



## Agenda Report

24-730

Agenda Date: 9/11/2024

### REPORT TO PLANNING COMMISSION

#### **SUBJECT**

Public Hearing. Action on a Rezone (PLN23-00208) from PD - Planned Development to HI - Heavy Industrial and Variance for Parking for the Property Located at 2201 Lafayette Street

#### **REPORT IN BRIEF**

File Number: PLN23-00208

Applicant: John Ha, Innovative Design Architecture

Owner: Cindy Cheng, Vista Grande Investment, LLC

General Plan: Heavy Industrial

Zoning: Planned Development (PD)

APN: 224-03-087

Site Area: 64,898 square feet

Existing Site Conditions: The property is developed with an industrial building that is currently vacant and surface parking.

#### Surrounding Land Uses:

North: Heavy Industrial Uses

South: Digital Realty Data Center

East: Heavy Industrial Uses

West: Light Industrial Uses

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

Staff Recommendation: Determine that the project is consistent with a Class 1 Categorical Exemption per Section 15301, Existing Facilities of the CEQA Guidelines: adopt a resolution approving a Variance for parking, subject to findings and conditions of approval; and adopt a resolution recommending the City Council approve the Rezone from Planned Development (PD) to Heavy Industrial (HI) for the property located at 2201 Lafayette Street, subject to findings and conditions of approval.

#### **BACKGROUND**

On August 22, 2023, John Ha with Innovative Design Architecture ("Applicant"), on behalf of Cindy Cheng with Vista Grande Investment, LLC ("Owner") filed an application to change the use of the subject site located at 2201 Lafayette Street. The proposal includes minor interior changes and site improvements to use the existing building on the site for a heavy industrial use of product engineering development and manufacturing for the business operating as Applied Innovation Group, Inc.

The project site consists of one building, approximately 24,000 square feet, which was previously

occupied by Union Stone, a construction materials retail showroom/warehouse. The adjoining property to the east at 700 Mathew Street consists of two buildings that were previously occupied by a business, "Off the Wall Soccer", and a warehouse use. In 2005, the City Council approved a request (File No. PLN2005-05047) to rezone the parcel (APN: 224-04-082) from Heavy Industrial (HI) to Planned Development (PD) to allow for the sale of the building located at 2201 Lafayette Street. Along with the Rezoning, the City Council also approved a Tentative Parcel Map (File No. PLN2005-04910) to subdivide the property into two parcels with one common area parcel. This created three parcels- Parcel One (700 Mathew Street, APN: 224-03-086), Parcel Two (2201 Lafayette Street, APN: 224-03-087), and Parcel Three (Parking lot along Mathew Street, APN: 224-03-000). The rezoning was approved with specific conditions of approval restricting the redevelopment of Parcel Two unless it was combined with one or both parcels fronting Lafayette Street on either side of Parcel Two, and restricting the use of Parcel Two to construction materials retail showroom/warehouse only. A Parking Agreement was also executed between Parcel One and Parcel Two, where ten parking spaces on Parcel Three would be available for use by Parcel Two.

On July 18, 2023, the City Council approved a request (PLN23-00054) to rezone the property at 700 Mathew Street (Parcels One and Three) from PD to Heavy Industrial for the use of existing buildings on site for metal fabrication/spinning for the business operating as Quality Metal Spinning. The Planning Commission had also approved a variance on June 14, 2023, for 26 parking spaces where 32 parking spaces were required, which became effective upon approval of the rezoning. The variance also approved a reduction in the required front setback and landscaping for Parcel One as the existing building is built to the property line, and a reduction in the required landscaping for Parcel Three to accommodate the new sidewalk.

The current application includes only Parcel Two (former construction materials retail showroom/warehouse). Given the specific uses allowed in the existing PD zoning, the proposal to use this site for heavy industrial use (Applied Innovation Group, Inc) would require a Rezone from Planned Development (PD) to Heavy Industrial (HI). The building has been vacant since April 2013. The proposal would include providing seven parking spaces on Parcel Three to be available for use by Parcel Two per the existing Parking Agreement. This project also includes a Variance from the minimum required parking as discussed further below.

## **DISCUSSION**

The proposal includes physical improvements that would accommodate a change of use for the building. The proposal includes minor interior remodeling, restriping the parking to include an accessible space and loading zone, adding a sidewalk and a landscape strip with a new 24-inch box tree, adding bike racks and other site improvements.

The footprint of the existing building sits on the lot lines on the north, south, and east, and would not change. In 1978, a grant deed was executed that dedicated approximately eight feet of the front of the property to accommodate future street improvements. The proposed rezoning triggers a requirement to add a five-foot sidewalk and a four-foot landscape strip along the project frontage, matching the completed frontage improvements of the adjacent property. As a result, the existing parking fronting Lafayette Street on Parcel Two became infeasible to accommodate the ingress/egress and dimensional standards and the existing accessible parking space would need to be relocated to Parcel Three. With these requirements, the existing 10 parking spaces on Parcel Three available for use by Parcel Two would be reduced to seven parking spaces. Overall, the proposal will be short of the required 18 parking spaces by 11 spaces and would require a variance

to the zoning code's parking requirement. The applicant has signed a new agreement with the property owner on 700 Mathew Street for access for trash collection and seven parking spaces.

In December 2023, the City Council adopted an updated Zoning Code and certain sections including parking requirements that became effective on February 8, 2024. However, the Zoning districts other than single-family did not become effective until the effective date of the updated Zoning map, August 15, 2024. Under the updated Zoning Code, pipeline applications are processed under the requirements in effect on the date the application is determined to be complete by the Project Clearance Committee (PCC). Here, the PCC found the application to be complete on July 30, 2024. Therefore, although the property is proposed to be rezoned to the new Zoning designation of Heavy Industrial (HI), the zoning regulations of the old Heavy Industrial (MH) district of the Classic Code will apply to this application, while the parking requirements from the current Zoning Code (2024) would apply.

### General Plan Conformance

The subject site's land use designation is Heavy Industrial, which allows primarily manufacturing, refining, warehouse and distribution, and similar activities. Therefore, the proposed Rezoning from Planned Development (PD) to Heavy Industrial (HI) is consistent with the General Plan. Further, the proposed project is consistent with the following General Plan Policies:

### General Land Use Policies

- 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 revamp the vacant and underutilized property by locating a new Engineering development and manufacturing business. The project site is in an urban environment surrounded by primarily industrial uses and is served by existing public services, facilities, infrastructure, and amenities. The proposal will make necessary infrastructure upgrades, such as a new sidewalk and landscape strip to serve the new use.

### Office and Industrial Land Use Policies

- 5.3.5 P1 Work with existing Santa Clara businesses to retain and expand employment opportunities and strengthen the existing tax base.
- 5.3.5-P11 Construct sidewalks in industrial areas, with priority along streets served by existing or planned transit services.
- 5.3.5-P16 Protect the industrial land use designations from incompatible uses in order to maintain the City's strong fiscal health and quality services that are supported by new businesses and technologies and retention of well established existing businesses.

The proposed business would have up to 15 employees, providing employment opportunities in Santa Clara. The project has a condition of approval to construct a five-foot sidewalk and a four-foot planter strip along the project frontage on Lafayette Street. The proposed heavy industrial use will be consistent with the industrial land use designation for the parcel.

### Zoning Conformance

The project site is zoned PD with specific conditions of approval restricting the use of Parcel Two to construction materials retail showroom/warehouse only. The proposed rezone to HI from PD would allow for heavy industrial use, which was the original use at this site and the site's General Plan land use designation. The project site meets all the regulations of the Heavy Industrial Zoning District in the Classic Code, except parking. The MH Zoning district required a front setback of 15 feet and a minimum of 10 feet of the required front yard to be maintained as an open landscape area. The existing building is constructed with a varying front setback between 17 feet and 15 feet and provides the required landscaping, meeting the zoning regulations.

The project site will have a pedestrian and bike connection via Lafayette Street, and the vehicular access will be from the parcel at 700 Mathew Street. Per Section 18.38 Table 3-3 of the Zoning Code (2024), the proposed use will require 18 parking spaces at a ratio of one space per 1,200 square feet for storage/warehouse and a ratio of one space per:1,000 square feet for the Heavy Industrial use of total floor area. The project provides seven parking spaces, including one accessible parking on Parcel Three, and would therefore require a Variance from the minimum parking requirement.

### Variance Request

To grant a Variance, the Planning Commission must make the findings listed in the Zoning Code (2024) Section 18.124.050. The Zoning Code limits granting of Variances to situations where the peculiar physical characteristics of a site would make it difficult to develop consistent with standard regulations. A Variance may be granted to enable the development of a disadvantaged property at the equivalent level of use enjoyed by nearby properties in the same zone. The subject site has an unusual condition in that the Rezoning and Tentative Map approval in 2005 created a substandard condition for parking on Parcel Two. Additionally, the existing buildings were constructed in the 1970's with reduced parking and the 1978 grant deed included an eight-foot dedication along Lafayette Street, which rendered the parking in the front setback area unacceptable. The proposed use would repurpose the existing industrial site that has been vacant since April 2013. The project would help extend the complete streets configuration along the project frontage and eliminate the substandard front landscaping conditions to be in conformance with the Zoning Code requirements. The variance is necessary for the preservation and enjoyment of the substantial property rights of the owner.

Should the Planning Commission approve the Variance, it would only become effective if the City Council approves the proposed rezoning. If the City Council declines to approve the rezoning, the Variance resolution will be null and void. If the City Council approves the rezoning, then the Variance resolution shall become effective on the effective date of the rezoning.

### Conclusion

The project site has a General Plan land use designation of Heavy Industrial and is in a heavy industrial neighborhood originally zoned MH and developed with industrial buildings and uses. Therefore, the proposed project to rezone the property to HI meets the purpose and intent of the Zoning Code and is in conformance with the General Plan.

### **ENVIRONMENTAL REVIEW**

The proposed project is categorically exempt from the California Environmental Quality Act ("CEQA") per CEQA Guidelines section 15301 (Class 1 - "Existing Facilities"), which applies to minor alterations of existing public or private structures involving negligible or no expansion of the existing or former use. Here, the proposal involves interior remodeling and minor exterior modifications to the site without expanding the existing buildings.

**FISCAL IMPACT**

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

**COORDINATION**

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

**PUBLIC CONTACT**

On August 28, 2024, a notice of public hearing was published in The Weekly, a newspaper of general circulation, and on August 29, 2024, a notice of public hearing on this item mailed to property owners within 500 feet of the project site. At the time of this staff report, Planning staff has not received public comments in support or opposition to the proposed project.

**RECOMMENDATION**

1. Determine the project is consistent with a Class I Categorical Exemption per Section 15301, Existing Facilities of the CEQA Guidelines;
2. Adopt a resolution approving the Variance for parking, including the required findings; and
3. Adopt a resolution recommending City Council approve the Rezone from Planned Development (PD) to Heavy Industrial (HI) for the property located at 2201 Lafayette Street, subject to findings and conditions of approval.

Prepared by: Nimisha Agrawal, Senior Planner

Reviewed by: Alexander Abbe, Assistant City Attorney

Approved by: Lesley Xavier, Planning Manager

**ATTACHMENTS**

1. Resolution recommending approval for Rezone
2. Resolution approving the Variance
3. Conditions of Approval
4. Vicinity Map
5. Development Plans
6. Applicant Business Description and Operational Plan

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE A REZONING FROM PLANNED DEVELOPMENT (PD) TO HEAVY INDUSTRIAL (HI) TO ALLOW THE PROPOSED USE OF HEAVY INDUSTRIAL AT 2201 LAFAYETTE STREET, SANTA CLARA**

**(File No. PLN23-00208- Rezoning and Variance)**

**WHEREAS**, on August 22, 2023, John Ha with Innovative Design Architecture (“Applicant”), on behalf of Cindy Cheng with Vista Grande Investment, LLC (“Owner”) filed an application (PLN23-00208) requesting a rezoning for the property located at 2201 Lafayette Street (APN: 224-03-087) (“Project Site”) in the City of Santa Clara;

**WHEREAS**, the General Plan land use designation for the Project Site is Heavy Industrial;

**WHEREAS**, the Project Site is zoned Planned Development (PD);

**WHEREAS**, the Project Site is developed with an industrial building that was previously occupied with Union Stone, a construction materials retail showroom and warehouse;

**WHEREAS**, the Property Owner applied to rezone the Project Site from Planned Development (PD) to Heavy Industrial (HI) to allow the existing building to be used for a heavy industrial business (“Project”) as shown on the development plans, attached hereto and incorporated herein by reference;

**WHEREAS**, the Project is Categorically Exempt from formal environmental review per Section 15301, Class 1 “Existing Facilities” of the Guidelines of the California Environmental Quality Act (“CEQA”), which applies to small additions and minor modifications to existing facilities involving negligible or no expansion of the existing or former use. Here, the proposal involves a minor tenant improvement without changing the building footprint and minor site improvements and would represent a negligible expansion of the prior use;

**WHEREAS**, on August 29, 2024, the notice of meeting date for this item was mailed to property owners within a 500-foot radius of the Project Site for the Planning Commission hearing on September 11, 2024; and,

**WHEREAS**, on September 11, 2024, the Planning Commission held a duly noticed public hearing to consider the rezoning application, 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 proposed rezoning.

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

1. That the Planning Commission hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.
2. That the Planning Commission hereby recommends that the City Council rezone the Project Site from Planned Development (PD) to Heavy Industrial (HI).

