**: The subdivision would be consistent with the General Plan land use designation of Low Density Residential. The subdivision would create additional residential development in proximity to jobs, incrementally advancing the City's goals to produce new housing; would provide a deed-restricted affordable housing unit, which forwards Residential Land Use Goal 5.3.2-G3 to disperse affordable housing units across the City; and is compatible in both character and size with neighboring low intensity residential development (Policy 5.3.1-P29).

- **Site Suitability**: Much of the surrounding area includes similar style residences-common interest developments with multiple residences in a singular lot. See Attachment 1 for a vicinity map.

- **Zoning Code Compatibility**: The Project also meets most of the development standards of the Zoning Code, although the inclusion of the affordable unit allowed the applicant to use the State density bonus law to seek waivers from selected standards. After working with the City to reduce the extent of the waivers, the applicant and the City agreed to three waivers for: front yard setbacks, rear yard setbacks, and building coverage. The applicant also used a state entitled concession for the corner side yard fence height to maintain a six-foot height within a required setback where only a three-foot fence would be permitted. The project, after utilizing the waivers and concession under the State Density Bonus Law, meets the applicable provisions of the City's Zoning Code.

- **No Adverse Effects**: The design of the subdivision and type of improvements will not cause substantial environmental damage, as the project is a small-scale residential development that will comply with current Building Code requirements, including applicable provisions of the City's Reach Code. The project would not result in adverse health effects as it will be subject to Covenants, Conditions and Restrictions for operation and maintenance of the buildings and site improvements and does not propose the use of hazardous materials.

- **Conflicts With Easements:** As designed, the project would not conflict with any recorded public

easements for access through or use of the proposed subdivision.

- **Natural/Passive Heating and Cooling:** The project will adhere to CALGreen energy efficiency measures to conserve energy through building design and site planning.

Approval of the requested Vesting Tentative Subdivision Map will facilitate the development of a project consistent with the City's Zoning Code and General Plan, thereby establishing of a new, residential development in proximity to jobs, and incrementally advancing the City's goals to produce new housing. Conditions of Approval have been prepared and are provided as Attachment 3.

Architectural Review

Throughout the process, the applicant has revised their submission several times and worked with the Planning Division to get to a design plan that the Planning Division supports. Full review of the architecture took place at a regularly scheduled Development Review Hearing on December 11, 2024 (Staff report contained in Attachment 4). The approved Architectural Review development plans are provided in Attachment 5.

Senate Bill (SB) 330 Review

The project is subject to streamlining under SB 330, which was passed in 2019 to accelerate housing production in urban areas. The law limits the number of public hearings a City can conduct for a project to five, if the project complies with the applicable General Plan and zoning standards in effect at the time of application. The project has gone through one public hearing, the Development Review Hearing, on December 11, 2024, and any subsequent hearings will be counted towards the five hearings allowed. Community meetings and other applicant led meetings do not count towards the five hearings allowed. Consistent with SB 330, the project shall be subject only to the ordinances, policies, and standards adopted and in effect when the preliminary application was submitted (September 13, 2023).

Summary

The project would be compatible with adjacent land uses, the project is consistent with the General Plan and is consistent with the zoning designation. Findings can be made to support the approval of the vesting tentative subdivision map.

## CONDITIONS OF APPROVAL

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

## ENVIRONMENTAL REVIEW

The action being considered is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Class 32 - In-Fill Development Projects), in that the proposed project meets the following conditions:

(a) The project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

(c) The project site has no value as habitat for endangered, rare or threatened species.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

(e) The site can be adequately served by all required utilities and public services.

## COORDINATION

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



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## PUBLIC CONTACT

Community Meeting

Consistent with the City's adopted Public Outreach Policy for Planning applications, a hybrid public outreach meeting was conducted by the Property Owner/Applicant on November 11, 2024, to engage the neighborhood community in the planning process. Notices of the meetings were mailed by the Property Owner/Applicant to properties within 500 feet of the project site boundaries and posted on the City's website. This meeting provided the community an opportunity to review and comment on the proposal and because of the community input,
eight members of the public were in attendance. The overall comment from the public was a concern regarding on-street parking. The project currently meets all off-street parking requirements.

Hearing Noticing

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

A public hearing notice was mailed to property owners within a 500-foot radius of the project site on September 25, 2025.

## RECOMMENDATION

1. **Recommend** that the City Council determine the project to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Class 32 - In-Fill Development Projects); and
2. **Adopt** a Resolution recommending the City Council approve the Vesting Tentative Map (PLN24-00044) for a common interest development for the proposed development of six single family housing units located at 4503 Cheeney Street to accompany the Architectural Review application (PLN 24-00034), subject to findings and conditions of approval

Prepared by: Daniel Sobczak, Associate Planner, Community Development Department
Reviewed by: Alexander Abbe, Assistant City Attorney
Approved by: Sheldon S. Ah Sing, Development Review Officer, Community Development Department

## ATTACHMENTS

1. Vicinity Map
2. Resolution to Recommend Approval
3. Conditions of Approval
4. DRH Staff Report, 12/11/24
5. Approved Architectural Review Plans
6. Vesting Tentative Map

City of Santa Clara
The Center of What's Possible

# Vicinity Map (Zoning) - 4503 Cheeney




## Legend

Zoning Codes

- <all other values>
- Commercial Park
- Single Family
- Single Family - Larger Lot
- Residential Duplex
- Low-Density Multiple Dwelling
- Moderate-Density Multiple Dwelling
- Medium-Density Multiple Dwelling
- High Density Residential
- Very High Density Residentail
- Historic Combining
- Urban Center
- High Density Flex
- Community Commercial
- Downtown Commercial
- Neighborhood Commercial
- Commercial Park
- Commercial Thoroughfare
- Professional Office
- General Office
- Planned Industrial
- Light Industrial
- Medium Industrial
- Heavy Industrial
- Planned Development
- Planned Development - Master Cor
- Agricultural
- Public or Quasi-Public
- Unincorporated
- Water

City Operational Boundary
Boundary
Footprint

Image

- Red: Band_1
- Green: Band_2
- Blue: Band_3

1: 2,000

Notes

PLN24-00034

0.1 0 0.03 0.1 Miles

NAD_1983_2011_StatePlane_California_III_FIPS_0403_Ft_US

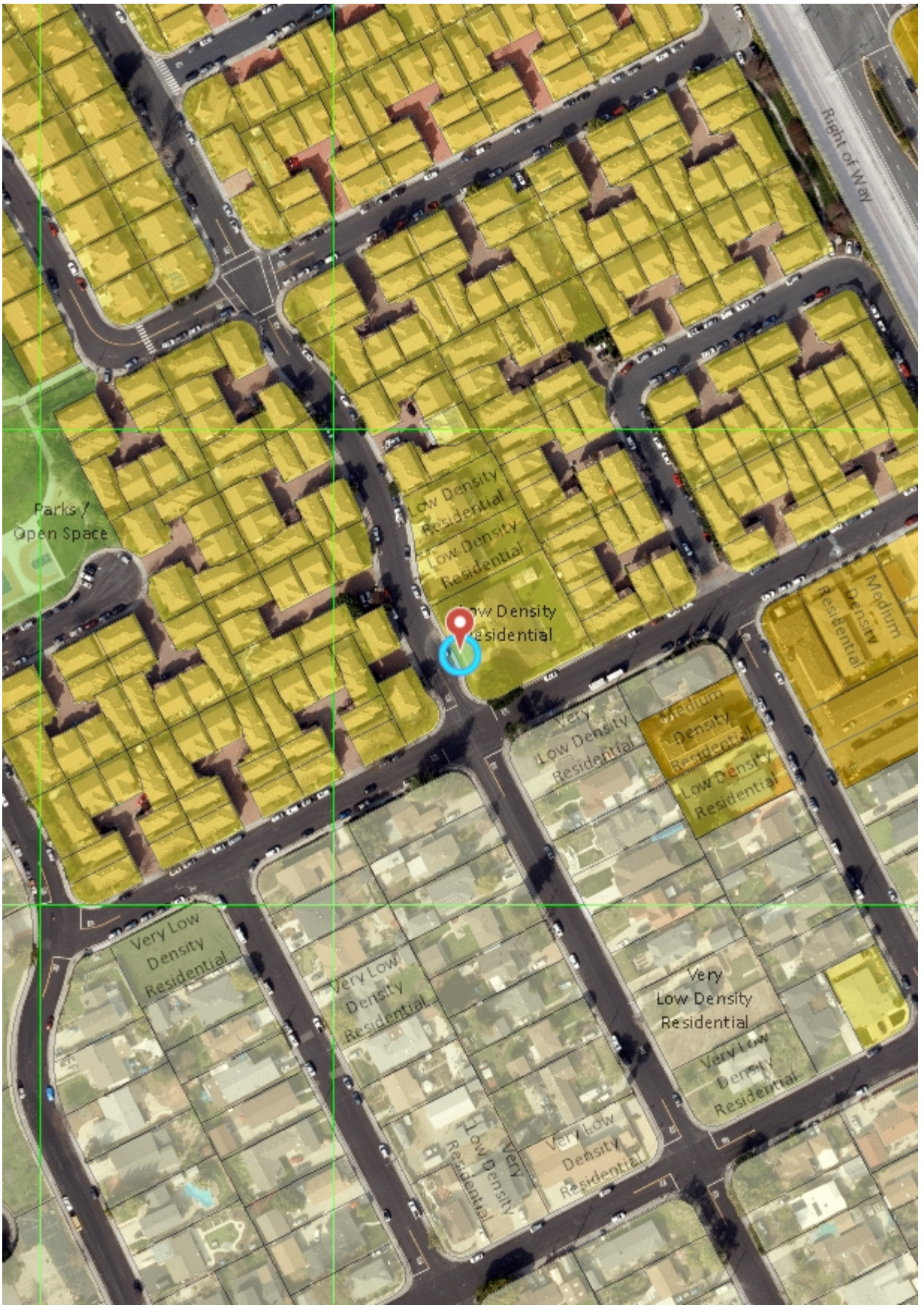
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City of Santa Clara
The Center of What's Possible

# General Plan Map - 4503 Cheeney




## Legend

General Plan Phase II: 2015-2

- Unknown
- Adopted Specific Plans
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Very High Density Residential
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- Urban Center/Entertainment Distric
- Neighborhood Mixed Use
- Community Mixed Use
- Regional Mixed Use
- Very High Density Mixed Use
- Public / Quasi Public
- Low Intensity Office / R&D
- High Intensity Office / R&D
- Parks / Open Space
- Light Industrial
- Heavy Industrial
- Downtown Core
- Right of Way

City Operational Boundary

Boundary

Footprint

Image

- Red: Band_1
- Green: Band_2
- Blue: Band_3

1: 2,000

Notes

PLN24-00034

0.1 0 0.03 0.1 Miles

NAD_1983_2011_StatePlane_California_III_FIPS_0403_Ft_US

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**RESOLUTION NO. _____**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPROVE A VESTING TENTATIVE CONDOMINIUM MAP FOR THE PROPOSED DEVELOPMENT OF SIX SINGLE FAMILY HOUSING UNITS, ONE DEEMED MODERATE RATE AFFORDABLE LOCATED AT 4503 CHEENEY STREET, SANTA CLARA**

**WHEREAS,** on September 13, 2023, Jeff Aguilar of Valley Oak Partners ("Applicant") submitted a preliminary application under Senate Bill (SB) 330 (2019);

**WHEREAS,** on February 2, 2024, the Applicant filed an Architectural Review application (PLN24-00034) to redevelop a 18,651 square-foot parcel, located at 4503 Cheeney Street ("Project Site") with six residential single family units;

**WHEREAS,** on December 11, 2024, the Architectural Review to Demolish an Existing Single-Family Residence and Construct Six New Single-Family Detached Residences, of Approximately 2,772 Square Feet with One Affordable Unit at the Moderate Level of Affordability was approved at the Development Review Hearing (DRH);

**WHEREAS,** on January 22, 2024, the Applicant filed an application (PLN24-00044) for a Vesting Tentative Condominium Map to subdivide the subject property to accommodate the proposed development;

**WHEREAS,** the proposed vesting tentative map is consistent with the approved site plan and improvements on the Project Site for the development of the residential project approved on December 11, 2024;

**WHEREAS,** pursuant to Section 17.05.210 of the Code of the City of Santa Clara ("SCCC"), a Vesting Tentative Map shall be required for all subdivisions of land into five or more parcels, including condominium developments;

**WHEREAS,** on September 24, 2024, the Subdivision Clearance Committee determined that the application was complete and that the proposed Vesting Tentative Map should proceed to the Planning Commission in conformance with Section 17.05.300 of the SCCC;

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

**WHEREAS**, the proposal is to create six residential units with common areas to serve the development ("Project") as shown on the Vesting Tentative Map, attached hereto and incorporated herein by this reference;

**WHEREAS,** a determination that the proposed six unit project was categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Class 32 – In-Fill Development Projects) was made at the Development Review Hearing on December 11, 2024;

**WHEREAS,** the proposed Vesting Tentative Map is consistent with the previously approved Project (Architectural Review approval) and would not result in a new impact on the environment or significantly increase the severity of any previously identified impact;

**WHEREAS,** on September 25, 2025, notices of the public hearing on the Vesting Tentative Map were mailed to all property owners within 500 feet of the property, according to the most recent Assessor's roll; and

**WHEREAS,** the Planning Commission held a duly noticed public hearing on October 8, 2025, at which time all interested persons were given an opportunity to provide testimony and the Commission considered the information presented in the Staff Report, and all verbal and written evidence.

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

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

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

A. The Vesting Tentative Map is consistent with the objectives, policies, general land uses and programs specified in the City's General Plan in that the Vesting Tentative Map, and adjoining development proposal, proposes six residential condominium units that is consistent with the General Plan Designation of Low Intensity Residential's density standards, creates additional residential development in proximity to jobs, incrementally advancing the City's goals to produce new housing, provides an affordable housing unit which forwards Residential Land Use Goal 5.3.2-G3 to disperse affordable housing units across the City, is compatible in both character and size with neighboring low intensity residential development (Policy 5.3.1-P29), and subject to conditions set forth in the Conditions of Vesting Tentative Map Approval, attached hereto and incorporated by this reference.

B. The design and improvements of the proposed subdivision are consistent with the City's General Plan, in that the Vesting Tentative Map facilitates development of housing stock and construction of ownership housing opportunities for the community (Policy 5.3.1-P8) ; and furthermore complies with General Plan Land Use and Transitional Goals and Polices of the General Plan by redeveloping a low density residential lot from a single-family unit to six single family units, meeting the density allowed and creating additional transition in scale and intensity of use from the existing surrounding Planned Development units to the single-family housing adjacent to the south.

C. The site is physically suitable for the proposed type of development, in that the Project is compatible with the adjacent uses and the zoning code.

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

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

F. The design of the vesting tentative map and type of improvements are not likely to cause substantial environmental damage and will not substantially or unavoidably injure fish or wildlife or their habitat in that the Project Site is located in an urbanized setting, is a previously developed site, and the proposed Condominium Map is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Class 32 – In-Fill Development Projects.

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

H. The vesting tentative map provides, to the extent feasible, for future passive or natural heating or cooling opportunities, in that it will adhere to CALGreen energy efficiency measures to conserve energy through building design and site planning.

3. Based on the findings set forth in this Resolution and the evidence in the Staff Report and such other evidence as received at the public hearings on this matter before the Planning Commission, the Planning Commission hereby recommends approval of the Vesting Tentative Map to the City Council, substantially in the form on file as shown on the attached Vesting Tentative Map and Conditions of Vesting Tentative Map Approval, hereby incorporated by this reference.

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

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 8TH DAY OF OCTOBER 2025, BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ATTEST: _____

AFSHAN HAMID
DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF SANTA CLARA

Attachments Incorporated by Reference:
1. Vesting Tentative Map
2. Conditions of Vesting Tentative Map Approval

## Conditions of Vesting Tentative Map Approval

## PLN24-00044 / 4503 Cheeney Street

Vesting Tentative Map (PLN24-00044) for the Proposed Development of Six Single Family Housing Units Subject to SB 330 Located at 4503 Cheeney Street.

**CONDITIONS OF APPROVAL**

**GENERAL**

G1. **Subdivision Expiration.** This subdivision shall automatically be revoked and terminated if not used within two years of original grant or within the period of any authorized extension thereof. The date of granting this subdivision is the date this subdivision is approved by the Decision-making body and the appeal period has exhausted. The expiration date is one year after the City Council decision made on Click or tap to enter a date..

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

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

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

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

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

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

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

G8. **Reach Codes.** This project is subject to the provisions of the City of Santa Clara 2022 Reach Code, effective January 2022. See Ordinance No. 2034 and/or Title 15 of the Santa Clara City Code.
   a. Chapter 15.36 – Energy Code for "all electric" provisions for new construction.
   b. Chapter 15**.**38 – Green Building Code for additional Electric Vehicle Charging requirements for new construction.

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

**COMMUNITY DEVELOPMENT - HOUSING DIVISION**

H1. **Residential Rental or Ownership Project with Fewer than 10 Units.** In accordance with the Santa Clara City Code chapter 17.40, this project is subject to the affordable housing requirements for the proposed X units for-sale residential development. To satisfy the affordable housing requirements, the Applicant may elect to either provide:
   a) One dwelling unit: Unit shall be provided at an affordable housing cost for a household earning up to one hundred percent (100%) of area median income (AMI). Affordable Unit shall have prices set in accordance with the City's Below Market Purchase (BMP) Program Policies and Procedures Manual (subject to updates and changes). Applicant shall be responsible for cost incurred under the California Building Standards (California Code of Regulations, Title 24) for the each affordable for- sale residential unit. Affordable units shall be reasonably dispersed throughout the project and shall on average contain the same number of bedrooms and shall be comparable to the design of the market-rate units in terms of appearance, material and finished quality of the market rate units in the project. Affordable units shall have the same access to the project amenities and recreational facilities as market-rate units; or
   b) Pay an in-lieu fee: In-lieu fee shall be equal to the difference between the unrestricted appraised market value ("Initial Market Value") and the Affordable Sales Price of the last unit at completion. The Initial Market Value of the last unit sold shall be the basis for calculating the in-lieu fee to be paid by Applicant. Any in-lieu fee payment due to the City by the Applicant shall be paid prior to receipt of the occupancy certificate of the last unit at completion.

H2. **Affordable Housing Agreement.** Prior to issuance of Building Permits, the Developer shall enter into an Affordable Housing Agreement (AHA) with the City that will determine the Affordable Sales Price, identify the actual unit to be sold as the Affordable Unit, and apply all terms and covenants guaranteeing the prescribed affordability, to the satisfaction of the Director of Community Development. There is a fee for the AHA preparation in the amount of $XX which will be due prior to execution of the AHA (per Municipal Fee schedule).

**DURING CONSTRUCTION – PRIOR TO OCCUPANCY**

H3. **Impact Fee.** In accordance with the Santa Clara City Code chapter 17.40, this project is subject to the requirements of the Affordable Housing Ordinance which may be met through payment of an impact fee of $X.XX per square foot. The fee is determined by the net square footage of the existing building to be demolished minus the square footage of the proposed new construction building multiply by the $X.XX per square foot. Please note

that the impact fee provided here is an estimate and may change if the proposed square footage changes. The Applicant shall pay impact fees prior to the issuance of the occupancy certificate of the building (all fees are based on the current Municipal Fee Schedule in effect at the time the project is approved).

## FIRE DEPARTMENT

### DESIGN / PERFORMANCE—PRIOR TO BUILDING PERMIT ISSUANCE

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

F1. **Hazmat Clearance.** Prior to any Building Permit Issuance, a Phase II environmental assessment is required to be submitted to CRRD for review. If hazards are present that require site mitigation, cleanup, or management of chemical contaminants in soil, soil vapor, or groundwater a separate permit from one of the regulatory agencies below will be required. The type and extent of contamination on site(s) will govern which of the regulatory agencies noted below can supervise the cleanup: Department of Toxic Substances Control (DTSC); State Water Resources Control Board; or Santa Clara County, Department of Environmental Health.

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

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

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

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

hydrants will be based on the fire-flow before the reduction for fire sprinklers. Both public and private fire hydrants may be required.

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

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

- Fire apparatus access roadways shall be provided so that the exterior walls of the first story of the buildings are located not more than 150 feet from fire apparatus access as measured by an approved route around the exterior of each building. In addition, aerial apparatus roadways must be located so aerial apparatus will have clear access to the "entire" face/sides of the building. The minimum number of sides is project-specific and depends on the building configuration, building design, occupancy, and construction type, etc. As part of Building Permit Issuance, an alternative materials, design, and methods of construction and equipment permit application will need to be submitted for review and approval incorporating applicable mitigation measures as determined by the fire department for the lack of compliance. Please note acceptable mitigation methods may have been discussed during the planning stage. Those mitigations are not guaranteed until a formal alternate means permit is submitted concurrently with the Building Plans. Conversely, an acceptable mitigation method may not have been discussed and will be evaluated under an alternate means permit at the building permit stage.
- For underpasses, garages, gates, or anything similar that a Fire apparatus is required to drive under as part of the emergency vehicle access, 16 feet vertical clearance will be required. For all other areas, the "minimum" unobstructed vertical clearance shall not be less than 13 feet 6 inches.

or

- For all other areas, the "minimum" unobstructed vertical clearance shall not be less than 13 feet 6 inches.
- The "minimum" width of aerial roadways for aerial apparatus is 26 feet.
- The minimum inside turning radius shall be 30 feet.
- The "minimum" width of roadways for aerial apparatus is 26 feet. Aerial access roadways shall be located a minimum of 15 feet and a maximum of 30 feet from the protected building. This requirement is only applicable when Appendix D of the Fire Code is enforceable.
- Overhead utility and power lines easements shall not be located over fire apparatus access roads or between the aerial fire apparatus roads and the buildings to avoid the possibility of injury and equipment damage from electrical hazards.

- Fire apparatus access roadways shall be all-weather surface(s) designed to support a gross vehicle weight of 75,000-pounds.
- Trees at full development must not exceed 30 feet in height and not impair aerials apparatus operations to sweep opposing sides of a building. Other obstructions such as site lighting, bio-retention, and architectural features are reviewed case-by-case to ensure they do not obstruct aerial and ground ladder access.
- Traffic control/calming devices are not permitted on any designated fire access roadway unless approved. A separate Fire Department permit is required for any barrier devices installed alone fire department apparatus access roads.

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

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

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

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

F9. **Alternative Means and Methods.** Prior to any Building Permit issuance, an alternate means or methods permits to mitigate any code deficiency must be submitted and approved. Please submit this permit concurrently with the building plans. Please note specific mitigations may have been discussed during the planning process. None of these discussions are binding and can only be formally approved through submitting an AMMR permit. The AMMR permit is formally documenting that and still needs to be submitted.

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

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

**DURING CONSTRUCTION – PRIOR TO OCCUPANCY**

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

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

**ENGINEERING**

**DESIGN—PRIOR TO BUILDING PERMIT ISSUANCE**

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

E2. **Easement.** Obtain Council approval of a resolution ordering vacation of existing public easement(s) proposed to be abandoned, if any, through Public Works Department, and pay all appropriate fees, prior to start of construction.

E3. **Subdivision Map.** After City Council approval of the Tentative Map, submit the Subdivision Map, prepared by a Licensed Land Surveyor or a Registered Civil Engineer with Land Surveyor privileges to the Engineering Department. The submittal shall include a title report, closure calculations, and all appropriate fees.

**DURING CONSTRUCTION**

E4. **Encroachment Permit.** All work within the public right-of-way and/or public easement, which is to be performed by the Developer/Owner, the general contractor, and all subcontractors shall be submitted within a Single Encroachment Permit to be reviewed and issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.

E5. **Encroachment Permit.** Submit public improvement/encroachment permit plans prepared in accordance with City Public Works Department procedures which provide for the installation of public improvements directly to the Public Works Department. Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer prior to approval and recordation of final map and/or issuance of building permits.

E6. **Encroachment Permit.** Existing non-standard or non-ADA compliant frontage improvements shall be replaced with current City standard frontage improvements as directed by the City Engineer or his designee.

E7. **Encroachment Permit.** Damaged curb, gutter, and sidewalk within the public right-of-way along property's frontage shall be repaired or replaced (to the nearest score mark) in a

manner acceptable to the City Engineer or his designee. The extents of said repair or replacement within the property frontage shall be at the discretion of the City Engineer or his designee.

E8. **Encroachment Permit.** Existing streetlights shall be clear of proposed sidewalk, developer shall relocate as necessary.

E9. **Easement.** Dedicate required on-site easements for any new public utilities, and/or emergency vehicle access by means of subdivision map or approved instrument at time of development.

E10. **Easement.** Dedicate sidewalk easements along the project frontage where public sidewalks extend into private property. Sidewalk easements are to be 1' behind proposed back of walk where there is landscaping behind sidewalk. Sidewalk easement where hardscape is behind sidewalk is to be at back-of-walk. Cold joint is required between public sidewalk and private hardscape.

E11. **Agreement.** If requested, owner or designee shall prepare and submit for City approval a maintenance plan for all sidewalk, curb and gutter, landscaping and irrigation system improvements installed within the public right-of-way prior to encroachment permit issuance. Such plan shall include at a minimum, maintenance requirements for trees and shrubs, in acknowledgement of developer's/property owner's obligation under Chapter 12.30 and 17.15.

**TRAFFIC**
**DURING CONSTRUCTION**

E12. Traffic improvements must comply with the City of Santa Clara Standard Specifications for Public Works Construction

**STREETS DIVISION**
Right of Way Landscape

**DESIGN / PERFORMANCE -- PRIOR TO ISSUANCE OF BUILDING PERMIT**

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

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

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

**DURING CONSTRUCTION OR OPERATION**

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

**PRIOR TO FINAL OF BUILDING PERMIT**

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

Solid Waste

**DESIGN / PERFORMANCE -- PRIOR TO ISSUANCE OF BUILDING PERMIT**

SW1. **Post-Construction Solid Waste Generation Estimation and Collection Form.** The applicant shall complete and provide the Post-Construction Solid Waste Generation Estimation and Collection Form, which includes the estimation of trash and recycling materials generated from the project. Use the City's Solid Waste Guidelines for New and Redevelopment Projects as specified by the development type. Contact the Public Works Department at Environment@SantaClaraCA.gov or (408) 615-3080 for more information.

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

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

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

SW5. **Exclusive Franchise Hauling Area.** Project applicant shall contact the Public Works Department, Street Maintenance Division at (408) 615-3080 to verify if the property falls within the City's exclusive franchise hauling area. If so, the applicant is required to use the City's exclusive franchise hauler and rate structure for any hired debris boxes. Prior to the issuance of a Public Works clearance, the project applicant shall complete and sign the Construction and Demolition (C&D) / Waste Management Rules and Regulations Form.

**DURING CONSTRUCTION OR OPERATION**

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

**PRIOR TO FINAL OF BUILDING PERMIT**

SW7. **Weight Tickets.** Prior to obtaining a Temporary or Final Certificate of Occupancy, individual weight tickets for all materials generated for discard or reuse by the project

during demolition and construction activities shall be uploaded to Green Halo and submitted for review and approval by Environmental Services. At a minimum two (2) weeks review time is required.

Stormwater

**DESIGN / PERFORMANCE -- PRIOR TO ISSUANCE OF BUILDING PERMIT**

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

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

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

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

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

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

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

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

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

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

ST9. **Trash Enclosure Floor Drains.** Floor drains within trash enclosures shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.

ST10. **Architectural Copper.** The use of architectural copper is prohibited.

**DURING CONSTRUCTION OR OPERATION**

ST11. **Biotreatment Soil Media.** Applicant shall install biotreatment soil media that meets the minimum specifications as set forth in the SCVURPPP C.3 Stormwater Handbook. If percolation rate test of the biotreatment soil mix is not performed on-site, a certification letter from the supplier verifying that the soil meets the specified mix (the date of such document shall not be older than 3 months).

ST12. **Stormwater Control Measure Inspection.** At critical construction phases, all stormwater control measures shall be inspected for conformance to approved plans by a qualified 3rd party consultant from the SCVURPPP List of Qualified Consultants.

ST13. **Inspections.** Permeable Pavement, Media Filter vaults, and Trash Full Capture Devices shall be inspected by a 3rd party reviewer and/or manufacturer representative for conformance with the details and specifications of the approved plans. All new pervious concrete and porous asphalt pavements should have a minimum surface infiltration rate of 100 in./hr. as described in the SCVURPPP C.3 Handbook. A map displaying the number, location and details of full trash capture devices shall be prepared as an attachment to the Operations and Maintenance (O&M) Agreement with the City.

ST14. **Stormwater Treatment Facilities.** Stormwater treatment facilities must be designed, installed, and maintained to achieve the site design measures throughout their life in accordance to the SCVRUPPP C.3 Stormwater Handbook (Chapter 6 and Appendix C).

ST15. **Amendments to Operation & Maintenance Agreement.** Any site design measures used to reduce the size of stormwater treatment measures shall not be installed for the project without the written approval from the City, installing the corresponding resizing of other stormwater treatment measures and an amendment of the property's O&M Agreement.

ST16. **Stormwater Pollution Prevention Messaging.** Developer shall install an appropriate stormwater pollution prevention message such as "No Dumping – Flows to Bay" on any storm drains located on private property.

ST17. **Outdoor Storage Areas.** All outdoor equipment and materials storage areas shall be covered and/or bermed, or otherwise designed to limit the potential for runoff to contact pollutants.

**PRIOR TO FINAL OF BUILDING PERMIT**

ST18. **As-Built Drawings.** As-Built drawing shall be submitted to the Public Works Department.

ST19. **3rd Party Concurrence Letter.** 3rd Party concurrence letter on the C.3 facilities construction shall be submitted to the Public Works Department. The letter shall be prepared by a 3rd party consultant from the SCVURPPP List of Qualified Consultants. The City reserves the right to review the 3rd party inspection report on the C.3 stormwater facility installation.

ST20. **Final C.3 Inspection.** Applicant shall schedule and City shall conduct a final C.3 inspection.

ST21. **Operation & Maintenance Agreement.** The property owner shall enter into an Operation and Maintenance (O&M) Agreement with the City for all installed stormwater treatment measures and full trash capture devices in perpetuity. Applicants should contact Public Works Dept. - Environmental Services at (408) 615-3080 or Street@SantaClaraCA.gov for assistance completing the Agreement. For more information and to download the most recent version of the O&M Agreement, visit the City's stormwater resources website at http://santaclaraca.gov/stormwater. Inspection of permeable pavement, media filter vaults and full trash capture devices is to be done annually by December 31 of each year.

## WATER & SEWER DEPARTMENT

### DESIGN / PERFORMANCE -- PRIOR TO ISSUANCE OF BUILDING PERMIT

W1. **Related Approvals:** Applicant shall comply with all related City approvals, entitlements, permits, or requirements associated with the subject property, unless explicitly superseded or revised by the Director of Water and Sewer Utilities.

W2. **Existing Services.** The applicant shall show all existing water and sewer services, meters, and mains on the plans and indicate their sizes on the proposed site plan or on a composite utility plan. If the existing services will not be used, then the applicant shall properly abandon these services at the main per Water & Sewer Utilities standards and install a new service to accommodate the water needs of the project. The applicant shall bear the cost of any relocation or abandonment of existing Water Department facilities required for project construction to the satisfaction of the Director of Water and Sewer Utilities.

W3. **Separate Services.** Applicant shall provide separate water, recycled water, sanitary sewer, and fire services connected to a public main in the public right-of-way services for each parcel to the satisfaction of the Director of Water & Sewer Utilities. Different types of water and recycled water use (domestic, irrigation, fire) shall be served by separate water services, each separately tapped at the water main. Services cannot cross a different parcel than the one it serves. No parcel shall be created that requires an easement from an adjacent parcel in order to be served. Tapping on existing fire service line(s) is prohibited. Approved backflow prevention device(s) are required on all potable water services.

W4. **Easements.** Prior to City's issuance of Building or Grading Permits, the applicant shall provide a dedicated water utility easement around the backflow prevention device onsite. The water utility easement for the water services and all other public water appurtenances shall be a minimum 15 feet wide and be adjacent to the public right-of-way without overlapping any public utility easement. Additionally, the applicant shall submit plans defining existing easements so Water Division can verify if there are any conflicts with proposed easements and water utilities.

## KEY:

G = General

P = Planning Division

E = Public Works Engineering (Stormwater)

SVP = Silicon Valley Power

FD = Fire Department

ST = Stormwater

SW = Solid Waste

L = Right of Way Landscape

E = Engineering

H = Housing

W = Water and Sewer

## ACKNOWLEDGEMENT AND ACCEPTANCE OF CONDITIONS OF APPROVAL

*Permittee/Property Owner*

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

Signature: _____

Printed Name: _____

Relationship to Property: _____

Date: _____

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

**24-1140** **Agenda Date: 12/11/2024**

# REPORT TO DEVELOPMENT REVIEW HEARING

## SUBJECT

PUBLIC HEARING: Action on the Architectural Review (PLN24-00034) for the Demolition of an Existing Single-Family Residence and the Construction of Six New Single-Family Detached Residences, of Approximately 2,772 Square Feet with One Affordable Unit at the Moderate Level of Affordability, Subject to SB 330 Located at 4503 Cheeney Street.

**File No.:** **PLN24-00034**
**Location:** **4503 Cheeney,** a 18,651 square-foot lot located on the east side of Cheeney Street, on the corner of Cheeney Street and Third Street; APN: 104-09-034;
**General Plan:** Low Density Residential (8-19 DU/AC)
**Zoned:** Low Density Residential (R2)
**Applicant:** Jeff Aguilar
**Owner:** Kathleen Daudistel Trustee & Et Al
**Request:** **Architectural Review -** Demolition of an existing single-family residence and the construction of six new single family detached residences, of approximately 2,772 square feet with one affordable unit at the moderate level of affordability, subject to SB 330 located at 4503 Cheeney Street.

## PROJECT DATA

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

## POINTS FOR CONSIDERATION

- The proposed project is in a residential tract consisting of both one- and two-story residences with a mixture of detached single family and attached single family homes. See Vicinity Map in Attachment 1.
- The site currently has a single-family home (built circa 1963) that will be removed to incorporate the six new residences.
- Per the Santa Clara City Code (SCCC) 18.120.020.D2 & 3, the request requires Architectural Review approval through Development Review Hearing.
- The project proposes six new single family detached residences, each being approximately 2,772 square feet consisting of two car garages of 410 square feet, and three bedrooms and two- and one-half bathrooms.
- Direct vehicular access for the 0.44-acre lot would is from Third Street with a single driveway for the six residences. Solid Waste service for the site would be achieved with individual bins placed curbside along Third Street during service days.
- The project proposes a contemporary architectural design that appears to be in harmony with

the existing character of the neighborhood, with horizontal lap siding, stucco, box windows, and prominent entryways for two residences abutting Third Street. All roofs are hip style to reduce the massing of the structures.

- The project proposes an affordable unit, which is consistent with the City's Affordable Housing Ordinance and allows the applicant to use State density bonus law to seek waivers from the SCCC. After working with the City to reduce the extent of the waivers, the applicant and the City agreed to three waivers for: front yard setbacks, rear yard setbacks, and building coverage.
- Pursuant to the density bonus law, the applicant is also entitled to one concession for the affordable housing project, the applicant has chosen to use that concession for the corner side yard fence height to maintain a six-foot height within a required setback where only a three-foot fence would be permitted.
- The project has been submitted under Senate Bill (SB) 330 (2019) and later SB 8 (2022), which allows a project to move forward if it complies with applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards, in effect at the time that the application was deemed complete. The applicant has worked with the City to create a design that is in harmony with the surrounding neighborhood and abides by the spirit of the 2014 Design Guidelines for Single-Family and Duplexes.
- The proposed project meets the required finding set forth in SCCC Chapter 18.120.
- There are no active City code enforcement cases for this property.
- A Community Meeting was held for the project on 11/13/2024, about eight members of the public were in attendance. The overall comment from the public was a concern regarding on-street parking.
- A neighborhood notice was distributed within a 500-foot radius of the subject site for this project review.

## FINDINGS SUPPORTING STAFF'S RECOMMENDATION

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

1) *That any off-street parking area, screening strips, and other facilities and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that:*
   - Each unit will have a two-car garage which will provides the Code required two covered parking spaces for each residence. Per SCCC, each garage should maintain an unobstructed 17'x17' space for parking. As conditioned, the project would require that each garage be used for parking vehicles and not only for storage.
   - The required parking spaces are not located in the required front yard or side yard landscaped areas.
   - The proposed project provides areas surfaced with all-weather materials of parking vehicles.
2) *That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of*

*neighboring developments, and will not create traffic congestion or hazard, in that:*

- The proposed residence would add an additional five residences to the property which should not create substantive traffic congestion or hazards.
- Public streets, including Cheeney Street and Third Street, are adequate in size and design to serve the proposed residences, and the use will not create a substantive increase in traffic.

3) *That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that:*
   - The proposed project is consistent with the surrounding character of the neighborhood by including such architectural elements as box windows clad in painted accent panels, a combination of eight-inch horizontal lap siding and stucco materials, standing seam roofing on the entryways, and asphalt shingle roofing.
     - The architectural features of the proposed design are true to the architectural form and appropriate for the neighborhood.
     - The proposed project is consistent with the scale and design found in the existing surrounding neighborhoods.

4) *That the granting of such approval will not, under the circumstances of the particular case, materially affect adversely the health, comfort or general welfare of persons residing or working in the neighborhood of said development, and will not be materially detrimental to the public welfare or injuries to property or improvements in said neighborhood, in that:*
   - The project is subject to the California Building Code and City Code requirements, which serve to regulate new construction to protect public health, safety, and general welfare.

5) *That the proposed development, as set forth in the plans and drawings, are consistent with the set of more detailed policies and criteria for architectural review as approved and updated from time to time by the City Council, which set shall be maintained in the planning division office. The policies and criteria so approved shall be fully effective and operative to the same extent as if written into and made a part of this title, in that:*
   - The proposed development is consistent with the objective standards set forth in the General Plan and Zoning Code, and with the waivers and concession, comply with the R2 zoning district's development standards.

## CONDITIONS OF APPROVAL

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

## ENVIRONMENTAL REVIEW

The action being considered is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Class 32 - In-Fill Development Projects), in that the proposed project meets the following conditions:

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
(c) The project site has no value as habitat for endangered, rare or threatened species.
(d) Approval of the project would not result in any significant effects relating to traffic, noise, air

quality, or water quality.
(e) The site can be adequately served by all required utilities and public services.

## PUBLIC CONTACT

Public contact was made by posting the Development Review Hearing agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <mailto:clerk@santaclaraca.gov> or at the public information desk at any City of Santa Clara public library.
A public hearing notice was mailed to property owners within a 500-foot radius of the project site on November 27, 2024. As of the writing of this report, planning staff has not received public comments for this application.

## RECOMMENDATION

**Determine** the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15332 (Class 32 - In-Fill Development Projects) and **Approve** the demolition of an existing single-family residence and the construction of six new single family detached residences, of approximately- 2,772 square feet with one affordable unit at the moderate level of affordability, located at 4503 Cheeney Street, subject to findings and conditions of approval.

Prepared by: Daniel Sobczak, Associate Planner, Community Development Department
Approved by: Sheldon S. Ah Sing, Development Review Officer, Community Development Department

## ATTACHMENTS

1. Vicinity Map
2. Project Data and Compliance Table
3. Conditions of Approval
4. Development Plans

## SHEET LIST:


TS Cover Sheet & Project Summary

Architectural Sheets

A.1 Existing Site Photos
A.2 Architectural Site Plan
A.3 Streetscape Elevations
A.4 Perspective
A.5 Floor Plans - Plan 1
A.6 Floor Plans - Plan 1A
A.7 Building Section & Area Diagrams
A.8 Building Elevations - Plan 1A / Color Scheme A
A.9 Building Elevations - Plan 1A / Color Scheme B
A.10 Building Elevations - Plan 1 / Color Scheme C
A.11 Colors & Materials

Civil Sheets

C-1 Existing Conditions & Demolition Plan
C-2 Site Plan
C-3 Grading And Drainage Plan
C-4 Utility Plan
C-5 Stormwater Management Plan
C-6 Clean Bay Blueprint
TM1 Vesting Tentative Map
TM2 Vesting Tentative Map

Landscape Sheets

L-1 Conceptual Landscape Plan
L-2 Conceptual Tree Plan
L-3 Site Imagery and Preliminary Lighting Plan
L-4 Conceptual Irrigation Hydrozone Plan


## PROJECT TEAM:


APPLICANT:
Valley Oak Partners, LLC
734 The Alameda, San Jose, CA 95126
Tel: 408-200-6211
Aguilar

ARCHITECT:
DAHLIN
5865 Owens Drive,
Pleasanton, CA 94588
Tel: 925-251-7200
Contact: Eric Muzzy

CIVIL ENGINEER:
CEA (Civil Engineering Associates)
128 Railway Ave, Campbell, CA 95008
Tel: 408-453-1066 x.207
Contact: John Gaylord

LANDSCAPE ARCHITECT:
vTA vanderToolen Associates
700 Ygnacio Valley Road, Suite 100,
Walnut Creek, CA 94596
Tel: 925-274-1305
Contact: Mary Carden


## CODE INFORMATION:

APPLICABLE CODES:

2022 CALIFORNIA BUILDING CODE (CRC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE (CFC)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen Code)
CITY OF SANTA CLARA, CALIFORNIA MUNI CODE

OCCUPANCY GROUP: R-3
CONSTRUCTION TYPE: VB
BUILDING AREA / UNIT: 2,772 SF
BUILDING HEIGHT: 2 STORIES, 26'
SPRINKLER SYSTEM: NFPA 13D



| PROJECT SUMMARY | | | | |
|---|---|---|---|---|
| Location | 4503 Cheeney Street, Santa Clara, 95054 | | | |
| Project Number | 1005.012 | | | |
| Assessor Parcel Number | 104-09-034 | | | |
| Parcel Area (Gross) | 18,651 sf | 0.43 ac | | |
| Existing Use | 1 Residential unit | | | |
| **DEVELOPMENT REGULATIONS** | **STANDARD** | **NOTES** | | **PROPOSED** |
| General Plan Land Use | Low Density Residential | Existing zoning is inconsistent | | Low Density Residential |
| General Plan Density | 8-19 units / gross acre | Compliant | | 14 units / gross acre |
| Zoning Designation | R1-6L - Single Family | Evaluated as R3-18D per City Planning Division | | R1-6L - Single Family |
| **DEVELOPMENT REGULATIONS** | **PER R3-18D ZONING** | **CODE REF.** | **NOTES** | **PROPOSED** |
| Lot Area | 8,500 SF min. | 18.16.040 | Compliant | 18,651 SF |
| Lot Width | 70' min. | 18.16.050 | Compliant | 127.5' |
| Building Height | 25' max. | 18.16.060 | DB Waiver Request 1 | 26' |
| Front yard | 20' min. | 18.16.070 | DB Waiver Request 2 | 13' min. |
| Side yard | 10' min. | 18.16.080 | DB Waiver Request 3 | 5.5' min. |
| Side yard - Street | 20' min. | | DB Waiver Request 4 | 10' min. (5' to porch) |
| Rear | 15' min. | 18.16.090 | DB Waiver Request 5 | 10' min. |
| Building Coverage | 35% max. | 18.16.100 | DB Waiver Request 6 | 48% |
| Open landscaped Area | 45% min. | 18.16.110 | DB Waiver Request 7 | 37% |
| | 8,393 SF | | | 6,927 SF |
| Unit Count | 7 max. (1/2,500 SF) | 18.16.120 | Compliant | 6 |
| Parking Spaces | 2 / unit, 12 total | 18.16.130 | Compliant | 2 / unit, 12 total |
| Driveway legnth from ROW | 20' min. | | Compliant | 23.5' |

| ARCHITECTURAL SUMMARY | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| unit name | unit count | bedroom count | bathroom count | gross living area / unit | total gross living area | garage area | porch area | upper level stair area | construction area / unit | total construction area |
| Plan 1 | 4 | 4 | 2.5 | 2,275 | 9,100 | 430 | 42 | 67 | 2,772 | 11,088 |
| Plan 1A | 2 | 4 | 2.5 | 2,275 | 4,550 | 430 | 108 | 67 | 2,772 | 5,544 |
| Total | 6 | | | | 13,650 | | | | | 16,632 |

## VICINITY MAP:




## PROJECT DESCRIPTION:

The project site is located at 4503 Cheeney Street. The existing site consists of a single family detached home. The project proposes demolition of existing building, and construction of 6 new single family detached homes. Each home will include a gross living area of +/- 2,275 sf, and a gross construction area of 2,772 sf. Residential development at this density is an allowed use per the existing General Plan designation.

The project layout is designed similarly to the surrounding neighborhood, with corner units entering from the Third Street frontage and interior units entering from a private driveway. Resident parking will be provided in private garages. The architectural design features a variety of colors and materials intended to compliment the proposed building articulation.

An SB 330 preapplication for this project was submitted in September 2023. The proposed project requires Architectural Review and approval of State Density Bonus. includes requests for 7 waivers as noted in the Project Summary table.

SHEET TS

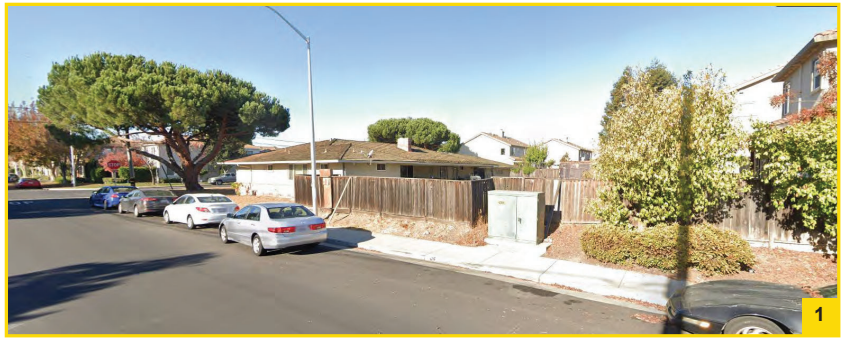
# 4503 CHEENEY STREET

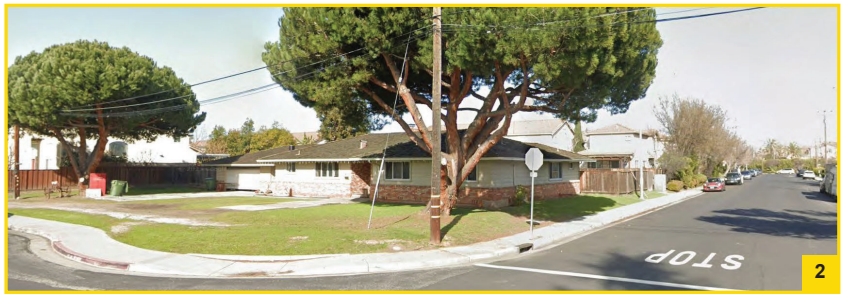
**IN SANTA CLARA, CA**

**ARCHITECTURAL REVIEW - SUBMITTAL 1**

# COVER SHEET & PROJECT SUMMARY







N

SHEET A.1

# 4503 CHEENEY STREET

**IN SANTA CLARA, CA**

**ARCHITECTURAL REVIEW - SUBMITTAL 1**

## EXISTING SITE PHOTOS

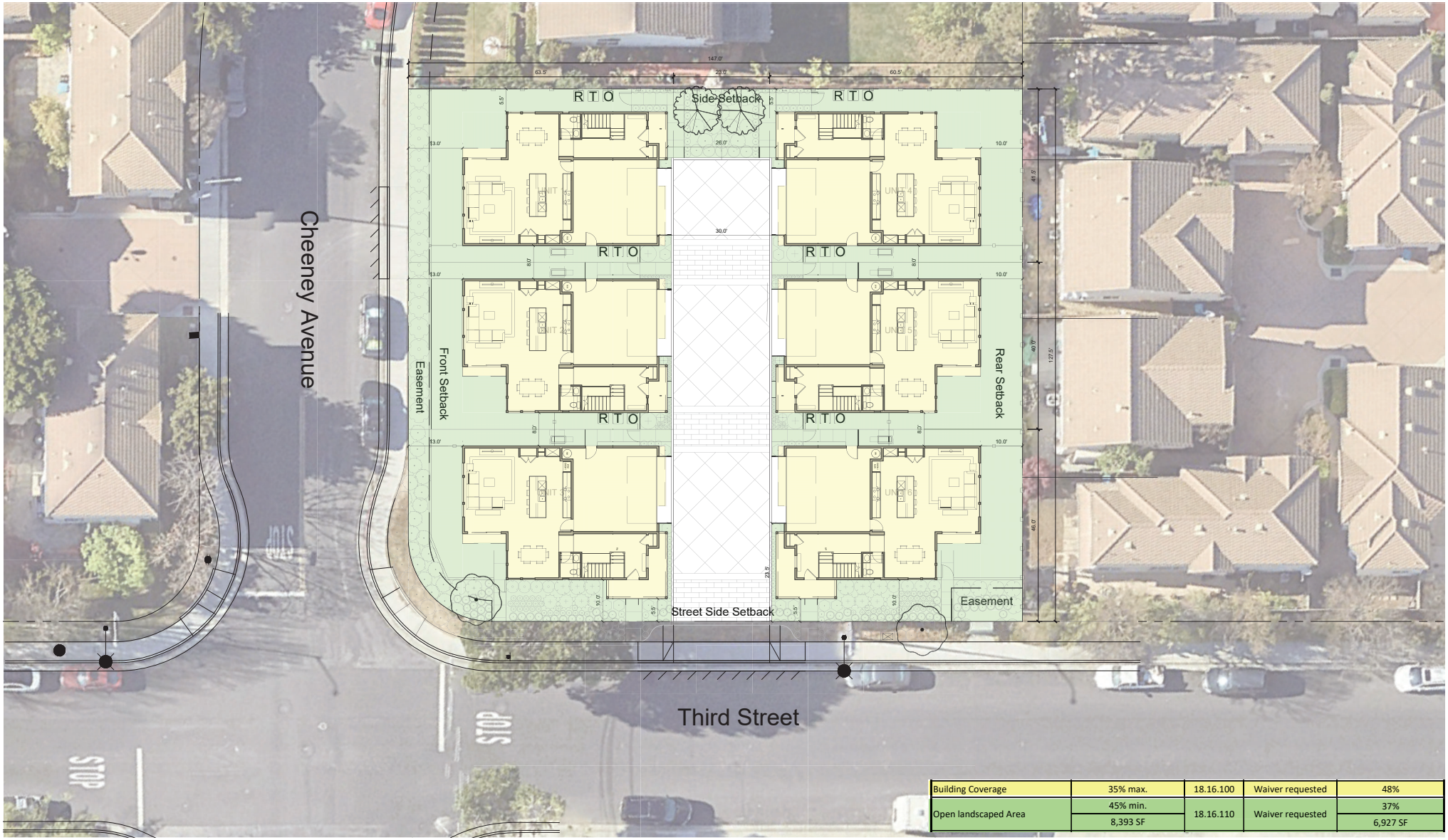
**DAHLIN GROUP** ARCHITECTURE | PLANNING | INTERIORS

WWW.DAHLINGROUP.COM

PROJECT NO. 1005.012 | JANUARY 16, 2024

VOP

DAHLIN




| | | | | |
|---|---|---|---|---|
| Building Coverage | 35% max. | 18.16.100 | Waiver requested | 48% |
| Open landscaped Area | 45% min. | 18.16.110 | Waiver requested | 37% |
| | 8,393 SF | | | 6,927 SF |

SHEET A.2

# 4503 CHEENEY STREET

**IN SANTA CLARA, CA**

**ARCHITECTURAL REVIEW - SUBMITTAL 1**

**DAHLIN GROUP** ARCHITECTURE | PLANNING | INTERIORS

## ARCHITECTURAL SITE PLAN

N

0 10 20 30 FEET

VOP

DAHLIN

WWW.DAHLINGROUP.COM

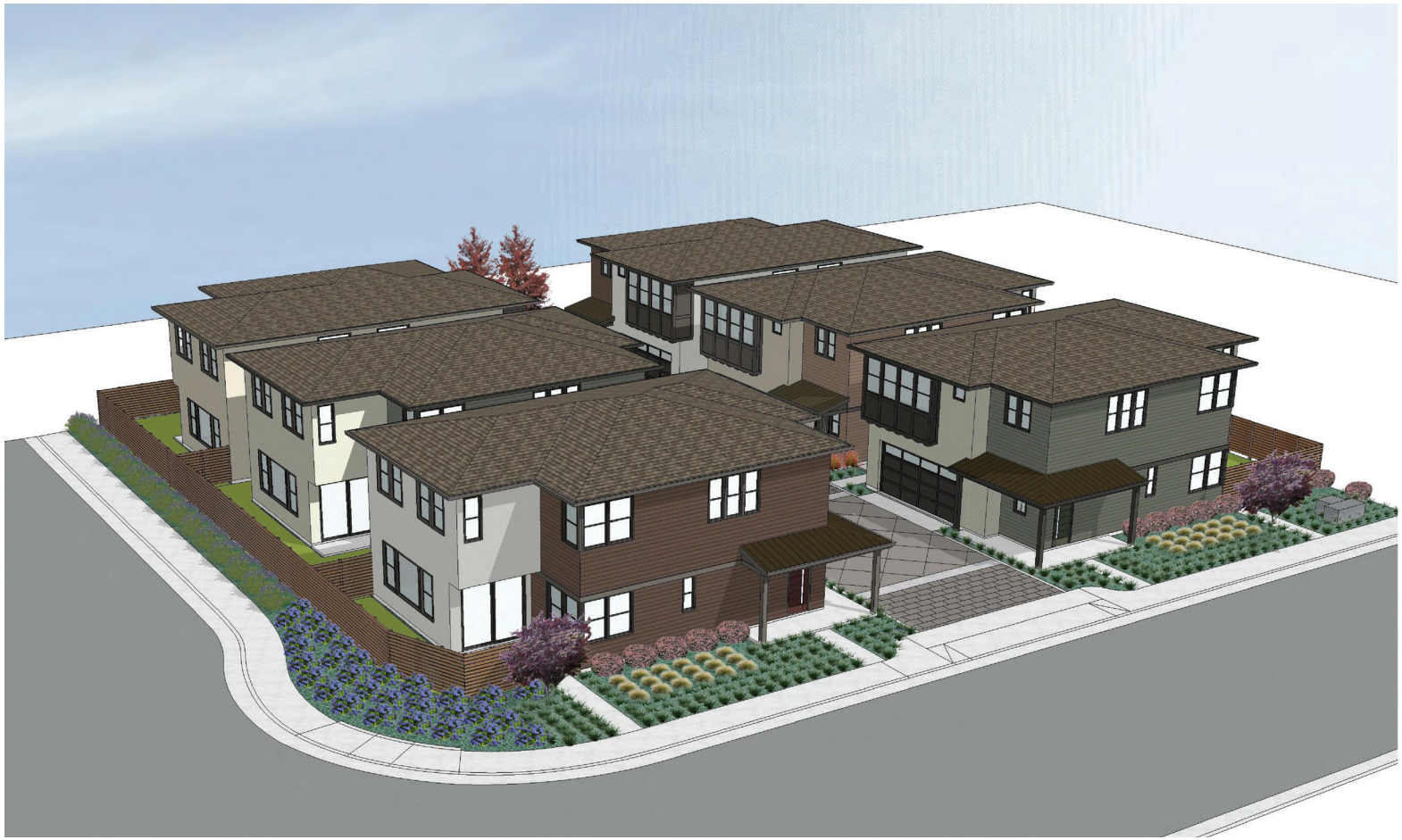
PROJECT NO. 1005.012 | JANUARY 16, 2024



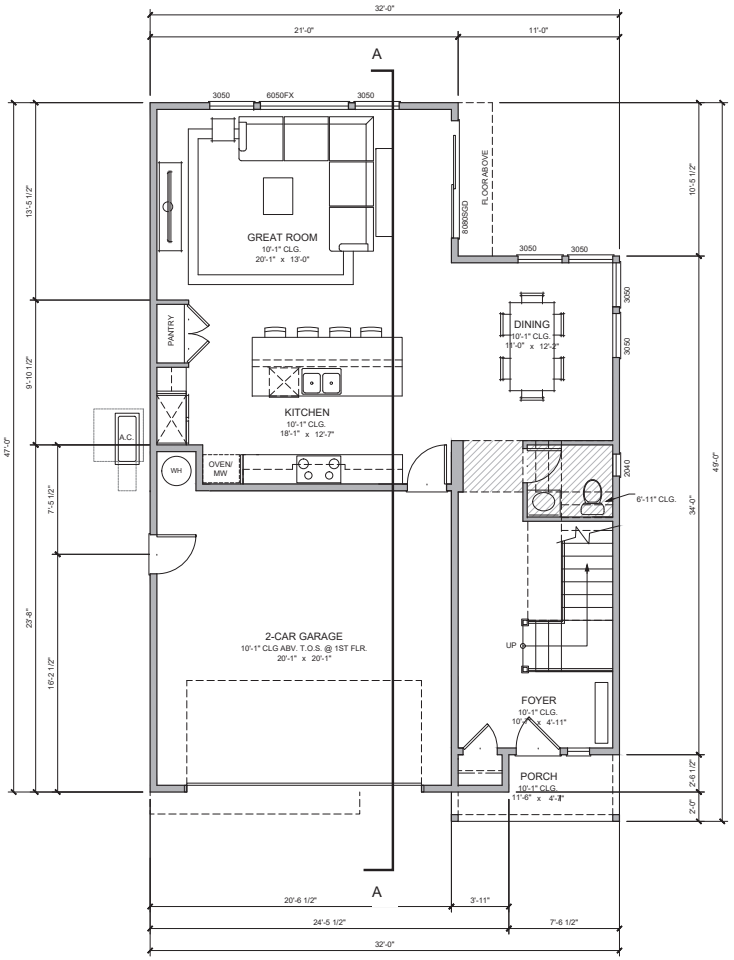
THIRD STREET ELEVATION



CHEENEY STREET ELEVATION

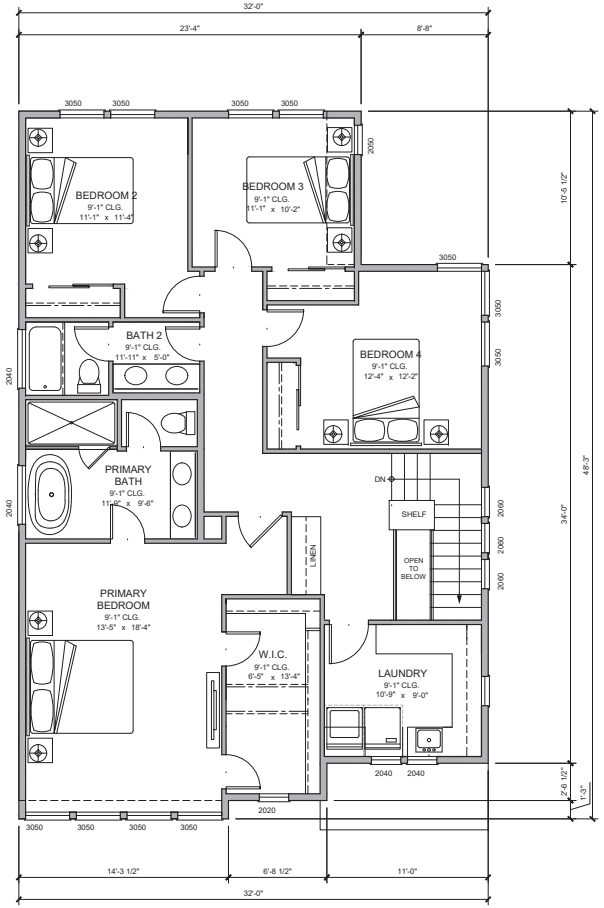


PERSPECTIVE - CORNER VIEW

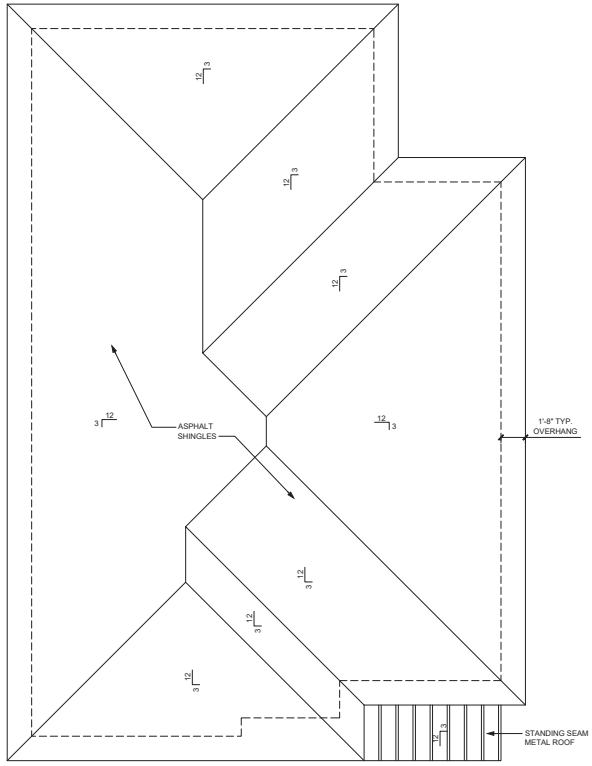



PLAN 1 - MAIN FLOOR PLAN

LOTS 2, 3, 4, & 5




PLAN 1 - UPPER FLOOR PLAN




PLAN 1 - ROOF PLAN



SITE KEY

SHEET A.5

# 4503 CHEENEY STREET

**IN SANTA CLARA, CA**

**ARCHITECTURAL REVIEW - SUBMITTAL 1**

**DAHLIN GROUP** ARCHITECTURE | PLANNING | INTERIORS

## FLOOR PLANS

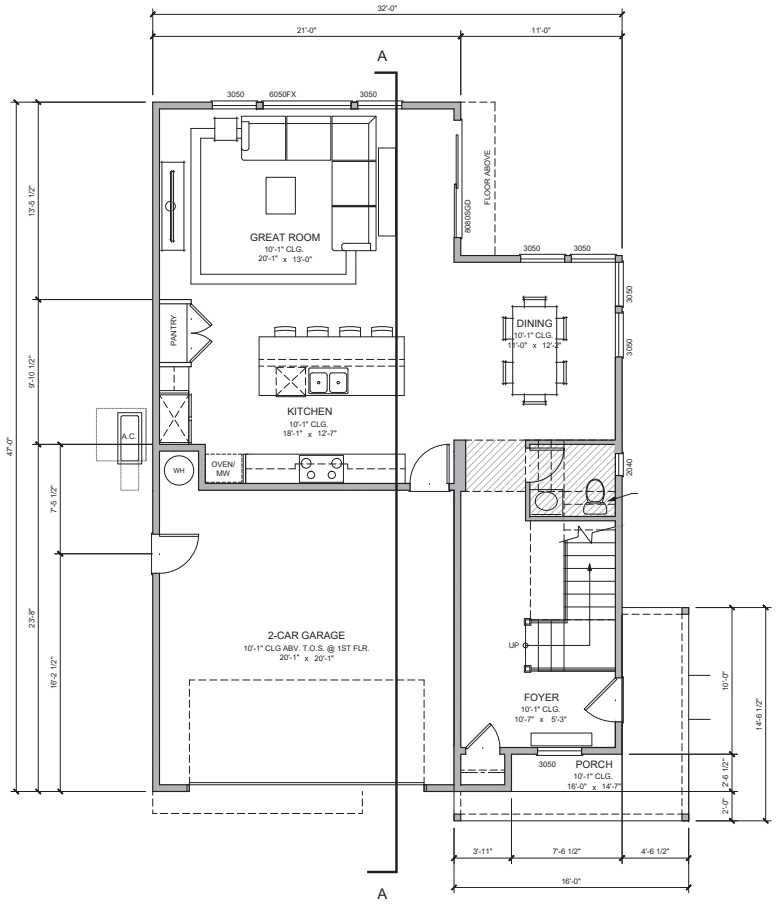
**UNIT 1**

N

0 2 4 8 12 FEET

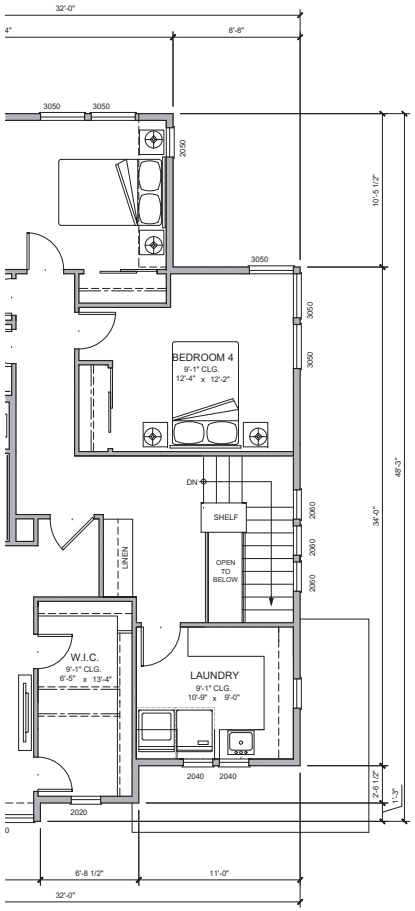
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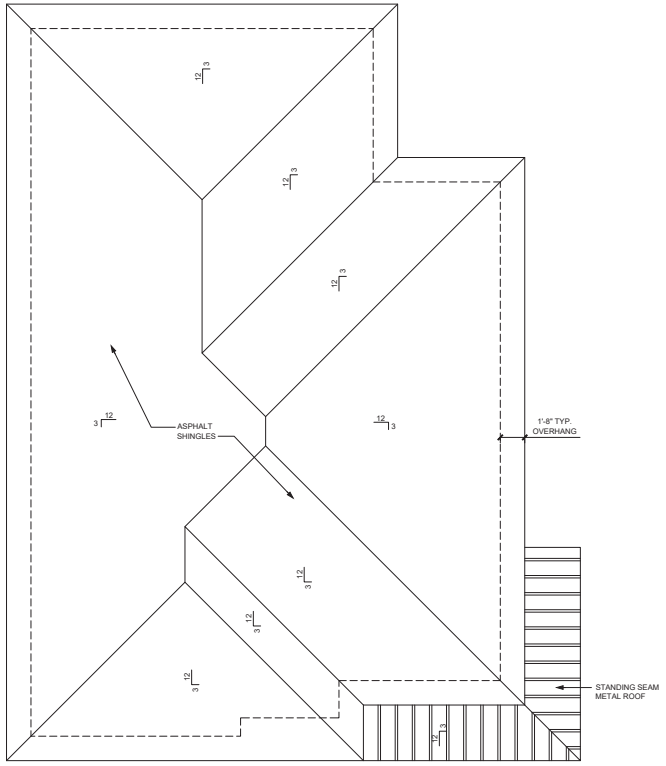



PLAN 1A - MAIN FLOOR PLAN

LOTS 1 & 6




PLAN 1A - PARTIAL UPPER FLOOR PLAN




PLAN 1A - ROOF PLAN



SITE KEY

SHEET A.6

# 4503 CHEENEY STREET

**IN SANTA CLARA, CA**

**ARCHITECTURAL REVIEW - SUBMITTAL 1**

**DAHLIN GROUP** ARCHITECTURE | PLANNING | INTERIORS

## FLOOR PLANS

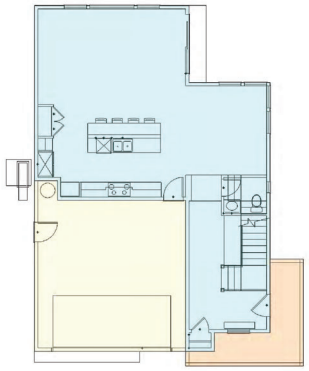
**UNIT 1A**

N

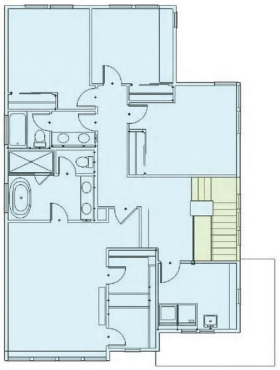
0 2 4 8 12 FEET

**WWW.DAHLINGROUP.COM**

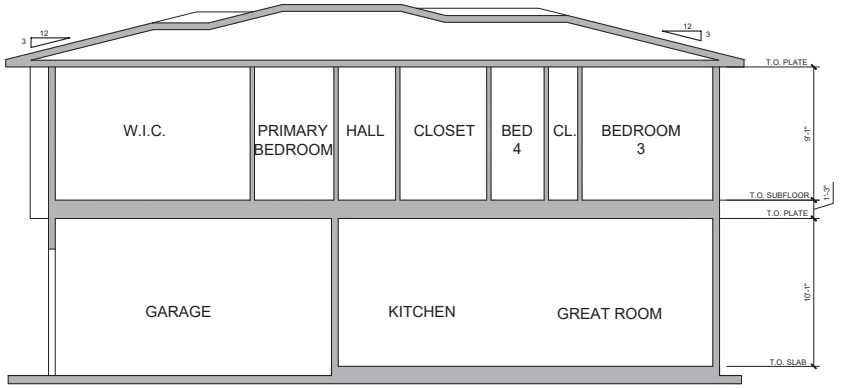
**PROJECT NO. 1005.012 | JANUARY 16, 2024**



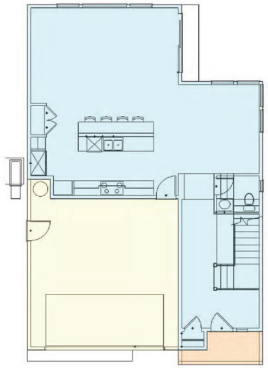
PLAN 1A



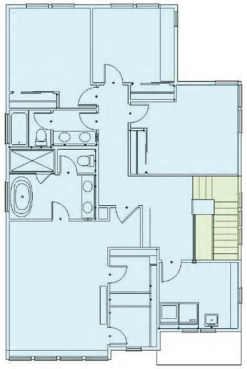
| | |
|---|---|
| MAIN FLOOR LIVING AREA | 939 SF |
| UPPER FLOOR LIVING AREA | 1,336 SF |
| **TOTAL LIVING AREA** | **2,275 SF** |
| GARAGE AREA | 430 SF |
| PORCH AREA | 108 SF |
| UPPER LEVEL STAIR AREA | 67 SF |




BUILDING SECTION A-A



PLAN 1



| | |
|---|---|
| MAIN FLOOR LIVING AREA | 939 SF |
| UPPER FLOOR LIVING AREA | 1,336 SF |
| **TOTAL LIVING AREA** | **2,275 SF** |
| GARAGE AREA | 430 SF |
| PORCH AREA | 42 SF |
| UPPER LEVEL STAIR AREA | 67 SF |

**ARCHITECTURAL SUMMARY**

| unit name | unit count | bedroom count | bathroom count | gross living area / unit | total gross living area | garage area | porch area | upper level stair area | construction area / unit | total construction area |
|---|---|---|---|---|---|---|---|---|---|---|
| Plan 1 | 4 | 4 | 2.5 | 2,275 | 9,100 | 430 | 42 | 67 | 2,772 | 11,088 |
| Plan 1A | 2 | 4 | 2.5 | 2,275 | 4,550 | 430 | 108 | 67 | 2,772 | 5,544 |
| Total | 6 | | | | 13,650 | | | | | 16,632 |

SHEET A.7

# 4503 CHEENEY STREET

**IN SANTA CLARA, CA**

**ARCHITECTURAL REVIEW - SUBMITTAL 1**

**DAHLIN GROUP** ARCHITECTURE | PLANNING | INTERIORS

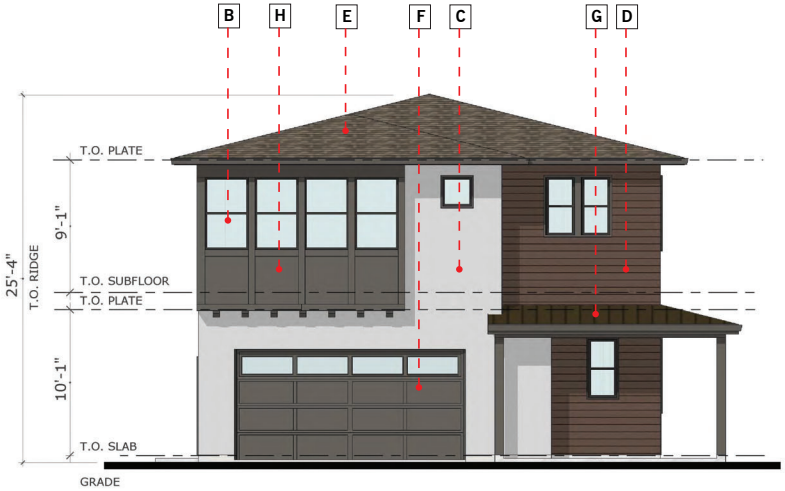
## BUILDING SECTION & AREA DIAGRAMS

0 2 4 8 12 FEET

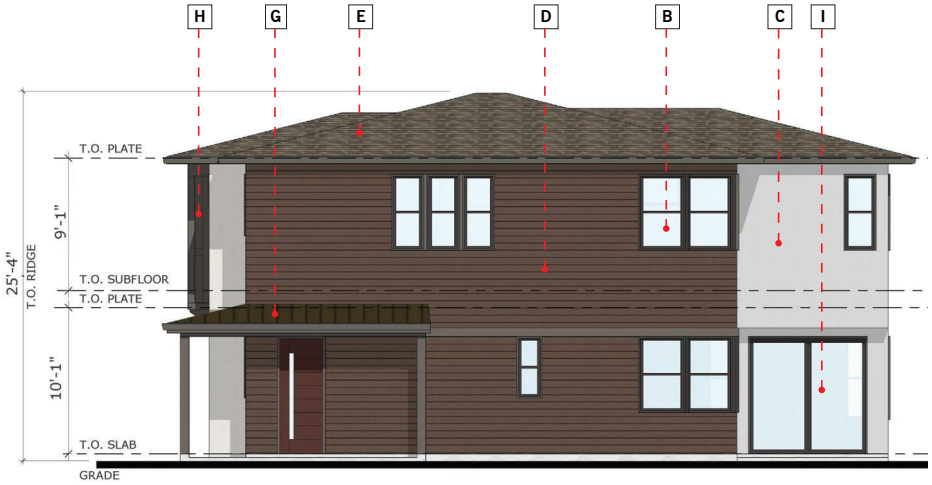
VOP DAHLIN

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PROJECT NO. 1005.012 | JANUARY 16, 2024



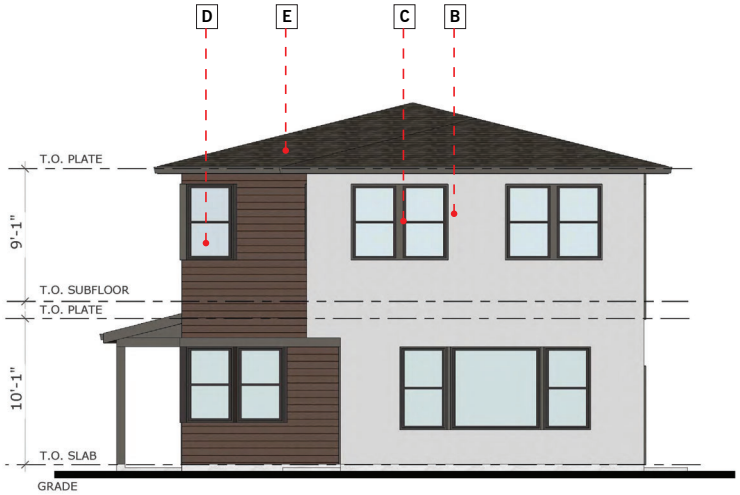

FRONT ELEVATION



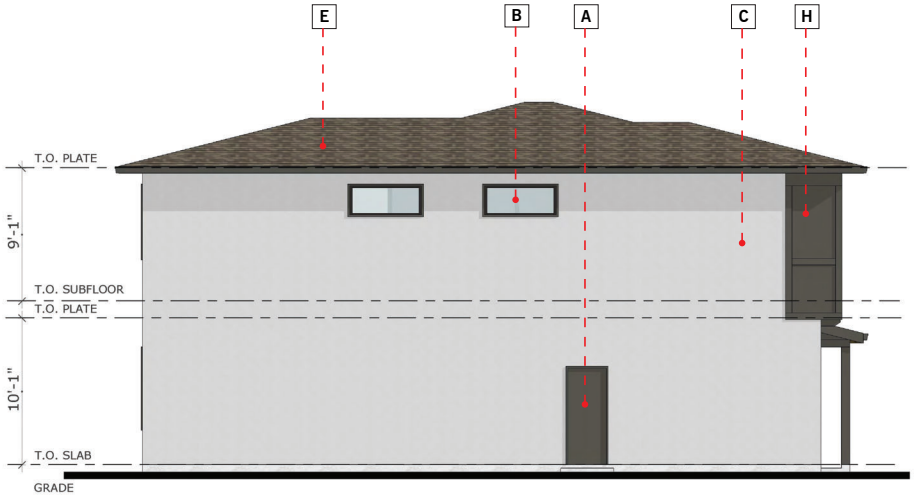

RIGHT ELEVATION

## MATERIAL LIST

- A WOOD DOOR
- B VINYL WINDOWS
- C STUCCO
- D 8" HORIZ. LAP SIDING
- E COMPOSITE SHINGLE ROOFING
- F ALUMINUM GARAGE DOOR
- G STANDING SEAM ROOFING
- H PAINTED ACCENT PANEL
- I SLIDING GLASS DOOR




REAR ELEVATION




LEFT ELEVATION

SHEET A.8

# 4503 CHEENEY STREET

**IN SANTA CLARA, CA**

**ARCHITECTURAL REVIEW - SUBMITTAL 1**

**DAHLIN GROUP** ARCHITECTURE | PLANNING | INTERIORS

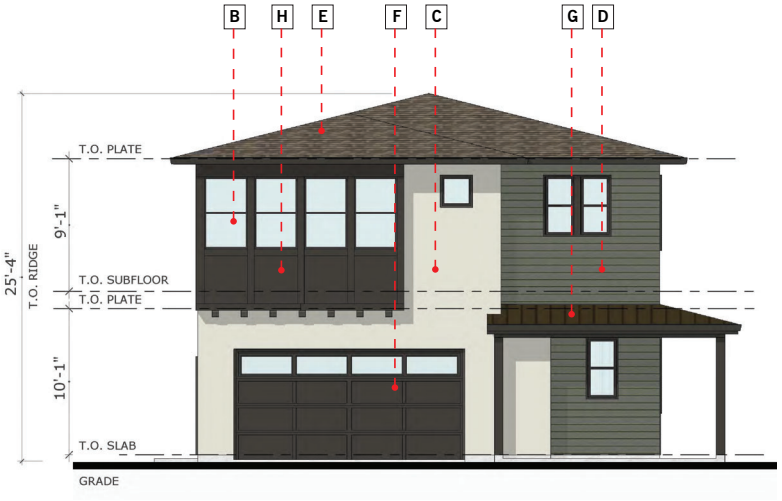
## BUILDING ELEVATIONS

**PLAN 1A / COLOR SCHEME A**

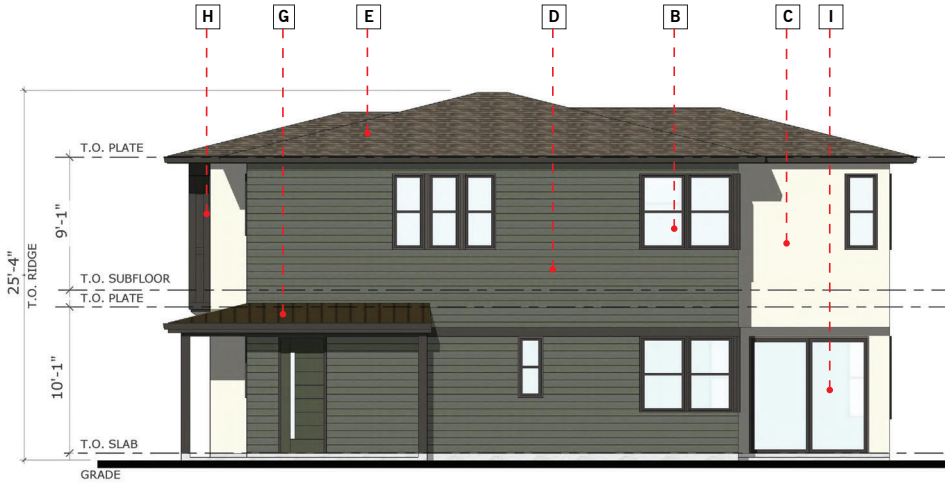
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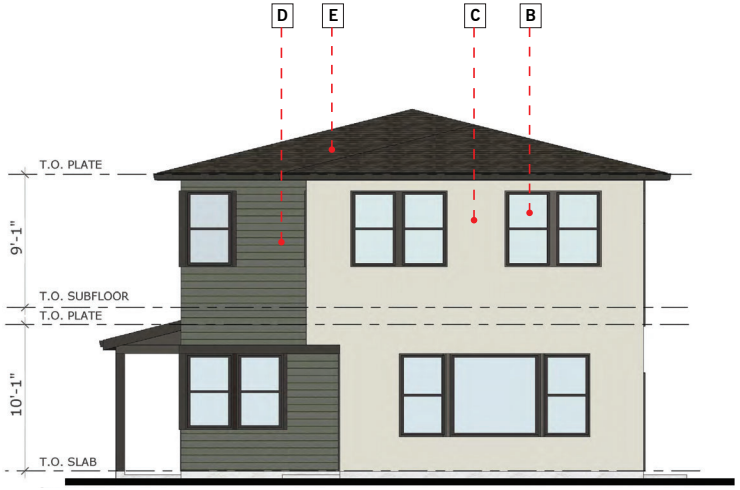

