

RESOLUTION NO. 19-8671

**A RESOLUTION OF THE CITY OF SANTA CLARA,
CALIFORNIA, REZONING FROM MEDIUM-DENSITY
MULTIPLE DWELLING (R3-36D) TO PLANNED
DEVELOPMENT (PD) TO ALLOW A RESIDENTIAL
SUBDIVISION PROJECT FOR THE PROPERTY LOCATED AT
1444 MADISON STREET, SANTA CLARA**

PLN2018-13427 (Rezone)

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

WHEREAS, on July 24, 2018, Greg Mussalem ("Applicant") filed an application to allow the development on the property located at 1444 Madison Street and 1411 Lewis Street ("Project Site");

WHEREAS, the applicant requests a rezoning of the 13,175 square foot property from Medium-Density Multiple Dwelling (R3-36D) to Planned Development (PD) and a Tentative Parcel Map to subdivide the property into three parcels to allow the development of three detached single-family residences with detached garages and site improvements ("Project"), as shown on the Development Plans, attached hereto and incorporated herein by this reference;

WHEREAS, the Project is exempt from formal review under the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Class 3, Section 15303(a), "New Construction or Conversion of Small Structures," which exempts projects for the construction and location of limited numbers of new, small facilities or structures, as the activity consists of the development of not more than three single-family residences in an urbanized area;

WHEREAS, Santa Clara City Code (SCCC) Section 18.112.030 and 18.112.040 require that the Planning Commission hold a public hearing and provide a recommendation of any rezoning request prior to City Council action;

WHEREAS, on December 12, 2018, the Planning Commission held a duly noticed public hearing to consider the rezoning application, at the conclusion of which the Planning Commission voted to recommend that the City Council approve the rezoning;

WHEREAS, on February 8, 2019, the notice of public hearing for the February 19, 2019, City Council meeting for this item was posted at least three conspicuous locations within 300 feet of the project site and was mailed to property owners within a 500 foot radius; and

WHEREAS, the City Council held a duly noticed public hearing on February 19, 2019 to consider the Project 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 FURTHER RESOLVED BY THE CITY OF SANTA CLARA AS FOLLOWS:

1. That the City Council hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.
2. That the City Council hereby rezones the Project Site from Low-Density Multiple Dwelling (R3-18D) to Planned Development (PD) to allow the development of four detached two-story residences with attached garages and site improvements, as shown on the attached Development Plans and conditioned as specified in the attached Conditions of Approval, incorporated 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 with a subdivision of four parcels that would be consistent with the density range allowed in the 2010-2035 General Plan. The Planned Development (PD) zoning would allow a residential subdivision of four detached single-family residences that closely implements the General Plan's vision for residential development.

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 an aesthetically pleasing residential subdivision 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 contemplated by the General Plan to provide Very Low Density Residential development and increase the City's housing stock.

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 a high quality residential subdivision project that is compatible with existing residential neighborhood. The proposed project modifies zoning development standards to maximize the efficient use of the Project Site.

4. That based on the findings set forth in this resolution and the evidence in the City Staff Report, the City Council rezones the Project Site as set forth herein.

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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 OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 19TH DAY OF FEBRUARY, 2019 BY THE FOLLOWING VOTE:

AYES:	COUNCILORS:	Chahal, Davis, Hardy, O'Neill, and Watanabe and Mayor Gillmor
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NOES:	COUNCILORS:	None
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ABSENT:	COUNCILORS:	Mahan
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ABSTAINED:	COUNCILORS:	None
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ATTEST: _____

for 
NORA PIMENTEL, MMC
ASSISTANT CITY CLERK
CITY OF SANTA CLARA

Attachments Incorporated by Reference:

1. Conditions of Rezoning Approval
2. Development Plans

CONDITIONS OF REZONING APPROVAL 1444 MADISON STREET

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

GENERAL

- G1. If relocation of an existing public facility becomes necessary due to a conflict with the developer's new improvements, then the cost of said relocation shall be borne by the developer.
- G2. Comply with all applicable codes, regulations, ordinances and resolutions.

ATTORNEY'S OFFICE

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

COMMUNITY DEVELOPMENT

- C1. Obtain required permits and inspections from the Building Official and comply with the conditions thereof.
- C2. An erosion control plan shall be prepared and copies provided to the Building Inspection Division for review and approval prior to the issuance of grading permits or building permits that involve substantial disturbance of substantial ground area.
- C3. Submit plans for final architectural review to the Planning Division and obtain architectural approval prior to issuance of building permits. Said plans to include, but not be limited to: site plans, floor plans, elevations, landscaping, lighting and signage. Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Community Development.
- C4. Comply with all requirements of Building and associated codes (the CBC, CEC, CMC, CPC, California Green Building Code, the California Energy Code, etc.) current at the time of application for Building Permit, that includes grading and site utility permits.
- C5. Prior to issuance of a demolition permit, Applicant/Owner shall have an asbestos survey of the proposed site performed by a certified individual. Survey results and notice of the proposed demolition are to be sent to the Bay Area Air Quality Management District (BAAQMD). No demolition shall be performed without a demolition permit and BAAQMD approval and, if necessary, proper asbestos removal.
- C6. A complete landscape plan that includes, type, size and location of all plant species shall be required as part of architectural review of the project. Review and approval of the complete landscape plan, including water conservation calculations and irrigation plan shall be required prior to issuance of building permits. Installation of landscaping is required prior to occupancy permits.

