

RESOLUTION NO. 19-8726

**A RESOLUTION OF THE CITY OF SANTA CLARA,
CALIFORNIA TO APPROVE A REZONING FROM
THOROUGHFARE COMMERCIAL (CT) AND GENERAL
OFFICE (OG) TO PLANNED DEVELOPMENT (PD) TO ALLOW
A RESIDENTIAL DEVELOPMENT CONSISTING OF 39
RESIDENTIAL UNITS LOCATED AT 1433-1493 EL CAMINO
REAL, SANTA CLARA**

PLN2018-13609 (Rezone)
PLN2018-13610 (Vesting Tentative Subdivision Map)
CEQ2018-01065 (Mitigated Negative Declaration)

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

WHEREAS, on November 6, 2018, SCS Development ("Applicant") filed an application for the 1.7 acre site at 1433 – 1493 El Camino Real with surface parking lots and two, vacant one-story commercial buildings totaling 14,880 square feet and an unoccupied 1,200 square foot one-story single family residence with two detached accessory buildings ("Project Site");

WHEREAS, the Applicant applied to rezone the Project Site from Thoroughfare Commercial (CT) and General Office (OG) to Planned Development (PD) to allow a residential development consisting of 39 condominium units, including seven live/work units ("Project") as shown on the Development Plans, attached hereto and incorporated herein by this reference;

WHEREAS, in conformance with CEQA, the Mitigated Negative Declaration (MND) prepared for the Project was noticed and circulated for a 30-day public review period from March 27, 2019 to April 26, 2019;

WHEREAS, the MND identified potential significant impacts of Project development that with implementation of the mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP") will reduce potential mitigation measures to less than significant and will be incorporated into the Project;

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

WHEREAS, on May 22, 2019, the Planning Commission held a duly noticed public hearing to consider the Project, MND, MMRP and all pertinent information in the record, including public testimony, at the conclusion of which the Planning Commission voted to recommend that the City Council adopt the MND and MMRP, approve the rezoning to allow a residential development consisting of 39 condominium units, including seven live/work units, and approve the Vesting Tentative Subdivision Map to create five condominium lots and four common lots to support the development;

WHEREAS, on May 9, 2019, the notice of public hearing for the June 25, 2019, City Council meeting for this item was posted in three conspicuous locations within 300 feet of the project site and was mailed to property owners within a 1,000-foot radius of the Project Site and additional residential properties beyond 1,000 feet of the Project Site; and

WHEREAS, on June 25, 2019, the City Council held a duly noticed public hearing to consider the Rezoning application, at which time all interested persons were given an opportunity to give testimony and the City Council considered the information presented in the Staff Report, MND, MMRP and all verbal and written evidence.

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

1. That the City Council hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.
2. That the City Council hereby rezones the Project Site from Thoroughfare Commercial (CT) and General Office (OG) to Planned Development (PD) to allow a residential development consisting of 39 condominium units, including seven live/work units as shown on the attached

Development Plans and conditioned as specified in the attached Conditions of Rezoning Approval, incorporated herein by this reference.

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

A. The existing zoning is inappropriate or inequitable in that, the existing zoning for the Project Site does not allow residential development and creation of housing opportunities near the density range identified in the 2010-2035 General Plan. The Planned Development (PD) zoning would allow residential development to better implement the General Plan's vision for the El Camino Real Focus Area than the existing Commercial Thoroughfare (CT) and General Office (OG) zoning for the Project Site.

B. The proposed zone change will conserve property values, protect or improve the existing character and stability of the area in question, and will promote the orderly and beneficial development of such area in that the proposal redevelops three underutilized properties and visually improves the Project Site and surrounding neighborhood with physical and financial investment in the construction of a modern and visually aesthetic development with on-site parking, site improvements, landscaping, and streetscape enhancements.

C. The proposed zone change is required by public necessity, public convenience, or the general welfare of the City in that the proposed zone change provides residential development contemplated by the General Plan for the El Camino Real Focus Area that is designed to activate the streetscape, is pedestrian-oriented, supports public investments in existing and planned transit service along the El Camino Real transit corridor, and provides high quality homeownership opportunities to the City's housing stock.

D. The proposed zone change would allow imaginative planning and design concepts to be utilized that would otherwise be restricted in other zoning districts in that the proposed zone change would allow flexibility in the development standards to construct for-sale

condominiums that are compatible with existing and planned development within the El Camino Real Focus Area.

4. That based on the findings set forth in this resolution and the evidence in the City Staff Report, MND and MMRP, the City Council rezones the Project Site as set forth herein as conditioned as specified in the attached Conditions of Rezoning Approval, incorporated herein by this reference.