FRONT ELEVATION



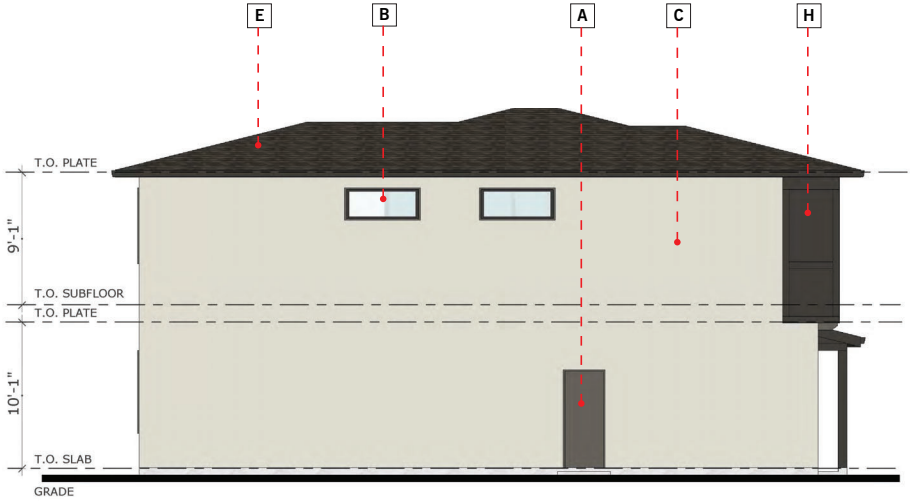

RIGHT ELEVATION

## MATERIAL LIST

| | |
|---|---|
| A | WOOD DOOR |
| B | VINYL WINDOWS |
| C | STUCCO |
| D | 8" HORIZ. LAP SIDING |
| E | COMPOSITE SHINGLE ROOFING |
| F | ALUMINUM GARAGE DOOR |
| G | STANDING SEAM ROOFING |
| H | PAINTED ACCENT PANEL |
| I | SLIDING GLASS DOOR |




REAR ELEVATION




LEFT ELEVATION

SHEET A.9

# 4503 CHEENEY STREET

**IN SANTA CLARA, CA**

**ARCHITECTURAL REVIEW - SUBMITTAL 1**

**DAHLIN GROUP** ARCHITECTURE | PLANNING | INTERIORS

## BUILDING ELEVATIONS

**PLAN 1A / COLOR SCHEME B**

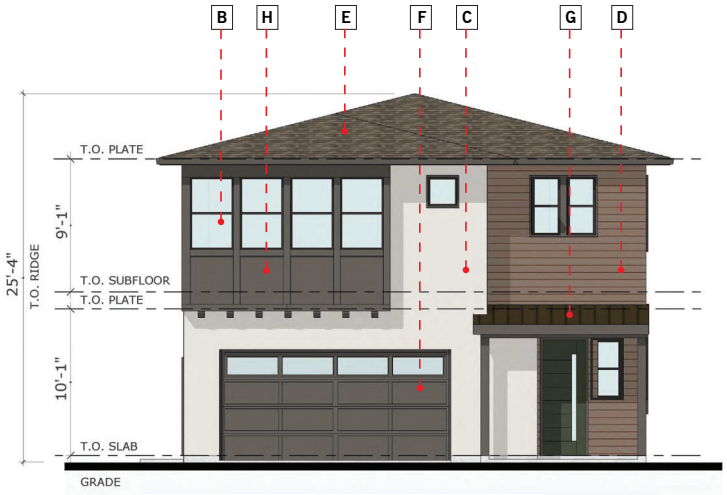
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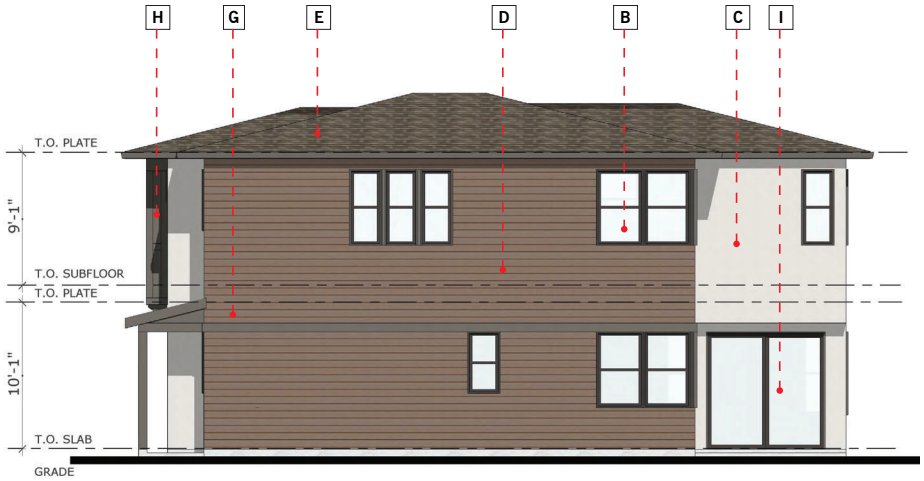
VOP

DAHLIN

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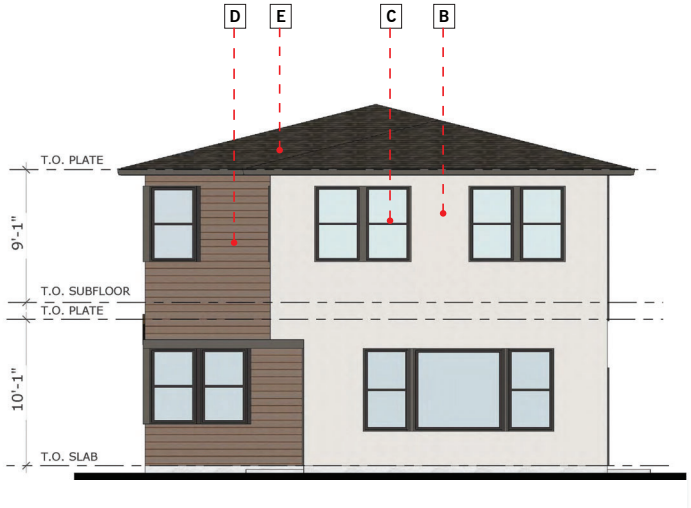

FRONT ELEVATION



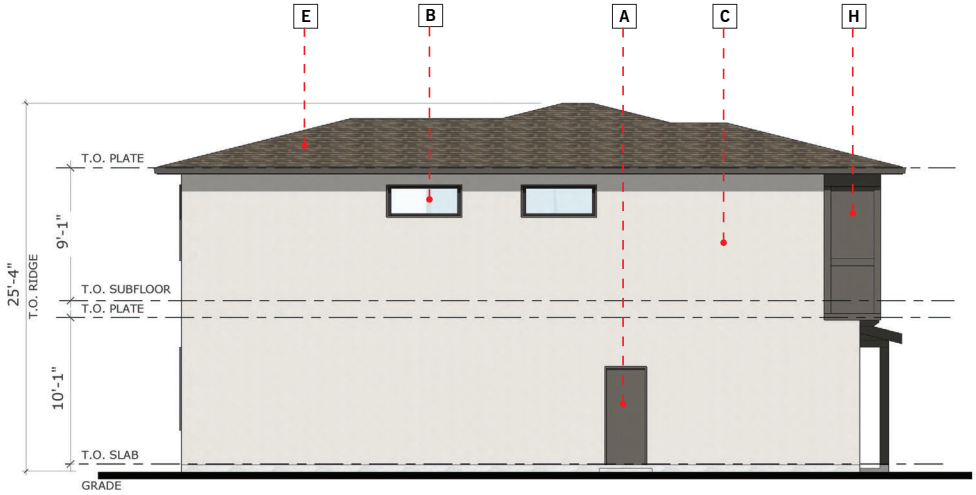

RIGHT ELEVATION

## MATERIAL LIST

| | |
|---|---|
| A | WOOD DOOR |
| B | VINYL WINDOWS |
| C | STUCCO |
| D | 8" HORIZ. LAP SIDING |
| E | COMPOSITE SHINGLE ROOFING |
| F | ALUMINUM GARAGE DOOR |
| G | STANDING SEAM ROOFING |
| H | PAINTED ACCENT PANEL |
| I | SLIDING GLASS DOOR |




REAR ELEVATION




LEFT ELEVATION

SHEET A.10

# 4503 CHEENEY STREET

**IN SANTA CLARA, CA**

**ARCHITECTURAL REVIEW - SUBMITTAL 1**

**DAHLIN GROUP** ARCHITECTURE | PLANNING | INTERIORS

## BUILDING ELEVATIONS

**PLAN 1 / COLOR SCHEME C**

N

0 2 4 8 12 FEET

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VOP

DAHLIN

## COLOR SCHEME A

HORIZONTAL LAP SIDING
SHERWIN WILLIAMS
“GROUNDED”
SW 6089

STUCCO
SHERWIN WILLIAMS
“ELDER WHITE”
SW 7014

TRIM / GARAGE DOOR / FASCIA
SHERWIN WILLIAMS
“BLACK FOX”
SW 7020

ENTRY DOOR
SHERWIN WILLIAMS
“FRENCH ROAST”
SW 6069

ROOF
GAF ASPHALT SHINGLES
TIMBERLINE, OR EQUAL
“MISSION BROWN”



SITE KEY

## COLOR SCHEME B

HORIZONTAL LAP SIDING
SHERWIN WILLIAMS
“SHADE GROWN”
SW 6188

STUCCO
SHERWIN WILLIAMS
“SILVERPLATE”
SW 7649

TRIM / GARAGE DOOR / FASCIA
SHERWIN WILLIAMS
“BLACK FOX”
SW 7020

ENTRY DOOR
SHERWIN WILLIAMS
“RIPE OLIVE”
SW 6209

ROOF
GAF ASPHALT SHINGLES
TIMBERLINE, OR EQUAL
“MISSION BROWN”



SITE KEY

## COLOR SCHEME C

HORIZONTAL LAP SIDING
SHERWIN WILLIAMS
“CRAFT PAPER”
SW 6125

STUCCO
SHERWIN WILLIAMS
“SIMPLIFY BEIGE”
SW 6085

TRIM / GARAGE DOOR / FASCIA
SHERWIN WILLIAMS
“BLACK FOX”
SW 7020

ENTRY DOOR
SHERWIN WILLIAMS
“SHADE GROWN”
SW 6188

ROOF
GAF ASPHALT SHINGLES
TIMBERLINE, OR EQUAL
“MISSION BROWN”



SITE KEY

## MATERIALS (ALL COLOR SCHEMES)

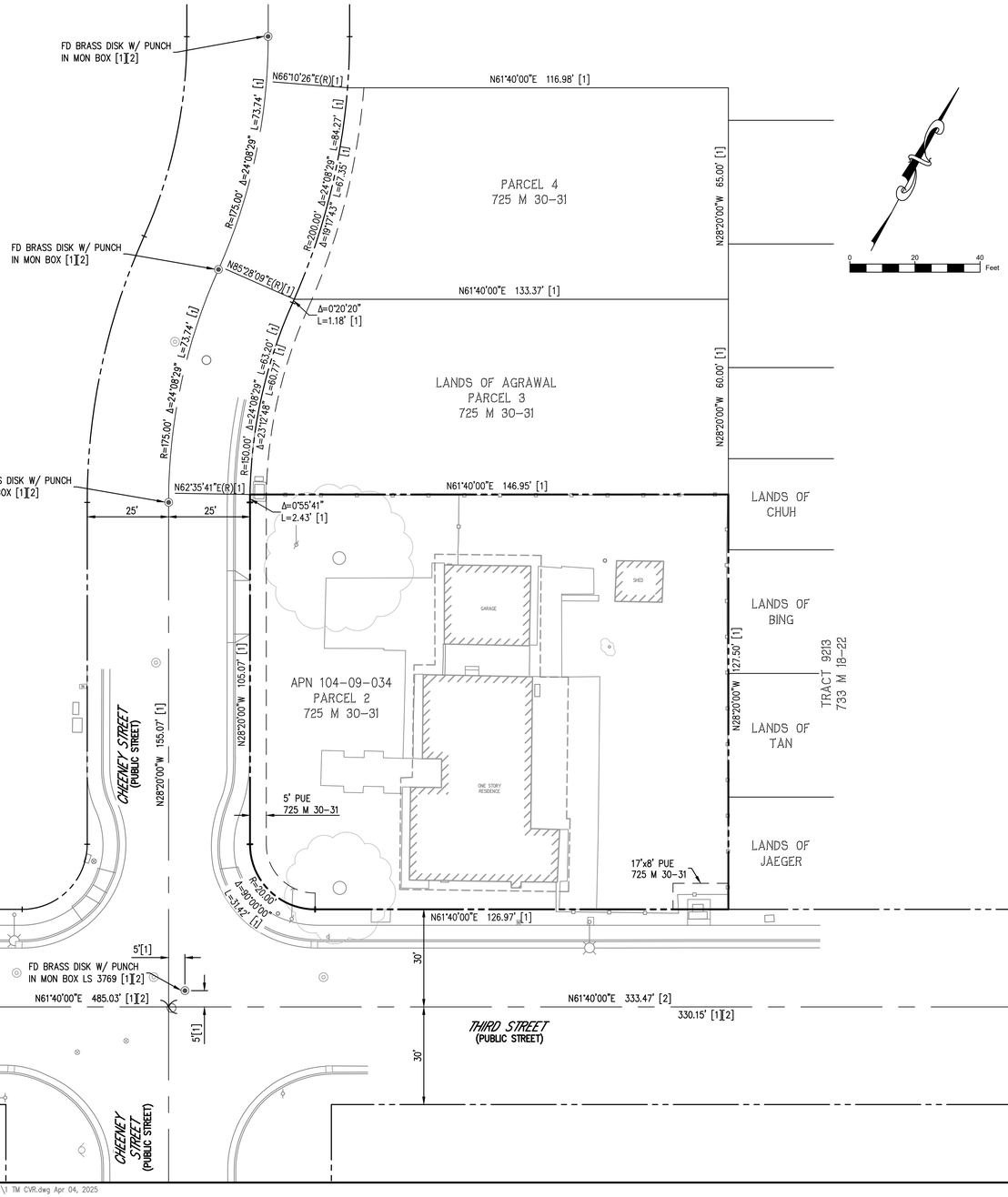
EXTERIOR FINISHES
- STUCCO - MEDIUM SAND FINISH
- CEMENTIOUS SMOOTH LAP SIDING - 7” EXPOSURE
- CEMENTOUS VERTICAL PANEL SIDING - SMOOTH FINISH

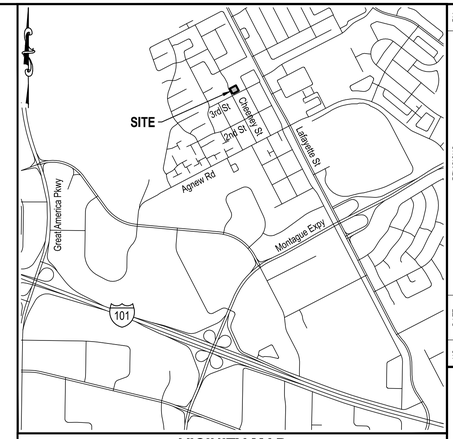
WINDOWS & DOORS
- VINYL FRAMED WINDOWS - BRONZE (OR SIM.) FINISH
- PAINTED FIBERGLASS FRONT ENTRY DOOR
- STANDARD PANEL GARAGE DOOR W/ LITES

TRIM / ACCENT
- 2” DEEP AND 2” WIDE RECESS AROUND WINDOWS @ STUCCO FINISHES
- 2 1/2” X 3/4” CEMENTIOUS WINDOW TRIM @ LAP SIDING FINISHES
- 5 1/2” X 3/4” CEMENTIOUS TRIM @ PANEL FINISH
- 9” X 9” CEMENTIOUS TRIM WRAPPED COLUMNS

ROOF
- ASPHALT COMPOSITION SHINGLE ROOF
- PREFINISHED STANDING SEAM METAL ROOF

# VESTING TENTATIVE MAP
# 4503 CHEENEY STREET
## FOR UP TO 6 CONDOMINIUM UNITS
## SANTA CLARA CALIFORNIA




**VICINITY MAP**
NOT TO SCALE

### GENERAL NOTES

OWNER & SUBDIVIDER: CHEENEY HOMES, LLC
734 THE ALAMEDA
SAN JOSE, CA 95126

ENGINEER: CIVIL ENGINEERING ASSOCIATES, INC.
28 RAILWAY AVENUE
CAMPBELL, CALIFORNIA 95008

1. EXISTING ZONING: R1-6L – SINGLE FAMILY
2. EXISTING GP DESIGNATION: LOW DENSITY RESIDENTIAL
3. EXISTING USE: RESIDENTIAL
4. PROPOSED ZONING: PD (PLANNED DEVELOPMENT)
5. PROPOSED USE: RESIDENTIAL
6. PROPOSED IMPROVEMENTS: DEMOLISH EXISTING BUILDINGS AND PARKING LOTS TO CONSTRUCT RESIDENTIAL SINGLE FAMILY BUILDINGS. CONSTRUCT UTILITY SERVICES INCLUDING STORM, SANITARY SEWER, WATER AND JOINT TRENCH.
7. VESTING TENTATIVE MAP: THIS VESTING TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH CHAPTER 3, ARTICLE 2, SECTION 66452 OF THE SUBDIVISION MAP ACT.
8. BOUNDARY: BOUNDARY INFORMATION IS BASE ON RECORD AND FIELD DATA.
9. EASEMENTS: EMERGENCY VEHICLE ACCESS EASEMENT, PUBLIC UTILITY EASEMENT, PUBLIC ACCESS EASEMENT, PRIVATE ACCESS EASEMENT, STORM DRAIN EASEMENT, PUBLIC ROADWAY EASEMENT AND PUBLIC LANDSCAPE EASEMENT WILL BE PROVIDED.
10. BOUNDARIES AND EASEMENTS DEPICTED HEREON HAVE BEEN TRANSCRIBED FROM THE DOCUMENTS REFERENCED BELOW. PORTIONS OF THESE MAY HAVE BEEN REORIENTED TO FIT TOGETHER. THIS MAY NOT BE COMPLETE OR ACCURATE. SEE COMMENTARY BELOW.

    TITLE REPORTS BY OLD REPUBLIC TITLE COMPANY:
    ORDER NUMBER 0631038265-RP DATED JUNE 12, 2023
11. BASIS OF BEARINGS: THE BEARING OF NORTH 61°40'00" EAST ALONG THE CENTER LINE OF THIRD STREET AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN BOOK 725 OF MAPS AT PAGE 30 AND 31 SANTA CLARA COUNTY RECORDS WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.
12. BENCHMARK: VALLEY WATER ID BM098. BRASS DISK ON TOP AND BACK OF SIDEWALK AT THE WESTERLY CORNER OF INTERSECTION FOR AGNEWS ROAD AND SAN TOMAS CREEK (SAN TOMAS CREEK IS LOCATED BETWEEN MISSION BOULEVARD AND LAKE SANTA CLARA DRIVE. CITY OF SANTA CLARA. NAVD88 ELEVATION = 25.66.
13. FEMA: THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBERS 06085C0063H, DATED MAY 18, 2009, AS BEING PARTIALLY LOCATED IN FLOOD ZONE "ZONE X (SHADED)":

    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.
14. ASSESSOR'S PARCEL NO.: 104-09-034
15. STORM SEWER TO BE SERVICED BY CITY OF SANTA CLARA
16. WATER TO BE PROVIDED BY CITY OF SANTA CLARA
17. SANITARY SEWER TO BE PROVIDED BY CITY OF SANTA CLARA
18. FIRE PROTECTION IS TO BE PROVIDED BY CITY OF SANTA CLARA
19. GAS IS TO BE PROVIDED BY PG&E
20. ELECTRIC IS TO BE PROVIDED BY SILICON VALLEY POWER
21. TELEPHONE IS TO BE PROVIDED BY AT&T
22. CABLE TV IS TO BE PROVIDED BY COMCAST
23. EXISTING LOTS: 1
24. PROPOSED LOTS: 1
25. TOTAL AREA: 0.428± ACRES
26. MULTIPLE FINAL MAPS MAY BE FILED PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP.
27. THIS SUBDIVISION WILL CONFORM TO THE STREET TREE PLAN OF THE CITY OF SANTA CLARA.
28. DEMOLITION PERMITS MAY BE ISSUED PRIOR TO ISSUANCE OF FINAL BUILDING PERMITS AND RECORDANCE OF THE FINAL MAP.
29. ALL DIMENSIONS DEPICTED HEREON ARE APPROXIMATE AND ARE SUBJECT TO REVISION AT FINAL MAP(S) STAGE.
30. TOPOGRAPHY PROVIDED BY: CIVIL ENGINEERING ASSOCIATES, INC
31. ANY EXISTING SANITARY SEWER LATERALS PROPOSED TO BE REUSED MUST BE TELEVISED BY CITY OF SANTA CLARA AND APPROVED BY THE CITY BEFORE REUSE. A SANITARY LATERAL CLEAN-OUT SHALL BE INSTALLED AT THE PROPERTY LINE, IF ONE DOES NOT ALREADY EXIST WITHIN TWO (2) FEET OF THE PROPERTY LINE. ANY TRENCHING WITHIN THE DRIPLINE OF ALL TREES SHALL BE HAND DUG AND SO NOTED ON THE PLANS. ALL UTILITIES SERVING THE SITE SHALL BE UNDERGROUND.
32. ALL EXISTING BUILDINGS ARE TO BE REMOVED.
33. ALL EXISTING EASEMENTS ARE TO BE VACATED UNLESS NOTED OTHERWISE.

### ABBREVIATIONS

| | |
|---|---|
| APN | ASSESSORS PARCEL NUMBER |
| E | EAST |
| N | NORTH |
| PUE | PUBLIC UTILITY EASEMENT |
| S | SOUTH |
| W | WEST |

### LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY
- EXISTING LOT LINE
- CENTER LINE
- EXISTING EASEMENT LINE

### MAP REFERENCES

[1] PARCEL MAP – 725 M 30-31
[2] TRACT 9213 – 733 M 18-22

| NO. | DATE | REVISIONS | BY |
|---|---|---|---|
| | | | |

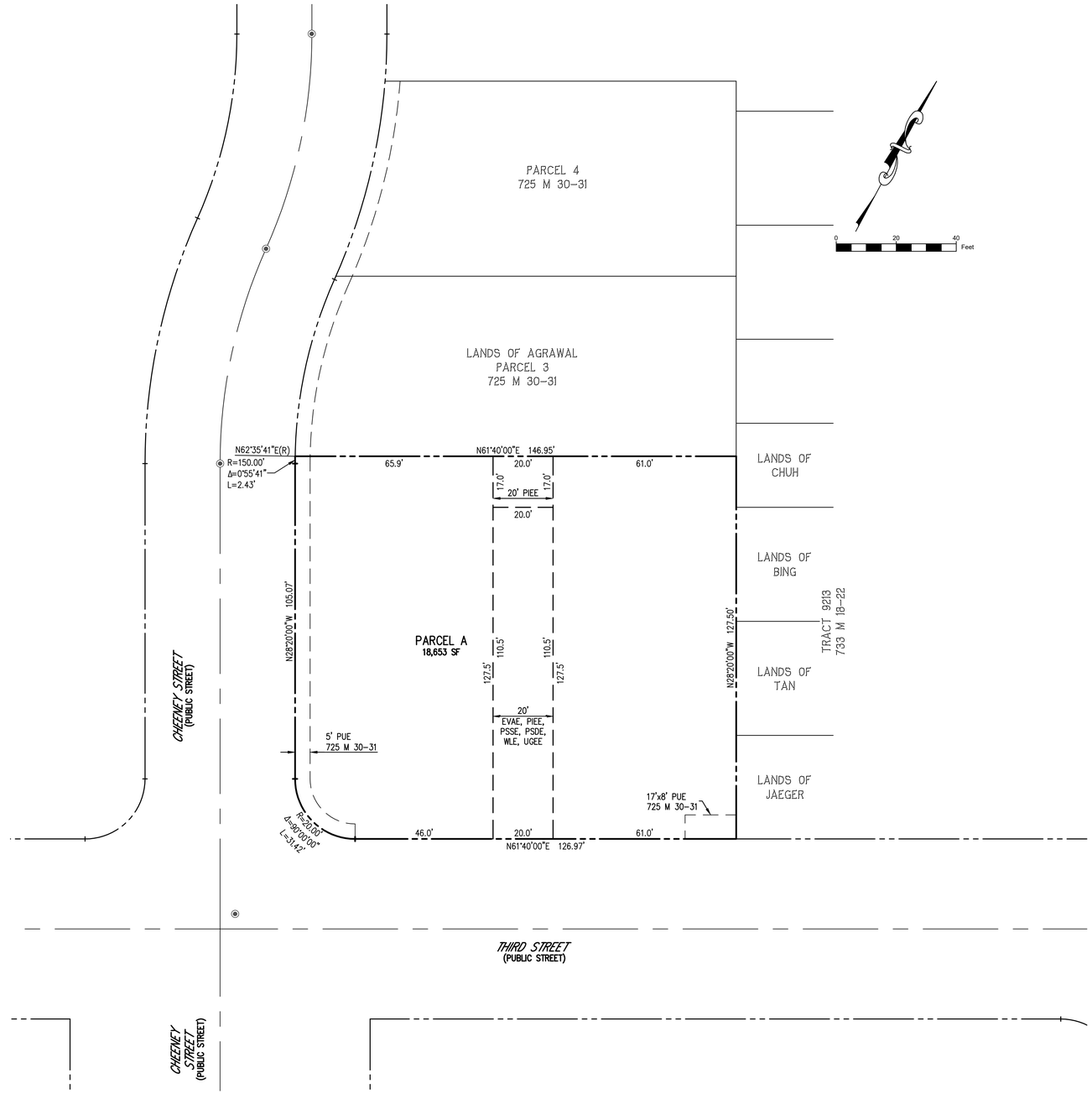

Civil Engineering Associates
Civil Engineers • Planners • Surveyors
28 Railway Avenue
Campbell, CA 95008
T: (408) 453-1066


PREPARED FOR:
VALLEY OAK PARTNERS
734 THE ALAMEDA
SAN JOSE, CA 95126
T: (408) 282-9700
F: (408) 282-9797

4503 CHEENEY STREET — VESTING TENTATIVE MAP — SANTA CLARA CALIFORNIA

| | |
|---|---|
| DATE | 4/4/2025 |
| SCALE | SEE PLAN |
| DESIGNED | JG |
| DRAWN | CH |
| JOB NO. | 23-148 |
| SHEET | TM1 |
| | 1 OF 2 SHEETS |

R:\PROJECT\2023\23148 Cheeney – Santa Clara\PLANNING\TM\1 TM CVR.dwg Apr 04, 2025




## ABBREVIATIONS

| | |
|---|---|
| APN | ASSESSORS PARCEL NUMBER |
| E | EAST |
| EVAE | EMERGENCY VEHICLE ACCESS EASEMENT |
| N | NORTH |
| PIEE | PRIVATE INGRESS & EGRESS EASEMENT |
| PSSE | PRIVATE SANITARY SEWER EASEMENT |
| PSYE | PRIVATE SIDE YARD EASEMENT |
| PUE | PUBLIC UTILITY EASEMENT |
| S | SOUTH |
| UGEE | UNDERGROUND ELECTRICAL EASEMENT |
| WLE | WATER LINE EASEMENT |
| W | WEST |

## LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY
- LOT LINE
- EXISTING LOT LINE
- CENTER LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE

| NO. | DATE | REVISIONS | BY |
|---|---|---|---|
| | | | |


Civil Engineering Associates
Civil Engineers • Planners • Surveyors
28 Railway Avenue
Campbell, CA 95008
T: (408) 453-1066


PREPARED FOR:
VALLEY OAK PARTNERS
734 THE ALAMEDA
SAN JOSE, CA 95126
T: (408) 282-9700
F: (408) 282-9797

4503 CHEENEY STREET

# VESTING TENTATIVE MAP

SANTA CLARA CALIFORNIA

| | |
|---|---|
| DATE | 4/4/2025 |
| SCALE | SEE PLAN |
| DESIGNED | JC |
| DRAWN | CH |
| JOB NO. | 23-148 |
| SHEET | TM2 |
| | 2 OF 2 SHEETS |

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**25-1040** **Agenda Date: 10/8/2025**

# REPORT TO PLANNING COMMISSION

## SUBJECT
Study Session on the Santa Clara Station Area Specific Plan

## BACKGROUND
The City's General Plan identifies the Santa Clara Station Area as a near-term Focus Area. Focus Areas identify where the General Plan supports future growth through redevelopment and intensification of existing land uses. Because of their integral location, changes in these areas offer an opportunity to implement the General Plan Major Strategies to enhance the City's quality of life and foster economic vitality. Near-term development may proceed in the near-term Focus Areas without preparation of a Specific Plan. An adopted Specific Plan provides a detailed blueprint for growth in the Station Area, ensuring its development aligns with the City's long-term vision, sets specific development standards, and guides future growth more granularly than the broader General Plan. It details land use, design standards, infrastructure, public facilities, and implementation strategies for the area, making it a primary tool for implementing the City's broader General Plan.

The Santa Clara Station Focus Area consists of 244 acres generally bounded by De La Cruz Boulevard, Reed Street, and Martin Avenue to the northeast, and Franklin Street and El Camino Real to the southwest, as shown in Attachment 1. At the center of this area is the existing Santa Clara Station, which is served by Caltrain and Altamont Commuter Express (ACE) rail lines, as well as Santa Clara Valley Transportation Authority (VTA) bus service. The station area will also become the terminus for the VTA's planned extension of the Bay Area Rapid Transit (BART) system also known as BART Silicon Valley Phase II (BART Phase II). BART Phase II is an approximately six-mile-long extension of the BART system from the Berryessa/North San Jose BART Station in San Jose to the proposed Santa Clara BART Station. As such, the station area will transform into an important transit hub for the Bay Area.

Additionally, the Station Area is a Priority Development Area (PDA) as identified by the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC). PDAs are places with convenient public transit service prioritized by local governments for housing, jobs, and services, and are included in Plan Bay Area - the region's long-range strategy for reducing greenhouse gas emissions, meeting the housing needs of every community, and advancing equity, mobility and economic vitality.

The Station Area is also identified by ABAG/MTC as a Transit-Oriented Community (TOC). TOCs enable people to access and use transit more often for more types of trips by centering housing, jobs, services and shopping around public transit. MTC's TOC Policy is one piece of Plan Bay Area 2050 that set to advance the goal of making it easier for people in the Bay Area to live a car-free or a car-light lifestyle.

## DISCUSSION

Since the approval of a Cooperative Agreement with VTA in 2022 and the selection of a consultant through a competitive Request for Proposals (RFP) process in 2023, staff has been working closely with the selected consultant, WRT, along with VTA staff and the 11 member Council-appointed Station Area Task Force (SATF) to develop the preferred land use plan.

Following the preparation of the Existing Conditions Report and Vision Plan, development of the preferred land use plan began with a review of three initial concepts: the VTA Playbook Vision (a document developed by VTA to implement the Transit-Oriented Communities vision for each BART Phase II station area), a Residential Priority Concept, and a Strategic Growth Mix.

The VTA Playbook Vision was the densest option with up to 11,525 residential units and 3.7 million square feet of office, plus industrial and academic square footage allowances.

The Residential Priority Concept envisioned approximately 9,000 residential units and 3.7 million square feet of office with similar allowances for industrial and academic uses.

The Strategic Growth Mix emerged as the preferred concept based on input from the SATF and feedback gathered during the May 2025 community workshop. It includes approximately 5,500 residential units and 3.6 million square feet of office space, with an increased emphasis on industrial uses and comparable academic space. The plan would include up to 13.6 acres of public park space.

During refinement of the Preferred Land Use Plan, additional themes emerged from the community and the SATF. Some of the input included preserving views of the historic train station through thoughtful redevelopment of the VTA/City-owned parcel along El Camino Real, maintaining the downtown area as the primary retail hub, and enhancing east-west connectivity across the railroad tracks.

In regards to the VTA/City-owned parcel more specifically, the City, VTA, and SATF conducted a deeper dive into the land use and design of this parcel as it is an important opportunity to advance the shared VTA and City goal of leveraging development potential near transit. The group envisioned an expansion of the station plaza from in front of the historic train station across Railroad Avenue to this parcel while maintaining views and sensitivity to the historic train station. With these objectives in mind, VTA’s design consultant provided various scenarios for discussion that resulted in the development of a set of draft Objectives for any future development on the parcel.

As part of the on-going outreach, staff is requesting input and feedback from the Planning Commission on the Preferred Land Use/Development Plan, building height diagram, and Plaza Design Objectives. As a next step, staff will bring the feedback from the community, SATF, and Planning Commission to the City Council for their review and input.

Following the review of the Preferred Land Use Plan by the Planning Commission and City Council, the next steps include initiating the CEQA process and developing the full Specific Plan, including detailed guidelines, and policies and standards. Staff will engage multiple stakeholders and the community at large through internal Technical Advisory Committee (TAC) meetings, which includes City Departments and outside agencies through social media, a community workshop and an open house.

## ENVIRONMENTAL REVIEW

This study session does not constitute a “project” under the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines Section 15378(b)(5), as it’s a governmental administrative activity that won’t result in a direct or indirect change to the environment.

The Specific Plan will go through the CEQA process, including a Notice of Preparation (NOP) and the circulation of the Environmental Impact Report (EIR).

## FISCAL IMPACT

The City received two grants that collectively provide $900,000 to support preparation of the specific plan. On December 7, 2021, the City Council accepted and approved $400,000 in grant funding from the Metropolitan Transportation Commission (MTC). The City also received $500,000 from the VTA provided from a Federal Transportation Administration grant award to fund consultant work to develop a Station Area Specific Plan with oversight by the City of Santa Clara.

There is no fiscal impact to the City other than administrative staff time.

## COORDINATION

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

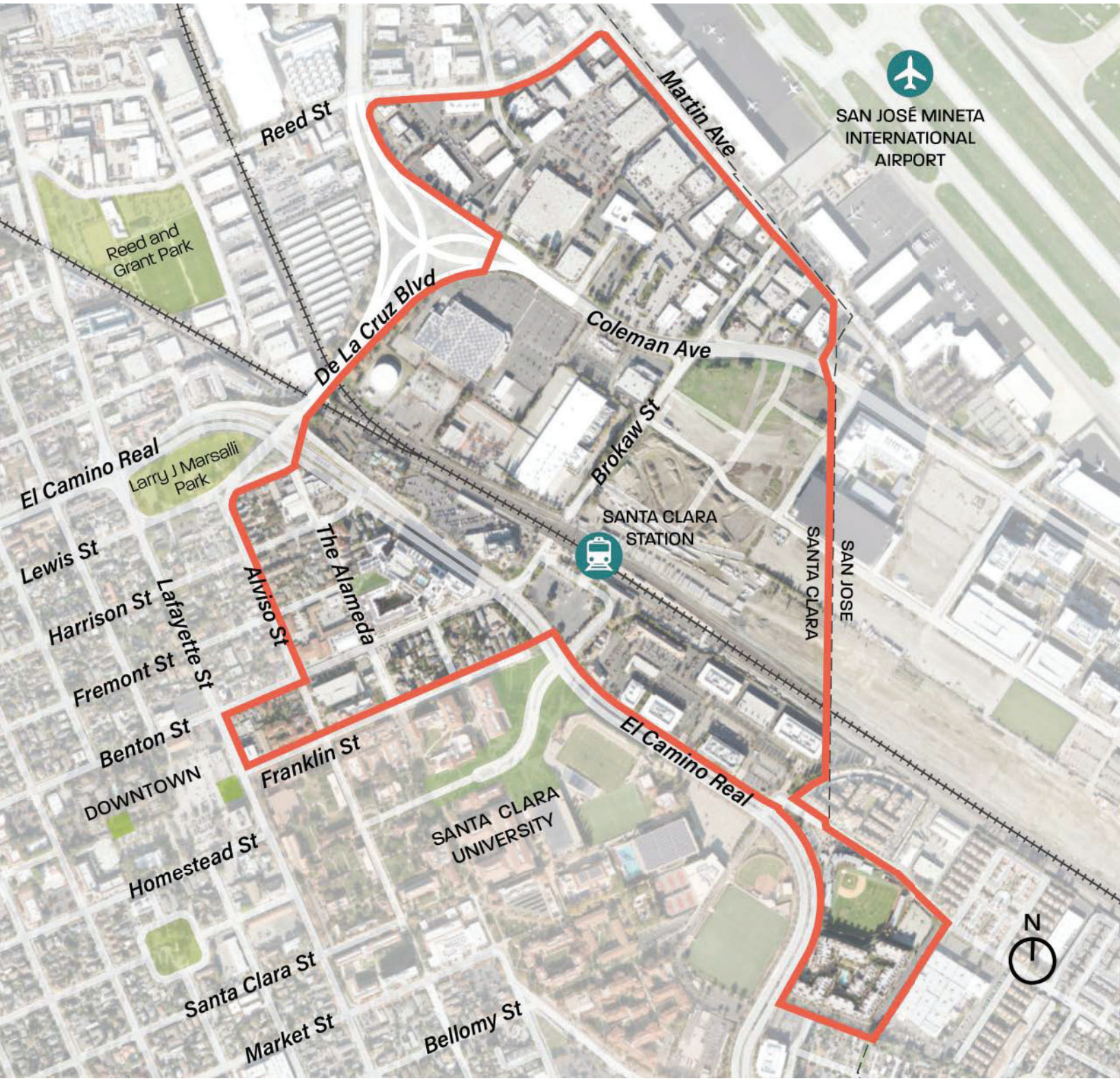
## PUBLIC CONTACT

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## ATTACHMENTS

1. Santa Clara Station Area Map

Prepared by: Rebecca Bustos, Principal Planner
Reviewed by: Alexander Abbe, Assistant City Attorney
Approved by: Afshan Hamid, Director, Community Development Department


Reed St
Martin Ave
SAN JOSÉ MINETA
INTERNATIONAL
AIRPORT
Reed and
Grant Park
De La Cruz Blvd
Coleman Ave
Brokaw St
El Camino Real
Larry J Marsalli
Park
SANTA CLARA
STATION
Lewis St
Harrison St
Lafayette St
Alviso St
The Alameda
SANTA CLARA
SAN JOSE
Fremont St
Benton St
DOWNTOWN
Franklin St
El Camino Real
SANTA CLARA
UNIVERSITY
Homestead St
Santa Clara St
Market St
Bellomy St
N

# City of Santa Clara

## Meeting Agenda

## Planning Commission

**Wednesday, October 8, 2025** **6:00 PM** **Hybrid Meeting**
**City Hall Council**
**Chambers/Virtual**
**1500 Warburton Avenue**
**Santa Clara, CA 95050**

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

How to Submit Written Public Comment Before Planning Commission Meeting:
1. By email to planningpubliccomment@santaclaraca.gov by 12 p.m. the day of the meeting. Those emails will be forwarded to the Planning Commission and will be uploaded to the Planning Commission Agenda as supplemental meeting material. Emails received after the 12 p.m. cutoff time up through the end of the meeting will form part of the meeting record. Please identify the Agenda Item Number in the subject line of your email.
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**6:00 PM REGULAR MEETING**

**Call to Order**

**Pledge of Allegiance and Statement of Values**

**Roll Call**

## DECLARATION OF COMMISSION PROCEDURES

## CONTINUANCES/EXCEPTIONS

## CONSENT CALENDAR

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

**1.A 25-1509** Planning Commission Meeting Minutes of September 10, 2025

***Recommendation:*** Approve the Planning Commission Meeting Minutes of the September 10, 2025 Meeting.

**1.B 25-1038** Planning Commission 2026 Calendar of Meetings

***Recommendation:*** Approve the Planning Commission 2026 Calendar of Meetings.

## PUBLIC PRESENTATIONS

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

## PUBLIC HEARING

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

**2.** **25-943** PUBLIC HEARING: Action on the Initial Study/Mitigated Negative Declaration (IS/MND), Mitigation Monitoring and Reporting Program, and to Amend the Approved Planned Development (PD) Zoning for 22 All-Electric Detached Single-Family Residences (PLN22-00505) to Allow for the Installation of Natural Gas Stove Appliances (PLN25-00073) for the Property Located at 1957 Pruneridge Avenue

***Recommendation:*** The proposed modification to the rezoning is a legislative act, and the Planning Commission and Council have a significant degree of discretion in making their decisions. Because the developer committed to not use methane in order to obtain the PD zoning in 2024, and the all-electric construction is one of the stated reasons for granting the PD zoning, there is no obligation to reverse course and allow methane just one year later. Nevertheless, the addition of natural gas stovetops will respond to market demand and add value to the residences. In addition, the inclusion of 22 natural gas stoves does not represent a significant policy shift, especially given that the City is drafting a revision to its Reach Code that may expressly allow for natural gas stovetops in the near future. Consequently, Staff recommends that the Planning Commission adopt Alternatives 1 and 2:

1. Adopt a resolution recommending the City Council adopt the Mitigated Negative Declaration (MND) and the Mitigation Monitoring and Reporting Program (MMRP) for the 1957 Pruneridge Avenue Residential Project.
2. Adopt a resolution recommending the City Council to amend the approved Planned Development (PD) Zoning (PLN22-00505) for the 22 single-family detached two-story all-electric residences to allow for the installation of natural gas stove appliances for the Property located at 1957 Pruneridge Avenue, subject to conditions of approval.

**3.** **25-937** Public Hearing: Vesting Tentative Map (PLN24-00044) for a Common Interest Development for the Proposed Development of Six Single-Family Housing Units to Accompany Architectural Review Application (PLN24-00034), Subject to Streamlining Under SB 330 (2019), Located at 4503 Cheeney Street.

***Recommendation:***

1. **Recommend** that the City Council determine the project to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Class 32 - In-Fill Development Projects); and
2. **Adopt** a Resolution recommending the City Council approve the Vesting Tentative Map (PLN24-00044) for a common interest development for the proposed development of six single family housing units located at 4503 Cheeney Street to accompany the Architectural Review application (PLN 24-00034), subject to findings and conditions of approval

**4.** **25-1040** Study Session on the Santa Clara Station Area Specific Plan

**REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:**

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

**DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:**

1. Planning Commission Budget Update
2. Upcoming Agenda Items
3. City Council Actions

**ADJOURNMENT:**

*The next regular scheduled meeting is on Wednesday, November 12, 2025 at 6:00 PM in the City Hall Council Chambers.*

MEETING DISCLOSURES

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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**25-1509** **Agenda Date: 10/8/2025**

# REPORT TO PLANNING COMMISSION

## SUBJECT
Planning Commission Meeting Minutes of September 10, 2025

## RECOMMENDATION
Approve the Planning Commission Meeting Minutes of the September 10, 2025 Meeting.

# City of Santa Clara

## Meeting Minutes

## Planning Commission

**09/10/2025** **6:00 PM**

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

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**6:00 PM REGULAR MEETING**

**Call to Order**

**Vice Chair Bouza** called the meeting to order at 6:02 p.m.

**Pledge of Allegiance and Statement of Values**

**Secretary Cherukuru** read the Statement of Values.

**Roll Call**

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

**Absent** 1 - Chair Eric Crutchlow

**DECLARATION OF COMMISSION PROCEDURES**

**Secretary Cherukuru** read the Declaration of Procedures.

**CONTINUANCES/EXCEPTIONS**

None.

**CONSENT CALENDAR**

**1.A** 25-987 Planning Commission Meeting Minutes of August 13, 2025

***Recommendation:*** Approve the Planning Commission Meeting Minutes of the August 13, 2025 Meeting.

**A motion was made by Commissioner Biagini, seconded by Commissioner Cherukuru to approve the consent calendar.**

**Aye:** 5 - Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, and Commissioner Saleme

**Absent:** 1 - Chair Crutchlow

**Abstained:** 1 - Commissioner Bhatnagar

It was announced at 6:11 p.m. that Chair Crutchlow would not be attending the meeting.

**A motion was made by Commissioner Biagini, seconded by Commissioner Cherukuru to excuse Chair Cruthclow from the meeting.**

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

**Excused:** 1 - Chair Crutchlow

## PUBLIC PRESENTATIONS

None.

## PUBLIC HEARING

**2.** 25-867 Public Hearing: Action on Conditional Use Permit (PLN25-00131) for a New Unmanned AT&T Telecommunication Facility with the Installation of Rooftop Mounted Antennas and Ground Equipment Located at 2600 Great America Way

***Recommendation:***

**Determine** that the project is categorically exempt from formal environmental review per Section 15303(d), New Construction of Utility Extensions, of the CEQA Guidelines; and

**Adopt** a Resolution to approve the Conditional Use Permit for a new unmanned AT&T telecommunication facility with the installation of rooftop mounted antennas and ground equipment, subject to findings and conditions of approval.

**Assistant Planner Alex Tellez** provided the staff presentation.

**Applicant Ashley Smith, EPIC Wireless Group** spoke regarding the project.

**Commissioners** inquired upon several aspects of the project.

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

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

**Excused:** 1 - Chair Crutchlow

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

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

**Excused:** 1 - Chair Crutchlow

**A motion was made by Commissioner Biagini, seconded by Commissioner Saleme to approve staff recommendation 2.**

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

**Excused:** 1 - Chair Crutchlow

**3.** 25-986 STUDY SESSION: Due Process and Meeting Procedures.

***Recommendation:*** There is no Staff Recommendation

**Assistant City Attorney Alexander Abbe** provided a presentation.

**Commissioners** inquired on several items for clarification.

**REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:**

1. Announcements/Other Items

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

**Staff Aide II Elizabeh Elliott** reminded Commissioners Huang and Crutchlow they are registered to attend the upcoming APA California Conference taking place September 28 - October 1, 2025 in Monterey.

**DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:**

1. Planning Commission Budget Update

**Staff Aide II Elizabeth Elliott** provided budget updates.

2. Upcoming Agenda Items

**Planning Manager Lesley Xavier** provided updates.

3. City Council Actions

**Planning Manager Lesley Xavier** provided updates.

**ADJOURNMENT:**

**The meeting adjourned at 8:40 p.m. The next regular scheduled meeting is October 8, 2025 at 6 p.m.**

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

**Excused:** 1 - Chair Crutchlow

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**25-1038** **Agenda Date: 10/8/2025**

# REPORT TO PLANNING COMMISSION

## SUBJECT
Planning Commission 2026 Calendar of Meetings

## DISCUSSION
Attached is the proposed regular Planning Commission meeting schedule for 2026, which includes eleven (11) meetings to take place at 6:00 p.m. on Wednesday evenings.

## 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.

## FISCAL IMPACT
There is no fiscal impact other than administrative time and expense to set the meetings.

## COORDINATION
This report has been coordinated with the City Attorney’s Office.

## PUBLIC CONTACT
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## RECOMMENDATION
Approve the Planning Commission 2026 Calendar of Meetings.

Prepared by: Elizabeth Elliott, Staff Aide II
Reviewed by: Lesley Xavier, Planning Manager
Approved by: Afshan Hamid, Director Community Development

## ATTACHMENTS
1. Planning Commission 2026 Meeting Calendar

City of Santa Clara
The Center of What's Possible

**PLANNING COMMISSION**
CITY COUNCIL CHAMBERS
1500 Warburton Avenue
Santa Clara, CA 95050

# Schedule of Meetings
# 2026

**DRAFT**

Regular meetings are held on Wednesday evenings, beginning at 6:00 p.m., in the City Council Chambers at 1500 Warburton Avenue, Santa Clara, in accordance with the following schedule.

## Meeting Dates

January 14, 2026
February 11, 2026
March 11, 2026
April 8, 2026
May 20, 2026
June 10, 2026
August 12, 2026
September 2, 2026
October 7, 2026
November 18, 2026
December 16, 2026

Approved at the xxx, 2025 Planning Commission Meeting

**25-943** **Agenda Date: 10/8/2025**

**REPORT TO PLANNING COMMISSION**

**SUBJECT**

PUBLIC HEARING: Action on the Initial Study/Mitigated Negative Declaration (IS/MND), Mitigation Monitoring and Reporting Program, and to Amend the Approved Planned Development (PD) Zoning for 22 All-Electric Detached Single-Family Residences (PLN22-00505) to Allow for the Installation of Natural Gas Stove Appliances (PLN25-00073) for the Property Located at 1957 Pruneridge Avenue

**REPORT IN BRIEF**

**Applicant /Owner**: SCS Development
**General Plan:** Very Low Density Residential
**Zoning:** Planned Development (PD)
**Site Area:** 2.47 acres
**Existing Conditions:** The site is currently under construction in accordance with the plans that were approved by the City Council on March 19, 2024. Prior to that, the site was occupied with the St. Mark's Episcopal Church.

**Surrounding Land Uses:**

- North: Single-family detached residences
- South: Pruneridge Avenue and a mix of neighborhood commercial uses and detached single-family residences
- East: Neighborhood commercial uses
- West: Neighborhood commercial uses

**Staff Recommendation:** The Planning Commission adopt a resolution recommending the City Council adopt the Initial Study and Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program (MMRP) and amend the approved Planned Development (PD) Zoning (PLN22-00505) for the 22 all-electric Detached Single-Family Residences to allow for the installation of natural gas stove appliances (PLN25-00073) for the Property located at 1957 Pruneridge Avenue.

**BACKGROUND**

On February 19, 2025, SCS Development Company ("the applicant") filed an application (File No. PLN25-00073) to amend the approved Planned Development (PD) (File No. PLN22-00505) to construct 22 single-family detached two-story all-electric residences with a private street and associated on- and-offsite improvements on the 2.47-acre site. As proposed, the modified project would retain all the project design features of the approved project, with the exception of the project no longer providing 100 percent electric power.

Project History and Previous Actions

The project site was previously developed with a church and an associated office/school building. On March 19, 2024, City Council approved a rezone of the subject property from Public, Quasi-Public, and Public Park or Recreation (B) to Planned Development (PD) to allow the construction of the residential development with 22 single-family detached two-story all-electric residences, private street and associated on- and-off-site improvements, and a Vesting Tentative Subdivision Map to subdivide the property into individual for-sale lots and four common lots for use as a utility corridor, vehicle access, landscape open space and bioretention

areas. Fifteen percent of the total number of units (or 3.3 homes) are required to be affordable housing units. The project provides three affordable units and per Section 17.40.080.B of the City's Affordable Housing Ordinance, the fractional unit (0.3) requirement will be addressed by payment of an in-lieu fee.

Redevelopment of the property involved demolition of all existing structures that were over 50 years in age and site improvements (surface parking lot and landscaping). The Staff report for the Council Hearing on March 19, 2024, is provided as Attachment 3 of this report. An Environmental Impact Report was prepared for the project, in accordance with the California Environmental Quality Act (CEQA). The project was evaluated for potential historical and architectural significance in accordance with CEQA and referred for a review by the Historic Landmarks Commission (HLC) at a publicly noticed meeting on December 7, 2023. Following review of the documents and public testimony, the HLC recommended certification of the EIR to the Planning Commission and City Council and did not recommend the property for listing on the City's HRI. The project was presented to the Planning Commission at a publicly noticed meeting on February 21, 2024. At the conclusion of the public hearing, the Planning Commission unanimously voted to recommend approval of the project (7-0).

Since the approval of the project, the developer has obtained Building Permits to demolish the existing structures on site and has started the construction of the project.

Now, the developer has applied requesting to amend the approved PD to replace the 22 electric stovetops in the approved project with 22 natural gas stovetops. The developer states that the modification is necessitated to meet market demands and provide flexibility during power outages. In accordance with the Condition of Approval P23 of the approved PD, installation of natural gas infrastructure requires an amendment to PD zoning and review by the Planning Commission and approval by Council.

## DISCUSSION

Primary issues for the project include consistency with the City's General Plan, and conformance with the City Code for Planned Development Zoning.

### *General Plan Conformance*

The existing General Plan designation for the project site is Very Low Density Residential. This designation is intended for residential densities of up to 10 dwelling units per acre (du/ac) and envisioned for single-family residential development in scale and character. Development in this classification maintains a feeling of suburban living with setbacks between structures, parking, large, landscaped yards and tree lined streets. The approved project provides 8.9 du/ac, consistent with the General Plan designation for the project site is Very Low Density Residential.

As proposed, the modified project would retain all the project design features of the approved project, except that the project would no longer be 100 percent electric. The modified project would replace the 22 electric stoves in the approved residences with 22 natural gas stovetops. The addition of natural gas infrastructure into the project is not consistent with the 2022 Climate Action Plan (CAP), which establishes a policy of reducing emissions to "net zero" by 2045 in the City of Santa Clara. "Net zero" energy use is based on the assumption that all new development in the city would be all-electric, and that eventually all energy used in the city would be from renewable resources. The modified project would also conflict with General Plan Goal 5.10.2-G2, which aims for reduced greenhouse gas emissions (GHG) that meet State and regional goals and requirements to combat climate change, and Policy 5.10.2-P3, which encourages the implementation of technological advances that minimize public health hazards and reduces the generation of air pollutants. Here, the proposed modifications would increase emissions compared to the approved project and would forego all-electric construction and instead utilize outdated methane technology to generate heat for cooking.

Nevertheless, the cumulative greenhouse gas impact of 22 natural gas stovetops would be minimal. The all-electric project would have resulted in 129 tons of CO2 equivalent emissions per year, primarily based on

traffic trips. The revised project would generate only 6.6 additional tons of CO2 equivalents, for a total of 135 tons per year. To mitigate the GHG emissions from the natural gas stovetops, the modified project would include a TDM plan as part of Mitigation Measure GHG-1.1, which would reduce the number of project trips to evenly offset the 6.6-ton increase in the GHG emissions from adding the 22 natural gas stovetops.

The Climate Action Plan also directs the City to implement its "Reach Code," which is a local ordinance that goes beyond the minimum requirements of the California Building Standards Code (CBSC) in order to promote sustainability goals. The City is in the process of updating its Reach Code to replace the "all-electric" requirement, which the Council suspended in January 2025, with an "energy performance" approach. "Energy performance" ordinances require developers to increase the overall energy efficiency in a development, but leave flexibility for the builder on how to achieve this goal. For example, a developer could build homes that have natural gas stovetops, but improve energy efficiency by using electric heat-pump equipment, installing more advanced HAVC systems, utilizing better insulation, and including solar panels. Given the possibility that natural gas stoves will be allowed under the new Reach Code, allowing 22 natural gas stoves in this project does not represent a significant policy shift.

***Zoning Conformance***

Per Chapter 18.54 of the City Code, PD zoning districts are intended to allow for creative design solutions and land uses not otherwise allowed in standard zoning districts while maintaining compatibility with the existing community and allowing for greater community ownership. The proposed PD zoning would continue the same development standards approved in 2024, at a density and with a site design compatible with existing and approved land uses surrounding the project site. The project matches the architectural character and quality of the surrounding neighborhood, consistent with Zoning Code requirements.

The proposal to replace the approved 22 electric stovetops in the project with 22 natural gas stovetops does not alter the site plan, access or parking of the approved project. Project construction would only be slightly adjusted to connect the gas utilities to the site. However, the 2024 PD approval also expressly cited the all-electric nature of the project as a justification for granting the rezoning.

## ENVIRONMENTAL REVIEW

On March 19, 2024, the City Council certified the Environmental Impact Report (EIR) that was prepared for the approved project by the environmental consultant firm David J. Powers & Associates, in accordance with the California Environmental Quality Act (CEQA). The DEIR examined potential environmental impacts associated with project development and identified significant impacts on biological resources, cultural resources, and geology and soils. Mitigation measures were identified for implementation that would reduce most of the significant project development impacts to less than significant levels. However, significant unavoidable project level and cumulative cultural resources impacts were identified to remain with demolition of the church, which was identified as being eligible for listing as an architecturally significant local structure, to redevelop the site

To analyze the proposal to allow for the use of natural gas by replacing the approved electric stovetops in the project with 22 natural gas stovetops, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the project by the environmental consultant firm David J. Powers & Associates, in accordance with the California Environmental Quality Act (CEQA). The (IS/MND) and Notice of Availability were posted on the City's website and available for public review for 20-days between July 18, 2025, and August 7, 2025, in accordance with CEQA requirements.

The IS/MND analyzed potential impacts on Air Quality, Energy, Greenhouse Gas Emissions, Land Use and Planning and found the impacts to be the same as the approved project except for the Greenhouse Gas emissions, due to inclusion of natural gas stovetops. An additional Mitigation measure was added that would reduce the new Greenhouse Gas impact to a less than significant level. Staff received one comment on the IS/MND during the 20-day review period by the Amah Mutsun Tribal Band of San Juan Bautista & AMTB. A

response to their comment letter was prepared and posted on the City's website, for which a weblink can be found in Attachment 2.

## FISCAL IMPACT

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

## COORDINATION

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

## PUBLIC CONTACT

On September 15, 2025, the notice of public hearing for this item was mailed to property owners within 1,000 feet of the project side boundaries and interested parties. Newspaper notice of this item was published in *The Weekly*, a newspaper of general circulation, on September 17, 2025. At the time of this staff report, no comments have been received by the Planning Department in support or opposition to the project.

*Community Meetings*

Virtual public outreach meetings were conducted by the Property Owner/Applicant on November 16, 2022, and August 30, 2023, to engage the neighborhood community in the planning process. Notices of the meetings were mailed by the Property Owner/Applicant to 938 properties within 1,000 feet of the project site boundaries and posted on the City's website. Concerns / issues raised by residents at the meeting included property maintenance, construction activities, site circulation and parking, shade and shadow, and privacy. These meetings provided the community opportunities to review and comment on the proposal and revised changes made to the dwellings, site circulation and landscaping resulting from community input.

## ALTERNATIVES

1. Adopt a resolution recommending the City Council adopt the Mitigated Negative Declaration (MND) and the Mitigation Monitoring and Reporting Program (MMRP) for the 1957 Pruneridge Avenue Residential Project.
2. Adopt a resolution recommending the City Council to amend the approved Planned Development (PD) Zoning (PLN22-00505) for the 22 single-family detached two-story all-electric residences to allow for the installation of natural gas stove appliances for the Property located at 1957 Pruneridge Avenue, subject to conditions of approval.
3. Recommend the City Council deny the request to amend the approved Planned Development (PD) Zoning (PLN22-00505) for the 22 single-family detached two-story all-electric residences to allow for the installation of natural gas stove appliances for the Property located at 1957 Pruneridge Avenue.

## RECOMMENDATION

The proposed modification to the rezoning is a legislative act, and the Planning Commission and Council have a significant degree of discretion in making their decisions. Because the developer committed to not use methane in order to obtain the PD zoning in 2024, and the all-electric construction is one of the stated reasons for granting the PD zoning, there is no obligation to reverse course and allow methane just one year later. Nevertheless, the addition of natural gas stovetops will respond to market demand and add value to the residences. In addition, the inclusion of 22 natural gas stoves does not represent a significant policy shift, especially given that the City is drafting a revision to its Reach Code that may expressly allow for natural gas stovetops in the near future. Consequently, Staff recommends that the Planning Commission adopt Alternatives 1 and 2:

1. Adopt a resolution recommending the City Council adopt the Mitigated Negative Declaration (MND) and the Mitigation Monitoring and Reporting Program (MMRP) for the 1957 Pruneridge Avenue Residential Project.
2. Adopt a resolution recommending the City Council to amend the approved Planned Development (PD) Zoning (PLN22-00505) for the 22 single-family detached two-story all-electric residences to allow for

the installation of natural gas stove appliances for the Property located at 1957 Pruneridge Avenue, subject to conditions of approval.

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

**ATTACHMENTS**

1. Vicinity Map
2. Web Links to the Project Page and CEQA documents
3. Resolution Recommending Council adopt the MND and MMRP
4. Resolution Recommending Council Approve the Amendment to approved Planned Development (PD)
5. Staff Report for the Council Hearing on March 19, 2024
6. Conditions of Approval
7. Development Plans

# 1957 Pruneridge Avenue Vicinity Map






## Notes

PLN25-00073

0 200 400 ft

NAD_1983_2011_StatePanel_California_III_FIPS_0403_Ft_US

©City of Santa Clara

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

# Web Links- Project Website and Mitigated Negative Declaration (MND) and Mitigation Monitoring or Reporting Program (MMRP); Environmental Impact Report (EIR)

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**Project Website:**
Here you will find a summary of the project and information regarding past community meetings and prior plan submittals.
1957 Pruneridge Avenue - 22 Detached Residential Units | Projects Listing | City of Santa Clara

**Environmental Website:**
Here you will find environmental assessment of the project.
1957 Pruneridge Avenue - 22 Detached Units Use of Natural Gas (CEQA) | CEQA Pending Approvals Directory | City of Santa Clara

Link to the MMRP prepared for the current proposal.
https://www.santaclaraca.gov/home/showpublisheddocument/87525/638883562460200000

**Response to Comments:**
https://www.santaclaraca.gov/home/showpublisheddocument/87910/638918152263672886

To view the certified EIR, please visit the approved project CEQA page, which includes all of the archived CEQA information.
1957 Pruneridge Avenue - 22 Detached Units (CEQA),

**These documents are available for viewing in the Community Development Department**

**RESOLUTION NO. _____**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL ADOPT THE MITIGATED NEGATIVE DECLARATION AND THE MITIGATION MONITORING AND REPORTING PROGRAM FOR THE PROPOSED AMENDMENT TO THE APPROVED RESIDENTIAL PLANNED DEVELOPMENT (PD) (PLN22-00505) LOCATED AT 1957 PRUNERIDGE AVENUE, SANTA CLARA**

PLN25-00073 (Rezone)

**WHEREAS,** On February 19, 2025**,** SCS Development ("Owner") filed an application for the development of a 2.47-acre site located at 1957 Pruneridge Avenue, Santa Clara ("Project Site");

**WHEREAS**, the Project Site has a General Plan designation of Very Low Density Residential and is zoned Planned Development (PD);

**WHEREAS,** On March 19, 2024, the City Council approved the Owner's request to rezone the subject property from Public, Quasi-Public, and Public Park or Recreation (B) to Planned Development (PD) to construct the residential development with 22 detached two-story all-electric homes, private street and associated on- and-off-site improvements, and a Vesting Tentative Subdivision Map to subdivide the property into individual for-sale lots and four common lots for use as a utility corridor, vehicle access, landscape open space and bioretention areas (Approved PD);

**WHEREAS,** On March 19, 2024, City Council certified an Environmental Impact Report and adopted the CEQA Findings, Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program for the 1957 Pruneridge Avenue Residential Project (Approved PD);

**WHEREAS,** on February 19, 2025, the Owner applied to amend the Approved PD to replace the approved 22 electric stovetops in the project with 22 natural gas stovetops ("Project");

**WHEREAS,** in accordance with the Condition of Approval P23 of the Approved PD, installation of natural gas infrastructure requires an amendment to the Approved PD zoning, and review by the Planning Commission and approval by Council;

**WHEREAS,** to analyze the proposal to allow for the use of natural gas by replacing the approved electric stovetops in the project with 22 natural gas stovetops, the City, as Lead Agency, in tandem with Consultant 'David J. Powers' prepared an Initial Study ("IS") and a Mitigated Negative Declaration for the proposed project in accordance with the California Environmental Quality Act ("CEQA"), which was circulated for a 20-day review to public agencies which have jurisdiction by law with respect to the Project, as well as to other interested persons and agencies, and the City sought the comments of such persons and agencies beginning on July 18, 2025 and concluding on August 7, 2025 ("Comment Period"); and

**WHEREAS,** a Mitigation Monitoring and Reporting Program ("MMRP") has been prepared for implementation with Project development to reduce potentially significant impacts identified in the Initial Study to less than significant; and

**WHEREAS,** the City through consultant 'David J. Powers' prepared written responses to the comments received during the Comment Period and included these responses on the project's CEQA page; and

**WHEREAS,** on September 17, 2025, a notice of the public hearing on the proposed amendment to the PD was published in the *Santa Clara Weekly*, for the Planning Commission Hearing to be conducted on October 8, 2025; and

**WHEREAS,** on September 15, 2025, the notice of public hearing for the October 8, 2025, Planning Commission meeting for this item was mailed to property owners within a 1,000-foot radius of the Project Site boundaries; and

**WHEREAS,** pursuant to SCCC Section 18.146.020, on October 3, 2025, notices of the public hearing of October 8, 2025, were posted at City Hall, the Central Park Library, the Mission Branch Library, the Northside Branch Library, and on the City's website; and

**WHEREAS,** on October 8, 2025, the Planning Commission held a duly noticed public hearing to consider the Project, the MND, the MMRP, and all pertinent information in the record during which the Planning Commission invited and considered any and all verbal and written testimony and evidence offered in favor of and in opposition to the Project.

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

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

2. That the Planning Commission hereby finds that all potentially significant environmental impacts that may directly or indirectly result from the Project would be reduced to a less than significant level by implementation of the mitigation measures specified in the MND and MMRP.

3. That the Planning Commission hereby finds that the MND is complete, prepared in compliance with CEQA, and represents the independent judgment of the Planning Commission.

4. That the Planning Commission hereby recommends that the City Council finds that the MND and MMRP for this Project has been completed in compliance with CEQA, and that approval of this Project as mitigated will have no significant negative impacts on the area's environmental resources, cumulative or otherwise, as the impacts as mitigated would fall within the environmental thresholds identified by CEQA.

5. That the Planning Commission hereby recommends that the City Council adopt the MND and MMRP for the Project as required by the CEQA Guidelines (14 Cal. Code of Regs. § 15074).

6. 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 8TH DAY OF OCTOBER 2025, BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ATTEST: _____

AFSHAN HAMID
DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF SANTA CLARA

Attachments Incorporated by Reference:
1. None

**RESOLUTION NO. _____**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPROVE THE AMENDMENT TO REPLACE THE APPROVED 22 ELECTRIC STOVETOPS WITH 22 NATURAL GAS STOVETOPS FOR THE APPROVED RESIDENTIAL PLANNED DEVELOPMENT (PD) (PLN22-00505) LOCATED AT 1957 PRUNERIDGE AVENUE, SANTA CLARA**

PLN25-00073 (Rezone)

**WHEREAS,** On February 19, 2025**,** SCS Development ("Owner") filed an application for the development of a 2.47-acre site located at 1957 Pruneridge Avenue, Santa Clara ("Project Site");

**WHEREAS**, the Project Site has a General Plan designation of Very Low Density Residential and is zoned Planned Development (PD);

**WHEREAS,** On March 19, 2024, the City Council approved the Owner's request to rezone the subject property from Public, Quasi-Public, and Public Park or Recreation (B) to Planned Development (PD) to construct the residential development with 22 detached two-story all-electric homes, private street and associated on- and-off-site improvements, and a Vesting Tentative Subdivision Map to subdivide the property into individual for-sale lots and four common lots for use as a utility corridor, vehicle access, landscape open space and bioretention areas (Approved PD);

**WHEREAS,** On March 19, 2024, City Council certified the Environmental Impact Report and adopted the CEQA Findings, Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program for the 1957 Pruneridge Avenue Residential Project (Approved PD);

**WHEREAS,** on February 19, 2025, the Owner applied to amend the Approved PD to replace the approved 22 electric stovetops in the project with 22 natural gas stovetops ("Project");

**WHEREAS,** in accordance with the Condition of Approval P23 of the Approved PD, installation of natural gas infrastructure requires an amendment to the Approved PD zoning, and review by the Planning Commission and approval by Council;

**WHEREAS,** to analyze the proposal to allow for the use of natural gas by replacing the approved electric stovetops in the project with 22 natural gas stovetops, the City, as Lead Agency, in tandem with Consultant 'David J. Powers' prepared an Initial Study ("IS") and a Mitigated Negative Declaration for the proposed project in accordance with the California Environmental Quality Act ("CEQA"), which was circulated for a 20-day review to public agencies which have jurisdiction by law with respect to the Project, as well as to other interested persons and agencies, and the City sought the comments of such persons and agencies beginning on July 18, 2025 and concluding on August 7, 2025 ("Comment Period"); and

**WHEREAS,** a Mitigation Monitoring and Reporting Program ("MMRP") has been prepared for implementation with Project development to reduce potentially significant impacts identified in the Initial Study to less than significant; and

**WHEREAS,** the City through consultant 'David J. Powers' prepared written responses to the comments received during the Comment Period and included these responses on the project's CEQA page; and

**WHEREAS,** on September 17, 2025, a notice of the public hearing on the proposed amendment to the PD was published in the *Santa Clara Weekly*, for the Planning Commission Hearing to be conducted on October 8, 2025; and

**WHEREAS,** on September 15, 2025, the notice of public hearing for the October 8, 2025, Planning Commission meeting for this item was mailed to property owners within a 1,000-foot radius of the Project Site boundaries; and

**WHEREAS,** pursuant to SCCC Section 18.146.020, on October 3, 2025, notices of the public hearing of October 8, 2025, were posted at City Hall, the Central Park Library, the Mission Branch Library, the Northside Branch Library, and on the City's website; and

**WHEREAS,** on October 8, 2025, the Planning Commission held a duly noticed public hearing to consider the Project, the MND, the MMRP, and all pertinent information in the record during which the Planning Commission invited and considered any and all verbal and written testimony and evidence offered in favor of and in opposition to the Project.

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

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

2. That the Planning Commission hereby recommends that the City Council amend the Approved Planned Development (PD) to replace the approved 22 electric stovetops in the project with 22 natural gas stovetops.

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

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 8TH DAY OF OCTOBER 2025, BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ATTEST: _____

AFSHAN HAMID
DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF SANTA CLARA

Attachments Incorporated by Reference:
1. None

**24-238** **Agenda Date: 3/19/2024**

# REPORT TO CITY COUNCIL

## SUBJECT

Public Hearing: Action on an Environmental Impact Report and Mitigation Monitoring and Reporting Program, Rezone, and Vesting Tentative Subdivision Map for the Property Located at 1957 Pruneridge Avenue to Allow the Development of 22 Detached Single-Family Residences and Associated On- and Off-Site Improvements

## COUNCIL PILLAR

Promote and Enhance Economic, Housing and Transportation Development

## BACKGROUND

SCS Development Company filed an application for the subject proposal to allow for the development of a single-family residential development with 22 detached two-story homes on the 2.47-acre subject site. Implementation of the proposal requires a rezone of the property from B - Public, Quasi-Public, and Public Park or Recreation to PD - Planned Development and a Vesting Tentative Subdivision Map to subdivide the property into individual for-sale lots and four common lots. Fifteen percent of the total number of units (or 3.3 homes) are required to be provided as affordable housing units; the fractional unit may be addressed by providing one additional affordable unit or by payment of an in-lieu fee. Redevelopment of the property includes the demolition of all existing structures and site improvements.

The project was presented to the Planning Commission at a publicly noticed meeting on February 21, 2024. The Planning Commission staff report (Attachment 8) provides an analysis of the project's consistency with the General Plan. At the conclusion of the public hearing, the Planning Commission unanimously voted to recommend approval of the project (7-0).

The City Council is being asked to conduct a public hearing and take three actions:

1. Certify the Environmental Impact Report (EIR) and adopt the CEQA Findings, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program.
2. Adopt a resolution approving a Rezone from B - Public, Quasi-Public, and Public Park or Recreation to PD - Planned Development.
3. Adopt a resolution approving a Vesting Tentative Subdivision Map to subdivide the land into 22 individual lots and four common lots.

## DISCUSSION

At the February 21, 2024 Planning Commission meeting, staff presented an overview of the proposal and its conformance with the General Plan. The Assistant City Attorney also provided information on two conditions of approval related to the use of natural gas, B8 and P23. Condition B8 requires the developer to comply with the City's "Reach Code" (Chapter 15.36 of the Santa Clara City Code),

which requires new development to be “all electric” and not include natural gas infrastructure. The Assistant City Attorney explained that in recent discussions with the developer, the developer had also *voluntarily* committed to All-Electric Construction, regardless of the application of the City’s Reach Code, and that this was memorialized in condition P23.

At the Planning Commission Meeting, however, the developer requested a modification to the way that the All-Electric Construction commitment is memorialized. As drafted by staff, condition P23 states that the developer’s commitment to All-Electric Construction is an express basis for the City’s decision to rezone the property as Planned Development, and that if the developer sought to utilize methane at a later date, a revision to the PD zoning would be required. The Developer asked the Commission to modify condition P23 to remove the text which states that the approval is “issued in reliance upon the developer’s assurance that no natural gas infrastructure will be installed at any time, and is an express basis for granting the PD rezoning.” The Assistant City Attorney advised the Commission that this could make the condition more difficult to enforce, and so the Commission did not modify Condition P23.

The applicant provided a presentation that also concluded with a request to remove condition P5, which requires a “complete street” sidewalk section (sidewalk with a landscape strip at the curb) as it would not provide symmetry with the existing neighborhood. The complete street sidewalk section is a requirement of the City’s Pruneridge Avenue Complete Streets Plan, adopted by the Council in August 2022, which does not provide an exception process.

The Planning Commission asked questions regarding the proposed building height being 31 feet, when single-family building height is 25 feet, privacy concerns, electric vehicle (EV) charging, guest parking, and safety concerns about the driveway location being too close to the adjacent commercial strip center and the intersection of Winchester Boulevard.

One member of the public provided comments. The speaker noted that he did not receive the EIR Notice of Availability even though he commented on the EIR Notice of Preparation. His concerns included the possible existence of cremated remains on the site and that trees were already removed in May of 2023. The applicant responded to the comments stating that the cremated remains were all removed from the site by the church and the trees were removed by Silicon Valley Power as they were dying and interfering with powerlines. The Assistant City Attorney also stated that comments can still be provided on the project and the EIR until the City Council takes action at the public meeting.

The applicant stated that guest parking is available in each unit’s driveway, EV chargers will be provided, and that for privacy a landscape buffer is provided on the northern property line, as well as no private open space is located in that setback area.

The Commission then closed the public hearing. The Commission had a robust discussion on the safety of the location of the single driveway entrance/exit point for the site. Considerations included potential for a median in the right-of-way to prevent left in and out turning movements, no left turn signage, encouraging cut through traffic in the adjacent neighborhood, and changing the location of the driveway or adding a second driveway. There was also discussion on the applicability of complete streets and documentation on the human remains.

The Planning Commission unanimously voted to recommend approval of the project (7-0). The

Commission's approval included the conditions on Complete Streets and All-Electric Construction as originally drafted by staff:

- P5: Developer shall construct a complete street section along the project frontage of Pruneridge Avenue to include a 5-foot landscape strip with 4.5-feet of clear planting width and a 5-foot sidewalk behind the landscape strip. The landscape strip is to include trees (minimum 24-inch box) and drought tolerant plantings.
- P23: This approval has been issued in reliance upon the developer's assurance that no natural gas infrastructure will be installed at any time, and is an express basis for granting the PD rezoning. No natural gas infrastructure shall be installed on the project site. If the developer seeks to install natural gas infrastructure in the future, the developer must first seek an amendment to the PD zoning.

The Planning Commission also added two additional conditions to the project:

- Developer shall use reasonable efforts, to the satisfaction of the Director of Community Development, to obtain documentation from the Diocese of the previous church on the site, Saint Mark's, regarding the disposition of the human remains and details as to their new location.
- Provide "Right Turn Only During Peak Hours" signage for the project driveway.

The applicant found these to be acceptable and they have been added to the conditions of approval of the PD rezoning as conditions P24 and P25.

After the Planning Commission, the applicant shared with staff that they continue to not support condition P5, which is regarding the need for the developer to install a complete street frontage, which includes a separated sidewalk with a landscape strip for the reasons stated earlier with the Planning Commission. Staff continues to support the inclusion of this condition to be consistent with the City's Pruneridge Avenue Complete Streets Plan. The applicant also continues to not support the specific language of condition P23. In particular, the applicant would like to remove the phrase "issued in reliance upon the developer's assurance that no natural gas infrastructure will be installed at any time, and is an express basis for granting the PD rezoning." from the condition language:

P23 "This approval has been issued in reliance upon the developer's assurance that no natural gas infrastructure will be installed at any time, and is an express basis for granting the PD rezoning. No natural gas infrastructure shall be installed on the project site. If the developer seeks to install natural gas infrastructure in the future, the developer must first seek an amendment to the PD zoning."

The Greenhouse Gas (GHG), Air Quality, and Energy analysis in the EIR has relied upon the project being built as all electric. Should the applicant wish to pursue a project that uses natural gas, new GHG), Air Quality, and Energy analysis would be necessary, as well as the re-circulation of the EIR.

The inclusion of conditions P5 and P23 as currently drafted are part of the staff recommendation.

Staff recommends that the Council take the following three actions:



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1. CEQA: Adopt the resolution certifying the EIR and related CEQA documents. This is a quasi-judicial decision, with required findings including that the EIR complies with CEQA and reflects the independent judgment of the Council.
2. Rezoning: Adopt the resolution approving the Rezone from B to PD. Although this is a legislative action, a PD rezoning requires the Council to make findings regarding the public benefits of the project, which include imaginative design, furthering City housing objectives and promoting City climate goals.
3. Adopt a resolution approving a Vesting Tentative Subdivision Map (VTSM). The VTSM is a quasi-judicial decision with a long list of required findings, including that the site is suitable for the density and design of development, and that the project is consistent with the General Plan (including the Climate Action Plan).

The PD rezoning and VTSM include the conditions of approval in the form drafted by staff, as well as the two new conditions recommended by the Planning Commission.

## ENVIRONMENTAL REVIEW

An Environmental Impact Report was prepared for the project by the environmental consultant firm David J. Powers & Associates, in accordance with the California Environmental Quality Act (CEQA). The Draft Environmental Impact Report (DEIR) and Notice of Availability were posted on the City's website at Environmental Review/CEQA | City of Santa Clara (santaclaraca.gov) <https://www.santaclaraca.gov/our-city/departments-a-f/community-development/planning-division/environmental-review-ceqa> and available for public review for 45-days between November 17, 2023 and January 2, 2024, in accordance with CEQA requirements. No public or agency comments on the DEIR were submitted during the 45-day review period.