- C7. Site landscaping shall be maintained in good condition throughout the life of the Development and no trees shall be removed without City review and approval.
- C8. Trees permitted by the City for removal shall be replaced at a 2:1 ratio with 24-inch box, a 1:1 with 36" box specimen trees reviewed, or equal alternative as approved by the Director of Community Development.
- C9. 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.
- C10. It shall be the Developer's responsibility through his engineer to provide written certification that the drainage designs for the subject property will prevent flood water intrusion in the event of a storm of 100-year return period. The Developer's engineer shall verify that the site will be protected from off-site water intrusion by designing the on-site grading and storm water collection system using the 100-year hydraulic grade line elevation provided by the City's Engineering Department or the Federal Flood Insurance Rate Map, whichever is more restrictive. Said certification shall be submitted to the City Building Inspection Division prior to issuance of building permits.
- C11. Incorporate Best Management Practices (BMPs) into construction plans and incorporate post construction water runoff measures into project plans in accordance with the City's Urban Runoff Pollution Prevention Program standards prior to the issuance of permits. Proposed BMPs shall be submitted to and thereafter reviewed and approved by the Planning Division and the Building Inspection Division for incorporation into construction drawings and specifications.
- C12. Construction activity not confined within a building shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and not permitted on Saturdays and Sundays for projects within 300 feet of a residential use. Construction activity confined within a building shall be limited to the hours of 7:00 A.M. to 6:00 P.M. following on weekdays other than holidays, Monday through Friday, inclusive; and within the hours of 9:00 A.M. to 6:00 P.M. following, inclusive, on any Saturday which is not a holiday. Construction activity shall not be allowed on recognized State holidays, as noted in Section 9.10.230 of the SCCC, as amended.
- C13. Developer is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
- C14. Applicant shall provide additional street cleaning as required by the Community Development Department and provide neighbors with the applicant and code enforcement contacts during construction. Applicant shall work with the Community Development Department for additional site cleaning measures, if this condition is not being met.

ENGINEERING

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

- E2. All work within the public right-of-way and/or public easement, which is to be performed by the Developer/Owner, the general contractor, and all subcontractors shall be included within a Single Encroachment Permit issued by the City Engineering Department.
- E3. Submit public improvement plans prepared in accordance with City Engineering Department procedures which provide for the installation of public improvements. Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer prior to approval and recordation of final map and/or issuance of building permits.
- E4. Developer is responsible for cost of relocation or modification of any public facility necessary to accommodate subject development.
- E5. File and record Parcel Map for proposed development and pay all appropriate fees prior to Building Permit issuance.
- E6. Sanitary sewer laterals to be reused shall be videoed to verify they are in good condition. Laterals in poor condition shall be replaced as required.
- E7. Sanitary sewer and storm drain mains and laterals shall be outside the drip line of mature trees or 10' clear of the tree trunk whichever is greater.
- E8. Damaged curb, gutter, and sidewalk within the public right-of-way along property's frontage shall be repaired or replaced (to the nearest score mark) in a manner acceptable to the City Engineer or his designee. The extents of said repair or replacement within the property frontage shall be at the discretion of the City Engineer or his designee.
- E9. All proposed sidewalk, walkway, and driveways shall be ADA compliant per City Standard.
- E10. All proposed driveways shall be City Standard ST-5 driveways.
- E11. Show and comply City's driveway Triangle of Safety (sight distance) requirement at proposed driveways and City's Intersection Visibility Obstruction Clearance (sight distance) at the southeast corner of the Brokaw Road/Coleman Avenue intersection. No trees and/or structures obstructing drivers' view are allowed in the Triangle of Safety and Corner Visibility Obstruction areas.

ELECTRICAL

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

- EL4. 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.
- EL5. Overhead services shall be installed per City of Santa Clara Electric Department standard OH-550, MS-G6, and MS-G7 latest revision.
- EL6. Underground service entrance conduits and conductors shall be "privately" owned, maintained, and installed per City Building Inspection Division Codes. Electric meters and main disconnects shall be installed per Silicon Valley Power Standard MS-G7, Rev. 2.
- EL7. 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).
- EL8. If the "legal description" (not "marketing description") of the units is condominium or apartment, then all electric meters and services disconnects shall be grouped at one location, outside of the building or in a utility room accessible directly from the outside. If they are townhomes or single-family residences, then each unit shall have it's own meter, located on the structure. A double hasp locking arrangement shall be provided on the main switchboard door(s). Utility room door(s) shall have a double hasp locking arrangement or a lock box shall be provided. Utility room door(s) shall not be alarmed.
- EL9. 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.
- EL10. Any relocation of existing electric facilities shall be at Developer's expense.
- EL11. Electric Load Increase fees may be applicable.
- EL12. 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)).
- EL13. 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)).
- EL14. Encroachment permits will not be signed off by Silicon Valley Power until Developers Work substructure construction drawing has been completed.