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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 11<sup>th</sup> DAY OF SEPTEMBER 2024 BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ATTEST: \_\_\_\_\_  
REENA BRILLIOT  
ACTING DIRECTOR OF COMMUNITY  
DEVELOPMENT  
CITY OF SANTA CLARA

Attachments Incorporated by Reference:  
1. Conditions of Approval



RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA, APPROVING A VARIANCE FOR PARKING TO ALLOW THE PROPOSED HEAVY INDUSTRIAL USE AT 2201 LAFAYETTE STREET, SANTA CLARA**

**(File No. PLN23-00208- Rezoning and Variance)**

**WHEREAS**, on August 22, 2023, John Ha with Innovative Design Architecture (“Applicant”), on behalf of Cindy Cheng with Vista Grande Investment, LLC (“Owner”) filed an application (PLN23-00208) requesting a Variance for the property located at 2201 Lafayette Street (APN: 224-03-087) (“Project Site”) in the City of Santa Clara;

**WHEREAS**, the General Plan land use designation for the Project Site is Heavy Industrial;

**WHEREAS**, the Project Site is zoned Planned Development (PD);

**WHEREAS**, the Project Site is developed with an industrial building that was previously occupied with Union Stone, a construction materials retail showroom and warehouse;

**WHEREAS**, the Property Owner has submitted an application for a Variance (“Project”) to Chapter 18.38 of the City Code for reduced parking of seven spaces where 18 parking spaces are required to allow the existing buildings to be used for a heavy industrial business;

**WHEREAS**, the Project is Categorically Exempt from formal environmental review per Section 15301, Class 1 “Existing Facilities” of the Guidelines of the California Environmental Quality Act (“CEQA”), which applies to small additions and minor modifications to existing facilities involving negligible or no expansion of the existing or former use. Here the proposal involves a minor tenant improvement without changing the building footprint and minor site improvements and would represent a negligible expansion of the prior use;

**WHEREAS**, on August 29, 2024, the notice of meeting date for this item was mailed to property owners within a 500-foot radius of the Project Site for the Planning Commission hearing on September 11, 2024; and,

**WHEREAS**, on September 11, 2024, the Planning Commission held a duly noticed public hearing to consider the Variance application, 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 proposed Variance.

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

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

2. That the Planning Commission hereby approves the Variance to the Heavy Industrial parking regulations to allow the existing building on the project site to be used for a heavy industrial business; as depicted on the attached Illustration Plan and subject to the attached Conditions of Approval, all of which are incorporated herein by this reference.

3. That pursuant to SCCC Section 18.124.050, the Planning Commission hereby makes the following findings related to the Variance request:

A. That there are special circumstances or conditions applicable to the subject property or existing buildings (e.g., location, shape, size, surroundings, topography, or other physical features) that do not apply generally to other properties in the vicinity under an identical zoning classification, in that the Rezoning and Tentative Map approval in 2005 for the project site created a substandard condition for parking.

B. That strict compliance with Zoning Code requirements would deprive the subject property of privileges enjoyed by other property in the vicinity and under an identical zoning classification, in that the 2005 parcelization and design make it impossible for the Applicant to provide additional parking spaces and reuse the site without demolishing the building. Granting the variance will facilitate the rehabilitation of the existing vacant site that is almost fully built out by existing building and is significantly constrained in the approved use of construction materials retail showroom warehouse through the prior PD approval.

C. That approving the Variance would not constitute a grant of special privilege inconsistent with the limitations on other properties in the same vicinity and zone in which the subject property is situated, in that the project utilizes the existing footprint of the industrial buildings to establish a heavy industrial business consistent with the General Plan land use designation of Heavy Industrial.

D. That the granting of the Variance will not adversely affect the interests of the public or the interests of residents and property owners in the vicinity of the subject property, in that the proposal would allow the adaptive reuse of the existing vacant industrial building, site improvements and better connectivity to the neighborhood.

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4. Effective date. This project comprises two entitlements: the variance approved by this resolution, and a separate rezoning to be approved by the City Council. This resolution shall become effective only if the City Council approves that rezoning on or before July 31, 2025. If the City Council declines to approve the rezoning on or before July 31, 2025, this resolution shall be null and void. If the City Council approves the rezoning on or before July 31, 2025, then this resolution shall become effective on the effective date of the rezoning.

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 11<sup>th</sup> DAY OF SEPTEMBER 2024, BY THE FOLLOWING VOTE:

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

ATTEST: \_\_\_\_\_  
REENA BRILLIOT  
ACTING DIRECTOR OF COMMUNITY  
DEVELOPMENT  
CITY OF SANTA CLARA

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



## Conditions of Approval for Rezoning and Variance

**PLN23-00208/ 2201 Lafayette Street (APN: 224-03-087)**

**Project Description:** Action on a Rezone from PD – Planned Development to HI – Heavy Industrial and Variance for Parking for the property located at 2201 Lafayette Street

### GENERAL

- G1. **Permit Expiration.** This Permit shall automatically be revoked and terminated if not used within two years of original grant or within the period of any authorized extension thereof. The date of granting this Permit is the date this Permit is approved by the Decision-making body and the appeal period has been exhausted. The expiration date is September 11, 2026.
- G2. **Conformance with Plans.** Prior to the issuance of Building Permit, the development of the site and all associate improvements shall conform to the approved plans on file with the Community Development Department, Planning Division. No change to the plans will be made without prior review by the Planning Division through approval of a Minor Amendment or through an Architectural Review, at the discretion of the Director of Community Development or designee. Each change shall be identified and justified in writing.
- G3. **Conditions on Plans.** All conditions of approval for this Permit shall be reprinted and included within the first three sheets of the building permit plan sets submitted for review and approval. At all times these conditions of approval shall be on all grading and construction plans kept on the project site.
- G4. **Necessary Relocation of Public Facility.** If relocation of an existing public facility becomes necessary due to a conflict with the developer's new improvements, then the cost of said relocation shall be borne by the developer.
- G5. **Indemnify and Hold Harmless.** The owner or designee agrees to defend and indemnify and hold City, its officers, agents, employees, officials and representatives free and harmless from and against any and all claims, losses, damages, attorney's fees, injuries, costs, and liabilities from any suit for damages or for equitable or injunctive relief which is filed by a third party against the City by reason of its approval of owner or designee's project.
- G6. **Code Compliance.** The construction permit application drawings submitted to the Santa Clara Building Division shall include an overall California Building Code analysis; proposed use and occupancy of all spaces (CBC Ch. 3), all building heights and areas (CBC Ch. 5), all proposed types of construction (CBC Ch. 6), all proposed fire and smoke protection features, including all types of all fire rated penetrations proposed (CBC Ch. 7), all proposed interior finishes fire resistance (CBC Ch. 8), all fire protection systems proposed (CBC Ch. 9), and all means of egress proposed (CBC Ch. 10). Noncombustable exterior wall, floor, and roof finishes are strongly encouraged.
- During construction retaining a single company to install all fire related penetrations is highly recommended.
  - The grade level lobbies shall be minimum 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 minimum 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.
- 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 – PLANNING DIVISION**

### **DESIGN / PERFORMANCE– PRIOR TO BUILDING PERMIT ISSUANCE**

- P1. **Roof Mounted Mechanical Equipment.** All roof mounted mechanical equipment shall be placed within a screened roof top enclosure depicted on the elevation drawings or located below the parapet level and shall not be visible from the ground at any distance from the building. Cross section roof drawings shall be provided at the building permit stage indicating the relative height of the screen wall or parapet. Minimum screen height or parapet depth shall be five feet or greater to match the height of any proposed equipment.
- P2. **Tree Replacement (on-site).** Trees permitted by the City for removal shall be replaced on-site at a ratio of 1:2. (SCC 12.35.090)
- P3. **Construction Management Plan.** The owner or designee shall submit a construction management plan addressing impacts to the public during construction activities including: showing work hours, noticing of affected businesses, construction signage, noise control, storm water pollution prevention, job trailer location, contractor parking, parking enforcement, truck hauling routes, staging, concrete pours, crane lifts, scaffolding, materials storage, pedestrian safety, and traffic control. The plan shall be submitted to the Director of Community Development or designee for approval prior to issuance of demolition and building permits.

### **DURING CONSTRUCTION -- PRIOR TO OCCUPANCY**

- P4. **Construction Hours.** Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.
- P5. **Construction Trash/Debris.** During construction activities, the owner or designee is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
- P6. **Construction Parking.** Off street parking is required to be available from the time of issuance of building permits until the issuance of certificate of occupancy. ENTER NUMBER HERE parking spaces shall be made available. Off-street construction parking lots are required to be maintained mud-free and dustless. If the off-street construction parking lot is located on an unpaved surface, daily street sweeping of surrounding streets is required. (SCC 18.38.030)
- P7. **Landscape Water Conservation.** The owner or designee shall ensure that landscaping installation meets City water conservation criteria in a manner acceptable to the Director of Community Development.

### **OPERATIONAL CONDITIONS**

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



## **COMMUNITY DEVELOPMENT - BUILDING DIVISION**

### **DESIGN / PERFORMANCE– PRIOR TO BUILDING PERMIT ISSUANCE**

- BD1. **Addressing.** Prior to overall construction permit application, submit to the Santa Clara Building Division, 2 copies of an addressing diagram request, to be prepared by a licensed architect or engineer. The addressing diagram(s) shall include all proposed streets and all building floor plans. The addressing diagram(s) shall conform to Santa Clara City Manager Directive #5; Street Name and Building Number Changes, and Santa Clara Building Division Address Policy for Residential and Commercial Developments. The addressing diagram(s) shall indicate all unit numbers to be based off established streets, not alleys nor access-ways to garages. Allow a minimum of 10 working days for initial staff review. Please note city staff policy that existing site addresses typically are retired. Provide digital pdf printed from design software, not scanned from printed paper sheet.
- a. Any building or structure that is demolished shall have its address retired and a new address/s shall be issued for the project.
- BD2. **Flood Zone.** The construction permit application drawings submitted to the Santa Clara Building Division shall include a copy of the latest Federal Emergency Management Agency (FEMA) Flood Zone Map: <https://msc.fema.gov/portal/home>. The project drawings shall indicate how the project complies with the Santa Clara Flood Damage Prevention Code.
- a. FEMA Flood Zone map designations and requirements are based on the map in effect at date of Building Permit issuance.
- BD3. **Water Pollution Control.** The construction permit application drawings submitted to the Santa Clara Building Division shall include Santa Clara Valley Urban Runoff Pollution Prevention Program Low Impact Development (LID) practices [http://www.scvurppp-w2k.com/nd\\_wp.shtml](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](http://www.scvurppp-w2k.com/construction_bmp.shtml), and shall provide a Storm Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer (QSD). All site drainage and grading permit applications submitted to the Santa Clara Building Division shall include a city of Santa Clara "C3" data form, available on this web page:
- <https://www.santaclaraca.gov/our-city/departments-g-z/public-works/environmental-programs/stormwater-pollution-prevention> and will be routed to a contract consultant for review.
- BD4. **Submittal Requirements.** The overall project construction permit application shall include the geotechnical, architectural, structural, energy, electrical, mechanical, and plumbing drawings and calculations. Prior to the issuance of the overall project construction permit, a conditions of approval review meeting must be held in city hall, which meeting must be attended by the on-site field superintendent(s). The meeting will not be held without the attendance of the on-site field superintendent(s). The on-site grading permit shall be a separate permit application to the Building Division.

### **DURING CONSTRUCTION – PRIOR TO OCCUPANCY**

- BD5. **Temporary Certificates of Occupancy.** Temporary Certificates of Occupancy (TCO) will not be routinely issued and will be considered on a very limited basis only when there is a clear and compelling reason for city staff to consider a TCO. A TCO will be approved only after all applicable City staff have approved in writing; Planning, P.W./ Engineering, Fire Prev., Santa Clara Water, Silicon Valley Power, and any other applicable agencies such as the Santa Clara County Health Dept., with the Building Division being the final approval of all TCO.'s.



## FIRE DEPARTMENT

### **DESIGN / PERFORMANCE—PRIOR TO BUILDING PERMIT ISSUANCE**

- F1. **Hazmat Clearance.** Prior to any Building Permit issuance, Hazardous Materials Closure (HMCP) is required as applicable: This is a permit 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 managers 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](mailto:fchun@santaclaraca.gov) for more information.

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.

- F2. **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.
- F3. **Fire Department Access.** Prior to issuance of the Building Permit, a gate permit is required to be 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.





- F4. **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. This project is landlocked on two sides of the building and cannot meet standard fire department access requirements. No AMMR has been agreed upon or been guaranteed to be accepted for the lack of access around the site. This project is unique due to access never being complete from a previous planning project from 2005 which required better access around this group of buildings, which were originally on one parcel before being split into multiple parcels.
- F5. **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.

#### **DURING CONSTRUCTION – PRIOR TO OCCUPANCY**

- F6. **Shared Fire Protection Features that Cross Property Lines.** Prior to Building Permit Final, any EVAEs 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. Prior to Building Permit final, any 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 shared with other buildings will be separated. For this project, a new FDC, PIV, and backflow preventer will be provided on the address side of the building (the existing FDC, backflow, and fire service underground comes from Mathews).
- F7. Any road designated as a fire department access road will be recorded as an emergency vehicle access easement.
- F8. **Fire Protection Systems Before Occupancy.** Prior to any Certificate of Occupancy Issuance (temporary or permanent), fire-life safety systems installations must be fully installed, functional, and approved.

#### **PUBLIC WORKS DEPARTMENT - ENGINEERING**

##### **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. **Encroachment Permit.** Construct complete street frontage, with 4' landscape strip and 5' sidewalk, matching southern property, with transition to connect to existing frontage of northern property.
- E10. **Encroachment Permit.** Reconstruct portion of southern property frontage to match new proposed frontage.