The DEIR examined potential environmental impacts associated with project development and identified significant impacts on biological, cultural resources, and geology and soils. Mitigation measures were identified for implementation that would reduce most of the significant project development impacts to less than significant levels. However, significant unavoidable project level and cumulative cultural resources impacts were identified to remain with demolition of the church, which is identified as being eligible for listing as an architecturally significant local structure, to redevelop the site. All other resource areas would experience a less than significant impact with project development

In considering a project, CEQA requires decision-makers to balance economic, legal, social, technological, or other benefits of a proposed project against its unavoidable environmental risks when determining whether to approve the project. To approve a project that has a significant unavoidable environmental impact, decision-makers must make findings, supported by substantial evidence, that the specific economic, legal, social, technological, or other benefits of a proposed project outweigh the unavoidable environmental effects. In accordance with CEQA Guidelines 15124 (b), the DEIR identifies project objectives for evaluation of the proposed project and the development of a range of alternatives for consideration in the findings or statement of overriding considerations

## FISCAL IMPACT

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

## COORDINATION

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

## PUBLIC CONTACT

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

On February 8, 2024, the notice of public hearing for this item was mailed to property owners within 1,000 feet of the project side boundaries and interested parties. Newspaper notice of this item was published in *The Weekly*, a newspaper of general circulation, on February 7, 2024. At the time of this staff report, no comments have been received by the Planning Department in support or opposition to the project.

*Community Meetings*

Virtual public outreach meetings were conducted by the Property Owner/Applicant on November 16, 2022 and August 30, 2023 to engage the neighborhood community in the planning process. Notices of the meetings were mailed by the Property Owner/Applicant to properties within 1,000 feet of the project site boundaries and posted on the City's website. These meetings provided the community opportunities to review and comment on the proposal and revised changes made to the dwellings, site circulation and landscaping resulting from community input.

## ALTERNATIVES

1. Do not certify the Environmental Impact Report or adopt the CEQA Findings, Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program for the 1957 Pruneridge Avenue Residential Project.
2. Deny the rezoning of the project site from Public, Quasi-Public, and Public Park or Recreation (B) to Planned Development (PD) to allow construction of residential development consisting of 22 detached two-story residences
3. Deny the Vesting Tentative Subdivision Map to subdivide the land into 22 individual lots and four common lots.

## RECOMMENDATION

1. Adopt a resolution to certify the Environmental Impact Report and adopt the CEQA Findings, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program for the 1957 Pruneridge Avenue Residential Project.
2. Adopt a resolution to approve a rezoning of the project site from Public, Quasi-Public, and Public Park or Recreation (B) to Planned Development (PD) to allow construction of residential development consisting of 22 detached two-story residences with attached and detached garages, landscaping, and on- and off-site improvements, subject to conditions of approval.
3. Adopt a resolution approving a Vesting Tentative Subdivision Map to subdivide the land into 22 individual lots and four common lots as a utility corridor, vehicle access, landscape open space and bioretention areas to serve the development, subject to conditions of approval.

Reviewed by: Reena Brilliot, Acting Director, Community Development Department

Approved by: Jovan Grogan, City Manager

**ATTACHMENTS**

1. Environmental Impact Report
2. Mitigation Monitoring and Reporting Program
3. Findings of Fact and Statement of Overriding Considerations
4. Resolution Certifying the Environmental Impact Report
5. Resolution Approving the Rezone
6. Resolution Approving the Vesting Tentative Subdivision Map
7. Excerpt Planning Commission Meeting Minutes of February 21, 2024
8. Planning Commission Staff Report of February 21, 2024
9. Historical and Landmarks Commission meeting minutes of December 7, 2023
10. Historic and Landmarks Commission Staff Report December 7, 2023.
11. Conditions of Rezoning Approval
12. Conditions of Tentative Subdivision Map Approval
13. Development Plans
14. Vesting Tentative Subdivision Map



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**RESOLUTION NO. _____**

**A RESOLUTION OF THE CITY OF SANTA CLARA, CALIFORNIA TO APPROVE AND CERTIFY A FINAL ENVIRONMENTAL IMPACT REPORT, MAKE FINDINGS WITH RESPECT THERETO, AND ADOPT A STATEMENT OF OVERRIDING CONSIDERATIONS AND A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE 1957 PRUNERIDGE AVENUE RESIDENTIAL PROJECT LOCATED AT 1957 PRUNERIDGE AVENUE, SANTA CLARA**

PLN22-00505 (Rezone)
PLN23-00264 (Vesting Tentative Subdivision Map)
SCH# 202300200 (Environmental Impact Report)

**WHEREAS,** On September 6, 2022**,** SCS Development ("Owner") filed an application for the development of a 2.47-acre site located at 1957 Pruneridge Avenue, Santa Clara ("Project Site");

**WHEREAS**, the Project Site has a General Plan designation of Very Low Density Residential and is zoned Public, Quasi-Public, and Public Park or Recreation (B);

**WHEREAS,** the Project Site is developed with assembly uses (religious worship and education) and contains St. Mark's Church complex, comprising a one-story parish hall and administration building, two-story classroom, church building, surface parking lots and site landscaping;

**WHEREAS,** the Owner has applied to rezone the Project Site from Public, Quasi-Public, and Public Park or Recreation (B) to Planned Development (PD) to allow construction of 22 two-story detached residences, a private street, and associated on- and off-site improvements, in addition to a Vesting Tentative Subdivision Map to subdivide the property into individual for-sale lots and four common lots for use as a utility corridor, vehicle access, landscape open space and bioretention areas ("Project"), as shown on the Development Plans and Vesting Tentative Subdivision Map, attached hereto and incorporated herein by this reference;

**WHEREAS**, the Project approvals will include Resolution No. _____ ("City Council Rezoning Resolution"); Resolution No. _____ ("City Council Vesting Tentative Subdivision Map Resolution"); and this California Environmental Quality Act ("CEQA") Resolution (collectively,

the “Approvals”);

**WHEREAS,** on October 6, 2023, the City of Santa Clara (“City”) distributed a Notice of Preparation of a Draft Environmental Impact Report (“DEIR”) and posted the Notice at the Santa Clara County Clerk’s office, soliciting guidance on the scope and content of the environmental information to be included in the DEIR;

**WHEREAS,** the DEIR was prepared in accordance with the California Environmental Quality Act (“CEQA”) (Public Resources Code § 21000 et seq.) and the City circulated copies of the DEIR to the public agencies which have jurisdiction by law with respect to the Project, as well as to other interested persons and agencies, and the City sought the comments of such persons and agencies for forty-five (45) days, beginning on November 17, 2023 and concluding on January 2, 2024 (“Comment Period”);

**WHEREAS**, the City did not receive any comments on the DEIR during the review period;

**WHEREAS,** the Final EIR (”FEIR”) consists of a list of agencies and organizations to whom the DEIR was sent and minor revisions to text and Figure 2.2-1 (Conceptual Site Plan) and Figure 2.2-2 (Landscape Plan) that do not change the conclusions nor require recirculation of the DEIR. The FEIR was subsequently distributed for a 10-day review period beginning on January 9, 2024 and concluding on January 19, 2024;

**WHEREAS**, the DEIR FEIR, and Exhibits constitute the EIR for the Project;

**WHEREAS,** the City Council has reviewed the EIR prepared for the Project, the City Staff reports pertaining to the EIR, and all evidence received at a duly noticed public hearing on March 19, 2024. All of these documents and evidence are herein incorporated by reference into this Resolution;

**WHEREAS,** the EIR identified certain significant and potentially significant adverse effects on the environment that would be caused by the Project as proposed;

**WHEREAS,** the EIR determined that the project would have a less-than-significant impact in the resource areas of Energy and Greenhouse Gas Emissions, based on a requirement in the City’s

Reach Code that the project construct All-Electric Buildings, with no installation of natural gas infrastructure. Because recent litigation has raised a question about the enforceability of the City's Reach Code, the developer has voluntarily committed to construct All-Electric Buildings, regardless of whether the Reach Code is enforceable;

**WHEREAS**, the EIR outlined various mitigation measures that would substantially lessen or avoid the Project's significant effects on the environment, as well as alternatives to the Project as proposed that would provide some environmental advantages;

**WHEREAS,** the City is required whenever possible, pursuant to CEQA, to adopt all feasible mitigation measures or feasible project alternatives that can substantially lessen or avoid any significant environmental effects of the Project;

**WHEREAS**, Public Resources Code § 21081, subdivision (a) requires a lead agency, before approving a project for which an EIR has been prepared and certified, to adopt findings specifying whether mitigation measures and, in some instances, alternatives discussed in the EIR, have been adopted or rejected as infeasible;

**WHEREAS,** the "CEQA Findings and Statement of Overriding Considerations" attached to this Resolution is a set of Findings of Fact prepared in order to satisfy the requirements of Public Resources Code § 21081, subdivision (a);

**WHEREAS**, as the CEQA Findings explain, the City Council, reflecting the advice of City staff, has expressed its intention to adopt the proposed Project as described;

**WHEREAS**, the City Council has determined that the alternatives addressed in the EIR would not be feasible and would not sufficiently satisfy the Project Objectives. The details supporting these determinations are set forth in the CEQA Findings;

**WHEREAS,** in taking this course, the City Council has acted consistent with the CEQA mandate to look to project mitigations and/or alternatives as a means of substantially lessening or avoiding the environmental effects of projects as proposed;

**WHEREAS**, the City Council, in reviewing the Project, intends to adopt all mitigation measures set forth in the EIR;

**WHEREAS**, the significant effects that cannot be avoided or substantially lessened by the adoption of feasible mitigation measures will necessarily remain significant and unavoidable;

**WHEREAS,** Public Resources Code § 21081, subdivision (b) and CEQA Guidelines § 15093 require the City Council to adopt a Statement of Overriding Considerations before approving a project with significant unavoidable environmental effects;

**WHEREAS,** as detailed in the CEQA Findings, the City Council has determined that, despite the occurrence of significant unavoidable environmental effects associated with the Project, as mitigated and adopted, there exist certain overriding economic, social and other considerations for approving the Project which justify the occurrence of those impacts and render them acceptable; and

**WHEREAS,** the City Council has reviewed the EIR and Mitigation Monitoring and Reporting Program, attached as the "MMRP", the CEQA Findings, the City Staff reports pertaining to the EIR, and all evidence received at a duly noticed public hearing on March 19, 2024. All of these documents and evidence are incorporated herein by reference into this Resolution.

**NOW THEREFORE, BE IT 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. That the City Council hereby finds that the EIR has been completed in compliance with CEQA.

3. That the City Council hereby finds the EIR has been presented to the Council, which reviewed and considered the information and analysis contained therein, at a duly noticed public hearing on March 19, 2024.

4. That the City Council finds, pursuant to Public Resources Code Section 21081 and California Code of Regulations, Title 14, Section 15091, that many of the proposed mitigation measures described in the EIR are feasible, and therefore will become binding upon the City and affected landowners and their assigns or successors in interest when the Project is approved.

5. That the City Council finds that none of the Project Alternatives set forth in the EIR can feasibly substantially lessen or avoid those significant adverse environmental effects not otherwise lessened or avoided by the adoption of all feasible mitigation measures while still sufficiently achieving the project objectives.

6. That, in order to comply with Public Resources Code Section 21081.6, the City Council adopt the Mitigation Monitoring and Reporting Program as set forth in the attached "MMRP". The Program is designed to ensure that, during project implementation, the City, affected landowners, their assigns and successors in interest and any other responsible parties comply with the feasible mitigation measures identified. The MMRP identifies, for each mitigation measure, the party responsible for implementation.

7. That the EIR set forth project-level and cumulative environmental impacts that are significant and unavoidable that cannot be mitigated or avoided through the adoption of feasible mitigation measures or feasible alternatives. As to these impacts, the City Council finds that there exist certain overriding economic, social and other considerations for approving the Project that the City Council believes justify the occurrence of those impacts, as detailed in the "CEQA Findings" exhibit attached hereto.

8. Based on the findings set forth in this Resolution and the evidence in the City Staff Report, and the attached CEQA Findings, the City Council hereby approves and certifies the EIR, makes the findings attached hereto, adopts an MMRP, and adopts a Statement of Overriding Considerations finding that there exist certain overriding economic, social and other

considerations for approving the Project that justify the occurrence of the associated impacts, all in accordance with CEQA for the Project.

9. That the City Council hereby designates the Planning Division of the Community Development Department as the location for the documents and other material that constitute the record of proceedings upon which this decision is based and designates the Director of Community Development as the custodian of records.

10. 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 19th DAY OF MARCH, 2024 BY THE FOLLOWING VOTE:

AYES: COUNCILORS:

NOES: COUNCILORS:

ABSENT: COUNCILORS:

ABSTAINED: COUNCILORS:

ATTEST:

_____
JOVAN GROGAN
CITY MANAGER
CITY OF SANTA CLARA

Attachments Incorporated by Reference:
1. Development Plans
2. Vesting Tentative Subdivision Map
3. CEQA Findings and Statement of Overriding Considerations
4. Mitigation Monitoring and Reporting Program (MMRP)

**RESOLUTION NO. _____**

**A RESOLUTION OF THE CITY OF SANTA CLARA, CALIFORNIA APPROVING A REZONING FROM PUBLIC, QUASI-PUBLIC, AND PUBLIC PARK OR RECREATION (B) TO PLANNED DEVELOPMENT (PD) TO ALLOW A RESIDENTIAL DEVELOPMENT CONSISTING OF 22 DETACHED SINGLE-FAMILY RESIDENCES LOCATED AT 1957 PRUNERIDGE AVENUE, SANTA CLARA**

PLN22-00505 (Rezone)
PLN23-00264 (Vesting Tentative Subdivision Map)
SCH#2023100200 (Environmental Impact Report)

**WHEREAS,** on September 6, 2022, SCS Development ("Owner") filed a development application for the 2.47-acre site located at 1957 Pruneridge Avenue (APN:303-03-025), which is developed as the St. Mark's Church complex and consists of a one-story parish hall and administration building, two-story classroom, church building, surface parking lots and site landscaping ("Project Site");

**WHEREAS,** the Owner simultaneously applied to rezone the Project Site from Public, Quasi-Public, and Public Park or Recreation (B) to Planned Development (PD) and subdivide the land through a Vesting Tentative Subdivision Map application to allow the construction of 22 two-story for-sale detached single-family residences, associated on- and off-site improvements and four common lots to be used as a utility corridor, vehicle access, landscape open space, and bioretention areas to serve the development ("Project"), as shown on the attached Development Plans and Vesting Tentative Subdivision Map, incorporated herein by this reference;

**WHEREAS,** a Draft Environmental Impact Report ("DEIR") was prepared in accordance with the California Environmental Quality Act ("CEQA") and the City circulated copies of the DEIR and Notice of Availability for 45-day review to the public agencies which have jurisdiction by law with respect to the Project, as well as to other interested persons, organizations and agencies; and the City sought the comments of such persons, organizations and agencies. The City received no public or agency comments on the DEIR and subsequently prepared and circulated a Final

EIR ("FEIR"), for 10-day review in accordance with CEQA, that includes minor revisions to text and Figure 2.2-1 (Conceptual Site Plan) and Figure 2.2-2 (Landscape Plan) that do not change the conclusions of the DEIR;

**WHEREAS,** a Mitigation Monitoring and Reporting Program ("MMRP") has been prepared for implementation with Project development to reduce potentially significant impacts identified in the DEIR, FEIR and Appendix to the FEIR, that combined constitute the EIR for the Project, to less than significant and a Statement of Overriding Considerations for the significant unavoidable impact associated with the proposed demolition of the church building with Project development, that cannot be mitigated to less than significant, has been prepared in accordance with CEQA;

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

**WHEREAS,** on February 21, 2024, the Planning Commission held a duly noticed public hearing to consider the Project, EIR, MMRP, and all pertinent information in the record, at the conclusion of which, the Commission voted unanimously to recommend that the Council approve the rezone.

**WHEREAS,** on February 8, 2024, the notice of public hearing for the February 21, 2024, Planning Commission meeting and March 19, 2024 City Council meeting for this item was mailed to property owners within a 1,000 foot radius of the Project Site boundaries, according to the most recent assessor's roll, and

**WHEREAS**, on March 19, 2024, the City Councill held a duly noticed public hearing to consider the Rezoning application, at which time all interested persons were given an opportunity to give testimony and evidence offered in favor and in opposition to the Project.

**NOW THEREFORE, BE IT 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. That the City Council hereby rezones the Project Site from Public, Quasi-Public, Public Park or Recreation (B) to Planned Development (PD) to allow 22 two-story for-sale detached single-family residences, associated on- and off-site improvements and four common lots to be used as a utility corridor, vehicle access, landscape open space, and bioretention areas to serve the development, as shown on the attached Development Plans and conditioned as specified in the attached Conditions of Rezoning Approval, incorporated herein by this reference.

3. Pursuant to SCCC Code Section 18.112.050, 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 for the Project Site does not allow residential development and creation of housing opportunities envisioned by the 2010-2035 General Plan. The Planned Development (PD) zoning would allow residential development to implement the General Plan's Housing Element more fully than the existing Public, Quasi-Public, and Public Park or Recreation (B) zoning designation for the Project Site.

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 redevelops an underutilized property and visually improves the Project Site and surrounding neighborhood with physical and financial investment in the construction of a modern, high quality, residential home ownership development with on-site parking, site improvements, landscaping, and streetscape enhancements.

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 residential development consistent with the General Plan designation for the Project Site and for-sale high-

quality homeownership opportunities for 22 households, of which three of the residences shall be available at affordable income levels; and in furtherance of the City's climate goals, the Owner has committed to constructing All-Electric Buildings without the installation of any natural gas infrastructure.

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 for-sale detached residences that are compatible with existing and planned development in the surrounding residential and commercial area.

4. That based on the findings set forth in this resolution and the evidence in the City Staff Report, EIR and MMRP, the City Council hereby rezones the Project Site to allow development of 22 detached single-family residences, as shown on the attached Development Plans and conditioned as specified in the attached Conditions of Rezoning Approval.

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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 CITY COUNCIL, AT A REGULAR MEETING THEREOF HELD ON THE 19th DAY OF MARCH, 2024, BY THE FOLLOWING VOTE:

AYES: COUNCILORS:

NOES: COUNCILORS:

ABSENT: COUNCILORS:

ABSTAINED: COUNCILORS:

Attachments Incorporated by Reference:
1. Development Plans
2. Vesting Tentative Subdivision Map
3. Rezone Conditions of Approval

ATTEST: _____
JOVAN GROGAN
CITY MANAGER
CITY OF SANTA CLARA

**RESOLUTION NO. _____**

**A RESOLUTION OF THE CITY OF SANTA CLARA, CALIFORNIA, TO APPROVE THE VESTING TENTATIVE SUBDIVISION MAP FOR THE 1957 PRUNERIDGE AVENUE RESIDENTIAL PROJECT LOCATED AT 1957 PRUERIDGE AVENUE, SANTA CLARA, TO SUBDIVIDE THE 2.47-ACRE PROJECT SITE INTO 22 INDIVIDUAL LOTS AND FOUR COMMON LOTS**

PLN2022-00505 (Rezone)
PLN23-00264 (Vesting Tentative Subdivision Map)
SCH# 202300200 (Environmental Impact Report)

**WHEREAS,** on September 6, 2022, SCS Development ("Owner") filed a development application for the 2.47-acre site located at 1957 Pruneridge Avenue (APN: 303-03-025), which is developed as the St. Mark's Church complex and consists of a one-story parish hall and administration building, two-story classroom, church building, surface parking lots and site landscaping ("Project Site");

**WHEREAS,** the Owner has simultaneously applied to rezone the Project Site from Public, Quasi-Public, and Public Park or Recreation (B) to Planned Development (PD) and subdivide the land to allow construction of 22 for-sale detached two-story single-family residences, associated on- and off-site improvements and four common lots to be used as a utility corridor, vehicle access, landscape open space, and bioretention areas, to serve the development ("Project"), as shown on the attached Development Plans and proposed Vesting Tentative Subdivision Map, incorporated herein by this reference;

**WHEREAS,** a Draft Environmental Impact Report ("DEIR") was prepared in accordance with the California Environmental Quality Act ("CEQA") and the City circulated copies of the DEIR and Notice of Availability for 45-day review to the public agencies which have jurisdiction by law with respect to the Project, as well as to other interested persons, organizations and agencies; and the City sought the comments of such persons, organizations and agencies. The City received no public or agency comments on the DEIR and subsequently prepared and distributed a Final EIR ("FEIR") for 10-day review, in accordance with CEQA, that includes minor revisions to text

and Figure 2.2-1 (Conceptual Site Plan) and Figure 2.2-2 (Landscape Plan) that do not change the conclusions of the DEIR;

**WHEREAS,** a Mitigation Monitoring and Reporting Program ("MMRP") has been prepared for implementation with Project development to reduce potentially significant impacts identified in the DEIR, FEIR and Appendix to the FEIR, that combined constitute the EIR for the Project, to less than significant and a Statement of Overriding Considerations for the significant unavoidable impact associated with the proposed demolition of the church building with Project development, that cannot be mitigated to less than significant has been prepared in accordance with CEQA;

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

**WHEREAS,** consistent with the proposed uses under the development plan, the proposal includes the division of the site into 22 individual lots and four common lots, as shown on the proposed Vesting Tentative Subdivision Map, attached hereto and incorporated herein by this reference;

**WHEREAS,** on June 13, 2023, the Subdivision Committee determined that the application was complete and that the Vesting Tentative Subdivision Map be reviewed by the Planning Commission and the City Council in conformance with Section 17.05.300 of the SCCC as a Vesting Tentative Subdivision Map along with the Project;

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

**WHEREAS,** on February 21, 2024, the Planning Commission held a duly noticed public hearing to consider the Project, EIR, MMRP, and all pertinent information in the record, at the conclusion of which, the Commission voted unanimously to recommend approval of the Vesting Tentative Subdivision Map.

**WHEREAS,** notice of the public hearing on the Vesting Tentative Subdivision Map was published in *The Weekly*, a newspaper of general circulation for the City, on February 7, 2024;

**WHEREAS** on February 8, 2024, notices of the public hearing on the Vesting Tentative Subdivision Map for the February 21, 2024 Planning Commission meeting and March 19, 2024 City Council meeting were mailed to all property owners within 1,000 feet of the Project Site boundaries; and

**WHEREAS,** on March 19, 2024, the City Council held a duly noticed public hearing to consider the Project, EIR, MMRP, and all pertinent information in the record, during which the City Council invited and considered any and all verbal and written testimony and evidence offered in favor of and in opposition to the Project.

**NOW THEREFORE, BE IT RESOLVED BY THE 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. Vesting Tentative Subdivision Map Findings. Pursuant to California Government Code Sections 66426 and 66428 and SCCC Section 17.05.300(h), the City Council finds and determines that:

A. The Vesting Tentative Subdivision Map is consistent with the objectives, policies, general land use and programs specified in the City's General Plan in that the proposed Vesting Tentative Subdivision Map is to allow the development of 22 detached single-family residences, four common lots to be used as a utility corridor, vehicle access, landscape open space and bioretention areas, and on- and off-site improvements compatible with neighboring residential development and existing and planned development in the surrounding area, subject to conditions set forth in the Vesting Tentative Subdivision Map Conditions of Approval, attached hereto and incorporated by this reference. The Project proposes a density of 8.9 dwelling units per acre, consistent with the Very Low Residential Density General Plan designation for the Project Site, which allows residential development of up to ten (10) dwelling

units per acre. The project also furthers of the City's goal to reduce the use of methane gas citywide stated in Appendix 8.13 (Climate Action Plan), in that the Owner has committed to constructing All-Electric Buildings without the installation of any natural gas infrastructure.

B. The design and improvements of the proposed subdivision are consistent with the City's General Plan in that the Vesting Tentative Subdivision Map would redevelop an underutilized and vacant property (Policy 5.3.1-P8), provides adequate landscaping and replaces trees at a 2:1 ratio (Policy 5.3.1-P10), includes sidewalks and consolidates curb cuts to minimize pedestrian/vehicle conflicts (Policies 5.3.1-P12 and P16), and provides a design that is compatible with and sensitive to neighboring residential development (Policy 5.3.1-P29).

C. The site is physically suitable for the proposed type of development in that the Project is designed to provide high quality housing consistent with existing and planned development in the surrounding area.

D. This site is physically suitable for the proposed density of development in that the Project Site is located in an urbanized area and allows for redevelopment consistent with the height, uses and development that are existing and planned in the surrounding area.

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

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

G. The design of the subdivision and type of improvements will not conflict with easements acquired by the public at large or use of property within the proposed subdivision in

that, the Project is designed to avoid encroachments and conflicts with public easements in the site design.

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

4. Based on the findings set forth in this Resolution and the evidence in the Staff Report, EIR, MMRP, and such other evidence as received at the public hearings on this matter, the City Council hereby approves the Vesting Tentative Subdivision Map, substantially in the form on file as shown in the attached Vesting Tentative Subdivision Map and Conditions of Vesting Tentative Subdivision Map Approval, incorporated herein by this reference.

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 OF THE CITY COUNCIL, AT A REGULAR MEETING THEREOF HELD ON THE 19th DAY OF MARCH, 2024, BY THE FOLLOWING VOTE:

AYES: COUNCILORS:

NOES: COUNCILORS:

ABSENT: COUNCILORS:

ABSTAINED: COUNCILORS:

ATTEST: _____
JOVAN GROGAN
CITY MANAGER
CITY OF SANTA CLARA

Attachments Incorporated by Reference:
1. Development Plans
2. Vesting Tentative Subdivision Map
3. Vesting Tentative Subdivision Map Conditions of Approval

**3.** 24-1629 PUBLIC HEARING: Action on an Environmental Impact Report and Mitigation Monitoring and Reporting Program, Rezone, and Vesting Tentative Subdivision Map for the Property Located at 1957 Pruneridge Avenue to Allow the Development of 22 Detached Single-Family Residences and Associated On- and Off-Site Improvements

***Recommendation:*** Alternatives: 1, 2 and 3

1. Adopt a resolution recommending the City Council certify the Environmental Impact Report and adopt the CEQA Findings, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program for the 1957 Pruneridge Avenue Residential Project.
2. Adopt a resolution recommending the City Council approve a rezoning of the project site from Public, Quasi-Public, and Public Park or Recreation (B) to Planned Development (PD) to allow construction of residential development consisting of 22 detached two-story residences with attached and detached garages, landscaping, and on- and off-site improvements, subject to conditions of approval.
3. Adopt a resolution recommending the City Council approve a Vesting Tentative Subdivision Map to subdivide the land into 22 individual lots and four common lots as a utility corridor, vehicle access, landscape open space and bioretention areas to serve the development, subject to conditions of approval.

**Associate Planner Debby Fernandez** provided the staff presentation.

**Assistant City Attorney Alexander Abbe** addressed the Commission regarding two conditions of approval related to the use of natural gas, B8 and P23. Mr. Abbe explained that B8 required the developer to comply with the City's "Reach Code," which requires most new development projects to build All-Electric Construction, with no installation of natural gas infrastructure. Mr. Abbe explained that in recent discussions with the developer, the developer had also voluntarily committed to All-Electric Construction, regardless of the application of the City's Reach Code, and that this was memorialized in condition P23.

**Mr. Abbe** further explained, however, that the despite this commitment from the developer, the developer had requested a modification to condition P23. As drafted by staff, condition P23 stated that the developer's commitment to All-Electric Construction was an express basis for the City's decision to rezone the property as Planned Development, and that if the developer sought to utilize methane at a later date, a revision to the PD zoning would be required. The developer agreed that a revision to the rezoning would be required if they later sought to use natural gas, but the developer did not want the City to state that All-Electric Construction was one of the express grounds for granting the PD zoning. Mr. Abbe cautioned that the developer's request would likely make condition P23 more difficult to enforce, and make it more likely that the developer could utilize natural gas in the future without City approval.

**Mr. Abbe** also explained that the developer was objecting to condition P5, which obligated the developer to provide a 5-foot sidewalk and a 5-foot landscaped area in conformance with the Pruneridge Avenue Complete Streets Plan (PACSP). Mr. Abbe advised the Commission that the Council formally adopted the PACSP in August 2022 and that the Commission did not have the discretion to waive the requirements of the PACSP, such as condition P5.

**Commissioners** inquired upon various items on the proposed project including new sidewalk standards, the possible use of solar for the project, traffic patterns for the project and concerns regarding the busy intersection at Pruneridge and Winchester as it relates to the location of the project driveway, as well as relocation of the remains of the burial site.

**SCS Development** representatives Matthew Schott and Cory Kusich provided the Applicant presentation.
**David J. Powers & Associates** staff Shannon George and Patrick Kalle were in attendance and spoke at the meeting.

**Public Speaker**
Chris Sarbaugh

**A motion was made by Commissioner Biagini, seconded by Commissioner Bouza to close public comment.**

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

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

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

**A motion was made by Commissioner Biagini, seconded by Commissioner Crutchlow, to approve Staff Recommendation 2 with additional recommendations to include Provide "Right Turn Only During Peak Hours" signage for the project driveway and for the applicant to use reasonable efforts, to the satisfaction of the Director of Community Development to obtain written documentation from the diocese of the previous church on the site documenting the disposition of the remains from the burial site on the property.**

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

**A motion was made by Commissioner Biagini, seconded by Commission Bouza to approve Staff Recommendation 3.**

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

**REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:**

1. Announcements/Other Items

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

**Staff Aide II Elizabeth Elliott** provided updates on travel requests.

**DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:**

1. Planning Commission Budget Update

**Staff Aide II Elizabeth Elliott** provided budget updates.

2. Upcoming Agenda Items

**Planning Manager Lesley Xavier** provided updates.

3. City Council Actions

**Planning Manager Lesley Xavier** provided updates.

**ADJOURNMENT:**

The meeting adjourned at 8:21 pm. The next regular scheduled meeting is Wednesday, March 6, 2024 at 6 pm.

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

**24-1629** **Agenda Date: 2/21/2024**

# REPORT TO PLANNING COMMISSION

## SUBJECT

PUBLIC HEARING: Action on an Environmental Impact Report and Mitigation Monitoring and Reporting Program, Rezone, and Vesting Tentative Subdivision Map for the Property Located at 1957 Pruneridge Avenue to Allow the Development of 22 Detached Single-Family Residences and Associated On- and Off-Site Improvements

## REPORT IN BRIEF

**Applicant /Owner**: SCS Development
**General Plan:** Very Low Density Residential
**Zoning:** Public, Quasi-Public, and Public Park or Recreation (B)
**Site Area:** 2.47 acres
**Existing Conditions:** The site contains the St. Mark's Episcopal Church (now vacant), which includes a church building and a single-story parish hall and administration building connected to a two-story classroom building. Buildings are concentrated in the center of the site and are surrounded by a surface parking lot and perimeter landscaping to the north, west and east, and a landscape setback fronting Pruneridge Avenue to the south.

**Surrounding Land Uses:**

- North: Single-family detached residences
- South: Pruneridge Avenue and a mix of neighborhood commercial uses and detached single-family residences
- East: Neighborhood commercial uses
- West: Neighborhood commercial uses

**Staff Recommendation:** That the Planning Commission adopt resolutions recommending the City Council certify the Environmental Impact Report (EIR); adopt the California Environmental Quality Act (CEQA) Findings, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program; and approve the Rezone and Vesting Tentative Subdivision Map for the property located at 1957 Pruneridge Avenue.

## BACKGROUND

SCS Development Company filed an application for the subject proposal on September 6, 2022 to construct a single-family residential development with 22 detached two-story homes, private street and associated on- and-off site improvements on the 2.47-acre site. Implementation of the proposal requires a rezone of the property from Public, Quasi-Public, and Public Park or Recreation (B) to Planned Development (PD) to construct the residential development and a Vesting Tentative Subdivision Map (Chapter 17.05 of the City Code) to subdivide the property into individual for-sale lots and four common lots for use as a utility corridor, vehicle access, landscape open space and

bioretention areas. Fifteen percent of the total number of units (or 3.3 homes) are required to be provided as affordable housing units. Per the City's Affordable Housing Ordinance (SCCC § 17.04.080.B), any fractional unit requirement may be addressed by providing one additional affordable unit or by payment of an in-lieu fee. Redevelopment of the property as proposed includes the demolition of all existing structures and site improvements (surface parking lot and landscaping).

Project History and Previous Actions

The existing buildings are over 50 years in age and were evaluated for potential historical and architectural significance in accordance with CEQA. A California Department of Parks & Recreation Form 523 ("DPR") was prepared to record and evaluate the building complex, landscape features and historic context, followed by peer review of the analysis. In accordance with 18.106.060 of the City's Preservation Ordinance, the project was referred to the Historical and Landmarks Commission (HLC) for consideration of the Draft Environmental Impact Report (DEIR) for the proposed demolition of the existing structures and to determine whether the property is eligible for listing on the City's Historic Resource Inventory (HRI).

The DPR is incorporated as part of the EIR prepared for the project (Attachment 1) and along with an analysis, was included in the HLC staff report (Attachment 8). The EIR concludes that the church is eligible for listing as an historic resource on the City's HRI as a result of the building architecture. The project was reviewed by the HLC at a publicly noticed meeting on December 7, 2023. Following review of the documents and public testimony, the HLC recommended certification of the EIR to the Planning Commission and City Council with the recommendations listed below and did not recommend the property for listing on the City's HRI. The HLC meeting minutes are provided as Attachment 7.

- Developer to create a memorial to the church (using the Architect William Mays' name) utilizing materials from the church in the memorial if the church is not relocated.
- Developer to return to the HLC to present the memorial design.

Mitigation Measure CUL-1 of the EIR already requires the developer to prepare a Historic Resources Mitigation Action Plan, that includes steps like documentation, attempted relocation, and salvage of historic materials. The Commission or Council could give direction to include the HLC's recommended conditions as a part of that Action Plan.

## DISCUSSION

Primary issues for the project include consistency with the City's General Plan, and conformance with the City Code for Planned Development Zoning and its subdivision.

### *General Plan Conformance*

The existing General Plan designation for the project site is Very Low Density Residential. This designation is intended for residential densities of up to 10 dwelling units per acre (du/ac) and envisioned for single-family residential development in scale and character. Development in this classification maintains a feeling of suburban living with setbacks between structures, parking, large landscaped yards and tree lined streets.

The proposed project provides 8.9 du/ac and is consistent with the following General Plan Policies:

*General Land Use Policies*

- 5.3.1-P2: Encourage advance notification and neighborhood meetings to provide an opportunity for early community review of new development proposals.
- 5.3.1-P26: Support a community-initiated planning process so that existing neighborhoods can participate in developing more detailed plans for street, landscape and pedestrian facility improvements.

The applicant conducted public outreach through mailings and two community meetings to involve neighboring property owners in the design of the project. Notices were mailed to property owners within 1,000 feet of the project boundaries and interested parties.

- 5.3.1-P8: Work with property owners to improve or redevelop underutilized and vacant properties.
- 5.3.1-P9: Require that new development provide adequate public services and facilities, infrastructure, and amenities to serve the new employment or residential growth.

The project would redevelop an underutilized parcel for the construction of 22 for-sale single-family residences and public and private on- and off-site improvements, that include private street, utilities, and landscaping as part of the development.

- 5.3.1-P10: Provide opportunities for increased landscaping and trees in the community, including requirements for new development to provide street trees and a minimum 2:1 on- or off-site replacement for trees removed as part of the proposal to help increase the urban forest and minimize the heat island effect.

The proposed development plan includes landscaping of the site and the project street frontage with a variety of plant and tree species and would replace the trees removed with redevelopment of the property at a minimum 2:1 ratio.

- 5.3.1-P12: Encourage convenient pedestrian connections within new and existing developments.

- 5.3.1-P16: Consolidate curb cuts with new development on arterial roadways to minimize pedestrian/vehicle conflicts at driveway locations and improve traffic flow.

The project includes sidewalks to facilitate pedestrian access and link neighboring land uses. Two existing curb-cuts and a sidewalk along the project frontage would be removed and replaced with a single curb-cut along Pruneridge Avenue, separated sidewalk and landscape strip which would minimize vehicle interface with pedestrians and improve traffic flow.

- P.3.1-P29: Encourage design of new development to be compatible with, and sensitive to, nearby existing and planned development, consistent with other applicable General Pan policies.

The proposed project is the construction of 22 detached single-family homes with front yards along the street frontage and setback between buildings that reflect and would blend in with neighboring single-family homes and one- and two-story commercial development.

*Transition Policies*

- 5.5.2-P1: Require that new development incorporate building articulation and architectural features, including front doors, windows, stoops, porches or bay windows along street frontages, to integrate new development into the existing neighborhoods.

The project incorporates offsets along the building planes and a mixture of exterior materials and architectural features to create visual breaks and interest in the design for compatibility with the surrounding neighborhood. Residences along Pruneridge Avenue are designed to integrate into the surrounding neighborhood with the front doors, windows and outdoor patios oriented towards the public domain, Pruneridge Avenue. Pedestrian paths connect the residences facing Pruneridge Avenue to the public sidewalk fronting the site and neighboring properties.

- 5.5.2-P3: Implement site design solutions, such as landscaping and increased building setbacks, to provide buffers between nonresidential and residential uses.
- 5.5.2-P5: Require that new development provide an appropriate transition to surrounding neighborhoods.

The project includes landscaped building setbacks to transition two-story residential development on the site from adjacent commercial properties and abutting one- and two-story detached single-family homes.

***Zoning Conformance***

Filing of the rezone and vesting subdivision map applications occurred concurrently with the City's efforts to comprehensively update the Zoning Code. The project was deemed complete by the City's Project Clearance Committee (PCC) on June 13, 2023, prior to the adoption of the Zoning Code update. Under the updated Zoning Code, all planning permit applications that are active and that have been determined by the PCC to be complete before the effective date of the Zoning Code, February 8, 2024, shall be processed in compliance with the requirements in effect when the application was deemed complete. Therefore, the current B zoning designation for the site is in effect, as is the project's ability to utilize a rezone to the PD district.

Under existing conditions, the B zoning district assigned to the property is intended to provide for public, quasi-public and public park facilities and does not allow for residential development (per Chapter 18.52 of the City Code); thereby requiring a rezone of the property to PD to utilize flexible development standards to allow the construction of housing at a residential density consistent with the existing General Plan designation for the property.

Per Chapter 18.54 of the City Code, PD zoning districts are intended to allow for creative design solutions and land uses not otherwise allowed in standard zoning districts while maintaining compatibility with the existing community and allowing for greater community ownership. The proposed PD zoning establishes development standards in the density and site design compatible with existing and approved land uses surrounding the project site.

*Affordable Housing*

The proposed project is subject to the City's Inclusionary Housing Ordinance and would be required to designate 15 percent of the 22 homes (or 3.3 homes) for qualifying home buyers based on income

level at or below 100 percent Area Median Income, on average. Per Section 17.40.080.B of the City's Affordable Housing Ordinance, the fractional unit (0.3) requirement may be addressed by providing an additional affordable unit or payment of an in-lieu fee.

*Site Design and Architecture*
The proposal is a small lot residential development with individual lots ranging in size from 3,523 square feet (sf) to 4,356 sf, consisting of 22 two-story single-family residences with either an attached or detached garage. A row of detached homes will front Pruneridge Avenue (on the south side of the property) and a second row of detached homes (on the north side of the property) will front the driveway aisle / private street behind that separates and provides vehicle access to the homes and on-site parking.

Three types of floor plans range in size from 1,750 sf to 2,925 sf, inclusive of the garage. Plans 1A and B are four-bedroom and 3.5-bath homes with an attached three-car garage. Plan 2A and B are five-bedroom and four-bath homes with an attached three-car garage. Plan 3 is a four-bedroom and three-bath home with detached two-car garage. Each unit has an outdoor patio and private fenced in yard. Building coverage of the lots range from 37 to 53 percent with the remaining allocated to patio and yard area.

The proposed building architecture would be reflective of a modern interpretation of cottage farmhouse design. The design incorporates a mixture of materials that include stucco and batten board (horizontal and vertical) siding and stone veneer applied to the exterior elevations for texture and visual interest. The use of divided light windows and alternating use of architectural materials will provide a rhythmic cohesion and symmetry in the design. Offsets in the building elevations, recessed windows, and varied roof forms (e.g. shed and gable) will provide breaks in mass and scale of the buildings and roof structures. Roofs will be clad with asphalt shingles. Metal seam roofs will appear atop porches of the homes with extended covered front porches.

*Circulation and Parking*
Two existing curb-cuts and the sidewalk along the project frontage would be removed and replaced with a single curb-cut along Pruneridge Avenue for ingress and egress, at the southeast corner of the site, for vehicle access and a required separated sidewalk along the street frontage that includes a landscape strip next to the curb and sidewalk behind. The single driveway would serve the residences aligned along the drive aisle and provide a hammerhead near its terminus for use by emergency vehicles for back-out.

Because the project site is located within a half-mile of a major transit stop, the City cannot require the provision of any parking spaces under Assembly Bill 2097 (2022). Nevertheless, nineteen of the units will include three-car garages, while three units will include two-car garages, for a total of 63 covered spaces. While no designated visitor parking spaces are provided, driveways in front of the garages allow for additional uncovered parking. There are currently no parking restrictions along Pruneridge Avenue fronting the project site.

*Landscaping and Open Space*
The project includes a landscape plan for the site that incorporates a mixture of plant species and trees for planting within common areas and yards of the residences. Fifty existing on-site trees will be removed and as a condition of project approval, the project will replace the removed trees at a

minimum of 2:1 with 24-inch box species or equivalent. The proposed project would include the planting of approximately 79, 24- to 36- inch box trees throughout the site and would feature drought tolerant, low water use landscaping in the common areas and yards of the residential units. An additional 21 replacement trees would be provided off-site.

As a condition of project approval, a Home Owners Association will be established and Covenants, Conditions and Restrictions recorded to manage and maintain on- and off-site improvements (including buildings utilities, landscaping and fencing,) in good condition for the life of the project.

***Subdivision***

In accordance with Chapter 17.05 of the City Code, the project requires a tentative subdivision map. The application includes 22 for-sale lots and four common parcels (circulation, landscape open-space and bioretention areas). The Subdivision Committee reviewed and deemed the application complete, satisfying code requirements and including conditions of approval contained in Attachment 10.

**ENVIRONMENTAL REVIEW**

An Environmental Impact Report was prepared for the project by the environmental consultant firm David J. Powers & Associates, in accordance with the California Environmental Quality Act (CEQA). The Draft Environmental Impact Report (DEIR) and Notice of Availability were posted on the City's website at Environmental Review/CEQA | City of Santa Clara (santaclaraca.gov) <https://www.santaclaraca.gov/our-city/departments-a-f/community-development/planning-division/environmental-review-ceqa> and available for public review for 45-days between November 17, 2023 and January 2, 2024, in accordance with CEQA requirements. No public or agency comments on the DEIR were submitted during the 45-day review period.

The DEIR examined potential environmental impacts associated with project development and identified significant impacts on biological, cultural resources, and geology and soils. Mitigation measures were identified for implementation that would reduce most of the significant project development impacts to less than significant levels. However, significant unavoidable project level and cumulative cultural resources impacts were identified to remain with demolition of the church, which is identified as being eligible for listing as an architecturally significant local structure, to redevelop the site. All other resource areas would experience a less than significant impact with project development

In considering a project, CEQA requires decision-makers to balance economic, legal, social, technological, or other benefits of a proposed project against its unavoidable environmental risks when determining whether to approve the project. To approve a project that has a significant unavoidable environmental impact, decision-makers must make findings, supported by substantial evidence, that the specific economic, legal, social, technological, or other benefits of a proposed project outweigh the unavoidable environmental effects. In accordance with CEQA Guidelines 15124 (b), the DEIR identifies project objectives for evaluation of the proposed project and the development of a range of alternatives for consideration in the findings or statement of overriding considerations.

The EIR determined that the project would have a less-than-significant impact in the resource areas of Energy and Greenhouse Gas Emissions. Part of the basis for these conclusions was that the project would be subject to the City's Reach Code, and one of the requirements of the Reach Code is

that the project construct All-Electric Buildings, with no installation of natural gas infrastructure. Recently, however, a court of appeal opinion, *California Restaurant Association v. City of Berkeley*, called into question the validity of the All-Electric requirements in the Reach Code. City planning and legal staff are currently evaluating the full nature and extent of this case's impact on the City's Reach Code requirements. If the All-Electric provisions in the Reach Code were ultimately determined to be invalid, then the project developer would potentially be able to install natural gas infrastructure and utilize methane, which is one of the most potent greenhouse gases. For this project, at the very least, this would require the City to re-examine the analysis and conclusions of the Energy and Greenhouse Gas chapters of the EIR. Consequently, the developer has made a commitment not to install any natural gas infrastructure, regardless of the legal status of the City's Reach Code. The description of the project in the PD zoning and the conditions of approval will specifically state that the project does not include any natural gas infrastructure, and that any future proposal to utilize methane would require an amendment to the PD zoning. As a result, the analysis in the EIR remains valid.

## FISCAL IMPACT

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

## COORDINATION

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

## PUBLIC CONTACT

On February 8, 2024, the notice of public hearing for this item was mailed to property owners within 1,000 feet of the project side boundaries and interested parties. Newspaper notice of this item was published in *The Weekly*, a newspaper of general circulation, on February 7, 2024. At the time of this staff report, no comments have been received by the Planning Department in support or opposition to the project.

*Community Meetings*

Virtual public outreach meetings were conducted by the Property Owner/Applicant on November 16, 2022 and August 30, 2023 to engage the neighborhood community in the planning process. Notices of the meetings were mailed by the Property Owner/Applicant to properties within 1,000 feet of the project site boundaries and posted on the City's website. These meetings provided the community opportunities to review and comment on the proposal and revised changes made to the dwellings, site circulation and landscaping resulting from community input.

## ALTERNATIVES

1. Adopt a resolution recommending the City Council certify the Environmental Impact Report and adopt the CEQA Findings, Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program for the 1957 Pruneridge Avenue Residential Project.
2. Adopt a resolution recommending the City Council approve a rezoning of the project site from Public, Quasi-Public, and Public Park or Recreation (B) to Planned Development (PD) to allow construction of residential development consisting of 22 detached two-story residences with attached and detached garages, landscaping, and on- and off-site improvements, subject to conditions of approval.
3. Adopt a resolution recommending City Council approve a Vesting Tentative Subdivision Map to subdivide the land into 22 individual lots and four common lots as a utility corridor, vehicle

access, landscape open space and bioretention areas to serve the development, subject to conditions of approval.

4. Deny the rezoning from Public, Quasi-Public, and Public Park or Recreation (B) to Planned Development (PD) to allow construction of residential development consisting of 22 detached two-story residences with attached and detached garages, landscaping, and on- and off-site improvements.
5. Deny the Vesting Tentative Subdivision Map to subdivide the land into 22 individual lots and four common lots as a utility corridor, vehicle access, landscape open space and bioretention areas to serve the development.

## RECOMMENDATION

Alternatives: 1, 2 and 3

1. Adopt a resolution recommending the City Council certify the Environmental Impact Report and adopt the CEQA Findings, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program for the 1957 Pruneridge Avenue Residential Project.
2. Adopt a resolution recommending the City Council approve a rezoning of the project site from Public, Quasi-Public, and Public Park or Recreation (B) to Planned Development (PD) to allow construction of residential development consisting of 22 detached two-story residences with attached and detached garages, landscaping, and on- and off-site improvements, subject to conditions of approval.
3. Adopt a resolution recommending the City Council approve a Vesting Tentative Subdivision Map to subdivide the land into 22 individual lots and four common lots as a utility corridor, vehicle access, landscape open space and bioretention areas to serve the development, subject to conditions of approval.

Prepared by: Debby Fernandez, Associate Planner
Reviewed by, Sheldon S. Ah Sing, Development Review Officer
Reviewed by: Alexander Abbe, Assistant City Attorney
Approved by: Lesley Xavier, Planning Manager

## ATTACHMENTS

1. Environmental Impact Report
2. Mitigation Monitoring and Reporting Program
3. Findings of Fact and Statement of Overriding Considerations
4. Resolution Recommending Council Certify Environmental Impact Report
5. Resolution Recommending Council Approve the Rezone
6. Resolution Recommending Council Approve the Vesting Tentative Subdivision Map
7. Draft Historical and Landmarks Commission meeting minutes of December 7, 2023
8. Historic and Landmarks Commission Staff Report December 7, 2023.
9. Conditions of Rezoning Approval
10. Conditions of Tentative Subdivision Map Approval
11. Development Plans
12. Vesting Tentative Subdivision Map

Draft

# City of Santa Clara

## Meeting Minutes

## Historical & Landmarks Commission

**12/07/2023** **6:00 PM**

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

**REVISED AGENDA - additional attachments have been added to RTC 23-1252**

The City of Santa Clara is conducting the Historical and Landmarks Commission meeting in a hybrid manner (in-person and methods for the public to participate remotely)

• Via Zoom:
o https://santaclaraca.zoom.us/j/97233262035 or
o Phone: 1 (669) 900-6833
Webinar ID: 972 3326 2035

Public Comments prior to meeting may be submitted via email to PlanningPublicComment@santaclaraca.gov no later than noon on the day of the meeting. 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.
- Use the raise your hand feature in Zoom when you would like to speak on an item and lower when finished speaking. Press *9 to raise your hand if you are calling in by phone only.
- Identify yourself by name before speaking on an item.
- Unmute when called on to speak and mute when done speaking. If there is background noise coming from a participant, they will be muted by the host. Press *6 if you are participating by phone to unmute.
- If you no longer wish to stay in the meeting once your item has been heard, you may leave the meeting.

## CALL TO ORDER AND ROLL CALL

**Chair Vargas-Smith** called the meeting to order at 6:02 p.m.

**Present** 6 - Commissioner Michael Celso , Commissioner Amy Kirby, Commissioner Patricia Leung, Vice Chair Kathleen Romano, Commissioner Ed Stocks, and Chair Ana Vargas-Smith

**Absent** 1 - Commissioner Yvonne Inciarte

**A motion was made by Commissioner Stocks, seconded by Commissioner Leung, to excuse Commissioner Inciarte.**

**Aye:** 6 - Commissioner Celso, Commissioner Kirby, Commissioner Leung, Vice Chair Romano, Commissioner Stocks, and Chair Vargas-Smith

**Excused:** 1 - Commissioner Inciarte

## CONSENT CALENDAR

**A motion was made by Commissioner Leung, seconded by Vice Chair Romano, to approve the Consent Calendar with a note to update the minutes to reflect the correct Chair and Commissioner titles in several places.**

**Aye:** 6 - Commissioner Celso, Commissioner Kirby, Commissioner Leung, Vice Chair Romano, Commissioner Stocks, and Chair Vargas-Smith

**Excused:** 1 - Commissioner Inciarte

**1.A** 23-1323 Historical and Landmarks Commission Minutes of October 5, 2023

## PUBLIC PRESENTATIONS

## GENERAL BUSINESS

**2.** 23-1347 Consideration of a Significant Property Alteration Permit for a 1,207 Square Foot Addition to a Historic Residence and a Variance to Eliminate the Requirement for a Two-Car Garage at 1277 Jackson Street

Public Speakers:
**Brandon Spencer**

**A motion was made by Commissioner Stocks, seconded by Vice Chair Romano, to recommend approval of the Significant Property Alteration Permit to the Planning Commission with the following updates:**

**- Correct the plans to address the discrepancy between the 8' vs. 9, basement ceiling height, while not modifying the basement windows (do not change their height)**
**- Modify the proposed kitchen window to a single pane awning style**
**- For all new windows, try to match the existing wood windows to the extent feasible**

**A motion was made by Commissioner Celso, seconded by Vice Chair Romano, to recommend approval of the Variance to the Planning Commission.**

**Aye:** 6 - Commissioner Celso, Commissioner Kirby, Commissioner Leung, Vice Chair Romano, Commissioner Stocks, and Chair Vargas-Smith

**Excused:** 1 - Commissioner Inciarte

**3.** 23-1348 Consideration of a Significant Property Alteration Permit for a 556 Square-Foot Addition to the Basement and a 590 square foot First Floor Addition to a Mills Act Residence and a Variance for the Construction of a New Nonconforming Garage at 324 Madison Street

Public Speakers:
**Tommy Tran**
**Rob Mayer**

**A motion was made by Commissioner Leung, seconded by Commissioner Kirby, to recommend approval of the Significant Property Alteration Permit to the Planning Commission with the following recommendations:**

**- Retain the existing chimney**
**- Differentiate the stucco on the new addition**

**A motion was made by Commissioner Leung, seconded by Commissioner Stocks, to recommend approval of the Variance to the Planning Commission.**

**Aye:** 6 - Commissioner Celso, Commissioner Kirby, Commissioner Leung, Vice Chair Romano, Commissioner Stocks, and Chair Vargas-Smith

**Excused:** 1 - Commissioner Inciarte

**4.** 23-1252 Consideration of an Environmental Impact Report for the Demolition of a Potentially Significant Structure to Construct a Residential Development with 22 Detached Single-Family Dwellings at 1957 Pruneridge Avenue

Public Speakers:
**Cory Kusich**
**Richard**

**A motion was made by Commissioner Celso, seconded by Commissioner Stocks, to recommend certification of the EIR to the Planning Commission and City Council with the following recommendations:**

**- Developer to create a memorial to the church (using the Architect William Mays' name) utilizing materials from the church in the memorial if the church is not relocated**
**- Return to the HLC to present the memorial design**

**Aye:** 5 - Commissioner Celso, Commissioner Kirby, Commissioner Leung, Commissioner Stocks, and Chair Vargas-Smith

**Nay:** 1 - Vice Chair Romano

**Excused:** 1 - Commissioner Inciarte

**5.** 23-1324 Action on HLC Board and Committee Assignments

The Board and Committee assignments were updated as follows:

**Board/Committee** **Lead/Alternate**

Santa Clara Arts and Historic Consortium: **Vargas-Smith / Romano**
Historic Preservation Society of Santa Clara: **Vargas-Smith / Leung**
Old Quad Residents Association: **Leung**
Development Review Hearing: **Romano / Vargas-Smith**
BART/ High Speed Rail/ VTA BRT Committee: **Vargas-Smith / Leung**
El Camino Real Specific Plan Community Advisory Committee: **Leung**
Downtown Precise Plan**: Vargas-Smith / Stocks**
Santa Clara Station Area Task Force: **Leung / Stocks**

**STAFF REPORT**

1. Berryessa Adobe Maintenance

2. Training and Travel Request

3. Streetlight Banners for Historic Preservation Month

**Staff Liaison Rebecca Bustos** gave a verbal report of the price quotes for the banner design, fabrication, and installation/removal.

**A motion was made by Commissioner Leung, seconded by Vice Chair Romano, to establish a Banner Subcommittee with Chair Vargas-Smith, Vice Chair Romano, and Commissioner Kirby.**

**Aye:** 6 - Commissioner Celso, Commissioner Kirby, Commissioner Leung, Vice Chair Romano, Commissioner Stocks, and Chair Vargas-Smith

**Excused:** 1 - Commissioner Inciarte

## COMMISSIONERS REPORT

1. Subcommittee Reporting - 20 minutes

2. Board/Committee — Lead/Alternate

| | |
|---|---|
| Santa Clara Arts and Historic Consortium | Leung / Romano |
| Historic Preservation Society of Santa Clara | Vargas-Smith / Leung |
| Old Quad Residents Association | Leung / Romano |
| Development Review Hearing | Romano /Vargas-Smith |
| BART/ High Speed Rail/ VTA BRT Committee | Vargas-Smith/ Vacant |
| Zoning Ordinance Update | Romano / Vacant |
| El Camino Real Specific Plan Community Advisory Committee | Leung |
| Downtown Precise Plan | Vargas |

## ADJOURNMENT

The meeting was adjourned at 9:44 p.m.

**A motion was made by Commissioner Leung, seconded by Vice Chair Romano to adjourn the meeting.**

**Aye:** 6 - Commissioner Celso, Commissioner Kirby, Commissioner Leung, Vice Chair Romano, Commissioner Stocks, and Chair Vargas-Smith

**Excused:** 1 - Commissioner Inciarte

The next regular scheduled meeting is Thursday, January 4, 2024

## MEETING DISCLOSURES

**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.**

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

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

# REZONING CONDITIONS OF APPROVAL

## GENERAL

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

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

## ATTORNEY'S OFFICE

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

## COMMUNITY DEVELOPMENT

BUILDING DIVISION

B1. Prior to overall construction permit application, submit to the Santa Clara Building Division, 2 copies of an addressing diagram request, to be prepared by a licensed architect or engineer. The addressing diagram(s) shall include all proposed streets and all building floor plans. The addressing diagram(s) shall conform to Santa Clara City Manager Directive #5; Street Name and Building Number Changes, and Santa Clara Building Division Address Policy For Residential and Commercial Developments. The addressing diagram(s) shall indicate all unit numbers to be based off established streets, not alleys nor access-ways to garages. Allow a minimum of 10 working days for initial staff review. Please note city staff policy that existing site addresses typically are retired. Provide digital pdf printed from design software, not scanned from printed paper sheet.

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

B2. The construction permit application drawings submitted to the Santa Clara Building Division shall include a copy of the latest Federal Emergency Management Agency (FEMA) Flood Zone Map: https://msc.fema.gov/portal/home. The project drawings shall indicate how the project complies with the Santa Clara Flood Damage Prevention Code.

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

B3. The construction permit application drawings submitted to the Santa Clara Building Division shall include Santa Clara Valley Urban Runoff Pollution Prevention Program Low Impact Development (LID) practices http://www.scvurppp-w2k.com/nd_wp.shtml . All projects that disturb more than one acre, or projects that are part of a larger development that in total disturbs more than one acre, shall comply with the Santa Clara Valley Urban Runoff Pollution Prevention Program Best Management Practices (BMP): http://www.scvurppp-w2k.com/construction_bmp.shtml, and shall provide a Storm Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer (QSD). All site drainage and grading permit applications submitted to the Santa Clara Building Division shall include a city of Santa Clara "C3" data form, available on this web page

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

B4. No construction code review or analysis is being done at this time. The construction permit application drawings submitted to the Santa Clara Building Division shall include an overall California Building Code analysis, including; proposed use and occupancy of

all spaces (-CBC Ch. 3), all building heights and areas (CBC Ch. 5), all proposed types of construction (CBC Ch. 6), all proposed fire and smoke protection features, including all types of all fire rated penetrations proposed (CBC Ch. 7), all proposed interior finishes fire resistance (CBC Ch. 8), all fire protection systems proposed (CBC Ch. 9), and all means of egress proposed (CBC Ch. 10). Noncombustible exterior wall, floor, and roof finishes are strongly encouraged.

- During construction retaining a single company to install all fire rated penetrations is highly recommended.
- The grade level lobbies shall be minimum1 hour rated all sides and above.
- All stair shafts shall be minimum 1 hour rated.
- All elevator shafts shall be minimum 1 hour rated.
- All trash chute shafts shall be minimum 1 hour rated.
- Recommendation: provide a minimum of two trash chutes; one for recyclables, one for trash, each trash chute to be routed down to a grade level trash collection room.
- Any trash rooms shall be minimum 1 hour rated all sides and above.

B5. The overall project construction permit application shall include the geotechnical, architectural, structural, energy, electrical, mechanical, and plumbing drawings and calculations. Prior to the issuance of the overall project construction permit, a conditions of approval review meeting must be held in city hall, which meeting must be attended by the on-site field superintendent(s). The meeting will not be held without the attendance of the on-site field superintendent(s). The on-site grading permit shall be a separate permit application to the Building Division.

B6. Temporary Certificates of Occupancy (TCO) will not be routinely issued and will be considered on a very limited basis only when there is a clear and compelling reason for city staff to consider a TCO. A TCO will be approved only after all applicable City staff have approved in writing; Planning, Public .Works / Engineering, Fire Prevention, Santa Clara Water, Silicon Valley Power, and any other applicable agencies such as the Santa Clara County Health Dept., with the Building Division being the final approval of all TCO.'s.

B7. See Title 15 of the Santa Clara City Code for any amendments to the California Building Codes.

B8. This project is subject to the provisions of the City of Santa Clara 2022 Reach Code, effective January 2022 See Ordinance No. 2034 and/or Title 15 of the Santa Clara City Code.

- Chp. 15.36 – Energy Code for “all electric” provisions for new construction.
- Chp. 15.38 – Green Building Code for additional Electric Vehicle Charging requirements for new construction.

HOUSING & COMMUNITY SERVICES DIVISION

H1. In accordance with the Santa Clara City Code chapter 17.40, this project is subject to the affordable housing requirements and impact fee for the proposed 22 units for-sale residential development. The Applicant shall provide not less than fifteen percent (15%) of the units (or 3.3 units) to affordable households made available at affordable sales prices to extremely low, very low, low and/or moderate-income households as long as the distribution of affordable units averages to a maximum of one-hundred (100) percent of Area Median Income. All prices are set in accordance with the City’s Below Market Purchase (BMP) Program Policies and Procedures Manual (subject to updates and changes). Applicant shall be responsible for cost incurred under the Building Energy Efficiency Standards – Title 24 for the each affordable for- sale residential unit. Additionally, where the calculation of affordable housing requirements results in a

fractional unit, the Applicant shall either pay an In-Lieu Fee or the Applicant shall provide an additional unit to satisfy the requirement. Any in-lieu fee payment due to the City by the Applicant shall be payable prior to the issuance of the certificate of occupancy. The in-lieu fee amount shall be equal to the difference between the unrestricted appraised market value ("Initial Market Value") and the Affordable Sales Price of one of the BMP units at completion, multiplied by the fractional unit. The Initial Market Value of the last BMP unit sold shall be the basis for calculating the in-lieu fee to be paid by Applicant.

H2. Prior to issuance of Building Permits, the Developer shall enter into an Affordable Housing Agreement (AHA) with the City that will determine the Affordable Sales Price for the Affordable Units at Lot 14, 15 and 22, and apply all terms and covenants guaranteeing the prescribed affordability. Satisfaction of the affordable housing obligation shall be memorialized in the AHA and subject to City Council approval. There will be a fee for the preparation of the AHA in the amount of $4,020 which will be due prior to execution of the AHA. Please note all fees are based on the current Municipal Fee Schedule in effect at the time the project is approved

PLANNING DIVISION

P1. Submit plans for final architectural review to the Planning Division for Architectural Committee review and approval prior to issuance of building permits. Said plans to include, but not be limited to: site plans, floor plans, elevations, landscaping, irrigation plan, signage, and stormwater management plan.

P2. The Developer must provide third party verification of the stormwater management plan for conformance with C3 requirements as part of the architectural submittal.

P3. Submit complete landscape plans, including irrigation plan and composite utility and tree layout overlay plan, for Planning Department review and approval with installation of required landscaping prior to the issuance of occupancy and or final building permits. Landscape plan to include type and size of proposed trees. Type and size of tree replacement on project site shall be at the direction of the City Arborist and require Planning review and approval. Coordinate with the Street Department and City Arborist for the type, location, installation and maintenance of street trees fronting the project site along the public right-of-way. Installation of root barriers and super-soil may be required with the installation of trees where electric, water, and sewer utilities are in proximity.

P4. The overlay plan is to show the location of all utilities, storm drains, catch basins, sewer mains, joint trenches, building footprints, driveways, walkways, and trees. Trees are required to be 10 feet from public water, storm and sewer facilities unless a City approved Tree Root Barrier (TRB) is used. If a City approved TRB is used the TRB must be a minimum of five feet from the public water, storm and sewer facility with the tree behind the TRB and specified on the plan. Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Planning and Inspection.

P5. Developer shall construct a complete street section along the project frontage of Pruneridge Avenue to include a 5-foot landscape strip with 4.5-feet of clear planting width and a 5-foot sidewalk behind the landscape strip. The landscape strip is to include trees (minimum 24-inch box) and drought tolerant plantings.

P6. Submit as-built on-site plans prepared by a registered civil engineer showing all utilities serving the subject property.

P7. Obtain required permits and inspections from the Building Official and comply with the conditions thereof. As this project involves land area of one acre or more, the Developer shall file a Notice of Intent (NOI) with the State Water Resources Control Board prior to issuance of any building permit for grading, or construction; a copy of the NOI shall be sent to the City Building Inspection Division. A stormwater pollution prevention plan is also required with the NOI.

P8. The Developer shall submit a truck hauling route for demolition, soil, debris and material removal, and construction to the Director of Community Development for review and approval prior to the issuance of demolition and building permits.

P9. Minor changes to individual homes, landscaping, or other minor plan elements would be subject to Planning Division review and approval of a Minor Adjustment to an approved project, or through Architectural Review, subject to the discretion of the Director of Community Development.

P10. Project site landscaping shall be maintained in good condition throughout the life of the Project and no trees shall be removed without City review and approval. Trees permitted by the City for removal shall be replaced at a 2:1 ratio with 24-inch box specimen tree, or equal alternative as approved by the Director of Community Development.

P11. Developer shall submit to the City Covenants, Conditions and Restrictions (CC&R's) or equivalent instrument assigning and governing perpetual maintenance of the common lots, private street/vehicle access driveway, on-site and street frontage landscaping in good condition for the life of the Project, prior to issuance of building permits. Said document shall be recorded along with the Title for each property with the Santa Clara County Recorder's Office.

P12. The Covenant, Conditions and Restrictions for this project shall include language that precludes exclusive storage use of the garage and obstruction of parking spaces in the garage by storage, shall and requires property owners to maintain garages for parking purposes.

P13. Garages shall be accessible for parking and labeled as such on the building permit plans.

P14. Overhead garage storage shall be offered as a design option in each of the units.

P15. Provide automatic garage door openers and roll-up garage doors.

P16. Each garage shall be equipped with electrical vehicle charging stations.

P17. HVAC units shall be screened from view along the public right-of-way.

P18. Individual garbage and recycling containers shall be kept out of sight from the public right-of-way and private driveway until collection day.

P19. Applicant shall comply with all the construction and on-going mitigation measures described in the adopted Mitigation Monitoring and Reporting Program to the satisfaction of the Director of Community Development. The Mitigation and Monitoring and Reporting Program shall be included in all construction plan sets.

P20. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved roads) shall be watered two times per day, except on days when rain occurs.

P21. All visible mud or dirt track-out onto the adjacent public right-of-way shall be removed using wet power vacuum street sweeper at least once per day. The use of dry power sweeping shall be prohibited.

P22. Additional dust and noise abatement measures may be on the project site at the discretion of the Community Development Director to provide additional sound attenuation and fugitive dust abatement as described in the project Mitigation Monitoring and Reporting Program. This may include additional noise monitoring and installation of a temporary noise control blanket barrier, if necessary, along building facades facing construction sites if conflicts occurred which are irresolvable by proper scheduling.

P23. This approval has been issued in reliance upon the developer's assurance that no natural gas infrastructure will be installed at any time, and is an express basis for granting the PD rezoning. No natural gas infrastructure shall be installed on the project site. If the developer seeks to install natural gas infrastructure in the future, the developer must first seek an amendment to the PD zoning.

P24. Developer shall use reasonable efforts, to the satisfaction of the Director of Community Development, to obtain documentation from the Diocese of the previous church on the site, Saint Mark's, regarding the disposition of the human remains and details as to their new location.

P25. Provide "Right Turn Only During Peak Hours" signage for the project driveway.

**FIRE**

F1. Prior to Building Permit Issuance, a Phase II environmental assessment is required to be submitted to CRRD for review. If hazards are present that require site mitigation, cleanup, or management of chemical contaminants in soil, soil vapor, or groundwater a separate permit from one of the regulatory agencies below will be required. The type and extent of contamination on site(s) will govern which of the regulatory agencies noted below can supervise the cleanup:

- Department of Toxic Substances Control (DTSC);
- State Water Resources Control Board; or
- Santa Clara County, Department of Environmental Health.

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

F2. Prior to Building Permit Issuance, a permit for Construction Safety & Demolition shall be submitted to the fire department for review and approval in compliance with our Construction Safety & Demolition standard.

F3. Prior to Building Permit Issuance, provide documentation from the City of Santa Clara Water & Sewer Department that the minimum required fire-flow can be met. Fire Department fire-flow will be based on the current California Fire Code. The most restrictive departments requirement shall apply.

F4. Prior to Building Permit Issuance, building plans shall show the required number, location and distribution of fire hydrants for the buildings will be based on the current California Fire Code, Appendix C as amended. The required number of fire hydrants will be based on the fire-flow before the reduction for fire sprinklers. Both public and private fire hydrants may be required.

F5. Prior to Building Permit Issuance, any EVAE's or fire protection equipment (including but not limited to fire service undergrounds, sprinkler piping, fire alarm equipment, fire pumps, ERRCS) that cross property lines or is not located on the parcel of the building it serves shall have a CC&R legally recorded detailing who is responsible for maintenance and repair of the EVAE or fire protection equipment

F6. Prior to any Building Permit issuance, an alternate means or methods permits to mitigate any code deficiency must be submitted and approved. Please submit this permit concurrently with the building plans. Please note specific mitigations may have been discussed during the PCC process. None of these discussions are binding and can only be formally approved through submitting an Alternate Means and Measures (AMM) permit. The AMM permit is formally documenting that and still needs to be submitted.

F7. Please be aware that emergency rescue openings are required for this project per California Residential Code R310 and locations should be on the front or back side of the house (not the side of the house).

**PARKS & RECREATION**

PR1. This memo assumes the Project is a subdivision and the Quimby Act provisions will apply. The project will generate an estimated 66 residents (2.98 persons/household x 22 units). Based on the Quimby Act standard of 3.0 acres/1000 residents, the amount of public parkland required for this Project to mitigate the impact of the new resident demand is approximately 0.1967-acres. The equivalent fee due in lieu of parkland dedication is therefore $1,378,608.

PR2. Final calculations will depend upon the actual number and type of units and the mix of parkland dedicated and remaining fee due, at the discretion of the City.

PR3. Calculations may change if the number of units change, if any areas do not conform to the Ordinance and City Code Chapter 17.35, and/or if the fee schedule for new residential development fees due in lieu of parkland dedication changes before a project is deemed complete by Planning.

PR4. Dwelling Unit Tax: a dwelling unit tax (DUT) in the amount of $700 is also due based on the number of units and additional bedrooms per City Code Chapter 3.15.

**POLICE**

PD1. The property should be fenced off during demolition and construction as a safety barrier to the public and deterrent to theft and other crime. Consider not having any screening material on the fence so passing Police Patrol checks will be able to see into the site.

PD2. Address numbers should be a minimum of twelve (12) inches in height for commercial or industrial buildings. Consider illuminated numbers during the hours of darkness, and in a color that is contrasting to the background material. They shall be clearly visible from the street. Where multiple units or buildings occupy the same property, each unit/building address shall be clearly visible. A monument sign, preferably at all entrances to the property, should be prominently displayed showing all unit/building numbers, addresses, etc. A map is recommended for large complexes with multiple streets or walkways.

PD3. If the project includes any benches, these benches should not be longer than 5 feet in length and should have arm rests at both ends. If the benches are longer than 5 feet in length, there should be a divider (arm rest or similar) in the middle of the bench in addition to the arm rests on both ends. This helps prevent unlawful lodging and/or skateboarding. Another option to benches could be cubes, knee walls, or other creative types of seating possibilities.

**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 submitted within a Single Encroachment Permit to be reviewed and issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.

E3. Submit public improvement/encroachment permit plans prepared in accordance with City Public Works Department procedures which provide for the installation of public improvements directly to the Public Works Department. Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer prior to approval and recordation of final map and/or issuance of building permits.

E4. All work within City of San Jose right-of-way shall require a City of San Jose encroachment permit.
E5. Existing non-standard or non-ADA compliant frontage improvements shall be replaced with current City standard frontage improvements as directed by the City Engineer or his designee.
E6. 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.
E7. Developer shall provide a complete storm drain study for the 10-year and 100-year storm events. The grading plans shall include the overland release for the 100-year storm event and any localized flooding areas. System improvements, if needed, will be at developer's expense.
E8. All storm drain mains and laterals, sanitary sewer mains and laterals shall be outside the drip line of mature trees or 10' clear of the tree trunk whichever is greater.
E9. Provide root barriers when the drip line of the mature trees covers the sidewalk. Root barriers for sidewalk protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 1.5' deep, and centered on trees. Root barriers for curb and gutter protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 2' deep, and centered on trees.
E10. Existing streetlights shall be clear of proposed sidewalk, developer shall relocate as necessary.
E11. If requested, Developer/property owner shall prepare and submit for City approval a maintenance plan for all sidewalk, curb and gutter, landscaping and irrigation system improvements installed within the public right-of-way prior to encroachment permit issuance. Such plan shall include at a minimum, maintenance requirements for trees and shrubs, in acknowledgement of developer's/property owner's obligation under Chapter 12.30 and 17.15.
E12. Dedicate required on-site easements for any new public utilities, and/or emergency vehicle access by means of subdivision map or approved instrument at time of development.
E13. Dedicate sidewalk easements along the project frontage where public sidewalks extend into private property. Sidewalk easements are to be 1' behind proposed back of walk where there is landscaping behind sidewalk. Sidewalk easement where hardscape is behind sidewalk is to be at back-of-walk. Cold joint is required between public sidewalk and private hardscape.
E14. Onsite pathways shall be dedicated as private easements, as needed.
E15. After City Council approval of the Tentative Map, submit the Subdivision Map, prepared by a Licensed Land Surveyor or a Registered Civil Engineer with Land Surveyor privileges to the Engineering Department. The submittal shall include a title report, closure calculations, and all appropriate fees.
E16. Pavement treatment shall be 2" grind and overlay with dig-outs for the full street width of Pruneridge Avenue.
E17. Traffic improvements must comply with the City of Santa Clara Standard Specifications for Public Works Construction
E18. Residential bicycle parking shall be a minimum of 8 Class I spaces (one per 3 dwelling units) and 2 Class II spaces (one per 15 dwelling units) per 2007 VTA Bicycle Technical Guidelines.

E19. Class I and Class II bicycle parking, as defined in SCMC 18.74.075, shall be conveniently accessible from the street, within 200 feet of a building entrance and/or highly visible areas.
E20. Submit Vehicle Miles Travel and vehicle trip calculations in accordance with the City transportation policy: https://www.santaclaraca.gov/our-city/departments-g-z/public-works/engineering/traffic-engineering/transportation-analysis-policy-update
E21. Conduct a trip generation analysis for the project. A local transportation analysis (LTA) will be required if the project generates over 100 net new trips.
E22. Landscape improvements within 10 feet of a driveway must be less than 3 feet or greater than 10 feet per City Standard Detail TR-9.
E23. All on-site structures (including fences) must be clear of Driveway Visibility Clearance Areas per City Standard Detail TR-9.
E24. Replace unused/abandoned driveways with new curb, gutter, and sidewalk.
E25. Design and construct driveway in accordance with City Standard Detail ST-8.

STREETS DIVISION

Landscape

L1. Include City of Santa Clara Tree Preservation/City Arborist specifications on all improvement plans.
L2. No cutting of any part of public 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).
L3. Identified existing mature trees to be maintained. Prepare a tree protection plans for review and approval by the City of Santa Clara prior to any demolition, grading or other earthwork in the vicinity of existing trees on the site.

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. All collection is to occur on private property using individual toters.
SW2. The applicant shall provide a site plan showing all proposed locations of solid waste containers, chutes, compactors, trash enclosures and trash staging areas. The site plan shall show the route or access for trash and recycling collectors (trucks) including vertical clearance, turning radius and street/alley widths. All plans shall comply with the City's Solid Waste Guidelines.
SW3. For projects that involve construction, demolition or renovation of 5,000 square feet or more, the applicant shall comply with City Code Section 8.25.285 and recycle or divert at least sixty five percent (65%) of materials generated for discard by the project during demolition and construction activities. No building, demolition, or site development permit shall be issued unless and until applicant has submitted a construction and demolition debris materials check-off list. Applicant shall create a Waste Management Plan and submit, for approval, a Construction and Demolition Debris Recycling Report through the City's online tracking tool at http://santaclara.wastetracking.com/ .
SW4. Prior to obtaining a Temporary or Final Certificate of Occupancy, individual weight tickets for all materials generated for discard or reuse by the project during demolition and construction activities shall be uploaded to Green Halo and submitted for review and

approval by Environmental Services. At a minimum two (2) weeks review time is required.

SW5. This project is subject to the City's Accumulation, Transportation and Disposal of Solid Waste Ordinance (Chapter 8.25 of the Municipal Codes), which requires the handling and disposal of waste by authorized service haulers. Insert the General Notes for the Construction & Demolition (C&D) Waste Management into construction plans in accordance with the City's municipal codes prior to the issuance of a Building or Grading permit. Provide the Green Halo waste online tracking number to Building staff prior to the issuance of a demolition or building permit.

SW6. Project applicant shall contact the Public Works Department, Street Maintenance Division at (408) 615-3080 to verify if the property falls within the City's exclusive franchise hauling area. If so, the applicant is required to use the City's exclusive franchise hauler and rate structure for any hired debris boxes. Prior to the issuance of a Public Works clearance, the project applicant shall complete and sign the Construction and Demolition (C&D) / Waste Management Rules and Regulations Form.

SW7. All refuse from all residential, commercial, industrial and institutional 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. Prior to City's issuance of Building or Grading Permits, the applicant shall develop a Final Stormwater Management Plan, update the C.3 Data Form, the Special Project Narratives and Worksheet (as appropriate), and an Erosion and Sediment Control Plan.

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

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

ST4. The applicant shall incorporate Best Management Practices (BMPs) into construction plans and incorporate post-construction water runoff measures into project plans. Include the SCVURPPP Countywide Construction BMPs Plan Sheet with the plans.

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

ST6. During the construction phase, all stormwater control measures shall be inspected for conformance to approved plans by a qualified 3rd party consultant from the SCVURPPP List of Qualified Consultants, and a 3rd party concurrence letter on the C.3 facilities construction shall be submitted to the Public Works Department. The City reserves the right to review the 3rd party inspection reports on the C.3 stormwater facilities installation.

ST7. Applicant shall install biotreatment soil media that meets the minimum specifications as set forth in the SCVURPPP C.3 Stormwater Handbook. If percolation rate test of the biotreatment soil mix is not performed on-site, a certification letter from the supplier verifying that the soil meets the specified mix (the date of such document shall not be older than 3 months).

ST8. As-Built drawing shall be submitted to the Public Works Department. Include C.3 Stormwater Treatment Facilities Construction general notes on the improvement plans.

ST9. Permeable Pavement, Media Filter vaults, Interceptor Trees and Trash Full Capture Devices shall be inspected by a third-party reviewer and/or manufacturer representative for conformance with the details and specifications. If necessary, percolation test shall be performed to ensure proper installation. A map displaying the number, location and details of full trash capture devices shall be prepared as an attachment to the Operations and Maintenance (O&M) Agreement with the City.

ST10. Stormwater treatment facilities must be designed, installed, and maintained to achieve the site design measures throughout their life in accordance to the SCVRUPPP C.3 Stormwater Handbook (Chapter 6 and Appendix C).

ST11. The property owner shall enter into an Operation and Maintenance (O&M) Agreement with the City for all installed stormwater treatment measures and full trash capture devices in perpetuity. Applicants should contact Public Works Department. - Environmental Services at (408) 615-3080 or Street@SantaClaraCA.gov for assistance completing the Agreement. For more information and to download the most recent version of the O&M Agreement, visit the City's stormwater resources website at http://santaclaraca.gov/stormwater. Inspection of permeable pavement, media filter vaults and full trash capture devices is to be done annually by December 31 of each year.

ST12. Any site design measures used to reduce the size of stormwater treatment measures shall not be installed for the project without the written approval from the City, installing the corresponding resizing of other stormwater treatment measures and an amendment of the property's O&M Agreement.

ST13. For single-family homes and other small projects that create and/or replace 2,500 – 10,000 square feet of impervious surface area, the applicant shall implement at least one of the following site design measures:

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

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

ST14. Developer shall install an appropriate stormwater pollution prevention message such as "No Dumping – Flows to Bay" on any storm drains located on private property.

ST15. Interior floor drains shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.

ST16. Floor drains within trash enclosures shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.

ST17. 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.

ST18. Decorative and recreational water features such as fountains, pools, and ponds shall be designed and constructed to drain to the sanitary sewer system only.

ST19. The use of architectural copper is discouraged. If such material is used, all wastewater generated by the installation, cleaning, treating, or washing of the surface of copper architectural features, including copper roofs, shall not be discharged to the City's storm drain system.

**SILICON VALLEY POWER**

EL1. Drive Aisle A should be a 10’ U.G.E.E if its only for electric and public tv and cable companies. Install a joint trench with public tv and cable conduits 1’ away from the SVP conduits. This clearance only applies if all conduits are installed at the same time. Reference UG1000 standard for joint trench configuration. Phone and cable conduits should be placed on the side closer to the trees.

EL2. Any streetlight foundations that conflict with the new location of the SVP trench along Pruneridge Ave, will need to be relocated further back from the front of curb.