- EL15. All SVP-owned equipment is to be covered by an Underground Electric Easement (U.G.E.E.). This is different than a PUE. Only publically-owned dry utilities can be in a UGEE. Other facilities can be in a joint trench configuration with SVP, separated by a 1' clearance, providing that they are constructed simultaneously with SVP facilities. See UG 1000 for details.
- EL16. 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.
- EL17. 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.
- EL18. 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.
- EL19. This will most likely be an Overhead service that converts to underground. As a result EL2, 4, 5, 6, are correctly listed in these conditions.

WATER

- W1. 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.
- W2. The applicant shall submit a composite utility plan showing all utilities (including electrical) and landscaping (trees/shrubbery) so that the Water Department can verify conflicts for proposed water services. Note that all new water meters and backflow prevention devices shall be located behind the sidewalk in a landscape area.
- W3. Applicant shall adhere to and provide a note indicating all horizontal and vertical clearances. The applicant shall maintain a minimum 12" of vertical clearance at water service crossing with other utilities, and all required minimum horizontal clearances from water services: 10' from sanitary sewer utilities, 10' from recycled water utilities, 8' from storm drain utilities, 5' from fire and other water utilities, 3' from abandoned water services, 5' from gas 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).

- W4. Applicant shall submit plans showing proposed water, sanitary sewer, and fire service connected to a public main in the public right-of-way to the satisfaction of the Director of Water & Sewer Utilities. Different types of 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.
- W5. 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 on-site public water utility infrastructure prepared by a registered civil engineer to the satisfaction of the Director of Water & Sewer Utilities.
- W6. Prior to issuance of Building Permits, the applicant shall provide the profile section details for utilities crossing water, sewer, or reclaimed water mains to ensure a 12" minimum vertical clearance is maintained.
- W7. The applicant must indicate the pipe material and the size of existing water and sewer main(s) on the plans.
- W8. If fire flow information is needed, applicant shall coordinate with Water and Sewer Utilities Department, for fire flow information at (408)615-2000.
- W9. Prior to issuance of Building Permits, the applicant shall submit design plans for construction of water utilities that comply with the latest edition of the Water & Sewer Utilities 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.

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 of the individual residential buildings shall be clearly visible from the street and shall be a minimum of six (6) inches in height and a color contrasting with the background material. Ideally, numbers would be illuminated during hours of darkness so first responders can easily identify the address. Individual apartment numbers shall be a minimum of six (6) inches in height and a color contrasting to the background material, and either visible from the street or from the center area of the project. Where multiple units/buildings occupy the same property, unit/building addresses shall be clearly visible. A monument sign, preferably at all dedicated entrances to the property, shall be prominently displayed, showing all unit/building numbers, addresses, etc. A map is recommended for large complexes with multiple streets or walkways.
- PD3. Landscaping should follow the National Institute of Crime Prevention standards. That standard describes bushes/shrubs not exceeding 2' in height at maturity, or maintained at that height, and the canopies of trees should not be lower than 6' in height. Crime-deterrent vegetation is encouraged along the fence and property lines and under vulnerable windows.
- PD4. Lighting for the project to be at the IES (Illuminating Engineering Society of North America) standards and include the features listed below:
- White light source

- Pedestrian Scale
- Full cut-off or shoebox design
- Unbreakable exterior
- Tamperproof Housings
- Wall mounted lights/10' high

These features increase natural surveillance, support and/or enhance security camera capabilities, and increase Police Patrol effectiveness

FIRE

- F1. Prior to any demolition contact Fred Chun, Hazmat Division Chief, at 408-615-4961 to inquire what type of demolition permits may be necessary.

STREETS

ST1. Include Arborist Notes to all plans.

ST2. Applicant must protect any street trees along Lewis Street and Madison Street frontages.

Solid Waste

ST3. 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 fifty percent (50%) 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 a Construction and Demolition Debris Recycling Report through the City's online tracking tool at <http://santacleara.wastetracking.com/>.

Stormwater

ST4. The applicant shall incorporate Best Management Practices (BMPs) into construction plans and incorporate post-construction water runoff measures into project plans in accordance with the City's Urban Runoff Pollution Prevention Program standards prior to the issuance of Building or Grading Permits. Proposed BMPs shall be submitted to and thereafter reviewed by the Planning Division and the Building Inspection Division for incorporation into construction drawings and specifications.