## TRAFFIC

### DURING CONSTRUCTION

- TR1. **Encroachment Permit.** Traffic improvements must comply with the City of Santa Clara Standard Specifications for Public Works Construction
- TR2. **Encroachment Permit.** Landscape improvements within 10 feet of a driveway must be less than 3 feet or greater than 10 feet per City Standard Detail TR-9.
- TR3. **Encroachment Permit.** All on-site structures must be clear of Driveway and Corner Visibility Clearance Areas per City Standard Detail TR-9. The plan set shows parking spaces within the driveway and corner visibility clearance areas. Those should be removed.
- TR4. **Building Permit.** Non-residential bicycle parking shall be 2 Class I spaces and 4 Class II spaces per 2019 California Building Code 5.106.4
- TR5. **Building Permit.** Class I and Class II bicycle parking, as defined in SCMC 18.74.075, shall be conveniently accessible from the street, within 200 feet of a building entrance and/or highly visible areas.

## STREETS DIVISION

### Right of Way Landscape

- L.1 Applicant to plant a 24 inch-box tree in landscape strip with root barrier– keep 6 feet away from any utilities. Tree to be maintained by property owner. Tree to be hand watered – 10 gallons per week at drip line (deep watering) until tree is established. Approved trees: Scarlett Oak, Red Maple, or Crape Myrtle.



## Solid Waste

### **DESIGN/PERFORMANCE PRIOR TO ISSUANCE OF BUILDING PERMIT**

- SW1. **Construction Waste Diversion.** For projects that involve construction, demolition or renovation of 5,000 square feet or more, the applicant shall comply with City Code Section 8.25.285 and recycle or divert at least sixty five percent (65%) of materials generated for discard by the project during demolition and construction activities. No building, demolition, or site development permit shall be issued unless and until applicant has submitted a construction and demolition debris materials check-off list. Applicant shall create a Waste Management Plan and submit, for approval, a Construction and Demolition Debris Recycling Report through the City's online tracking tool at <http://santaclara.wastetracking.com/>.
- SW2. **Authorized Service Haulers.** This project is subject to the City's Accumulation, Transportation and Disposal of Solid Waste Ordinance (Chapter 8.25 of the Municipal Codes), which requires the handling and disposal of waste by authorized service haulers. Insert the General Notes for the Construction & Demolition (C&D) Waste Management into construction plans in accordance with the City's municipal codes prior to the issuance of a Building or Grading permit. Provide the Green Halo waste online tracking number to Building staff prior to the issuance of a demolition or building permit.
- SW3. **Exclusive Franchise Hauling Area.** 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**

- SW4. **Waste Generation Tracking.** Applicant to track all waste generated and upload debris tags to GreenHalo for City staff review.
- SW5. Zoning determines Solid Waste providers and rate structure. As planned development, the parcel is included in our Exclusive Franchise Hauling area (Serviced by Mission Trail exclusively, rates set by the City and services billed by the City). If parcel rezoned to Heavy Industrial, it would be considered part of our Non-Exclusive Franchise (NEF) area which is a semi-open market. Parcels in these areas can choose from a list of authorized NEF Haulers – see [www.santaclaraca.gov/cd](http://www.santaclaraca.gov/cd) for list of current authorized NEF Haulers. Rate structure can vary, and the hauler bills the customer directly. Mission Trail Waste Systems is also on our NEF list, but pricing can differ between exclusive and non-exclusive zones.

### **PRIOR TO FINAL OF BUILDING PERMIT**

- SW6. **Weight Tickets.** Prior to obtaining a Temporary or Final Certificate of Occupancy, individual weight tickets for all materials generated for discard or reuse by the project during demolition and construction activities shall be uploaded to Green Halo and submitted for review and approval by Environmental Services. At a minimum two (2) weeks review time is required.

## **SILICON VALLEY POWER**

### **GENERAL**

- SVP1. **Applicant Design Process:** available to Applicants to expedite distribution electric substructure design.
- SVP2. **SVP Rules and Regulations:** Applicant shall comply with all applicable SVP rules, regulations, standards, guidelines, and requirements, as may be amended from time to time.
- SVP3. **SVP Equipment Clearances:**
- Access Doors:** Ten (10) foot minimum clearance in front of equipment access doors.
  - Pad Sides:** Five (5) foot minimum clearance from pad on sides without access doors.



- c. **Truck Access:** Eighteen (18) foot minimum width on one side of the equipment pad for truck access.
- d. **Barrier pipes:** (on sides accessible to vehicles)
  - i. Thirty (30) inches from equipment sides.
  - ii. Forty-Eight (48) inches in front of access doors. (use removable bollards)

SVP4. **SVP Conduit Clearances:**

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

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

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

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

SVP7. **Tree Clearances:**

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

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

- a. UG1000 - Installation of Underground Substructures by Developers
- b. UG1250 – Encroachment Permit Clearances from Electric Facilities
- c. UG0339 – Remote Switch Pad
- d. OH1230 – Tree Clearances from Overhead Electric Lines
- e. SD1235 – Tree Planting Requirements Near Underground Electric Facilities
- f. UG1225 – Pad mounted Equipment Clearances and Protection
- g. UG0250 – High Density Residential Metering Requirements



- h. FO-1901 – Fiber Optic Splicing and Testing Methods
- i. SVP Rules and Regulations – Latest Edition

**SVP9. SVP Standards, Miscellaneous:**

- a. In the case of podium-style construction, all SVP facilities and conduit systems must be located on solid ground (aka “real dirt”) and cannot be supported on parking garage ceilings or placed on top of structures.
- b. No splice boxes are allowed between the SVP utility connection point and the applicants main switch board.
- c. SVP does not utilize any sub-surface (below grade) devices in its system. This includes transformers, switches, etc.

**SVP10. Meter Locations:**

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

**SVP11. Underground Service Entrance**

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

**SVP12. Code Sections:**

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



**SVP13. Existing Facilities:**

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

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

**DESIGN / PERFORMANCE – PRIOR TO ISSUANCE OF BUILDING PERMIT**

**SVP1. Initial Information:** Applicant shall provide a site plan showing all existing utilities, structures, easements, and trees. The applicant shall also include a detailed panel schedule showing all current and proposed electric loads.

**SVP2. SVP Developers Work Drawing:** Applicant shall have a developers work drawing created for the site by either an SVP estimator or through the applicant design process. All SVP standards and clearance requirements as defined in the General Section of the COA's must be met, or variance approvals must be granted by SVP. The developers' work drawing shall include but is not limited to: SVP substructure for primary, low voltage, streetlight, and fiber facilities. SVP facilities may extend off-site to the nearest utility connection point to tie-in with existing infrastructure as deemed necessary by SVP.

**SVP3. Encroachment Permit:** Prior to issuance of Building Permits, the applicant shall submit an encroachment permit application with an **approved** SVP Developers Work Drawing for construction of electric utilities that comply with the latest edition of SVP Standards and Rules and Regulations, Electric Notes, and Electric Standard Details and Specifications.

**SVP4. Applicants Switchgear:** All applicant main switchgear with SVP meters must meet EUSERC standards and be approved by SVP's meter shop prior to ordering. Switchgear for 12KV gear must have batteries sized for 4 hours of operation, no capacitive tripping, and 2 sets of relays, CTs, & PTs for each main. All double ended switchgear with a tie breaker, must include a kirk-key interlock scheme and an SVP provided warning label for the operation of the main tiebreaker.

**SVP5. AMI/Fiber Building Requirements:** All projects implementing high rise metering and multi-floor infrastructure requirements shall meet the requirements outlined in UG 0250 & FO1901.

**DURING CONSTRUCTION – PRIOR TO OCCUPANCY**

**SVP6. Easements:** Prior to the City's issuance of Building or Grading Permits, the applicant shall provide a dedicated underground electric utility easement (U.G.E.E) around the electric onsite facilities (Not a P.U.E). The electric utility easement shall be a minimum of 10 feet wide around conduit and 5' minimum around equipment and vault/manhole pads. Additionally, the applicant shall submit plans defining existing easements so Electric Division can verify if there are any conflicts with new proposed easements or improvements. The Applicant shall grant to the City, without cost, all easements and/or right of way necessary for serving the property of the Applicant and for the installation of utilities (Santa Clara City Code chapter 17.15.110).

**SVP7. Coordination Study:** For any services taken at 12KV, a coordination study will need to be conducted by the applicant prior to energizing the service.



- SVP8. **Applicants Switchgear:** Applicants' switchgear will be inspected on site by SVP to ensure compliance with approved switchgear drawings. Electric meters and main disconnects shall be installed per Silicon Valley Power Standard MS-G7, Rev. 2.
- SVP9. **Electric Facilities:** Prior to the City's issuance of Occupancy, the applicant shall construct all electric utilities per the approved SVP Developers Work Drawing. SVP will inspect all electric utility installations and all other improvements encroaching on electric facilities.
- SVP10. **Municipal Fees:** Prior to electric service energization, all applicable fees per the City of Santa Clara's Municipal Fee Schedule shall be paid by the applicant.
- SVP11. **Costs & Expenses:** Unless expressly stated otherwise or covered by a fee to be paid by the applicant, applicant shall be responsible for all costs and expenses associated with fulfilling these conditions of approval.

#### **OPERATIONAL CONDITIONS – AFTER OCCUPANCY**

- SVP12. **Access:** SVP will require 24-hour unobstructed access to all SVP equipment which includes: manholes, transformers, vaults, switches, meters, indoor electrical rooms with SVP owned equipment etc.

#### **WATER & SEWER DEPARTMENT**

##### **DESIGN / PERFORMANCE -- PRIOR TO ISSUANCE OF BUILDING PERMIT**

- W1. **Fire Service.** The applicant shall install a new fire service and RPDA device connecting to the existing main on Lafayette. The size of the fire service shall be finalized during the permitting process. The service shall not be installed prior to Fire Department approval.
- 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. **Water Features.** Prior to issuance of Building Permits, the applicant shall submit plan details for all water features (including but not limited to fountains and ponds) designed to include provisions for operating the system without City potable water supply and capable of being physically disconnected from source of potable water supply during City declared water conservation periods, to the satisfaction of the Director of the Water & Sewer Utilities. Decorative water features may be permanently connected to the City's recycled water supply.
- 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.

## **DURING CONSTRUCTION**

- W14. **City Standard Meters and Backflow Installation.** No meters or backflows shall be installed prior to establishment of water service account with the Municipal Services Division of the Finance Department. The applicant shall provide a copy of the account information to the Water and Sewer Utilities Department Inspector and Meter Shop prior to installation of any meter or backflow. All meters and backflows





approved for installation shall be tested prior to use. Water service connections shall not be used prior to authorization by the Water and Sewer Utilities inspector.

- W15. **Construction Water.** This project shall use recycled water for all construction water needs for onsite and offsite construction.
- W16. **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](http://www.santaclaraca.gov/waterconservation).

#### **PRIOR TO FINAL OF BUILDING PERMIT**

- W17. **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.
- W18. **Conditional Releases.** The applicant shall comply with all the requirements of any building permit conditional release requirements.

#### **POST FINAL OF BUILDING PERMIT**

- W19. **Additional Non-domestic Water Use.** Although the Heavy Industrial Land Use allow for more intensive manufacturing than this project had proposed, no additional use of water on this site is permitted without prior approval of the Water and Sewer Utilities Department. Any tenant improvements that propose an expansion of existing water use or introduces additional non-domestic water use shall be required to use Recycled Water and convert any existing non-domestic water use to Recycled Water. These conditions shall be applied to subsequent permits for the site.
- W20. **Recycled Water Use.** Pursuant to Chapter 13.15, Water, Article IV. Regulation of Recycled Water Service and Use, of the Municipal Code, the project is required to use recycled water for all non-potable uses where recycled water is made available and where provided for by Recycled Water regulations. This project is required to extend and connect to the City's existing Recycled Water System.
- W21. **Onsite Recycled Water Review.** The applicant shall submit all completed [SBWR Proposed Use Request Applications](#) to the Compliance Division of Water and Sewer Utilities at [watercompliance@santaclaraca.gov](mailto:watercompliance@santaclaraca.gov) for review and approval. All on-site recycled water plans shall be reviewed, approved, and signed by the City of Santa Clara, SBWR, and Department of Drinking Water. All three entities must individually review and approve a plan set for Final Approval. Contact the Compliance Division of Water and Sewer Utilities via email or by phone at (408) 615-2002 for more information.
- W22. **Recycled Water Design.** Each Recycled Water land use (irrigation, dual-plumbing, cooling system, industrial processes, etc.) shall have a separate metered service connection to the main. Applicant shall



verify separations between all potable/fire lines and recycled water lines, pipe type, pipe depths, equipment types, warning lids, tags and signs.

- W23. **On-site Recycled Water Construction.** Construction and installation of all on-site recycled water system equipment shall not begin until the Compliance Division of Water and Sewer Utilities has approved the on-site recycled water design. Please note on-site designs are generally not the same as the Building Permit plans. On-site recycled water plans require SBWR and California State Water Resources Control Board, Division of Drinking Water signatures for final approval.
- W24. **On-site Recycled Water Inspection.** Inspections are required at all on-site recycled water systems being installed prior to backfilling trenches or cover in walls and ceilings. Request a recycled water inspection by email [watercompliance@santaclaraca.gov](mailto:watercompliance@santaclaraca.gov) or call (408) 615-2002. Please provide the site location, SBWR project ID, and date and time preferences. These inspections are in addition to the Building Permit inspections.
- W25. **Onsite Recycled Water Compliance.** An active onsite recycled water system is a regulated system that must continuously be in compliance with all State, SBWR and City code requirements and regulations. If this site receives recycled water in the future, the site shall always maintain a certified Site Supervisor and prevent any cross-connections from occurring between the onsite regulated RW system and the other plumbing systems, especially the domestic water system. The Site Supervisor for this site shall work with to the Compliance Division of Water and Sewer Utilities to remain in compliance and report any changes to the regulated system.