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

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 25TH DAY OF JUNE, 2019, BY THE FOLLOWING VOTE:

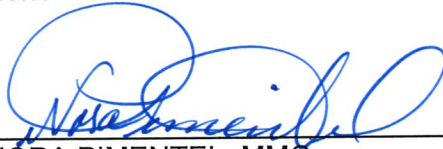
AYES:	COUNCILORS:	Chahal, Davis, Hardy, Mahan, O'Neill, and Watanabe, and Mayor Gillmor
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NOES:	COUNCILORS:	None
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ABSENT:	COUNCILORS:	None
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ABSTAINED: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



NORA PIMENTEL, MMC
ASSISTANT CITY CLERK
CITY OF SANTA CLARA

Attachments Incorporated by Reference:

1. Conditions of Rezoning Approval
2. Development Plans

CONDITIONS OF REZONING APPROVAL

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

GENERAL

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

ATTORNEY'S OFFICE

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

COMMUNITY DEVELOPMENT

- C1. Submit plans for final architectural review to the Planning Division for Architectural Committee review and approval prior to issuance of building permits. Said plans to include, but not be limited to: site plans, floor plans, elevations, landscaping, lighting, signage, and stormwater management plan.
- C2. The Developer must provide third party verification of the stormwater management plan for conformance with C3 requirements as part of the architectural submittal.
- C3. Submit complete landscape plans, including irrigation plan and composite utility and tree layout overlay plan, for Planning Department review and approval with installation of required landscaping prior to the issuance of occupancy and or final building permits. Landscape plan to include type and size of proposed trees. Type and size of tree replacement on project site shall be at the direction of the City Arborist and require Planning review and approval. Coordinate with the Street Department and City Arborist for the type, location, installation and maintenance of street trees fronting the project site along the public right-of-way. Installation of root barriers and super-soil may be required with the installation of trees where electric, water, and sewer utilities are in proximity.
- C4. The overlay plan is to show the location of all utilities, storm drains, catch basins, sewer mains, joint trenches, building footprints, driveways, walkways, and trees. Trees are required to be 10 feet from public water, storm and sewer facilities unless a City approved Tree Root Barrier (TRB) is used. If a City approved TRB is used the TRB must be a minimum of five feet from the public water, storm and sewer facility with the tree behind the TRB, and specified on the plan. Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Planning and Inspection.
- C5. Submit as-built on-site plans prepared by a registered civil engineer showing all utilities serving the subject property.
- C6. Obtain required permits and inspections from the Building Official and comply with the conditions thereof. As this project involves land area of one acre or more, the Developer shall file a Notice of Intent (NOI) with the State Water Resources Control Board prior to issuance of any building permit for grading, or construction; a copy of the NOI shall be sent to the City Building Inspection Division. A stormwater pollution prevention plan is also required with the NOI.

- C7. The Developer shall submit a truck hauling route for demolition, soil, debris and material removal, and construction to the Director of Community Development for review and approval prior to the issuance of demolition and building permits.
- C8. Noise generating construction activity (e.g., demolition, heavy equipment operations, jack hammering, truck loading and unloading of construction materials) not confined within a building shall be limited to the hours of 8:00 a.m. to 6:00 p.m. weekdays, 9:00 a.m. to 6:00 p.m. on Saturdays, and not permitted on Sundays and State and federal holidays for projects. Construction activity confined within a building 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, and prohibited on Sundays and State and federal holidays. These hours may be amended at the discretion at the Director of Community Development based on disturbance complaints received.
- C9. Designate a "disturbance coordinator" who would be responsible for responding to any complaints about construction noise. The applicant shall post a sign with contact information for the disturbance coordinator in a location clearly visible from the public right-of-way, for the duration of project construction. The disturbance coordinator will determine the cause of the noise or dust complaint (e.g., bad muffler, uncovered material etc.) and will require that reasonable measures be implemented to correct the problem.
- C10. Minor changes to individual homes, landscaping, or other minor plan elements would be subject to Planning Division review and approval of a Minor Adjustment to an approved project, or through Architectural Review, subject to the discretion of the Director of Community Development.
- C11. Project site landscaping shall be maintained in good condition throughout the life of the Project and no trees shall be removed without City review and approval. Trees permitted by the City for removal shall be replaced at a 2:1 ratio with 24-inch box specimen tree, or equal alternative as approved by the Director of Community Development.
- C12. The Developer shall provide not less than ten percent (10%) of the units (Note: this may be subject to change per criteria of Affordable Housing Ordinance) to affordable households made available at affordable sales prices to extremely low, very low, low and moderate income households as long as the distribution of affordable units averages to a maximum of 100 percent Area Median Income. All prices are set in accordance with the City's Below Market Purchase (BMP) Program Policies and Procedures Manual (subject to updates and changes). Prior to issuance of Building Permits, the Developer shall enter into an Affordable Housing Agreement with the City that will determine the Affordable Sales Price, identify the actual units to be sold as Affordable Units, and apply all terms and covenants guaranteeing the prescribed affordability, to the satisfaction of the Director of Community Development.
- a. Residential ownership projects of fewer than ten (10) units may either provide an affordable unit or pay an in-lieu fee identified for residential ownership projects.
- b. Also, where the calculation of affordable housing requirements described in this Section result in a fractional unit, the applicant shall either pay an In-Lieu Fee to the City Affordable Housing Fund or the development shall provide an additional unit to satisfy the requirement.
- C13. The in-lieu fee shall be due payment by the Developer to the City at the time when all designated BMP units have been sold. The in-lieu fee amount shall be equal to the difference between the unrestricted appraised market value ("Initial Market Value") and the Affordable Sales Price of one of the BMP units at completion, multiplied by the fractional unit. The Initial Market Value of the last BMP unit sold shall be the basis for calculating the in-lieu fee to be paid by Developer.