ST5. 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:

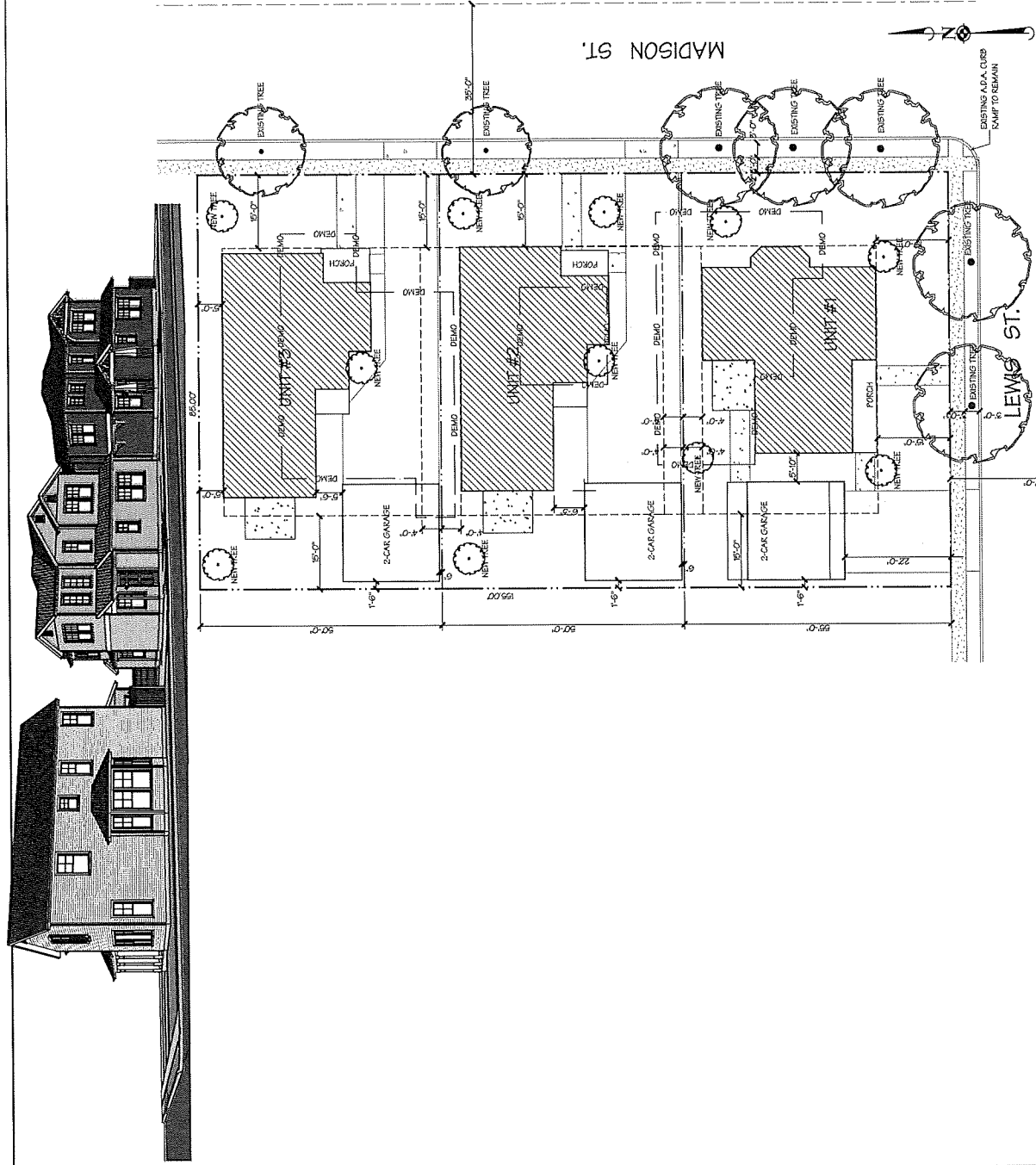
- a. Direction of roof runoff into cisterns or rain barrels
- b. Direction of roof, sidewalk, walkway, patio, driveway, or parking lot runoff onto vegetated areas
- c. Construction of sidewalks, walkways, patios, bike lanes, driveways, and parking lots with permeable surfaces

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 SCVURPPP C.3 Stormwater Handbook, Appendix K: Standard Specifications for Lot-Scale Measures for Small Projects.

ST6. Developer shall install an appropriate stormwater pollution prevention message such as "No Dumping – Flows to Bay" on any storm drains located on private property.