EL3. All streetlighting, low voltage, and fiber systems are to be designed during detailed design.

EL4. All tie-in points shown on the utility plan along with electrical substructure will be needed prior to the removal of the overhead power lines.

EL5. All electrical laterals serving parcels on the south side of Drive Aisle A may need easements if it’s a private roadway. All easements for SVP should be a U.G.E.E (underground electric easement).

EL6. Clearances: (Make sure job notes do not conflict with SVP clearance requirements)

a. EQUIPMENT
    i. Ten (10) foot minimum clearance is required in front of equipment access doors. (UG1000 sheet 11)
    ii. Five (5) foot minimum clearance from pad is required on sides without equipment access doors. (UG1000 sheet 11)
    iii. Eighteen (18) foot minimum width, shall be provided and maintained on one side of the equipment pad to allow an electric dept. line truck to drive up next to the pad for installation and maintenance of equipment. (UG1000 Sheet 11).
    iv. Barrier pipes are required only on sides accessible to vehicles. (UG1000 Sheet 12).
        1. Thirty (30) inches from side of equipment sides.
        2. Forty Eight (48) inches in front of access doors.
            a. Barrier Pipes in front of access doors shall be removable.

b. CONDUITS
    i. Five (5) foot minimum longitudinal clearance between new conduits or piping systems (open trench installation) and any existing or proposed SVP conduit system. This is for longitudinal. (UG1250 sheet 5)
    ii. Twelve (12) inch minimum vertical clearance between new conduit/pipes installed perpendicular to existing SVP conduits for open trench installations. (UG1000 sheet 36, UG1250 Sheet 6)
    iii. Three (3) foot six (6) inches clearance is required from poles for open trench installation. Exceptions are for riser conduit. (UG1250 Sheet 7)
    iv. Three (3) foot minimum clearance is required between sign-posts, barrier pipes or bollards, fence posts, and other similar structures. (UG1250 sheet 10).
    v. Five (5) foot minimum from new splice boxes, pull boxes, manholes, vaults, or similar subsurface facilities. (UG1000 sheet 8)
    vi. Five (5) foot minimum clearance from walls, footings, retaining wall, landscape planter, tree root barrier or other subsurface wall or structure. (UG1250 sheet 9).
    vii. Five (5) foot minimum clearance is required between fire hydrant thrust block. The thrust block extends 5’ foot on either side of the fire hydrant in line with the radial water pipe connected to the hydrant.

c. VAULTS/MANHOLES

i. Ten (10) foot minimum clearance is required between adjacent Vaults or Manholes.
ii. Five (5) foot minimum clearance is required between adjacent conduits.
iii. Minimum 36” from face of curb, or bollards required.

d. Poles (Electrolier, Guy Stub poles, service clearance poles, self-supporting steel poles and lighting poles.)
   i. Three (3) foot six (6) inches clearance is required from poles for open trench installation. Exceptions are for riser conduit. (UG1250 Sheet 7)
e. Guy Anchors
   i. Five (5) foot minimum clearance is required between center of anchor line and any excavation area. (UG1250 sheet 15).
f. Trees
   i. OH 1230 for Overhead Lines
   ii. SD 1235 for Tree Planting Requirements near UG Electric Facilities

EL7. Reference listed SVP standards for clearances.
   a. Installation of Underground Substructures by Developers
   b. UG1250 – Encroachment Permit Clearances from Electric Facilities
   c. UG0339 – Remote Switch Pad
   d. OH1230 – Tree Clearances From Overhead Electric Lines
   e. SD1235 – Tree Planting Requirements Near Underground Electric Facilities

EL8. 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. SVP will do exact design of required substructures after plans are submitted for building permits.

EL9. The Developer shall provide and install electric facilities per Santa Clara City Code chapter 17.15.210.

EL10. Electric service shall be underground. See Electric Department Rules and Regulations for available services.

EL11. 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.

EL12. 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 SVP Standard MS-G7, Rev. 2.

EL13. 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).

EL14. 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 its own meter, located on the structure. A double hasp locking arrangement shall be provided on the main switchboard door(s). Utility room door(s) shall have a double hasp locking arrangement or a lock box shall be provided. Utility room door(s) shall not be alarmed.

EL15. 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.

EL16. 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.

EL17. Any relocation of existing electric facilities shall be at Developer's expense.

EL18. Electric Load Increase fees may be applicable.

EL19. 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)).

EL20. 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)).

EL21. 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.

EL22. Encroachment permits will not be signed off by SVP until Developers Work substructure construction drawing has been completed.

EL23. All SVP-owned equipment is to be covered by an Underground Electric Easement (U.G.E.E.) This is different than a PUE. Only publicly-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.

EL24. 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.

EL25. 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.

EL26. 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.*

EL27. SVP does not utilize any sub-surface (below grade) devices in its system. This includes transformers, switches, etc.

EL28. 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.

EL29. High Rise Metering and Multi-Floor Infrastructure Requirements
   a. Refer to UG0250 – High Density Residential Metering Requirements
   b. Refer to FO-1901 – Fiber Optic Splicing and Testing Methods

EL30. 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.

EL31. 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.

EL32. In events where electric load demand exceeds 2MVA or service size exceeds 4000 Amps at 480V for a building, the Customer shall take service at 12KV. If electric load for a single metered location service exceeds 4.5MVA, additional 12KV service(s) may be provided. All 12KV utility connection points terminate at the Customer Switchgear. UGEE easement up to the Customer Switchgear is required, along with an 18' drivable space. 10' working clearance is required in front of and behind the switchgear. 5' working clearance is required on the sides of the switchgear (with no panels). Customer 12KV Switchgear must be located outdoors on "real dirt" unless otherwise agreed upon with SVP. SVP owns and maintains the cable/conduit up to the customer switchgear.

EL33. In events where electric service is provided at 120/208V or 277/480V the utility connection point is at the secondary compartment of SVP transformers. Customer owns and maintains the cable and conduits up to the SVP transformers.

EL34. No cross-parcel distribution is allowed. SVP service points must be within the parcels that they serve.

**WATER & SEWER**

W1. Recycled Water Ready: All onsite plumbing for non-domestic water uses (e.g. irrigation, industrial processes, cooling, etc.) shall be designed for recycled water use and shall comply with all Recycled Water regulations.

W2. Encroachment Permit: Prior to issuance of Building Permits, the applicant shall submit an encroachment permit application and design plans for construction of water utilities that comply with the latest edition of the Water & Sewer Utilities Water Service and Use Rules and Regulations, Water System Notes, and Water Standard Details and Specifications. In addition, prior to the City's issuance of Occupancy, the applicant shall construct all public water utilities per the approved plans. The Water & Sewer Utilities will inspect all public water utility installations and all other improvements encroaching public water utilities.

W3. Utility Design Plans: Utility Design Plans shall indicate the pipe material and the size of existing water, recycled water and sewer main(s). The plans shall show the nearest existing fire hydrant and the two nearest existing water main line gate valves near the

project area. The plans shall show meter and backflow configurations to scale and per City of Santa Clara Water & Sewer Utilities Standard Details. Note that all new water meters and backflow prevention devices shall be located behind the sidewalk in a landscape area. Fire hydrants should be located two feet behind monolithic sidewalk if sidewalk is present; two feet behind face of curb if no sidewalk is present, per City Std Detail 18. The plans shall provide the profile section details for utilities crossing water, sewer, or recycled water mains to ensure a 12" minimum vertical clearance is maintained.

W4. Utility Separations: Applicant shall adhere to and provide a note indicating that all horizontal and vertical clearances comply with State and local regulations. The applicant shall maintain a minimum 12" of vertical clearance at water service crossing with other utilities, and all required minimum horizontal clearances from water services: 10' from sanitary sewer utilities, 10' from recycled water utilities, 8' from storm drain utilities, 5' from fire and other water utilities, 3' from abandoned water services, 5' from gas and electric utilities, and 5' from the edge of the propose or existing driveway. For sanitary sewer, water, and recycled water utilities, the applicant shall maintain a minimum horizontal clearance of 10' from existing and proposed trees. If applicant installs tree root barriers, clearance from tree reduces to 5' (clearance must be from the edge of tree root barrier to edge of water facilities). No structures (fencing, foundation, biofiltration swales, etc.) allowed over sanitary sewer, potable water and/or recycled water utilities and easements.

W5. Separate Services: Applicant shall submit plans showing proposed water, recycled water, sanitary sewer, and fire services connected to a public main in the public right-of-way to the satisfaction of the Director of Water & Sewer Utilities. Different types of water and recycled water use (domestic, irrigation, fire) shall be served by separate water services, each separately tapped at the water main. Tapping on existing fire service line(s) is prohibited. Approved backflow prevention device(s) are required on all potable water services.

W6. City Standard Meters and Backflows: All proposed meters and backflows for all water services shall meet the current City of Santa Clara Water & Sewer Utilities Standard Details. Plans shall show meter and backflow configurations to scale.

W7. Existing Services: The applicant must indicate the disposition of all existing water and sewer services and mains on the plans. If the existing services will not be used, then the applicant shall properly abandon these services to the main per Water & Sewer Utilities standards and install a new service to accommodate the water needs of the project. The applicant shall bear the cost of any relocation or abandonment of existing Water Department facilities required for project construction to the satisfaction of the Director of Water and Sewer Utilities.

W8. On-Site Storm Drain Treatment: Prior to issuance of Building Permit, the applicant shall submit plans showing any onsite storm water treatment system. The plan shall include a section detail of the treatment system. No water, sewer, or recycled water facilities shall be located within 5-feet of any storm water treatment system.

W9. Water Usage: Prior to the issuance of Building Permits, the applicant shall provide documentation of water usage so the Water Division can verify the appropriate size of all proposed water meters. Please note that if the existing water services are incapable of supplying the water needs to the site, the existing services shall be abandoned, and new separate dedicated water services shall be provided for each use (domestic and irrigation).

W10. Landscaping: All the landscaping for the project shall comply with the California Water Conservation in Landscaping Act, Government Code Section 65591 et. seq. All plants

shall be either California native or non-invasive, low water-using or moderate water-using plants. High water-using plants and nonfunctional turf are prohibited.

W11. Prior to issuance of Building Permits, the applicant shall submit plan details for all water features (including but not limited to fountains and ponds) designed to include provisions for operating the system without City potable water supply and capable of being physically disconnected from source of potable water supply during City declared water conservation periods, to the satisfaction of the Director of the Water & Sewer Utilities. Decorative water features may be permanently connected to the City's recycled water supply.

W12. Easements: Prior to City's issuance of Building or Grading Permits, the applicant shall provide a dedicated water utility easement around the backflow prevention device onsite. The water utility easement for the water services and all other public water appurtenances shall be a minimum 15 feet wide and be adjacent to the public right-of-way without overlapping any public utility easement. Additionally, the applicant shall submit plans defining existing easements so Water Division can verify if there are any conflicts with proposed easements and water utilities.

W13. Underground Fire Permit: Prior to issuance of Building Permits, applicant shall submit an underground fire permit unless otherwise waived by the Fire Department. If fire flow information is needed, applicant shall coordinate with Water and Sewer Utilities Department, for fire flow information at (408)615-2000. A dedicated fire service line, with an approved backflow prevention device, shall be used for on-site fire hydrants. Fire service lines required for commercial and industrial use shall be sized appropriately per fire flow demand and code requirements.

W14. Record Drawings: Upon completion of construction and prior to the City's issuance of a Certificate of Occupancy, the applicant shall provide "as-built" drawings of the public water utility infrastructure prepared by a registered civil engineer to the satisfaction of the Director of Water & Sewer Utilities Department.

W15. Water Shortage Response Actions: Pursuant to the City of Santa Clara's Urban Water Management Plan, during times of drought or water shortage, the City implements water shortage response actions in accordance with the level of water shortage declared. All construction activities and all new irrigation connections are subject to the Water Shortage Response Actions in effect at the time of construction and connection of the irrigation service.

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

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

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

# VESTING TENTATIVE SUBDIVISION MAP CONDITIONS OF APPROVAL

## GENERAL

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

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

## ATTORNEY'S OFFICE

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

## COMMUNITY DEVELOPMENT

BUILDING DIVISION

B1. Informational: Prior to overall construction permit application, submit to the Santa Clara Building Division, 2 copies of an addressing diagram request, to be prepared by a licensed architect or engineer. The addressing diagram(s) shall include all proposed streets and all building floor plans. The addressing diagram(s) shall conform to Santa Clara City Manager Directive #5; Street Name and Building Number Changes, and Santa Clara Building Division Address Policy For Residential and Commercial Developments. The addressing diagram(s) shall indicate all unit numbers to be based off established streets, not alleys nor access-ways to garages. Allow a minimum of 10 working days for initial staff review. Please note city staff policy that existing site addresses typically are retired. Provide digital pdf printed from design software, not scanned from printed paper sheet.

B2. Informational: The construction permit application drawings submitted to the Santa Clara Building Division shall include a copy of the latest Federal Emergency Management Agency (FEMA) Flood Zone Map: https://msc.fema.gov/portal/home. The project drawings shall indicate how the project complies with the Santa Clara Flood Damage Prevention Code.

B3. Informational: The construction permit application drawings submitted to the Santa Clara Building Division shall include Santa Clara Valley Urban Runoff Pollution Prevention Program Low Impact Development (LID) practices http://www.scvurppp-w2k.com/nd_wp.shtml. All projects that disturb more than one acre, or projects that are part of a larger development that in total disturbs more than one acre, shall comply with the Santa Clara Valley Urban Runoff Pollution Prevention Program Best Management Practices (BMP): http://www.scvurppp-w2k.com/construction_bmp.shtml, and shall provide a Storm Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer (QSD). All site drainage and grading permit applications submitted to the Santa Clara Building Division shall include a city of Santa Clara "C3" data form, available on this web page: https://www.santaclaraca.gov/our-city/departments-g-z/public-works/environmental-programs/stormwater-pollution-prevention and will be routed to a contract consultant for review.

B4. Informational: no California construction code review is being done at this time. The construction permit application drawings submitted to the Santa Clara Building Division

shall include an overall California Building Code analysis, including; proposed use and occupancy of all spaces (19' CBC Ch. 3), all building heights and areas (19' CBC Ch. 5), all proposed types of construction (19' CBC Ch. 6), all proposed fire and smoke protection features, including all types of all fire rated penetrations proposed (19' CBC Ch. 7), all proposed interior finishes fire resistance (19' CBC Ch. 8), all fire protection systems proposed (19' CBC Ch. 9), and all means of egress proposed (19' CBC Ch. 10). Noncombustible exterior wall, floor, and roof finishes are strongly encouraged.

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

B5. Informational: The overall project construction permit application shall include the geotechnical, architectural, structural, energy, electrical, mechanical, and plumbing drawings and calculations. Prior to the issuance of the overall project construction permit, a conditions of approval review meeting must be held in city hall, which meeting must be attended by the on-site field superintendent(s). The meeting will not be held without the attendance of the on-site field superintendent(s). The on-site grading permit shall be a separate permit application to the Building Division.

B6. Informational: Temporary Certificates of Occupancy (TCO) will not be routinely issued and will be considered on a very limited basis only when there is a clear and compelling reason for city staff to consider a TCO. A TCO will be approved only after all applicable City staff have approved in writing; Planning, Public Works./ Engineering, Fire Prevention, Santa Clara Water, Silicon Valley Power, and any other applicable agencies such as the Santa Clara County Health Department, with the Building Division being the final approval of all TCO.'s.

PLANNING DIVISION

P1. Developer shall submit to the City Covenants, Conditions and Restrictions (CC&R's) or equivalent instrument assigning and governing perpetual maintenance of the common lot/private street in good condition for the life of the Project, prior to issuance of building permits. Said document shall be recorded along with the Title for each property with the Santa Clara County Recorder's Office.

P2. The Covenant, Conditions and Restrictions for this project shall include language that precludes exclusive storage use of the garage and obstruction of parking spaces in the garage by storage, shall and requires property owners to maintain garages for parking purposes.

**FIRE**

F1. Prior to Building Permit Issuance, any EVAE's or fire protection equipment (including but not limited to fire service undergrounds, sprinkler piping, fire alarm equipment, fire pumps, ERRCS) that cross property lines or is not located on the parcel of the building it serves shall have a CC&R legally recorded detailing who is responsible for maintenance and repair of the EVAE or fire protection equipment.

**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 submitted within a Single Encroachment Permit to be reviewed and issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.

E3. Submit public improvement/encroachment permit plans prepared in accordance with City Public Works Department procedures which provide for the installation of public improvements directly to the Public Works Department. Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer prior to approval and recordation of final map and/or issuance of building permits.

E4. All work within City of San Jose right-of-way shall require a City of San Jose encroachment permit.

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

E6. 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.

E7. Dedicate required on-site easements for any new public utilities, and/or emergency vehicle access by means of subdivision map or approved instrument at time of development.

E8. Dedicate sidewalk easements along the project frontage where public sidewalks extend into private property. Sidewalk easements are to be 1' behind proposed back of walk where there is landscaping behind sidewalk. Sidewalk easement where hardscape is behind sidewalk is to be at back-of-walk. Cold joint is required between public sidewalk and private hardscape.

E9. Onsite pathways shall be dedicated as private easements, as needed.

E10. After City Council approval of the Tentative Map, submit the Subdivision Map, prepared by a Licensed Land Surveyor or a Registered Civil Engineer with Land Surveyor privileges to the Engineering Department. The submittal shall include a title report, closure calculations, and all appropriate fees.

**SILICON VALLEY POWER**

EL1. Remove overlapping PUE and UGEE on the north side of Drive Aisle A. It should only be a UGEE and you should install a joint trench to allow for SVP conduits and public tv/cable. In the joint trench configuration conduits need to go in at the same time, 1' apart. Reference UG1000 standard.

**WATER & SEWER**

W1. Related Approvals: Applicant shall comply with all related City approvals, entitlements, permits, or requirements associated with the subject property, unless explicitly superseded or revised by the Director of Water and Sewer Utilities.

W2. Separate Services: Applicant shall provide separate water, recycled water, sanitary sewer, and fire services connected to a public main in the public right-of-way services for each parcel to the satisfaction of the Director of Water & Sewer Utilities. Different types of water and recycled water use (domestic, irrigation, fire) shall be served by separate water services, each separately tapped at the water main. Services cannot cross a different parcel than the one it serves. No parcel shall be created that requires an easement from an adjacent parcel in order to be served. Tapping on existing fire service line(s) is prohibited. Approved backflow prevention device(s) are required on all potable water services.

W3. Easements: Prior to City's issuance of Building or Grading Permits, the applicant shall provide a dedicated water utility easement around the backflow prevention device onsite. The water utility easement for the water services and all other public water appurtenances shall be a minimum 15 feet wide and be adjacent to the public right-of-way without overlapping any public utility easement. Additionally, the applicant shall submit plans defining existing easements so Water Division can verify if there are any conflicts with proposed easements and water utilities.

City of Santa Clara
The Center of What's Possible

# CONDITIONS OF APPROVAL

**1957 Pruneridge Avenue -PLN25-00073 APNs: 230-05-021**

***Project Description:*** *Amend the Approved Planned Development (PD) Zoning for 22 All-Electric Detached Single-Family Residences (PLN22-00505) to Allow for the Installation of Natural Gas Stove Appliances for the Property Located at 1957 Pruneridge Avenue.*

## GENERAL

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

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

## ATTORNEY'S OFFICE

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

## COMMUNITY DEVELOPMENT

BUILDING DIVISION

B1. Prior to overall construction permit application, submit to the Santa Clara Building Division, 2 copies of an addressing diagram request, to be prepared by a licensed architect or engineer. The addressing diagram(s) shall include all proposed streets and all building floor plans. The addressing diagram(s) shall conform to Santa Clara City Manager Directive #5; Street Name and Building Number Changes, and Santa Clara Building Division Address Policy For Residential and Commercial Developments. The addressing diagram(s) shall indicate all unit numbers to be based off established streets, not alleys nor access-ways to garages. Allow a minimum of 10 working days for initial staff review. Please note city staff policy that existing site addresses typically are retired. Provide digital pdf printed from design software, not scanned from printed paper sheet.

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

B2. The construction permit application drawings submitted to the Santa Clara Building Division shall include a copy of the latest Federal Emergency Management Agency (FEMA) Flood Zone Map: https://msc.fema.gov/portal/home. The project drawings shall indicate how the project complies with the Santa Clara Flood Damage Prevention Code.

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

B3. The construction permit application drawings submitted to the Santa Clara Building Division shall include Santa Clara Valley Urban Runoff Pollution Prevention Program Low Impact Development (LID) practices http://www.scvurppp-w2k.com/nd_wp.shtml . All projects that disturb more than one acre, or projects that are part of a larger development that in total disturbs more than one acre, shall comply with the Santa Clara

Valley Urban Runoff Pollution Prevention Program Best Management Practices (BMP): http://www.scvurppp-w2k.com/construction_bmp.shtml, and shall provide a Storm Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer (QSD). All site drainage and grading permit applications submitted to the Santa Clara Building Division shall include a city of Santa Clara "C3" data form, available on this web page

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

B4. No construction code review or analysis is being done at this time. The construction permit application drawings submitted to the Santa Clara Building Division shall include an overall California Building Code analysis, including; proposed use and occupancy of all spaces (-CBC Ch. 3), all building heights and areas (CBC Ch. 5), all proposed types of construction (CBC Ch. 6), all proposed fire and smoke protection features, including all types of all fire rated penetrations proposed (CBC Ch. 7), all proposed interior finishes fire resistance (CBC Ch. 8), all fire protection systems proposed (CBC Ch. 9), and all means of egress proposed (CBC Ch. 10). Noncombustible exterior wall, floor, and roof finishes are strongly encouraged.

- During construction retaining a single company to install all fire rated penetrations is highly recommended.
- The grade level lobbies shall be minimum1 hour rated all sides and above.
- All stair shafts shall be minimum 1 hour rated.
- All elevator shafts shall be minimum 1 hour rated.
- All trash chute shafts shall be minimuum 1 hour rated.
- Recommendation: provide a minimum of two trash chutes; one for recyclables, one for trash, each trash chute to be routed down to a grade level trash collection room.
- Any trash rooms shall be minimum 1 hour rated all sides and above.

B5. The overall project construction permit application shall include the geotechnical, architectural, structural, energy, electrical, mechanical, and plumbing drawings and calculations. Prior to the issuance of the overall project construction permit, a conditions of approval review meeting must be held in city hall, which meeting must be attended by the on-site field superintendent(s). The meeting will not be held without the attendance of the on-site field superintendent(s). The on-site grading permit shall be a separate permit application to the Building Division.

B6. Temporary Certificates of Occupancy (TCO) will not be routinely issued and will be considered on a very limited basis only when there is a clear and compelling reason for city staff to consider a TCO. A TCO will be approved only after all applicable City staff have approved in writing; Planning, Public Works / Engineering, Fire Prevention, Santa Clara Water, Silicon Valley Power, and any other applicable agencies such as the Santa Clara County Health Dept., with the Building Division being the final approval of all TCO.'s.

B7. See Title 15 of the Santa Clara City Code for any amendments to the California Building Codes.

B8. This project is subject to the provisions of the City of Santa Clara 2022 Reach Code, as set forth in City Code Chapters 15.36 and 15.38, with the exception of the “all-electric” requirements suspended by the City Council on January 14, 2025. ~~effective January 2022 See Ordinance No. 2034 and/or Title 15 of the Santa Clara City Code.~~

- ~~Chp. 15.36 – Energy Code for “all electric” provisions for new construction.~~
- ~~Chp. 15.38 – Green Building Code for additional Electric Vehicle Charging requirements for new construction.~~

HOUSING & COMMUNITY SERVICES DIVISION

H1. In accordance with the Santa Clara City Code chapter 17.40, this project is subject to the affordable housing requirements and impact fee for the proposed 22 units for-sale residential development. The Applicant shall provide not less than fifteen percent (15%) of the units (or 3.3 units) to affordable households made available at affordable sales prices to extremely low, very low, low and/or moderate-income households as long as the distribution of affordable units averages to a maximum of one-hundred (100) percent of Area Median Income. All prices are set in accordance with the City's Below Market Purchase (BMP) Program Policies and Procedures Manual (subject to updates and changes). Applicant shall be responsible for cost incurred under the Building Energy Efficiency Standards – Title 24 for the each affordable for- sale residential unit. Additionally, where the calculation of affordable housing requirements results in a fractional unit, the Applicant shall either pay an In-Lieu Fee or the Applicant shall provide an additional unit to satisfy the requirement. Any in-lieu fee payment due to the City by the Applicant shall be payable prior to the issuance of the certificate of occupancy. The in-lieu fee amount shall be equal to the difference between the unrestricted appraised market value ("Initial Market Value") and the Affordable Sales Price of one of the BMP units at completion, multiplied by the fractional unit. The Initial Market Value of the last BMP unit sold shall be the basis for calculating the in-lieu fee to be paid by Applicant.

H2. Prior to issuance of Building Permits, the Developer shall enter into an Affordable Housing Agreement (AHA) with the City that will determine the Affordable Sales Price for the Affordable Units at Lot 14, 15 and 22, and apply all terms and covenants guaranteeing the prescribed affordability. Satisfaction of the affordable housing obligation shall be memorialized in the AHA and subject to City Council approval. There will be a fee for the preparation of the AHA in the amount of $4,020 which will be due prior to execution of the AHA. Please note all fees are based on the current Municipal Fee Schedule in effect at the time the project is approved

PLANNING DIVISION

P1. Submit plans for final architectural review to the Planning Division for Architectural Committee review and approval prior to issuance of building permits. Said plans to include, but not be limited to: site plans, floor plans, elevations, landscaping, irrigation plan, signage, and stormwater management plan.

P2. The Developer must provide third party verification of the stormwater management plan for conformance with C3 requirements as part of the architectural submittal.

P3. Submit complete landscape plans, including irrigation plan and composite utility and tree layout overlay plan, for Planning Department review and approval with installation of required landscaping prior to the issuance of occupancy and or final building permits. Landscape plan to include type and size of proposed trees. Type and size of tree replacement on project site shall be at the direction of the City Arborist and require Planning review and approval. Coordinate with the Street Department and City Arborist for the type, location, installation and maintenance of street trees fronting the project site along the public right-of-way. Installation of root barriers and super-soil may be required with the installation of trees where electric, water, and sewer utilities are in proximity.

P4. The overlay plan is to show the location of all utilities, storm drains, catch basins, sewer mains, joint trenches, building footprints, driveways, walkways, and trees. Trees are required to be 10 feet from public water, storm and sewer facilities unless a City approved Tree Root Barrier (TRB) is used. If a City approved TRB is used the TRB must be a minimum of five feet from the public water, storm and sewer facility with the tree behind the TRB and specified on the plan. Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Planning and Inspection.

P5. Developer shall construct a complete street section along the project frontage of Pruneridge Avenue to include a 5-foot landscape strip with 4.5-feet of clear planting width and a 5-foot sidewalk behind the landscape strip. The landscape strip is to include trees (minimum 24-inch box) and drought tolerant plantings.

P6. Submit as-built on-site plans prepared by a registered civil engineer showing all utilities serving the subject property.

P7. Obtain required permits and inspections from the Building Official and comply with the conditions thereof. As this project involves land area of one acre or more, the Developer shall file a Notice of Intent (NOI) with the State Water Resources Control Board prior to issuance of any building permit for grading, or construction; a copy of the NOI shall be sent to the City Building Inspection Division. A stormwater pollution prevention plan is also required with the NOI.

P8. The Developer shall submit a truck hauling route for demolition, soil, debris and material removal, and construction to the Director of Community Development for review and approval prior to the issuance of demolition and building permits.

P9. Minor changes to individual homes, landscaping, or other minor plan elements would be subject to Planning Division review and approval of a Minor Adjustment to an approved project, or through Architectural Review, subject to the discretion of the Director of Community Development.

P10. Project site landscaping shall be maintained in good condition throughout the life of the Project and no trees shall be removed without City review and approval. Trees permitted by the City for removal shall be replaced at a 2:1 ratio with 24-inch box specimen tree, or equal alternative as approved by the Director of Community Development.

P11. Developer shall submit to the City Covenants, Conditions and Restrictions (CC&R's) or equivalent instrument assigning and governing perpetual maintenance of the common lots, private street/vehicle access driveway, on-site and street frontage landscaping in good condition for the life of the Project, prior to issuance of building permits. Said document shall be recorded along with the Title for each property with the Santa Clara County Recorder's Office.

P12. The Covenant, Conditions and Restrictions for this project shall include language that precludes exclusive storage use of the garage and obstruction of parking spaces in the garage by storage, shall and requires property owners to maintain garages for parking purposes.

P13. Garages shall be accessible for parking and labeled as such on the building permit plans.

P14. Overhead garage storage shall be offered as a design option in each of the units.

P15. Provide automatic garage door openers and roll-up garage doors.

P16. Each garage shall be equipped with electrical vehicle charging stations.

P17. HVAC units shall be screened from view along the public right-of-way.

P18. Individual garbage and recycling containers shall be kept out of sight from the public right-of-way and private driveway until collection day.

P19. Applicant shall comply with all the construction and on-going mitigation measures described in the adopted Mitigation Monitoring and Reporting Program (MMRP) to the satisfaction of the Director of Community Development. The Mitigation and Monitoring and Reporting Program shall be included in all construction plan sets.

P20. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved roads) shall be watered two times per day, except on days when rain occurs.

P21. All visible mud or dirt track-out onto the adjacent public right-of-way shall be removed using wet power vacuum street sweeper at least once per day. The use of dry power sweeping shall be prohibited.

P22. Additional dust and noise abatement measures may be on the project site at the discretion of the Community Development Director to provide additional sound attenuation and fugitive dust abatement as described in the project Mitigation Monitoring and Reporting Program. This may include additional noise monitoring and installation of a temporary noise control blanket barrier, if necessary, along building facades facing construction sites if conflicts occurred which are irresolvable by proper scheduling.

P23. ~~In order to be consistent with the greenhouse gas analysis in the project CEQA documents, no natural gas infrastructure shall be installed on the project site. If the developer seeks to install natural gas infrastructure in the future, the developer must first seek an amendment to the PD zoning.~~

P24. Developer shall use reasonable efforts, to the satisfaction of the Director of Community Development, to obtain documentation from the Diocese of the previous church on the site, Saint Mark's, regarding the disposition of the human remains and details as to their new location.

P25. Provide "Right Turn Only During Peak Hours" signage for the project driveway.

P26. Developer to create a memorial to the church (using the Architect William Mays' name) utilizing materials from the church in the memorial if the church is not relocated. Developer is to return to the Historical and Landmarks Commission to present the memorial design.

**FIRE**

F1. Prior to Building Permit Issuance, a Phase II environmental assessment is required to be submitted to CRRD for review. If hazards are present that require site mitigation, cleanup, or management of chemical contaminants in soil, soil vapor, or groundwater a separate permit from one of the regulatory agencies below will be required. The type and extent of contamination on site(s) will govern which of the regulatory agencies noted below can supervise the cleanup:

- Department of Toxic Substances Control (DTSC);
- State Water Resources Control Board; or
- Santa Clara County, Department of Environmental Health.

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

F2. Prior to Building Permit Issuance, a permit for Construction Safety & Demolition shall be submitted to the fire department for review and approval in compliance with our Construction Safety & Demolition standard.

F3. Prior to Building Permit Issuance, provide documentation from the City of Santa Clara Water & Sewer Department that the minimum required fire-flow can be met. Fire Department fire-flow will be based on the current California Fire Code. The most restrictive departments requirement shall apply.

F4. Prior to Building Permit Issuance, building plans shall show the required number, location and distribution of fire hydrants for the buildings will be based on the current California Fire Code, Appendix C as amended. The required number of fire hydrants will be based on the fire-flow before the reduction for fire sprinklers. Both public and private fire hydrants may be required.

F5. Prior to Building Permit Issuance, any EVAE's or fire protection equipment (including but not limited to fire service undergrounds, sprinkler piping, fire alarm equipment, fire

pumps, ERRCS) that cross property lines or is not located on the parcel of the building it serves shall have a CC&R legally recorded detailing who is responsible for maintenance and repair of the EVAE or fire protection equipment

F6. Prior to any Building Permit issuance, an alternate means or methods permits to mitigate any code deficiency must be submitted and approved. Please submit this permit concurrently with the building plans. Please note specific mitigations may have been discussed during the PCC process. None of these discussions are binding and can only be formally approved through submitting an Alternate Means and Measures (AMM) permit. The AMM permit is formally documenting that and still needs to be submitted.

F7. Please be aware that emergency rescue openings are required for this project per California Residential Code R310 and locations should be on the front or back side of the house (not the side of the house).

**PARKS & RECREATION**

PR1. This memo assumes the Project is a subdivision and the Quimby Act provisions will apply. The project will generate an estimated 66 residents (2.98 persons/household x 22 units). Based on the Quimby Act standard of 3.0 acres/1000 residents, the amount of public parkland required for this Project to mitigate the impact of the new resident demand is approximately 0.1967-acres. The equivalent fee due in lieu of parkland dedication is therefore $1,378,608.

PR2. Final calculations will depend upon the actual number and type of units and the mix of parkland dedicated and remaining fee due, at the discretion of the City.

PR3. Calculations may change if the number of units change, if any areas do not conform to the Ordinance and City Code Chapter 17.35, and/or if the fee schedule for new residential development fees due in lieu of parkland dedication changes before a project is deemed complete by Planning.

PR4. Dwelling Unit Tax: a dwelling unit tax (DUT) in the amount of $700 is also due based on the number of units and additional bedrooms per City Code Chapter 3.15.

**POLICE**

PD1. The property should be fenced off during demolition and construction as a safety barrier to the public and deterrent to theft and other crime. Consider not having any screening material on the fence so passing Police Patrol checks will be able to see into the site.

PD2. Address numbers should be a minimum of twelve (12) inches in height for commercial or industrial buildings. Consider illuminated numbers during the hours of darkness, and in a color that is contrasting to the background material. They shall be clearly visible from the street. Where multiple units or buildings occupy the same property, each unit/building address shall be clearly visible. A monument sign, preferably at all entrances to the property, should be prominently displayed showing all unit/building numbers, addresses, etc. A map is recommended for large complexes with multiple streets or walkways.

PD3. If the project includes any benches, these benches should not be longer than 5 feet in length and should have arm rests at both ends. If the benches are longer than 5 feet in length, there should be a divider (arm rest or similar) in the middle of the bench in addition to the arm rests on both ends. This helps prevent unlawful lodging and/or skateboarding. Another option to benches could be cubes, knee walls, or other creative types of seating possibilities.

**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 submitted within a Single Encroachment Permit to be reviewed and issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.

E3. Submit public improvement/encroachment permit plans prepared in accordance with City Public Works Department procedures which provide for the installation of public improvements directly to the Public Works Department. Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer prior to approval and recordation of final map and/or issuance of building permits.

E4. All work within City of San Jose right-of-way shall require a City of San Jose encroachment permit.

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

E6. 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.

E7. Developer shall provide a complete storm drain study for the 10-year and 100-year storm events. The grading plans shall include the overland release for the 100-year storm event and any localized flooding areas. System improvements, if needed, will be at developer's expense.

E8. All storm drain mains and laterals, sanitary sewer mains and laterals shall be outside the drip line of mature trees or 10' clear of the tree trunk whichever is greater.

E9. Provide root barriers when the drip line of the mature trees covers the sidewalk. Root barriers for sidewalk protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 1.5' deep, and centered on trees. Root barriers for curb and gutter protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 2' deep, and centered on trees.

E10. Existing streetlights shall be clear of proposed sidewalk, developer shall relocate as necessary.

E11. If requested, Developer/property owner shall prepare and submit for City approval a maintenance plan for all sidewalk, curb and gutter, landscaping and irrigation system improvements installed within the public right-of-way prior to encroachment permit issuance. Such plan shall include at a minimum, maintenance requirements for trees and shrubs, in acknowledgement of developer's/property owner's obligation under Chapter 12.30 and 17.15.

E12. Dedicate required on-site easements for any new public utilities, and/or emergency vehicle access by means of subdivision map or approved instrument at time of development.

E13. Dedicate sidewalk easements along the project frontage where public sidewalks extend into private property. Sidewalk easements are to be 1' behind proposed back of walk where there is landscaping behind sidewalk. Sidewalk easement where hardscape is behind sidewalk is to be at back-of-walk. Cold joint is required between public sidewalk and private hardscape.

E14. Onsite pathways shall be dedicated as private easements, as needed.

E15. After City Council approval of the Tentative Map, submit the Subdivision Map, prepared by a Licensed Land Surveyor or a Registered Civil Engineer with Land Surveyor privileges to the Engineering Department. The submittal shall include a title report, closure calculations, and all appropriate fees.
E16. Pavement treatment shall be 2" grind and overlay with dig-outs for the full street width of Pruneridge Avenue.
E17. Traffic improvements must comply with the City of Santa Clara Standard Specifications for Public Works Construction
E18. Residential bicycle parking shall be a minimum of 8 Class I spaces (one per 3 dwelling units) and 2 Class II spaces (one per 15 dwelling units) per 2007 VTA Bicycle Technical Guidelines.
E19. Class I and Class II bicycle parking, as defined in SCMC 18.74.075, shall be conveniently accessible from the street, within 200 feet of a building entrance and/or highly visible areas.
E20. Submit Vehicle Miles Travel and vehicle trip calculations in accordance with the City transportation policy: https://www.santaclaraca.gov/our-city/departments-g-z/public-works/engineering/traffic-engineering/transportation-analysis-policy-update
E21. Conduct a trip generation analysis for the project. A local transportation analysis (LTA) will be required if the project generates over 100 net new trips.
E22. Landscape improvements within 10 feet of a driveway must be less than 3 feet or greater than 10 feet per City Standard Detail TR-9.
E23. All on-site structures (including fences) must be clear of Driveway Visibility Clearance Areas per City Standard Detail TR-9.
E24. Replace unused/abandoned driveways with new curb, gutter, and sidewalk.
E25. Design and construct driveway in accordance with City Standard Detail ST-8.

STREETS DIVISION

Landscape

L1. Include City of Santa Clara Tree Preservation/City Arborist specifications on all improvement plans.
L2. No cutting of any part of public 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).
L3. Identified existing mature trees to be maintained. Prepare a tree protection plans for review and approval by the City of Santa Clara prior to any demolition, grading or other earthwork in the vicinity of existing trees on the site.

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. All collection is to occur on private property using individual toters.
SW2. The applicant shall provide a site plan showing all proposed locations of solid waste containers, chutes, compactors, trash enclosures and trash staging areas. The site plan shall show the route or access for trash and recycling collectors (trucks) including vertical clearance, turning radius and street/alley widths. All plans shall comply with the City's Solid Waste Guidelines.

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

SW4. Prior to obtaining a Temporary or Final Certificate of Occupancy, individual weight tickets for all materials generated for discard or reuse by the project during demolition and construction activities shall be uploaded to Green Halo and submitted for review and approval by Environmental Services. At a minimum two (2) weeks review time is required.

SW5. This project is subject to the City's Accumulation, Transportation and Disposal of Solid Waste Ordinance (Chapter 8.25 of the Municipal Codes), which requires the handling and disposal of waste by authorized service haulers. Insert the General Notes for the Construction & Demolition (C&D) Waste Management into construction plans in accordance with the City's municipal codes prior to the issuance of a Building or Grading permit. Provide the Green Halo waste online tracking number to Building staff prior to the issuance of a demolition or building permit.

SW6. Project applicant shall contact the Public Works Department, Street Maintenance Division at (408) 615-3080 to verify if the property falls within the City's exclusive franchise hauling area. If so, the applicant is required to use the City's exclusive franchise hauler and rate structure for any hired debris boxes. Prior to the issuance of a Public Works clearance, the project applicant shall complete and sign the Construction and Demolition (C&D) / Waste Management Rules and Regulations Form.

SW7. All refuse from all residential, commercial, industrial and institutional 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. Prior to City's issuance of Building or Grading Permits, the applicant shall develop a Final Stormwater Management Plan, update the C.3 Data Form, the Special Project Narratives and Worksheet (as appropriate), and an Erosion and Sediment Control Plan.

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

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

ST4. The applicant shall incorporate Best Management Practices (BMPs) into construction plans and incorporate post-construction water runoff measures into project plans. Include the SCVURPPP Countywide Construction BMPs Plan Sheet with the plans.

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

ST6. During the construction phase, all stormwater control measures shall be inspected for conformance to approved plans by a qualified 3rd party consultant from the SCVURPPP

List of Qualified Consultants, and a 3rd party concurrence letter on the C.3 facilities construction shall be submitted to the Public Works Department. The City reserves the right to review the 3rd party inspection reports on the C.3 stormwater facilities installation.

ST7. Applicant shall install biotreatment soil media that meets the minimum specifications as set forth in the SCVURPPP C.3 Stormwater Handbook. If percolation rate test of the biotreatment soil mix is not performed on-site, a certification letter from the supplier verifying that the soil meets the specified mix (the date of such document shall not be older than 3 months).

ST8. As-Built drawing shall be submitted to the Public Works Department. Include C.3 Stormwater Treatment Facilities Construction general notes on the improvement plans.

ST9. Permeable Pavement, Media Filter vaults, Interceptor Trees and Trash Full Capture Devices shall be inspected by a third-party reviewer and/or manufacturer representative for conformance with the details and specifications. If necessary, percolation test shall be performed to ensure proper installation. A map displaying the number, location and details of full trash capture devices shall be prepared as an attachment to the Operations and Maintenance (O&M) Agreement with the City.

ST10. Stormwater treatment facilities must be designed, installed, and maintained to achieve the site design measures throughout their life in accordance to the SCVRUPPP C.3 Stormwater Handbook (Chapter 6 and Appendix C).

ST11. The property owner shall enter into an Operation and Maintenance (O&M) Agreement with the City for all installed stormwater treatment measures and full trash capture devices in perpetuity. Applicants should contact Public Works Department. - Environmental Services at (408) 615-3080 or Street@SantaClaraCA.gov for assistance completing the Agreement. For more information and to download the most recent version of the O&M Agreement, visit the City's stormwater resources website at http://santaclaraca.gov/stormwater. Inspection of permeable pavement, media filter vaults and full trash capture devices is to be done annually by December 31 of each year.

ST12. Any site design measures used to reduce the size of stormwater treatment measures shall not be installed for the project without the written approval from the City, installing the corresponding resizing of other stormwater treatment measures and an amendment of the property's O&M Agreement.

ST13. For single-family homes and other small projects that create and/or replace 2,500 – 10,000 square feet of impervious surface area, the applicant shall implement at least one of the following site design measures:

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

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

ST14. Developer shall install an appropriate stormwater pollution prevention message such as "No Dumping – Flows to Bay" on any storm drains located on private property.

ST15. Interior floor drains shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.

ST16. Floor drains within trash enclosures shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.

ST17. 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.
ST18. Decorative and recreational water features such as fountains, pools, and ponds shall be designed and constructed to drain to the sanitary sewer system only.
ST19. The use of architectural copper is discouraged. If such material is used, all wastewater generated by the installation, cleaning, treating, or washing of the surface of copper architectural features, including copper roofs, shall not be discharged to the City's storm drain system.

**SILICON VALLEY POWER**

EL1. Drive Aisle A should be a 10' U.G.E.E if its only for electric and public tv and cable companies. Install a joint trench with public tv and cable conduits 1' away from the SVP conduits. This clearance only applies if all conduits are installed at the same time. Reference UG1000 standard for joint trench configuration. Phone and cable conduits should be placed on the side closer to the trees.
EL2. Any streetlight foundations that conflict with the new location of the SVP trench along Pruneridge Ave, will need to be relocated further back from the front of curb.
EL3. All streetlighting, low voltage, and fiber systems are to be designed during detailed design.
EL4. All tie-in points shown on the utility plan along with electrical substructure will be needed prior to the removal of the overhead power lines.
EL5. All electrical laterals serving parcels on the south side of Drive Aisle A may need easements if it's a private roadway. All easements for SVP should be a U.G.E.E (underground electric easement).
EL6. Clearances: (Make sure job notes do not conflict with SVP clearance requirements)
    a. EQUIPMENT
        i. Ten (10) foot minimum clearance is required in front of equipment access doors. (UG1000 sheet 11)
        ii. Five (5) foot minimum clearance from pad is required on sides without equipment access doors. (UG1000 sheet 11)
        iii. Eighteen (18) foot minimum width, shall be provided and maintained on one side of the equipment pad to allow an electric dept. line truck to drive up next to the pad for installation and maintenance of equipment. (UG1000 Sheet 11).
        iv. Barrier pipes are required only on sides accessible to vehicles. (UG1000 Sheet 12).
            1. Thirty (30) inches from side of equipment sides.
            2. Forty Eight (48) inches in front of access doors.
                a. Barrier Pipes in front of access doors shall be removable.
    b. CONDUITS
        i. Five (5) foot minimum longitudinal clearance between new conduits or piping systems (open trench installation) and any existing or proposed SVP conduit system. This is for longitudinal. (UG1250 sheet 5)
        ii. Twelve (12) inch minimum vertical clearance between new conduit/pipes installed perpendicular to existing SVP conduits for open trench installations. (UG1000 sheet 36, UG1250 Sheet 6)
        iii. Three (3) foot six (6) inches clearance is required from poles for open trench installation. Exceptions are for riser conduit. (UG1250 Sheet 7)
        iv. Three (3) foot minimum clearance is required between sign-posts, barrier pipes or bollards, fence posts, and other similar structures. (UG1250 sheet 10).

v. Five (5) foot minimum from new splice boxes, pull boxes, manholes, vaults, or similar subsurface facilities. (UG1000 sheet 8)
vi. Five (5) foot minimum clearance from walls, footings, retaining wall, landscape planter, tree root barrier or other subsurface wall or structure. (UG1250 sheet 9).
vii. Five (5) foot minimum clearance is required between fire hydrant thrust block. The thrust block extends 5' foot on either side of the fire hydrant in line with the radial water pipe connected to the hydrant.

c. VAULTS/MANHOLES
   i. Ten (10) foot minimum clearance is required between adjacent Vaults or Manholes.
   ii. Five (5) foot minimum clearance is required between adjacent conduits.
   iii. Minimum 36" from face of curb, or bollards required.
d. Poles (Electrolier, Guy Stub poles, service clearance poles, self-supporting steel poles and lighting poles.)
   i. Three (3) foot six (6) inches clearance is required from poles for open trench installation. Exceptions are for riser conduit. (UG1250 Sheet 7)
e. Guy Anchors
   i. Five (5) foot minimum clearance is required between center of anchor line and any excavation area. (UG1250 sheet 15).
f. Trees
   i. OH 1230 for Overhead Lines
   ii. SD 1235 for Tree Planting Requirements near UG Electric Facilities

EL7. Reference listed SVP standards for clearances.
   a. Installation of Underground Substructures by Developers
   b. UG1250 – Encroachment Permit Clearances from Electric Facilities
   c. UG0339 – Remote Switch Pad
   d. OH1230 – Tree Clearances From Overhead Electric Lines
   e. SD1235 – Tree Planting Requirements Near Underground Electric Facilities

EL8. 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. SVP will do exact design of required substructures after plans are submitted for building permits.

EL9. The Developer shall provide and install electric facilities per Santa Clara City Code chapter 17.15.210.

EL10. Electric service shall be underground. See Electric Department Rules and Regulations for available services.

EL11. 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.

EL12. 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 SVP Standard MS-G7, Rev. 2.

EL13. 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).

EL14. 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 its own meter, located on the structure. A double hasp locking arrangement shall be provided on the main switchboard door(s). Utility room door(s) shall have a double hasp locking arrangement or a lock box shall be provided. Utility room door(s) shall not be alarmed.

EL15. 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.

EL16. 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.

EL17. Any relocation of existing electric facilities shall be at Developer's expense.

EL18. Electric Load Increase fees may be applicable.

EL19. 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)).

EL20. 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)).

EL21. 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.

EL22. Encroachment permits will not be signed off by SVP until Developers Work substructure construction drawing has been completed.

EL23. All SVP-owned equipment is to be covered by an Underground Electric Easement (U.G.E.E.) This is different than a PUE. Only publicly-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.

EL24. 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.

EL25. 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.

EL26. 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.*

EL27. SVP does not utilize any sub-surface (below grade) devices in its system. This includes transformers, switches, etc.

EL28. 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.

EL29. High Rise Metering and Multi-Floor Infrastructure Requirements
   a. Refer to UG0250 – High Density Residential Metering Requirements
   b. Refer to FO-1901 – Fiber Optic Splicing and Testing Methods

EL30. 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.

EL31. 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.

EL32. In events where electric load demand exceeds 2MVA or service size exceeds 4000 Amps at 480V for a building, the Customer shall take service at 12KV. If electric load for a single metered location service exceeds 4.5MVA, additional 12KV service(s) may be provided. All 12KV utility connection points terminate at the Customer Switchgear. UGEE easement up to the Customer Switchgear is required, along with an 18' drivable space. 10' working clearance is required in front of and behind the switchgear. 5' working clearance is required on the sides of the switchgear (with no panels). Customer 12KV Switchgear must be located outdoors on "real dirt" unless otherwise agreed upon with SVP. SVP owns and maintains the cable/conduit up to the customer switchgear.

EL33. In events where electric service is provided at 120/208V or 277/480V the utility connection point is at the secondary compartment of SVP transformers. Customer owns and maintains the cable and conduits up to the SVP transformers.

EL34. No cross-parcel distribution is allowed. SVP service points must be within the parcels that they serve.

**WATER & SEWER**

W1. Recycled Water Ready: All onsite plumbing for non-domestic water uses (e.g. irrigation, industrial processes, cooling, etc.) shall be designed for recycled water use and shall comply with all Recycled Water regulations.

W2. Encroachment Permit: Prior to issuance of Building Permits, the applicant shall submit an encroachment permit application and design plans for construction of water utilities

that comply with the latest edition of the Water & Sewer Utilities Water Service and Use Rules and Regulations, Water System Notes, and Water Standard Details and Specifications. In addition, prior to the City's issuance of Occupancy, the applicant shall construct all public water utilities per the approved plans. The Water & Sewer Utilities will inspect all public water utility installations and all other improvements encroaching public water utilities.

W3. Utility Design Plans: Utility Design Plans shall indicate the pipe material and the size of existing water, recycled water and sewer main(s). The plans shall show the nearest existing fire hydrant and the two nearest existing water main line gate valves near the project area. The plans shall show meter and backflow configurations to scale and per City of Santa Clara Water & Sewer Utilities Standard Details. Note that all new water meters and backflow prevention devices shall be located behind the sidewalk in a landscape area. Fire hydrants should be located two feet behind monolithic sidewalk if sidewalk is present; two feet behind face of curb if no sidewalk is present, per City Std Detail 18. The plans shall provide the profile section details for utilities crossing water, sewer, or recycled water mains to ensure a 12” minimum vertical clearance is maintained.

W4. Utility Separations: Applicant shall adhere to and provide a note indicating that all horizontal and vertical clearances comply with State and local regulations. The applicant shall maintain a minimum 12” of vertical clearance at water service crossing with other utilities, and all required minimum horizontal clearances from water services: 10' from sanitary sewer utilities, 10’ from recycled water utilities, 8' from storm drain utilities, 5' from fire and other water utilities, 3' from abandoned water services, 5' from gas and electric utilities, and 5’ from the edge of the propose or existing driveway. For sanitary sewer, water, and recycled water utilities, the applicant shall maintain a minimum horizontal clearance of 10' from existing and proposed trees. If applicant installs tree root barriers, clearance from tree reduces to 5' (clearance must be from the edge of tree root barrier to edge of water facilities). No structures (fencing, foundation, biofiltration swales, etc.) allowed over sanitary sewer, potable water and/or recycled water utilities and easements.

W5. Separate Services: Applicant shall submit plans showing proposed water, recycled water, sanitary sewer, and fire services connected to a public main in the public right-of-way to the satisfaction of the Director of Water & Sewer Utilities. Different types of water and recycled water use (domestic, irrigation, fire) shall be served by separate water services, each separately tapped at the water main. Tapping on existing fire service line(s) is prohibited. Approved backflow prevention device(s) are required on all potable water services.

W6. City Standard Meters and Backflows: All proposed meters and backflows for all water services shall meet the current City of Santa Clara Water & Sewer Utilities Standard Details. Plans shall show meter and backflow configurations to scale.

W7. Existing Services: The applicant must indicate the disposition of all existing water and sewer services and mains on the plans. If the existing services will not be used, then the applicant shall properly abandon these services to the main per Water & Sewer Utilities standards and install a new service to accommodate the water needs of the project. The applicant shall bear the cost of any relocation or abandonment of existing Water Department facilities required for project construction to the satisfaction of the Director of Water and Sewer Utilities.

W8. On-Site Storm Drain Treatment: Prior to issuance of Building Permit, the applicant shall submit plans showing any onsite storm water treatment system. The plan shall include a section detail of the treatment system. No water, sewer, or recycled water facilities shall be located within 5-feet of any storm water treatment system.

W9. Water Usage: Prior to the issuance of Building Permits, the applicant shall provide documentation of water usage so the Water Division can verify the appropriate size of all proposed water meters. Please note that if the existing water services are incapable of supplying the water needs to the site, the existing services shall be abandoned, and new separate dedicated water services shall be provided for each use (domestic and irrigation).

W10. Landscaping: All the landscaping for the project shall comply with the California Water Conservation in Landscaping Act, Government Code Section 65591 et. seq. All plants shall be either California native or non-invasive, low water-using or moderate water-using plants. High water-using plants and nonfunctional turf are prohibited.

W11. Prior to issuance of Building Permits, the applicant shall submit plan details for all water features (including but not limited to fountains and ponds) designed to include provisions for operating the system without City potable water supply and capable of being physically disconnected from source of potable water supply during City declared water conservation periods, to the satisfaction of the Director of the Water & Sewer Utilities. Decorative water features may be permanently connected to the City's recycled water supply.

W12. Easements: Prior to City's issuance of Building or Grading Permits, the applicant shall provide a dedicated water utility easement around the backflow prevention device onsite. The water utility easement for the water services and all other public water appurtenances shall be a minimum 15 feet wide and be adjacent to the public right-of-way without overlapping any public utility easement. Additionally, the applicant shall submit plans defining existing easements so Water Division can verify if there are any conflicts with proposed easements and water utilities.

W13. Underground Fire Permit: Prior to issuance of Building Permits, applicant shall submit an underground fire permit unless otherwise waived by the Fire Department. If fire flow information is needed, applicant shall coordinate with Water and Sewer Utilities Department, for fire flow information at (408)615-2000. A dedicated fire service line, with an approved backflow prevention device, shall be used for on-site fire hydrants. Fire service lines required for commercial and industrial use shall be sized appropriately per fire flow demand and code requirements.

W14. Record Drawings: Upon completion of construction and prior to the City's issuance of a Certificate of Occupancy, the applicant shall provide "as-built" drawings of the public water utility infrastructure prepared by a registered civil engineer to the satisfaction of the Director of Water & Sewer Utilities Department.

W15. Water Shortage Response Actions: Pursuant to the City of Santa Clara's Urban Water Management Plan, during times of drought or water shortage, the City implements water shortage response actions in accordance with the level of water shortage declared. All construction activities and all new irrigation connections are subject to the Water Shortage Response Actions in effect at the time of construction and connection of the irrigation service.

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

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

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

## ACKNOWLEDGEMENT AND ACCEPTANCE OF CONDITIONS OF APPROVAL

*Permittee/Property Owner*

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

Signature: _____

Printed Name: _____

Relationship to Property: _____

Date: _____

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



## DEVELOPER

SCS DEVELOPMENT COMPANY
404 SARATOGA AVENUE, SUITE 100
SANTA CLARA, CA 95050
(408) 985-6020
CONTACT: CORY KUSICH

## CIVIL ENGINEER

CARLSON, BARBEE & GIBSON INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94582
(925) 866-0322
CONTACT: LEE ROSENBLATT

## LANDSCAPE ARCHITECT

RIPLEY DESIGN GROUP
1615 BONANZA STREET
WALNUT CREEK, CA 94596
(925) 938-7377
CONTACT: ANNIKA CARPENTER

## ARCHITECT

DANIELIAN ASSOCIATES
60 CORPORATE PARK
IRVINE, CA 92606
(949) 474-6030
CONTACT: VICTOR ALVAREZ-DURAN

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MAY 19, 2023

DANIELIAN ASSOCIATES
architects ▪ planners
www.danielian.com 949.474.6030

# 1957 PRUNERIDGE AVENUE

## REZONING APPLICATION & PLANNED DEVELOPMENT

*SANTA CLARA, CALIFORNIA*

RIPLEY DESIGN GROUP

cbg CARLSON, BARBEE & GIBSON, Inc.
CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS

SCS Development Company

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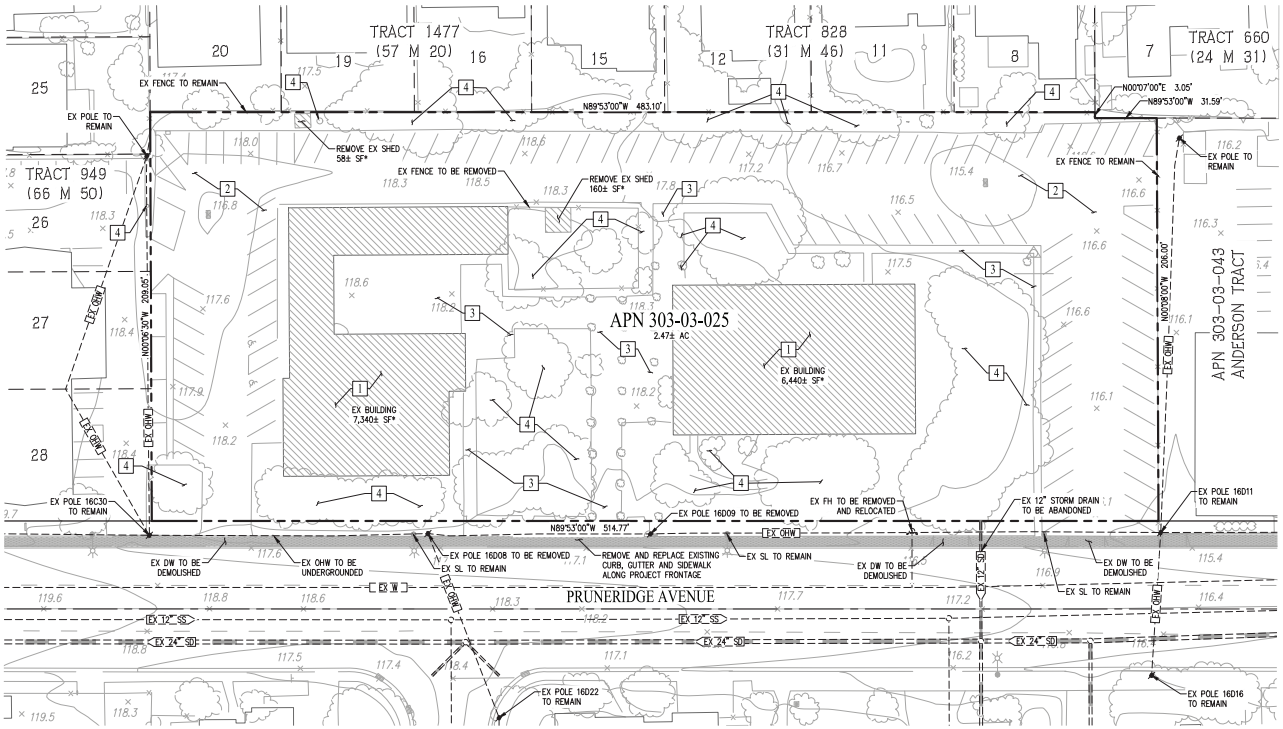
## CONTACTS:

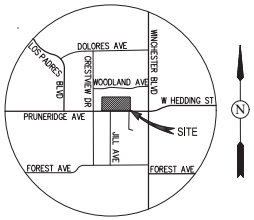
1. OWNER/DEVELOPER: SCS DEVELOPMENT COMPANY
404 SARATOGA AVENUE, SUITE 100
SANTA CLARA, CA 95050
(408) 985-6020
CORY KUSICH

2. ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583
(925) 866-0322
LEE ROSENBLATT, RCE 65469

## GENERAL NOTES

| | | |
|---|---|---|
| 1. | ASSESSORS PARCEL NO. | 303-03-025 |
| 2. | SITE AREA: | 2.47± ACRES |
| 3. | LOTS: | RESIDENTIAL: 22 (LOTS 1-22)<br>PRIVATE ROADWAY CIRCULATION: 1<br>WATER QUALITY: 1 |
| 4. | DWELLING UNITS: | 22 |
| 5. | SITE DENSITY: | 8.9 DU/AC |
| 6. | EXISTING GENERAL PLAN:<br>PROPOSED GENERAL PLAN: | VERY LOW DENSITY RESIDENTIAL<br>VERY LOW DENSITY RESIDENTIAL |
| 7. | EXISTING ZONING:<br>PROPOSED ZONING: | PUBLIC, QUASI PUBLIC, AND PUBLIC PARK OR RECREATION (B)<br>PLANNED DEVELOPMENT (PD) |
| 8. | BENCHMARK: | THE BENCHMARK FOR THIS SURVEY IS VALLEY WATER BENCHMARK BM869, BEING A BRASS DISK ON TOP OF CONCRETE TRAFFIC ISLAND AT THE NORTHEAST CORNER OF SAN TOMAS EXPRESSWAY AND PRUNERIDGE AVENUE, HAVING AN NAVD88 ELEVATION OF 112.31 FEET. |
| 9. | BASIS OF BEARINGS: | THE BASIS OF BEARINGS FOR THIS SURVEY IS THE MONUMENT LINE OF PRUNERIDGE AVENUE, BEING N89 53 00W PER TRACT NO. 334, MAP OF PRUNERIDGE MANOR (12 M 17). |
| 10. | EXISTING STRUCTURES: | ALL EXISTING BUILDINGS, PAVEMENT, AND TREES WITHIN THE PROJECT BOUNDARY TO BE REMOVED. |
| 11. | EXISTING UTILITIES: | EXISTING UTILITIES WITHIN BOUNDARY TO BE REMOVED AS NOTED. |
| 12. | STREETS: | ALL DRIVE AISLES WITHIN THE PROJECT WILL BE PRIVATE AND WILL BE PRIVATELY MAINTAINED. (MINIMUM LONGITUDINAL SLOPE=0.5%) |
| 13. | TREES: | STREET TREES WILL BE INSTALLED PER THE CITY OF SANTA CLARA STANDARDS. |
| 14. | STREET LIGHTS: | STREET LIGHTS WILL BE INSTALLED PER THE CITY OF SANTA CLARA STANDARDS (OR APPROVED EQUAL). |
| 15. | FLOOD ZONE: | ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN<br>SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP, MAP NUMBER 06085C0229H<br>DATE: MAY 18, 2009 |
| 16. | UTILITIES:<br>WATER(OFF-SITE):<br>WATER(ON-SITE):<br>FIRE:<br>SEWER (OFF-SITE):<br>SEWER (ON-SITE):<br>STORM DRAIN (OFF-SITE):<br>STORM DRAIN (ON-SITE):<br>ELECTRIC:<br>TELEPHONE:<br>CABLE TV: | <br>CITY OF SANTA CLARA<br>PRIVATE<br>PRIVATE<br>CITY OF SAN JOSE<br>PRIVATE<br>CITY OF SANTA CLARA<br>PRIVATE<br>SILICON VALLEY POWER<br>AT&T<br>COMCAST |
| 17. | DIMENSIONS: | ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL MAP |




VICINITY MAP
(NOT TO SCALE)

## SHEET INDEX


| Sheet Number | Sheet Title |
|---|---|
| C1.0 | EXISTING CONDITIONS |
| C2.0 | SITE PLAN |
| C3.0 | GRADING PLAN |
| C4.0 | UTILITY PLAN |
| C5.0 | STORMWATER CONTROL PLAN |
| C5.1 | STORMWATER BMP PLAN |
| C6.0 | FIRE ACCESS PLAN |


## ABBREVIATIONS

| | |
|---|---|
| DW | DRIVEWAY |
| EX | EXISTING |
| FC | FACE OF CURB |
| JT | JOINT TRENCH |
| OHW | OVERHEAD WIRE |
| PL | PROPERTY LINE |
| PUE | PUBLIC UTILITY EASEMENT |
| RW | RIGHT-OF-WAY |
| SD | STORM DRAIN |
| SL | STREETLIGHT |
| SS | SANITARY SEWER |
| SW | SIDEWALK |
| TYP | TYPICAL |
| W | WATER |

## LEGEND

BOUNDARY
RIGHT-OF-WAY
EASEMENT
ADJACENT LOT LINE
CURB, GUTTER & SIDEWALK
FENCE
x 62.0 SPOT ELEVATIONS
CATCH BASIN
FIRE HYDRANT
MANHOLE
STREET LIGHT
UTILITY POLE
EX 30 STORM DRAIN
EX 8S SANITARY SEWER
EX W WATER LINE
EX GAS GAS
EX OH OVERHEAD LINE
EXISTING BUILDING TO BE DEMOLISHED
TREE

## DEMOLITION NOTES

| NOTE | DESCRIPTION |
|---|---|
| 1 | REMOVE EXISTING BUILDING STRUCTURE AND FOUNDATION |
| 2 | REMOVE EXISTING ASPHALT AND PARKING LOT CURB AND GUTTER |
| 3 | REMOVE EXISTING CONCRETE |
| 4 | REMOVE EXISTING TREE AND SHRUBS |

*EXISTING STRUCTURE AREAS BASED ON FIELD SURVEY DATA.

# REZONING APPLICATION
# EXISTING CONDITIONS
## 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA
SCALE: 1"=30' DATE: MAY 2023

0 30 60 90


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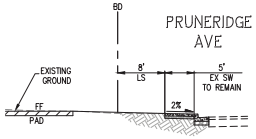

JOB NO.: 3656

SHEET NO.
C1.0
OF 7 SHEETS

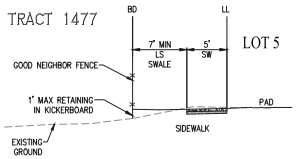
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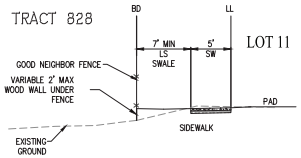
| EXISTING | PROPOSED | DESCRIPTION |
|---|---|---|
| | | BOUNDARY |
| | | RIGHT-OF-WAY |
| | | FENCE |
| | | CURB, GUTTER & SIDEWALK |
| x 100.0 | x 100.0 | SPOT ELEVATIONS |
| | | BIORETENTION AREA |
| | | CURB CUT |
| EX SD | SD | STORM DRAIN |
| | | FIELD INLET |
| | | MANHOLE |
| | | OVERLAND RELEASE |



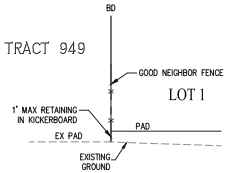

### SECTION A-A
NOT TO SCALE



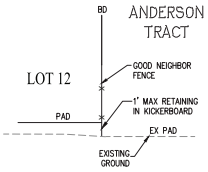

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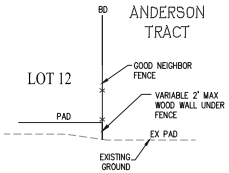

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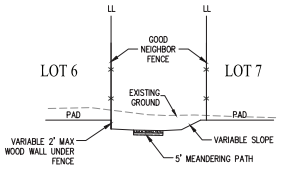

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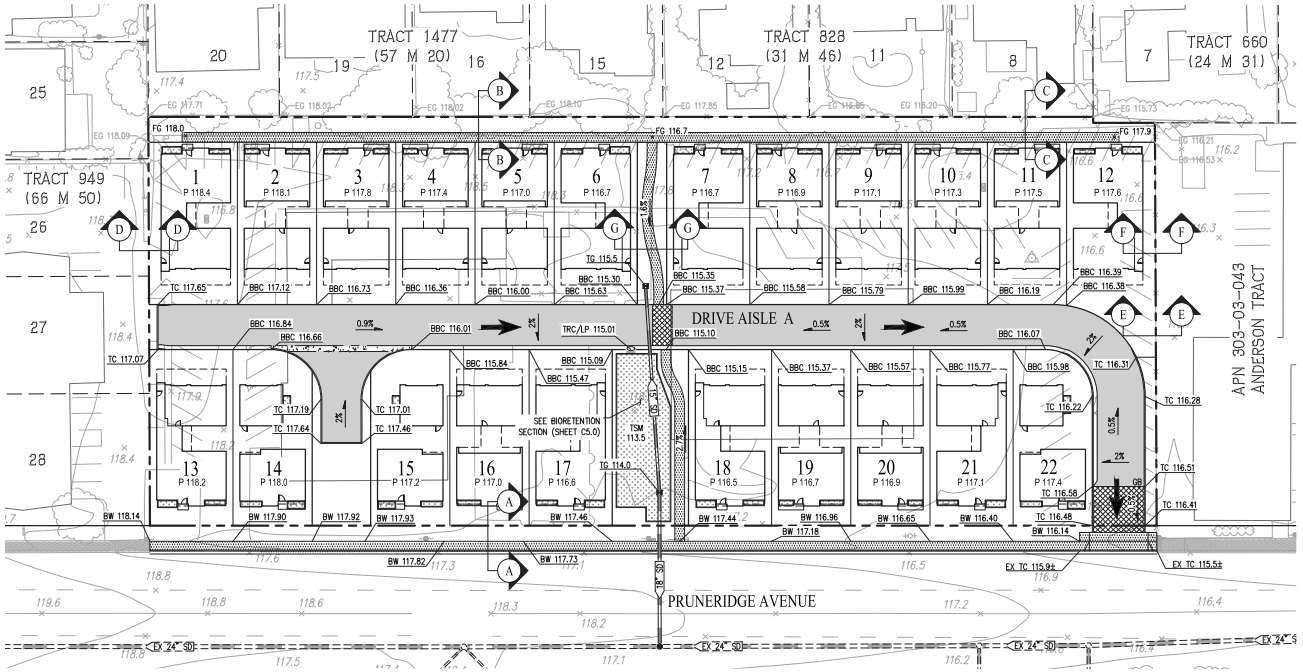

### SECTION E-E
NOT TO SCALE




### SECTION F-F
NOT TO SCALE




### SECTION G-G
NOT TO SCALE




## ABBREVIATIONS

| | |
|---|---|
| BBC | BACK OF BEVELED CURB |
| BD | BOUNDARY |
| BW | BACK OF WALK |
| CC | CURB CUT |
| CL | CENTERLINE |
| DW | DRIVEWAY |
| EX | EXISTING |
| GB | GRADE BREAK |
| HP | HIGH POINT |
| LP | LOW POINT |
| LS | LANDSCAPE |
| P | PAD |
| PL | PROPERTY LINE |
| R/W | RIGHT-OF-WAY |
| SD | STORM DRAIN |
| SW | SIDEWALK |
| TC | TOP OF CURB |
| TG | TOP OF GRATE |
| TSM | TOP OF SOIL MIX |
| TYP | TYPICAL |

### PAVEMENT DESIGN CHART

| STREET | TI | R | HOT MIX ASPHALT (HSM) | CALTRANS CLASS 2 AGGREGATE BASE (AB) | TOTAL PAVEMENT THICKNESS |
|---|---|---|---|---|---|
| DRIVE AISLE A | 5.5 | 6.0 | 3" | 10" | 13" |

NOTE:
1. R-VALUE TO BE FINALIZED BY GEOTECHNICAL ENGINEER WITH FINAL DESIGN.

### EARTHWORK SUMMARY

| DESCRIPTION | CUT | FILL |
|---|---|---|
| ROUGH GRADING | 4,400 C.Y. | 750 C.Y. |
| TOTAL | 3,650 C.Y. | |

NOTES:
1. EARTHWORK QUANTITIES ARE APPROXIMATE AND REPRESENT RAW NUMBERS ONLY.
2. EARTHWORK QUANTITIES DO NOT INCLUDE REUSING ROCK GENERATED FROM EXISTING PARKING AREA OR BUILDING FOUNDATION. APPROXIMATELY 2,700 C.Y. OF ROCK WILL BE GENERATED IN THIS WAY DURING DEMOLITION.

# REZONING APPLICATION
# GRADING PLAN
## 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

SCALE: 1"=30' DATE: MAY 2023

0 30 60 90

JOB NO.: 3656


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SHEET NO. C1.0 OF 5 SHEETS

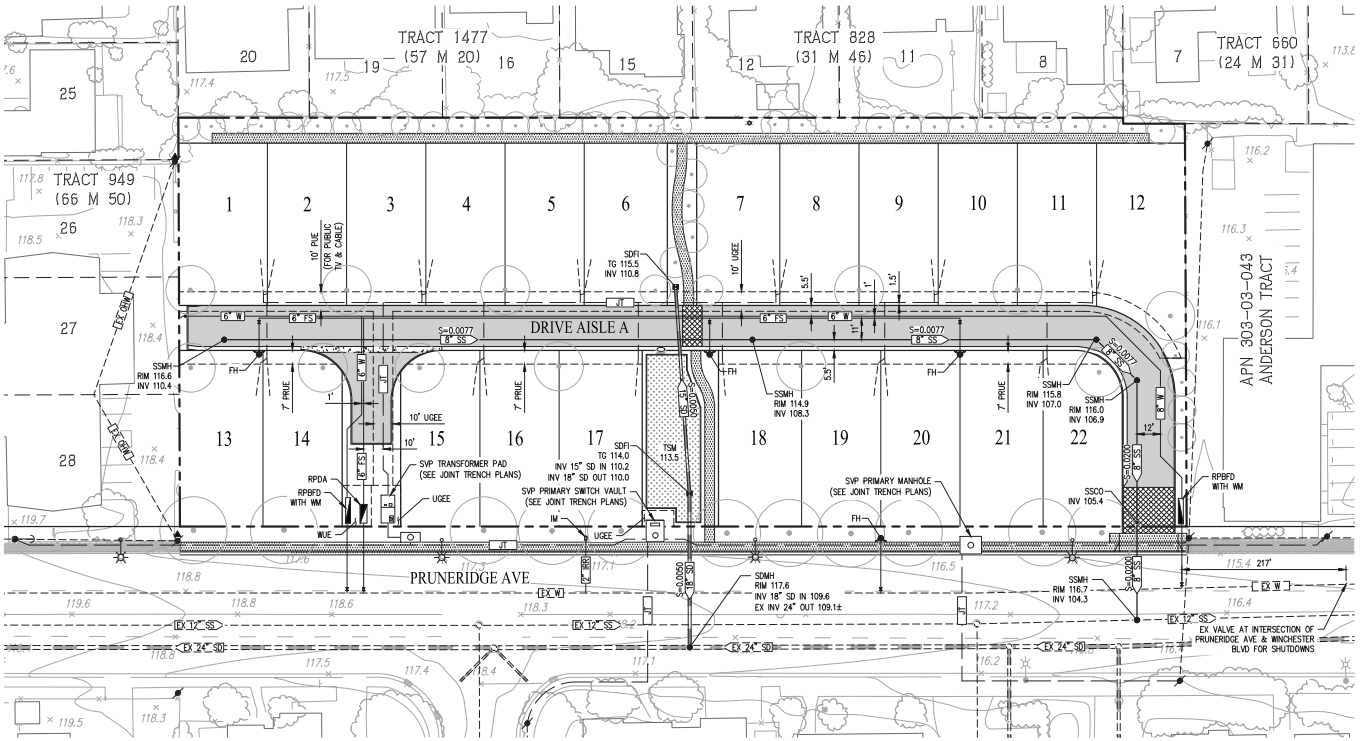
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## LEGEND

| EXISTING | PROPOSED | DESCRIPTION |
|---|---|---|
| | | BOUNDARY |
| | | RIGHT-OF-WAY |
| | | CURB, GUTTER & SIDEWALK |
| EX SD | SD | STORM DRAIN |
| EX SS | SS | SANITARY SEWER |
| | FS | FIRE SERVICE |
| | IRR | IRRIGATION SERVICE |
| EX W | W | WATER LINE |
| | | WATER VALVE |
| | JT | JOINT TRENCH |
| | | FIRE HYDRANT |
| | | FIELD INLET |
| | | MANHOLE |
| | | STREET LIGHT |
| | | BIORETENTION AREA |
| | | CURB CUT |
| | | TREES |

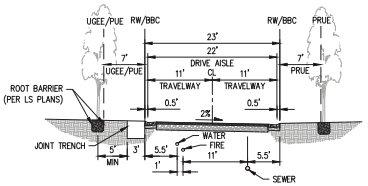
## ABBREVIATIONS

| | |
|---|---|
| BD | BOUNDARY |
| CC | CURB CUT |
| CL | CENTERLINE |
| DW | DRIVEWAY |
| FH | FIRE HYDRANT |
| FF | FINISH FLOOR |
| FI | FIELD INLET |
| IM | IRRIGATION METER |
| INV | INVERT |
| IRR | IRRIGATION |
| JT | JOINT TRENCH |
| LF | LINEAR FEET |
| LS | LANDSCAPE |
| OHW | OVERHEAD WIRE |
| P | PAD |
| PL | PROPERTY LINE |
| PRUE | PRIVATE UTILITY EASEMENT |
| PUE | PUBLIC UTILITY EASEMENT |
| RPBFD | REDUCED PRESSURE BACKFLOW PREVENTER |
| RPDA | REDUCED PRESSURE DETECTOR ASSEMBLY |
| RW | RIGHT-OF-WAY |
| S | SLOPE |
| SD | STORM DRAIN |
| SDMH | STORM DRAIN MANHOLE |
| SS | SANITARY SEWER |
| SSMH | SANITARY SEWER MANHOLE |
| SW | SIDEWALK |
| TSM | TOP OF SOIL MIX |
| TYP | TYPICAL |
| UGEE | UNDERGROUND ELECTRICAL EASEMENT |
| W | WATER |
| WM | WATER METER |
| WUE | WATER UTILITY EASEMENT |

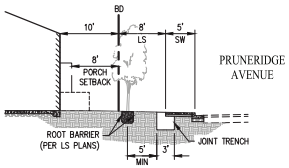



## UTILITY NOTES:

1. STORM DRAIN:
   - PROPOSED STORM DRAIN FACILITIES WILL BE PRIVATE.
   - MINIMUM SLOPE OF THE STORM DRAIN PIPE IS 0.005
   - MINIMUM COVER IS 2'
2. SEWER:
   - PROPOSED SEWER FACILITIES WITHIN PRIVATE ROADWAYS WILL BE PRIVATE.
   - MINIMUM SLOPE OF THE SEWER PIPE IS 0.005
   - MINIMUM PIPE SIZE IS 8"
   - ALL SANITARY SEWER PIPE TO BE PVC SDR-26
   - MINIMUM COVER FOR SANITARY SEWER PIPES TO BE 2.5'
   - 10' HORIZONTAL CLEARANCE FROM EXISTING AND PROPOSED TREES UNLESS ROOT BARRIER IS INSTALLED, THEN 5' FROM ROOT BARRIER
3. WATER/FIRE:
   - PROPOSED WATER & FIRE FACILITIES WILL BE PRIVATE.
   - ALL WATER & FIRE PIPE TO BE PVC SDR-26
   - THERE SHALL BE ONE WATER METER PER LOT.
   - 12" VERTICAL CLEARANCE FROM ALL OTHER UTILITIES
   - 10' HORIZONTAL CLEARANCE FROM SANITARY SEWER AND RECYCLED WATER UTILITIES
   - 8' FROM STORM DRAIN UTILITIES
   - 5' FROM THE EDGE OF EXISTING OR PROPOSED DRIVEWAYS
4. UTILITY LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO FINAL ENGINEERING DESIGN.