- C14. Developer shall submit to the City Covenants, Conditions and Restrictions (CC&R's) or equivalent instrument assigning and governing perpetual maintenance of the common lot/private street in good condition for the life of the Project, prior to issuance of building permits. Said document shall be recorded along with the Title for each property with the Santa Clara County Recorder's Office.
- C15. The Covenant, Conditions and Restrictions for this project shall include language that precludes exclusive storage use of the garage and obstruction of parking spaces in the garage by storage, shall and requires property owners to maintain garages for parking purposes.
- C16. Garages shall be accessible for two-car covered parking and labeled as such on the building permit plans.
- C17. Overhead garage storage shall be offered as a design option in each of the townhouse units.
- C18. Provide automatic garage door openers and roll-up garage doors.
- C19. Each garage shall be equipped with electrical vehicle charging stations.
- C20. Signage shall be provided in the guest parking area closest to the live/work units reserving parking for business patrons during business hours.
- C21. Each condominium unit shall include an electrical outlet in the front porch area.
- C22. AC units shall be screened from view along the public right-of-way.
- C23. Individual garbage and recycling containers shall be kept out of sight from the public right of way and private driveway until collection day.
- C24. The front façade and elevations of the live/work units shall not be modified without approval of a Planned Development Amendment.
- C25. Applicant shall comply with all the construction and on-going mitigation measures described in the adopted Mitigation Monitoring and Reporting Program to the satisfaction of the Director of Community Development. The Mitigation and Monitoring and Reporting Program shall be included in all construction plan sets.
- C26. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved roads) shall be watered two times per day, except on days when rain occurs.
- C27. All visible mud or dirt track-out onto the adjacent public right-of-way shall be removed using wet power vacuum street sweeper at least once per day. The use of dry power sweeping shall be prohibited.
- C28. Additional dust and noise abatement measures may be on the project site at the discretion of the Community Development Director to provide additional sound attenuation and fugitive dust abatement as described in the project Mitigation Monitoring and Reporting Program. This may include additional noise monitoring and installation of a temporary noise control blanket barrier, if necessary, along building facades facing construction sites if conflicts occurred which are irresolvable by proper scheduling.
- C29. Except as otherwise provided below, all uses contemplated in a live/work unit shall be conducted entirely within the unit and shall be operated so as not to be objectionable or detrimental to adjoining tenants or the complex or the nearby environment generally. The permitted uses may include, but are not limited to the following uses. Or uses that are by the determination of the Zoning Administrator, similar in nature:

Permitted Uses

Permitted uses shall be those that are compatible with residential uses and would not be found to be objectionable or detrimental because of smoke, odor, dust, vibration, fire hazards, hazardous materials, or excessive noise, traffic or employee activity. Possible uses include:

- Home office
- Tutoring

- Cottage food operations (consistent with the California Homemade Food Act, AB 1616, and as amended)
- Esthetician
- Private music instruction (nonamplified)
- Computer programming/consulting
- Telemarketing and computer industry related activities
- Painting or sculpting arts
- Photography
- Graphic design
- Professional services/office (such as accounting, consulting, architecture, design, law, real estate)
- Storage and use of chemicals and materials in use that in the opinion of the Santa Clara Fire Department would not create adverse conditions for residents and neighboring properties.

Uses Not Permitted

Uses not permitted within a live/work unit shall be those that would not result in adverse impacts on nearby tenants due to excessive client/customer visitation or product shipping/delivery or are otherwise of a retail, automobile, medical services or manufacturing nature. Uses that would not be permitted include:

- Retail sales and services
- Auto repairs and services
- Repair services (such as electronics, clock, watch, shoe, bicycle)
- Cleaning services
- Pool maintenance
- Pick-up and delivery services
- Landscape services
- Recording studio
- Animal clinic
- Health clinic
- Barber shop/beauty parlor
- Welding and open flammable related activities
- Research lab
- Cabinet making or other woodworking
- Dog grooming
- Dry cleaning
- Florist, flower arranging and plant services
- Medical or dental office
- Daycare
- Manufacturing or assembly
- Storage and use of chemicals and materials in use that in the opinion of the Santa Clara Fire Department would create adverse conditions for residents and neighboring properties.

C30. Prior to conducting grading, applicant shall contract with a qualified archeologist acceptable to the Community Development Director and conduct an archeological survey of the site