PARKS AND RECREATION

- PR1. The Project is a subdivision and the Quimby Act provisions will apply.
- PR2. Application for Credit. Currently, the Project has not requested credit and it is unlikely the Project could achieve the requirements needed to qualify for credit; therefore, the Project would not be eligible for 50% credit against any fees due in lieu of parkland dedication.
- PR3. The City will accept a fee in lieu of parkland dedication for this 3 unit development – the equivalent fee due is \$14,476 based on the net new residents.
- PR4. Any in lieu fees imposed under Chapter 17.35 shall be due and payable to the City prior to issuance of a building permit for each dwelling unit.
- PR5. A dwelling unit tax (DUT) is also due based on the number of units and additional bedrooms per City Code Chapter 3.15. Records show the property was built in 1948, which is prior to Santa Clara City Code Chapter 3.15; therefore DUT is owed for all bedrooms. The project mix includes 3 four bedroom units: [(\$15 x 3 bedrooms) + (\$5 x 9 additional bedrooms)] for a total DUT of \$90.
- PR6. Calculations may change if the number of units changes, if any areas do not conform to the Ordinance and City Code Chapter 17.35, if the fee schedule for new residential development fees due in lieu of parkland dedication changes before this Project is deemed complete by Planning, and/or if City Council makes any changes.



VICINITY MAP

ALTA: 289 - 02 - 024
ZONING: R-3 - 36
LOT SIZE: 13,775 S.F.
EXISTING S.F.S.: 1,600 S.F., 2 BEDROOM, 2 BATHS
EXISTING DUPLEX: 1,640 S.F., 2 BEDS, 2 BATHS + 1 BED, 1 BATH
FIRST FLOOR: 1,005 S.F.
SECOND FLOOR: 884 S.F.
TOTAL: 2,089 S.F.
LOT #1: 4,250 S.F.
LOT #2: 1,800 S.F.
LOT #3: 884 S.F.
LOT #4: 2,064 S.F.
LOT #5: 4,250 S.F.
LOT #6: 4,675 S.F.
GARAGES: 400 S.F. EACH
TYPE OF CONSTRUCTION: 1B
OCCUPANCY GROUP: R-3, U
THIS PROJECT SHALL COMPLY WITH 2015 CBC, CBC, DMC, ETC, DEC, CFC, CAL GREEN CAL ENERGY CODES AND LOCAL ORD.

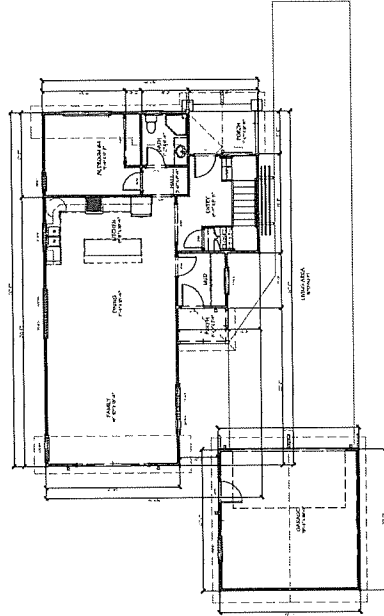
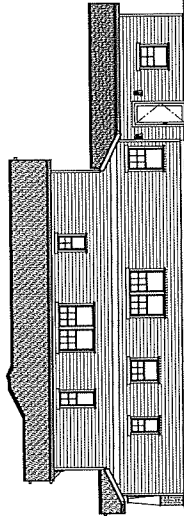
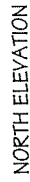
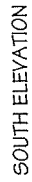
SITE DATA

- SHEET INDEX**
- A-1 SITE PLAN
 - A-2 UNIT 1 FLOOR PLAN, ELEV
 - A-3 UNIT 2 FLOOR PLAN, ELEV
 - A-4 UNIT 3 FLOOR PLAN, ELEV
 - C-1 TOPSOIL DEMO PLAN
 - C-2 GRADING & DRAINAGE PLAN & TENTATIVE MAP
 - L-1 TENTATIVE LANDSCAPE PLAN