**KEY:**

G = General

P = Planning Division

BD = Building Division

H = Housing & Community Services Division

F = Fire Department

PR = Parks & Recreation Department

PD = Police Department

E = Engineering Division

Streets Division (Landscape, Solid Waste, and Stormwater)

L = Landscape

SW = Solid Waste

ST = Stormwater

SVP = Silicon Valley Power

W = Water & Sewer Department



## ACKNOWLEDGEMENT AND ACCEPTANCE OF CONDITIONS OF APPROVAL

*Permittee/Property Owner*

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

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Relationship to Property: \_\_\_\_\_

Date: \_\_\_\_\_

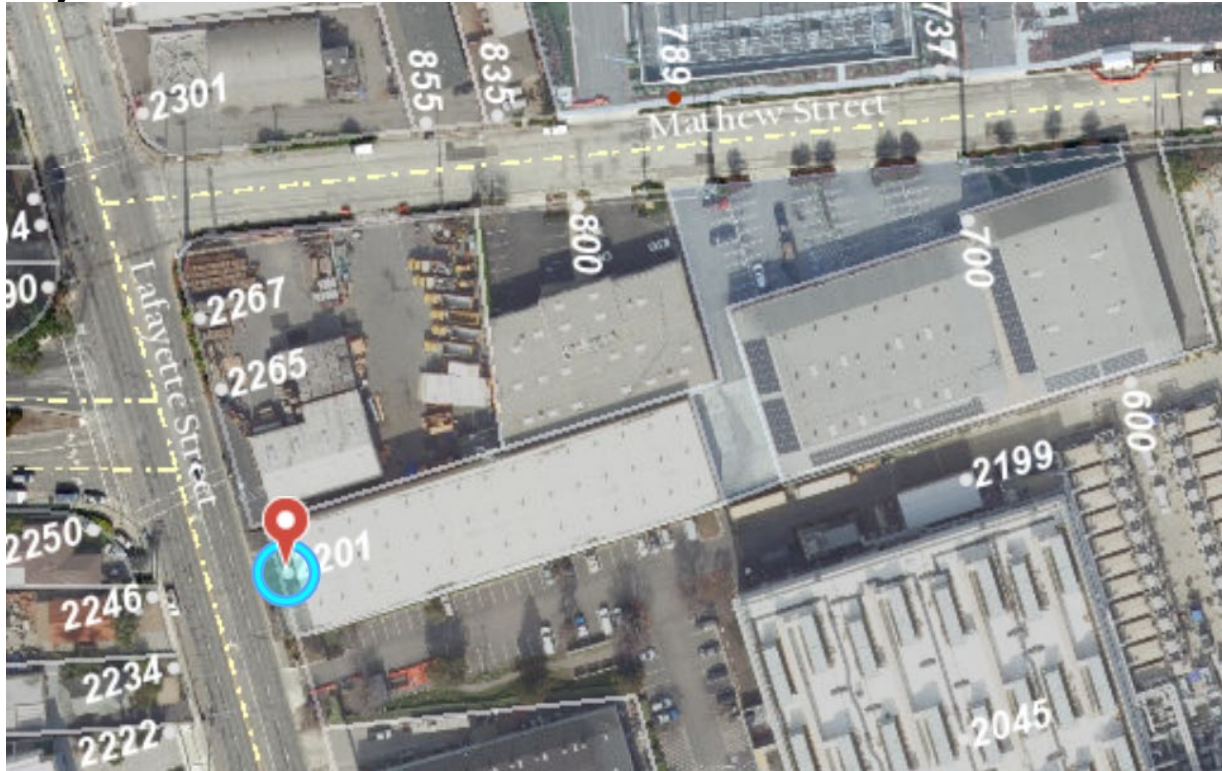
Pursuant to Santa Clara City Code 18.128.100, the applicant shall return this document to the Department, properly signed and dated, within 30-days following the date of the Acknowledgement.



**PLN23-00208/ 2201 Lafayette Street (APN: 224-03-087)**

**Project Description:** Action on a Rezone from PD – Planned Development to MH – Heavy Industrial and Variance for Parking for the property located at 2201 Lafayette Street

**Project Site**





## General Plan



## Zoning





# Construction Best Management Practices (BMPs)

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

## Materials, Waste, and Sediment Management



### Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls, and stabilize all construction entrances and exits to sufficiently control erosion, sediment discharges and tracking of sediment offsite.
- Sweep or vacuum immediately any tracking of sediment offsite and secure sediment source to prevent further tracking. Never hose down streets or sidewalks.

### Non-Hazardous Materials and Dust Control

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use. Weigh down and secure tarps for wind protection.
- Keep materials off the ground (e.g., store bagged materials on wood pallets, store loose materials on tarps not pavement, etc.).
- Use captured water from other activities (e.g., testing fire lines) for dust control.
- Ensure dust control water doesn't leave site or discharge to storm drains. Only use enough to control dust. Contain and dispose of excess water properly.

### Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- Store hazardous materials and wastes in watertight containers, store in appropriate secondary containment, and cover them at the end of every workday, during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes. Have all pertinent Safety Data Sheets (i.e., SDS/MSDS/PSDS) onsite.

### Waste Management

- Inform trash-hauling contractors that you will accept only watertight dumpsters for onsite use. Repair/replace any dumpster that is not watertight or leaking.
- Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. If the dumpster leaks, place a plastic liner underneath the dumpster to collect leaks. Never clean out a dumpster by hosing it down on the construction site – clean with dry methods, clean offsite or replace dumpster.
- Place portable toilets and hand wash stations away from storm drains. Make sure they are equipped with containment pans (secondary containment) and are in good working order. Check frequently for leaks.
- Dispose of all wastes and demolition debris properly per SDS and applicable regulations. Recycle or compost materials and wastes as feasible and appropriate, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste per SDS.
- Keep site free of litter (e.g., lunch items, water bottles, cigarette butts and plastic packaging).
- Prevent litter from uncovered loads by covering loads that are being transported to and from site.

## Equipment Management & Spill Control



### Vehicle and Equipment Maintenance

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

### Spill Prevention and Control

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

## Earthmoving



### Grading and Earthwork

- Schedule grading and excavation work during dry weather.
- Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and creeks by installing and maintaining appropriate BMPs tailored to the site's specific characteristics and conditions. Examples of such BMPs may include silt fences, gravel bags, fiber rolls, temporary swales, compost socks, etc. Ensure that BMPs are installed in accordance with manufacturer's specifications and properly maintained throughout the duration of construction activities.
- Stabilize all denuded areas and install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when necessary. Plant temporary vegetation to prevent erosion on slopes or in areas where construction is not immediately planned.
- Keep excavated soil and/or transfer it to dump trucks, onsite, not in the streets.
- Ensure all subcontractors working onsite are implementing appropriate BMPs.

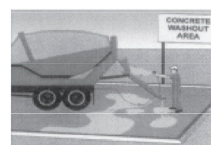
### Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the [Regional Water Quality Control Board](#) and the local agency:
  - 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, clearly mark areas and fence/tape them off so they are not disturbed by construction activities.

### Landscaping

- Protect stockpiled landscaping materials from wind and rain by storing them under tarps year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.
- Store materials onsite, not in the street.

## Concrete Management & Dewatering



### Concrete Management

- Store both dry and wet concrete-related materials under cover, protected from rainfall and runoff and away from storm drains or creeks. Store materials off the ground on pallets. Protect dry materials from wind.
- Avoid pouring concrete in wet weather or when rainfall is imminent to prevent concrete that has not cured from contacting stormwater runoff.
- Wash out concrete equipment/mixers/trucks offsite, or onsite only in designated washout containers/areas where the water will flow into a temporary lined waste pit and in a manner that will prevent leaching into the underlying soils. (See CASQA Construction Stormwater BMP Handbook for temporary concrete washout facility details).
- Do not wash sweepings from exposed aggregate concrete into the street or storm drain. Collect and return sweepings to aggregate base stockpile or dispose properly.
- Make sure that construction waste (e.g., concrete, stucco, cement wastewater, or residual materials) is collected, removed, and disposed of only at authorized disposal areas. Do not dispose of construction waste in storm drains, ditches, streets, creeks, dirt areas, or the sanitary sewer.

### Dewatering

- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, obtain permission from the local wastewater treatment plant.
- Divert water originating from offsite away from all onsite disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call the local agency to determine whether the groundwater must be tested. Pumped groundwater may need to be collected and hauled offsite for treatment and proper disposal.
- For additional information, refer to the CASQA's Construction Stormwater BMP Handbook, Fact Sheet NS-2 "Dewatering Operations."

## Paving/Asphalt Work



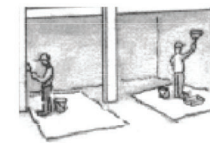
### Paving

- Avoid paving and seal coating in wet weather or when rain is forecast to prevent materials that have not cured from contacting with stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog sea, or similar materials.
- When construction is complete, remove all covers from storm drain inlets and manholes.
- Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters, storm drains, streets, dirt areas, or the sanitary sewer.

### Sawcutting & Asphalt/Concrete Removal

- Protect storm drain inlets during saw cutting.
- When making saw cuts, use as little water as possible.
- Residue from saw cutting, coring and grinding operations shall be picked up by means of a vacuum device.
- Shovel, absorb, or vacuum saw cut slurry deposits and dispose of all waste properly and as soon as reasonably possible. Sawcutting residue should not be left on pavement surface.
- If saw cut slurry enters a storm drain inlet, clean it up immediately and notify the local municipality.

## Painting & Paint Removal



### Painting Cleanup and Removal

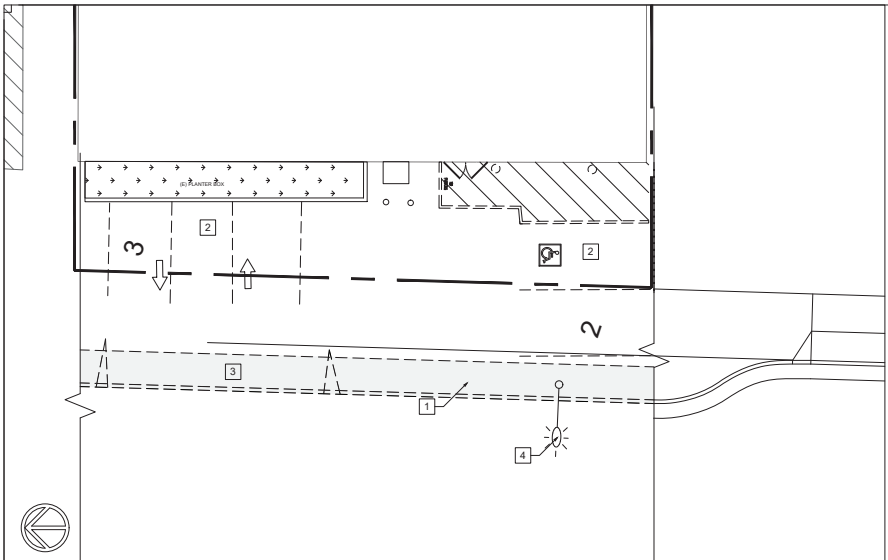
- Never clean brushes or rinse paint containers to landscaping, dirt areas or into a street, gutter, storm drain, or creek.
- For water-based paints, paint out brushes to the extent possible, and then rinse into a drain connected to the sanitary sewer. Never pour paint down a storm drain inlet.
- For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

Storm drain polluters may be liable for fines of up to \$10,000 per day!



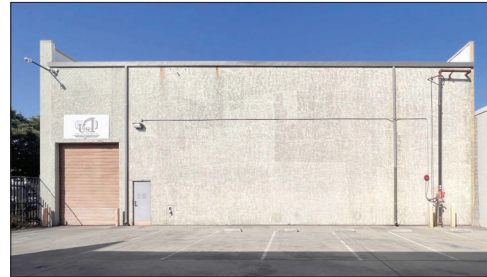
**Santa Clara Valley  
Urban Runoff  
Pollution Prevention Program**

February 2024



EXISTING SITE PLAN @ LAFAYETTE BLVD

1/8" 2



**IDA**

Innovative Design Architecture, Inc.



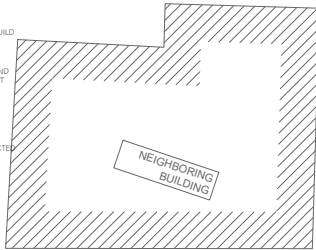
**JOHN BA, AIA**  
 510 LAWRENCE EXPWY.  
 SUITE # 105  
 SUNNYVALE, CA 94085  
 TEL: (408) 245-0991  
 TEL: (408) 245-0711

OWNER:  
 Mrs CINDY CHENG  
 1975 HAMILTON AVE, STE 29  
 SAN JOSE, CA 95125  
 408-369-2929

**INDUSTRIAL BUILDING RE-ZONING**  
**HEAVY INDUSTRIAL RE-ZONING**  
 2201 LAFAYETTE ST.  
 SANTA CLARA, CA 95051

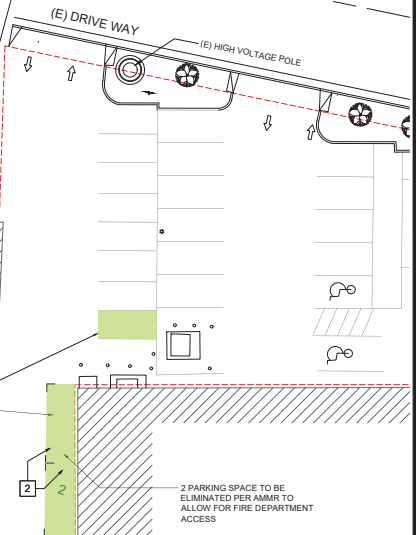
**KEY NOTES**

- 1 DEMOLISH EXISTING SIDEWALK AND REBUILD ACCORDING TO CITY STANDARDS
- 2 PARKING SPACES TO BE DEMOLISHED, PARKING VARIANCE TO BE SUBMITTED AND REVIEWED BY THE PLANNING DEPARTMENT SEPARATELY
- 3 DRIVEWAY TO BE DEMOLISHED AND RECONSTRUCTED AS ADA APPROVED SIDEWALK PER CITY STANDARDS
- 4 (E) STREETLIGHT TO REMAIN AND PROTECTED DURING CONSTRUCTION.