ENGINEERING

- E1. Obtain site clearance through Engineering Department prior to issuance of Building Permit. Site clearance will require payment of applicable development fees. Other requirements may be identified for compliance during the site clearance process. Contact Engineering Department at (408) 615-3000 for further information.
- E2. All work within the public right-of-way and/or public easement, which is to be performed by the Developer/Owner, the general contractor, and all subcontractors shall be included within a Single Encroachment Permit issued by the City Engineering Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.
- E3. Submit public improvement plans prepared in accordance with City Engineering Department procedures which provide for the installation of public improvements. Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer prior to approval and recordation of parcel map and/or issuance of building permits.
- E4. Work within the State right-of-way shall require a Caltrans encroachment permit.
- E5. Developer shall provide a complete storm drain study for the 10-year and 100-year storm events. The grading plans shall include the overland release for the 100-year storm event and any localized flooding areas. System improvements, if needed, will be at developer's expense.
- E6. The sanitary sewer (SS) discharge information (i.e., building use, square footage, point of connection to the public system, and 24-hour average and peak SS flow graphs for the peak day, showing average daily and peak daily SS flows) submitted by the developer was added to the City's Sanitary Sewer Hydraulic Model (SSHM) to determine if there is enough SS conveyance capacity in the SS trunk system to accommodate the proposed development. The SSHM output indicates that there should be enough SS conveyance capacity to accommodate the proposed development. The SSHM output may change based on pending development applications and future projects. The SSHM output does not guarantee or in any way reserve or hold SS conveyance capacity until developer has Final Approval for the project. For purposes of this condition, "Final Approval" shall mean the final vote of the City Council necessary for all entitlements to be approved, unless a legal challenge is brought to the Council decisions, in which case the Final Approval shall mean the final disposition of the legal challenge.
- E7. The sanitary sewer (SS) mains serving the site not included in the Sanitary Sewer Hydraulic Model along the property's Civic Center Drive frontage and Monroe Street were monitored in the field by the developer. The field monitoring information along with the SS discharge information submitted by the developer were analyzed by developer's Civil Engineer and determined that said SS mains currently have enough conveyance capacity to accommodate the proposed development. The Civil Engineer's results may change based on pending development applications and future projects. The Civil Engineer's results do not guarantee or in any way reserve or hold SS conveyance capacity until the Developer has final approval for the project.
- E8. Relocate existing public sanitary sewer main along El Camino Real, as required, to provide minimum 5' clearance from face-of-curb.
- E9. After City Council approval of the Tentative Subdivision Map, submit 10 copies of the Subdivision Map, prepared by a Licensed Land Surveyor or a Registered Civil Engineer with Land Surveyor privileges to the Engineering Department. The submittal shall include a title report, closure calculations, and all appropriate fees. The City approved Subdivision Map shall be recorded by developer prior to building permit issuance.
- E10. File and record Subdivision Map for proposed development and pay all appropriate fees prior to issuance of the Building Permit.

- E11. Sanitary sewer and storm drain mains and laterals shall be outside the drip line of mature trees or 10' clear of the tree trunk whichever is greater.
- E12. Sanitary sewer lateral shall be "Tap-Tite" connection with minimum 2% slope and invert to springline connection.
- E13. Proposed trees shall be 5' minimum clear of sidewalks, excluding the landscape strip. Provide root barrier if trees are planted such that the drip line of the mature trees covers the sidewalk. Root barriers for sidewalk protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 1.5' deep, and centered on trees. Root barriers for curb and gutter protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 2' deep, and centered on trees.
- E14. 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.
- E15. Slurry seal entire width of Civic Center Drive fronting the subject property.
- E16. Dedicate, as required, on-site easements for new public utilities and/or sidewalk by means of a Subdivision Map or approved instrument at time of development.
- E17. Dedicate public street and public utility easement along El Camino Real by means of a Subdivision Map or approved instrument.
- E18. Dedicate private reciprocal vehicle and pedestrian ingress/egress easements and storm drain overland release easement by means of a Subdivision Map or approved instrument.
- E19. Existing 2" PG&E gas line on El Camino Real shall be abandoned per PG&E approval and City standards.
- E20. SVP manhole lids shall be outside the public sidewalk, unless approved by the City Engineer.
- E21. All proposed on-site driveways and paths shall accommodate fire truck/engine turning template.
- E22. All traffic striping, messages, and symbols shall be thermoplastic.
- E23. Existing non-standard or non-ADA compliant frontage shall be replaced with current City-standard frontage improvements.
- E24. All proposed walkway, sidewalk, driveways, and curb ramps shall be ADA compliant.
- E25. Provide ADA compliant walkway connecting proposed buildings to public sidewalks.
- E26. Proposed driveways along Civic Center Drive shall be per City standard detail ST-8.
- E27. Show and comply with City's driveway vision triangle requirements at proposed driveway. Visual obstructions over three feet in height will not be allowed within the driver's sight triangle near driveways and intersections in order to allow an unobstructed view of oncoming traffic. Contact Traffic Engineering at (408) 615-3000 for further information.
- E28. Provide loading/unloading zones on-site.
- E29. Provide space for trash pick-up on-site.
- E30. Provide minimum 5' wide sidewalk with 4' wide landscape strip along the Civic Center Drive frontage.
- E31. Provide minimum 10' wide separated sidewalk with 4' wide landscape strip along El Camino Real frontage.
- E32. Provide residential pedestrian access from both El Camino Real and Civic Center Drive frontages.
- E33. On-street parking shall not be counted towards on-site parking requirements.
- E34. Show existing T-markers (City street parking) on Civic Center Dr. Remove existing T-markers (on-City street parking) that will be in conflict with proposed driveways.

- E35. For the proposed 39 townhome units, provide minimum of four (4) Class II bicycle parking spaces at the main entrance and/or high visible areas.