UNIT #2

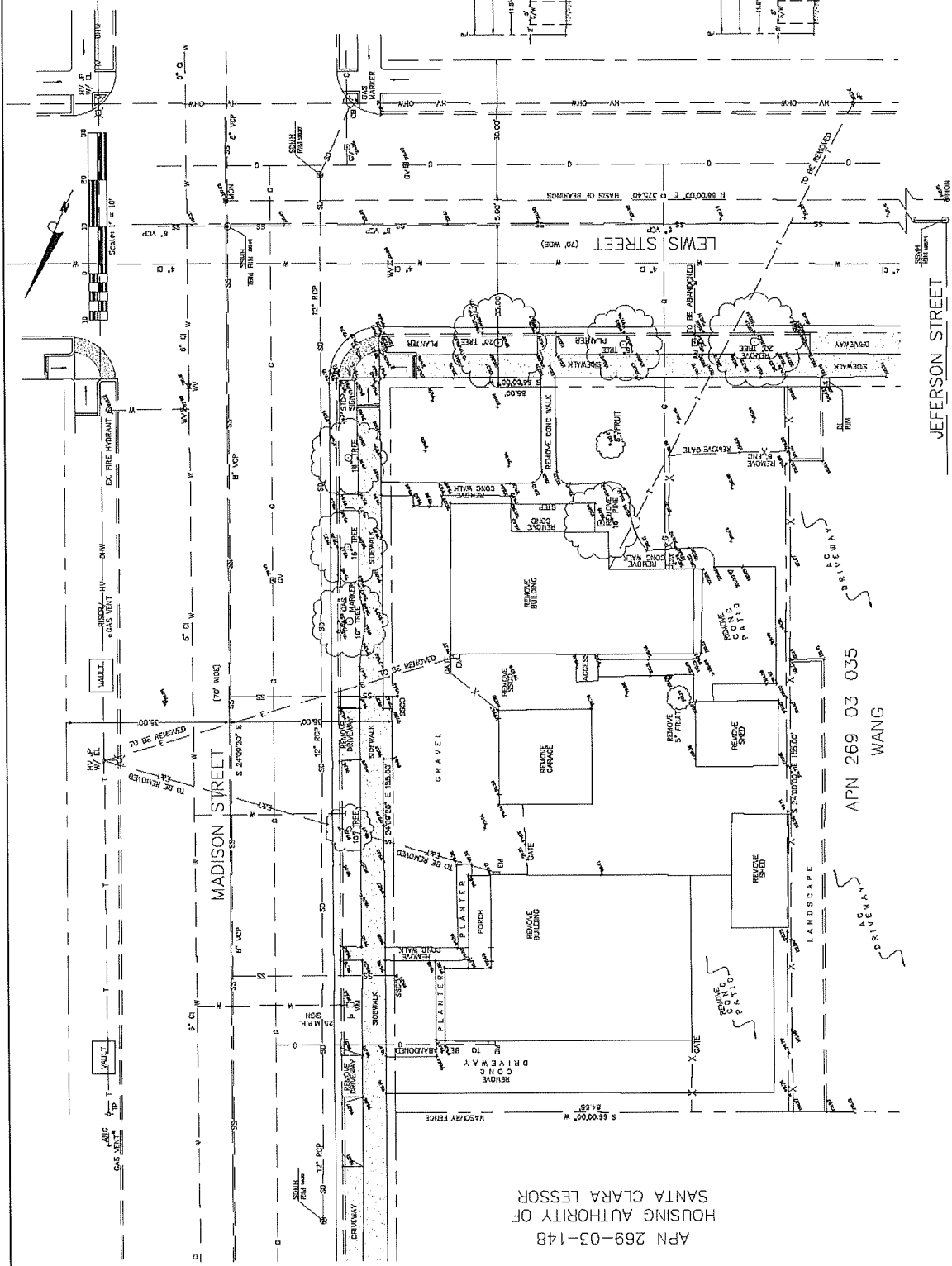
FIRST FLOOR PLAN

SECOND FLOOR PLAN



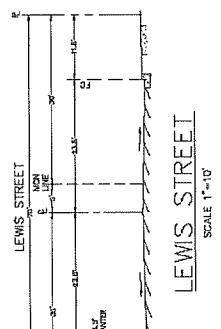
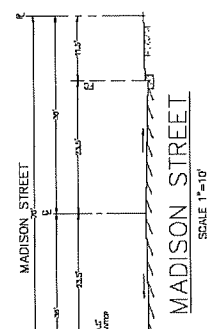
FIRST FLOOR PLAN

- NOTES:
- CONTRACTOR SHALL CONTACT "U.S.A." AT LEAST 48 HOURS PRIOR TO EXCAVATING IN ANY AREA WHERE UNDERGROUND FACILITIES ARE KNOWN TO EXIST.
 - THE EXISTING LOCATION AND ELEVATION OF ANY UNDERGROUND UTILITIES ARE SHOWN IN A GENERAL WAY ONLY. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE NECESSARY INFORMATION AS TO THE EXACT LOCATION, LOCATION AND ELEVATION OF ALL UTILITIES.
 - DATE OF SURVEY: JUNE 2018
 - BASE OF BEARINGS SHOWN IN AROUND LENS OF LEWIS STREET BETWEEN TWO FOUND CUT-POINTS AS SHOWN ON SHOWN 275 M 1/2 WAS TAKEN AS THE BASIS OF BEARINGS SHOWN HEREON.
 - TEMPORARY BRIDGES: AS SHOWN IN THE HANDS AT THE INTERSECTION OF LEWIS & MADISON STREET AS SHOWN HEREON. ASSUMED ELEVATION=100.40



APN 269-03-148
HOUSING AUTHORITY OF
SANTA CLARA LESSOR

APN 269 03 035
WANG



PRELIMINARY

TOPOGRAPHIC & DEMOLITION PLAN

1444 MADISON STREET

APN 269-03-034

IN THE CITY OF SANTA CLARA, CALIFORNIA

DANIEL JAMES, D.G.E. 76440-EMPIRES 12-31-19, L.S. 875-EMPIRES 09-30-19

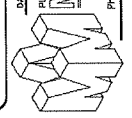
PLANNING • LAND SURVEYING • CIVIL ENGINEERING • CONSTRUCTION STAKING

MISSION ENGINEERS, INC.