NEIGHBORING BUILDING

10 SHARED PARKING STALLS WITH NEIGHBORS BUILDING  
 800 MATHEW ST.

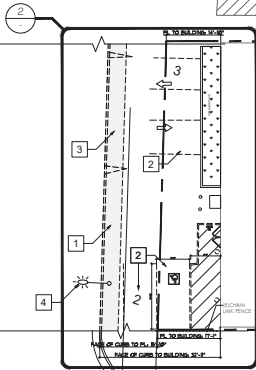


2 PARKING SPACE TO BE ELIMINATED PER AMFR TO ALLOW FOR FIRE DEPARTMENT ACCESS

**(E) BUILDING**

2201 LAFAYETTE

PL: 78.97'



EXISTING SITE PLAN

1/16" 1

REVISIONS:

SHEET TITLE:  
 PROPOSED SITE PLAN

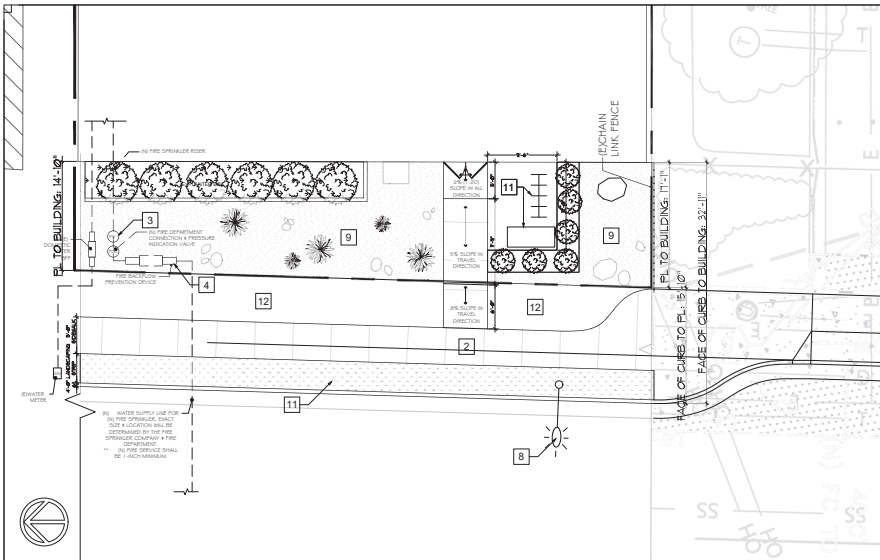
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03-05-2023	23-0995
SCALE	DRAWN
A8 BHOUN	JH/Y5

SHEET

**A-10**

OF SHEETS





PROPOSED SITE PLAN

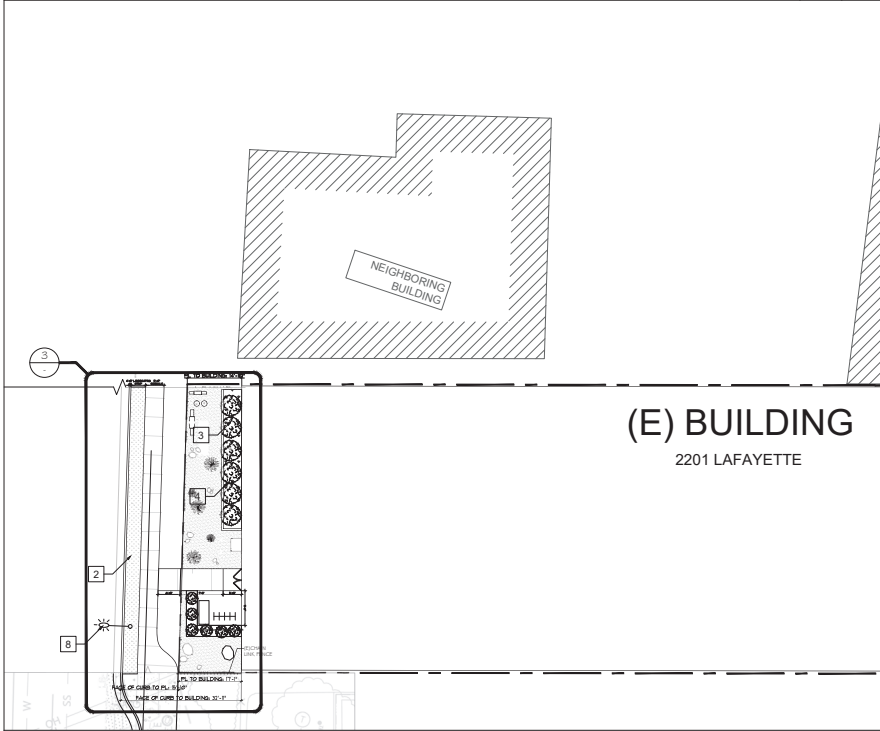
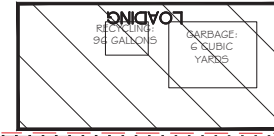
1/8" 3

TRASH COLLECTION AREA

1/4" 2

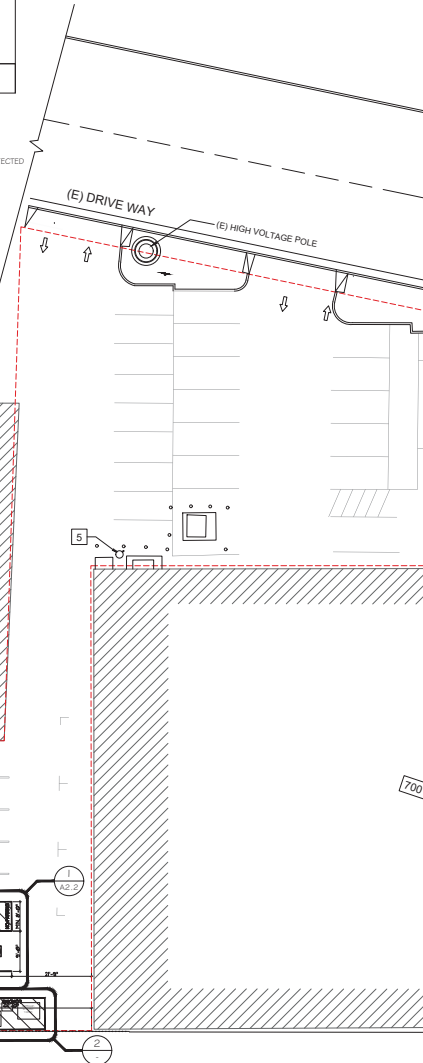
KEY NOTES

- |   |  |    |  |
|---|--|----|--|
| 1 | (N) BIKE PARKING INSIDE THE BUILDING (SEE A-4.0)   | 8  | (E) STREETLIGHT TO REMAIN AND PROTECTED DURING CONSTRUCTION. |
| 2 | DEMOLISH EXISTING SIDEWALK AND REBUILD ACCORDING TO CITY STANDARDS (S-1 & S-1.2) AND MATCH NEIGHBORING PARCEL ON THE SOUTH SIDE.   | 9  | (N) GRAVEL, ROCKS, AND DROUGHT RESISTANT PLANTS              |
| 3 | (N) FIRE RISER, BFP, FDC   | 10 | LANDSCAPING STRIP  |
| 4 | (N) BACKFLOW PREVENTOR   | 11 | BIKE RACK/ LOCKER  |
| 5 | (N) PER AMMTR TO BE SUBMITTED IN SEPARATE BUILDING PERMIT, FIRE HYDRANT TO BE INSTALLED TO PROVIDE SPRINKLER WATER SUPPLY TO 2201 LAFAYETTE, EXACT LOCATION TO BE DETERMINED BY THE SCFD | 12 | (E) ASPHALT  |
| 6 | (N) TRASH COLLECTION AREA PER AGREEMENT WITH 700 MATHIEW ST. GARBAGE: (1) 6 CUBIC YARD BIN RECYCLING: (1) 2G GALLON BIN  |    |  |
| 7 | (N) ACCESSIBLE PARKING (A-2.2)   |    |  |



PROPOSED SITE PLAN

1/16" 1



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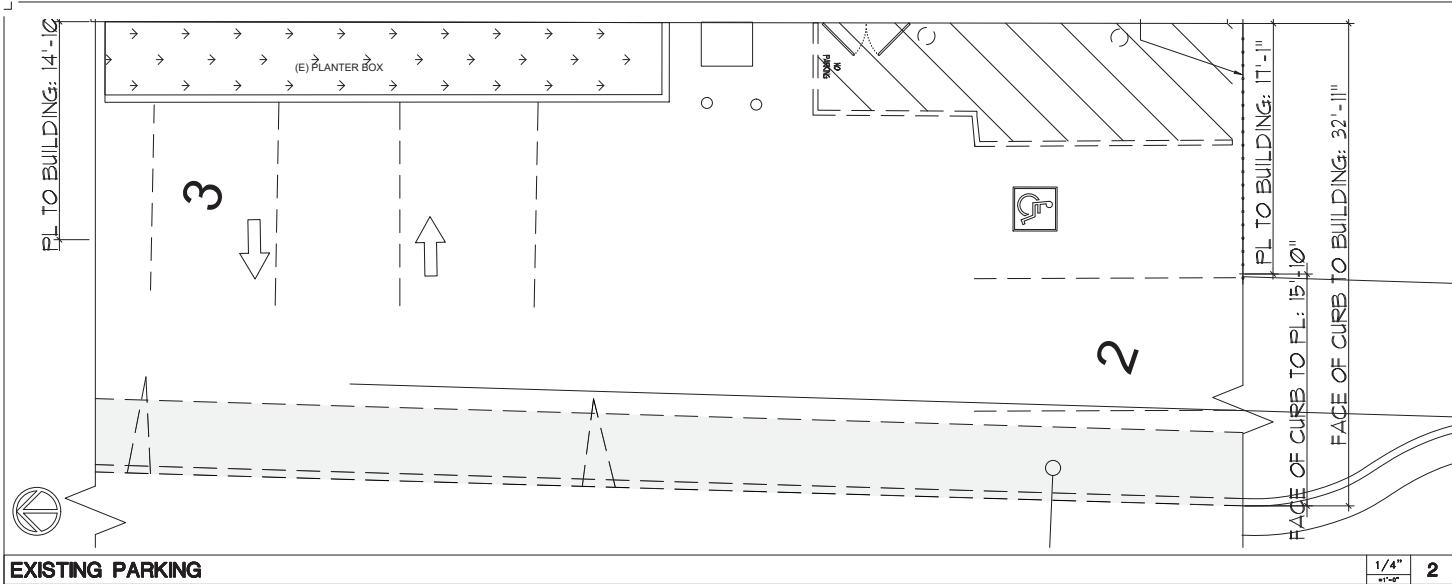
**INDUSTRIAL BUILDING RE-ZONING**  
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REVISIONS:

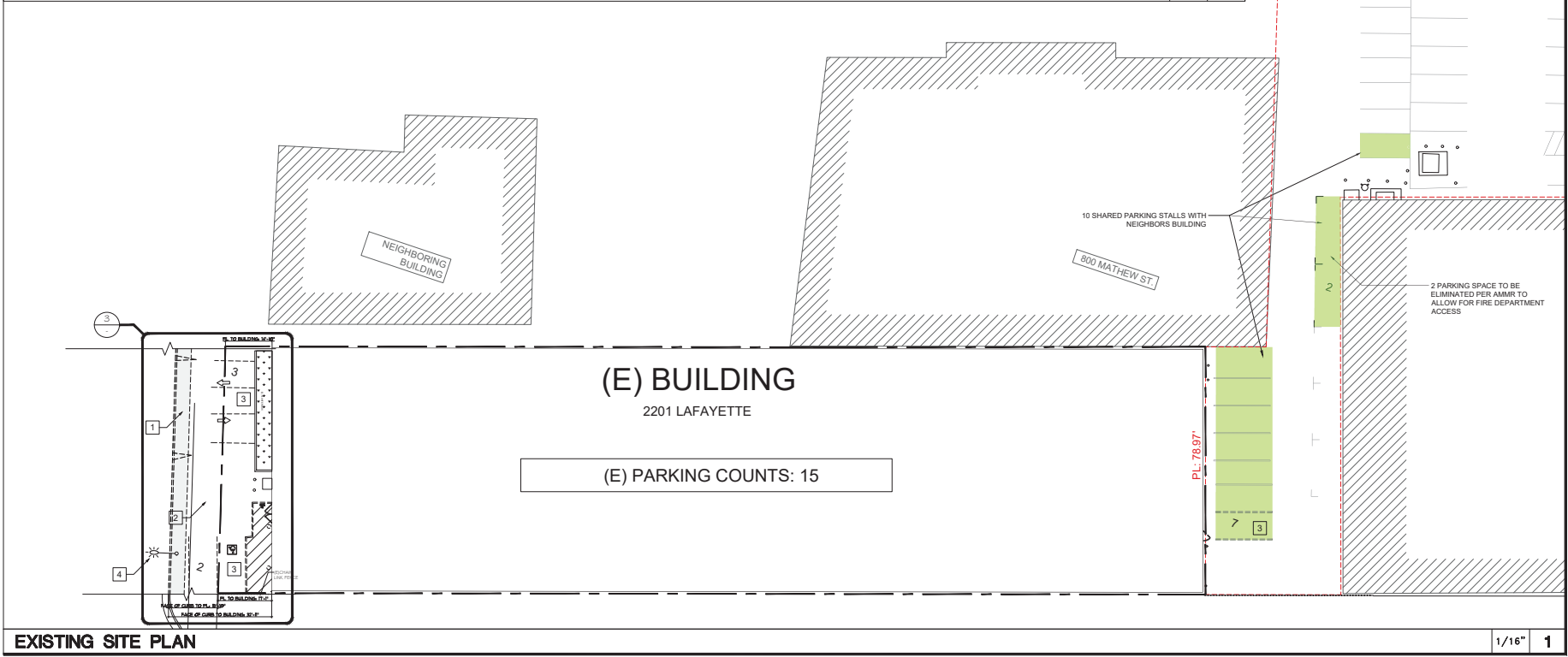
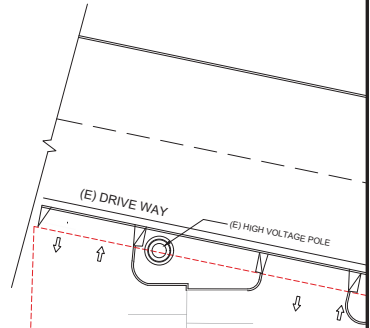

SHEET TITLE:  
PROPOSED SITE PLAN

DATE: 03-05-2023 PROJECT NO.: 23-1095  
SCALE: AS SHOWN DRAWN: JH/YB  
SHEET

**A-10**  
OF SHEETS



- KEY NOTES**
- 1 DRIVEWAY TO BE DEMOLISHED
  - 2 SIDEWALK TO BE DEMOLISHED AND REBUILT TO MATCH NEIGHBORING PARCEL ON THE SOUTH SIDE
  - 3 PARKING SPACE TO BE DEMOLISHED
  - 4 (E) STREETLIGHT TO REMAIN AND PROTECTED DURING CONSTRUCTION.