ELECTRICAL

- EL1. Prior to submitting any project for Electric Department review, applicant shall provide a site plan showing all existing utilities, structures, easements and trees. Applicant shall also include a "Load Survey" form showing all current and proposed electric loads. A new customer with a load of 500KVA or greater or 100 residential units will have to fill out a "Service Investigation Form" and submit this form to the Electric Planning Department for review by the Electric Planning Engineer. Silicon Valley Power will do exact design of required substructures after plans are submitted for building permits.
- EL2. Per the Project Clearance Committee meeting minutes of February 2, 2019, the developer shall resolve existing and new electric duct bank conflicts, including the duct bank at El Camino Real. All existing electric substructures and equipment to remain and operational unless otherwise noted. Coordinate with SVP for design and construction to transfer existing equipment to new relocated SVP equipment to minimize any downtime to the existing customer and street lighting system.
- EL3. The Developer shall provide and install electric facilities per Santa Clara City Code chapter 17.15.210.
- EL4. Electric service shall be underground. See Electric Department Rules and Regulations for available services.
- EL5. 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.
- EL6. Underground service entrance conduits and conductors shall be "privately" owned, maintained, and installed per City Building Inspection Division Codes. Electric meters and main disconnects shall be installed per Silicon Valley Power Standard MS-G7, Rev. 2.
- EL7. The developer shall grant to the City, without cost, all easements and/or right of way necessary for serving the property of the developer and for the installation of utilities (Santa Clara City Code chapter 17.15.110).
- EL8. If the "legal description" (not "marketing description") of the units is condominium or apartment, then all electric meters and services disconnects shall be grouped at one location, outside of the building or in a utility room accessible directly from the outside. If they are townhomes or single-family residences, then each unit shall have 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.
- EL9. If transformer pads are required, City Electric Department requires an area of 17' x 16'-2", which is clear of all utilities, trees, walls, etc. This area includes a 5'-0" area away from the actual transformer pad. This area in front of the transformer may be reduced from a 8'-0" apron to a 3'-0", providing the apron is back of a 5'-0" min. wide sidewalk. Transformer pad must be a minimum of 10'-0 from all doors and windows, and shall be located next to a level, drivable area that will support a large crane or truck.
- EL10. All trees, existing and proposed, shall be a minimum of five (5) feet from any existing or proposed Electric Department facilities. Existing trees in conflict will have to be removed. Trees shall not be planted in PUE's or electric easements.
- EL11. Any relocation of existing electric facilities shall be at Developer's expense.
- EL12. Electric Load Increase fees may be applicable.
- EL13. The developer shall provide the City, in accordance with current City standards and specifications, all trenching, backfill, resurfacing, landscaping, conduit, junction boxes,

- vaults, street light foundations, equipment pads and subsurface housings required for power distribution, street lighting, and signal communication systems, as required by the City in the development of frontage and on-site property. Upon completion of improvements satisfactory to the City, the City shall accept the work. Developer shall further install at his cost the service facilities, consisting of service wires, cables, conductors, and associated equipment necessary to connect a customer to the electrical supply system of and by the City. After completion of the facilities installed by developer, the City shall furnish and install all cable, switches, street lighting poles, luminaries, transformers, meters, and other equipment that it deems necessary for the betterment of the system (Santa Clara City Code chapter 17.15.210 (2)).
- EL14. Electrical improvements (including underground electrical conduits along frontage of properties) may be required if any single non-residential private improvement valued at \$200,000 or more or any series of non-residential private improvements made within a three-year period valued at \$200,000 or more (Santa Clara City Code Title 17 Appendix A (Table III)).
- EL15. 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.
- EL16. Encroachment permits will not be signed off by Silicon Valley Power until Developers Work substructure construction drawing has been completed.
- EL17. All SVP-owned equipment is to be covered by an Underground Electric Easement (U.G.E.E.). This is different than a PUE. Only publically-owned dry utilities can be in a UGEE. Other facilities can be in a joint trench configuration with SVP, separated by a 1' clearance, providing that they are constructed simultaneously with SVP facilities. See UG 1000 for details.
- EL18. Proper clearance must be maintained from all SVP facilities, including a 5' clearance from the outer wall of all conduits. This is in addition to any UGEE specified for the facilities. Contact SVP before making assumptions on any clearances for electric facilities.
- EL19. Transformers and Switch devices can only be located outdoors. These devices MAY be placed 5' from an outside building wall, provided that the building wall in that area meets specific requirements. (See UG 1000 document for specifics) EXAMPLE: If there are any doors, windows, vents, overhangs or other wall openings within 5' of the transformer, on either side, then the transformer MUST be 10' or more away from the building. These clearances are to be assumed to be clear horizontally 5' in either direction and vertically to the sky.
- EL20. All existing SVP facilities, onsite or offsite, are to remain unless specifically addressed by SVP personnel by separate document. It is the Developers responsibility to maintain all clearances from equipment and easements. Developer to contact SVP outside of the PCC process for clear definitions of these clearance requirements. Developer should not assume that SVP will be removing any existing facilities without detailed design drawings from SVP indicating potential removals. *Simply indicating that SVP facilities are to be removed or relocated on conceptual plans does not imply that this action has been approved by SVP.*
- EL21. SVP does not utilize any sub-surface (below grade) devices in its' system. This includes transformers, switches, etc.

- EL22. All interior meter rooms 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.
- EL23. 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.
- EL24. Applicant is advised to contact SVP (CSC Electric Department) to obtain specific design and utility requirements that are required for building permit review/approval submittal. Please provide a site plan to Leonard Buttitta at 408-615-6620 to facilitate plan review.
- EL25. SVP has sensitive facilities along Hetch Hetchy. Developer to ensure that all clearances and precautions are taken to protect these at all times.
- EL26. Existing overhead lines, both distribution and transmission, including some PGE property exist at this site. All clearances and precautions are to be observed at all times.