RESPONSIVE, RELIABLE RESULTS SINCE 1953

2555 DE LA CRUZ BLVD., Santa Clara, California 95050

PH: (408) 727-8822 FAX: (408) 727-9225 E-MAIL: MISSIONENGINEERS@GMAIL.COM



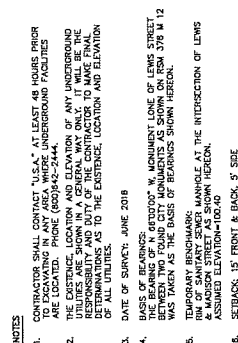
REVISIONS

DATE	BY	DESCRIPTION

SHEET

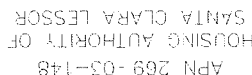
C1

OF 2 SHEET



TOTAL CREATED IMPERVIOUS AREA LESS THAN 10,000 SQ. FT. NO STORM WATER TREATMENT PROPOSED.

PREDEVELOPMENT FLOW (10YR STORM, $i=1.5$ in/hr)
 PERVIOUS AREA=6,668 S.F. = 0.153 AC ($C=0.80$)
 IMPERVIOUS AREA=6,474 S.F. = 0.149 AC ($C=0.90$)
 $Q = QA = (0.8x1.8x0.153) + (0.9x1.8x0.149)$
 $Q = 0.165 + 0.241$
 $Q = 0.406$ CFS



ASSESSOR'S PARCEL NO.: 289-010-034
 EXISTING USE: MULTI-FAMILY 10 UNITS LESS SINGLE FAMILY RESIDENTIAL
 PROPOSED ZONING: RZ-3RD-MEDIUM DENSITY MULTIFAMILY
 PROPOSED ZONING: RZ-3RD-MEDIUM DENSITY MULTIFAMILY
 PROPOSED PLAN: VERY LOW DENSITY RESIDENTIAL
 EXISTING PARCELS: 1
 PROPOSED PARCELS: 3

SANITARY SUPPLY:
 ELECTRIC SUPPLY:
 WATER SUPPLY:
 WASTEWATER SUPPLY:
 STREET LIGHTS:
 SIDEWALKS:
 PUBLIC AREAS:

PACIFIC GAS & ELECTRIC CO.
 SUCION VALLEY POWER
 CITY OF SANTA CLARA
 CITY OF SANTA CLARA
 CITY OF SANTA CLARA
 TO CONFORM TO CITY OF SANTA CLARA ORDINANCES
 NONE

ZONE X PARCEL NO. 06850-02
 CHANGE FLOOD WITH AVERAGE
 PROTECTED BY ELEVATION FROM
 PROTECTED BY ELEVATION FROM

FLOOD ZONE:
 GROSS : 13,142.50 SF ± 0.3
 AREAS :

ROSS : 13,142± SQ. FT. - 0.3017± ACRES
NET : 13,142± SQ. FT. - 0.3017± ACRES

EXISTING	AREA (SF)	PROPOSED	AREA (SF)
APN 224-27-048	13,142	PARCEL #1	4,671
		PARCEL #2	4,239
		PARCEL #3	4,232
TOTAL	13,142	TOTAL	13,142

SCALE:	1"=10'
DATE:	09-27-18
DRAWN:	JS MEIG
CHECKED:	
JOB NO.	18026
DWG NO.	L14911

SHEET
 C2
 OF 2 SHEET

REVISIONS	DESCRIPTION
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GRADING & DRAINAGE PLAN/ TENTATIVE MAP
1444 MADISON STREET
APN 269-03-034
IN THE CITY OF SANTA CLARA, CALIFORNIA