DRIVE AISLE A
(NOT TO SCALE)




PRUNERIDGE FRONTAGE
(NOT TO SCALE)

# REZONING APPLICATION
# UTILITY PLAN
## 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA
SCALE: 1"=30' DATE: MAY 2023

0 30 60 90


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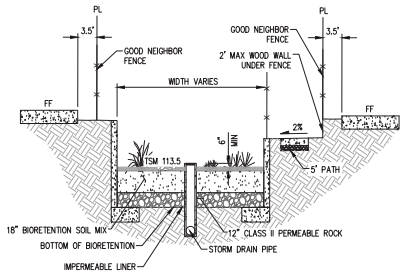

JOB NO.: 3656

SHEET NO. C2.0 OF 5 SHEETS

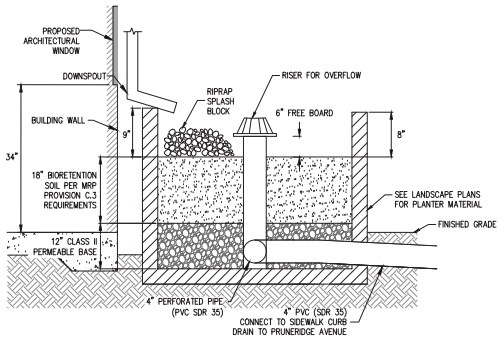
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## LEGEND

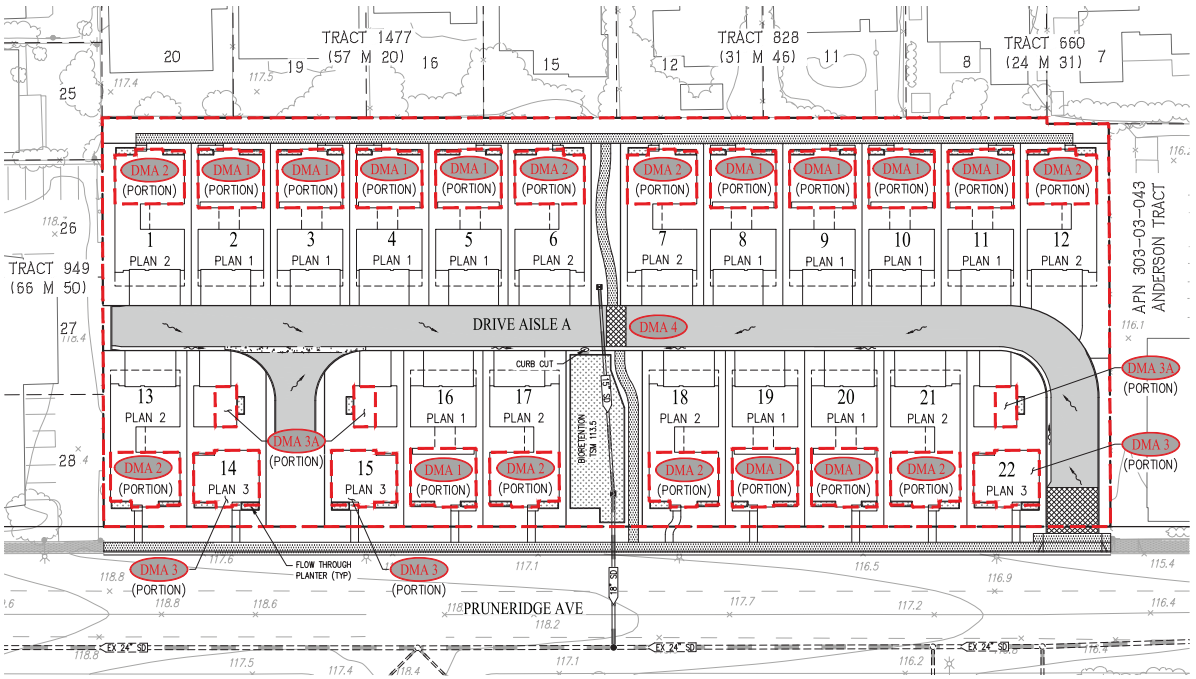
| EXISTING | PROPOSED | DESCRIPTION |
|---|---|---|
| | | BOUNDARY |
| | | RIGHT-OF-WAY |
| EX SD | SD | CURB, GUTTER & SIDEWALK |
| | | STORM DRAIN |
| | | FIELD INLET |
| | | MANHOLE |
| | | STREET LIGHT |
| | | BIORETENTION AREA |
| | | DRIVE AISLE |
| | | DRIVEWAY |
| | | DECORATIVE PAVEMENT |
| | | BARE EARTH |
| | | CURB CUT |
| | | DIRECTION OF FLOW |
| | | DRAINAGE MANAGEMENT AREA BOUNDARY |
| | DMA 1 | DRAINAGE MANAGEMENT AREA |




TYPICAL BIORETENTION DETAIL
NOT TO SCALE




TYPICAL FLOW THROUGH PLANTER DETAIL
NOT TO SCALE




## PRELIMINARY STORM WATER TREATMENT

| AREA ID | DESCRIPTION | TREATMENT TYPE | PERVIOUS AREA (SF) | IMPERVIOUS AREA (SF) | EFFECTIVE IMPERVIOUS AREA (SF) | TREATMENT AREA REQUIRED (SF)* | TREATMENT AREA PROVIDED (SF) | PONDING DEPTH (IN.) |
|---|---|---|---|---|---|---|---|---|
| DMA 1 | THE SUM OF THE OUTLINED PORTIONS OF ALL PLAN 1 ROOF AREAS THAT DRAIN TO ADJACENT FLOW THROUGH PLANTERS | FLOW THROUGH PLANTER | 0 | 10,920 | 10,920 | 437 | 616 | 6 |
| DMA 2 | THE SUM OF THE OUTLINED PORTIONS OF ALL PLAN 2 ROOF AREAS THAT DRAIN TO ADJACENT FLOW THROUGH PLANTERS | FLOW THROUGH PLANTER | 0 | 7,605 | 7,605 | 305 | 400 | 6 |
| DMA 3 | THE SUM OF THE OUTLINED PORTIONS OF ALL PLAN 3 ROOF AREAS (EXCLUDING DETACHED GARAGES) THAT DRAIN TO ADJACENT FLOW THROUGH PLANTERS | FLOW THROUGH PLANTER | 0 | 2,740 | 2,740 | 110 | 120 | 6 |
| DMA 3A | THE SUM OF THE OUTLINED PORTIONS OF ALL PLAN 3 DETACHED GARAGE ROOF AREAS THAT DRAIN TO ADJACENT FLOW THROUGH PLANTERS | FLOW THROUGH PLANTER | 0 | 685 | 685 | 30 | 60 | 6 |
| DMA 4 | REMAINDER OF PROJECT AREA NOT INCLUDED IN DMAs 1, 2 & 3 | BIORETENTION | 37,743 | 47,817 | 51,592 | 2,065 | 2,105 | 6 |

* TREATMENT AREA REQUIRED IS CALCULATED USING THE 4% RULE.

NOTES:

1. ALL PLANTS PROPOSED FOR THE BIORETENTION AREAS WILL BE CONSISTENT WITH THE RECOMMENDED PLANTS FROM TABLE D-1 IN APPENDIX D OF THE SCVURPPP C.3 HANDBOOK.
2. DRAINAGE WILL BE ROUTED TO BIORETENTION FACILITIES THROUGH A COMBINATION OF CURB CUTS & AREA DRAINS.
3. 18" BIO-TREATMENT SOIL MIX PER C.3 SPECIFICATIONS. INFILTRATION RATE MIN 5"/HR-MAX 10"/HR.

## ABBREVIATIONS

| | |
|---|---|
| BD | BOUNDARY |
| CC | CURB CUT |
| CL | CENTERLINE |
| FI | FIELD INLET |
| INV | INVERT |
| LF | LINEAR FEET |
| LS | LANDSCAPE |
| PL | PROPERTY LINE |
| R/W | RIGHT-OF-WAY |
| S | SLOPE |
| SD | STORM DRAIN |
| SDMH | STORM DRAIN MANHOLE |
| SW | SIDEWALK |
| TSM | TOP OF SOIL MIX |
| TYP | TYPICAL |

## CITY OF SANTA CLARA C.3 CONSTRUCTION NOTES

1. THIRD PARTY REVIEW AND CERTIFICATION OF INSTALLATION AND COMPLETED STORMWATER TREATMENT MEASURES IS REQUIRED. THIRD PARTY REVIEWER MUST BE A CIVIL ENGINEER, ARCHITECT OR LANDSCAPE ARCHITECT REGISTERED IN THE STATE OF CALIFORNIA AND MUST HAVE A CURRENT TRAINING ON STORMWATER TREATMENT DESIGN. A LIST OF QUALIFIED THIRD-PARTY REVIEWERS CAN BE LOCATED AT WWW.SANTACLARACA.GOV/HOME/SHOWPUBLISHEDDOCUMENT/46993/638083504133852672.
2. AT BEGINNING OF CONSTRUCTION, THE PROJECT APPLICANT SHALL ARRANGE FOR A SITE VISIT (INSPECTION) BY A THIRD-PARTY REVIEWER ACCEPTABLE TO THE CITY OF SANTA CLARA. THE THIRD-PARTY REVIEWER WILL RECOMMEND THE REQUIRED NUMBER OF SITE INSPECTIONS AT DIFFERENT INTERVALS OF CONSTRUCTION.
3. THE 3RD PARTY SHALL REVIEW ALL INSTALLED STORMWATER TREATMENT MEASURES AND CERTIFY THAT THEY HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED BUILDING PLANS.
4. SOILS IN THE BIORETENTION FACILITIES SHOULD MEET THE BIOTREATMENT SOIL MIX (BSM) SPECIFICATIONS PER SCVURPPP C.3 STORMWATER HANDBOOK, APPENDIX C. A MINIMUM PERCOLATION RATE OF 5 INCHES/HOUR AND A MAXIMUM PERCOLATION RATE OF 10 INCHES/HOUR ARE REQUIRED (INITIAL INFILTRATION RATE MAY EXCEED THIS TO ALLOW FOR TENDENCY OF INFILTRATION RATE TO REDUCE OVER TIME). PLANTING SOIL LAYER SHOULD BE AT LEAST 18 INCHES DEEP. CONTRACTOR TO SUBMIT MATERIAL CERTIFICATES SIGNED BY THE MATERIAL PRODUCER, CERTIFYING THAT SOIL COMPLIES WITH, OR EXCEEDS, SPECIFIED REQUIREMENTS.
5. PERMEABLE DRAIN ROCK SHALL BE CLASS 2 PERM ROCK PER CALTRANS STANDARD SECTION 68-1.025. THE MATERIAL SHALL BE WASHED AND FREE FROM CLAY OR ORGANIC MATERIAL.
6. PERFORATED PIPE SHALL BE SOLVENT WELD PVC SDR 35 (OR APPROVED EQUAL) WITH PERFORATIONS FACED DOWN. LOCATION OF THE PIPE VARIES, SEE PLAN.
7. INSTALLATION OF POROUS PAVEMENT AND/OR VAULTS SHALL BE DONE PER STANDARD DETAILS AND SPECIFICATIONS. THIRD PARTY REVIEWER OR VENDOR SHALL INSPECT THE POROUS PAVEMENT AND/OR VAULTS INSTALLATION (INCLUDING IF NECESSARY, PERFORMING PERCOLATION TEST) AND SUBMIT THEIR CONCURRENCE LETTER TO THE CITY OF SANTA CLARA. (NOT RELEVANT FOR THIS PROJECT)
8. INSTALLATION OF INTERCEPTOR TREES AS A TREATMENT CONTROL MEASURE SHALL BE INSPECTED TO VERIFY THE ACCURACY OF LOCATION, SPECIES AND NUMBER OF THE INTERCEPTOR TREES.
9. FOR ANY LINER PENETRATIONS, RADIAL CUT THE LINER FOR PIPE. MASTIC AND SEAL WITH PIPE CLAMP TO INSURE WATER-TIGHT SEAL.
10. SEE LANDSCAPE PLANS AND SPECIFICATIONS FOR PLANTING MATERIALS WITHIN BIORETENTION FACILITIES.

# REZONING APPLICATION

# STORMWATER CONTROL PLAN

## 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

SCALE: 1"=30' DATE: MAY 2023

0 30 60 90


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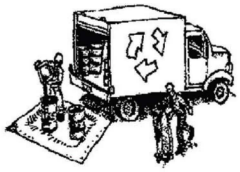
SHEET NO. C3.0 OF 5 SHEETS

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# Construction Best Management Practices (BMPs)

Construction projects are required to implement year-round stormwater BMPs.

## Materials & Waste Management



**Non-Hazardous Materials**

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use.
- ❑ Use (but don't overuse) reclaimed water for dust control.
- ❑ Ensure dust control water doesn't leave site or discharge to storm drains.

**Hazardous Materials**

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

**Waste Management**

- ❑ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. A plastic liner is recommended to prevent leaks. Never clean out a dumpster by hosing it down on the construction site.
- ❑ Place portable toilets away from storm drains. Make sure they are in good working order. Check frequently for leaks.
- ❑ Dispose of all wastes and demolition debris properly. Recycle materials and wastes that can be recycled, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
- ❑ Keep site free of litter (e.g. lunch items, cigarette butts).
- ❑ Prevent litter from uncovered loads by covering loads that are being transported to and from site.

**Construction Entrances and Perimeter**

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

## Equipment Management & Spill Control



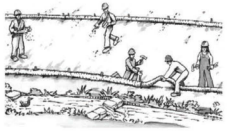
**Maintenance and Parking**

- ❑ Designate an area of the construction site, well away from streams or storm drain inlets and fitted with appropriate BMPs, for auto and equipment parking, and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

**Spill Prevention and Control**

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up leaks, drips and other spills immediately and dispose of cleanup materials properly.
- ❑ Use dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags).
- ❑ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazrd to human health and safety, property or the environment, you must report it to the State Office of Emergency Services. (800) 852-7550 (24 hours).

## Earthmoving



**Grading and Earthwork**

- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and streams by installing and maintaining appropriate BMPs (i.e. silt fences, gravel bags, fiber rolls, temporary swales, etc.).
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

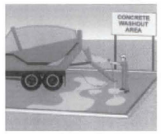
**Contaminated Soils**

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.
- ❑ If the above conditions are observed, document any signs of potential contamination and clearly mark them so they are not distrurbed by construction activities.

**Landscaping**

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

## Concrete Management and Dewatering




**Concrete Management**

- ❑ Store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Store materials off the ground, on pallets. Protect dry materials from wind.
- ❑ Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) block any storm drain inlets and vacuum washwater from the gutter. If possible, sweep first.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area onsite, where the water will flow into a temporary waste pit, and make sure wash water does not leach into the underlying soil. (See CASQA Construction BMP Handbook for properly designed concrete washouts.)

**Dewatering**

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

## Paving/Asphalt Work



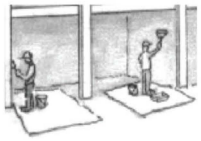
**Paving**

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ❑ Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

**Sawcutting & Asphalt/Concrete Removal**

- ❑ Protect storm drain inlets during saw cutting.
- ❑ If saw cut slurry enters a catch basin, clean it up immediately.
- ❑ Shovel or vacuum saw cut slurry deposits and remove from the site. When making saw cuts, use as little water as possible. Sweep up, and properly dispose of all residues.

## Painting & Paint Removal



**Painting Cleanup and Removal**

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Sweep up or collect paint chips and dust from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Santa Clara Valley
*Urban Runoff*
Pollution Prevention Program

REZONING APPLICATION

# STORMWATER BMP PLAN

## 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

SCALE: 1"=30' DATE: MAY 2023

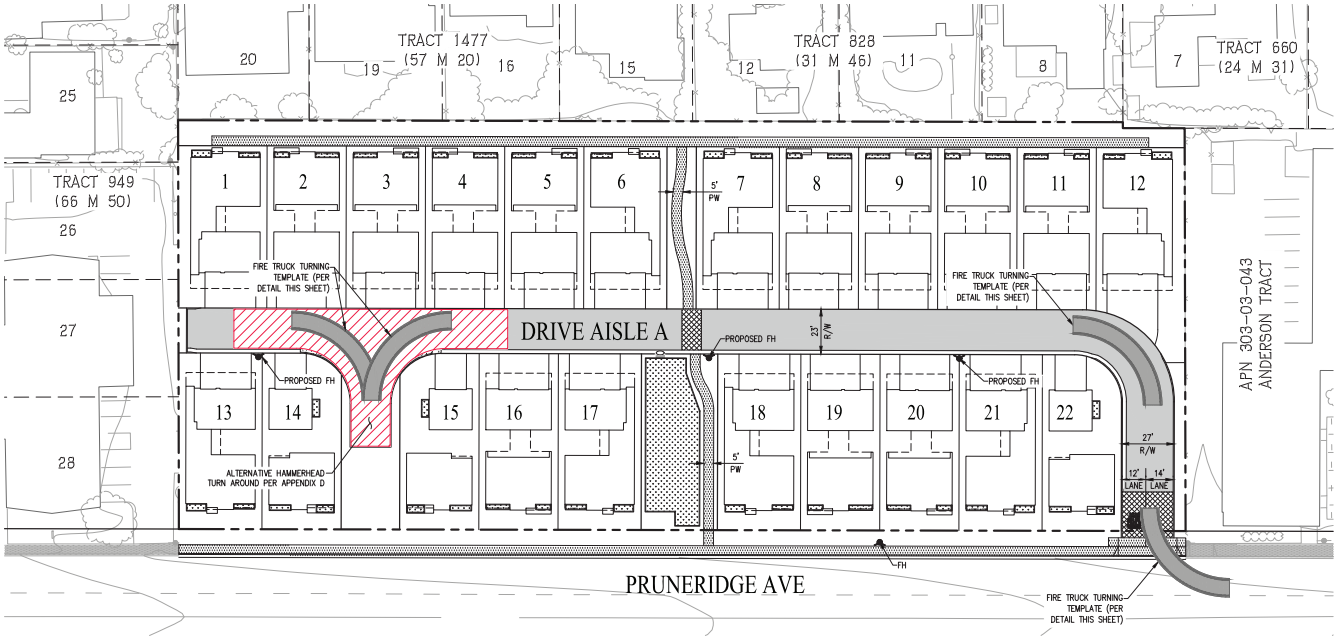
0 30 60 90

JOB NO.: 3656

cbg CIVIL ENGINEERS • SURVEYORS • PLANNERS
SAN RAMON • (925) 866-0322
ROSEVILLE • (916) 788-4456
WWW.CBANDG.COM

SHEET NO. C4.0 OF 5 SHEETS

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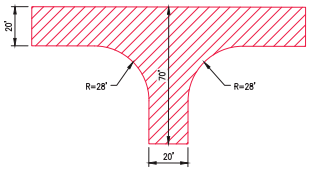

## LEGEND

| EXISTING | PROPOSED | DESCRIPTION |
|---|---|---|
| | | BOUNDARY |
| | | PROPERTY LINE |
| | | RIGHT-OF-WAY |
| | | CURB, GUTTER & SIDEWALK |
| | | FIRE HYDRANT |



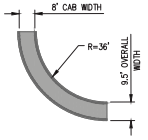

TYPICAL CURB STRIPING

NOTE: NO STREET PARKING ALLOWED ON SITE. CURB TO BE PAINTED RED THROUGHOUT.




ALTERNATIVE 120' HAMMERHEAD PER APPENDIX D

NOT TO SCALE




FIRE TRUCK TURNING TEMPLATE

NOT TO SCALE

# REZONING APPLICATION

# FIRE ACCESS PLAN

## 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

SCALE: 1"=30' DATE: MAY 2023

0 30 60 90

JOB NO.: 3656

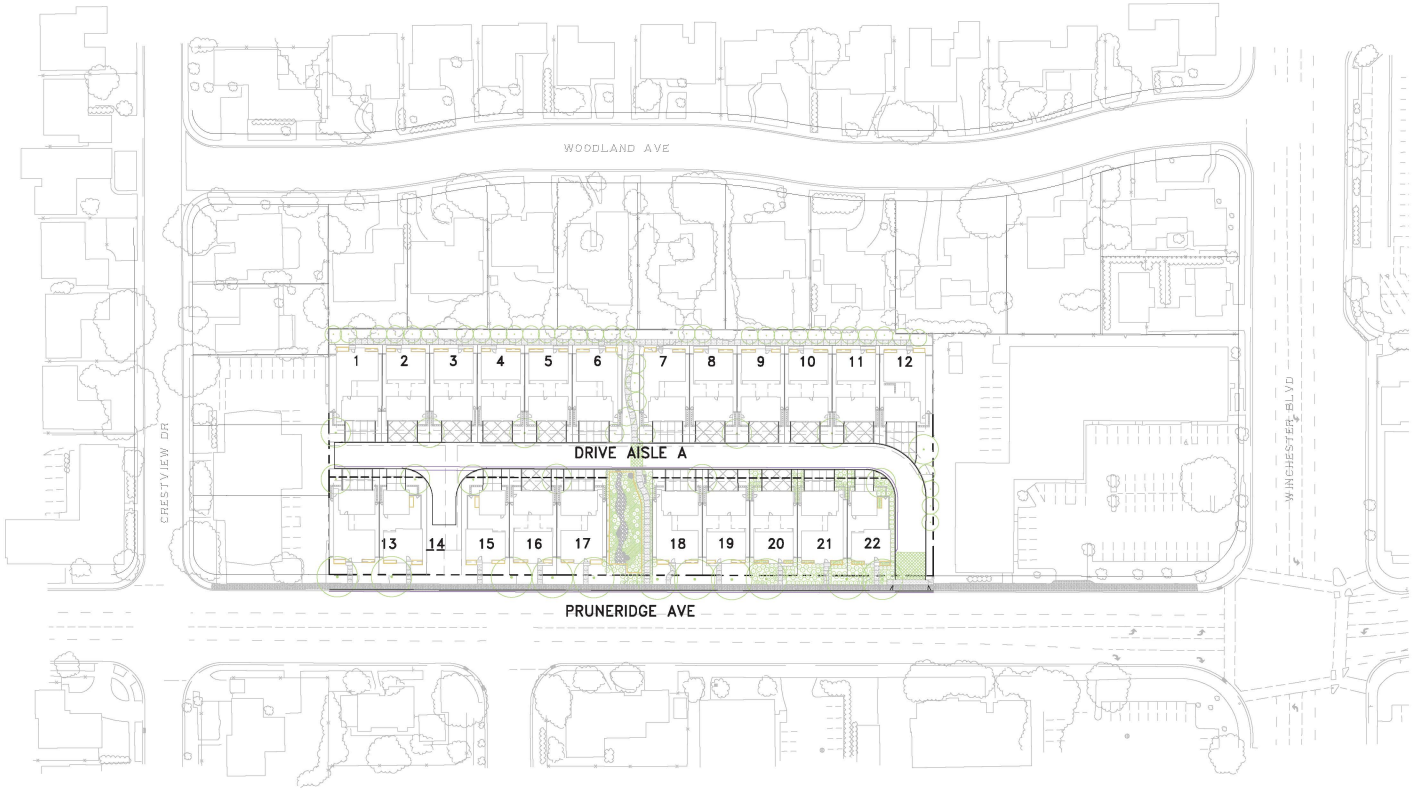
cbg CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS

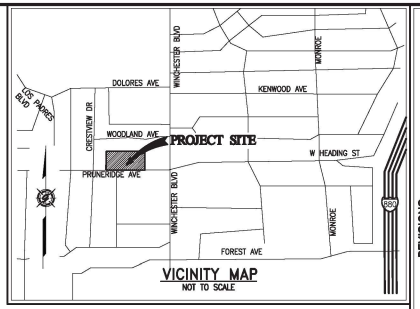
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

SHEET NO. C5.0 OF 5 SHEETS

H:\3656\ACAD\TMC\5LS.DWG

# SCS DEVELOPMENT
# 1957 PRUNRIDGE AVE
# SANTA CLARA, CALIFORNIA
# (JOINT TRENCH INTENT - NOT FOR CONSTRUCTION)




VICINITY MAP
NOT TO SCALE

INDEX MAP

50 0 25 50 100
( IN FEET )
1 INCH = 50 FT.

**NOTE**

PLEASE VERIFY THAT THE SERVICE POINTS IN THIS DRAWING MATCH YOUR DESIGN. IF THERE ARE ANY DISCREPANCIES, PLEASE CONTACT THE PROJECT MANAGER IN OUR OFFICE.

**NOTE TO UTILITIES:**

PLEASE INDICATE TIE-IN POINTS ON INTENT RESPONSE

**PRELIMINARY PLANS NOT FOR CONSTRUCTION**

REVISIONS

| SYMBOL | DATE | DESCRIPTION | APPROVED |
|---|---|---|---|


GIACALONE DESIGN SERVICES, INC.
5630 STONERIDGE MALL RD., #345 | PLEASANTON, CA 94588
925.467.1748 | WWW.GIACALONEDESIGN.COM


JOINT TRENCH INTENT TITLE SHEET

SCS DEVELOPMENT
1957 PRUNERIDGE AVE
SANTA CLARA CALIFORNIA

| | |
|---|---|
| PROJECT MANAGER: | B. FULLINGTON |
| DRAWN BY: | A. VERNER |
| CHECKED BY: | D. CROWFOOT (P.E.) |
| SCALE: | 1"=50' |
| JOB NUMBER: | 22-226 |
| DATE LAST MODIFIED: | 05-19-23 |
| SHEET | INT1 |
| OF | 2 SHEETS |

## PROJECT TEAM CONTACTS

| COMPANY: | CONTACT: | PHONE: |
|---|---|---|
| SCS DEVELOPMENT | KEN PERRY | 408-985-6045 |
| CBG | LEE ROSENBLATT | 925-866-0322 |
| PG&E | TBD | |
| AT&T | JERRY SCHEMBRI | 408-635-8900 |
| QUANTA - SANTA CLARA | BEN LOPEZ | 408-691-8428 |
| GIACALONE DESIGNE SERVICES INC | BRETT FULLINGTON | 925-467-1740 |

## PG&E PM NO.

ELECTRIC:
RULE 15:
RULE 16:
RULE 20:
RELOC:
AFS:
GAS:
RULE 15:
RELOC:

## LATEST FILES RECEIVED

| DESCRIPTION: | BY: | DATE: | STATUS: |
|---|---|---|---|
| GAS DESIGN | | | |
| ELECTRIC DESIGN | | | |
| TELEPHONE LAYOUT | | | |
| CATV LAYOUT | | | |
| STREET LIGHT PLANS - PUBLIC | | | |
| STREET LIGHT PLANS - PRIVATE | | | |
| IMPROVEMENT PLANS (ELECTRONIC FILE) | CBG | 04-19-23 | - |

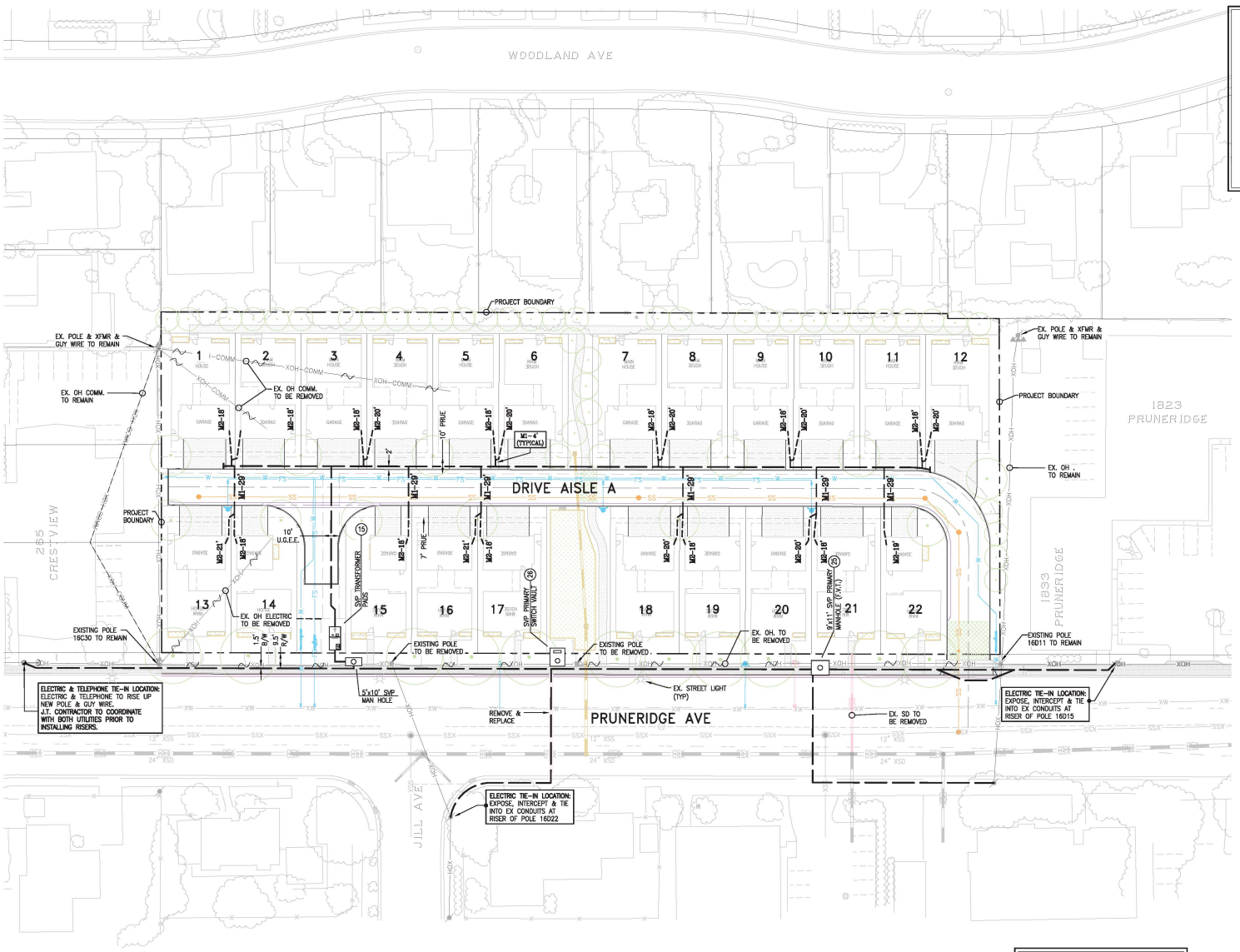
A=Approved • ANS=Approved Not Signed • NA=Not Approved • F=First Submittal • SS=Second Submittal

## PROJECT DESCRIPTION & SCOPE

- PROVIDE NEW ELECTRIC, GAS, TELE., & CATV SERVICE TO 22 SFD
- ELECTRIC COORDINATION
-
-
-
-

## SHEET INDEX

| SHEET | DESCRIPTION |
|---|---|
| INT1 | JOINT TRENCH INTENT TITLE SHEET |
| INT2 | JOINT TRENCH INTENT |




## LEGEND

- EXISTING TRENCH OR UTILITIES
- PROPOSED TRENCH (DISTRIBUTION)
- PROPOSED TRENCH (SERVICE)
- PROPOSED STREET LIGHT TRENCH
- EXISTING UTILITY SPLICE BOX
- 9'x11' SVP PRIMARY MANHOLE (F.V.T)
- SVP TRANSFORMER PAD
- SVP PRIMARY SWITCH VAULT (F.V.T)

( IN FEET )
1 INCH = 30 FT.

**NOTE**
PLEASE VERIFY THAT THE SERVICE POINTS IN THIS DRAWING MATCH YOUR DESIGN. IF THERE ARE ANY DISCREPANCIES, PLEASE CONTACT THE PROJECT MANAGER IN OUR OFFICE.

**NOTE TO UTILITIES:**
PLEASE INDICATE TIE-IN POINTS ON INTENT RESPONSE

**PRELIMINARY PLANS NOT FOR CONSTRUCTION**

**NOTE:**
UTILITY COMPANIES TO INDICATE THEIR TIE-IN LOCATIONS & FACILITIES

**EXISTING PAVEMENT & SIDEWALK**
THE CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE PAVEMENT AND/OR SIDEWALK WHERE REMOVED OR DAMAGED AS A RESULT OF ITS OPERATION (UNLESS OTHERWISE NOTED). REPLACEMENT OF PAVEMENT AND/OR SIDEWALK TO BE PER CITY SPECIFICATIONS.

TWO DAYS BEFORE YOU DIG CALL USA TOLL FREE 811
CALL BEFORE YOU DIG

REVISIONS

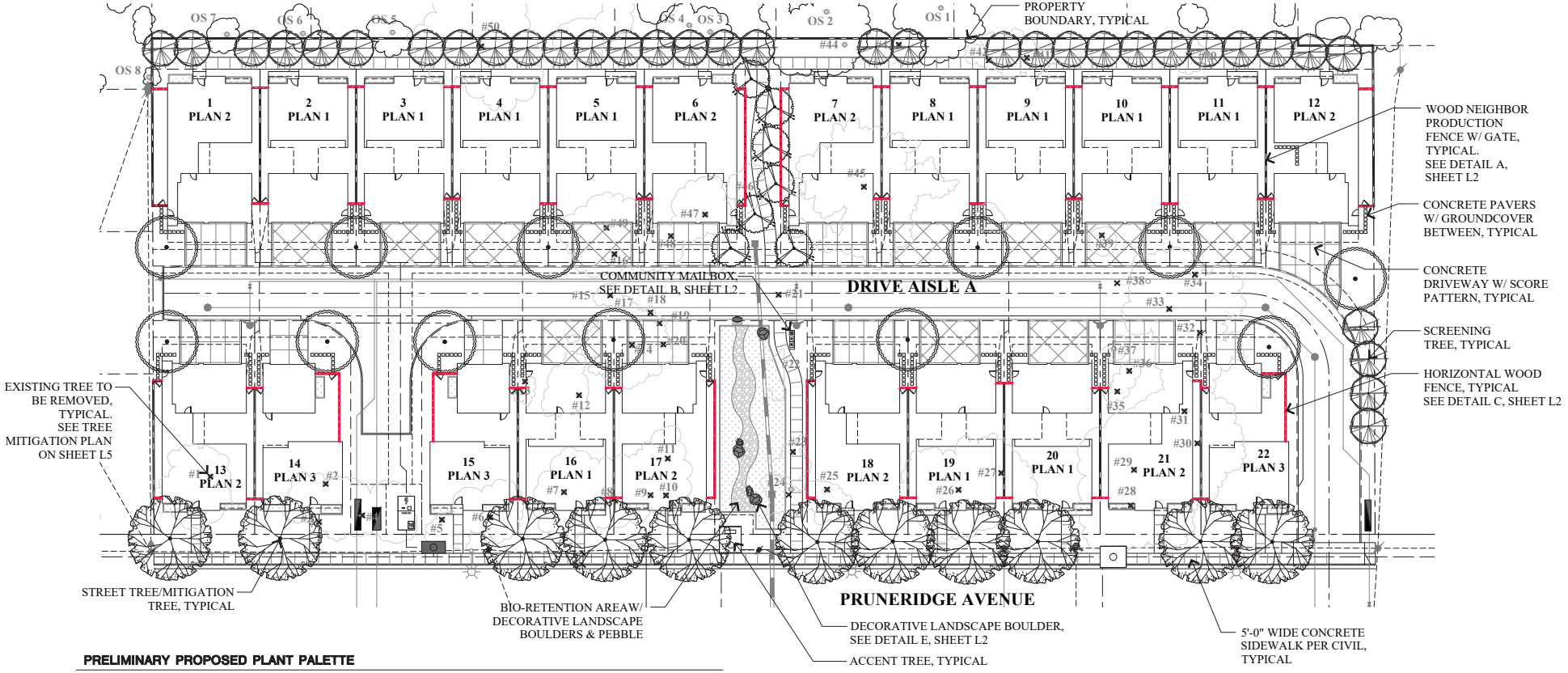
| SYMBOL | DATE | DESCRIPTION | APPROVED |
|---|---|---|---|

GIACALONE DESIGN SERVICES, INC.
5520 STONERIDGE MALL RD., #345 | PLEASANTON, CA 94588
925.487.1748 | WWW.GIACALONEDESIGN.COM

# JOINT TRENCH INTENT

SCS DEVELOPMENT
1957 PRUNERIDGE AVE
SANTA CLARA CALIFORNIA

| | |
|---|---|
| PROJECT MANAGER: | B. FULLINGTON |
| DRAWN BY: | A. VERNER |
| CHECKED BY: | D. CROWFOOT (P.E.) |
| SCALE: | 1"=30' |
| JOB NUMBER: | 22-226 |
| DATE LAST MODIFIED: | 05-19-23 |
| SHEET | INT2 |
| OF | 2 SHEETS |




## PRELIMINARY PROPOSED PLANT PALETTE

| BOTANICAL NAME | COMMON NAME | SIZE | WATER USE |
|---|---|---|---|
| **EXISTING TREE TO BE REMOVED** | | | |
| **EXISTING TREE TO REMAIN** | | | |
| **ACCENT TREES / MITIGATION TREES** | | | |
| CERICS OCCIDENTALIS | WESTERN REDBUD | 24" BOX | LOW |
| LAGERSTROEMIA I. 'CATAWBA' | CRAPE MYRTLE STND. | 24" BOX | LOW |
| **SCREENING TREES** | | | |
| LAURUS NOBILIS SARATOGA | SARATOGA LAUREL | 24" BOX | LOW |
| **STREET TREES / MITIGATION TREES** | | | |
| OLEA EUROPAEA 'MAJESTIC BEAUTY' | FRUITLESS OLIVE | 24" BOX | LOW |
| QUERCUS COCCINEA | SCARLET OAK | 36" BOX | LOW |

**PLANT CALLOUT SYMBOL KEY**

| PLANT QTY / SIZE | PLANT SYMBOL / UNITS |
|---|---|

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | WATER USE |
|---|---|---|---|---|
| **SHRUBS - FRONTYARD** | | | | |
| CAR DIV | CAREX DIVULSA | EUROPEAN GREY SEDGE | 1 GALLON | LOW |
| CIS SKA | CISTUS X SKANBERGII | ROCKROSE | 1 GALLON | LOW |
| CHO TEC | CHONDROPETALUM TECTORUM | CAPE RUSH | 5 GALLON | LOW |
| DIE IRI | DIETES IRIDIODES | FORTNIGHT LILY | 1 GALLON | LOW |
| ERI KAR | ERIGERON KARVINSKIANUS | SANTA BARBARA DAISY | 1 GALLON | LOW |
| EUO 'G.S.' | EUONYMUS JAPONICUS 'GREEN SPIRE' | GREEN SPIRE EUONYMUS | 5 GALLON | LOW |
| GRE 'NOE' | GREVILLEA 'NOELLI' | WOOLY GREVILLEA | 5 GALLON | LOW |
| HEL SEM | HELICTOTRICHON SEMPERVIRENS | BLUE OAT GRASS | 1 GALLON | LOW |
| LAN 'C.H.' | LANTANA 'CHAPEL HILL YELLOW' | CHAPEL HILL LANTANA | 1 GALLON | LOW |
| LAV MAR | LAVATERA MARITIMA | TREE MALLOW | 5 GALLO | LOW |
| LOM 'BRE' | LOMANDRA LONGIFOLIA 'BREEZE' | DWARF MAT RUSH | 1 GALLON | LOW |
| LOP 'E.S.' | LOROPETALUM 'EMERALD SNOW' | CHINESE FRINGE FLOWER | 1 GALLON | LOW |
| MYR 'COM' | MYRTUS C. 'COMPACTA' | DWARF MYRTLE | 5 GALLON | LOW |
| NEP FAA | NEPETA FAASSENII | CATMINT | 1 GALLON | LOW |
| OLE 'L.O.' | OLEA EUROPAEA 'LITTLE OLLIE' | LITTLE OLLIE DWARF OLIVE | 5 GALLON | LOW |
| PHO 'D.D.' | PHORMIUM 'DARK DELIGHT' | NEW ZEALAND FLAX | 5 GALLON | LOW |
| PHO 'VAR' | PHORMIUM T. 'VARIEGATUM' | NEW ZEALAND FLAX | 5 GALLON | LOW |
| ROS CAL | ROSA CALIFORNICA | CALIFORNIA WILD ROSE | 1 GALLON | LOW |
| SAL 'LIM' | SALVIA MEXICANA 'LIMELIGHT' | MEXICAN SAGE | 5 GALLON | LOW |
| SAN VIR | SANTOLINA VIRENS | GREEN LAVENDER COTTON | 1 GALLON | LOW |
| STA BYZ | STACHYS BYZANTINA 'BIG EARS' | BIG EARS LAMB'S EAR | 1 GALLON | LOW |
| TEU CHA | TEUCRIUM CHAMAEDRYS | GERMANDER | 1 GALLON | LOW |
| WES 'BLG.' | WESTRINGIA FRUTICOSA 'BLUE GEM' | BLUE GEM WESTRINGIA | 5 GALLON | LOW |
| XYL 'COM' | XYLOSMA C. 'COMPACTA' | COMPACT XYLOSMA | 5 GALLON | LOW |
| **SHRUBS - BIO-SWALE** | | | | |
| ACH MIL | ACHILLEA MILLEFOLIUM | COMMON YARROW | 1 GALLON | LOW |
| BOU 'B.A.' | BOUTELOUA G. 'BLONDE AMBITION' | BLUE GRAMA GRASS | 1 GALLON | LOW |
| CIS SKA | CISTUS X SKANBERGII | ROCKROSE | 1 GALLON | LOW |
| CHO TEC | CHONDROPETALUM TECTORUM | CAPE RUSH | 1 GALLON | LOW |
| ERI KAR | ERIGERON KARVINSKIANUS | SANTA BARBARA DAISY | 1 GALLON | LOW |
| FES CAL | FESTUCA CALIFORNICA | CALIFORNIA FESCUE | 1 GALLON | LOW |
| MIM AUR | MIMULUS AURANTIACUS | STICKY MONKEY FLOWER | 1 GALLON | LOW |
| MUH RIG | MUHLENBERGIA RIGENS | DEER GRASS | 1 GALLON | LOW |
| RIB SAN | RIBES SANGUINEUM | RED FLOWERING CURRANT | 5 GALLON | LOW |
| RHA 'L.S.' | RHAMNUS CALIFORNICA 'LITTLE SUR' | COFFEEBERRY | 1 GALLON | LOW |
| **GROUNDCOVERS & VINES** | | | | |
| | NO MOW TURF - SODDED AVAILABLE FROM DELTA BLUE GRASS | NATIVE FESCUES | | LOW |
| GD | ROSA BANKSIAE | LADY BANKS ROSE | 5 GALLON | LOW |

**NOTES:**

1. ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
2. TREES BE PLANTED WITHIN 3' OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
3. LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
4. ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS. USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
5. ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".
6. ALL IRRIGATION SHALL BE DESIGNED FOR RECYCLED WATER USE

# VESTING TENTATIVE MAP

## LANDSCAPE SITE PLAN

## 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

SCALE: AS SHOWN DATE: August 22, 2023

GRAPHIC SCALE

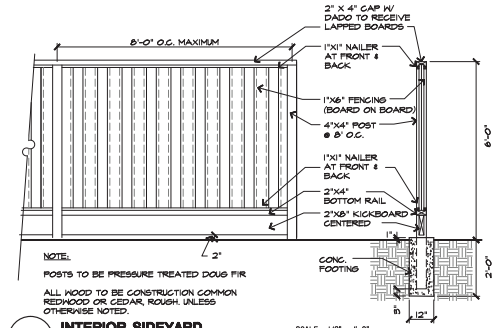
0 20 40 60

( IN FEET )
1 inch = 20 ft.

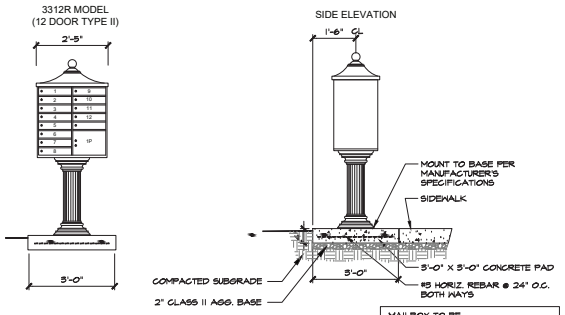
JOB NO.: 3656


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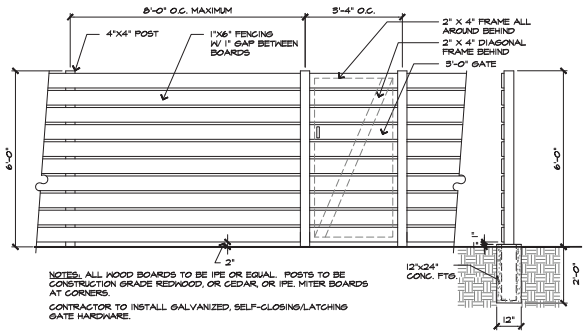

SHEET NO. L1 OF 8 SHEETS



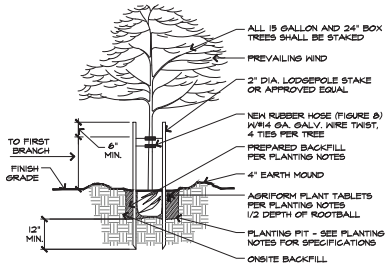

A **INTERIOR SIDEYARD WOOD FENCE W/ KICKERBOARD** SCALE: 1/2" = 1'-0"



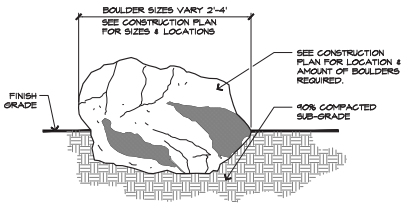

B **COMMUNITY MAILBOXES**




C **6' WOOD SCREEN & GATE** SCALE: 1/2" = 1'-0"




D **TREE PLANTING AND STAKING DETAIL** SCALE : 1/2" = 1'-0"




E **BOULDER INSET FINISHED GRADE** N.T.S

## CITY OF SANTA CLARA TREE PRESERVATION NOTES:

1. NO CUTTING OF ANY PART OF CITY TREES, INCLUDING ROOTS, SHALL BE DONE WITHOUT SECURING APPROVAL AND DIRECT SUPERVISION FROM THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY (408-615-3080).

2. NO CUTTING OF ANY PART OF PRIVATE TREES, INCLUDING ROOTS, SHALL BE DONE WITHOUT DIRECT SUPERVISION OF AN INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) CERTIFIED ARBORIST.

3. WHEN CONSTRUCTION OCCURS WITHIN THE DRIP LINE OF EXISTING TREES, CONTRACTOR SHALL PILE THE SOIL ON THE SIDE AWAY FROM THE TREE. WHEN THIS IS NOT POSSIBLE, PLACE SOIL ON PLYWOOD, TARP, OR 4"-5" THICK BED OF MULCH. THIS IS TO HELP PREVENT CUTTING INTO THE SOIL SURFACE WHEN THE BACKHOE OR TRACTOR BLADE REFILLS THE TRENCH.

4. REFILL OPEN TRENCHES QUICKLY WITHIN HOURS OF EXCAVATION WHEN THEY OCCUR WITHIN THE DRIP LINE OF EXISTING TREES. IF THIS IS NOT POSSIBLE AND THE WEATHER IS HOT, DRY, OR WINDY, CONTRACTOR MUST KEEP ROOT ENDS MOIST BY COVERING THEM WITH WET BURLAP. IF THE TEMPERATURE IS 80F OR GREATER, THE BURLAP MUST BE INSPECTED EVERY HOUR AND RE-WET AS NECESSARY TO MAINTAIN A CONSTANT COOL MOIST CONDITION. IF THE TEMPERATURE IS BELOW 80, THE BURLAP MUST BE INSPECTED EVERY FOUR HOURS AND RE-WET AS NECESSARY TO MAINTAIN A CONSTANT COOL MOIST CONDITION. SMALL ROOTS CAN DRY OUT AND DIE IN 10-15 MINUTES. LARGER ROOTS CAN SUCCUMB IN AN HOUR OR LESS UNDER UNFAVORABLE WEATHER CONDITIONS.

5. WHEN ROOTS 2" OR LARGER ARE REQUIRED TO BE CUT, SHOVEL BY HAND NEAR THE ROOTS AND PRUNE THE ROOTS WITH AN INDUSTRY-APPROVED PRUNING TOOL. ROOTS THAT ARE ACCIDENTALLY BROKEN SHOULD BE PRUNED TWO INCHES FROM THE DAMAGED END. CRUSHED OR TORN ROOTS ARE MORE LIKELY TO ALLOW DECAY TO BEGIN. SHARPLY CUT ROOTS PRODUCE A FLUSH OF NEW ROOTS HELPING THE TREE TO RECOVER FROM ITS INJURY.

6. CONTRACTOR SHALL NOTIFY THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY 72 HOURS IN ADVANCE OF ANY WORK REQUIRING DIGGING AROUND OR WITHIN THE DRIP LINE OF EXISTING TREES.

7. A CLEAR SYSTEM OF FLAGGING MUST BE PROVIDED AROUND TREES WITHIN 20' OF THE PROPOSED GRADING. CONTRACTOR SHALL SECURE APPROVAL OF SUCH SYSTEM FROM THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY.

8. MATERIALS, EQUIPMENT, TEMPORARY BUILDINGS, FUELS, PAINTS AND OTHER CONSTRUCTION ITEMS SHALL NOT BE PLACED WITHIN THE DRIP LINE OF EXISTING TREES.

9. FENCE ALL TREES TO BE RETAINED TO COMPLETELY ENCLOSE THE TREE PROTECTION ZONE PRIOR TO DEMOLITION, GRUBBING OR GRADING. FENCING SHALL BE PLACED AT THE DRIP LINE OF EXISTING TREES OR, IF POSSIBLE, 1.5 TIMES THE RADIUS OF THE DRIP LINE OUT FROM THE TRUNK OF THE TREE. A WARNING SIGN SHALL BE PROMINENTLY DISPLAYED ON EACH FENCE. THE SIGN SHALL BE A MINIMUM OF8.5"X11" AND CLEARLY STATE "WARNING- TREE PROTECTION ZONE THIS FENCE SHALL NOT BE REMOVED WITHOUT APPROVAL FROM THE CITY ARBORISTPROJECT ARBORIST".
FENCES SHALL BE 6-FOOT TALL CHAIN LINK OR

EQUIVALENT, AS APPROVED BY THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY. FENCES SHALL REMAIN UNTIL ALL GRADING AND CONSTRUCTION WORK IS COMPLETED. IN ADDITION, WRAP ALL TREES WITH STRAW WADDLE UP TO THE FIRST MAIN BRANCH, AND THEN WRAP SNOW FENCING AROUND THE WADDLE ON ALL TREES IN THE CONSTRUCTION ZONE TO PROTECT THEM FROM BARK DAMAGE CAUSED BY THE WORK.

10. NO TRENCHING SHALL BE DONE WITHIN THE DRIP LINE OF EXISTING TREES WITHOUT THE APPROVAL OF THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY. OPEN TRENCHING IN THE ROOT ZONE OF A PUBLIC TREE IS PROHIBITED EXCEPT IN CASES WHERE THE TRENCHING FALLS OUTSIDE THE DRIP LINE OF THE TREE INVOLVED. EXCEPTIONS MAY BE ALLOWED IF, IN THE OPINION OF THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY, THE IMPACT OF TRENCHING ON THE TREE WILL BE NEGLIGIBLE.

11. ANY CUTTING OF EXISTING ROOTS OF CITY TREES SHALL BE DONE WITH APPROVED LIGHT EQUIPMENT UNDER THE DIRECT SUPERVISION OF THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY. ANY CUTTING OF EXISTING ROOTS OF PRIVATE TREES SHALL BE DONE WITH APPROVED EQUIPMENT UNDER THE DIRECT SUPERVISION OF AN ISA CERTIFIED ARBORIST.

12. GRADING SHOULD NOT CREATE DRAINAGE PROBLEMS FOR TREES BY CHANNELING WATER INTO THEM, OR CREATING SUNKEN AREAS.

13. ALL GRADING WITHIN THE DRIP LINE OF CITY TREES SHALL BE DONE WITH APPROVED LIGHT EQUIPMENT UNDER THE DIRECT SUPERVISION OF THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY. ALL GRADING WITHIN THE DRIP LINE OF PRIVATE TREES SHALL BE DONE WITH APPROVED EQUIPMENT UNDER THE DIRECT SUPERVISION OF AN ISA CERTIFIED ARBORIST. THE ORIGINAL GRADE AT THE BASE OF EXISTING TREES SHALL NOT BE MODIFIED. IF A GRADE INCREASE IS NECESSARY, DRY WELLS SHOULD BE USED.

14. WHEN TRENCHING IS ALLOWED, THE CONTRACTOR MUST FIRST CUT ROOTS WITH A VERMEER ROOT CUTTER PRIOR TO ANY TRENCHING TO AVOID TUGGING OR PULLING OF ROOTS.

15. TREES THAT ARE DETERMINED TO BE REMOVED BY THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY DUE TO AN UNFORESEEN CIRCUMSTANCE DURING CONSTRUCTION SHALL BE REPLACED BY THE

CONTRACTOR. THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY SHALL DETERMINE THE REPLACEMENT SPECIE, SIZE, QUANTITY, AND SPACING.

16. PLACE 4"-5" THICK MULCH AROUND ALL EXISTING TREES (OUT TO THEIR DRIP LINE) THAT ARE TO BE RETAINED PRIOR TO ANY CONSTRUCTION. THIS WILL HELP MAINTAIN MOISTURE UNDER THE TREE WITHIN THE FENCING AREA.

17. BORE PITS ARE NOT ALLOWED WITHIN THE DRIP LINE OF ANY TREE.

# VESTING TENTATIVE MAP

## LANDSCAPE DETAILS

# 1957 PRUNERIDGE AVENUE

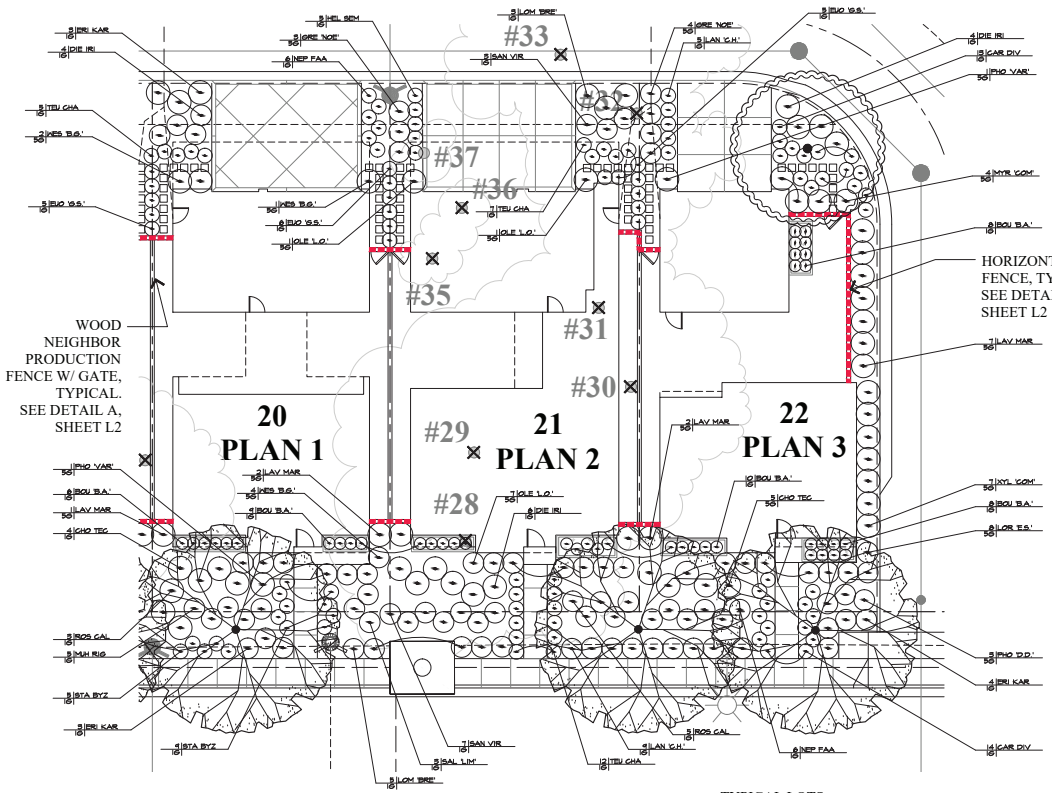
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

SCALE: AS SHOWN DATE: August 22, 2023

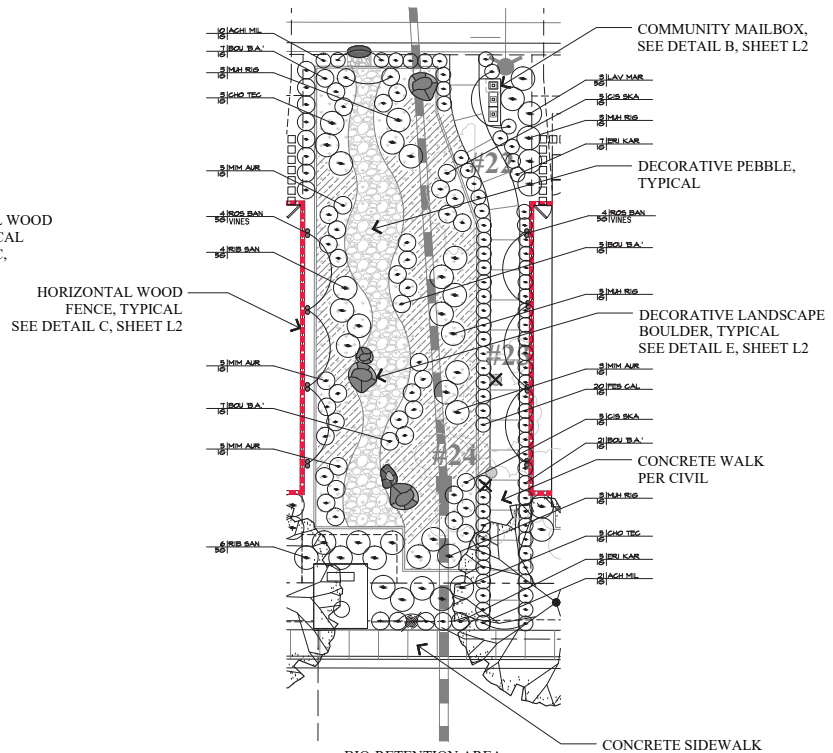
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TYPICAL LOTS




BIO-RETENTION AREA

## PRELIMINARY PROPOSED PLANT PALETTE

| BOTANICAL NAME | COMMON NAME | SIZE | WATER USE |
|---|---|---|---|
| **ACCENT TREES / MITIGATION TREES** | | | |
| CERICS OCCIDENTALIS | WESTERN REDBUD | 24" BOX | LOW |
| LAGERSTROEMIA I. 'CATAWBA' | CRAPE MYRTLE STND. | 24" BOX | LOW |
| **SCREENING TREES** | | | |
| LAURUS NOBILIS SARATOGA | SARATOGA LAUREL | 24" BOX | LOW |
| **STREET TREES / MITIGATION TREES** | | | |
| OLEA EUROPAEA 'MAJESTIC BEAUTY' | FRUITLESS OLIVE | 24" BOX | LOW |
| QUERCUS COCCINEA | SCARLET OAK | 36" BOX | LOW |

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | WATER USE |
|---|---|---|---|---|
| **SHRUBS - FRONTYARD** | | | | |
| CAR DIV | CAREX DIVULSA | EUROPEAN GREY SEDGE | 1 GALLON | LOW |
| CIS SKA | CISTUS X SKANBERGII | ROCKROSE | 1 GALLON | LOW |
| CHO TEC | CHONDROPETALUM TECTORUM | CAPE RUSH | 5 GALLON | LOW |
| DIE IRI | DIETES IRIDIODES | FORTNIGHT LILY | 1 GALLON | LOW |
| ERI KAR | ERIGERON KARVINSKIANUS | SANTA BARBARA DAISY | 1 GALLON | LOW |
| EUO 'G.S.' | EUONYMUS JAPONICUS 'GREEN SPIRE' | GREEN SPIRE EUONYMUS | 5 GALLON | LOW |
| GRE 'NOE' | GREVILLEA 'NOELLI' | WOOLY GREVILLEA | 5 GALLON | LOW |
| HEL SEM | HELICTOTRICHON SEMPERVIRENS | BLUE OAT GRASS | 1 GALLON | LOW |
| LAN 'C.H.' | LANTANA 'CHAPEL HILL YELLOW' | CHAPEL HILL LANTANA | 1 GALLON | LOW |
| LAV MAR | LAVATERA MARITIMA | TREE MALLOW | 5 GALLO | LOW |
| LOM 'BRE' | LOMANDRA LONGIFOLIA 'BREEZE' | DWARF MAT RUSH | 1 GALLON | LOW |
| LOR 'E.S.' | LOROPETALUM 'EMERALD SNOW' | CHINESE FRINGE FLOWER | 5 GALLON | LOW |
| MYR 'COM' | MYRTUS C. 'COMPACTA' | DWARF MYRTLE | 5 GALLON | LOW |
| NEP FAA | NEPETA FAASSENII | CATMINT | 1 GALLON | LOW |
| OLE 'L.O.' | OLEA EUROPAEA 'LITTLE OLLIE' | LITTLE OLLIE DWARF OLIVE | 5 GALLON | LOW |
| PHO 'D.D.' | PHORMIUM 'DARK DELIGHT' | NEW ZEALAND FLAX | 5 GALLON | LOW |
| PHO 'VAR' | PHORMIUM T. 'VARIEGATUM' | NEW ZEALAND FLAX | 5 GALLON | LOW |
| ROS CAL | ROSA CALIFORNICA | CALIFORNIA WILD ROSE | 1 GALLON | LOW |
| SAL 'LIM' | SALVIA MEXICANA 'LIMELIGHT' | MEXICAN SAGE | 5 GALLON | LOW |
| SAN VIR | SANTOLINA VIRENS | GREEN LAVENDER COTTON | 1 GALLON | LOW |
| STA BYZ | STACHYS BYZANTINA 'BIG EARS' | BIG EARS LAMB'S EAR | 1 GALLON | LOW |
| TEU CHA | TEUCRIUM CHAMAEDRYS | GERMANDER | 1 GALLON | LOW |
| WES 'B.G.' | WESTRINGIA FRUTICOSA 'BLUE GEM' | BLUE GEM WESTRINGIA | 5 GALLON | LOW |
| XYL 'COM' | XYLOSMA C. 'COMPACTA' | COMPACT XYLOSMA | 5 GALLON | LOW |

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | WATER USE |
|---|---|---|---|---|
| **SHRUBS - BIO-SWALE** | | | | |
| ACH MIL | ACHILLEA MILLEFOLIUM | COMMON YARROW | 1 GALLON | LOW |
| BOU 'B.A.' | BOUTELOUA G. 'BLONDE AMBITION' | BLUE GRAMA GRASS | 1 GALLON | LOW |
| CIS SKA | CISTUS X SKANBERGII | ROCKROSE | 1 GALLON | LOW |
| CHO TEC | CHONDROPETALUM TECTORUM | CAPE RUSH | 1 GALLON | LOW |
| ERI KAR | ERIGERON KARVINSKIANUS | SANTA BARBARA DAISY | 1 GALLON | LOW |
| FES CAL | FESTUCA CALIFORNICA | CALIFORNIA FESCUE | 1 GALLON | LOW |
| MIM AUR | MIMULUS AURANTIACUS | STICKY MONKEY FLOWER | 1 GALLON | LOW |
| MUH RIG | MUHLENBERGIA RIGENS | DEER GRASS | 1 GALLON | LOW |
| RIB SAN | RIBES SANGUINEUM | RED FLOWERING CURRANT | 5 GALLON | LOW |
| RHA 'L.S.' | RHAMNUS CALIFORNICA 'LITTLE SUR' | COFFEEBERRY | 1 GALLON | LOW |
| **GROUNDCOVERS** | | | | |
| NO MOW TURF - SODDED AVAILABLE FROM DELTA BLUE GRASS | | NATIVE FESCUES | | LOW |
| **VINES** | | | | |
| ROSA BANKSIAE | | LADY BANKS ROSE | 5 GALLON | LOW |

**PLANT CALLOUT SYMBOL KEY**

| PLANT QTY | PLANT SYMBOL |
|---|---|
| SIZE | UNITS |

# VESTING TENTATIVE MAP

## LANDSCAPE TYPICAL LOTS

## 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

SCALE: AS SHOWN DATE: August 22, 2023

GRAPHIC SCALE

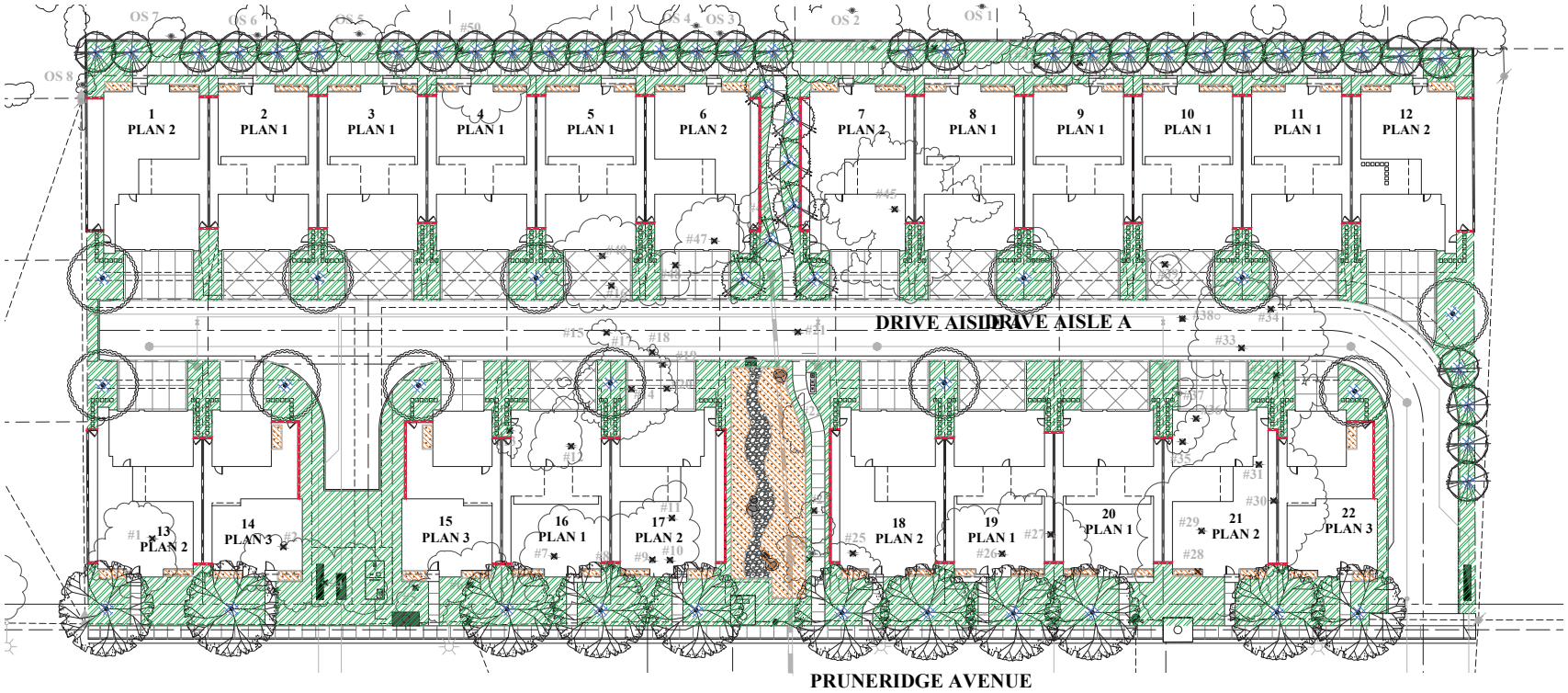
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( IN FEET )
1 inch = 10 ft.

JOB NO.: 3656


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## LANDSCAPE HYDROZONE LEGEND

ZONE A:
PARTIAL TO FULL SUN, DROUGHT TOLERANT SHRUB & GROUNDCOVER PLANTING WITH DRIP EMITTERS. LOW WATER USE.

ZONE B:
PARTIAL TO FULL SUN, TREES WITH BUBBLERS, LOW WATER USE.

ZONE C:
BIO-RETENTION AREA PLANTING WITH DRIP EMITTERS, LOW WATER USE.

## WATER USE CALCULATIONS:

THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) IN GALLONS PER YEAR IS BASE ON THE FOLLOWING FORMULA:

MAWA = (ETO)(0.62)(0.55 X LA)

THE ESTIMATED TOTAL WATER USE (ETWU) IS THE SUM TOTAL OF ESTIMATED WATER USE FOR EACH HYDROZONE IN GALLONS PER YEAR AND IS BASED ON THE FOLLOWING FORMULA:

$$ETWU = (ETO)(0.62)\left(\frac{PF \times HA}{IE}\right) + SLA$$

ETO = REFERENCE EVAPOTRANSPIRATION (INCHES PER YEAR)
LA = LANDSCAPE AREA
HA = HYDROZONE AREA (SQUARE FEET)
PF = PLANT FACTOR FROM WUCOLS
IE = IRRIGATION EFFICIENCY (0.81)
0.55 = ET ADJUSTMENT FACTOR
0.62 = CONVERSION FACTOR (TO GALLONS)

## WATER BUDGET CALCULATIONS:

LOW WATER USE SHRUB PLANTING AREA = 26,783 SF
LOW WATER USE BIO-RETENTION SHRUB PLANTING AREA = 1,109 SF
LOW WATER USE TREE PLANTING AREA = 462 SF
TOTAL PLANTING AREA = 28,354 SF

ESTIMATED TOTAL WATER USE:

ETWU (LOW WATER USE) = (44.2) X (0.62) X $\frac{(0.2 \times 28,354)}{0.81}$ = 191,855 GAL/YR

TOTAL ETWU = 191,855 GAL/YR

MAXIMUM APPLIED WATER ALLOWANCE:

MAWA (TOTAL LANDSCAPED AREA) = (44.2) X (0.62) X (0.45 X 28,354) = 349,656 GAL/YR

NOTE:
ALL IRRIGATION SHALL BE DESIGNED FOR RECYCLED WATER USE

# VESTING TENTATIVE MAP

## LANDSCAPE HYDROZONE PLAN

# 1957 PRUNERIDGE AVENUE

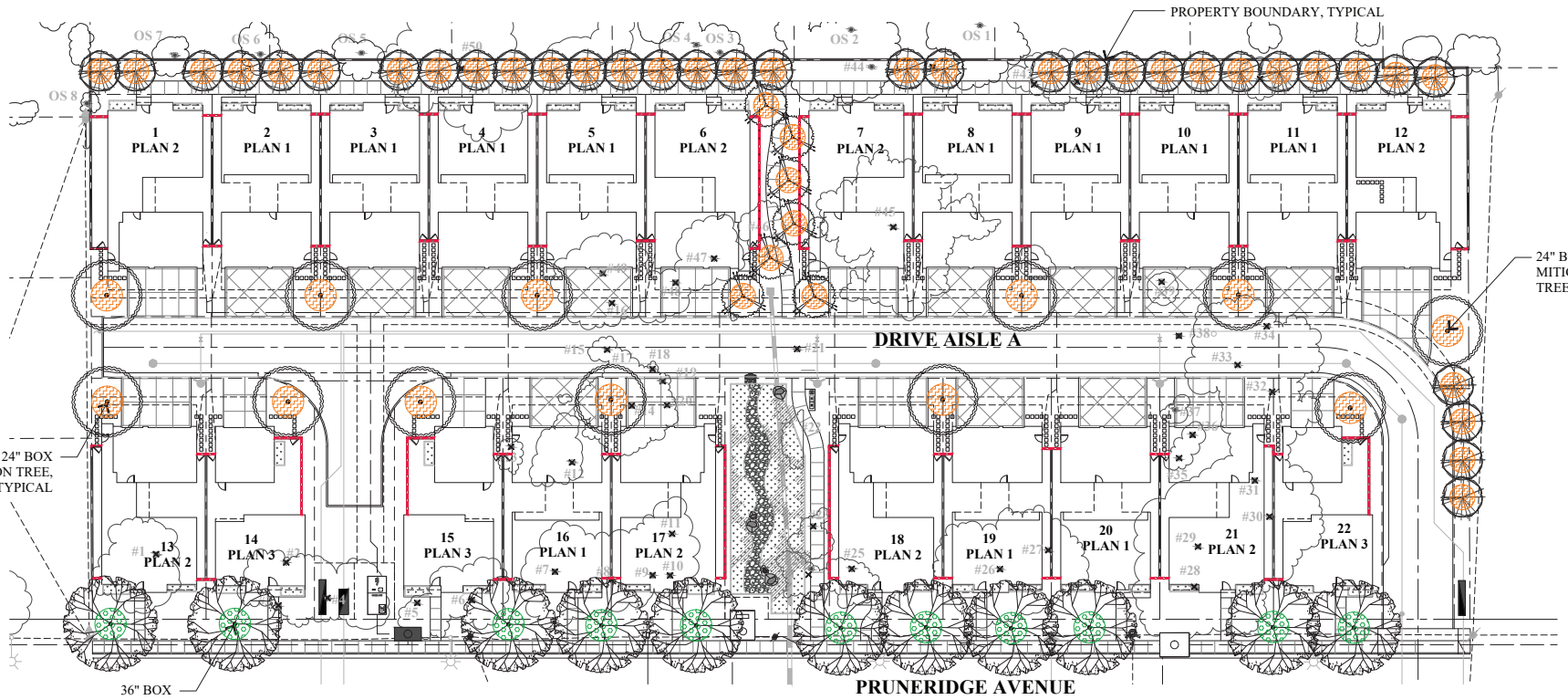
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA
SCALE: AS SHOWN DATE: August 22, 2023

GRAPHIC SCALE
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( IN FEET )
1 inch = 20 ft.

JOB NO.: 3656

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## TREE REPORT EVALUATION

(PER TREE REPORT PREPARED BY DAVID J. POWERS AND ASSOCIATES, INC. DATED OCTOBER 20, 2022)

| | TREE # | BOTANICAL NAME | COMMON NAME | DBH (INCHES) | CIRCUMFERENCE (INCHES) | PROTECTED TREE | HEIGHT | PRESERVATION SUITABILITY | NOTES |
|---|---|---|---|---|---|---|---|---|---|
| X | 1 | Olea europaea | Olive | 35.0 | 113 | NO | 4 | Good | SO, HV |
| X | 2 | Juniperus chinensis | Chinese Juniper | 31.9 | 100 | NO | 3 | Moderate | SO LH, CR building, NT |
| X | 3 | Sequoia sempervirens | Coast Redwood | 39.1 | 123 | YES | 3 | Moderate | ST, branch tip dieback |
| X | 4 | Sequoia sempervirens | Coast Redwood | 40.2 | 126 | YES | 3 | Moderate | ST, branch tip dieback |
| X | 5 | Sequoia sempervirens | Coast Redwood | 33.7 | 99 | YES | 2 | Poor | ST, branch tip dieback, HZ |
| X | 6 | Sequoia sempervirens | Coast Redwood | 35.8 | 112 | YES | 1 | Poor | D, ST |
| X | 7 | Ceratozamia pringlei "Mexicana" | Blue Atlas Cedar | 17.2 | 54 | YES | 4 | Good | |
| X | 8 | Pinus canariensis | Canary Island Pine | 12.8 | 40 | YES | 2 | Poor | D, CR by 7 &8 |
| X | 9 | Pinus canariensis | Canary Island Pine | 10.8 | 33 | NO | 3 | Moderate | Thinning, CR by 8 & 10 |
| X | 10 | Pinus canariensis | Canary Island Pine | 18.5 | 58 | YES | 2 | Poor | D, CR by 8 & 11, thinning |
| X | 11 | Pinus canariensis | Canary Island Pine | 22.1 | 69 | NO | 3 | Moderate | CR by 10, thinning, CO |
| X | 12 | Pinus jeffreyi | Jeffrey Pine | 15.0 | 47 | NO | 3 | Moderate | branch tip dieback, ST |
| X | 13 | Juniperus chinensis | Chinese Juniper | 8.3 | 26 | NO | 3 | Moderate | CR building, LH |
| X | 14 | Pinus canariensis | Canary Island Pine | 27.9 | 87 | NO | 3 | Moderate | ST, sap leak, insect boring |
| X | 15 | Prunus cerasifera | Flowering Cherry | 8.4 | 26 | NO | 0 | Poor | Dead |
| X | 16 | Prunus cerasifera | Flowering Cherry | 9.8 | 31 | NO | 0 | Poor | Dead |
| X | 17 | Prunus cerasifera | Flowering Cherry | 7.0 | 24 | NO | 0 | Poor | Dead |
| X | 18 | Prunus cerasifera | Flowering Cherry | 4.9 | 14 | NO | 0 | Poor | Dead |
| X | 19 | Prunus cerasifera | Flowering Cherry | 14.7 | 52 | NO | 0 | Poor | Dying |
| X | 20 | Prunus cerasifera | Flowering Cherry | 14.3 | 45 | NO | 1 | Poor | D, Mostly dead |
| X | 21 | Acer palmatum | Japanese Maple | 4.8 | 18 | NO | 3 | Moderate | SO CR building, CRB, ST, IB |

| | TREE # | BOTANICAL NAME | COMMON NAME | DBH (INCHES) | CIRCUMFERENCE (INCHES) | PROTECTED TREE | HEIGHT | PRESERVATION SUITABILITY | NOTES |
|---|---|---|---|---|---|---|---|---|---|
| X | 22 | Acer palmatum | Japanese Maple | 6.0 | 19 | NO | 3 | Moderate | SO CR building, CRB, ST, IB |
| X | 23 | Maytenus boaria | Mayten Tree | 12.0 | 38 | NO | 3 | Poor | ST, thinning |
| X | 24 | Maytenus boaria | Mayten Tree | 8.4 | 26 | NO | 2 | Poor | branch tip dieback, ST |
| X | 25 | Maytenus boaria | Mayten Tree | 10.7 | 34 | NO | 2 | Poor | branch tip dieback, ST, LH |
| X | 26 | Pinus canariensis | Canary Island Pine | 28.0 | 81 | NO | 3 | Poor | Dead |
| X | 27 | Pseudotsuga menziesii | Douglas Fir | 8.0 | 26 | NO | 3 | Poor | ST, Branch tip dieback, CR by 28 - uneven canopy, sap leak |
| X | 28 | Pinus sp. | Spruce | 33.0 | 104 | NO | 3 | Moderate | SO |
| X | 29 | Pinus sp. | Spruce | 31.7 | 100 | NO | 3 | Moderate | SO |
| X | 30 | Cedrus deodara | Deodar Cedar | 29.2 | 79 | YES | 3 | Moderate | LH |
| X | 31 | Pinus sp. | Spruce | 28.0 | 76 | NO | 3 | Moderate | |
| X | 32 | Pinus sp. | Spruce | 19.6 | 62 | NO | 3 | Moderate | Damage to trunk, SL, LH |
| X | 33 | Pinus sp. | Spruce | 29.6 | 90 | NO | 3 | Moderate | SO |
| X | 34 | Pinus sp. | Spruce | 33.3 | 70 | NO | 3 | Moderate | SL, LH |
| X | 35 | Washingtonia filifera | California Fan Palm | 19.9 | 62 | NO | 3 | Moderate | |
| X | 36 | Washingtonia filifera | California Fan Palm | 7.1 | 22 | NO | 3 | Moderate | Volunteer |
| X | 37 | Washingtonia filifera | California Fan Palm | 21.1 | 67 | NO | 3 | Moderate | |
| X | 38 | Washingtonia filifera | California Fan Palm | 22.0 | 69 | NO | 3 | Moderate | |
| X | 39 | Olea europaea | Olive | 31.3 | 97 | NO | 3 | Moderate | NT, pruned into shape |
| X | 40 | Arbutus pallidiana | Silk Tree | 8.3 | 26 | NO | 4 | Good | NT, CR impact on str, ST |
| X | 41 | Ficus rubiginosa | Giant Ficus | 100.0 | 314 | YES | 3 | Moderate | SO, decay at base |
| X | 42 | Ficus rubiginosa | Giant Ficus | 100.0 | 314 | YES | 3 | Moderate | CR by chainlink, SO, Decay |

| | TREE # | BOTANICAL NAME | COMMON NAME | DBH (INCHES) | CIRCUMFERENCE (INCHES) | PROTECTED TREE | HEIGHT | PRESERVATION SUITABILITY | NOTES |
|---|---|---|---|---|---|---|---|---|---|
| X | 43 | Ficus rubiginosa | Giant Ficus | 119.0 | 340 | YES | 3 | Moderate | Decay, large branch fallen |
| | 44 | Cedrus deodara | Deodar Cedar | 4.0 | 11 | NO | 4 | Good | Volunteer, CR by 43 & 45-2 |
| X | 45 | Cedrus deodara | Deodar Cedar | 79.0 | 226 | YES | 4 | Good | SO |
| X | 46 | Sequoia sempervirens | Coast Redwood | 12.4 | 35 | YES | 4 | Good | CR shrubs & fence, branch tip dieback, ST |
| X | 47 | Prunus sp. | Plum | 8.0 | 23 | NO | 3 | Moderate | Not tagged, ESHM, ST, shrubs in trunk |
| X | 48 | Thuidium sublime | Chinese Tallow Tree | 8.0 | 23 | NO | 3 | Moderate | Not tagged, SO, ST, Branch tip dieback |
| X | 49 | Pachira aquatica "Aquatica" | Raywood Ash | 34.0 | 70 | NO | 3 | Moderate | Not tagged, CDB, IB, ST, ESHM |
| X | 50 | Pinus pinea | Italian Stone Pine | 39.0 | 113 | NO | 3 | Moderate | CR by fence, sap leak, Decay, ST, verify location - might be offsite |

**Offsite trees**

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | OS 1 | Lagerstroemia indica | Crape Myrtle | | | | | Overhangs fence by 5' |
| | OS 2 | Quercus agrifolia | Coast Live Oak | | | | | Overhangs fence by 10' |
| | OS 3 | Citrus sp. | Citrus | | | | | Overhangs fence by 5' |
| | OS 4 | Citrus sp. | Citrus | | | | | Overhangs fence by 5' |
| | OS 5 | Cinnamomum camphora | Camphor | | | | | Overhangs fence by 5' |
| | OS 6 | Pittosporum tobira | Japanese Pittosporum | | | | | Overhangs fence by 5' |
| | OS 7 | Ligustrum lucidum | Glossy Privet | | | | | Overhangs fence by 5' |
| | OS 8 | Ficus carica | Fig | | | | | Overhangs fence by 5' |

X DESIGNATES TREES TO BE REMOVED.