WATER

- W1. The applicant must indicate the disposition of all existing water and sewer services and mains on the plans. If the existing services will not be used, then the applicant shall properly abandon these services to the main per Water & Sewer Utilities standards and install a new service to accommodate the water needs of the project.
- W2. The applicant shall submit a composite utility plan showing all utilities (including electrical) and landscaping (trees/shrubbery) so that the Water Department can verify conflicts for proposed water services. Note that all new water meters and backflow prevention devices shall be located behind the sidewalk in a landscape area.
- W3. Applicant shall adhere to and provide a note indicating all horizontal and vertical clearances. The applicant shall maintain a minimum 12" of vertical clearance at water service crossing with other utilities, and all required minimum horizontal clearances from water services: 10' from sanitary sewer utilities, 10' from recycled water utilities, 8' from storm drain utilities, 5' from fire and other water utilities, 3' from abandoned water services, 5' from gas utilities, and 5' from the edge of the propose or existing driveway. For sanitary sewer, water, and recycled water utilities, the applicant shall maintain a minimum horizontal clearance of 10' from existing and proposed trees. If applicant installs tree root barriers, clearance from tree reduces to 5' (clearance must be from the edge of tree root barrier to edge of water facilities).
- W4. No structures (fencing, foundation, biofiltration swales, etc.) allowed over sanitary sewer and/or water utilities and easements.
- W5. The applicant shall upgrade the existing 8" AC water main along Civic Center Drive with a new 12" DIP water main. The water main upgrade shall continue from Catalina 1 project and extend the entire length of the property's frontage.
- W6. 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. 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.
- W7. Approved backflow prevention device(s) are required on all potable water services. The applicant shall submit plans showing the location of the approved backflow prevention device(s). Note that all new water meters and backflow prevention devices shall be located behind the sidewalk in a landscape area.
- W8. Applicant shall submit plans showing proposed water, sanitary sewer, and fire service connected to a public main in the public right-of-way to the satisfaction of the Director of Water & Sewer Utilities. Different types of water use (domestic, irrigation, fire) shall be

- served by separate water services, each separately tapped at the water main. Tapping on existing fire service line(s) is prohibited.
- W9. Individual buildings within a parcel must have their own dedicated service (fire, water, and irrigation). Different types of building use (retail, residential, commercial, etc.) shall be served by separate water meters.
- W10. 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).
- W11. Prior to issuance of Building Permits, the applicant shall provide the profile section details for utilities crossing water, sewer, or reclaimed water mains to ensure a 12" minimum vertical clearance is maintained.
- W12. The applicant must indicate the pipe material and the size of existing water and sewer main(s) on the plans.
- W13. If fire flow information is needed, applicant shall coordinate with Water and Sewer Utilities Department, for fire flow information at (408)615-2000.
- W14. 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.
- W15. A dedicated fire service line, with an approved backflow prevention device, shall be used for on-site fire hydrants
- W16. 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.
- W17. Prior to issuance of Building Permits, the applicant shall submit design plans for construction of water utilities that comply with the latest edition of the Water & Sewer Utilities Water Service and Use Rules and Regulations, Water System Notes, and Water Standard Details and Specifications. In addition, prior to the City's issuance of Occupancy, the applicant shall construct all public water utilities per the approved plans. The Water & Sewer Utilities will inspect all public water utility installations and all other improvements encroaching public water utilities.
- W18. 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.
- W19. Upon completion of construction and prior to the City's issuance of a Certificate of Occupancy, the applicant shall provide "as-built" drawings of the on-site public water utility infrastructure prepared by a registered civil engineer to the satisfaction of the Director of Water & Sewer Utilities.

POLICE

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

- PD2. Address numbers of the individual residential buildings shall be clearly visible from the street and shall be a minimum of six (6) inches in height and a color contrasting with the background material. Ideally, numbers would be illuminated during hours of darkness so first responders can easily identify the address. Individual apartment numbers shall be a minimum of six (6) inches in height and a color contrasting to the background material, and either visible from the street or from the center area of the project. Where multiple units/buildings occupy the same property, unit/building addresses shall be clearly visible. A monument sign, preferably at all dedicated entrances to the property, shall be prominently displayed, showing all unit/building numbers, addresses, etc. A map is recommended for large complexes with multiple streets or walkways.
- PD3. Landscaping should follow the National Institute of Crime Prevention standards. That standard describes bushes/shrubs not exceeding 2' in height at maturity, or maintained at that height, and the canopies of trees should not be lower than 6' in height. Crime deterrent vegetation is encouraged along the fence and property lines and under vulnerable windows.
- PD4. Lighting for the project to be at the IES (Illuminating Engineering Society of North America) standards and include the features listed below:
- White light source
 - Pedestrian Scale
 - Full cut-off or shoebox design
 - Unbreakable exterior
 - Tamperproof Housings
 - Wall mounted lights/10' high
- These features increase natural surveillance, support and/or enhance security camera capabilities, and increase Police Patrol effectiveness
- PD5. Any required enclosure fencing (trash area, utility equipment, etc.) would preferably be see-thru. If for aesthetic reasons prohibit that, the fencing should have a six (6) inch opening along the bottom for clear visibility. Any gates or access doors to these enclosures should be locked
- PD6. If the project includes any benches, these benches should not be longer than 5 feet in length, and should have arm rests at both ends. If the benches are longer than 5 feet in length, there should be a divider (arm rest or similar) in the middle of the bench in addition to the arm rests on both ends. This helps prevent unlawful lodging and/or skateboarding.
- Another option to benches could be cubes, knee walls, or other creative types of seating possibilities.
- PD7. The developer should install skate stoppers on any low clearance wall of 36 inches in height or lower to prevent vandalism/damage to the wall from skateboarding or similar activities.
- PD8. All exterior doors should be adequately illuminated at all hours with their own light source.
- PD9. All construction of dwelling units shall conform to the requirements of the Uniform Building Security Code as adopted by the City of Santa Clara City Council.