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REVISIONS:


SHEET TITLE:  
EXISTING SITE PLAN

DATE: 03-05-2023 PROJECT NO.: 23-1095  
SCALE: AS SHOWN DRAWN: J4/15  
SHEET



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REVISIONS:


SHEET TITLE:  
 PROPOSED SITE PLAN

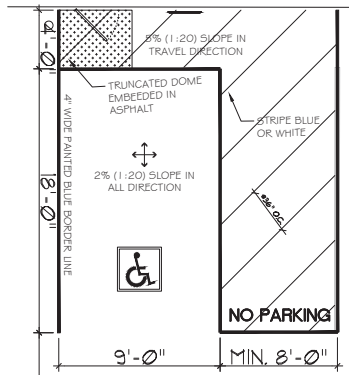
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 SHEET

**A-10**

OF SHEETS

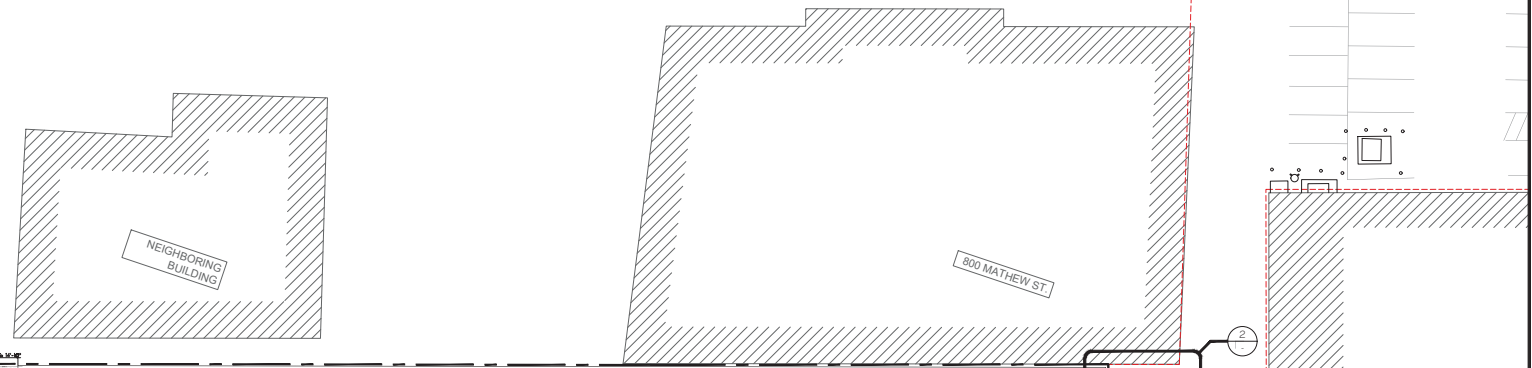
**KEY NOTES**

- 1 INSIDEWALK PER CITY STANDARDS
- 2 (N) ACCESSIBLE PARKING
- 3 (E) STREETLIGHT TO REMAIN AND PROTECTED DURING CONSTRUCTION.



**PROPOSED PARKING**

1/4" = 1' 2



**(E) BUILDING**

2201 LAFAYETTE

(N) PARKING COUNTS				
USE	RATIO	AREA(SF)	REQUIRED	PROPOSED
STORAGE	1:2,000	9,991	5	
HEAVY INDUSTRIAL	1:1,000	13,022	13	
<b>TOTAL</b>			<b>18</b>	<b>7</b>

PROPOSED PARKING COUNT IS LESS THAN REQUIRED PER 2022 SANTA CLARA ZONING CODE, VARIANCE WILL APPLIED UNDER BUILDING PERMIT.

**PROPOSED PARKING PLAN**

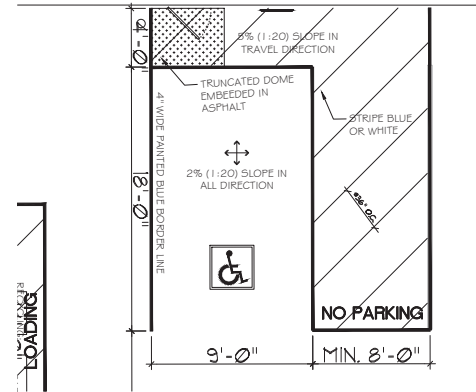
1/16" 1



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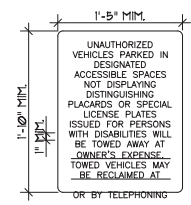
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**HEAVY INDUSTRIAL RE-ZONING**  
 2201 LAFAYETTE ST.  
 SANTA CLARA, CA 95051



**(N)ADA PARKING DETAIL**

1/4" 1



UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT \_\_\_\_\_ OR BY TELEPHONING \_\_\_\_\_ \* THESE LETTERS TO BE HELVETICA MD, SCREEN PRINTED IN WHITE, CONTRACTOR TO VERIFY ADDRESS & PHONE NUMBER.

MATERIAL: REFLECTORIZED PAINT OR PORCELAIN ON METAL.  
 COLORS: WHITE LETTERS ON BLUE BACKGROUND EQUAL TO No. 5090 FEDERAL STANDARD 595  
 OPTION: SUBSTITUTE COMMERCIAL SIGN COMPLYING WITH 2015 CBC TB-302.3  
 SUPPORT: STANDARD GALVANIZED STEEL PIPE POST

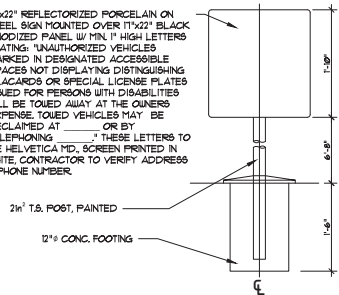


MATERIAL: REFLECTORIZED PAINT OR PORCELAIN ON METAL.  
 COLORS: WHITE LETTERS ON BLUE BACKGROUND EQUAL TO No. 5090 FEDERAL STANDARD 595  
 OPTION: SUBSTITUTE COMMERCIAL SIGN COMPLYING WITH 24 CAC Sec. 2-1102  
 SUPPORT: FIXED ON THE FENCE

**TOW AWAY SIGN**

1.5" 4

17"x22" REFLECTORIZED PORCELAIN ON STEEL SIGN MOUNTED OVER 17"x22" BLACK ANODIZED PANEL W/ MIN. 1" HIGH LETTERS STATING: "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT THE OWNERS EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT \_\_\_\_\_ OR BY TELEPHONING \_\_\_\_\_ \* THESE LETTERS TO BE HELVETICA MD, SCREEN PRINTED IN WHITE, CONTRACTOR TO VERIFY ADDRESS & PHONE NUMBER.

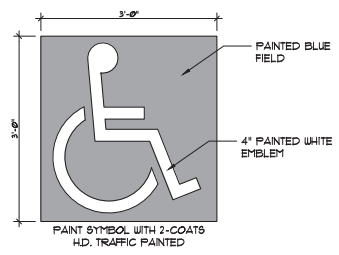


**TWO AWAY POST**

1" 5

**(E)ACCESSIBLE PARKING SIGN**

NTS 2



PAINT SYMBOL WITH 2-COATS HD. TRAFFIC PAINTED

**INTERNATIONAL ACC. SYMBOL**

1" 3

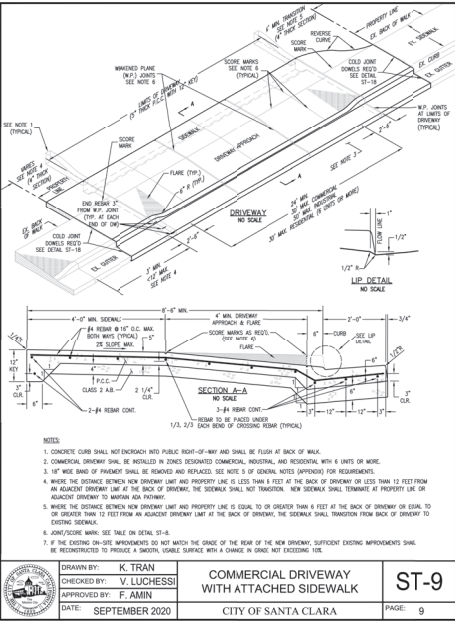
REVISIONS:

SHEET TITLE:  
 (E)ACCESSIBLE PARKING AND SIGNAGE DETAILS

DATE: 03-05-2023 PROJECT NO.: 23-1095  
 SCALE: AS SHOWN DRAWN: JH/YS  
 SHEET

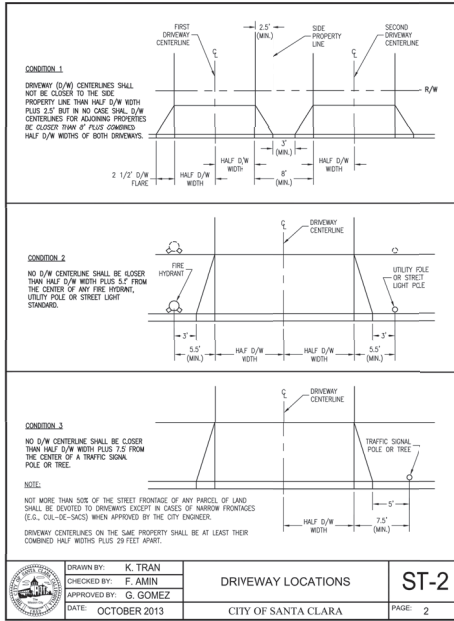
**A-11**

OF SHEETS



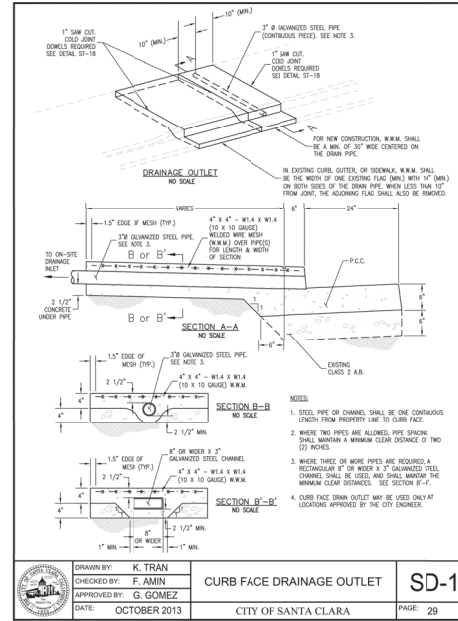
**DRIVEWAY WITH SIDEWALK**

NTS  
1"=8"



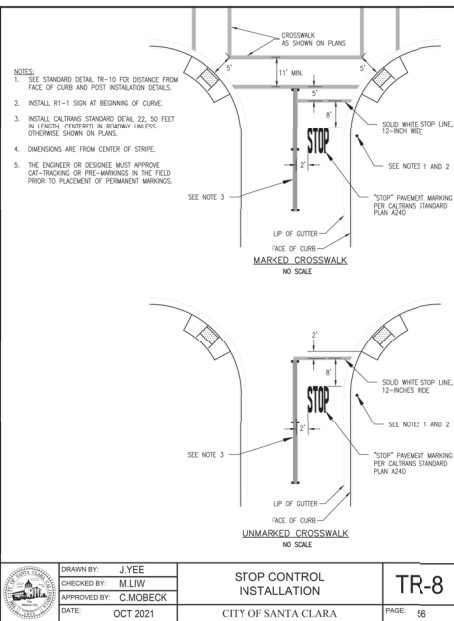
**DRIVEWAY LOCATION**

NTS  
1"=8"