**LEGEND**

PROPOSED 24" BOX TREE

PROPOSED 36" BOX TREE

TREE MITIGATION NOTE:

TOTAL OF (64) MITIGATION TREES ARE PROPOSED TO MITIGATE TOTAL OF (49) EXISTING TREES TO BE REMOVED, (11) OF THE MITIGATION TREES ARE UPSIZED TO BE 36" BOX.

* REQUIRED TREE PLACEMENT RATIO 2:1 FOR GOOD OR MEDIUM CONDITION TREES, RATIO 1:1 FOR POOR CONDITION TREES. (34) EXISTING TREES ARE IN GOOD OR MEDIUM CONDITION, (15) TREES ARE IN POOR CONDITION. ANY DIFFERENCE SHALL BE SATISFIED BY IN-LIEU FEES.

REQUIRED TOTAL MITIGATION TREES: 34 X 2+15 = 83

# VESTING TENTATIVE MAP

## TREE MITIGATION PLAN

## 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

SCALE: AS SHOWN DATE: August 22, 2023

GRAPHIC SCALE

0 20 40 60

( IN FEET )

1 inch = 20 ft.

JOB NO.: 3656

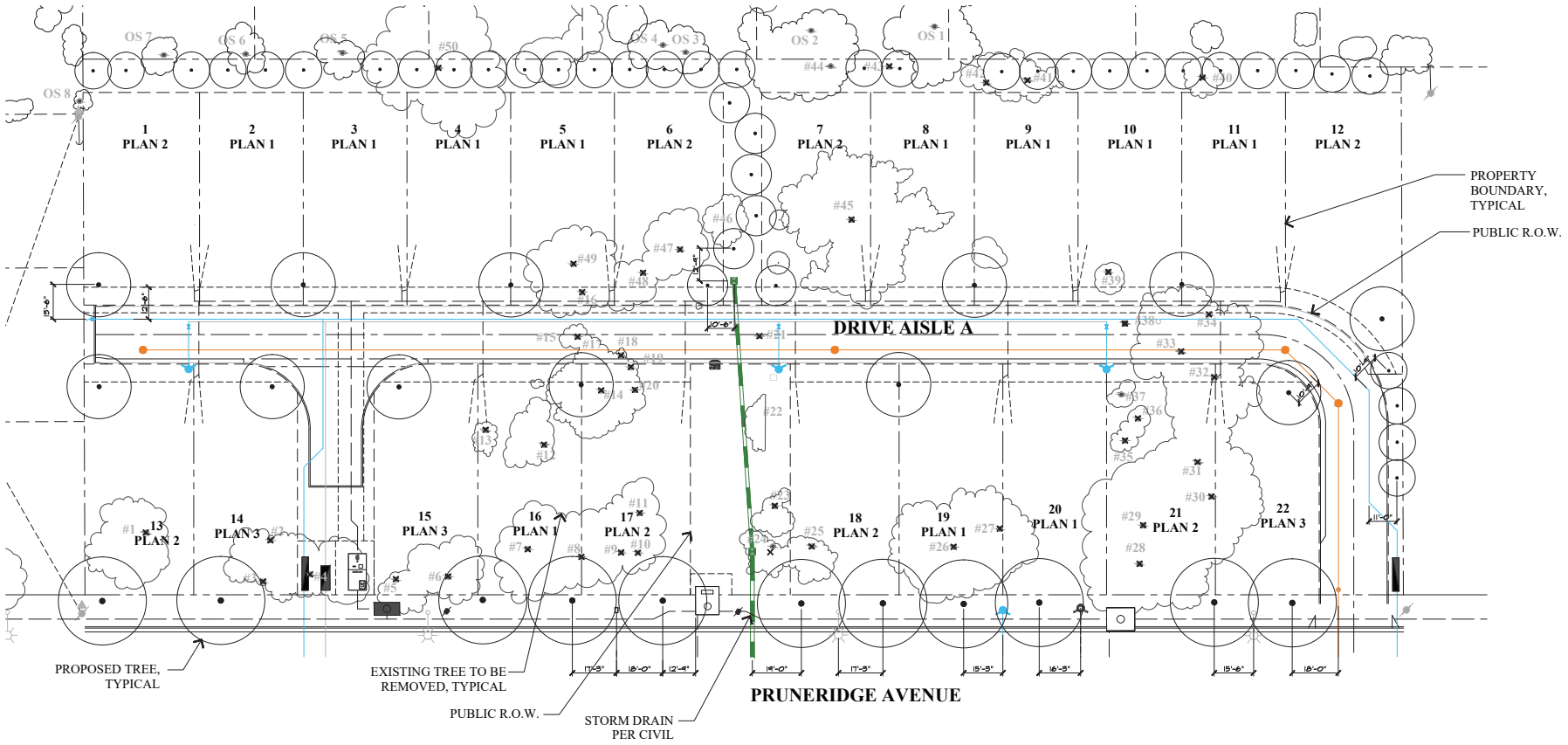

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SHEET NO. L5 OF 8 SHEETS




**LEGEND**

- EXISTING TREE CANOPY TO BE REMOVED
- EXISTING TREE CANOPY TO BE REMAIN
- PROPOSED TREE CANOPY REFER TO SHEET L1 FOR SIZE AND SPECIES
- SANITARY SEWER PER CIVIL
- WATER PER CIVIL
- STORM DRAIN PER CIVIL

**NOTES:**

ALL PROPOSED TREES ARE DESIGNED TO MAINTAIN A MINIMUM 10'-0" HORIZONTAL CLEARANCE FROM UTILITIES.

TREES ARE TO BE PLANTED A MINIMUM OF 5' FROM BASE OF TREE. TREES 5' TO 10' FROM BASE OF TREE TO INCLUDE INSTALLATION OF A ROOT BARRIER.

# VESTING TENTATIVE MAP

## TREE AND UTILITY PLAN

## 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

SCALE: AS SHOWN DATE: August 22, 2023

GRAPHIC SCALE

0 20 40 60

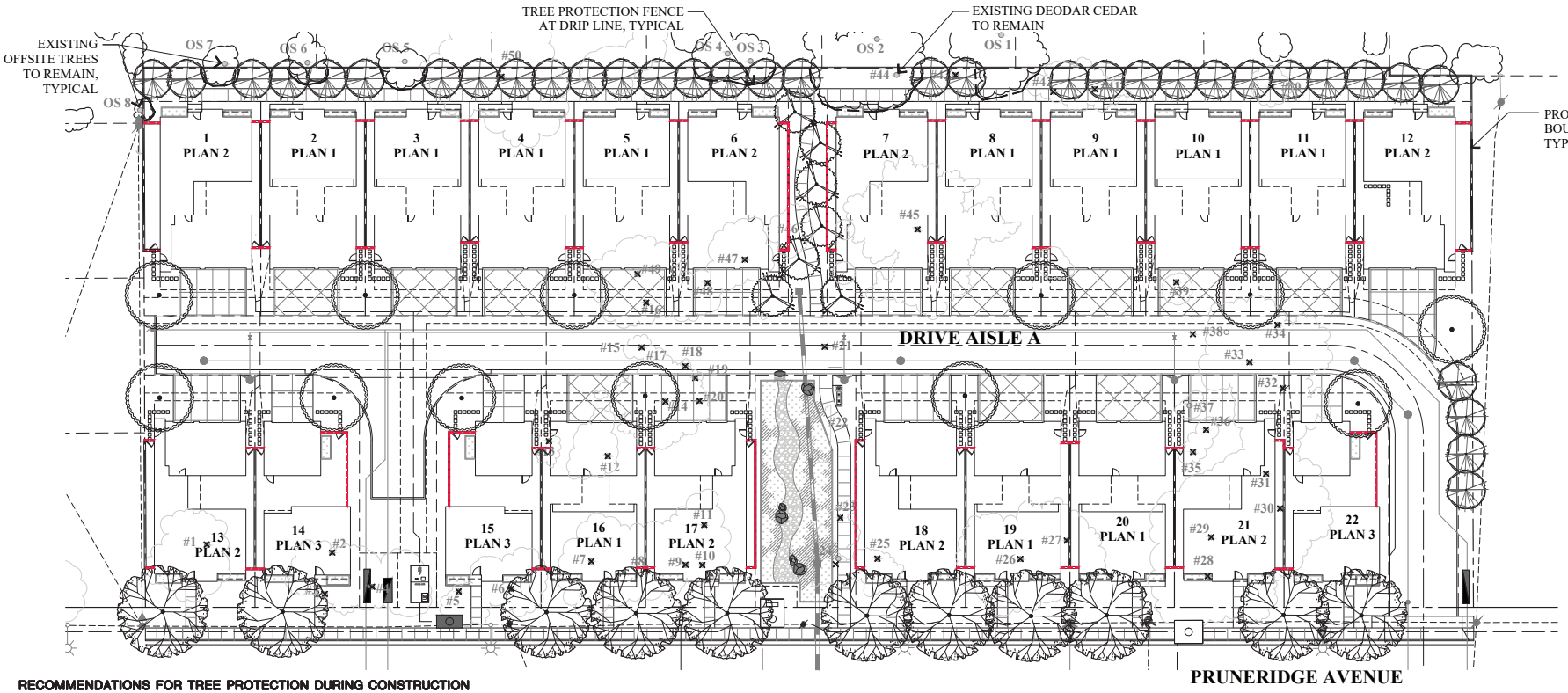
( IN FEET )

1 inch = 20 ft.

JOB NO.: 3656

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SHEET NO. L6 OF 8 SHEETS




## RECOMMENDATIONS FOR TREE PROTECTION DURING CONSTRUCTION

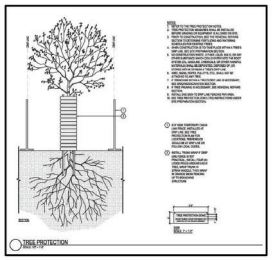
SITE PREPARATION: ALL EXISTING TREES SHALL BE FENCED WITHIN OR AT THE DRIP LINE (FOLIAR SPREAD) OF THE TREE. DEPENDING ON THE LOCATION OF THE TREE THE FENCING MAY NOT BE ABLE TO BE AT THE DRIPLINE. EXAMPLES OF THIS WOULD BE PUBLIC RIGHT OF WAY, NEAR PROPERTY LINES OR AROUND EXISTING STRUCTURES TO REMAIN. WHERE COMPLETE DRIP LINE FENCING IS NOT POSSIBLE, THE ADDITION OF STRAW WADDLES AND ORANGE SNOW FENCING WRAPPING THE TRUNK SHALL BE INSTALLED PER THE TREE PROTECTION DETAIL. THE FENCE SHOULD BE A MINIMUM OF SIX FEET HIGH, MADE OF GALVANIZED II-GAUGE WIRE MESH WITH GALVANIZED POSTS OR ANY MATERIAL SUPERIOR IN QUALITY. A TREE PROTECTION ZONE (TPZ) SIGN SHALL BE AFFIXED TO FENCING AT APPROPRIATE INTERVALS AS DETERMINED BY THE ARBORIST ON SITE. SEE TREE PROTECTION DETAIL FOR ADDITIONAL INFORMATION, INCLUDING TREE PROTECTION ZONE SIGN. IF THE FENCE IS WITHIN THE DRIP LINE OF THE TREES, THE FOLIAR FRINGE SHALL BE RAISED TO OFFSET THE CHANCE OF LIMB DAMAGE FROM ACTIVE CONSTRUCTION.

ACTIVE CONSTRUCTION: ALL CONTRACTORS, SUBCONTRACTORS AND OTHER PERSONNEL SHALL BE WARNED THAT ENCROACHMENT WITHIN THE FENCED AREA AND DRIPLINE IS PROHIBITED WITHOUT THE CONSENT OF THE CERTIFIED ARBORIST ON THE JOB. THIS INCLUDES, BUT IS NOT LIMITED TO, STORAGE OF LUMBER AND OTHER MATERIALS, DISPOSAL OF PAINTS, SOLVENTS OR OTHER NOXIOUS MATERIALS, PARKED CARS, GRADING EQUIPMENT OR OTHER HEAVY EQUIPMENT. IF CONSTRUCTION ACTIVITY NEEDS TO HAPPEN IN THE TPZ THE FENCE CAN BE MOVED TEMPORARILY FOR DELIVERY OF CONSTRUCTION MATERIALS. THE CONTRACTOR SHOULD MAKE ACCOMMODATIONS TO OFF LOAD ITEMS SUCH AS TRUSSES, TIMBER, PLASTERBOARD, WALLBOARD, CONCRETE, GYPSUM BOARD, FLOORING, ROOFING OR ANY OTHER HEAVY CONSTRUCTION MATERIAL OUTSIDE THE FOLIAR SPREAD OF THE TREE SO THERE IS NO HEAVY EQUIPMENT NEEDED THAT COULD CAUSE DAMAGE TO THE CANOPY OF THE TREE OR COMPACT THE ROOT ZONE. THE TREE PROTECTION FENCING SHOULD BE REESTABLISHED PER THE PLANS AND DETAILS IMMEDIATELY AFTER ANY ACTIVITY THROUGH THE TPZ. PENALTIES, BASED ON THE COST OF REMEDIAL REPAIRS AND THE EVALUATION GUIDE PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE, SHALL BE ASSESSED FOR DAMAGES TO THE TREES.

GRADING/EXCAVATING: ALL GRADING PLANS THAT SPECIFY GRADING WITHIN THE DRIP LINE OF ANY TREE, OR WITHIN THE DISTANCE FROM THE TRUNK AS OUTLINED IN THE SITE PREPARATION SECTION ABOVE WHEN SAID DISTANCE IS OUTSIDE THE DRIP LINE, SHALL FIRST BE REVIEWED BY A CERTIFIED ARBORIST. PROVISIONS FOR AERATION, DRAINAGE, PRUNING, TUNNELING BENEATH ROOTS, ROOT PRUNING OR OTHER NECESSARY ACTIONS TO PROTECT THE TREES SHALL BE OUTLINED BY AN ARBORIST. IF TRENCHING IS NECESSARY WITHIN THE AREA AS DESCRIBED ABOVE, SAID TRENCHING SHALL BE UNDERTAKEN BY HAND LABOR AND DUG DIRECTLY BENEATH THE TRUNK OF THE TREE. ALL ROOTS 2 INCHES OR LARGER SHALL BE TUNNELED UNDER AND OTHER ROOTS SHALL BE CUT SMOOTHLY TO THE TRUNK SIDE OF THE TRENCH. THE TRUNK SIDE SHOULD BE DRAPED IMMEDIATELY WITH TWO LAYERS OF UNTREATED BURLAP TO A DEPTH OF 3 FEET FROM THE SURFACE. THE BURLAP SHALL BE SOAKED NIGHTLY AND LEFT IN PLACE UNTIL THE TRENCH IS BACK FILLED TO THE ORIGINAL LEVEL. AN ARBORIST SHALL EXAMINE THE TRENCH PRIOR TO BACK FILLING TO ASCERTAIN THE NUMBER AND SIZE OF ROOTS CUT, SO AS TO SUGGEST THE NECESSARY REMEDIAL REPAIRS.

REMEDIAL REPAIRS: AN ARBORIST SHALL HAVE THE RESPONSIBILITY OF OBSERVING ALL ONGOING ACTIVITIES THAT MAY AFFECT THE TREES AND PRESCRIBING NECESSARY REMEDIAL WORK TO ENSURE THE HEALTH AND STABILITY OF THE TREES. THIS INCLUDES, BUT IS NOT LIMITED TO, ALL ARBORIST ACTIVITIES BROUGHT OUT IN THE PREVIOUS SECTIONS. IN ADDITION, PRUNING, AS OUTLINED IN INTERNATIONAL SOCIETY OF ARBORICULTURE BEST MANAGEMENT PRACTICES: PRUNING AND ANSI A300 PART 1 STANDARD PRACTICES: PRUNING, SHALL BE PRESCRIBED AS NECESSARY. FERTILIZING, AERATION, IRRIGATION, PEST CONTROL AND OTHER ACTIVITIES SHALL BE PRESCRIBED ACCORDING TO THE TREE NEEDS, LOCAL SITE REQUIREMENTS, AND STATE AGRICULTURAL PEST CONTROL LAWS. ALL SPECIFICATIONS SHALL BE IN WRITING. FOR PEST CONTROL OPERATIONS, CONSULT THE LOCAL COUNTY AGRICULTURAL COMMISSIONER'S OFFICE FOR INDIVIDUALS LICENSED AS PEST CONTROL ADVISORS OR PEST CONTROL OPERATORS.

FINAL INSPECTION: UPON COMPLETION OF THE PROJECT, THE ARBORIST SHALL REVIEW ALL WORK UNDERTAKEN THAT MAY IMPACT THE EXISTING TREES. SPECIAL ATTENTION SHALL BE GIVEN TO CUTS AND FILLS, COMPACTING, DRAINAGE, PRUNING AND FUTURE REMEDIAL WORK. AN ARBORIST SHOULD SUBMIT A FINAL REPORT IN WRITING OUTLINING THE ONGOING REMEDIAL CARE FOLLOWING THE FINAL INSPECTION.



(PER TREE REPORT PREPARED BY DAVID J. POWERS AND ASSOCIATES, INC. DATED OCTOBER 20, 2022)

**LEGEND**

- #X EXISTING ONSITE TREE
- OS EXISTING OFFSITE TREE
- ✖ DESIGNATES TREES TO BE REMOVED
- EXISTING TREE TO REMAIN
- TREE PROTECTION FENCE AT DRIP LINE PER ARBORIST REPORT

**NOTES:**

NO CUTTING OF ANY PART OF PRIVATE TREES OR PUBLIC 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).

# VESTING TENTATIVE MAP

## TREE PROTECTION PLAN

## 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

SCALE: AS SHOWN DATE: August 22, 2023

GRAPHIC SCALE

0 20 40 60

( IN FEET )
1 inch = 20 ft.

N

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SHEET NO. L7 OF 8 SHEETS



WESTRINGIA FRUTICOSA 'BLUE GEM'
BLUE GEM WESTRINGIA



OLEA EUROPAEA 'LITTLE OLLIE'
LITTLE OLLIE DWARF OLIVE



LAVATERA MARITIMA
TREE MALLOW



XYLOSMA CONGESTUM 'COMPACTA'
COMPACT XYLOSMA



MYRTUS C. 'COMPACTA'
DWARF MYRTLE



CAREX DIVULSA
EUROPEAN GREY SEDGE



STACHYS BYZANTINA 'BIG EARS'
BIG EARS LAMB'S EAR



CHONDROPETALUM TECTORUM
SMALL CAPE RUSH



BOUTELOUA G. 'BLONDE AMBITION'
BLUE GRAMA GRASS



RHAMNUS C. 'LITTLE SUR'
COFFEEBERRY



EUONYMUS J. 'GREEN SPIRE'
GREEN SPIRE EUONYMUS



PHORMIUM T. 'VARIEGATUM'
NEW ZEALAND FLAX



SALVIA MEXICANA 'LIMELIGHT'
MEXICAN SAGE



GREVILLEA 'NOELLI'
WOOLY GREVILLEA



MUHLENBERGIA RIGENS
DEER GRASS



LOMANDRA LONGIFOLIA 'BREEZE'
DWARF MAT RUSH



SANTOLINA VIRENS
GREEN LAVENDER COTTON



LANTANA 'CHAPEL HILL YELLOW'
CHAPEL HILL LANTANA



CISTUS X SKANBERGII
ROCKROSE



ROSA CALIFORNICA
CALIFORNIA WILD ROSE



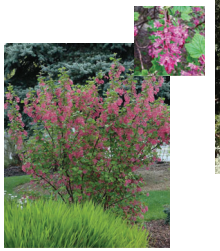
NEPETA FAASSENII
CATMINT



DIETES IRIDIOIDES
FORTNIGHT LILY



LOROPETALUM 'EMERALD SNOW'
CHINESE FRINGE FLOWER



RIBES SANGUINEUM
RED FLOWERING CURRANT



PHORMIUM 'DARK DELIGHT'
NEW ZEALAND FLAX



ACHILLEA MILLEFOLIUM
COMMON YARROW



TUECRIUM CHAMAEDRYS
GERMANDER



FESTUCA CALIFORNICA
CALIFORNIA FESCUE



MIMULUS AURANTIACUS
STICKY MONKEY FLOWER



STACHYS BYZANTINA 'BIG EARS'
BIG EARS LAMB'S EAR



ERIGERON KARVINSKIANUS
SANTA BARBARA DAISY

# VESTING TENTATIVE MAP

## LANDSCAPE PLANTING PALETTE

## 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA  SANTA CLARA COUNTY  CALIFORNIA

SCALE: AS SHOWN  DATE: August 22, 2023


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SHEET NO. L8 OF 8 SHEETS

JOB NO.: 3656




1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**CONCEPTUAL STREET SCENE**

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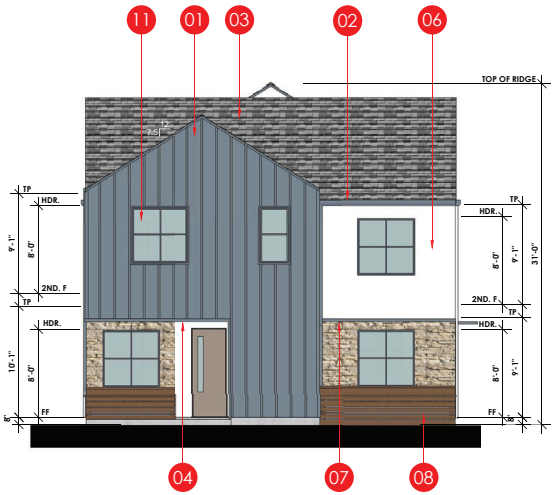
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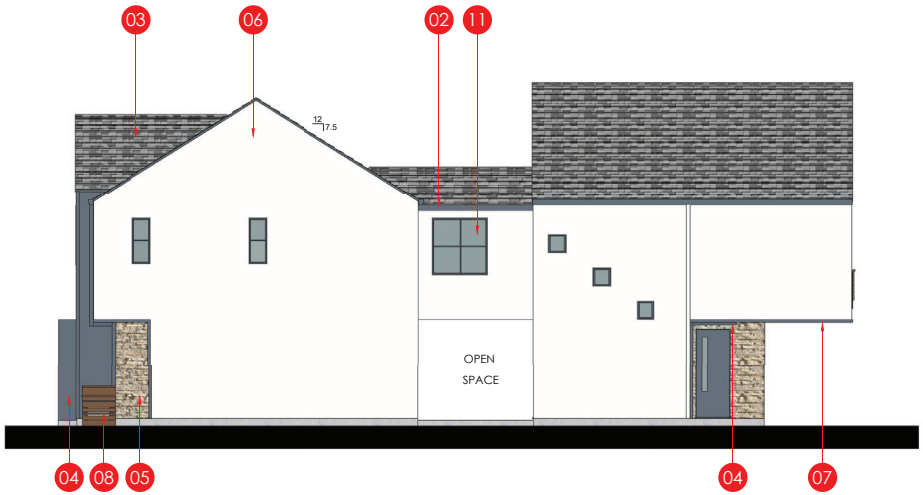
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OF 14 SHEETS



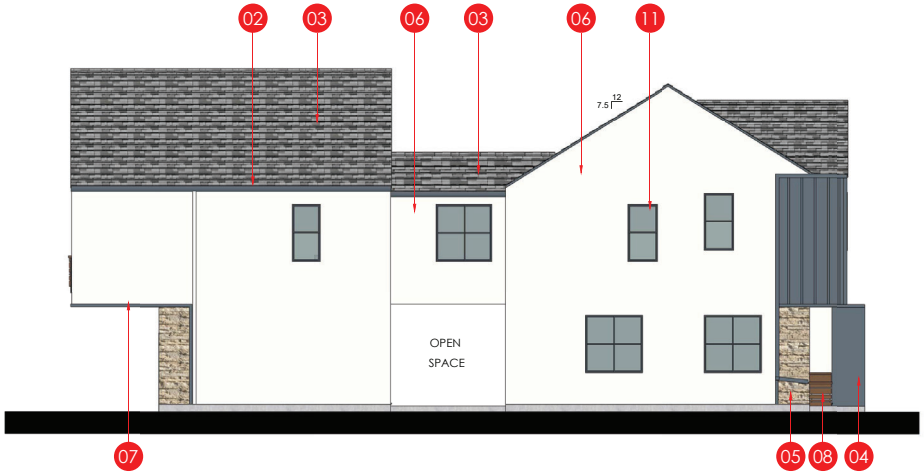

FRONT ELEVATION

SCALE: 3/16"=1'-0"



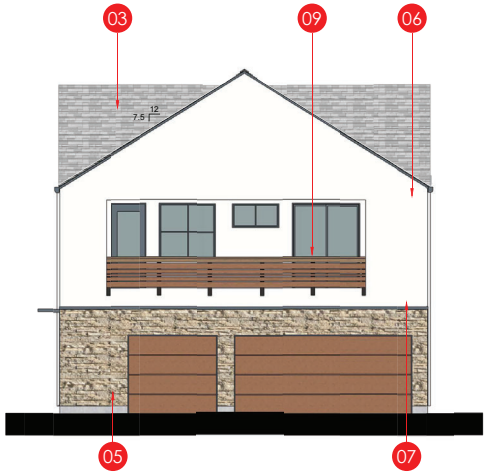

RIGHT ELEVATION

SCALE: 3/16"=1'-0"




LEFT ELEVATION

SCALE: 3/16"=1'-0"




REAR ELEVATION

SCALE: 3/16"=1'-0"

**KEYNOTES**

| | |
|---|---|
| 01 | BATTEN BOARD |
| 02 | GUTTER |
| 03 | ASPHAULT SHINGLES |
| 04 | METAL EYE BROW / PANEL |
| 05 | STONE VENEER |
| 06 | STUCCO |
| 07 | WOOD TRIM |
| 08 | WATER RETENSION PLANTER |
| 09 | DECORATIVE WOOD RAIL |
| 10 | DECORATIVE LIGHT |
| 11 | TYP. RECESSED WINDOW |
| 12 | STANDING SEAM ROOF |

1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

# P1A BUILDING ELEVATIONS
# REAR NEIGHBOR SIDE
# COLOR SCHEME 3 SHOWN

0' 5' 10' 20'

SCALE 3/16" = 1'-0"

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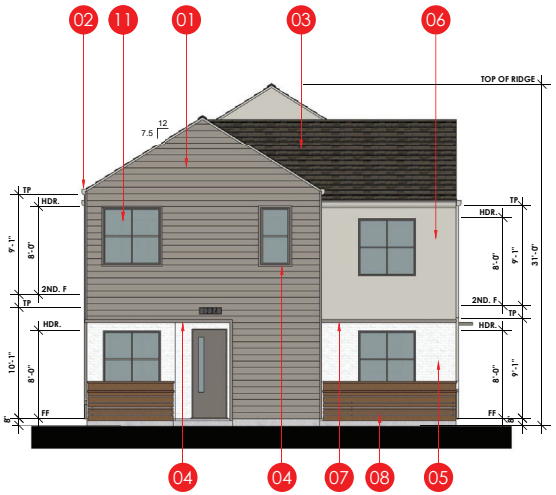
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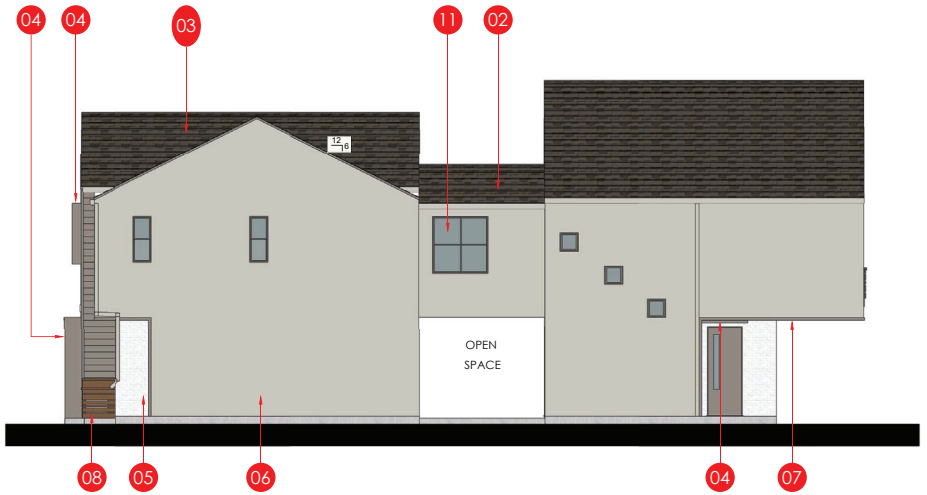
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OF 14 SHEETS



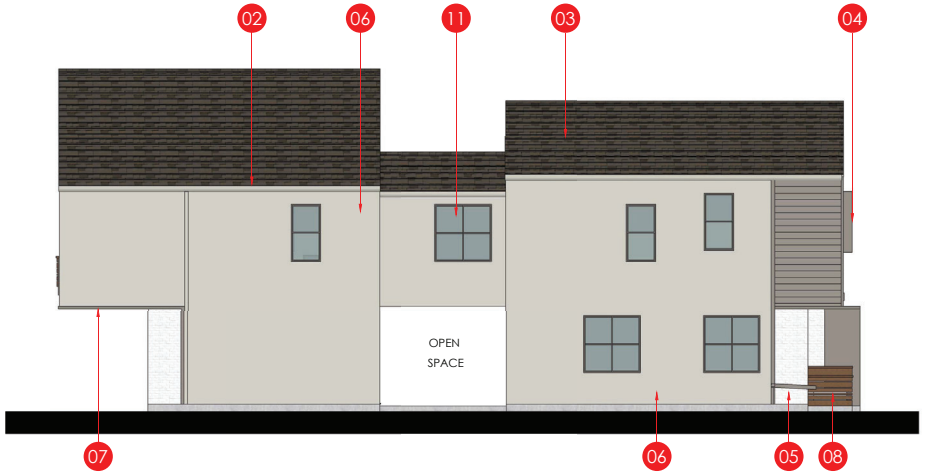

FRONT ELEVATION

SCALE: 3/16"=1'-0"



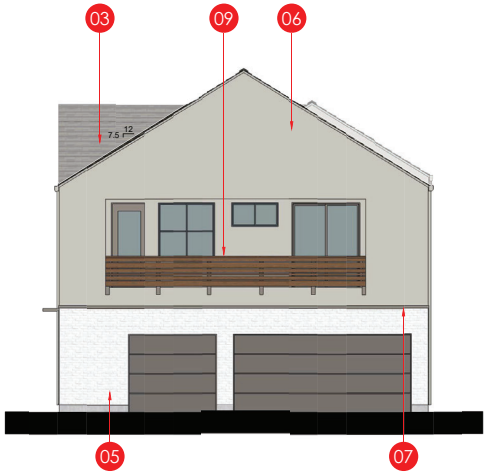

RIGHT ELEVATION

SCALE: 3/16"=1'-0"




LEFT ELEVATION

SCALE: 3/16"=1'-0"




REAR ELEVATION

SCALE: 3/16"=1'-0"

**KEYNOTES**

| | |
|---|---|
| 01 | HORIZONTAL SIDING |
| 02 | GUTTER |
| 03 | ASPHAULT SHINGLES |
| 04 | METAL EYE BROW / PANEL |
| 05 | STONE VENEER |
| 06 | STUCCO |
| 07 | WOOD TRIM |
| 08 | WATER RETENSION PLANTER |
| 09 | DECORATIVE WOOD RAIL |
| 10 | DECORATIVE LIGHT |
| 11 | TYP. RECESSED WINDOW |
| 12 | STANDING SEAM ROOF |

1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

# P1B BUILDING ELEVATIONS
# REAR NEIGHBOR SIDE COLOR
# SCHEME 1 SHOWN

0' 5' 10' 20'

SCALE 3/16" = 1'-0"

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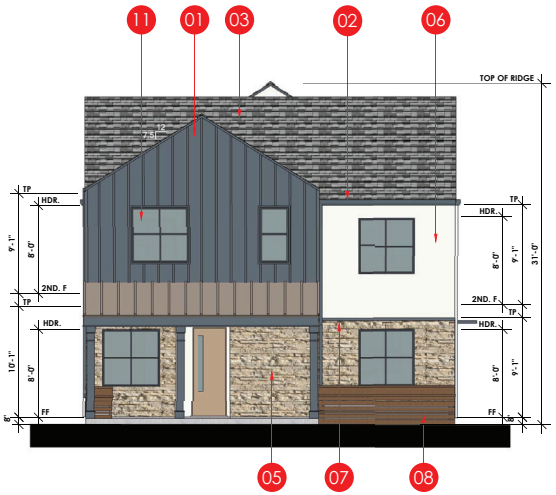
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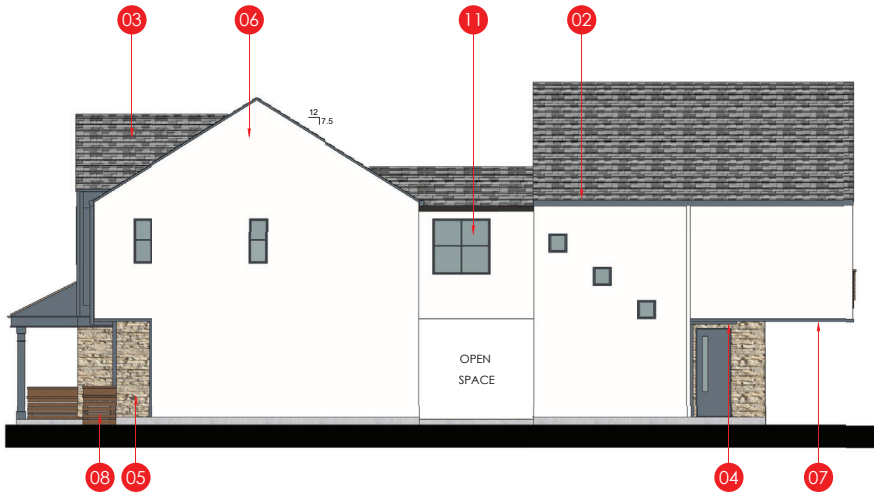
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OF 14 SHEETS



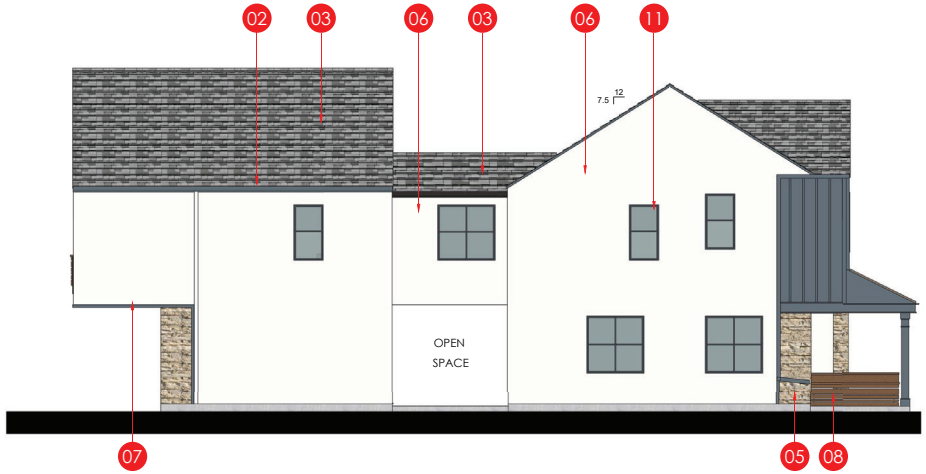

FRONT ELEVATION

SCALE: 3/16"=1'-0"



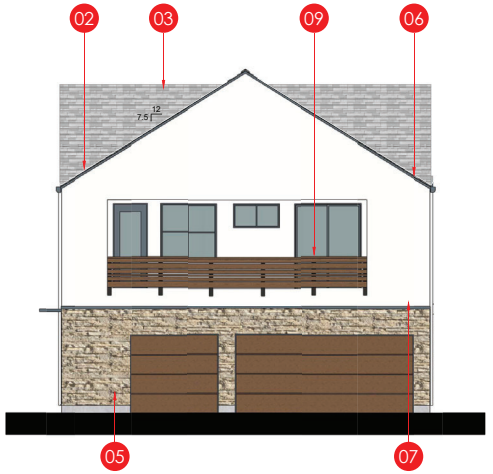

RIGHT ELEVATION

SCALE: 3/16"=1'-0"




LEFT ELEVATION

SCALE: 3/16"=1'-0"




REAR ELEVATION

SCALE: 3/16"=1'-0"

**KEYNOTES**

| | |
|---|---|
| 01 | BATTEN BOARD |
| 02 | GUTTER |
| 03 | ASPHAULT SHINGLES |
| 04 | METAL EYE BROW |
| 05 | STONE VENEER |
| 06 | STUCCO |
| 07 | WOOD TRIM |
| 08 | WATER RETENSION PLANTER |
| 09 | DECORATIVE WOOD RAIL |
| 10 | DECORATIVE LIGHT |
| 11 | TYP. RECESSED WINDOW |
| 12 | STANDING SEAM ROOF |

1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

# P1A WITH PORCH BUILDING
# ELEVATIONS PRUNERIDGE ROAD SIDE
# COLOR SCHEME 3 SHOWN

0' 5' 10' 20'

SCALE 3/16" = 1'-0"

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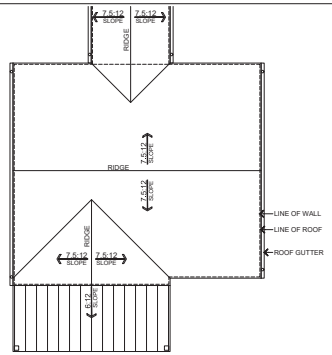
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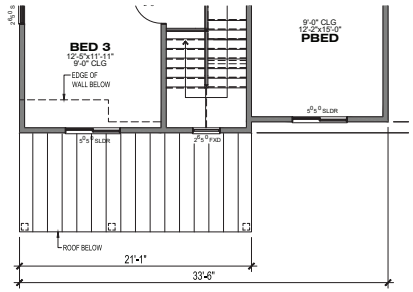
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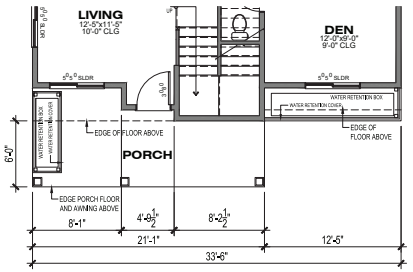
OF 14 SHEETS




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




## 2ND FLOOR




## 1ST FLOOR

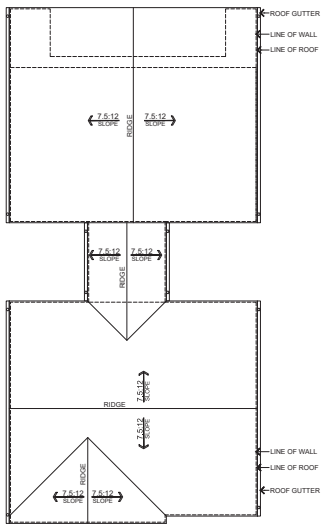
# PLAN 1A
# WITH OPT PORCH

PRUNERIDGE ROAD SIDE

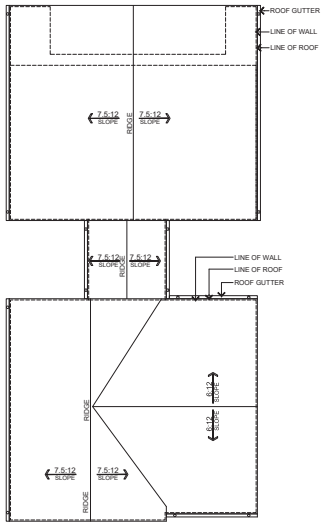
## 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

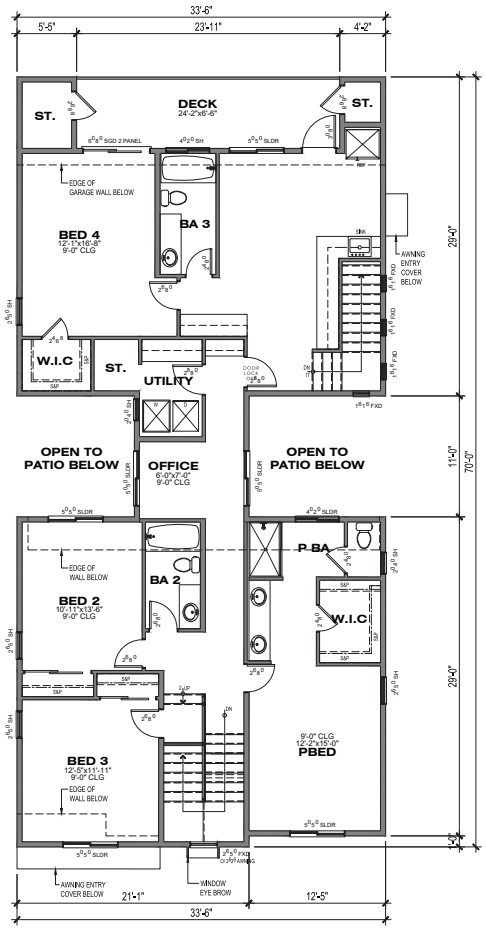
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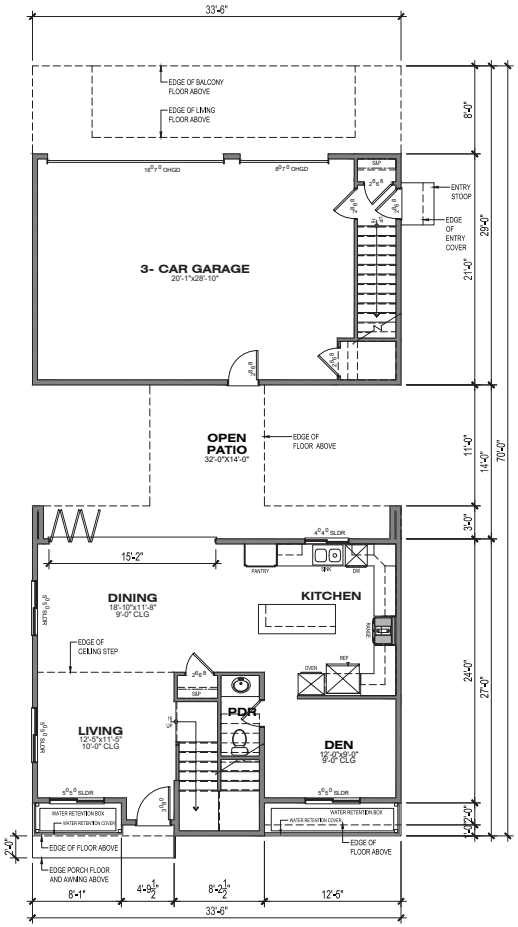

## ROOF PLAN 1A
SCALE: 1/8"=1'-0"




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




## 2ND FLOOR
1,777.52 SF




## 1ST FLOOR
838.21 SF

# PLAN 1A
REAR NEIGHBORHOOD SIDE
4BED/3.5BA
AREA: 2,615.73 SF

NOTE:
FLOOR PLANS REPRESENT PLAN 1A ELEVATIONS. PLAN 1B FLOOR PLANS ARE SIMILAR WITH THE VARIATIONS OF WINDOWS AND ROOF DESIGN

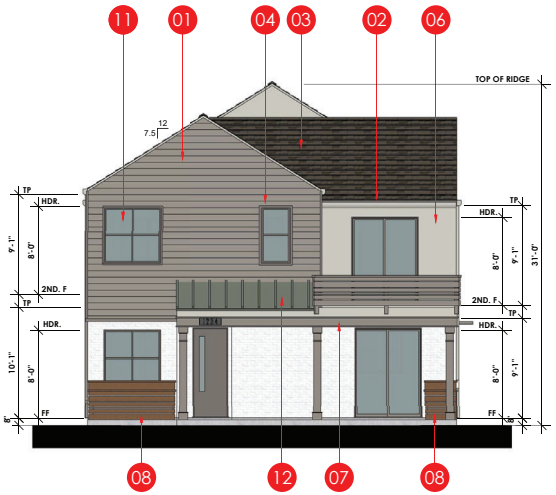
0 2' 5' 10' 20'
SCALE: 3/16" = 1'-0"

JOB NO.: 22007.00

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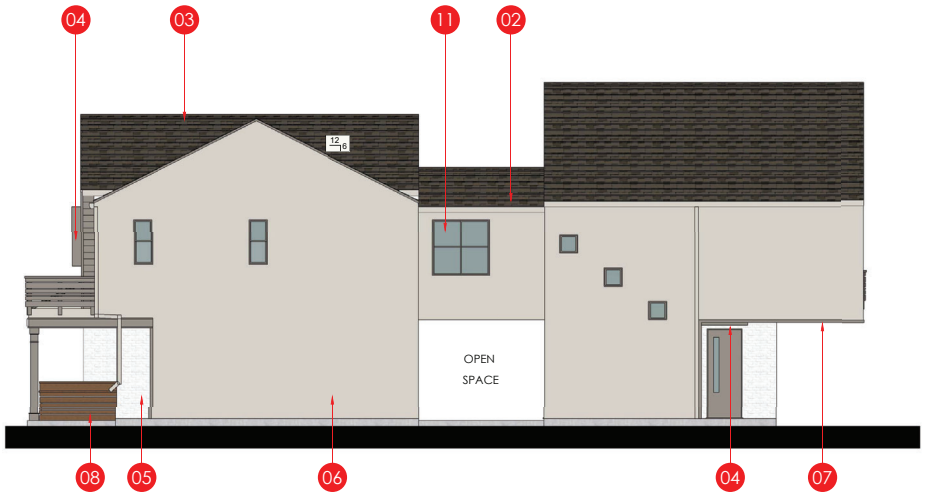
SHEET NO. A1.4 OF SHEETS

Plot Date: 9/21/2023 10:47:40 AM1 By: Victor Alvarez



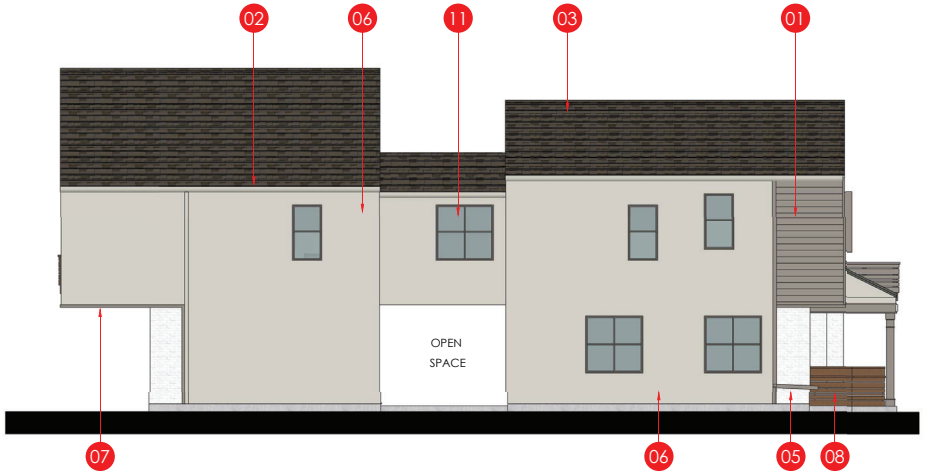

FRONT ELEVATION

SCALE: 3/16"=1'-0"



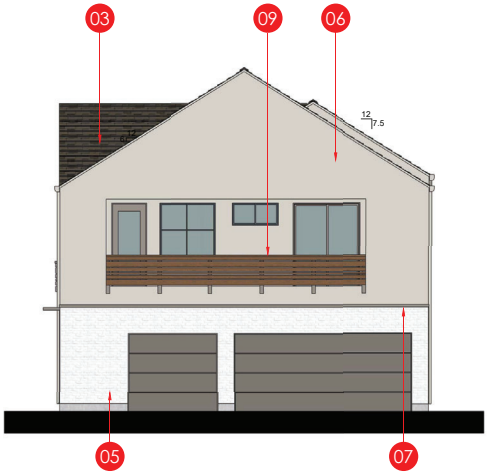

RIGHT ELEVATION

SCALE: 3/16"=1'-0"




LEFT ELEVATION

SCALE: 3/16"=1'-0"




REAR ELEVATION

SCALE: 3/16"=1'-0"

**KEYNOTES**

| | |
|---|---|
| 01 | HORIZONTAL SIDING |
| 02 | GUTTER |
| 03 | ASPHAULT SHINGLES |
| 04 | METAL EYE BROW |
| 05 | STONE VENEER |
| 06 | STUCCO |
| 07 | WOOD TRIM |
| 08 | WATER RETENSION PLANTER |
| 09 | DECORATIVE WOOD RAIL |
| 10 | DECORATIVE LIGHT |
| 11 | TYP. RECESSED WINDOW |
| 12 | STANDING SEAM ROOF |

1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

# P1B WITH PORCH BUILDING
# ELEVATIONS PRUNERIDGE ROAD SIDE
# COLOR SCHEME 1 SHOWN

0' 5' 10' 20'

SCALE 3/16" = 1'-0"

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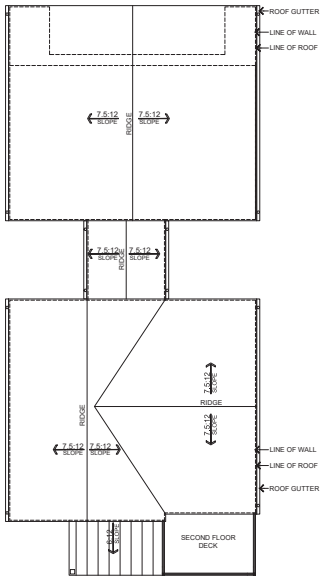
JOB NO.: 22007.00

2023_09-21

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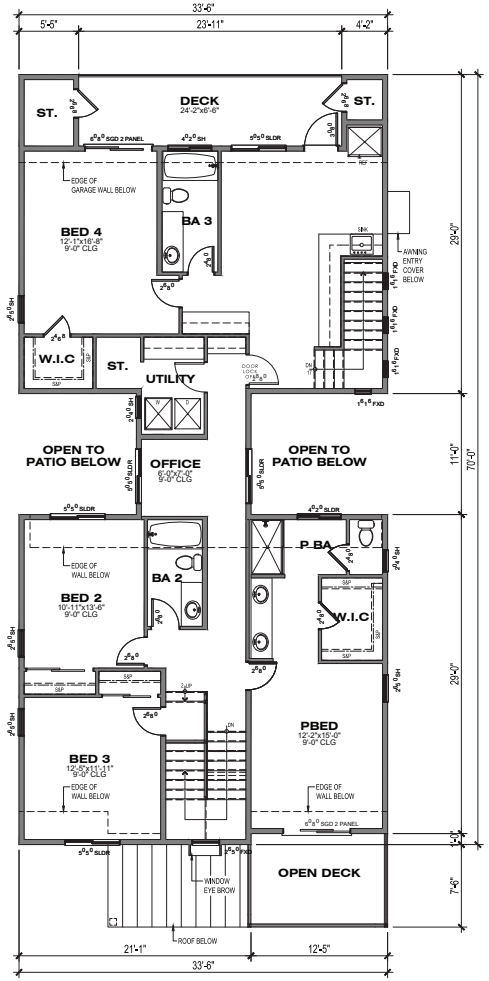
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OF 14 SHEETS



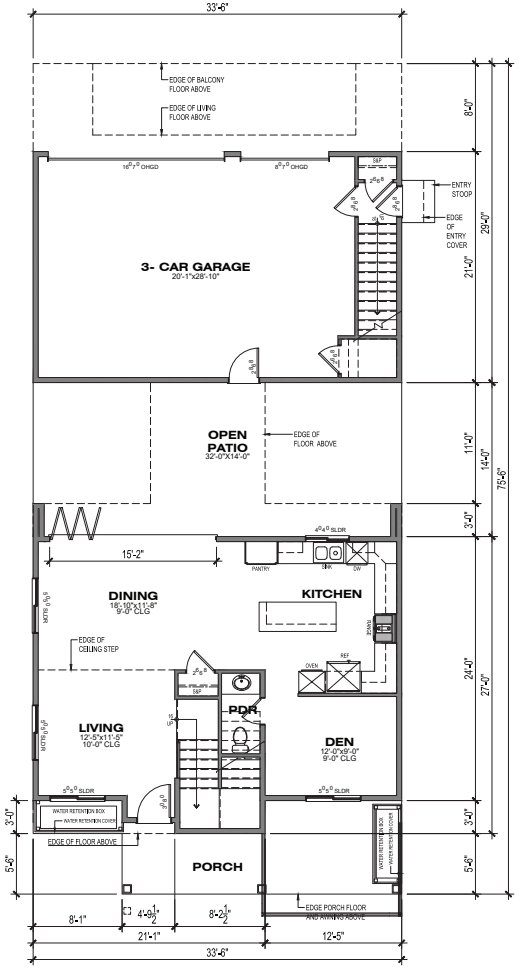

ROOF PLAN 1B

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




2ND FLOOR

1,777.52 SF




1ST FLOOR

838.21 SF

# PLAN 1B

WITH PORCH DECK
PRUNERIDGE ROAD SIDE
4BED/3.5BA
AREA: 2,615.73 SF

NOTE:
FLOOR PLANS REPRESENT PLAN 1A ELEVATIONS. PLAN 1B FLOOR PLANS ARE SIMILAR WITH THE VARIATIONS OF WINDOWS AND ROOF DESIGN

0 2' 5' 10' 20'
SCALE: 3/16" = 1'-0"

## 1957 PRUNERIDGE AVENUE

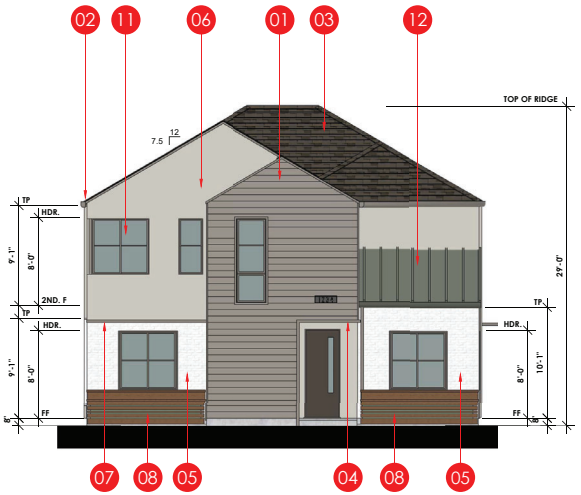
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA
SCALE: 3/16" = 1' 0" DATE: 21 SEPTEMBER 2023

JOB NO.: 22007.00

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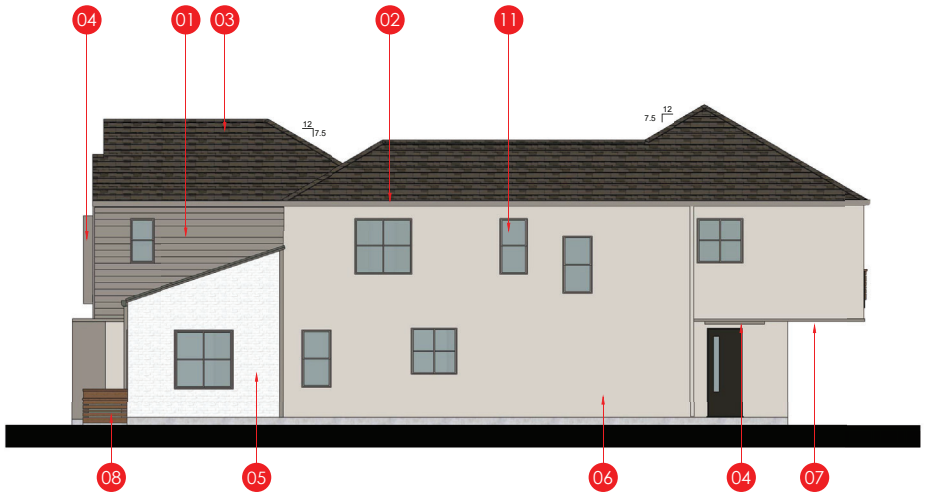
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Plot Date: 9/21/2023 10:47:42 AM; By: Victor Alvarez



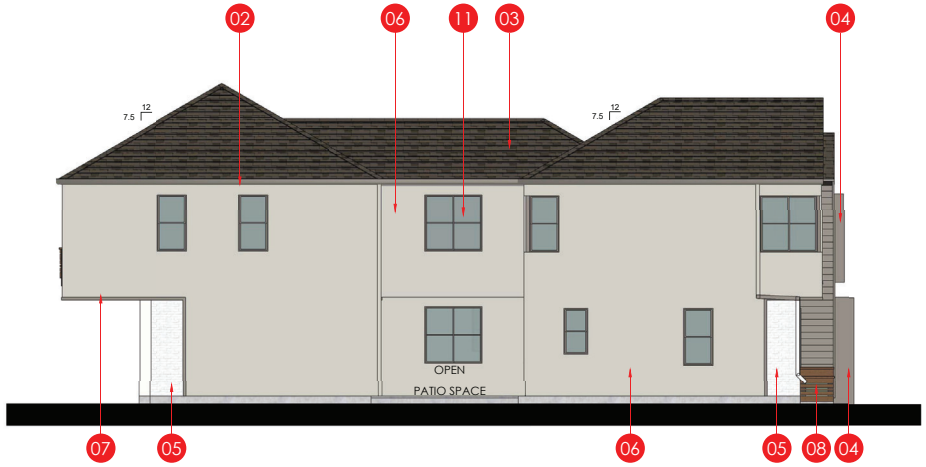

FRONT ELEVATION

SCALE: 3/16"=1'-0"



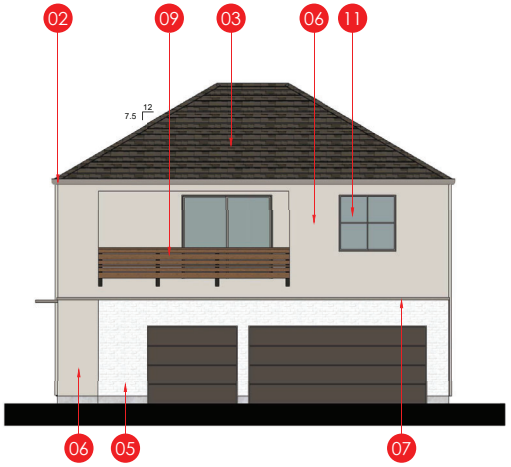

RIGHT ELEVATION

SCALE: 3/16"=1'-0"




LEFT ELEVATION

SCALE: 3/16"=1'-0"




REAR ELEVATION

SCALE: 3/16"=1'-0"

**KEYNOTES**

| | |
|---|---|
| 01 | HORIZONTAL SIDING |
| 02 | GUTTER |
| 03 | ASPHAULT SHINGLES |
| 04 | METAL EYE BROW |
| 05 | STONE VENEER |
| 06 | STUCCO |
| 07 | WOOD TRIM |
| 08 | WATER RETENSION PLANTER |
| 09 | DECORATIVE WOOD RAIL |
| 10 | DECORATIVE LIGHT |
| 11 | TYP. RECESSED WINDOW |
| 12 | STANDING SEAM ROOF |

1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

# P2A BUILDING ELEVATIONS
# REAR NEIGHBOR SIDE
# COLOR SCHEME 1 SHOWN

0' 5' 10' 20'

SCALE 3/16" = 1'-0"

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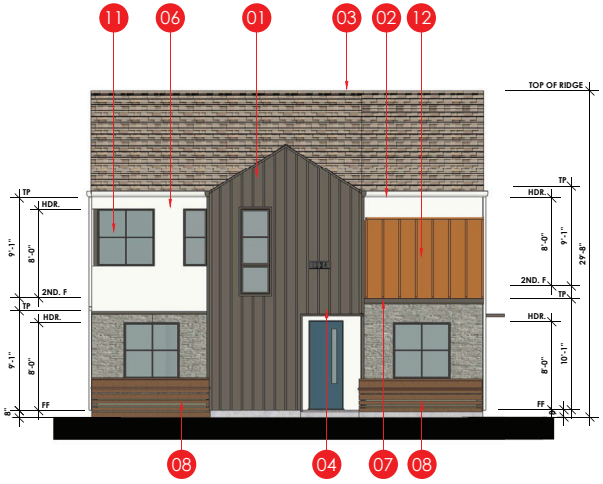
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2023_09-21

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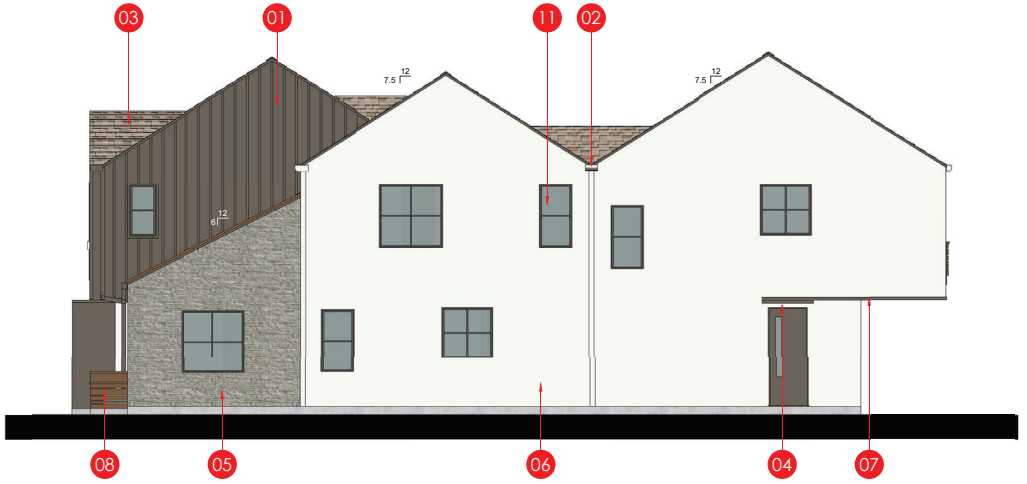
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OF 14 SHEETS



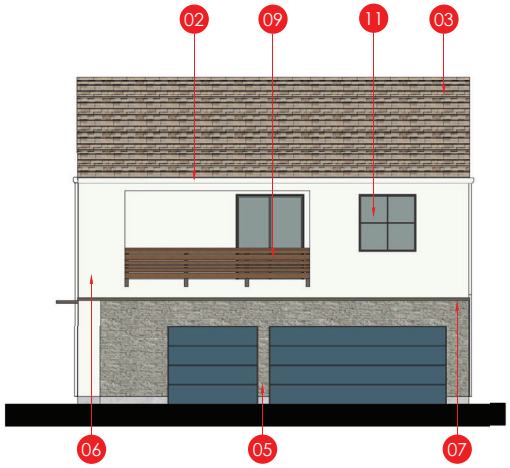

FRONT ELEVATION

SCALE: 3/16"=1'-0"



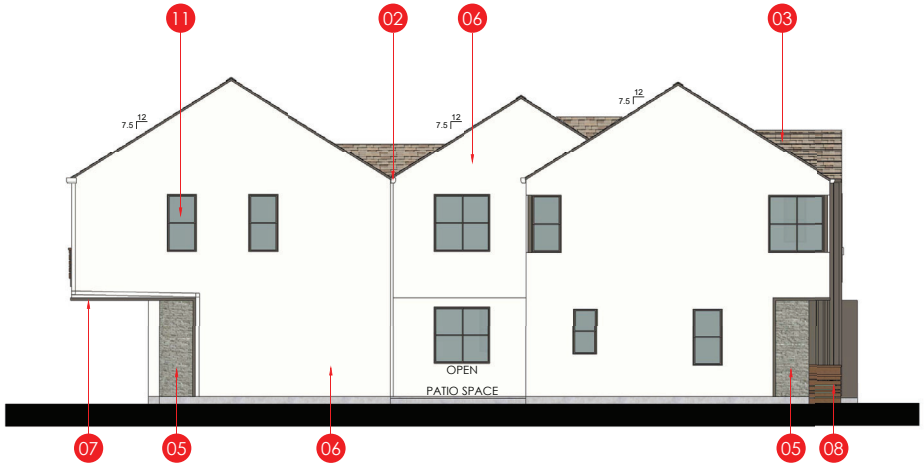

RIGHT ELEVATION

SCALE: 3/16"=1'-0"




REAR ELEVATION

SCALE: 3/16"=1'-0"




LEFT ELEVATION

SCALE: 3/16"=1'-0"

**KEYNOTES**

| | |
|---|---|
| 01 | BATTEN BOARD |
| 02 | GUTTER |
| 03 | ASPHAULT SHINGLES |
| 04 | METAL EYE BROW |
| 05 | STONE VENEER |
| 06 | STUCCO |
| 07 | WOOD TRIM |
| 08 | WATER RETENSION PLANTER |
| 09 | DECORATIVE WOOD RAIL |
| 10 | DECORATIVE LIGHT |
| 11 | TYP. RECESSED WINDOW |
| 12 | STANDING SEAM ROOF |

1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

# P2B BUILDING ELEVATIONS
# COLOR SCHEME 2 SHOWN
# REAR NEIGHBOR SIDE

0' 5' 10' 20'

SCALE 3/16" = 1'-0"

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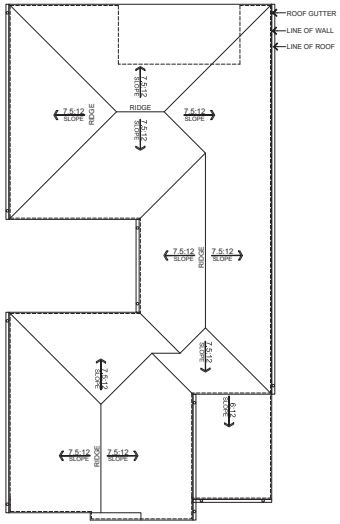
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2023_09-21

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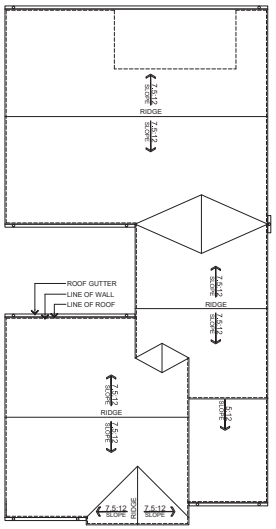
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OF 14 SHEETS



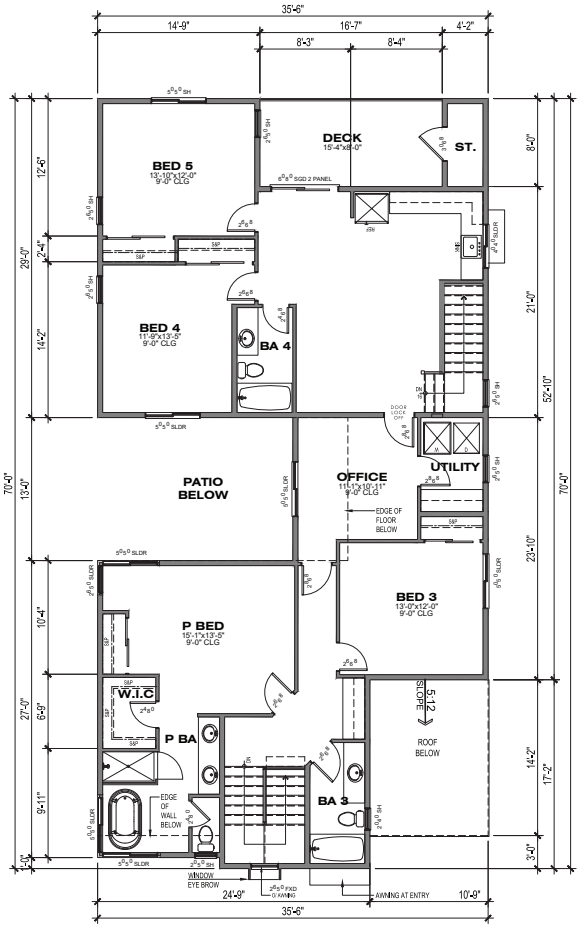

ROOF PLAN 2A

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



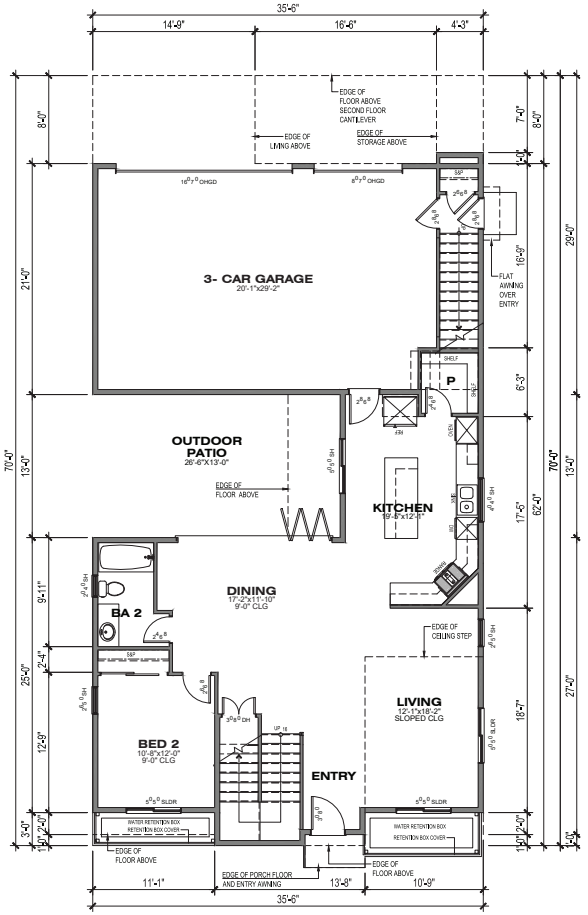

ROOF PLAN 2B

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




2ND FLOOR

1,804.82 SF




1ST FLOOR

1120.43 SF

# 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

SCALE: 3/16" = 1'-0" DATE: 21 SEPTEMBER 2023

# PLAN 2A

REAR NEIGHBOR SIDE

5BED/4BA

AREA: 2,925.25 SF

NOTE:
FLOOR PLANS REPRESENT PLAN 2A ELEVATIONS. PLAN 2B FLOOR PLANS ARE SIMILAR WITH THE VARIATIONS OF WINDOWS AND ROOF DESIGN

0 2' 5' 10' 20'

SCALE: 3/16" = 1'-0"

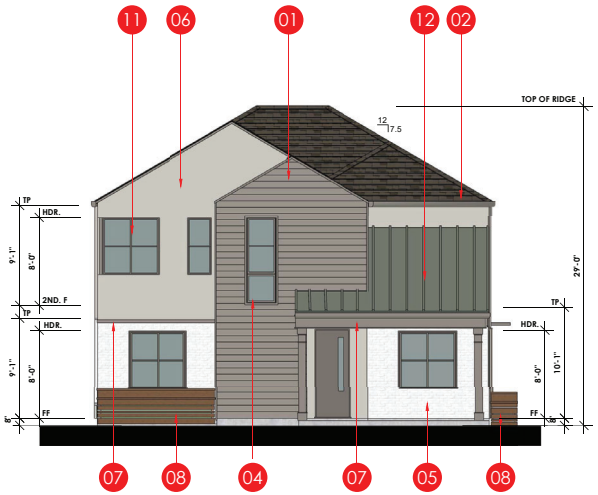
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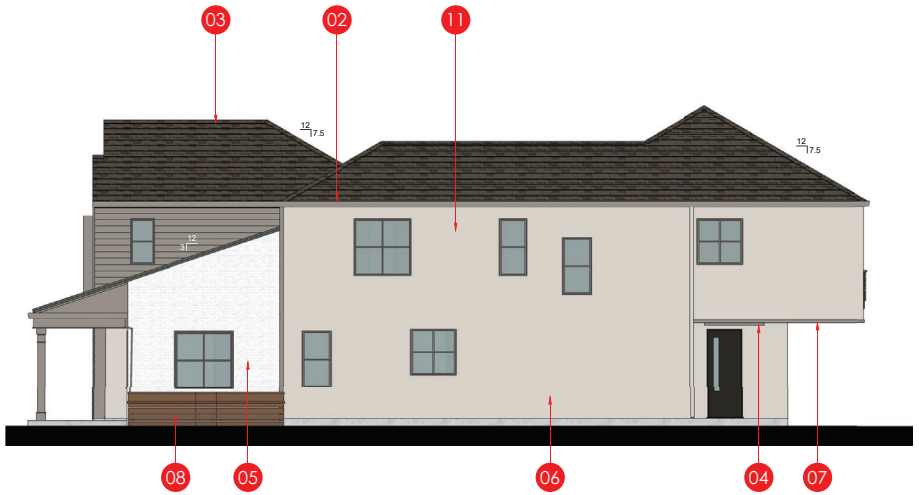
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Plot Date: 9/21/2023 10:48:35 AM; By: Victor Alvarez



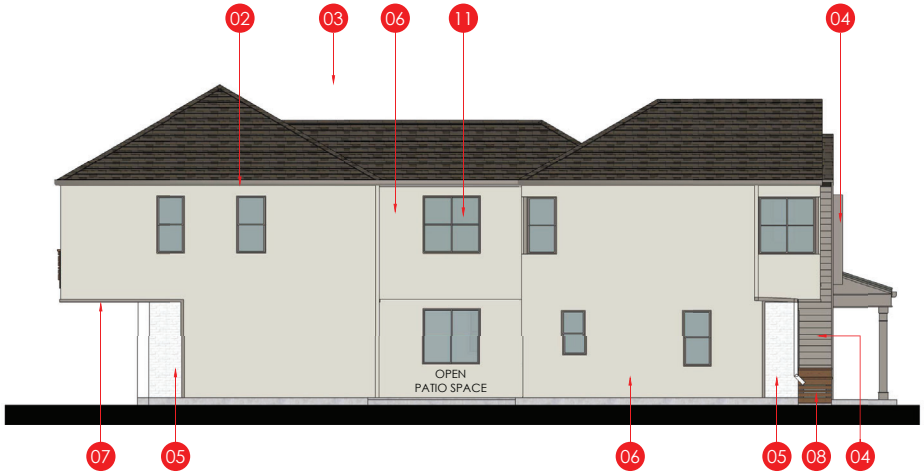

FRONT ELEVATION

SCALE: 3/16"=1'-0"



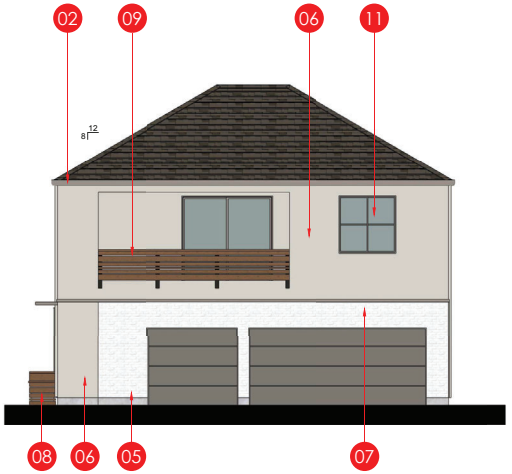

RIGHT ELEVATION

SCALE: 3/16"=1'-0"




LEFT ELEVATION

SCALE: 3/16"=1'-0"




REAR ELEVATION

SCALE: 3/16"=1'-0"

**KEYNOTES**

| | |
|---|---|
| 01 | BATTEN BOARD |
| 02 | GUTTER |
| 03 | ASPHAULT SHINGLES |
| 04 | METAL EYE BROW |
| 05 | STONE VENEER |
| 06 | STUCCO |
| 07 | WOOD TRIM |
| 08 | WATER RETENSION PLANTER |
| 09 | DECORATIVE WOOD RAIL |
| 10 | DECORATIVE LIGHT |
| 11 | TYP. RECESSED WINDOW |
| 12 | STANDING SEAM ROOF |

1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

# P2A WITH PORCH
# BUILDING ELEVATIONS
# PRUNERIDGE ROAD SIDE
# COLOR SCHEME 2 SHOWN

0' 5' 10' 20'

SCALE 3/16" = 1'-0"

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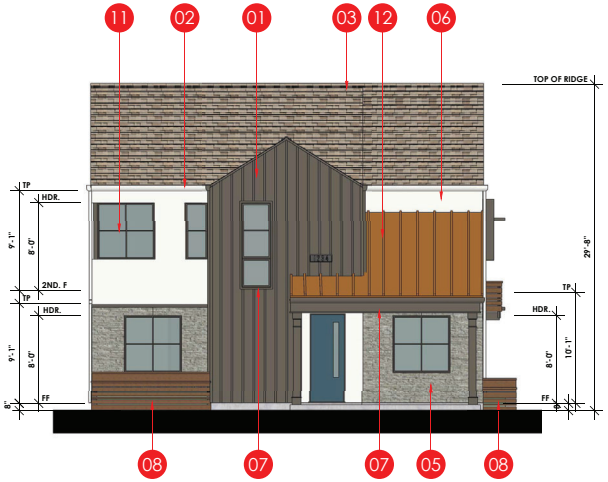
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2023_09-21

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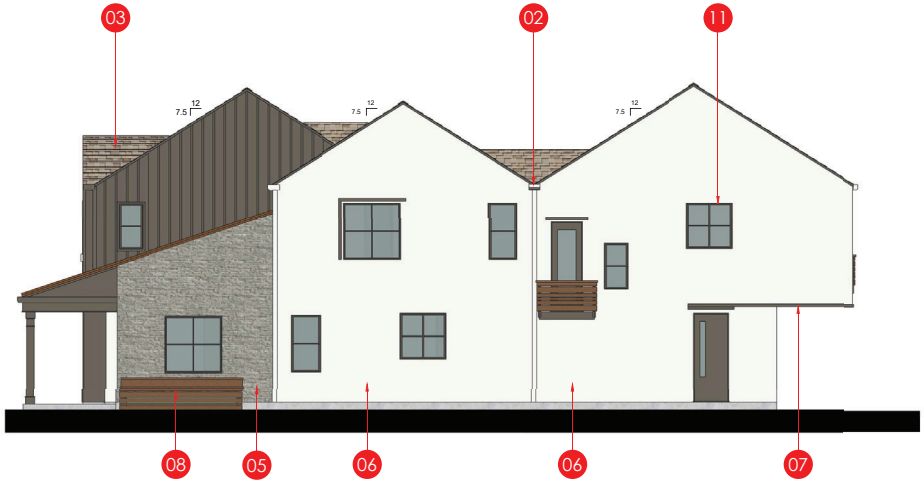
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OF 14 SHEETS



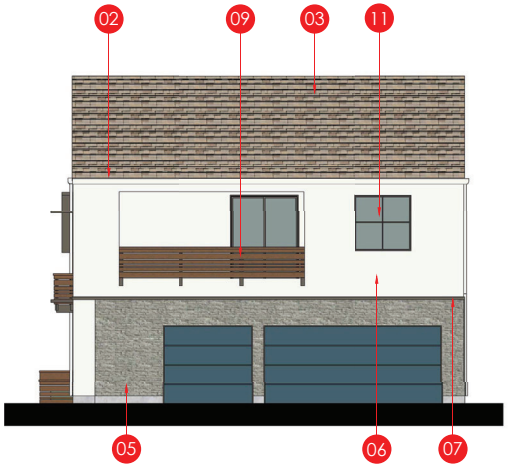

FRONT ELEVATION

SCALE: 3/16"=1'-0"



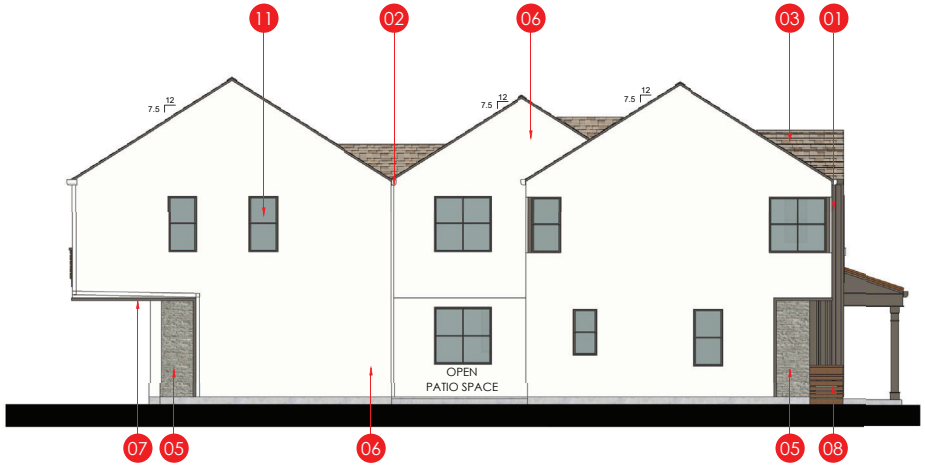

RIGHT ELEVATION (ENHANCED ELEVATION @ BIORETENSION)

SCALE: 3/16"=1'-0"




REAR ELEVATION

SCALE: 3/16"=1'-0"




LEFT ELEVATION

SCALE: 3/16"=1'-0"

**KEYNOTES**

| | |
|---|---|
| 01 | BATTEN BOARD |
| 02 | GUTTER |
| 03 | ASPHAULT SHINGLES |
| 04 | METAL EYE BROW |
| 05 | STONE VENEER |
| 06 | STUCCO |
| 07 | WOOD TRIM |
| 08 | WATER RETENSION PLANTER |
| 09 | DECORATIVE WOOD RAIL |
| 10 | DECORATIVE LIGHT |
| 11 | TYP. RECESSED WINDOW |
| 12 | STANDING SEAM ROOF |

# P2B WITH PORCH BUILDING
# ELEVATIONS PRUNERIDGE ROAD SIDE
# COLOR SCHEME 2 SHOWN
# WITH ENHANCED SIDE ELEVATON

1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

0' 5' 10' 20'

SCALE 3/16" = 1'-0"

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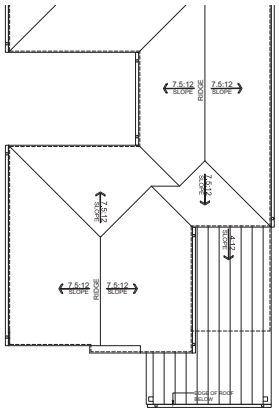
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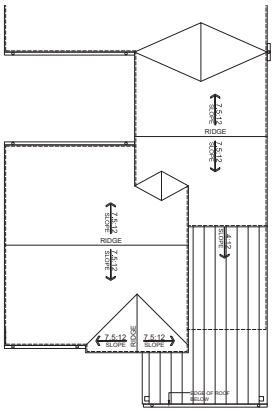
A2.5

OF 14 SHEETS



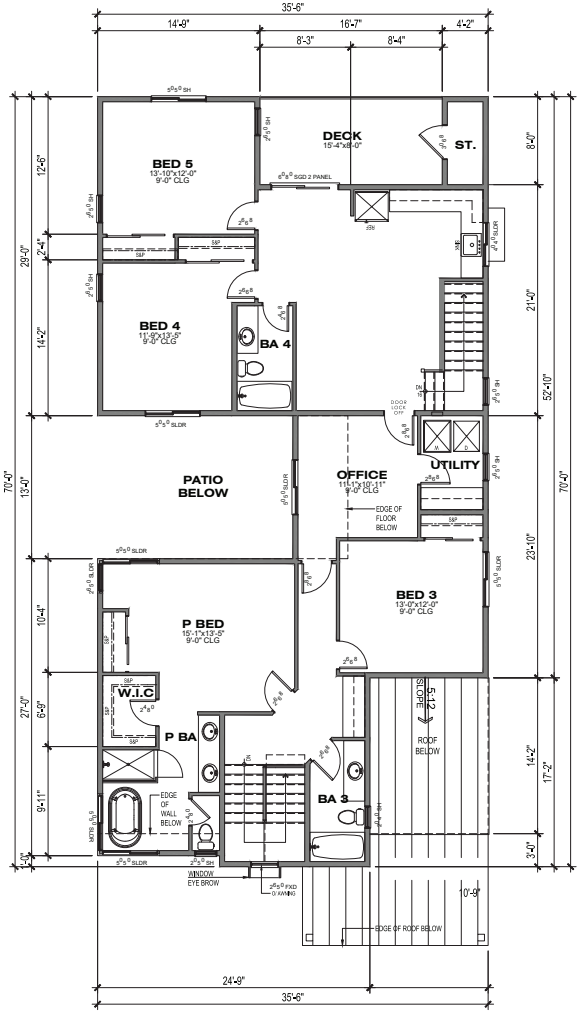
## ROOF PLAN 2A WITH PORCH

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



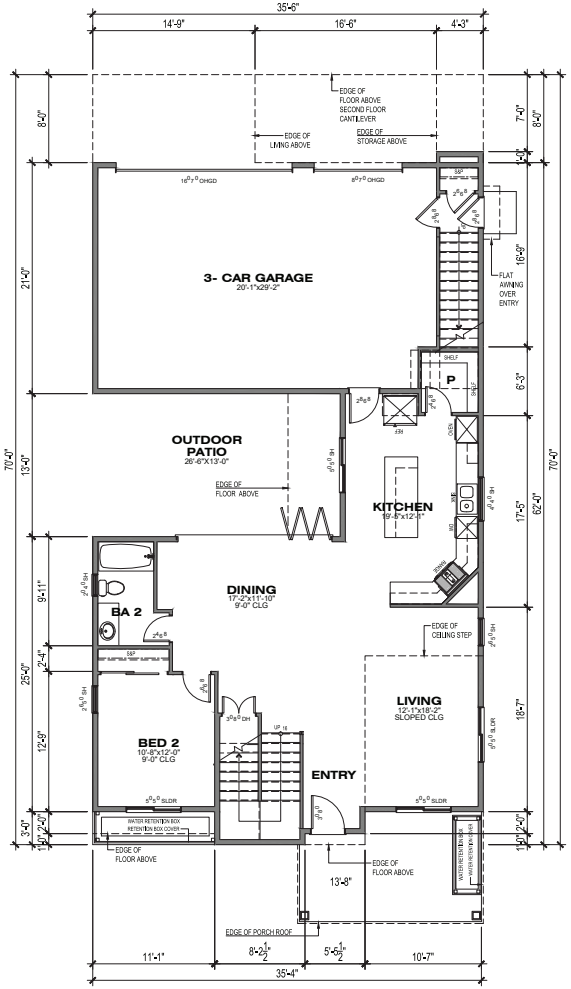
## ROOF PLAN 2B WITH PORCH

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




## 2ND FLOOR

1,804.82 SF




## 1ST FLOOR

1120.43 SF

# 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

SCALE: 3/16" = 1' 0" DATE: 21 SEPTEMBER 2023

# PLAN 2B

WITH PORCH CONDITION
PRUNERIDGE ROAD SIDE
5BED/4BA
AREA: 2,925.25 SF

NOTE:
FLOOR PLANS REPRESENT PLAN 2A ELEVATIONS WITH PORCH CONDITION FACING PRUNERIDGE ROAD.