FIRE

- F1. As shown on Sheet C-7 the roadways shall be interconnected between this property and the property directly east of this project.
- F2. Prior to issuance of "any" Building Permit, Phase II environmental testing of the site is required, and the testing results shall be submitted to our Office for review.

- F3. Emergency Vehicle Access Easements (EVAE's) are required to be recorded on the final parcel map.
- F4. Prior to Building Permit Issuance, provide documentation that the minimum required fire-flow for the building based on the construction type and square footage in accordance with the California Fire Code, Appendix B, Table B105.1 can be met.
- F5. Prior to Building Permit Issuance, schematic plans for the underground fire services shall be incorporated into the civil plans (i.e., public fire hydrants, private fire hydrants, underground fire service(s), etc.)
- F6. Prior to the issuance of the Building Permit, schematic plans for the emergency vehicle apparatus access roads are required to be incorporated into the civil plans. Roadways shall comply with all of the following requirements, or an alternative materials or methods must be approved:
- F7. Prior to Building Permit Issuance, construction details must be incorporated into the building permit set for emergency escape and rescue windows in compliance with California Fire Code Section 1030. The location, dimension, and detail for the pathways shall be incorporated into the Building Permit Set.
- F8. NOTE: Where all-weather pathway/surfaces such as concrete, asphalt or pavers are installed and engineered to support a minimum of 1000 pound load, ladder pads will not be required provided that ladder set-up shall not be obstructed by architectural features, trees, or landscaping and the extended ladder angle of inclination is at least 70° and no great than 76° from horizontal. Please refer to SCFD Emergency Escape & Rescue Window/Ladder Pad Standard.
- F9. Prior to the Start of Construction, fire protection water supplies shall be installed and made serviceable prior to the time of construction or prior to combustible materials being moved onsite, unless an approved alternative method of protection is approved.
- F10. Fire Department Connections (FDC's) for Buildings 4 & 5 shall be located along the street address of these buildings.

STREETS

Solid Waste

- ST1. For projects that involve construction, demolition or renovation of 5,000 square feet or more, the applicant shall comply with City Code Section 8.25.285 and recycle or divert at least fifty percent (50%) of materials generated for discard by the project during demolition and construction activities. No building, demolition, or site development permit shall be issued unless and until applicant has submitted a construction and demolition debris materials check-off list. Applicant shall create a Waste Management Plan and submit a Construction and Demolition Debris Recycling Report through the City's online tracking tool at <http://santaclara.wastetracking.com/>.
- ST2. For projects that involve a Rezoning, the 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 may be required to use the City's exclusive franchise hauler and rate structure for solid waste services.

Stormwater

- ST3. Prior to City's issuance of Building or Grading Permits, the applicant shall develop a Final Stormwater Management Plan and update the SCVURPPP C.3 Data Form.
- ST4. The Final Stormwater Management Plan and all associated calculations shall be reviewed and certified by a qualified 3rd party consultant from the SCVURPPP List of Qualified Consultants, and a 3rd party review letter shall be submitted with the Plan.
- ST5. For projects that disturb a land area of one acre or more, the applicant shall file a Notice of Intent (NOI) with the State Water Resources Control Board for coverage under the State Construction General Permit (Order No. 2009-0009-DWQ) prior to issuance of any

- building permit for grading or construction. A copy of the NOI shall be submitted to the City Building Inspection Division, along with a stormwater pollution prevention plan (SWPPP). Active projects covered under the Construction General Permit will be inspected by the City once per month during the wet season (October – April).
- ST6. The applicant shall incorporate Best Management Practices (BMPs) into construction plans and incorporate post-construction water runoff measures into project plans in accordance with the City's Urban Runoff Pollution Prevention Program standards prior to the issuance of Building or Grading Permits. Proposed BMPs shall be submitted to and thereafter reviewed by the Planning Division and the Building Inspection Division for incorporation into construction drawings and specifications.
- ST7. During the construction phase, all stormwater control measures shall be inspected for conformance to approved plans by a qualified 3rd party consultant from the SCVURPPP List of Qualified Consultants, and a 3rd party inspection letter shall be submitted to the Public Works Department, Street Maintenance Division. Building occupancy will not be issued until all stormwater treatment measures have been adequately inspected. For more information contact Street Maintenance at (408) 615-3080.
- ST8. The property owner shall enter into an Inspection and Maintenance (I&M) Agreement with the City for all installed stormwater treatment measures in perpetuity. Applicants should contact Karin Hickey at (408) 615-3097 or KaHickey@santaclaraca.gov for assistance completing the Agreement. For more information and to download the most recent version of the I&M Agreement, visit the City's stormwater resources website at <http://santaclaraca.gov/government/departments/public-works/environmental-programs/urban-runoff-pollution-prevention/stormwater-resources>.
- ST9. Developer shall install an appropriate stormwater pollution prevention message such as "No Dumping – Flows to Bay" on any storm drains located on private property.
- ST10. Interior floor drains shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.
- ST11. Any site design measures used to reduce the size of stormwater treatment measures shall not be removed from the project without the corresponding resizing of the stormwater treatment measures and an amendment of the property's I&M Agreement.
- ST12. Decorative and recreational water features such as fountains, pools, and ponds shall be designed and constructed to drain to the sanitary sewer system only.