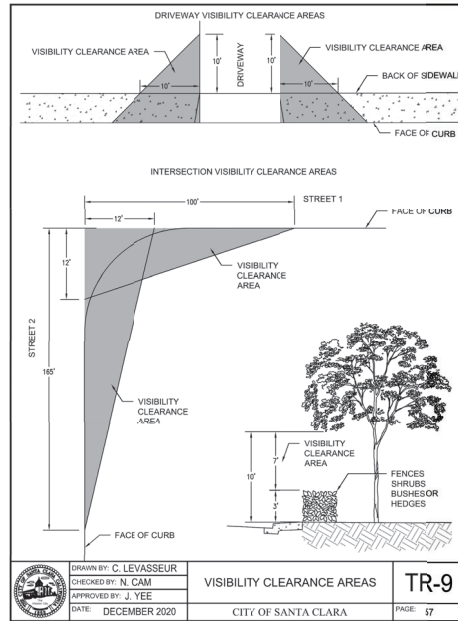
**CURB FACE DRAINAGE OUTLET**

NTS  
1"=8"



**DRIVEWAY WITH/WITHOUT SIDEWALK**

NTS  
1"=8"



**VISIBILITY CLEARANCE AREAS**

NTS  
1"=8"

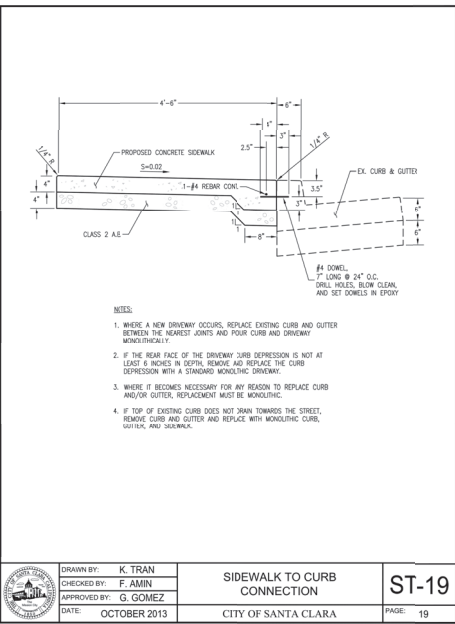
**IDA**  
Innovative Design Architecture, Inc.  
JOHN BA, AIA  
510 LAWRENCE EXPWY.  
SUITE # 105  
SUNNYVALE, CA 94085  
TEL: (408) 245-0991  
TEL: (408) 245-0711

OWNER:  
Mrs CINDY CHENG  
1975 HAMILTON AVE, STE 29  
SAN JOSE, CA 95125  
408-369-2929

**INDUSTRIAL BUILDING RE-ZONING**  
**HEAVY INDUSTRIAL RE-ZONING**  
2201 LAFAYETTE ST.  
SANTA CLARA, CA 95051

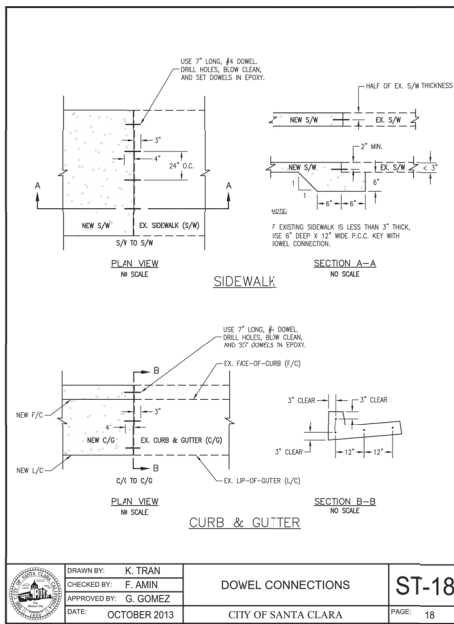
REVISIONS:  
SHEET TITLE:  
PROPOSED SITE PLAN

DATE: 09-06-2023 PROJECT NO: 23-1099  
SCALE: AS SHOWN DRAWN: JAYTS  
SHEET: A-10  
OF SHEETS



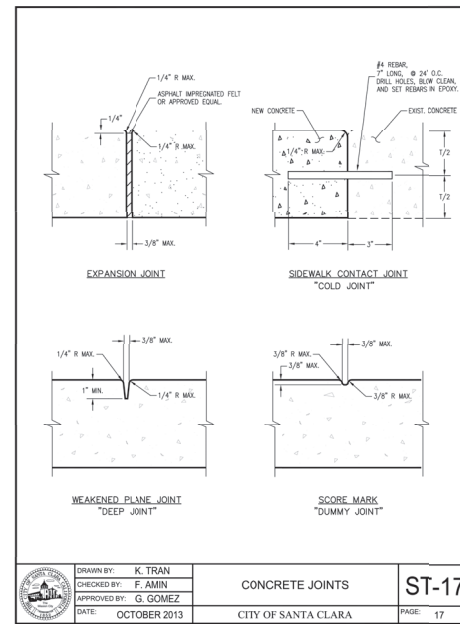
DRIVEWAY TO CURB

NTS  
1/4"=1'-0"



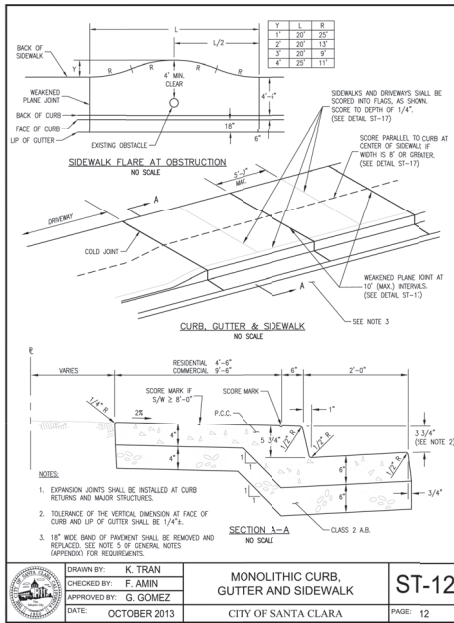
DOWEL CONNECTION

NTS  
1/4"=1'-0"



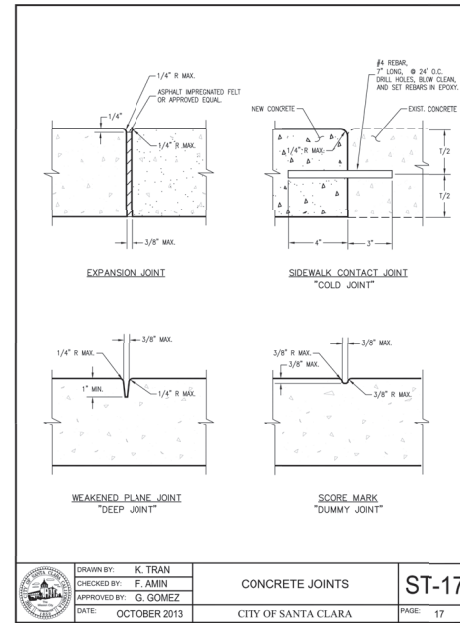
CONCRETE JOINT

NTS  
1/4"=1'-0"



CURB, GUTTER, SIDEWALK

NTS  
1/4"=1'-0"



CONCRETE JOINT

NTS  
1/4"=1'-0"



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408-369-2929

**INDUSTRIAL BUILDING RE-ZONING**  
**HEAVY INDUSTRIAL RE-ZONING**  
2201 LAFAYETTE ST.  
SANTA CLARA, CA 95051

REVISIONS:


SHEET TITLE:  
PROPOSED SITE PLAN

DATE: 09-26-2013 PROJECT NO: 23-1099  
SCALE: AS SHOWN DRAWN: J4/15  
SHEET

**A-10**  
OF SHEETS

**IDA**

Innovative Design Architecture, Inc.



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408-369-2929

**INDUSTRIAL BUILDING RE-ZONING  
HEAVY INDUSTRIAL RE-ZONING  
2201 LAFAYETTE BLVD.  
SANTA CLARA, CA 95051**

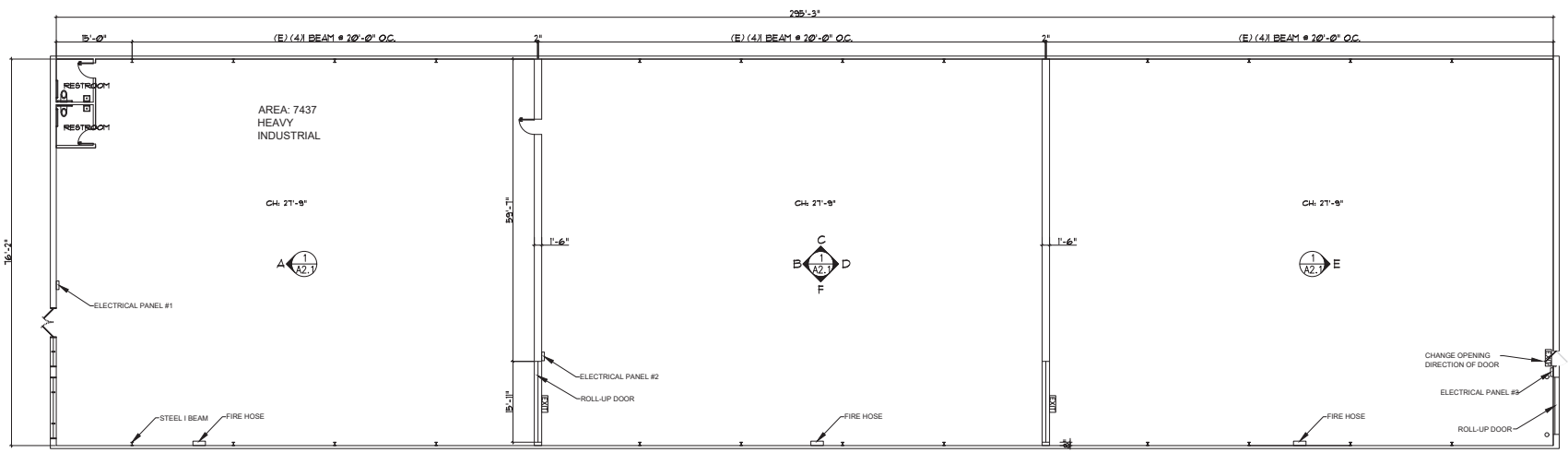
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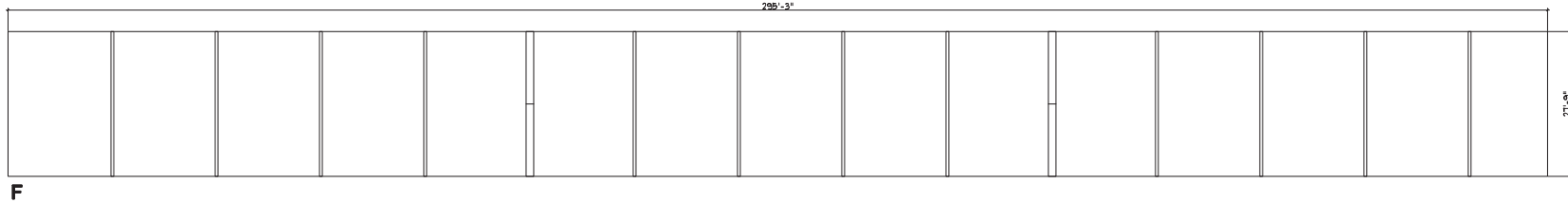
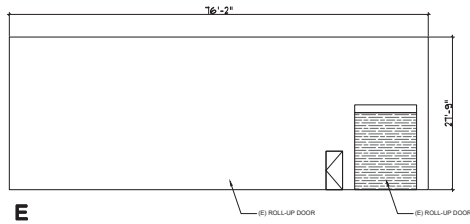
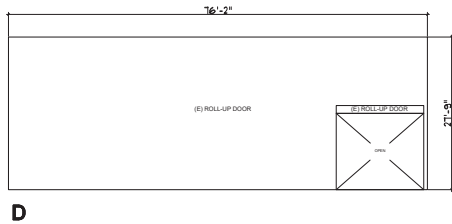
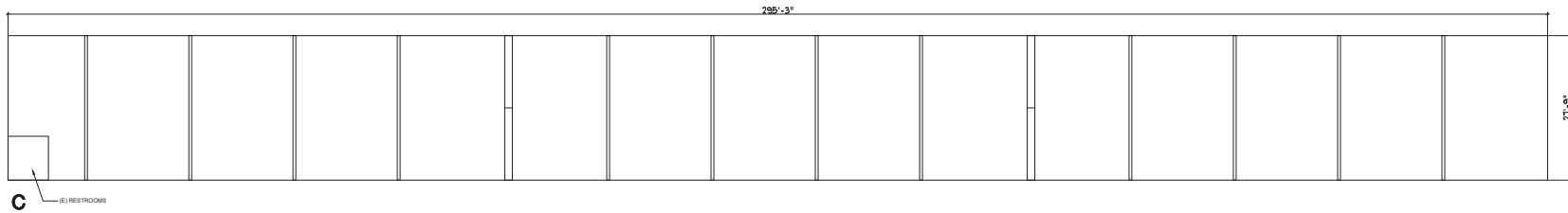
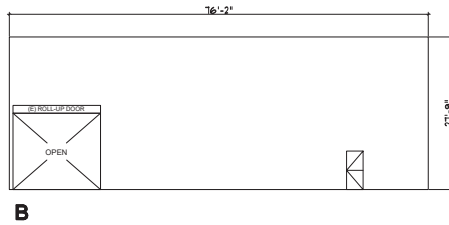
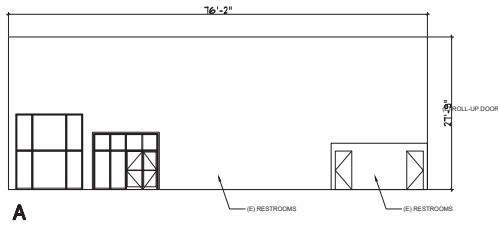