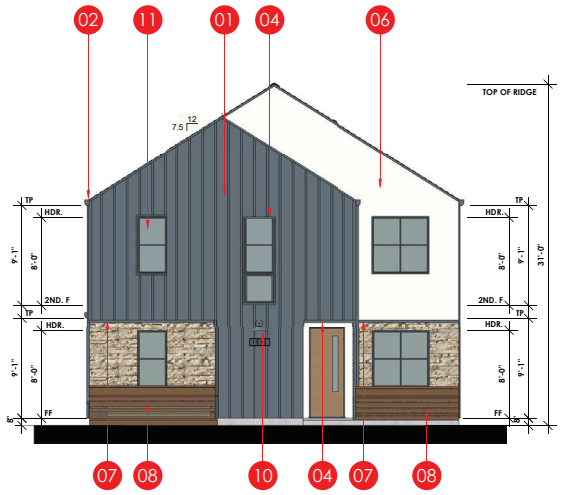
0 2' 5' 10' 20'
SCALE: 3/16" = 1'-0"

JOB NO.: 22007.00

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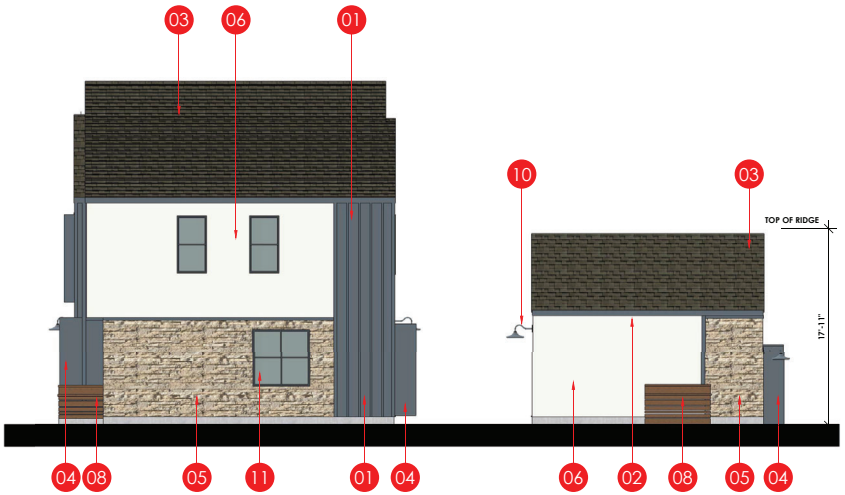
SHEET NO. A2.6 OF SHEETS

Plot Date: 9/21/2023 10:48:36 AM By: Victor Alvarez




FRONT ELEVATION

SCALE: 3/16"=1'-0"

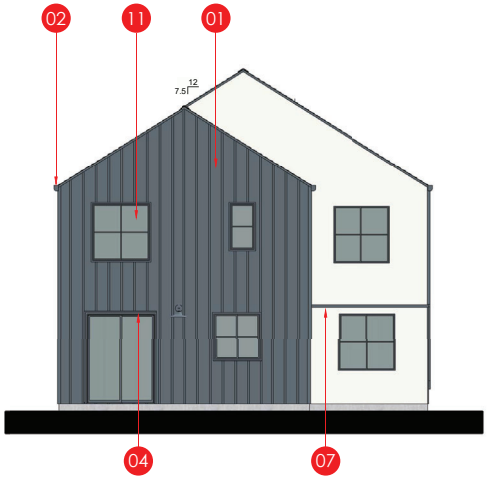



RIGHT ELEVATION

SCALE: 3/16"=1'-0"

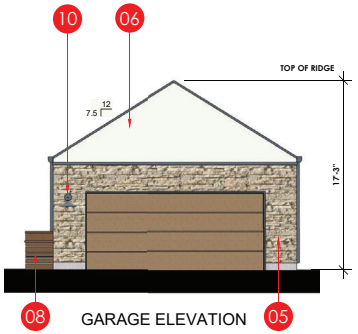
**KEYNOTES**

| | |
|---|---|
| 01 | BATTEN BOARD |
| 02 | GUTTER |
| 03 | ASPHAULT SHINGLES |
| 04 | METAL EYE BROW |
| 05 | STONE VENEER |
| 06 | STUCCO |
| 07 | WOOD TRIM |
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| 09 | DECORATIVE WOOD RAIL |
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| 11 | TYP. RECESSED WINDOW |
| 12 | STANDING SEAM ROOF |

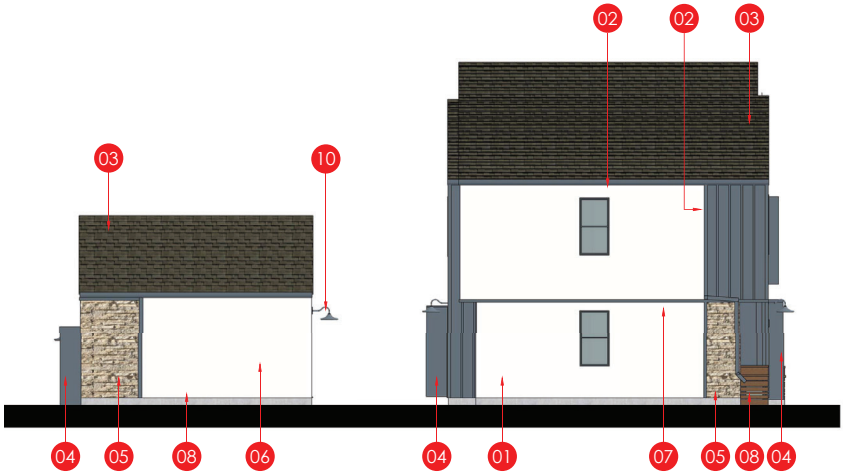



REAR ELEVATION

SCALE: 3/16"=1'-0"




GARAGE ELEVATION




LEFT ELEVATION

SCALE: 3/16"=1'-0"

1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

# BMR BUILDING ELEVATIONS
# REAR NEIGHBOR SIDE
# COLOR SCHEME 3

0' 5' 10' 20'

SCALE 3/16" = 1'-0"

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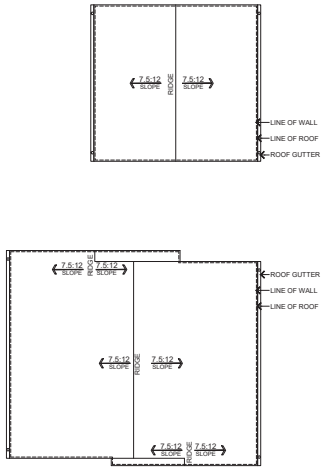
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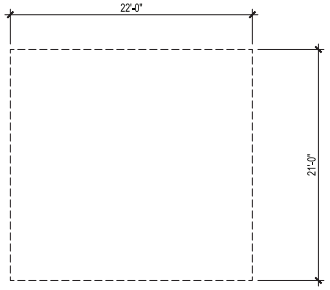
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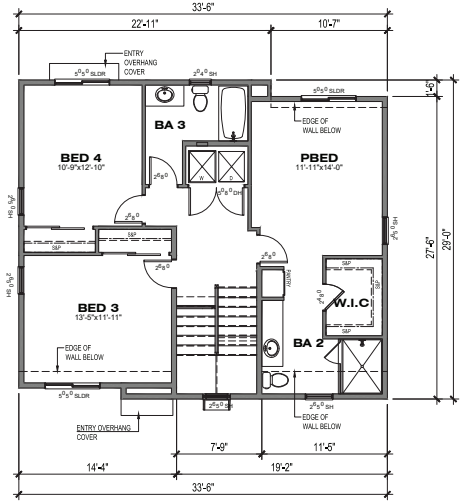
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OF 14 SHEETS

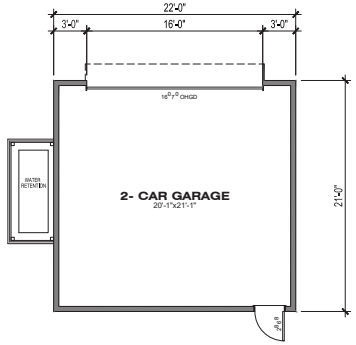


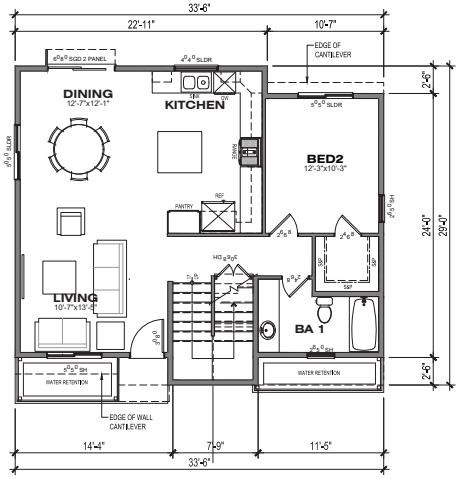

## ROOF PLAN
SCALE: 1/8"=1'-0"




## 2ND FLOOR
868.00 SF




## 1ST FLOOR
881.81 SF

# 1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA
SCALE: 3/16" = 1' 0" DATE: 21 SEPTEMBER 2023

# PLAN BMR
# REAR NEIGHBOR SIDE
4BED/3BA
AREA: 1,749.81 SF

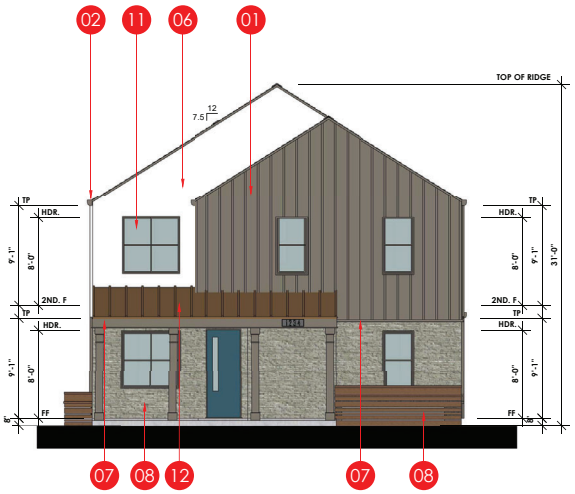
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SCALE: 3/16" = 1'-0"

JOB NO.: 22007.00

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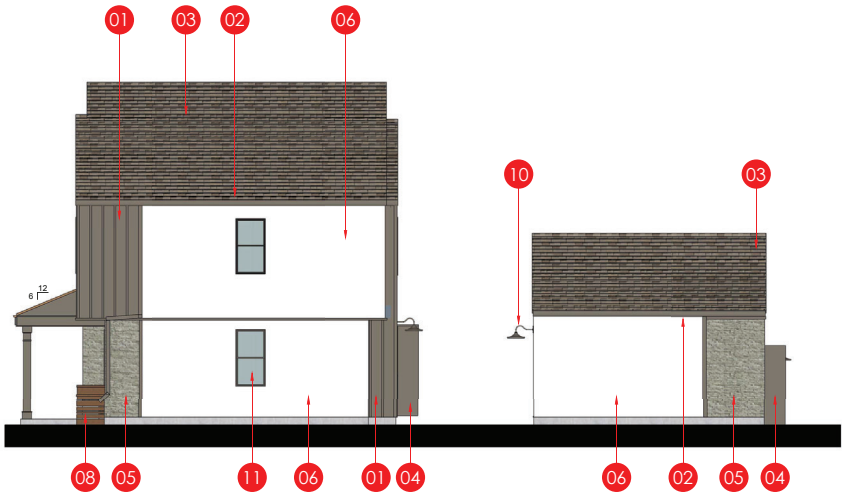
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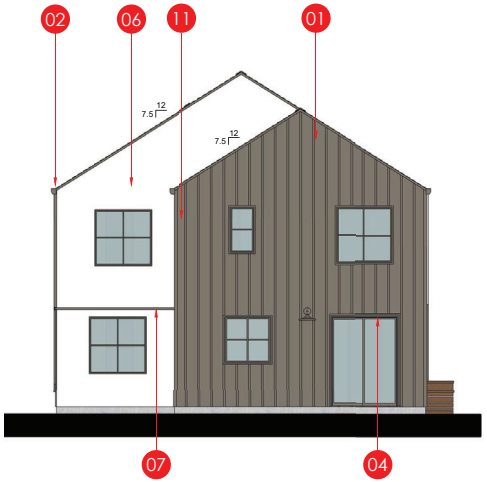

FRONT ELEVATION

SCALE: 3/16"=1'-0"



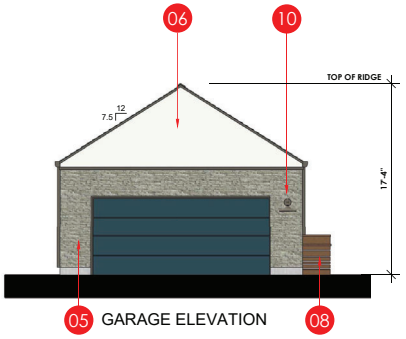

RIGHT ELEVATION

SCALE: 3/16"=1'-0"

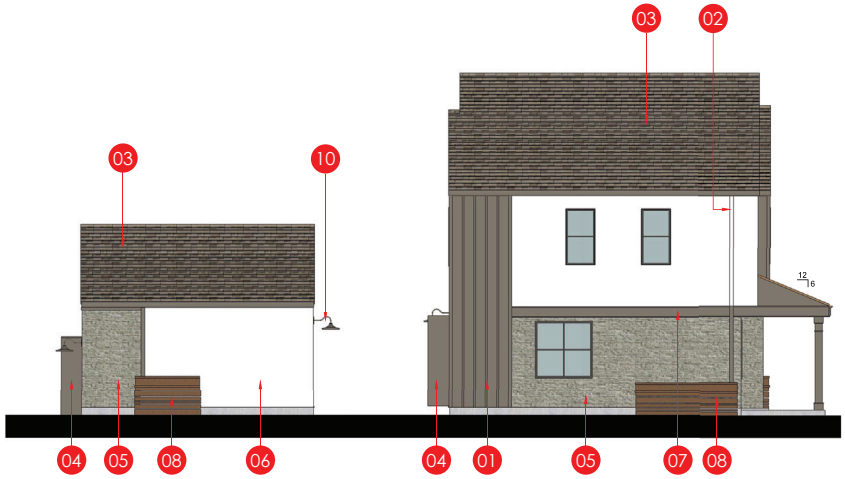



REAR ELEVATION

SCALE: 3/16"=1'-0"




GARAGE ELEVATION




LEFT ELEVATION

SCALE: 3/16"=1'-0"

**KEYNOTES**

| | |
|---|---|
| 01 | BATTEN BOARD |
| 02 | GUTTER |
| 03 | ASPHAULT SHINGLES |
| 04 | METAL EYE BROW |
| 05 | STONE VENEER |
| 06 | STUCCO |
| 07 | WOOD TRIM |
| 08 | WATER RETENSION PLANTER |
| 09 | DECORATIVE WOOD RAIL |
| 10 | DECORATIVE LIGHT |
| 11 | TYP. RECESSED WINDOW |
| 12 | STANDING SEAM ROOF |

1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

# BMR WITH PORCH
# BUILDING ELEVATIONS

## COLOR SCHEME 2

0' 5' 10' 20'

SCALE 3/16" = 1'-0"

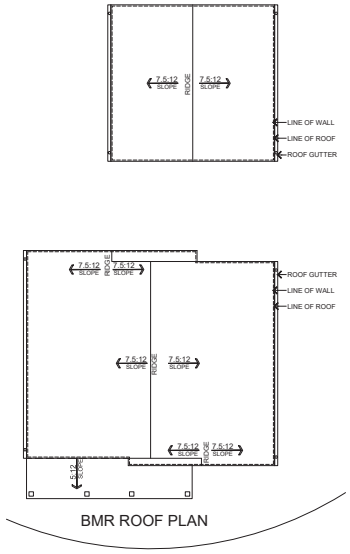
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JOB NO.: 22007.00

2023_09-21

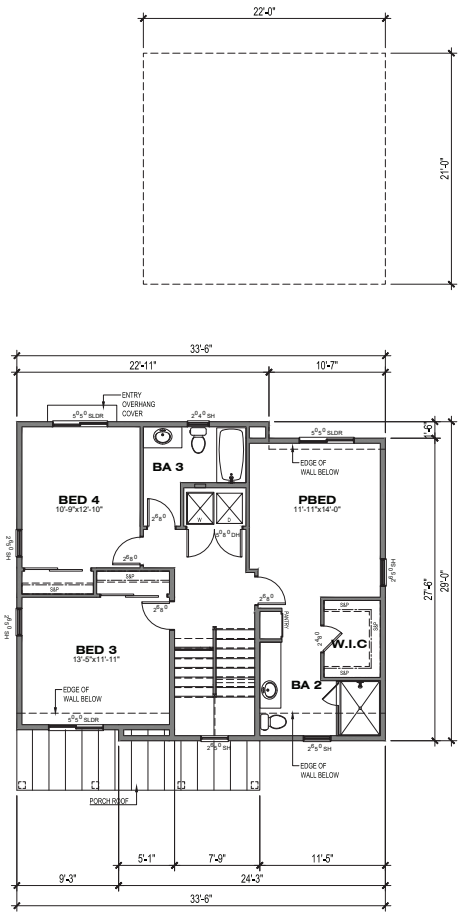
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OF 14 SHEETS



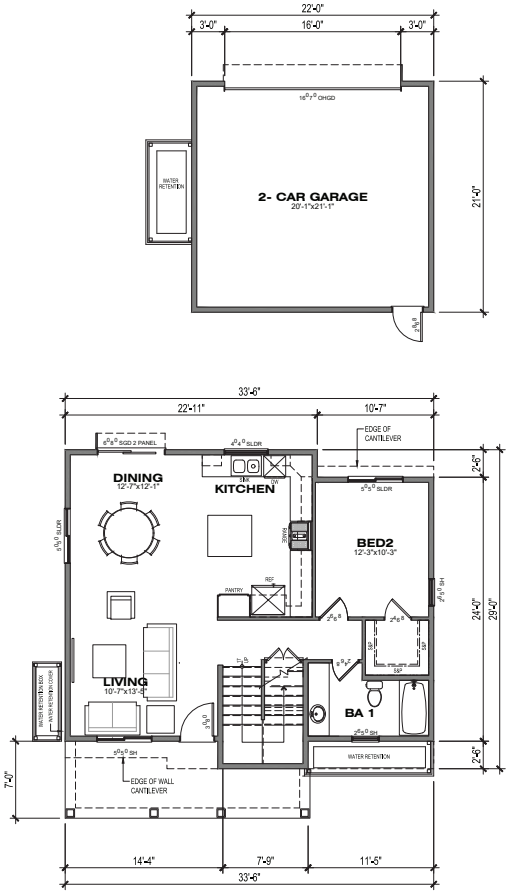

## ROOF PLAN

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




## 2ND FLOOR

868.00 SF




## 1ST FLOOR

881.81 SF

# PLAN BMR WITH PORCH
# PRUNERIDGE ROAD SIDE

4BED/3BA

AREA: 1,749.81 SF

SCALE: 3/16" = 1'-0"

## 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

SCALE: 3/16" = 1' 0" DATE: 21 SEPTEMBER 2023

JOB NO.: 22007.00

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SHEET NO. A3.4 OF SHEETS

Plot Date: 9/21/2023 9:56:58 AM By: Victor Alvarez



BATTEN BOARD / SIDING /
METAL EYEBROW AWNING
SHERWIN-WILLIAMS
SW#7018
DOVE TAIL

STANDING SEAM METAL ROOF
McElroy METAL
SHADES OF DESTINATION
COLOR: TERRATONE

DECORATIVE FENCING
WOOD
SHERWIN-WILLIAMS
SW#7705
WHEAT PENNY

ASPHAULT SHINGLES
OWENS CORNING
COLOR/FINISH: SUMMERWOOD

STUCCO BODY
SHERWIN-WILLIAMS
SW#7015
REPOSE GRAY

BRICK VENEER
EL DORADO STONE
COLOR/FINISH: TUNDRA BRICK "CHALK DUST"

ENTRY DOOR/GARAGE DOOR
SHERWIN-WILLIAMS
SW#7019
GAUNtLET GRAY

PLAN 1B WITH PORCH AS EXAMPLE

1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

## COLOR SCHEME 1

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JOB NO.: 22007.00

2023_09-21

SHEET NO.:
A4.1
OF 14 SHEETS



STUCCO BODY
SW#7757
HIGH REFLECTIVE WHITE

ENTRY / GARAGE DOOR
SW#7620
SEAWORTHY

DECORATIVE FENCING
WOOD
SHERWIN-WILLIAMS
SW#7705
WHEAT PENNY

ASPHAULT SHINGLES
OWENS CORNING
COLOR/FINISH: AMBER

BATTEN BOARD / SIDING / METAL EYEBROW AWNING
SHERWIN-WILLIAMS
SW#7047
PORPOISE

STANDING SEAM METAL ROOF
McElroy METAL
ARCHITECTURAL COLORS
COLOR: COPPER PENNY METALIC

STONE VENEER
EL DORADO STONE
COLOR/FINISH: EUROPEAN LEFGE SIDEWALK

PLAN 2B WITH PORCH AS EXAMPLE

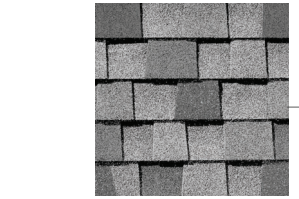
# 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

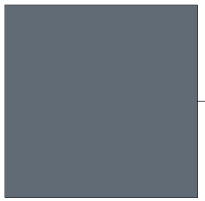
## COLOR SCHEME 2

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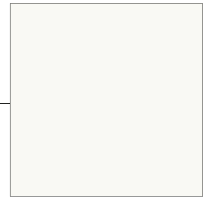
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2023_09-21
SHEET NO.: A4.2
OF 14 SHEETS



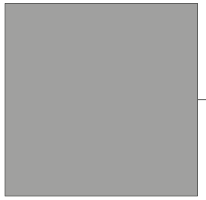
ASPHAULT SHINGLES
OWENS CORNING
COLOR/FINISH: SIERRA GRAY



BATTEN BOARD BODY / TRIM
SW#6250
GRANITE PEAK



STUCCO BODY
SW#7757
HIGH REFLECTIVE WHITE



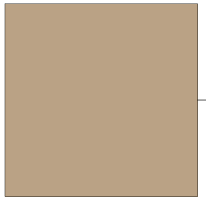
STANDING SEAM METAL ROOF
McELROY METAL
ASH GRAY



STONE VENEER
EL DORADO STONE
LEDGE CUT 33 OCEAN FLOOR



PLAN 1B WITH PORCH AS EXAMPLE



ENTRY DOOR/GARAGE DOOR
SHERWIN-WILLIAMS
SW#6108
LATTE



DECORATIVE FENCING
WOOD
SHERWIN-WILLIAMS
SW#7705
WHEAT PENNY

# 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

## COLOR SCHEME 3

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JOB NO.: 22007.00
2023_09-21
SHEET NO.: A4.3
OF 14 SHEETS



9:00 AM



12:00 PM



3:00 PM

1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**SHADOW STUDIES**
**MARCH 21**

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JOB NO.: 22007.00

2023_09-21

SHEET NO.:
A5.1
OF 14 SHEETS



9:00 AM



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1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**SHADOW STUDIES**
**JUNE 21**

DANIELIAN ASSOCIATES
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JOB NO.: 22007.00

2023_09-21

SHEET NO.:
A5.2
OF 14 SHEETS



9:00 AM



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1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**SHADOW STUDIES**
**FEBRUARY 3**

DANIELIAN ASSOCIATES
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JOB NO.: 22007.00

2023_09-21

SHEET NO.:
A5.3
OF 14 SHEETS



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1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

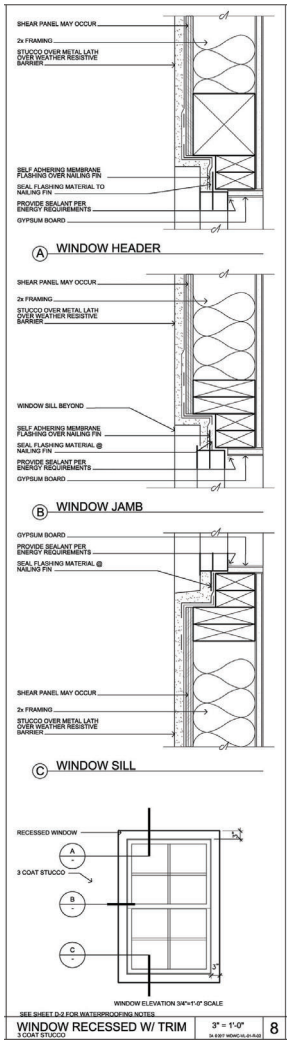
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**SEPTEMBER 21**

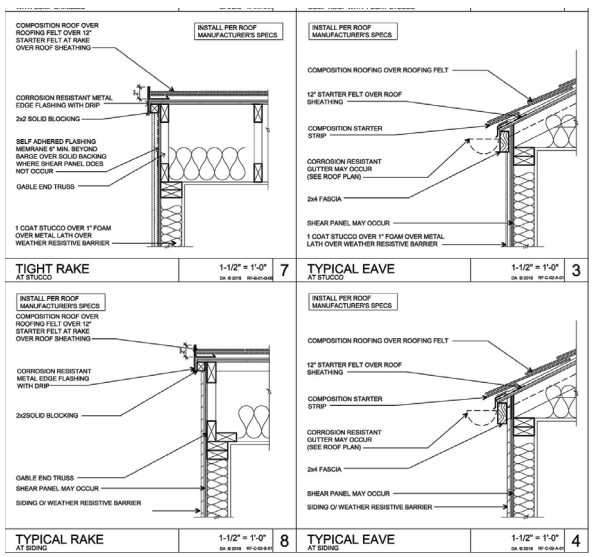
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JOB NO.: 22007.00

2023_09-21

SHEET NO.:
A5.3
OF 14 SHEETS








1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

# ARCHITECTURAL DETAILS

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SHEET NO.:

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1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**CONCEPT RENDERING**
**AT REAR NEIGHBOR**

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2023_09-21

SHEET NO.:
AR1
OF 14 SHEETS



1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**CONCEPT RENDERING**
**AT PRUNERIDGE ROAD**

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JOB NO.: 22007.00

2023_09-21

SHEET NO.:
AR2
OF 14 SHEETS



1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**CONCEPT RENDERING**
**ALONG BIORETENTION AREA**

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JOB NO.: 22007.00

2023_09-21

SHEET NO.:
AR3
OF 14 SHEETS



1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**CONCEPT RENDERING**
**INTERIOR COURTYARD DAY**
**AT BMR**

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JOB NO.: 22007.00

2023_09-21

SHEET NO.:
AR4
OF 14 SHEETS



1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**CONCEPT RENDERING**
**INTERIOR COURTYARD**
**NIGHT AT PLAN 1**

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JOB NO.: 22007.00

2023_09-21

SHEET NO.:
AR5
OF 14 SHEETS



1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**CONCEPT RENDERING**
**PRUNERIDGE PORCH SPACE**

JOB NO.: 22007.00

2023_09-21

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SHEET NO.:

AR6

OF 14 SHEETS




1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**CONCEPT RENDERING**

AT REAR NIEGHBOR MINUS TREES AND FENCE

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JOB NO.: 22007.00

2023_09-21

SHEET NO.:

AR7

OF 14 SHEETS



1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**CONCEPT RENDERING**

AT REAR NIEGHBOR MINUS TREES AND FENCE

JOB NO.: 22007.00

2023_09-21

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SHEET NO.:

AR8

OF 14 SHEETS



1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**CONCEPT RENDERING**

AT REAR NIEGHBOR MINUS TREES AND FENCE

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JOB NO.: 22007.00

2023_09-21

SHEET NO.:

AR9

OF 14 SHEETS




1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**CONCEPT RENDERING**

AT REAR NIEGHBOR MINUS TREES AND FENCE

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JOB NO.: 22007.00

2023_09-21

SHEET NO.:

AR10

OF 14 SHEETS



1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**CONCEPT RENDERING**

AT REAR NIEGHBOR MINUS TREES AND FENCE

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JOB NO.: 22007.00

2023_09-21

SHEET NO.:

AR11

OF 14 SHEETS

**25-937** **Agenda Date: 10/8/2025**

**REPORT TO PLANNING COMMISSION**

**SUBJECT**

Public Hearing: Vesting Tentative Map (PLN24-00044) for a Common Interest Development for the Proposed Development of Six Single-Family Housing Units to Accompany Architectural Review Application (PLN24-00034), Subject to Streamlining Under SB 330 (2019), Located at 4503 Cheeney Street.

**File No.:** PLN24-00044
**Location:** 4503 Cheeney Street**,** a 18,651 square-foot lot located on the east side of Cheeney Street, on the corner of Cheeney Street and Third Street; APN: 104-09-034;
**General Plan:** Low Density Residential (8-19 DU/AC)
**Zoned:** Low Density Residential (R2)
**Applicant:** Jeff Aguilar
**Owner:** Jeff Aguilar
**Request:** **Vesting Tentative Map** for a Common Interest Development for the Proposed Development of Six Single Family Housing Units

Surrounding Land Uses:
North: R2 - Low Density Residential
South: Planned Development - Low Density Residential
East: Planned Development - Low Density Residential
West: Planned Development - Low Density Residential

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

Staff Recommendation: The Planning Commission recommend that the City Council determine that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Class 32 - In-Fill Development Projects); and adopt a resolution recommending that the Council approve the Vesting Tentative Subdivision Map for the property located at 4503 Cheeney Street, subject to findings and conditions of approval.

**BACKGROUND**

On September 13, 2023, Jeff Aguilar, on behalf of Valley Oak Partners (applicant) submitted a Preliminary Application under SB 330 (2019). On January 17, 2024, the applicant submitted a formal proposal for the subject property. The formal application request, consistent with the preliminary application, included the demolition of an existing single-family residence, the construction of six two-story single-family residences, and a vesting tentative subdivision map to create a common interest development of six condominium lots and a common access easement. The proposed project was split into two separate applications: (File No. PLN24-00034) for the Architectural Review Permit for the development of the parcel; and (File No. PLN24-00044) for the Vesting Tentative Subdivision Map. File No. PLN24-00034 was deemed complete by the Project Clearance Committee (PCC) on September 24, 2024, and File No. PLN24-00044 was deemed complete by the Subdivision Committee on August 26, 2025.

The Architectural Review Permit for the development portion of the application, File No. PLN24-00034, went to the Development Review Hearing (DRH) on December 11, 2024. There were no public comments regarding

the application at the meeting, and the application was approved subject to findings and conditions of approval. The DRH staff report is available as Attachment 4.

For File No. PLN24-00034, the Planning Commission's review and recommendation to the City Council is required under Code Section 17.05.300 - Tentative Maps. Tentative Maps are ultimately approved by the City Council.

Subdivision

Subdivision Map applications are reviewed for consistency with the City's General Plan, Zoning Code (Title 18), Subdivision Code (Chapter 17.05), and conformance with the Subdivision Map Act. Under the Subdivision Map Act (California Government Code § 66474(a)), a developer has the right to indicate that a map application will be proceeding as a "vesting" map, which gives the developer a right, upon map approval, to develop in substantial compliance with the ordinances, policies, and standards in effect on the date in which the developer's application is deemed complete.

In accordance with Chapter 17.05 of the City Code, the project requires a tentative subdivision map because there are five or more lots proposed. The application includes a one lot subdivision for six condominium lots and one access easement. The proposed Vesting Tentative Map was reviewed by the City's Subdivision Committee and deemed complete and cleared on August 26, 2025. Staff confirmed that the proposed subdivision will not result in any inconsistencies with the General Plan and zoning designations for the property, Building Code, or other applicable requirements.

The findings required for approval of the proposed Vesting Tentative Map include the following:

- **General Plan Consistency**: The subdivision would be consistent with the General Plan land use designation of Low Density Residential. The subdivision would create additional residential development in proximity to jobs, incrementally advancing the City's goals to produce new housing; would provide a deed-restricted affordable housing unit, which forwards Residential Land Use Goal 5.3.2-G3 to disperse affordable housing units across the City; and is compatible in both character and size with neighboring low intensity residential development (Policy 5.3.1-P29).

- **Site Suitability**: Much of the surrounding area includes similar style residences-common interest developments with multiple residences in a singular lot. See Attachment 1 for a vicinity map.

- **Zoning Code Compatibility**: The Project also meets most of the development standards of the Zoning Code, although the inclusion of the affordable unit allowed the applicant to use the State density bonus law to seek waivers from selected standards. After working with the City to reduce the extent of the waivers, the applicant and the City agreed to three waivers for: front yard setbacks, rear yard setbacks, and building coverage. The applicant also used a state entitled concession for the corner side yard fence height to maintain a six-foot height within a required setback where only a three-foot fence would be permitted. The project, after utilizing the waivers and concession under the State Density Bonus Law, meets the applicable provisions of the City's Zoning Code.

- **No Adverse Effects**: The design of the subdivision and type of improvements will not cause substantial environmental damage, as the project is a small-scale residential development that will comply with current Building Code requirements, including applicable provisions of the City's Reach Code. The project would not result in adverse health effects as it will be subject to Covenants, Conditions and Restrictions for operation and maintenance of the buildings and site improvements and does not propose the use of hazardous materials.

- **Conflicts With Easements:** As designed, the project would not conflict with any recorded public

easements for access through or use of the proposed subdivision.

- **Natural/Passive Heating and Cooling:** The project will adhere to CALGreen energy efficiency measures to conserve energy through building design and site planning.

Approval of the requested Vesting Tentative Subdivision Map will facilitate the development of a project consistent with the City's Zoning Code and General Plan, thereby establishing of a new, residential development in proximity to jobs, and incrementally advancing the City's goals to produce new housing. Conditions of Approval have been prepared and are provided as Attachment 3.

Architectural Review

Throughout the process, the applicant has revised their submission several times and worked with the Planning Division to get to a design plan that the Planning Division supports. Full review of the architecture took place at a regularly scheduled Development Review Hearing on December 11, 2024 (Staff report contained in Attachment 4). The approved Architectural Review development plans are provided in Attachment 5.

Senate Bill (SB) 330 Review

The project is subject to streamlining under SB 330, which was passed in 2019 to accelerate housing production in urban areas. The law limits the number of public hearings a City can conduct for a project to five, if the project complies with the applicable General Plan and zoning standards in effect at the time of application. The project has gone through one public hearing, the Development Review Hearing, on December 11, 2024, and any subsequent hearings will be counted towards the five hearings allowed. Community meetings and other applicant led meetings do not count towards the five hearings allowed. Consistent with SB 330, the project shall be subject only to the ordinances, policies, and standards adopted and in effect when the preliminary application was submitted (September 13, 2023).

Summary

The project would be compatible with adjacent land uses, the project is consistent with the General Plan and is consistent with the zoning designation. Findings can be made to support the approval of the vesting tentative subdivision map.

## CONDITIONS OF APPROVAL

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

## ENVIRONMENTAL REVIEW

The action being considered is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Class 32 - In-Fill Development Projects), in that the proposed project meets the following conditions:

(a) The project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

(c) The project site has no value as habitat for endangered, rare or threatened species.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

(e) The site can be adequately served by all required utilities and public services.

## COORDINATION

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



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## PUBLIC CONTACT

Community Meeting

Consistent with the City's adopted Public Outreach Policy for Planning applications, a hybrid public outreach meeting was conducted by the Property Owner/Applicant on November 11, 2024, to engage the neighborhood community in the planning process. Notices of the meetings were mailed by the Property Owner/Applicant to properties within 500 feet of the project site boundaries and posted on the City's website. This meeting provided the community an opportunity to review and comment on the proposal and because of the community input,
eight members of the public were in attendance. The overall comment from the public was a concern regarding on-street parking. The project currently meets all off-street parking requirements.

Hearing Noticing

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

A public hearing notice was mailed to property owners within a 500-foot radius of the project site on September 25, 2025.

## RECOMMENDATION

1. **Recommend** that the City Council determine the project to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Class 32 - In-Fill Development Projects); and
2. **Adopt** a Resolution recommending the City Council approve the Vesting Tentative Map (PLN24-00044) for a common interest development for the proposed development of six single family housing units located at 4503 Cheeney Street to accompany the Architectural Review application (PLN 24-00034), subject to findings and conditions of approval

Prepared by: Daniel Sobczak, Associate Planner, Community Development Department
Reviewed by: Alexander Abbe, Assistant City Attorney
Approved by: Sheldon S. Ah Sing, Development Review Officer, Community Development Department

## ATTACHMENTS

1. Vicinity Map
2. Resolution to Recommend Approval
3. Conditions of Approval
4. DRH Staff Report, 12/11/24
5. Approved Architectural Review Plans
6. Vesting Tentative Map

City of Santa Clara
The Center of What's Possible

# Vicinity Map (Zoning) - 4503 Cheeney




## Legend

Zoning Codes

- <all other values>
- Commercial Park
- Single Family
- Single Family - Larger Lot
- Residential Duplex
- Low-Density Multiple Dwelling
- Moderate-Density Multiple Dwelling
- Medium-Density Multiple Dwelling
- High Density Residential
- Very High Density Residentail
- Historic Combining
- Urban Center
- High Density Flex
- Community Commercial
- Downtown Commercial
- Neighborhood Commercial
- Commercial Park
- Commercial Thoroughfare
- Professional Office
- General Office
- Planned Industrial
- Light Industrial
- Medium Industrial
- Heavy Industrial
- Planned Development
- Planned Development - Master Cor
- Agricultural
- Public or Quasi-Public
- Unincorporated
- Water

City Operational Boundary
Boundary
Footprint

Image

- Red: Band_1
- Green: Band_2
- Blue: Band_3

1: 2,000

Notes

PLN24-00034

0.1 0 0.03 0.1 Miles

NAD_1983_2011_StatePlane_California_III_FIPS_0403_Ft_US

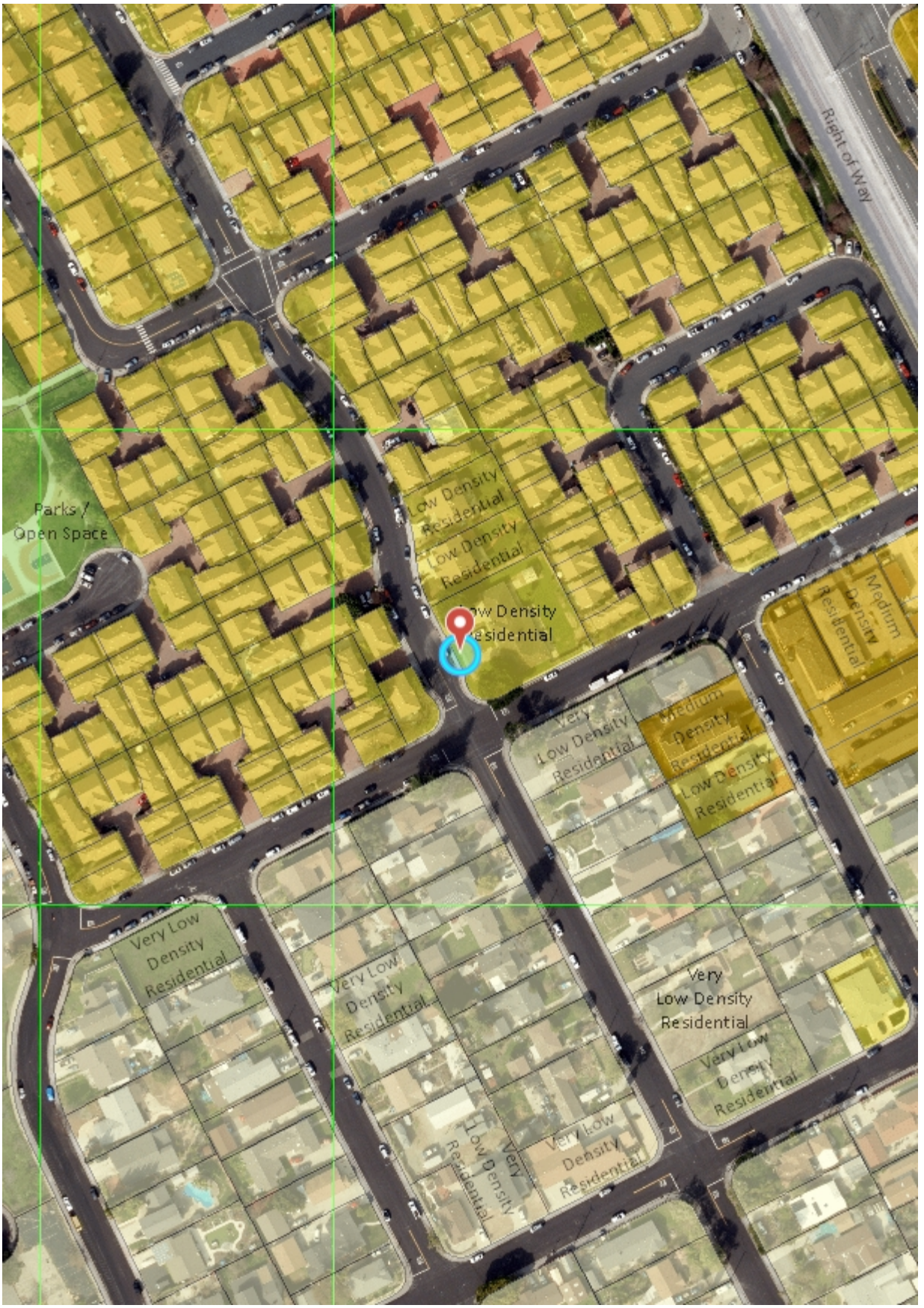
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

City of Santa Clara
The Center of What's Possible

# General Plan Map - 4503 Cheeney




## Legend

General Plan Phase II: 2015-2

- Unknown
- Adopted Specific Plans
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Very High Density Residential
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- Urban Center/Entertainment Distric
- Neighborhood Mixed Use
- Community Mixed Use
- Regional Mixed Use
- Very High Density Mixed Use
- Public / Quasi Public
- Low Intensity Office / R&D
- High Intensity Office / R&D
- Parks / Open Space
- Light Industrial
- Heavy Industrial
- Downtown Core
- Right of Way

City Operational Boundary

Boundary

Footprint

Image

- Red: Band_1
- Green: Band_2
- Blue: Band_3

1: 2,000

Notes

PLN24-00034

0.1 0 0.03 0.1 Miles

NAD_1983_2011_StatePlane_California_III_FIPS_0403_Ft_US

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**RESOLUTION NO. _____**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPROVE A VESTING TENTATIVE CONDOMINIUM MAP FOR THE PROPOSED DEVELOPMENT OF SIX SINGLE FAMILY HOUSING UNITS, ONE DEEMED MODERATE RATE AFFORDABLE LOCATED AT 4503 CHEENEY STREET, SANTA CLARA**

**WHEREAS,** on September 13, 2023, Jeff Aguilar of Valley Oak Partners ("Applicant") submitted a preliminary application under Senate Bill (SB) 330 (2019);

**WHEREAS,** on February 2, 2024, the Applicant filed an Architectural Review application (PLN24-00034) to redevelop a 18,651 square-foot parcel, located at 4503 Cheeney Street ("Project Site") with six residential single family units;

**WHEREAS,** on December 11, 2024, the Architectural Review to Demolish an Existing Single-Family Residence and Construct Six New Single-Family Detached Residences, of Approximately 2,772 Square Feet with One Affordable Unit at the Moderate Level of Affordability was approved at the Development Review Hearing (DRH);

**WHEREAS,** on January 22, 2024, the Applicant filed an application (PLN24-00044) for a Vesting Tentative Condominium Map to subdivide the subject property to accommodate the proposed development;

**WHEREAS,** the proposed vesting tentative map is consistent with the approved site plan and improvements on the Project Site for the development of the residential project approved on December 11, 2024;

**WHEREAS,** pursuant to Section 17.05.210 of the Code of the City of Santa Clara ("SCCC"), a Vesting Tentative Map shall be required for all subdivisions of land into five or more parcels, including condominium developments;

**WHEREAS,** on September 24, 2024, the Subdivision Clearance Committee determined that the application was complete and that the proposed Vesting Tentative Map should proceed to the Planning Commission in conformance with Section 17.05.300 of the SCCC;

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

**WHEREAS**, the proposal is to create six residential units with common areas to serve the development ("Project") as shown on the Vesting Tentative Map, attached hereto and incorporated herein by this reference;

**WHEREAS,** a determination that the proposed six unit project was categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Class 32 – In-Fill Development Projects) was made at the Development Review Hearing on December 11, 2024;

**WHEREAS,** the proposed Vesting Tentative Map is consistent with the previously approved Project (Architectural Review approval) and would not result in a new impact on the environment or significantly increase the severity of any previously identified impact;

**WHEREAS,** on September 25, 2025, notices of the public hearing on the Vesting Tentative Map were mailed to all property owners within 500 feet of the property, according to the most recent Assessor's roll; and

**WHEREAS,** the Planning Commission held a duly noticed public hearing on October 8, 2025, at which time all interested persons were given an opportunity to provide testimony and the Commission considered the information presented in the Staff Report, and all verbal and written evidence.

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

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

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

A. The Vesting Tentative Map is consistent with the objectives, policies, general land uses and programs specified in the City's General Plan in that the Vesting Tentative Map, and adjoining development proposal, proposes six residential condominium units that is consistent with the General Plan Designation of Low Intensity Residential's density standards, creates additional residential development in proximity to jobs, incrementally advancing the City's goals to produce new housing, provides an affordable housing unit which forwards Residential Land Use Goal 5.3.2-G3 to disperse affordable housing units across the City, is compatible in both character and size with neighboring low intensity residential development (Policy 5.3.1-P29), and subject to conditions set forth in the Conditions of Vesting Tentative Map Approval, attached hereto and incorporated by this reference.

B. The design and improvements of the proposed subdivision are consistent with the City's General Plan, in that the Vesting Tentative Map facilitates development of housing stock and construction of ownership housing opportunities for the community (Policy 5.3.1-P8) ; and furthermore complies with General Plan Land Use and Transitional Goals and Polices of the General Plan by redeveloping a low density residential lot from a single-family unit to six single family units, meeting the density allowed and creating additional transition in scale and intensity of use from the existing surrounding Planned Development units to the single-family housing adjacent to the south.

C. The site is physically suitable for the proposed type of development, in that the Project is compatible with the adjacent uses and the zoning code.

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

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

F. The design of the vesting tentative map and type of improvements are not likely to cause substantial environmental damage and will not substantially or unavoidably injure fish or wildlife or their habitat in that the Project Site is located in an urbanized setting, is a previously developed site, and the proposed Condominium Map is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Class 32 – In-Fill Development Projects.

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

H. The vesting tentative map provides, to the extent feasible, for future passive or natural heating or cooling opportunities, in that it will adhere to CALGreen energy efficiency measures to conserve energy through building design and site planning.

3. Based on the findings set forth in this Resolution and the evidence in the Staff Report and such other evidence as received at the public hearings on this matter before the Planning Commission, the Planning Commission hereby recommends approval of the Vesting Tentative Map to the City Council, substantially in the form on file as shown on the attached Vesting Tentative Map and Conditions of Vesting Tentative Map Approval, hereby incorporated by this reference.

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

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 8TH DAY OF OCTOBER 2025, BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ATTEST: _____

AFSHAN HAMID
DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF SANTA CLARA

Attachments Incorporated by Reference:
1. Vesting Tentative Map
2. Conditions of Vesting Tentative Map Approval

## Conditions of Vesting Tentative Map Approval

## PLN24-00044 / 4503 Cheeney Street

Vesting Tentative Map (PLN24-00044) for the Proposed Development of Six Single Family Housing Units Subject to SB 330 Located at 4503 Cheeney Street.

**CONDITIONS OF APPROVAL**

**GENERAL**

G1. **Subdivision Expiration.** This subdivision shall automatically be revoked and terminated if not used within two years of original grant or within the period of any authorized extension thereof. The date of granting this subdivision is the date this subdivision is approved by the Decision-making body and the appeal period has exhausted. The expiration date is one year after the City Council decision made on Click or tap to enter a date..

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

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

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

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

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

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

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

G8. **Reach Codes.** This project is subject to the provisions of the City of Santa Clara 2022 Reach Code, effective January 2022. See Ordinance No. 2034 and/or Title 15 of the Santa Clara City Code.
   a. Chapter 15.36 – Energy Code for "all electric" provisions for new construction.
   b. Chapter 15**.**38 – Green Building Code for additional Electric Vehicle Charging requirements for new construction.

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

**COMMUNITY DEVELOPMENT - HOUSING DIVISION**

H1. **Residential Rental or Ownership Project with Fewer than 10 Units.** In accordance with the Santa Clara City Code chapter 17.40, this project is subject to the affordable housing requirements for the proposed X units for-sale residential development. To satisfy the affordable housing requirements, the Applicant may elect to either provide:
   a) One dwelling unit: Unit shall be provided at an affordable housing cost for a household earning up to one hundred percent (100%) of area median income (AMI). Affordable Unit shall have prices set in accordance with the City's Below Market Purchase (BMP) Program Policies and Procedures Manual (subject to updates and changes). Applicant shall be responsible for cost incurred under the California Building Standards (California Code of Regulations, Title 24) for the each affordable for- sale residential unit. Affordable units shall be reasonably dispersed throughout the project and shall on average contain the same number of bedrooms and shall be comparable to the design of the market-rate units in terms of appearance, material and finished quality of the market rate units in the project. Affordable units shall have the same access to the project amenities and recreational facilities as market-rate units; or
   b) Pay an in-lieu fee: In-lieu fee shall be equal to the difference between the unrestricted appraised market value ("Initial Market Value") and the Affordable Sales Price of the last unit at completion. The Initial Market Value of the last unit sold shall be the basis for calculating the in-lieu fee to be paid by Applicant. Any in-lieu fee payment due to the City by the Applicant shall be paid prior to receipt of the occupancy certificate of the last unit at completion.

H2. **Affordable Housing Agreement.** Prior to issuance of Building Permits, the Developer shall enter into an Affordable Housing Agreement (AHA) with the City that will determine the Affordable Sales Price, identify the actual unit to be sold as the Affordable Unit, and apply all terms and covenants guaranteeing the prescribed affordability, to the satisfaction of the Director of Community Development. There is a fee for the AHA preparation in the amount of $XX which will be due prior to execution of the AHA (per Municipal Fee schedule).

**DURING CONSTRUCTION – PRIOR TO OCCUPANCY**

H3. **Impact Fee.** In accordance with the Santa Clara City Code chapter 17.40, this project is subject to the requirements of the Affordable Housing Ordinance which may be met through payment of an impact fee of $X.XX per square foot. The fee is determined by the net square footage of the existing building to be demolished minus the square footage of the proposed new construction building multiply by the $X.XX per square foot. Please note

that the impact fee provided here is an estimate and may change if the proposed square footage changes. The Applicant shall pay impact fees prior to the issuance of the occupancy certificate of the building (all fees are based on the current Municipal Fee Schedule in effect at the time the project is approved).

## FIRE DEPARTMENT

### DESIGN / PERFORMANCE—PRIOR TO BUILDING PERMIT ISSUANCE

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

F1. **Hazmat Clearance.** Prior to any Building Permit Issuance, a Phase II environmental assessment is required to be submitted to CRRD for review. If hazards are present that require site mitigation, cleanup, or management of chemical contaminants in soil, soil vapor, or groundwater a separate permit from one of the regulatory agencies below will be required. The type and extent of contamination on site(s) will govern which of the regulatory agencies noted below can supervise the cleanup: Department of Toxic Substances Control (DTSC); State Water Resources Control Board; or Santa Clara County, Department of Environmental Health.

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

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

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

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

hydrants will be based on the fire-flow before the reduction for fire sprinklers. Both public and private fire hydrants may be required.

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

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

- Fire apparatus access roadways shall be provided so that the exterior walls of the first story of the buildings are located not more than 150 feet from fire apparatus access as measured by an approved route around the exterior of each building. In addition, aerial apparatus roadways must be located so aerial apparatus will have clear access to the "entire" face/sides of the building. The minimum number of sides is project-specific and depends on the building configuration, building design, occupancy, and construction type, etc. As part of Building Permit Issuance, an alternative materials, design, and methods of construction and equipment permit application will need to be submitted for review and approval incorporating applicable mitigation measures as determined by the fire department for the lack of compliance. Please note acceptable mitigation methods may have been discussed during the planning stage. Those mitigations are not guaranteed until a formal alternate means permit is submitted concurrently with the Building Plans. Conversely, an acceptable mitigation method may not have been discussed and will be evaluated under an alternate means permit at the building permit stage.
- For underpasses, garages, gates, or anything similar that a Fire apparatus is required to drive under as part of the emergency vehicle access, 16 feet vertical clearance will be required. For all other areas, the "minimum" unobstructed vertical clearance shall not be less than 13 feet 6 inches.

or

- For all other areas, the "minimum" unobstructed vertical clearance shall not be less than 13 feet 6 inches.
- The "minimum" width of aerial roadways for aerial apparatus is 26 feet.
- The minimum inside turning radius shall be 30 feet.
- The "minimum" width of roadways for aerial apparatus is 26 feet. Aerial access roadways shall be located a minimum of 15 feet and a maximum of 30 feet from the protected building. This requirement is only applicable when Appendix D of the Fire Code is enforceable.
- Overhead utility and power lines easements shall not be located over fire apparatus access roads or between the aerial fire apparatus roads and the buildings to avoid the possibility of injury and equipment damage from electrical hazards.

- Fire apparatus access roadways shall be all-weather surface(s) designed to support a gross vehicle weight of 75,000-pounds.
- Trees at full development must not exceed 30 feet in height and not impair aerials apparatus operations to sweep opposing sides of a building. Other obstructions such as site lighting, bio-retention, and architectural features are reviewed case-by-case to ensure they do not obstruct aerial and ground ladder access.
- Traffic control/calming devices are not permitted on any designated fire access roadway unless approved. A separate Fire Department permit is required for any barrier devices installed alone fire department apparatus access roads.

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

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

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

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

F9. **Alternative Means and Methods.** Prior to any Building Permit issuance, an alternate means or methods permits to mitigate any code deficiency must be submitted and approved. Please submit this permit concurrently with the building plans. Please note specific mitigations may have been discussed during the planning process. None of these discussions are binding and can only be formally approved through submitting an AMMR permit. The AMMR permit is formally documenting that and still needs to be submitted.

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

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

**DURING CONSTRUCTION – PRIOR TO OCCUPANCY**

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

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

**ENGINEERING**

**DESIGN—PRIOR TO BUILDING PERMIT ISSUANCE**

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

E2. **Easement.** Obtain Council approval of a resolution ordering vacation of existing public easement(s) proposed to be abandoned, if any, through Public Works Department, and pay all appropriate fees, prior to start of construction.

E3. **Subdivision Map.** After City Council approval of the Tentative Map, submit the Subdivision Map, prepared by a Licensed Land Surveyor or a Registered Civil Engineer with Land Surveyor privileges to the Engineering Department. The submittal shall include a title report, closure calculations, and all appropriate fees.

**DURING CONSTRUCTION**

E4. **Encroachment Permit.** All work within the public right-of-way and/or public easement, which is to be performed by the Developer/Owner, the general contractor, and all subcontractors shall be submitted within a Single Encroachment Permit to be reviewed and issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.

E5. **Encroachment Permit.** Submit public improvement/encroachment permit plans prepared in accordance with City Public Works Department procedures which provide for the installation of public improvements directly to the Public Works Department. Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer prior to approval and recordation of final map and/or issuance of building permits.

E6. **Encroachment Permit.** Existing non-standard or non-ADA compliant frontage improvements shall be replaced with current City standard frontage improvements as directed by the City Engineer or his designee.

E7. **Encroachment Permit.** Damaged curb, gutter, and sidewalk within the public right-of-way along property's frontage shall be repaired or replaced (to the nearest score mark) in a

manner acceptable to the City Engineer or his designee. The extents of said repair or replacement within the property frontage shall be at the discretion of the City Engineer or his designee.

E8. **Encroachment Permit.** Existing streetlights shall be clear of proposed sidewalk, developer shall relocate as necessary.

E9. **Easement.** Dedicate required on-site easements for any new public utilities, and/or emergency vehicle access by means of subdivision map or approved instrument at time of development.

E10. **Easement.** Dedicate sidewalk easements along the project frontage where public sidewalks extend into private property. Sidewalk easements are to be 1' behind proposed back of walk where there is landscaping behind sidewalk. Sidewalk easement where hardscape is behind sidewalk is to be at back-of-walk. Cold joint is required between public sidewalk and private hardscape.

E11. **Agreement.** If requested, owner or designee shall prepare and submit for City approval a maintenance plan for all sidewalk, curb and gutter, landscaping and irrigation system improvements installed within the public right-of-way prior to encroachment permit issuance. Such plan shall include at a minimum, maintenance requirements for trees and shrubs, in acknowledgement of developer's/property owner's obligation under Chapter 12.30 and 17.15.

**TRAFFIC**
**DURING CONSTRUCTION**

E12. Traffic improvements must comply with the City of Santa Clara Standard Specifications for Public Works Construction

**STREETS DIVISION**
Right of Way Landscape

**DESIGN / PERFORMANCE -- PRIOR TO ISSUANCE OF BUILDING PERMIT**

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

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

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

**DURING CONSTRUCTION OR OPERATION**

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

**PRIOR TO FINAL OF BUILDING PERMIT**

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

Solid Waste

**DESIGN / PERFORMANCE -- PRIOR TO ISSUANCE OF BUILDING PERMIT**

SW1. **Post-Construction Solid Waste Generation Estimation and Collection Form.** The applicant shall complete and provide the Post-Construction Solid Waste Generation Estimation and Collection Form, which includes the estimation of trash and recycling materials generated from the project. Use the City's Solid Waste Guidelines for New and Redevelopment Projects as specified by the development type. Contact the Public Works Department at Environment@SantaClaraCA.gov or (408) 615-3080 for more information.

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

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

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

SW5. **Exclusive Franchise Hauling Area.** Project applicant shall contact the Public Works Department, Street Maintenance Division at (408) 615-3080 to verify if the property falls within the City's exclusive franchise hauling area. If so, the applicant is required to use the City's exclusive franchise hauler and rate structure for any hired debris boxes. Prior to the issuance of a Public Works clearance, the project applicant shall complete and sign the Construction and Demolition (C&D) / Waste Management Rules and Regulations Form.

**DURING CONSTRUCTION OR OPERATION**

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

**PRIOR TO FINAL OF BUILDING PERMIT**

SW7. **Weight Tickets.** Prior to obtaining a Temporary or Final Certificate of Occupancy, individual weight tickets for all materials generated for discard or reuse by the project

during demolition and construction activities shall be uploaded to Green Halo and submitted for review and approval by Environmental Services. At a minimum two (2) weeks review time is required.

Stormwater

**DESIGN / PERFORMANCE -- PRIOR TO ISSUANCE OF BUILDING PERMIT**

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

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

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

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

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

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

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

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

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

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

ST9. **Trash Enclosure Floor Drains.** Floor drains within trash enclosures shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.

ST10. **Architectural Copper.** The use of architectural copper is prohibited.

**DURING CONSTRUCTION OR OPERATION**

ST11. **Biotreatment Soil Media.** Applicant shall install biotreatment soil media that meets the minimum specifications as set forth in the SCVURPPP C.3 Stormwater Handbook. If percolation rate test of the biotreatment soil mix is not performed on-site, a certification letter from the supplier verifying that the soil meets the specified mix (the date of such document shall not be older than 3 months).

ST12. **Stormwater Control Measure Inspection.** At critical construction phases, all stormwater control measures shall be inspected for conformance to approved plans by a qualified 3rd party consultant from the SCVURPPP List of Qualified Consultants.

ST13. **Inspections.** Permeable Pavement, Media Filter vaults, and Trash Full Capture Devices shall be inspected by a 3rd party reviewer and/or manufacturer representative for conformance with the details and specifications of the approved plans. All new pervious concrete and porous asphalt pavements should have a minimum surface infiltration rate of 100 in./hr. as described in the SCVURPPP C.3 Handbook. A map displaying the number, location and details of full trash capture devices shall be prepared as an attachment to the Operations and Maintenance (O&M) Agreement with the City.

ST14. **Stormwater Treatment Facilities.** Stormwater treatment facilities must be designed, installed, and maintained to achieve the site design measures throughout their life in accordance to the SCVRUPPP C.3 Stormwater Handbook (Chapter 6 and Appendix C).

ST15. **Amendments to Operation & Maintenance Agreement.** Any site design measures used to reduce the size of stormwater treatment measures shall not be installed for the project without the written approval from the City, installing the corresponding resizing of other stormwater treatment measures and an amendment of the property's O&M Agreement.

ST16. **Stormwater Pollution Prevention Messaging.** Developer shall install an appropriate stormwater pollution prevention message such as "No Dumping – Flows to Bay" on any storm drains located on private property.

ST17. **Outdoor Storage Areas.** All outdoor equipment and materials storage areas shall be covered and/or bermed, or otherwise designed to limit the potential for runoff to contact pollutants.

**PRIOR TO FINAL OF BUILDING PERMIT**

ST18. **As-Built Drawings.** As-Built drawing shall be submitted to the Public Works Department.

ST19. **3rd Party Concurrence Letter.** 3rd Party concurrence letter on the C.3 facilities construction shall be submitted to the Public Works Department. The letter shall be prepared by a 3rd party consultant from the SCVURPPP List of Qualified Consultants. The City reserves the right to review the 3rd party inspection report on the C.3 stormwater facility installation.

ST20. **Final C.3 Inspection.** Applicant shall schedule and City shall conduct a final C.3 inspection.

ST21. **Operation & Maintenance Agreement.** The property owner shall enter into an Operation and Maintenance (O&M) Agreement with the City for all installed stormwater treatment measures and full trash capture devices in perpetuity. Applicants should contact Public Works Dept. - Environmental Services at (408) 615-3080 or Street@SantaClaraCA.gov for assistance completing the Agreement. For more information and to download the most recent version of the O&M Agreement, visit the City's stormwater resources website at http://santaclaraca.gov/stormwater. Inspection of permeable pavement, media filter vaults and full trash capture devices is to be done annually by December 31 of each year.

## WATER & SEWER DEPARTMENT

### DESIGN / PERFORMANCE -- PRIOR TO ISSUANCE OF BUILDING PERMIT

W1. **Related Approvals:** Applicant shall comply with all related City approvals, entitlements, permits, or requirements associated with the subject property, unless explicitly superseded or revised by the Director of Water and Sewer Utilities.

W2. **Existing Services.** The applicant shall show all existing water and sewer services, meters, and mains on the plans and indicate their sizes on the proposed site plan or on a composite utility plan. If the existing services will not be used, then the applicant shall properly abandon these services at the main per Water & Sewer Utilities standards and install a new service to accommodate the water needs of the project. The applicant shall bear the cost of any relocation or abandonment of existing Water Department facilities required for project construction to the satisfaction of the Director of Water and Sewer Utilities.

W3. **Separate Services.** Applicant shall provide separate water, recycled water, sanitary sewer, and fire services connected to a public main in the public right-of-way services for each parcel to the satisfaction of the Director of Water & Sewer Utilities. Different types of water and recycled water use (domestic, irrigation, fire) shall be served by separate water services, each separately tapped at the water main. Services cannot cross a different parcel than the one it serves. No parcel shall be created that requires an easement from an adjacent parcel in order to be served. Tapping on existing fire service line(s) is prohibited. Approved backflow prevention device(s) are required on all potable water services.

W4. **Easements.** Prior to City's issuance of Building or Grading Permits, the applicant shall provide a dedicated water utility easement around the backflow prevention device onsite. The water utility easement for the water services and all other public water appurtenances shall be a minimum 15 feet wide and be adjacent to the public right-of-way without overlapping any public utility easement. Additionally, the applicant shall submit plans defining existing easements so Water Division can verify if there are any conflicts with proposed easements and water utilities.

## KEY:

G = General

P = Planning Division

E = Public Works Engineering (Stormwater)

SVP = Silicon Valley Power

FD = Fire Department

ST = Stormwater

SW = Solid Waste

L = Right of Way Landscape

E = Engineering

H = Housing

W = Water and Sewer

## ACKNOWLEDGEMENT AND ACCEPTANCE OF CONDITIONS OF APPROVAL

*Permittee/Property Owner*

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

Signature: _____

Printed Name: _____

Relationship to Property: _____

Date: _____

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

**24-1140** **Agenda Date: 12/11/2024**

# REPORT TO DEVELOPMENT REVIEW HEARING

## SUBJECT

PUBLIC HEARING: Action on the Architectural Review (PLN24-00034) for the Demolition of an Existing Single-Family Residence and the Construction of Six New Single-Family Detached Residences, of Approximately 2,772 Square Feet with One Affordable Unit at the Moderate Level of Affordability, Subject to SB 330 Located at 4503 Cheeney Street.

**File No.:** **PLN24-00034**
**Location:** **4503 Cheeney,** a 18,651 square-foot lot located on the east side of Cheeney Street, on the corner of Cheeney Street and Third Street; APN: 104-09-034;
**General Plan:** Low Density Residential (8-19 DU/AC)
**Zoned:** Low Density Residential (R2)
**Applicant:** Jeff Aguilar
**Owner:** Kathleen Daudistel Trustee & Et Al
**Request:** **Architectural Review -** Demolition of an existing single-family residence and the construction of six new single family detached residences, of approximately 2,772 square feet with one affordable unit at the moderate level of affordability, subject to SB 330 located at 4503 Cheeney Street.

## PROJECT DATA

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

## POINTS FOR CONSIDERATION

- The proposed project is in a residential tract consisting of both one- and two-story residences with a mixture of detached single family and attached single family homes. See Vicinity Map in Attachment 1.
- The site currently has a single-family home (built circa 1963) that will be removed to incorporate the six new residences.
- Per the Santa Clara City Code (SCCC) 18.120.020.D2 & 3, the request requires Architectural Review approval through Development Review Hearing.
- The project proposes six new single family detached residences, each being approximately 2,772 square feet consisting of two car garages of 410 square feet, and three bedrooms and two- and one-half bathrooms.
- Direct vehicular access for the 0.44-acre lot would is from Third Street with a single driveway for the six residences. Solid Waste service for the site would be achieved with individual bins placed curbside along Third Street during service days.
- The project proposes a contemporary architectural design that appears to be in harmony with

the existing character of the neighborhood, with horizontal lap siding, stucco, box windows, and prominent entryways for two residences abutting Third Street. All roofs are hip style to reduce the massing of the structures.

- The project proposes an affordable unit, which is consistent with the City's Affordable Housing Ordinance and allows the applicant to use State density bonus law to seek waivers from the SCCC. After working with the City to reduce the extent of the waivers, the applicant and the City agreed to three waivers for: front yard setbacks, rear yard setbacks, and building coverage.
- Pursuant to the density bonus law, the applicant is also entitled to one concession for the affordable housing project, the applicant has chosen to use that concession for the corner side yard fence height to maintain a six-foot height within a required setback where only a three-foot fence would be permitted.
- The project has been submitted under Senate Bill (SB) 330 (2019) and later SB 8 (2022), which allows a project to move forward if it complies with applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards, in effect at the time that the application was deemed complete. The applicant has worked with the City to create a design that is in harmony with the surrounding neighborhood and abides by the spirit of the 2014 Design Guidelines for Single-Family and Duplexes.
- The proposed project meets the required finding set forth in SCCC Chapter 18.120.
- There are no active City code enforcement cases for this property.
- A Community Meeting was held for the project on 11/13/2024, about eight members of the public were in attendance. The overall comment from the public was a concern regarding on-street parking.
- A neighborhood notice was distributed within a 500-foot radius of the subject site for this project review.

## FINDINGS SUPPORTING STAFF'S RECOMMENDATION

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

1) *That any off-street parking area, screening strips, and other facilities and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that:*
   - Each unit will have a two-car garage which will provides the Code required two covered parking spaces for each residence. Per SCCC, each garage should maintain an unobstructed 17'x17' space for parking. As conditioned, the project would require that each garage be used for parking vehicles and not only for storage.
   - The required parking spaces are not located in the required front yard or side yard landscaped areas.
   - The proposed project provides areas surfaced with all-weather materials of parking vehicles.
2) *That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of*

*neighboring developments, and will not create traffic congestion or hazard, in that:*

- The proposed residence would add an additional five residences to the property which should not create substantive traffic congestion or hazards.
- Public streets, including Cheeney Street and Third Street, are adequate in size and design to serve the proposed residences, and the use will not create a substantive increase in traffic.

3) *That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that:*
   - The proposed project is consistent with the surrounding character of the neighborhood by including such architectural elements as box windows clad in painted accent panels, a combination of eight-inch horizontal lap siding and stucco materials, standing seam roofing on the entryways, and asphalt shingle roofing.
     - The architectural features of the proposed design are true to the architectural form and appropriate for the neighborhood.
     - The proposed project is consistent with the scale and design found in the existing surrounding neighborhoods.

4) *That the granting of such approval will not, under the circumstances of the particular case, materially affect adversely the health, comfort or general welfare of persons residing or working in the neighborhood of said development, and will not be materially detrimental to the public welfare or injuries to property or improvements in said neighborhood, in that:*
   - The project is subject to the California Building Code and City Code requirements, which serve to regulate new construction to protect public health, safety, and general welfare.

5) *That the proposed development, as set forth in the plans and drawings, are consistent with the set of more detailed policies and criteria for architectural review as approved and updated from time to time by the City Council, which set shall be maintained in the planning division office. The policies and criteria so approved shall be fully effective and operative to the same extent as if written into and made a part of this title, in that:*
   - The proposed development is consistent with the objective standards set forth in the General Plan and Zoning Code, and with the waivers and concession, comply with the R2 zoning district's development standards.

## CONDITIONS OF APPROVAL

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

## ENVIRONMENTAL REVIEW

The action being considered is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Class 32 - In-Fill Development Projects), in that the proposed project meets the following conditions:

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
(c) The project site has no value as habitat for endangered, rare or threatened species.
(d) Approval of the project would not result in any significant effects relating to traffic, noise, air

quality, or water quality.
(e) The site can be adequately served by all required utilities and public services.

## PUBLIC CONTACT

Public contact was made by posting the Development Review Hearing agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <mailto:clerk@santaclaraca.gov> or at the public information desk at any City of Santa Clara public library.
A public hearing notice was mailed to property owners within a 500-foot radius of the project site on November 27, 2024. As of the writing of this report, planning staff has not received public comments for this application.

## RECOMMENDATION

**Determine** the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15332 (Class 32 - In-Fill Development Projects) and **Approve** the demolition of an existing single-family residence and the construction of six new single family detached residences, of approximately- 2,772 square feet with one affordable unit at the moderate level of affordability, located at 4503 Cheeney Street, subject to findings and conditions of approval.