MISSION ENGINEERS, INC.^a
RESPONSIVE. RELIABLE. RESULTS. SINCE 1955

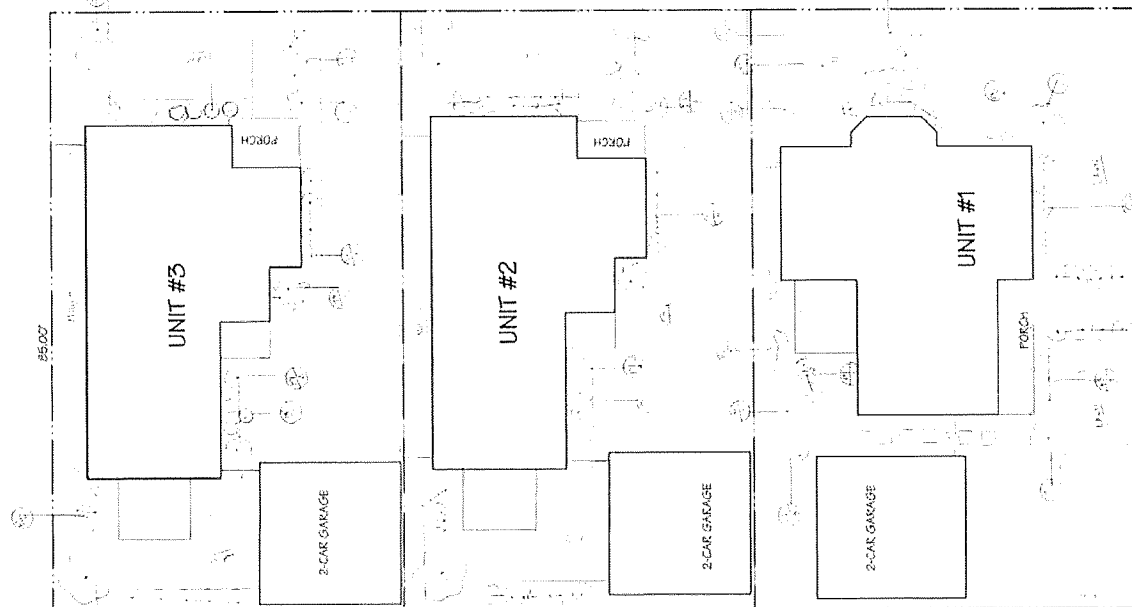
PLANNING • LAND SURVEYING • CIVIL ENGINEERING • CONSTRUCTION STAGING

DANIEL, MANNES, J.E.C. 76440 • EXPIRES 12-31-18, L.S. 2212 • EXPIRES 06-30-19

2355 Da La Cruz Blvd., Suite 200, Burlingame, CA 94010
 (415) 339-7726 • Fax: (415) 339-7727 • Email: info@missionengineers.com
 www.missionengineers.com

173106 7 1/2

LEWIS ST.



71-121 ROSMARINUS TUSCAN BLUE - 5 GAL
 72-120 ACICULA NILEFFLOW - 1 GAL
 73-118 ROSA ICEBERG - 5 GAL
 74-120 YNORANGE QUATRODUE - 5 GAL
 75-121 LAVENDULA HICORY - 5 GAL
 76-121 LAVENDULA CLARITY BLUE - 1 GAL
 77-121 DAMELLA MARY BLUE - 1 GAL
 78-121 CHONDROLAUNUS TECTORIAL - 5 GAL
 79-121 STACHYS B - 1 GAL
 80-121 PRUNUS COMPACTA - 15 GAL
 81-121 LAGUSTINA MUSKELLE - 15 GAL
 82-121 ARECTOSTAPHYLOS - 15 GAL
 83-121 CINNAMO BOLD - 15 GAL
 84-121 ROSEBUDDO JAPANESE MAPLE - 15 GAL

1. The first step in the process of the investigation is the identification of the problem. This is done by the investigator who is assigned to the case. The investigator must first determine the nature of the problem and the scope of the investigation. This is done by reviewing the information provided by the client and by conducting a preliminary investigation.

2. The second step is the collection of evidence. This is done by the investigator who is assigned to the case. The investigator must first determine the nature of the problem and the scope of the investigation. This is done by reviewing the information provided by the client and by conducting a preliminary investigation.

3. The third step is the analysis of the evidence. This is done by the investigator who is assigned to the case. The investigator must first determine the nature of the problem and the scope of the investigation. This is done by reviewing the information provided by the client and by conducting a preliminary investigation.

4. The fourth step is the preparation of the report. This is done by the investigator who is assigned to the case. The investigator must first determine the nature of the problem and the scope of the investigation. This is done by reviewing the information provided by the client and by conducting a preliminary investigation.

5. The fifth step is the presentation of the report. This is done by the investigator who is assigned to the case. The investigator must first determine the nature of the problem and the scope of the investigation. This is done by reviewing the information provided by the client and by conducting a preliminary investigation.

6. The sixth step is the conclusion of the investigation. This is done by the investigator who is assigned to the case. The investigator must first determine the nature of the problem and the scope of the investigation. This is done by reviewing the information provided by the client and by conducting a preliminary investigation.

7. The seventh step is the follow-up. This is done by the investigator who is assigned to the case. The investigator must first determine the nature of the problem and the scope of the investigation. This is done by reviewing the information provided by the client and by conducting a preliminary investigation.

8. The eighth step is the final report. This is done by the investigator who is assigned to the case. The investigator must first determine the nature of the problem and the scope of the investigation. This is done by reviewing the information provided by the client and by conducting a preliminary investigation.

9. The ninth step is the final conclusion. This is done by the investigator who is assigned to the case. The investigator must first determine the nature of the problem and the scope of the investigation. This is done by reviewing the information provided by the client and by conducting a preliminary investigation.

10. The tenth step is the final report. This is done by the investigator who is assigned to the case. The investigator must first determine the nature of the problem and the scope of the investigation. This is done by reviewing the information provided by the client and by conducting a preliminary investigation.