SHEET TITLE:  
EXISTING BUILDING PLAN

DATE 03-05-2023	PROJECT NO. 23-099
SCALE AS SHOWN	DRAWN JH/YB
SHEET	

**A-2.0**

OF SHEETS





**IDA**

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**INDUSTRIAL BUILDING RE-ZONING**  
**HEAVY INDUSTRIAL RE-ZONING**  
 2201 LAFAYETTE BLVD.  
 SANTA CLARA, CA 95051

REVISIONS:


SHEET TITLE:  
 (E) BUILDING INTERIOR  
 ELEVATIONS

DATE: 03-05-2023 PROJECT NO.: 23-1099  
 SCALE: AS SHOWN DRAWN: JH/TB  
 SHEET

**A-2.1**





**INDUSTRIAL BUILDING RE-ZONING**  
**HEAVY INDUSTRIAL RE-ZONING**  
 2201 LAFAYETTE BLVD.  
 SANTA CLARA, CA 95051

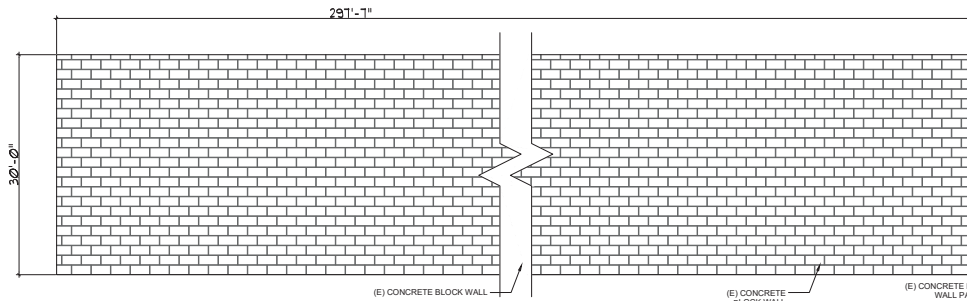
REVISIONS:

SHEET TITLE:  
 (E)BUILDING EXTERIOR  
 ELEVATIONS

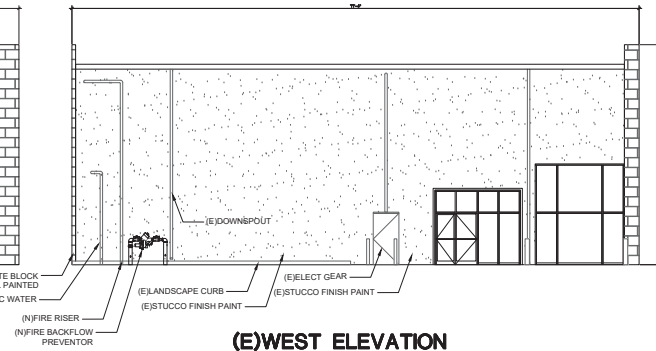
DATE: 03-05-2023 PROJECT NO.: 23-1099  
 SCALE: AS SHOWN DRAWN: JH/YB  
 SHEET

**A-12**

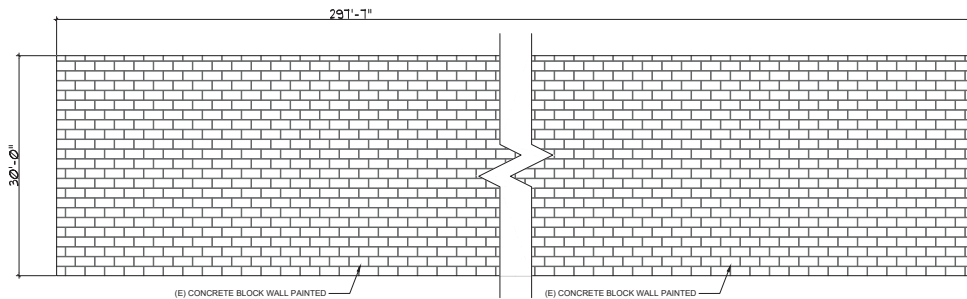
OF SHEETS



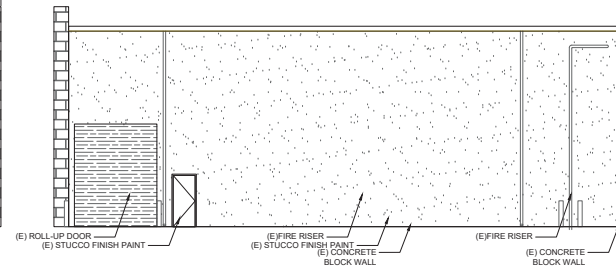
**(E)SOUTH ELEVATION**



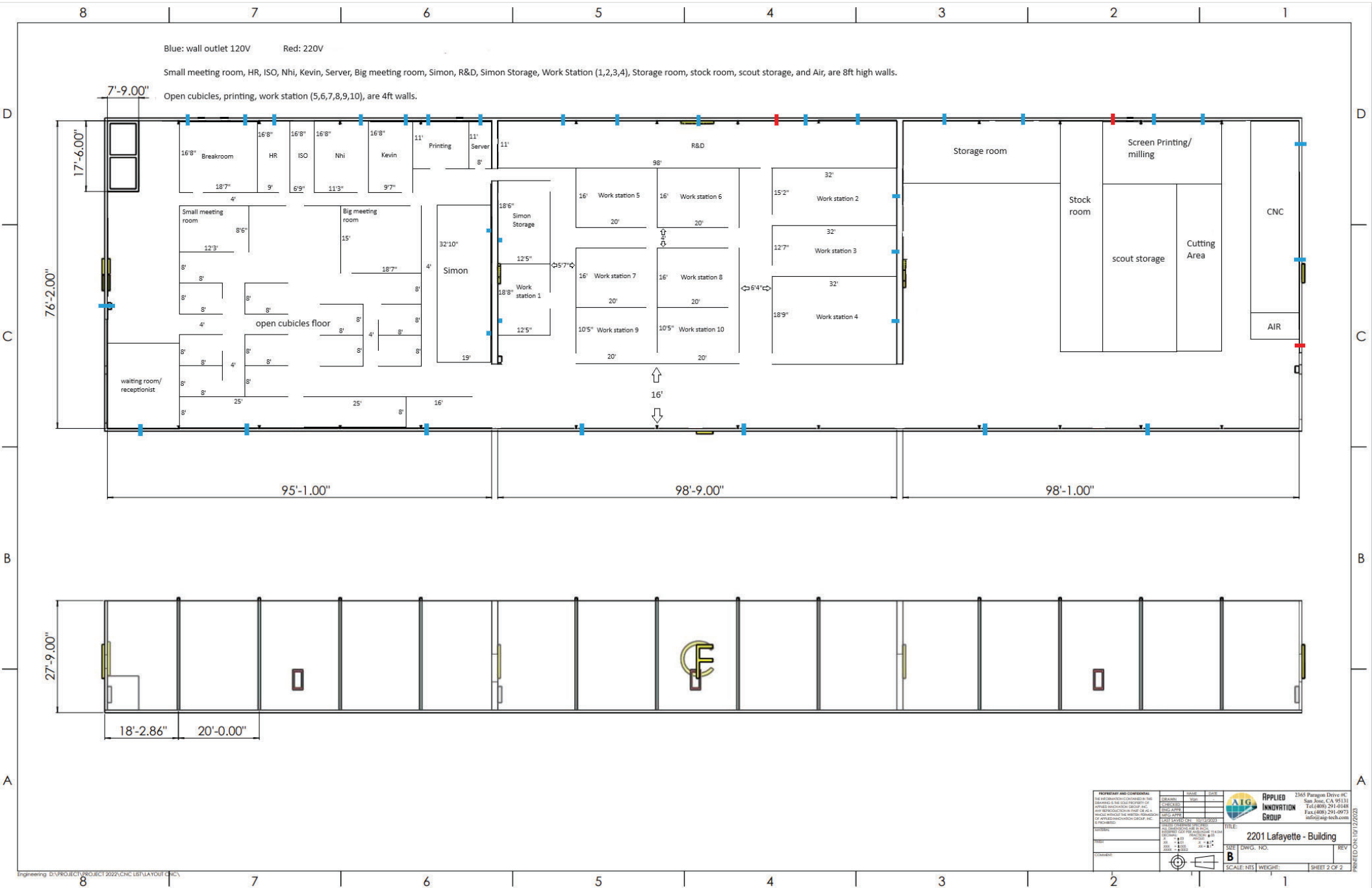
**(E)WEST ELEVATION**



**(E)NORTH ELEVATION**



**(E)EAST ELEVATION**



<b>APPLIED INNOVATION GROUP</b>		2365 Paragon Drive #C San Jose, CA 95131 Tel: (408) 291-6148 Fax: (408) 291-0973 info@aiig-tech.com
PROJECT NO.	2201-LAFAYETTE	TITLE
DATE	10/12/2023	SCALE: NTS
BY	AIIG	WEIGHT:
CHECKED BY	AIIG	REV
APPROVED BY	AIIG	SHEET 2 OF 2

2201 Lafayette - Building

SCALE: NTS    WEIGHT:    REV

PRINTED ON: 10/12/2023



## Overview of Tenant Using Space at 2201 Lafayette, Santa Clara

AIG-Tech is an engineering company that provides services in factory automation, contract, manufacturing, and operating small machine shops. Additional details are below.

AIG-Tech will use 2201 Lafayette as follows:

- **Employees:** About 15
- **Time of Operation at 2201 Lafayette:** 8:00 AM to 6:00 PM, Monday to Friday (including sometimes on the weekend or later to meet deadlines).
- **Operations** –AIG Tech, here in the US, is a service company that provides engineering services for mechanical, electrical, and software. Our focus is on factory automation and controls of specified equipment. From design to assembly and test for customized equipment per customer specification. We designed and built systems for different industries based on what the customer needed to help produce their products. We manufacture the equipment the customer orders after each design and prototyping is approved and tested. We are also a UL508A panel shop, so we also build control panels/box build based on customer needs. We manufacture small batches of equipment's electrical panels per customer need. Those equipment/systems are shown in our website gallery.

## About Us

At AIG-Tech, we continue to strive in order to provide our customers with the best professional services and cutting-edge solutions. Our mission is to increase productivity with a cost-effective solution through innovative culture and total commitment to exceed customers' expectations.

In 2009, AIG-Tech was named as one of "America's Fastest Growing Private Companies" and a "Top Engineering Firm" nationwide by Inc. 500 Magazine.



- We provide outstanding values through the practical and innovative applications of the art of technologies.
- Maintaining focus on our core business of providing automated manufacturing solutions to companies in diverse industries.
- Developing long term relationship with customers.
- Enhancing our ability to serve customers by utilizing our technological strengths to manufacture high quality component parts and assemblies, and provide related services.



- Creating a distinct, high-performance workplace where all employees build success for their customers and for their careers.

## About us **AIG-Tech Vietnam** (supporting company in VN)

AIG – Tech Vietnam was established in 2006, just before Vietnam joined the World Trade Organization (WTO) in 2007. Vietnam has been opened its markets to the world so as AIG-Tech. We have had provided low-cost engineering services to our customers here in the USA and other parts of the world.

At the turn of 2010, after the completion of building up AIG Tech engineering group, AIG-Tech is now starting to provide a full low cost turnkey solutions to our customer by providing fabrication, manufacturing and full system integration in Vietnam. Due to the different time zone, AIG-Tech work 24 hours per day to provide the best services for our customers. We achieve faster development cycles and reduced product costs by bridging our overseas engineering and integration. With this bridge, the design and turnkey equipment will be at the lowest possible cost, engineering and manufacturing capabilities ensure the competitively priced, from building prototypes to high volume manufacturing with a very low-price tag.

All projects are managed and channeled through AIG-USA, our customer only need to work with head quarter in the USA for all projects with no time zone conflict. All coordination between the customers and projects in Vietnam will be handled in the USA.

Beside engineering services and supports, AIG-Tech Int'l (Vietnam) also provides:

- Fabrication
- Manufacturing
- Assembly
- Integration and final test
- Machining
- Sheet-metal fabrication
- Mold injection
- Mass production of products

## Applied Innovation Group

- We work continuously to improve our process and strengthen our design and manufacture ability to meet customers' requests.
- Established in 2004 at the heart of Silicon Valley, Applied Innovation Group Inc (AIG-Tech) is one of the most trusted and reliable sources for your product engineering development and manufacturing needs.

We started out as a family and friendship business. However, with the different demands of the growth of technology markets, our company has been expanding since then. We offer manufacture and services for all kinds of fields – from automobile, medical, food, and semi-conductor to robotics industries. We offer total solutions for your equipment from strategic planning to complete turnkey solutions for original equipment manufacturer (OEMs) and original design manufacture (ODMs).



**Applied  
Innovation  
Group, Inc.**

## **Customer Focus**

- We think of you first with intimacy and absolute commitment to your success. We work closely with you to understand your needs, and using innovative technologies to provide not only the right solutions but a long term and trusted partnership.
  - Customer focus
  - Total support and feedback
  - Absolute satisfaction

## **Innovation/R&D**

- Innovation is our essential constituent. At AIG-Tech, we partner with our clients as they enter new markets around the world. As they continuously look for pathways to become more competitive while improving profit, they call us for engineering custom turnkey automation solutions that enhance product quality, quantity, lower defect rates, eliminate waste and increase productivity.

## **Operation Management**

- We are committed to being the best-in-class on cost, quality and time-to-market. At AIG-Tech, we work continuously to improve our process and strengthen our design and manufacture ability to meet the customer needs.
  - Expertise engineering
  - Systematic process
  - Quality process
  - Proven track record