Prepared by: Daniel Sobczak, Associate Planner, Community Development Department
Approved by: Sheldon S. Ah Sing, Development Review Officer, Community Development Department

## ATTACHMENTS

1. Vicinity Map
2. Project Data and Compliance Table
3. Conditions of Approval
4. Development Plans

## SHEET LIST:


TS Cover Sheet & Project Summary

Architectural Sheets

A.1 Existing Site Photos
A.2 Architectural Site Plan
A.3 Streetscape Elevations
A.4 Perspective
A.5 Floor Plans - Plan 1
A.6 Floor Plans - Plan 1A
A.7 Building Section & Area Diagrams
A.8 Building Elevations - Plan 1A / Color Scheme A
A.9 Building Elevations - Plan 1A / Color Scheme B
A.10 Building Elevations - Plan 1 / Color Scheme C
A.11 Colors & Materials

Civil Sheets

C-1 Existing Conditions & Demolition Plan
C-2 Site Plan
C-3 Grading And Drainage Plan
C-4 Utility Plan
C-5 Stormwater Management Plan
C-6 Clean Bay Blueprint
TM1 Vesting Tentative Map
TM2 Vesting Tentative Map

Landscape Sheets

L-1 Conceptual Landscape Plan
L-2 Conceptual Tree Plan
L-3 Site Imagery and Preliminary Lighting Plan
L-4 Conceptual Irrigation Hydrozone Plan


## PROJECT TEAM:


APPLICANT:
Valley Oak Partners, LLC
734 The Alameda, San Jose, CA 95126
Tel: 408-200-6211
Aguilar

ARCHITECT:
DAHLIN
5865 Owens Drive,
Pleasanton, CA 94588
Tel: 925-251-7200
Contact: Eric Muzzy

CIVIL ENGINEER:
CEA (Civil Engineering Associates)
128 Railway Ave, Campbell, CA 95008
Tel: 408-453-1066 x.207
Contact: John Gaylord

LANDSCAPE ARCHITECT:
vTA vanderToolen Associates
700 Ygnacio Valley Road, Suite 100,
Walnut Creek, CA 94596
Tel: 925-274-1305
Contact: Mary Carden


## CODE INFORMATION:

APPLICABLE CODES:

2022 CALIFORNIA BUILDING CODE (CRC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE (CFC)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen Code)
CITY OF SANTA CLARA, CALIFORNIA MUNI CODE

OCCUPANCY GROUP: R-3
CONSTRUCTION TYPE: VB
BUILDING AREA / UNIT: 2,772 SF
BUILDING HEIGHT: 2 STORIES, 26'
SPRINKLER SYSTEM: NFPA 13D



| PROJECT SUMMARY | | | | |
|---|---|---|---|---|
| Location | 4503 Cheeney Street, Santa Clara, 95054 | | | |
| Project Number | 1005.012 | | | |
| Assessor Parcel Number | 104-09-034 | | | |
| Parcel Area (Gross) | 18,651 sf | 0.43 ac | | |
| Existing Use | 1 Residential unit | | | |
| **DEVELOPMENT REGULATIONS** | **STANDARD** | **NOTES** | | **PROPOSED** |
| General Plan Land Use | Low Density Residential | Existing zoning is inconsistent | | Low Density Residential |
| General Plan Density | 8-19 units / gross acre | Compliant | | 14 units / gross acre |
| Zoning Designation | R1-6L - Single Family | Evaluated as R3-18D per City Planning Division | | R1-6L - Single Family |
| **DEVELOPMENT REGULATIONS** | **PER R3-18D ZONING** | **CODE REF.** | **NOTES** | **PROPOSED** |
| Lot Area | 8,500 SF min. | 18.16.040 | Compliant | 18,651 SF |
| Lot Width | 70' min. | 18.16.050 | Compliant | 127.5' |
| Building Height | 25' max. | 18.16.060 | DB Waiver Request 1 | 26' |
| Front yard | 20' min. | 18.16.070 | DB Waiver Request 2 | 13' min. |
| Side yard | 10' min. | 18.16.080 | DB Waiver Request 3 | 5.5' min. |
| Side yard - Street | 20' min. | | DB Waiver Request 4 | 10' min. (5' to porch) |
| Rear | 15' min. | 18.16.090 | DB Waiver Request 5 | 10' min. |
| Building Coverage | 35% max. | 18.16.100 | DB Waiver Request 6 | 48% |
| Open landscaped Area | 45% min. | 18.16.110 | DB Waiver Request 7 | 37% |
| | 8,393 SF | | | 6,927 SF |
| Unit Count | 7 max. (1/2,500 SF) | 18.16.120 | Compliant | 6 |
| Parking Spaces | 2 / unit, 12 total | 18.16.130 | Compliant | 2 / unit, 12 total |
| Driveway legnth from ROW | 20' min. | | Compliant | 23.5' |

| ARCHITECTURAL SUMMARY | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| unit name | unit count | bedroom count | bathroom count | gross living area / unit | total gross living area | garage area | porch area | upper level stair area | construction area / unit | total construction area |
| Plan 1 | 4 | 4 | 2.5 | 2,275 | 9,100 | 430 | 42 | 67 | 2,772 | 11,088 |
| Plan 1A | 2 | 4 | 2.5 | 2,275 | 4,550 | 430 | 108 | 67 | 2,772 | 5,544 |
| Total | 6 | | | | 13,650 | | | | | 16,632 |

## VICINITY MAP:




## PROJECT DESCRIPTION:

The project site is located at 4503 Cheeney Street. The existing site consists of a single family detached home. The project proposes demolition of existing building, and construction of 6 new single family detached homes. Each home will include a gross living area of +/- 2,275 sf, and a gross construction area of 2,772 sf. Residential development at this density is an allowed use per the existing General Plan designation.

The project layout is designed similarly to the surrounding neighborhood, with corner units entering from the Third Street frontage and interior units entering from a private driveway. Resident parking will be provided in private garages. The architectural design features a variety of colors and materials intended to compliment the proposed building articulation.

An SB 330 preapplication for this project was submitted in September 2023. The proposed project requires Architectural Review and approval of State Density Bonus. includes requests for 7 waivers as noted in the Project Summary table.

SHEET TS

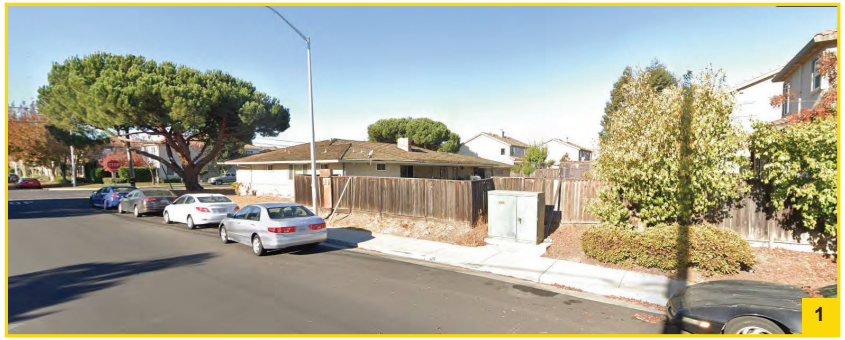
# 4503 CHEENEY STREET

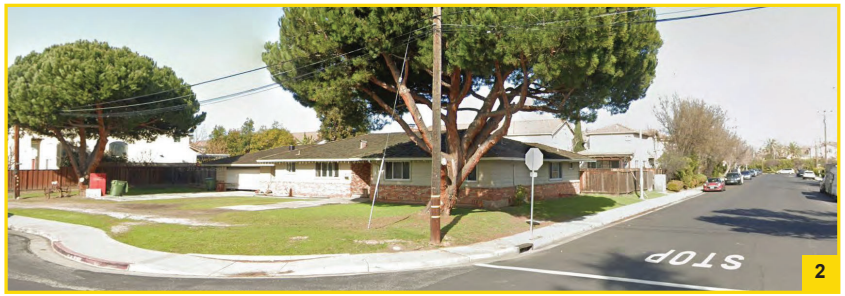
**IN SANTA CLARA, CA**

**ARCHITECTURAL REVIEW - SUBMITTAL 1**

# COVER SHEET & PROJECT SUMMARY







N

SHEET A.1

# 4503 CHEENEY STREET

**IN SANTA CLARA, CA**

**ARCHITECTURAL REVIEW - SUBMITTAL 1**

## EXISTING SITE PHOTOS

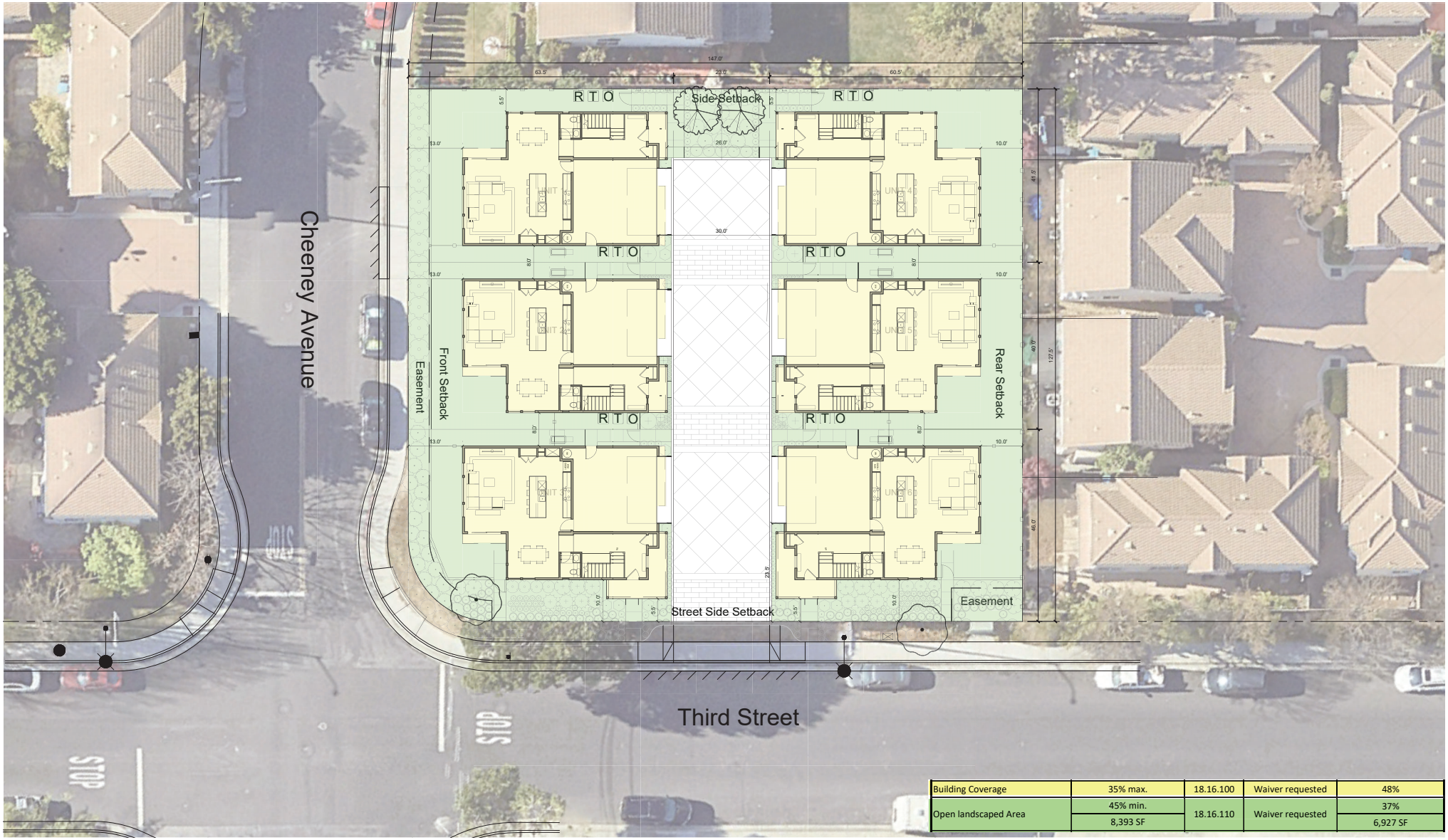
**DAHLIN GROUP** ARCHITECTURE | PLANNING | INTERIORS

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PROJECT NO. 1005.012 | JANUARY 16, 2024

VOP

DAHLIN




| | | | | |
|---|---|---|---|---|
| Building Coverage | 35% max. | 18.16.100 | Waiver requested | 48% |
| Open landscaped Area | 45% min. | 18.16.110 | Waiver requested | 37% |
| | 8,393 SF | | | 6,927 SF |

SHEET A.2

# 4503 CHEENEY STREET

**IN SANTA CLARA, CA**

**ARCHITECTURAL REVIEW - SUBMITTAL 1**

**DAHLIN GROUP** ARCHITECTURE | PLANNING | INTERIORS

## ARCHITECTURAL SITE PLAN

N

0 10 20 30 FEET

VOP

DAHLIN

WWW.DAHLINGROUP.COM

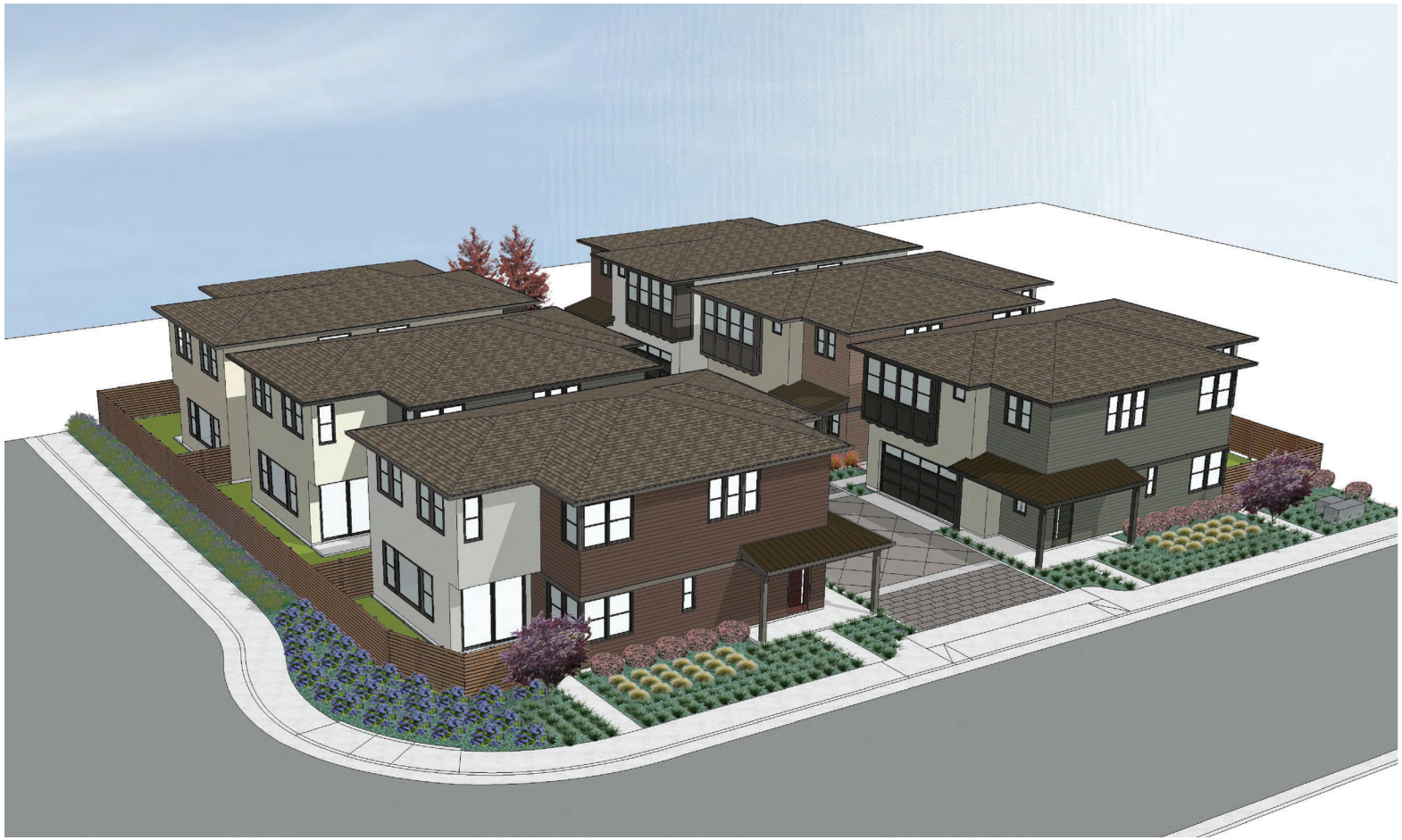
PROJECT NO. 1005.012 | JANUARY 16, 2024



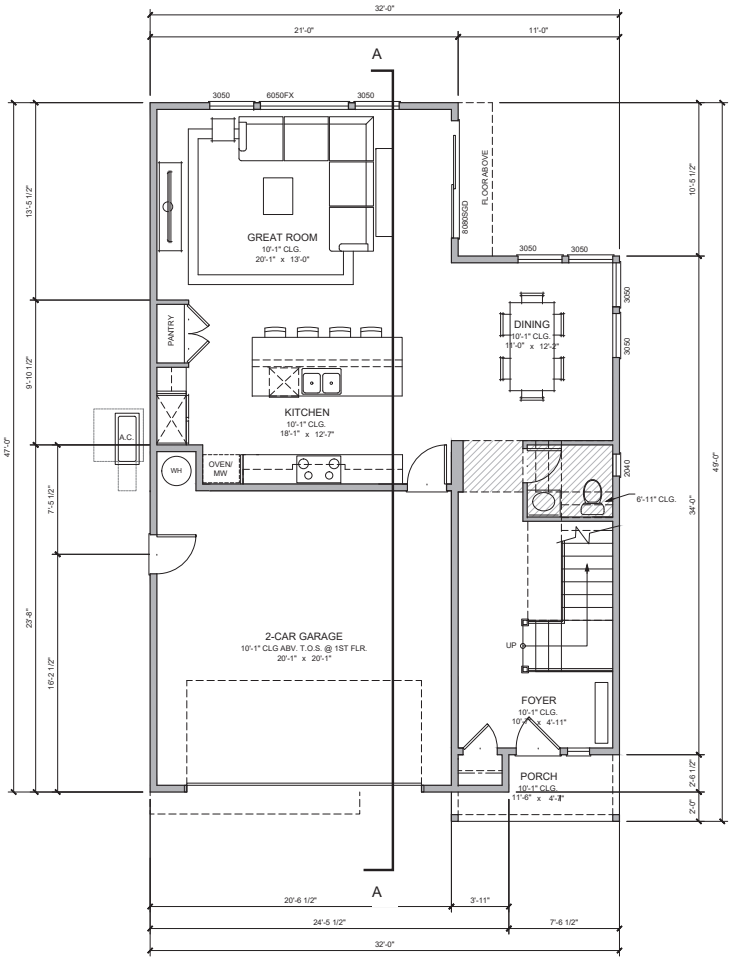
THIRD STREET ELEVATION



CHEENEY STREET ELEVATION

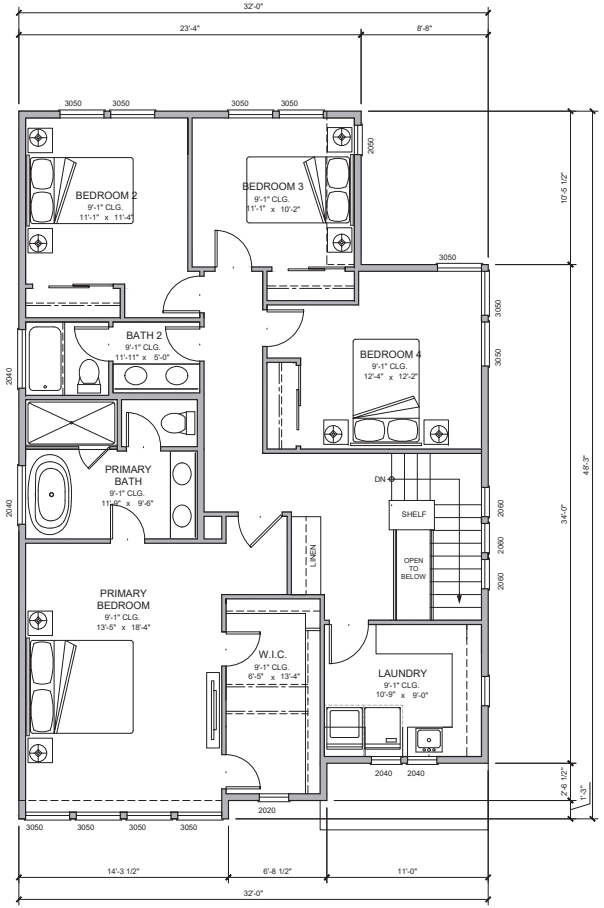


PERSPECTIVE - CORNER VIEW

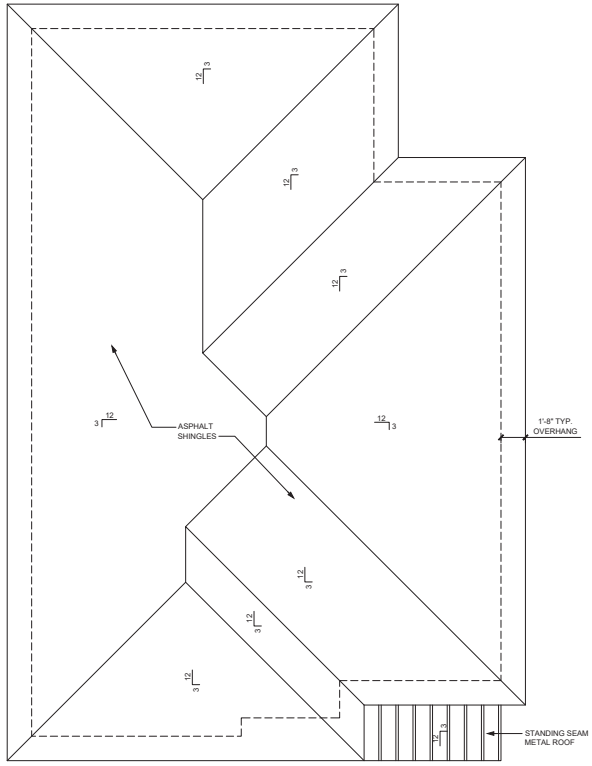



PLAN 1 - MAIN FLOOR PLAN

LOTS 2, 3, 4, & 5




PLAN 1 - UPPER FLOOR PLAN




PLAN 1 - ROOF PLAN



SITE KEY

SHEET A.5

# 4503 CHEENEY STREET

**IN SANTA CLARA, CA**

**ARCHITECTURAL REVIEW - SUBMITTAL 1**

**DAHLIN GROUP** ARCHITECTURE | PLANNING | INTERIORS

## FLOOR PLANS

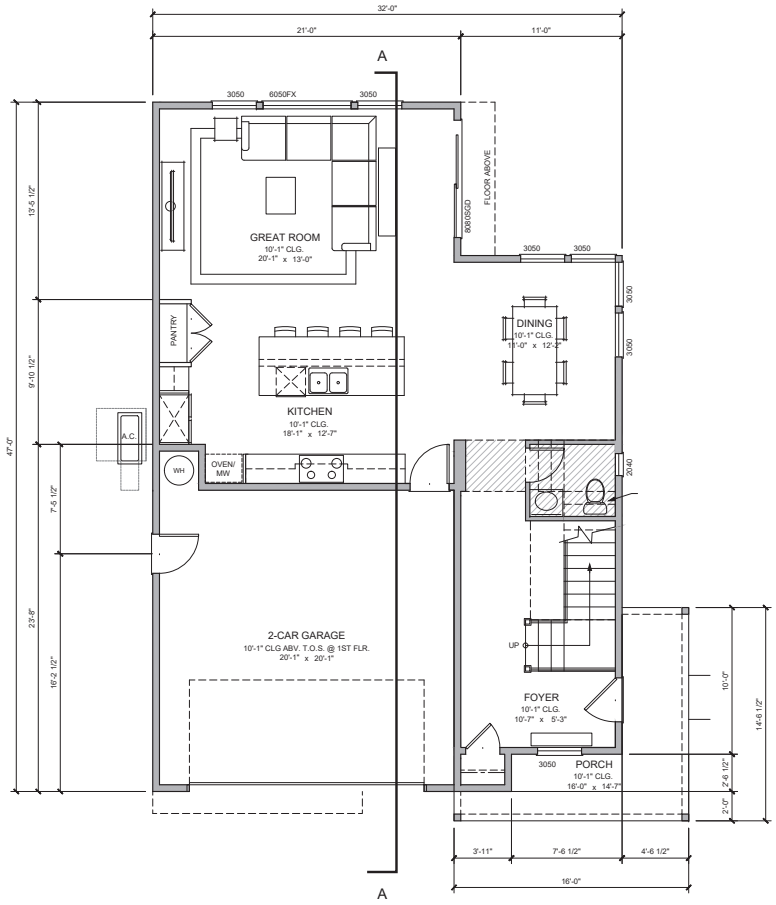
**UNIT 1**

N

0 2 4 8 12 FEET

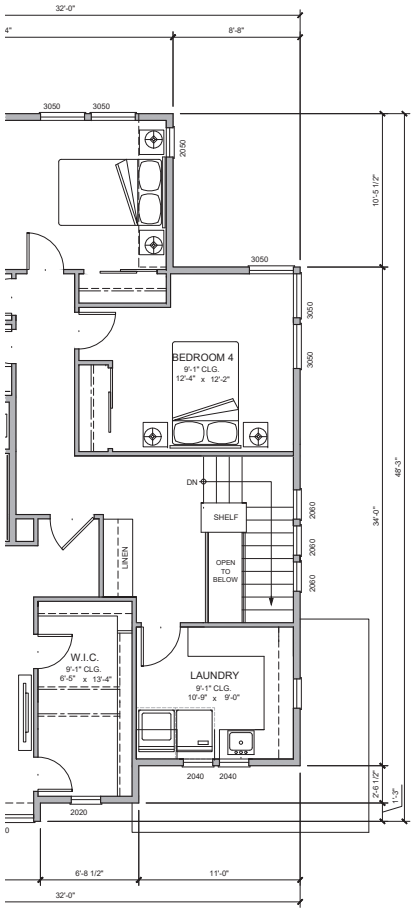
**WWW.DAHLINGROUP.COM**

**PROJECT NO. 1005.012 | JANUARY 16, 2024**

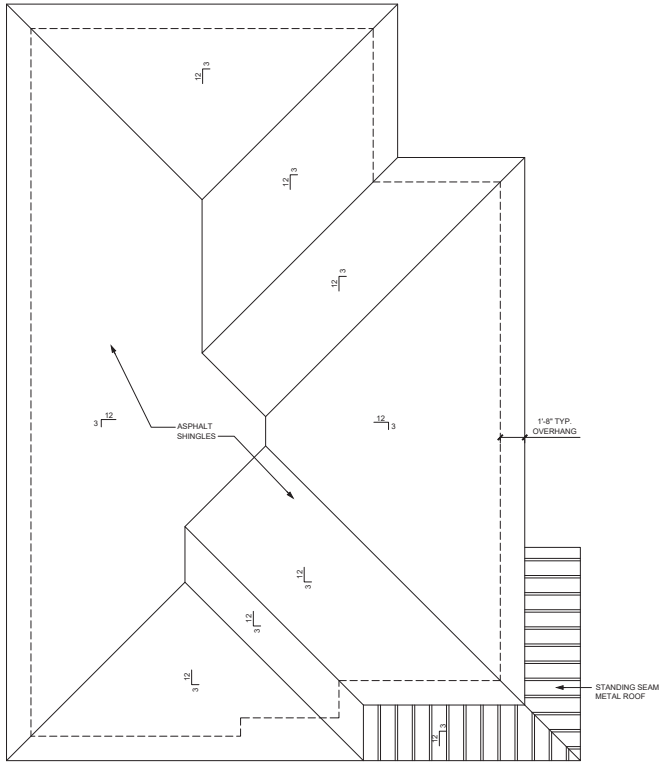



PLAN 1A - MAIN FLOOR PLAN

LOTS 1 & 6




PLAN 1A - PARTIAL UPPER FLOOR PLAN




PLAN 1A - ROOF PLAN



SITE KEY

SHEET A.6

# 4503 CHEENEY STREET

**IN SANTA CLARA, CA**

**ARCHITECTURAL REVIEW - SUBMITTAL 1**

**DAHLIN GROUP** ARCHITECTURE | PLANNING | INTERIORS

## FLOOR PLANS

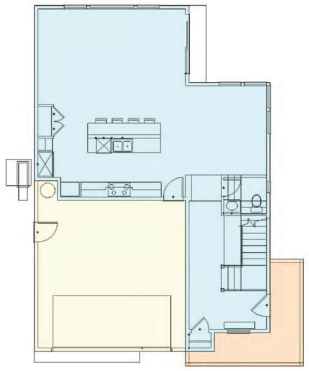
**UNIT 1A**

N

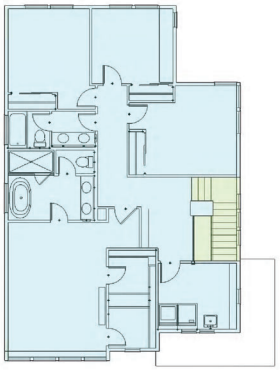
0 2 4 8 12 FEET

**WWW.DAHLINGROUP.COM**

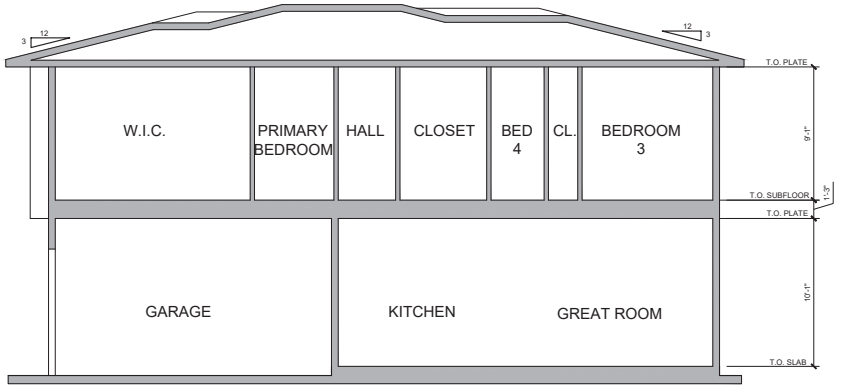
**PROJECT NO. 1005.012 | JANUARY 16, 2024**



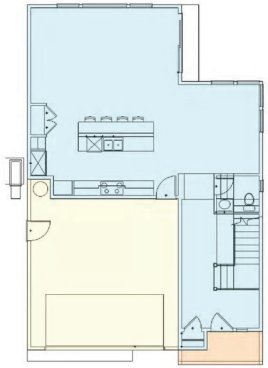
PLAN 1A



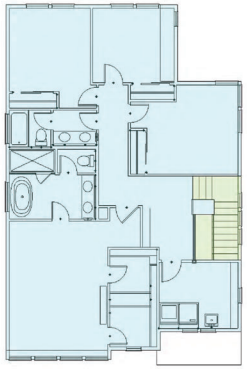
| | |
|---|---|
| MAIN FLOOR LIVING AREA | 939 SF |
| UPPER FLOOR LIVING AREA | 1,336 SF |
| **TOTAL LIVING AREA** | **2,275 SF** |
| GARAGE AREA | 430 SF |
| PORCH AREA | 108 SF |
| UPPER LEVEL STAIR AREA | 67 SF |




BUILDING SECTION A-A



PLAN 1



| | |
|---|---|
| MAIN FLOOR LIVING AREA | 939 SF |
| UPPER FLOOR LIVING AREA | 1,336 SF |
| **TOTAL LIVING AREA** | **2,275 SF** |
| GARAGE AREA | 430 SF |
| PORCH AREA | 42 SF |
| UPPER LEVEL STAIR AREA | 67 SF |

**ARCHITECTURAL SUMMARY**

| unit name | unit count | bedroom count | bathroom count | gross living area / unit | total gross living area | garage area | porch area | upper level stair area | construction area / unit | total construction area |
|---|---|---|---|---|---|---|---|---|---|---|
| Plan 1 | 4 | 4 | 2.5 | 2,275 | 9,100 | 430 | 42 | 67 | 2,772 | 11,088 |
| Plan 1A | 2 | 4 | 2.5 | 2,275 | 4,550 | 430 | 108 | 67 | 2,772 | 5,544 |
| Total | 6 | | | | 13,650 | | | | | 16,632 |

SHEET A.7

# 4503 CHEENEY STREET

**IN SANTA CLARA, CA**

**ARCHITECTURAL REVIEW - SUBMITTAL 1**

**DAHLIN GROUP** ARCHITECTURE | PLANNING | INTERIORS

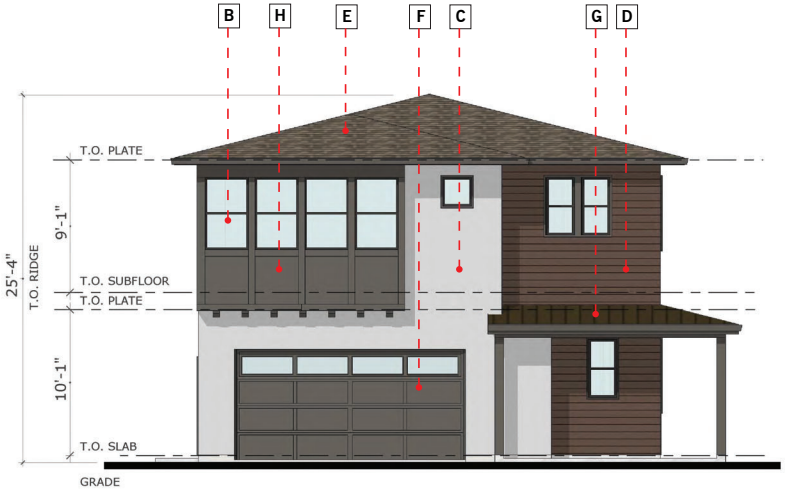
## BUILDING SECTION & AREA DIAGRAMS

0 2 4 8 12 FEET

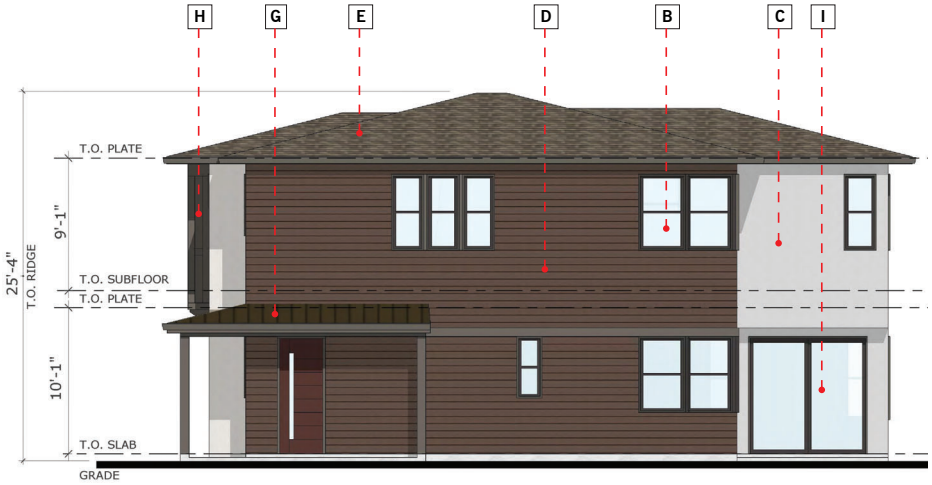
VOP DAHLIN

WWW.DAHLINGROUP.COM

PROJECT NO. 1005.012 | JANUARY 16, 2024



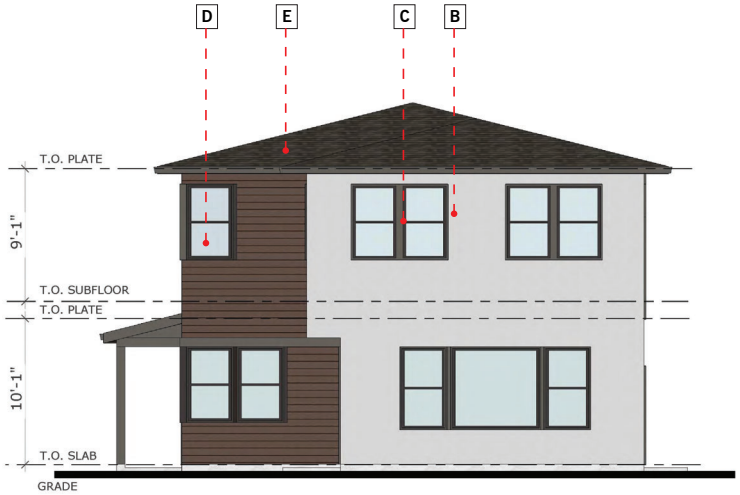

FRONT ELEVATION



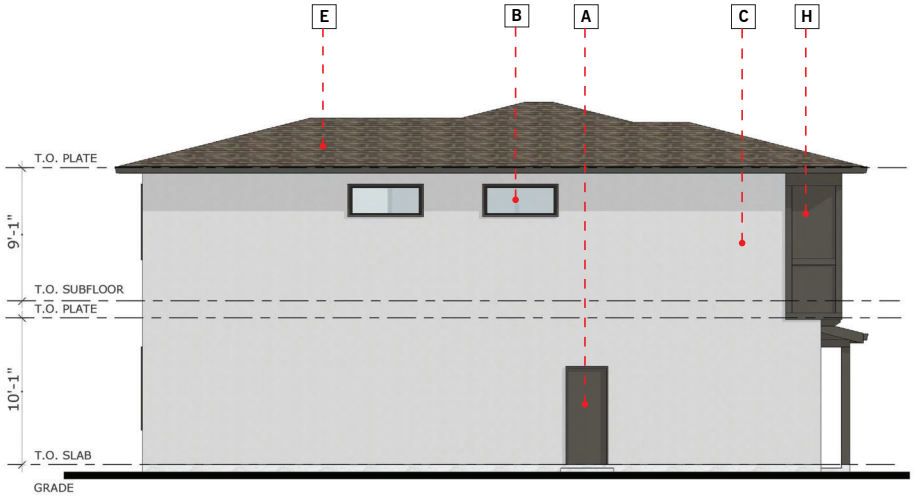

RIGHT ELEVATION

## MATERIAL LIST

- A WOOD DOOR
- B VINYL WINDOWS
- C STUCCO
- D 8" HORIZ. LAP SIDING
- E COMPOSITE SHINGLE ROOFING
- F ALUMINUM GARAGE DOOR
- G STANDING SEAM ROOFING
- H PAINTED ACCENT PANEL
- I SLIDING GLASS DOOR




REAR ELEVATION




LEFT ELEVATION

SHEET A.8

# 4503 CHEENEY STREET

**IN SANTA CLARA, CA**

**ARCHITECTURAL REVIEW - SUBMITTAL 1**

**DAHLIN GROUP** ARCHITECTURE | PLANNING | INTERIORS

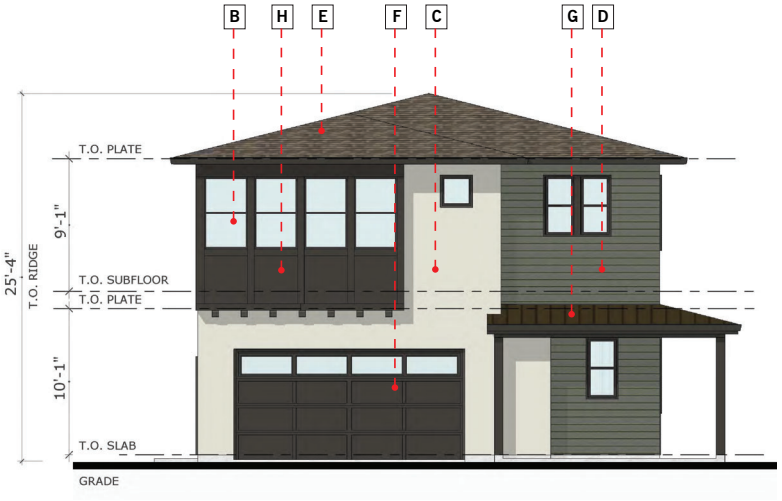
## BUILDING ELEVATIONS

**PLAN 1A / COLOR SCHEME A**

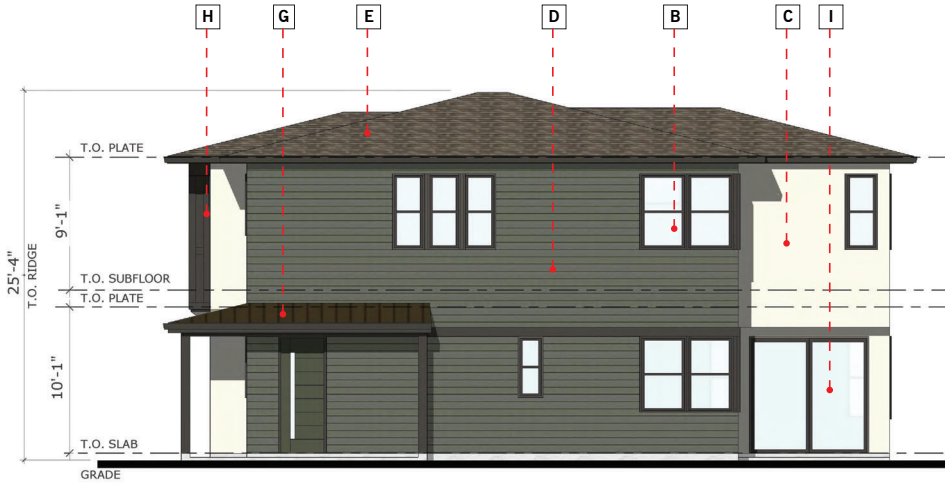
0 2 4 8 12 FEET

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**PROJECT NO. 1005.012 | JANUARY 16, 2024**



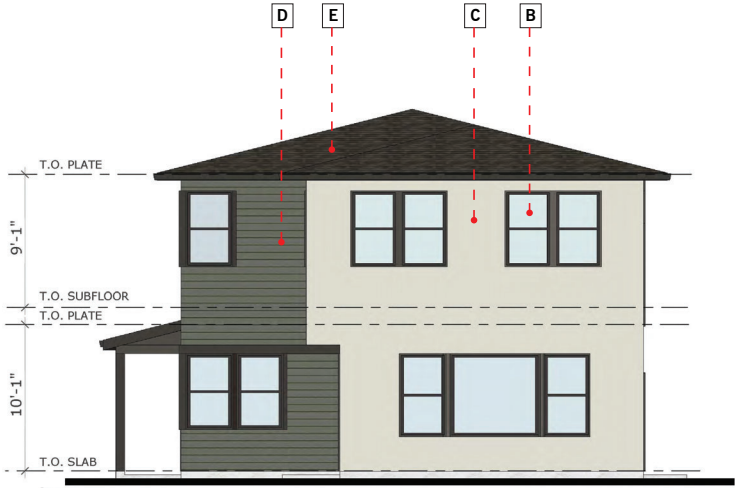

FRONT ELEVATION



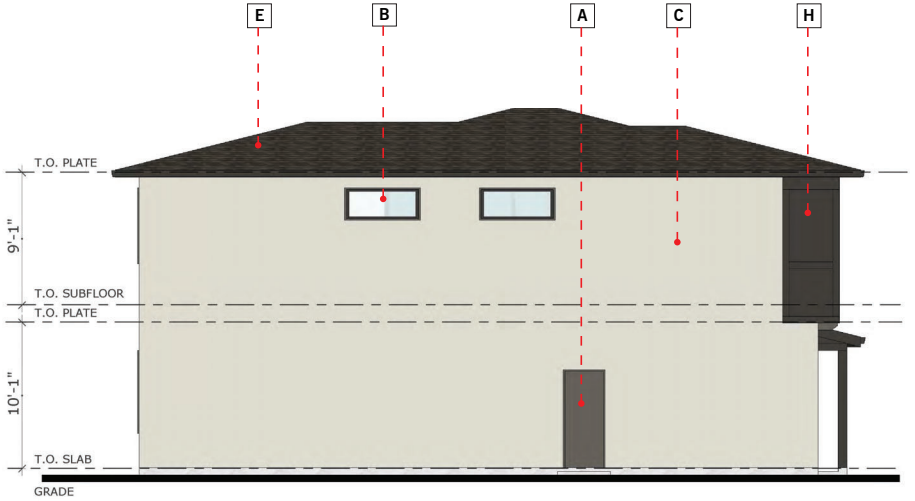

RIGHT ELEVATION

## MATERIAL LIST

| | |
|---|---|
| A | WOOD DOOR |
| B | VINYL WINDOWS |
| C | STUCCO |
| D | 8" HORIZ. LAP SIDING |
| E | COMPOSITE SHINGLE ROOFING |
| F | ALUMINUM GARAGE DOOR |
| G | STANDING SEAM ROOFING |
| H | PAINTED ACCENT PANEL |
| I | SLIDING GLASS DOOR |




REAR ELEVATION




LEFT ELEVATION

SHEET A.9

# 4503 CHEENEY STREET

**IN SANTA CLARA, CA**

**ARCHITECTURAL REVIEW - SUBMITTAL 1**

**DAHLIN GROUP** ARCHITECTURE | PLANNING | INTERIORS

## BUILDING ELEVATIONS

**PLAN 1A / COLOR SCHEME B**

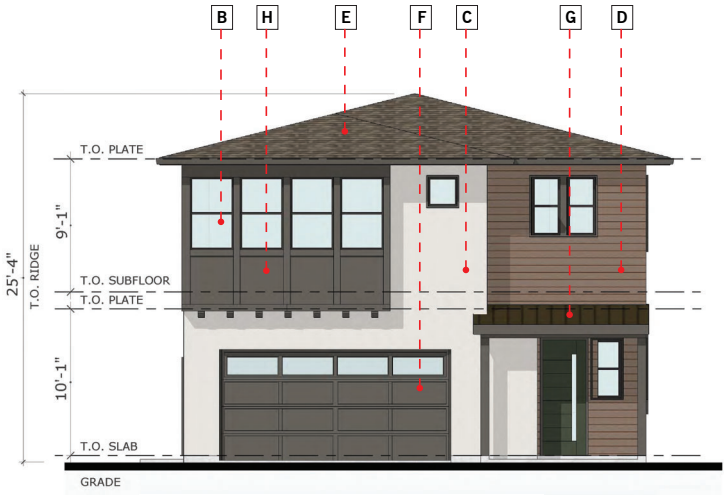
N

0 2 4 8 12 FEET

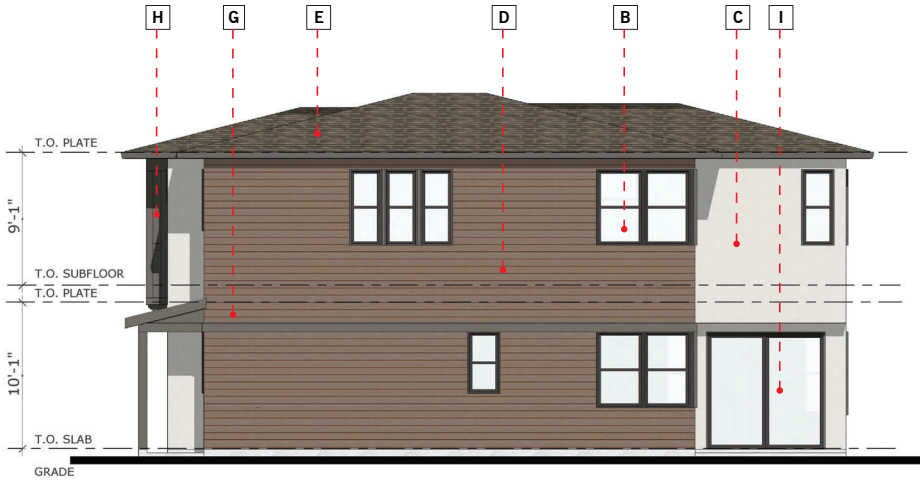
VOP

DAHLIN

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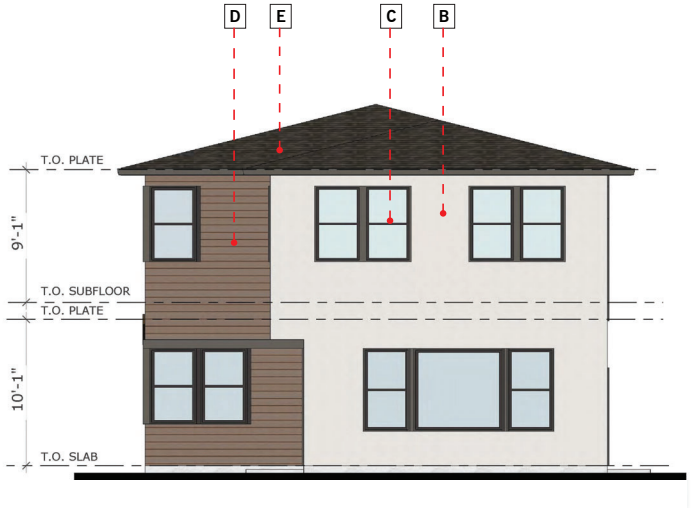

FRONT ELEVATION



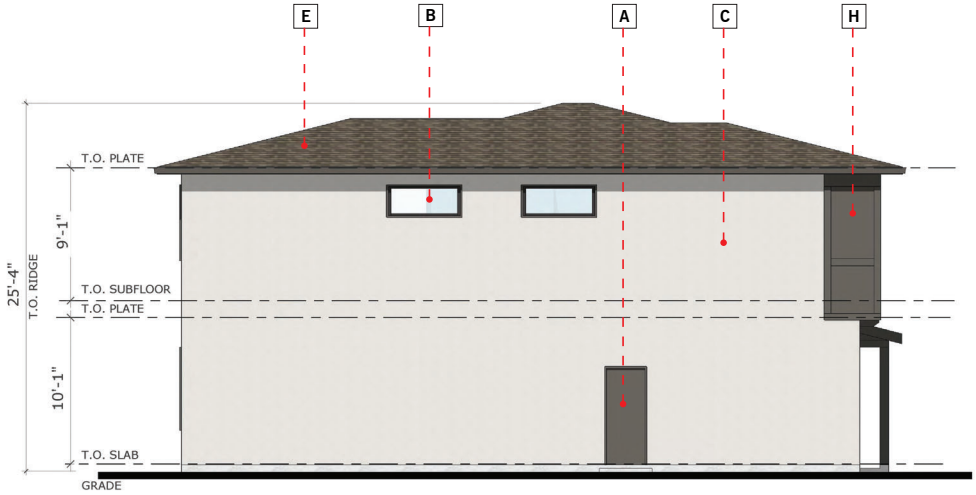

RIGHT ELEVATION

## MATERIAL LIST

| | |
|---|---|
| A | WOOD DOOR |
| B | VINYL WINDOWS |
| C | STUCCO |
| D | 8" HORIZ. LAP SIDING |
| E | COMPOSITE SHINGLE ROOFING |
| F | ALUMINUM GARAGE DOOR |
| G | STANDING SEAM ROOFING |
| H | PAINTED ACCENT PANEL |
| I | SLIDING GLASS DOOR |




REAR ELEVATION




LEFT ELEVATION

SHEET A.10

# 4503 CHEENEY STREET

**IN SANTA CLARA, CA**

**ARCHITECTURAL REVIEW - SUBMITTAL 1**

**DAHLIN GROUP** ARCHITECTURE | PLANNING | INTERIORS

## BUILDING ELEVATIONS

**PLAN 1 / COLOR SCHEME C**

N

0 2 4 8 12 FEET

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**PROJECT NO. 1005.012 | JANUARY 16, 2024**

VOP

DAHLIN

## COLOR SCHEME A

HORIZONTAL LAP SIDING
SHERWIN WILLIAMS
“GROUNDED”
SW 6089

STUCCO
SHERWIN WILLIAMS
“ELDER WHITE”
SW 7014

TRIM / GARAGE DOOR / FASCIA
SHERWIN WILLIAMS
“BLACK FOX”
SW 7020

ENTRY DOOR
SHERWIN WILLIAMS
“FRENCH ROAST”
SW 6069

ROOF
GAF ASPHALT SHINGLES
TIMBERLINE, OR EQUAL
“MISSION BROWN”



SITE KEY

## COLOR SCHEME B

HORIZONTAL LAP SIDING
SHERWIN WILLIAMS
“SHADE GROWN”
SW 6188

STUCCO
SHERWIN WILLIAMS
“SILVERPLATE”
SW 7649

TRIM / GARAGE DOOR / FASCIA
SHERWIN WILLIAMS
“BLACK FOX”
SW 7020

ENTRY DOOR
SHERWIN WILLIAMS
“RIPE OLIVE”
SW 6209

ROOF
GAF ASPHALT SHINGLES
TIMBERLINE, OR EQUAL
“MISSION BROWN”



SITE KEY

## COLOR SCHEME C

HORIZONTAL LAP SIDING
SHERWIN WILLIAMS
“CRAFT PAPER”
SW 6125

STUCCO
SHERWIN WILLIAMS
“SIMPLIFY BEIGE”
SW 6085

TRIM / GARAGE DOOR / FASCIA
SHERWIN WILLIAMS
“BLACK FOX”
SW 7020

ENTRY DOOR
SHERWIN WILLIAMS
“SHADE GROWN”
SW 6188

ROOF
GAF ASPHALT SHINGLES
TIMBERLINE, OR EQUAL
“MISSION BROWN”



SITE KEY

## MATERIALS (ALL COLOR SCHEMES)

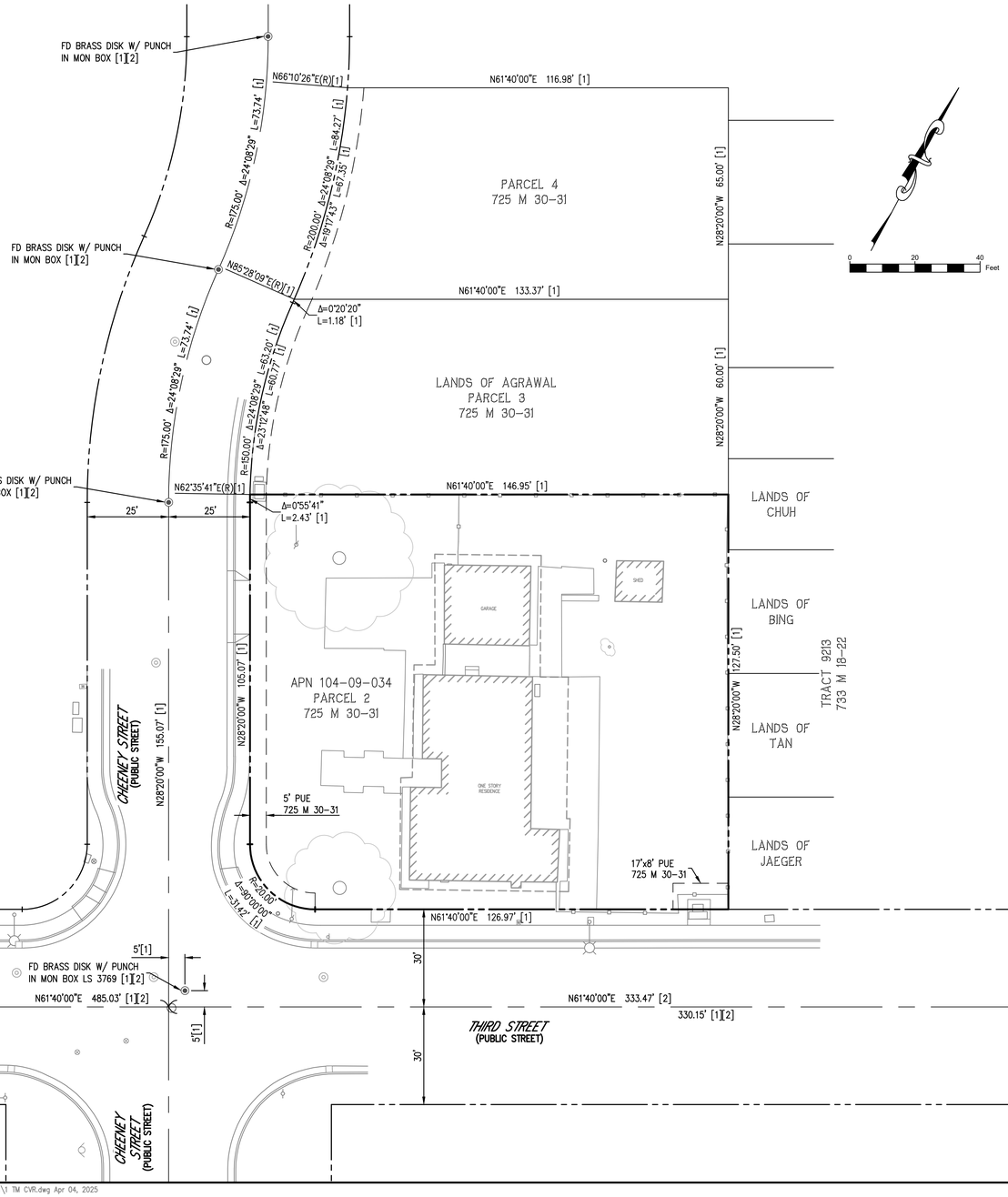
EXTERIOR FINISHES
- STUCCO - MEDIUM SAND FINISH
- CEMENTIOUS SMOOTH LAP SIDING - 7” EXPOSURE
- CEMENTOUS VERTICAL PANEL SIDING - SMOOTH FINISH

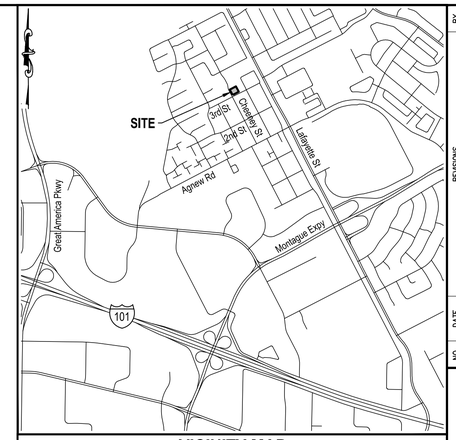
WINDOWS & DOORS
- VINYL FRAMED WINDOWS - BRONZE (OR SIM.) FINISH
- PAINTED FIBERGLASS FRONT ENTRY DOOR
- STANDARD PANEL GARAGE DOOR W/ LITES

TRIM / ACCENT
- 2” DEEP AND 2” WIDE RECESS AROUND WINDOWS @ STUCCO FINISHES
- 2 1/2” X 3/4” CEMENTIOUS WINDOW TRIM @ LAP SIDING FINISHES
- 5 1/2” X 3/4” CEMENTIOUS TRIM @ PANEL FINISH
- 9” X 9” CEMENTIOUS TRIM WRAPPED COLUMNS

ROOF
- ASPHALT COMPOSITION SHINGLE ROOF
- PREFINISHED STANDING SEAM METAL ROOF

# VESTING TENTATIVE MAP
# 4503 CHEENEY STREET
## FOR UP TO 6 CONDOMINIUM UNITS
## SANTA CLARA CALIFORNIA




**VICINITY MAP**
NOT TO SCALE

### GENERAL NOTES

OWNER & SUBDIVIDER: CHEENEY HOMES, LLC
734 THE ALAMEDA
SAN JOSE, CA 95126

ENGINEER: CIVIL ENGINEERING ASSOCIATES, INC.
28 RAILWAY AVENUE
CAMPBELL, CALIFORNIA 95008

1. EXISTING ZONING: R1-6L – SINGLE FAMILY
2. EXISTING GP DESIGNATION: LOW DENSITY RESIDENTIAL
3. EXISTING USE: RESIDENTIAL
4. PROPOSED ZONING: PD (PLANNED DEVELOPMENT)
5. PROPOSED USE: RESIDENTIAL
6. PROPOSED IMPROVEMENTS: DEMOLISH EXISTING BUILDINGS AND PARKING LOTS TO CONSTRUCT RESIDENTIAL SINGLE FAMILY BUILDINGS. CONSTRUCT UTILITY SERVICES INCLUDING STORM, SANITARY SEWER, WATER AND JOINT TRENCH.
7. VESTING TENTATIVE MAP: THIS VESTING TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH CHAPTER 3, ARTICLE 2, SECTION 66452 OF THE SUBDIVISION MAP ACT.
8. BOUNDARY: BOUNDARY INFORMATION IS BASE ON RECORD AND FIELD DATA.
9. EASEMENTS: EMERGENCY VEHICLE ACCESS EASEMENT, PUBLIC UTILITY EASEMENT, PUBLIC ACCESS EASEMENT, PRIVATE ACCESS EASEMENT, STORM DRAIN EASEMENT, PUBLIC ROADWAY EASEMENT AND PUBLIC LANDSCAPE EASEMENT WILL BE PROVIDED.
10. BOUNDARIES AND EASEMENTS DEPICTED HEREON HAVE BEEN TRANSCRIBED FROM THE DOCUMENTS REFERENCED BELOW. PORTIONS OF THESE MAY HAVE BEEN REORIENTED TO FIT TOGETHER. THIS MAY NOT BE COMPLETE OR ACCURATE. SEE COMMENTARY BELOW.

    TITLE REPORTS BY OLD REPUBLIC TITLE COMPANY:
    ORDER NUMBER 0631038265-RP DATED JUNE 12, 2023
11. BASIS OF BEARINGS: THE BEARING OF NORTH 61°40'00" EAST ALONG THE CENTER LINE OF THIRD STREET AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN BOOK 725 OF MAPS AT PAGE 30 AND 31 SANTA CLARA COUNTY RECORDS WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.
12. BENCHMARK: VALLEY WATER ID BM098. BRASS DISK ON TOP AND BACK OF SIDEWALK AT THE WESTERLY CORNER OF INTERSECTION FOR AGNEWS ROAD AND SAN TOMAS CREEK (SAN TOMAS CREEK IS LOCATED BETWEEN MISSION BOULEVARD AND LAKE SANTA CLARA DRIVE. CITY OF SANTA CLARA. NAVD88 ELEVATION = 25.66.
13. FEMA: THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBERS 06085C0063H, DATED MAY 18, 2009, AS BEING PARTIALLY LOCATED IN FLOOD ZONE "ZONE X (SHADED)":

    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.
14. ASSESSOR'S PARCEL NO.: 104-09-034
15. STORM SEWER TO BE SERVICED BY CITY OF SANTA CLARA
16. WATER TO BE PROVIDED BY CITY OF SANTA CLARA
17. SANITARY SEWER TO BE PROVIDED BY CITY OF SANTA CLARA
18. FIRE PROTECTION IS TO BE PROVIDED BY CITY OF SANTA CLARA
19. GAS IS TO BE PROVIDED BY PG&E
20. ELECTRIC IS TO BE PROVIDED BY SILICON VALLEY POWER
21. TELEPHONE IS TO BE PROVIDED BY AT&T
22. CABLE TV IS TO BE PROVIDED BY COMCAST
23. EXISTING LOTS: 1
24. PROPOSED LOTS: 1
25. TOTAL AREA: 0.428± ACRES
26. MULTIPLE FINAL MAPS MAY BE FILED PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP.
27. THIS SUBDIVISION WILL CONFORM TO THE STREET TREE PLAN OF THE CITY OF SANTA CLARA.
28. DEMOLITION PERMITS MAY BE ISSUED PRIOR TO ISSUANCE OF FINAL BUILDING PERMITS AND RECORDANCE OF THE FINAL MAP.
29. ALL DIMENSIONS DEPICTED HEREON ARE APPROXIMATE AND ARE SUBJECT TO REVISION AT FINAL MAP(S) STAGE.
30. TOPOGRAPHY PROVIDED BY: CIVIL ENGINEERING ASSOCIATES, INC
31. ANY EXISTING SANITARY SEWER LATERALS PROPOSED TO BE REUSED MUST BE TELEVISED BY CITY OF SANTA CLARA AND APPROVED BY THE CITY BEFORE REUSE. A SANITARY LATERAL CLEAN-OUT SHALL BE INSTALLED AT THE PROPERTY LINE, IF ONE DOES NOT ALREADY EXIST WITHIN TWO (2) FEET OF THE PROPERTY LINE. ANY TRENCHING WITHIN THE DRIPLINE OF ALL TREES SHALL BE HAND DUG AND SO NOTED ON THE PLANS. ALL UTILITIES SERVING THE SITE SHALL BE UNDERGROUND.
32. ALL EXISTING BUILDINGS ARE TO BE REMOVED.
33. ALL EXISTING EASEMENTS ARE TO BE VACATED UNLESS NOTED OTHERWISE.

### ABBREVIATIONS

| | |
|---|---|
| APN | ASSESSORS PARCEL NUMBER |
| E | EAST |
| N | NORTH |
| PUE | PUBLIC UTILITY EASEMENT |
| S | SOUTH |
| W | WEST |

### LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY
- EXISTING LOT LINE
- CENTER LINE
- EXISTING EASEMENT LINE

### MAP REFERENCES

[1] PARCEL MAP – 725 M 30-31
[2] TRACT 9213 – 733 M 18-22

| NO. | DATE | REVISIONS | BY |
|---|---|---|---|
| | | | |

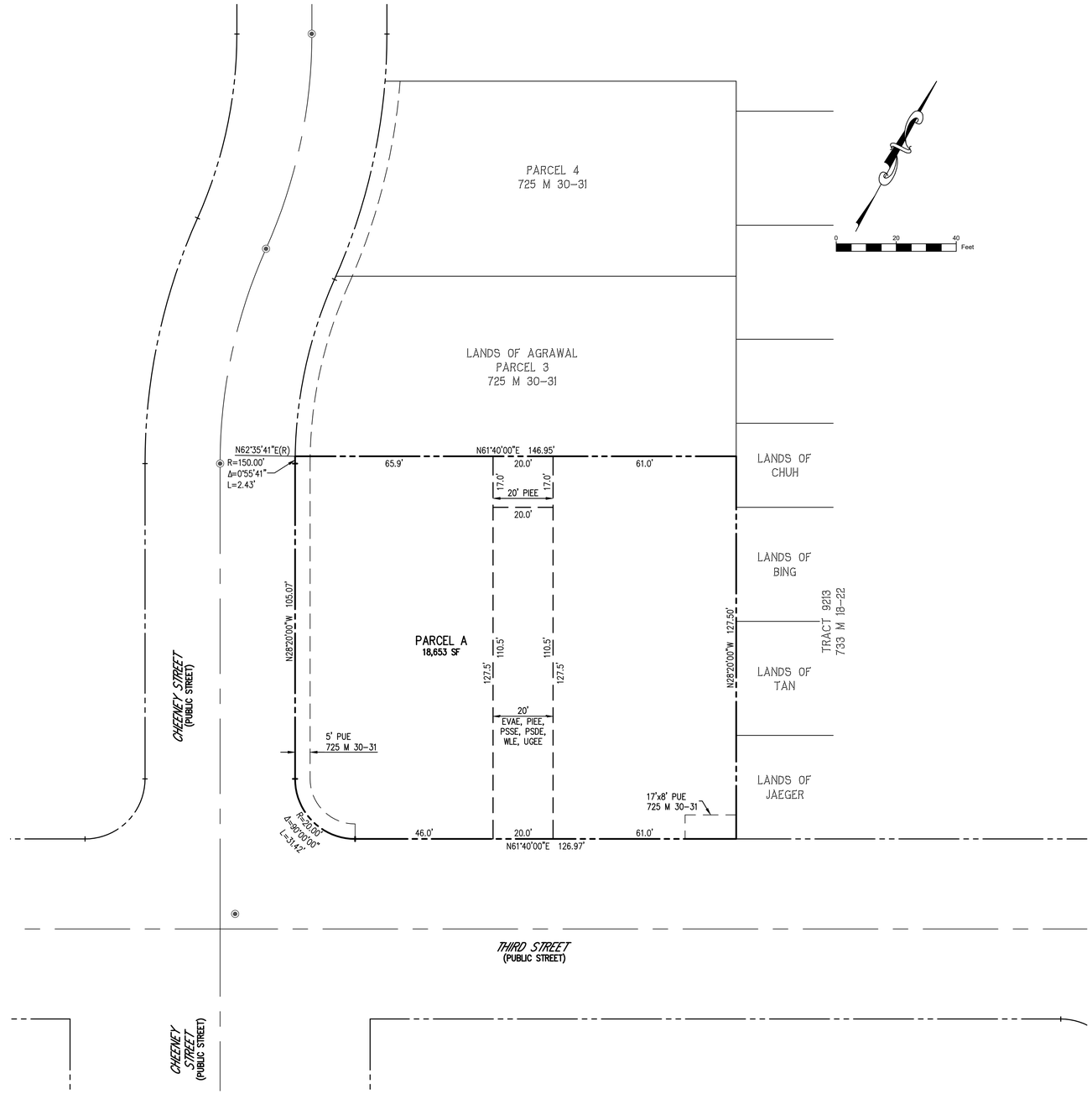

Civil Engineering Associates
Civil Engineers • Planners • Surveyors
28 Railway Avenue
Campbell, CA 95008
T: (408) 453-1066


PREPARED FOR:
VALLEY OAK PARTNERS
734 THE ALAMEDA
SAN JOSE, CA 95126
T: (408) 282-9700
F: (408) 282-9797

4503 CHEENEY STREET — VESTING TENTATIVE MAP — SANTA CLARA CALIFORNIA

| | |
|---|---|
| DATE | 4/4/2025 |
| SCALE | SEE PLAN |
| DESIGNED | JG |
| DRAWN | CH |
| JOB NO. | 23-148 |
| SHEET | TM1 |
| | 1 OF 2 SHEETS |

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## ABBREVIATIONS

| | |
|---|---|
| APN | ASSESSORS PARCEL NUMBER |
| E | EAST |
| EVAE | EMERGENCY VEHICLE ACCESS EASEMENT |
| N | NORTH |
| PIEE | PRIVATE INGRESS & EGRESS EASEMENT |
| PSSE | PRIVATE SANITARY SEWER EASEMENT |
| PSYE | PRIVATE SIDE YARD EASEMENT |
| PUE | PUBLIC UTILITY EASEMENT |
| S | SOUTH |
| UGEE | UNDERGROUND ELECTRICAL EASEMENT |
| WLE | WATER LINE EASEMENT |
| W | WEST |

## LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY
- LOT LINE
- EXISTING LOT LINE
- CENTER LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE

| NO. | DATE | REVISIONS | BY |
|---|---|---|---|
| | | | |


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4503 CHEENEY STREET

# VESTING TENTATIVE MAP

SANTA CLARA CALIFORNIA

| | |
|---|---|
| DATE | 4/4/2025 |
| SCALE | SEE PLAN |
| DESIGNED | JC |
| DRAWN | CH |
| JOB NO. | 23-148 |
| SHEET | TM2 |
| | 2 OF 2 SHEETS |

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**25-1040** **Agenda Date: 10/8/2025**

# REPORT TO PLANNING COMMISSION

## SUBJECT
Study Session on the Santa Clara Station Area Specific Plan

## BACKGROUND
The City's General Plan identifies the Santa Clara Station Area as a near-term Focus Area. Focus Areas identify where the General Plan supports future growth through redevelopment and intensification of existing land uses. Because of their integral location, changes in these areas offer an opportunity to implement the General Plan Major Strategies to enhance the City's quality of life and foster economic vitality. Near-term development may proceed in the near-term Focus Areas without preparation of a Specific Plan. An adopted Specific Plan provides a detailed blueprint for growth in the Station Area, ensuring its development aligns with the City's long-term vision, sets specific development standards, and guides future growth more granularly than the broader General Plan. It details land use, design standards, infrastructure, public facilities, and implementation strategies for the area, making it a primary tool for implementing the City's broader General Plan.

The Santa Clara Station Focus Area consists of 244 acres generally bounded by De La Cruz Boulevard, Reed Street, and Martin Avenue to the northeast, and Franklin Street and El Camino Real to the southwest, as shown in Attachment 1. At the center of this area is the existing Santa Clara Station, which is served by Caltrain and Altamont Commuter Express (ACE) rail lines, as well as Santa Clara Valley Transportation Authority (VTA) bus service. The station area will also become the terminus for the VTA's planned extension of the Bay Area Rapid Transit (BART) system also known as BART Silicon Valley Phase II (BART Phase II). BART Phase II is an approximately six-mile-long extension of the BART system from the Berryessa/North San Jose BART Station in San Jose to the proposed Santa Clara BART Station. As such, the station area will transform into an important transit hub for the Bay Area.

Additionally, the Station Area is a Priority Development Area (PDA) as identified by the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC). PDAs are places with convenient public transit service prioritized by local governments for housing, jobs, and services, and are included in Plan Bay Area - the region's long-range strategy for reducing greenhouse gas emissions, meeting the housing needs of every community, and advancing equity, mobility and economic vitality.

The Station Area is also identified by ABAG/MTC as a Transit-Oriented Community (TOC). TOCs enable people to access and use transit more often for more types of trips by centering housing, jobs, services and shopping around public transit. MTC's TOC Policy is one piece of Plan Bay Area 2050 that set to advance the goal of making it easier for people in the Bay Area to live a car-free or a car-light lifestyle.

## DISCUSSION

Since the approval of a Cooperative Agreement with VTA in 2022 and the selection of a consultant through a competitive Request for Proposals (RFP) process in 2023, staff has been working closely with the selected consultant, WRT, along with VTA staff and the 11 member Council-appointed Station Area Task Force (SATF) to develop the preferred land use plan.

Following the preparation of the Existing Conditions Report and Vision Plan, development of the preferred land use plan began with a review of three initial concepts: the VTA Playbook Vision (a document developed by VTA to implement the Transit-Oriented Communities vision for each BART Phase II station area), a Residential Priority Concept, and a Strategic Growth Mix.

The VTA Playbook Vision was the densest option with up to 11,525 residential units and 3.7 million square feet of office, plus industrial and academic square footage allowances.

The Residential Priority Concept envisioned approximately 9,000 residential units and 3.7 million square feet of office with similar allowances for industrial and academic uses.

The Strategic Growth Mix emerged as the preferred concept based on input from the SATF and feedback gathered during the May 2025 community workshop. It includes approximately 5,500 residential units and 3.6 million square feet of office space, with an increased emphasis on industrial uses and comparable academic space. The plan would include up to 13.6 acres of public park space.

During refinement of the Preferred Land Use Plan, additional themes emerged from the community and the SATF. Some of the input included preserving views of the historic train station through thoughtful redevelopment of the VTA/City-owned parcel along El Camino Real, maintaining the downtown area as the primary retail hub, and enhancing east-west connectivity across the railroad tracks.

In regards to the VTA/City-owned parcel more specifically, the City, VTA, and SATF conducted a deeper dive into the land use and design of this parcel as it is an important opportunity to advance the shared VTA and City goal of leveraging development potential near transit. The group envisioned an expansion of the station plaza from in front of the historic train station across Railroad Avenue to this parcel while maintaining views and sensitivity to the historic train station. With these objectives in mind, VTA’s design consultant provided various scenarios for discussion that resulted in the development of a set of draft Objectives for any future development on the parcel.

As part of the on-going outreach, staff is requesting input and feedback from the Planning Commission on the Preferred Land Use/Development Plan, building height diagram, and Plaza Design Objectives. As a next step, staff will bring the feedback from the community, SATF, and Planning Commission to the City Council for their review and input.

Following the review of the Preferred Land Use Plan by the Planning Commission and City Council, the next steps include initiating the CEQA process and developing the full Specific Plan, including detailed guidelines, and policies and standards. Staff will engage multiple stakeholders and the community at large through internal Technical Advisory Committee (TAC) meetings, which includes City Departments and outside agencies through social media, a community workshop and an open house.

## ENVIRONMENTAL REVIEW

This study session does not constitute a “project” under the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines Section 15378(b)(5), as it’s a governmental administrative activity that won’t result in a direct or indirect change to the environment.

The Specific Plan will go through the CEQA process, including a Notice of Preparation (NOP) and the circulation of the Environmental Impact Report (EIR).

## FISCAL IMPACT

The City received two grants that collectively provide $900,000 to support preparation of the specific plan. On December 7, 2021, the City Council accepted and approved $400,000 in grant funding from the Metropolitan Transportation Commission (MTC). The City also received $500,000 from the VTA provided from a Federal Transportation Administration grant award to fund consultant work to develop a Station Area Specific Plan with oversight by the City of Santa Clara.

There is no fiscal impact to the City other than administrative staff time.

## COORDINATION

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

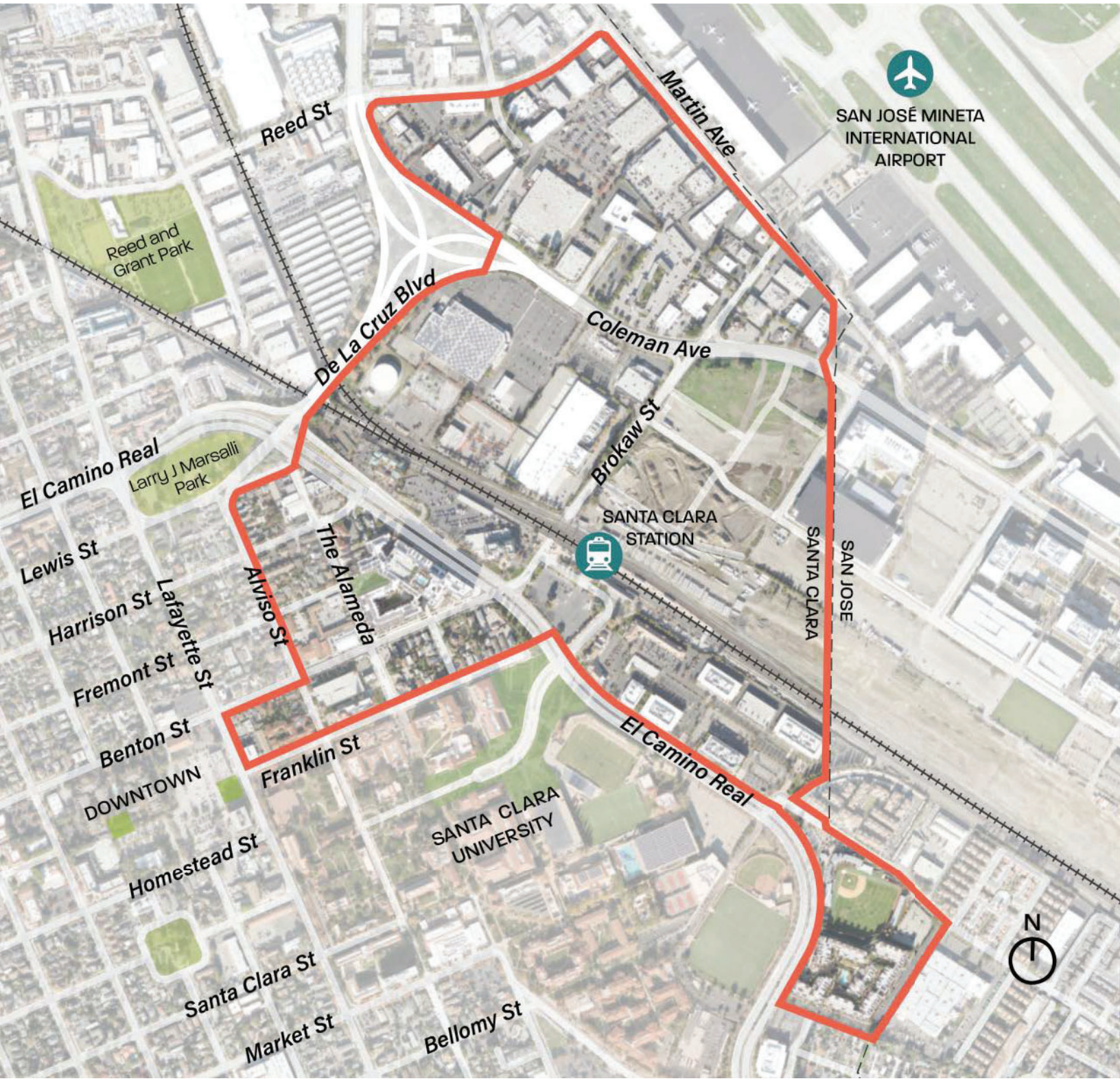
## PUBLIC CONTACT

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

## ATTACHMENTS

1. Santa Clara Station Area Map

Prepared by: Rebecca Bustos, Principal Planner
Reviewed by: Alexander Abbe, Assistant City Attorney
Approved by: Afshan Hamid, Director, Community Development Department


Reed St
Martin Ave
SAN JOSÉ MINETA
INTERNATIONAL
AIRPORT
Reed and
Grant Park
De La Cruz Blvd
Coleman Ave
Brokaw St
El Camino Real
Larry J Marsalli
Park
SANTA CLARA
STATION
Lewis St
Harrison St
Lafayette St
Alviso St
The Alameda
SANTA CLARA
SAN JOSE
Fremont St
Benton St
DOWNTOWN
Franklin St
El Camino Real
SANTA CLARA
UNIVERSITY
Homestead St
Santa Clara St
Market St
Bellomy St
N