PARKS AND RECREATION

- PR1. This memo assumes the Project is a subdivision and the Quimby Act provisions will apply. The City will accept a fee in lieu of parkland dedication for this 39 unit development – the equivalent fee due is \$958,113.
- PR2. Any in lieu fees imposed under Chapter 17.35 shall be due and payable to the City prior to issuance of a building permit for each dwelling unit.
- PR3. Recommended changes, per the Parks & Recreation Park Amenity Design Standards, to the playground:
- a. Benches are required at playgrounds.
 - b. At least one trash receptacle shall be located within convenient proximity of each picnic area and each playground area.
 - c. Playground design must include a minimum of five (5) of the six (6) + 1 elements of play in the overall design and layout of the playground. The six (6) + 1 elements of play include: climbing, balancing, spinning, brachiating, swinging, sliding and running/free play/imagination.
 - d. Playgrounds must conform to:
 - i. current playground standards set by the American Society on Testing and Materials (ASTM);

- ii. current playground guidelines published by the United States Consumer Product Safety Commission (CPSC);
 - iii. current California Building Code with errata (Title 24, California Code of Regulations) and the U.S. Access Board's Accessibility Guidelines for Play Areas;
 - iv. Americans with Disabilities Act (ADA) standards; and
 - v. all Federal, State & local guidelines.
 - e. The minimum size of a playground should be at least 3500 square feet. Playgrounds shall serve ages 2 to 5 years and ages 6 to 12 years.
- PR4. Per the Park Amenity Design Standards for BBQ grills:
- a. One individual BBQ per two picnic tables. A group size BBQ can be shared by four picnic tables.
 - b. Accessibility to persons with disabilities.
- PR5. A dwelling unit tax (DUT) is also due based on the number of units and additional bedrooms per City Code Chapter 3.15. The Project mix includes 39 four-bedroom units for a total DUT of \$1,170.
- PR6. Calculations may change if the number of units changes, if any areas do not conform to the Ordinance and City Code Chapter 17.35, if the fee schedule for new residential development fees due in lieu of parkland dedication changes before this Project is deemed complete by Planning, and/or if City Council makes any changes.

HOUSING & COMMUNITY SERVICES

- H1. If the Project is deemed complete before February 22, 2019, the Applicant shall provide not less than ten percent (10%) of the units to affordable households made available at affordable sales prices to extremely low, very low, low and/or moderate income households as long as the distribution of affordable units averages to a maximum of 100 percent of Area Median Income.
- H2. If the Project is deemed complete after February 22, 2019, the Applicant shall provide not less than fifteen percent (15%) of the units to affordable households made available at affordable sales prices to extremely low, very low, low and/or moderate income households as long as the distribution of affordable units averages to a maximum of 100 percent of Area Median Income.
- H3. The in-lieu fee amount shall be equal to the difference between the unrestricted appraised market value ("Initial Market Value") and the Affordable Sales Price of one of the BMP units at completion, multiplied by the fractional unit. The Initial Market Value of the last BMP unit sold shall be the basis for calculating the in-lieu fee to be paid by Applicant. Any in-lieu fee payment due to the City by the Applicant shall be paid prior to receipt of the occupancy certificate of the building or dwelling.
- H4. Affordable Unit shall have prices set in accordance with the City's Below Market Purchase (BMP) Program Policies and Procedures Manual (subject to updates and changes). Prior to issuance of Building Permits, the Developer shall enter into an Affordable Housing Agreement with the City that will determine the Affordable Sales Price, identify the actual unit to be sold as the Affordable Unit, and apply all terms and covenants guaranteeing the prescribed affordability, to the satisfaction of the Director of Community Development.

I:\PLANNING\2018\Project Files Active\PLN2018-13609 1433 El Camino Real\NPC\Conditions of rezoning approval.doc

COVER SHEET - SHEET INDEX

C-1 TESTING

- ### JOINT TRENCH PLANS

LANDSCAPE PLANS

• **RESEARCH** •

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| BLINDING 2-4-1, 1-2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837 |
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CATALINA II

1433, 1453, 1463, 1483 & 1493

*EL CAMINO REAL
ZONING CHANGE, TENTATIVE MAP AND
ARCHITECTURAL PLAN REVIEW*

SANTA CLARA, CALIFORNIA



SCS Development Company



cbg

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LEGEND

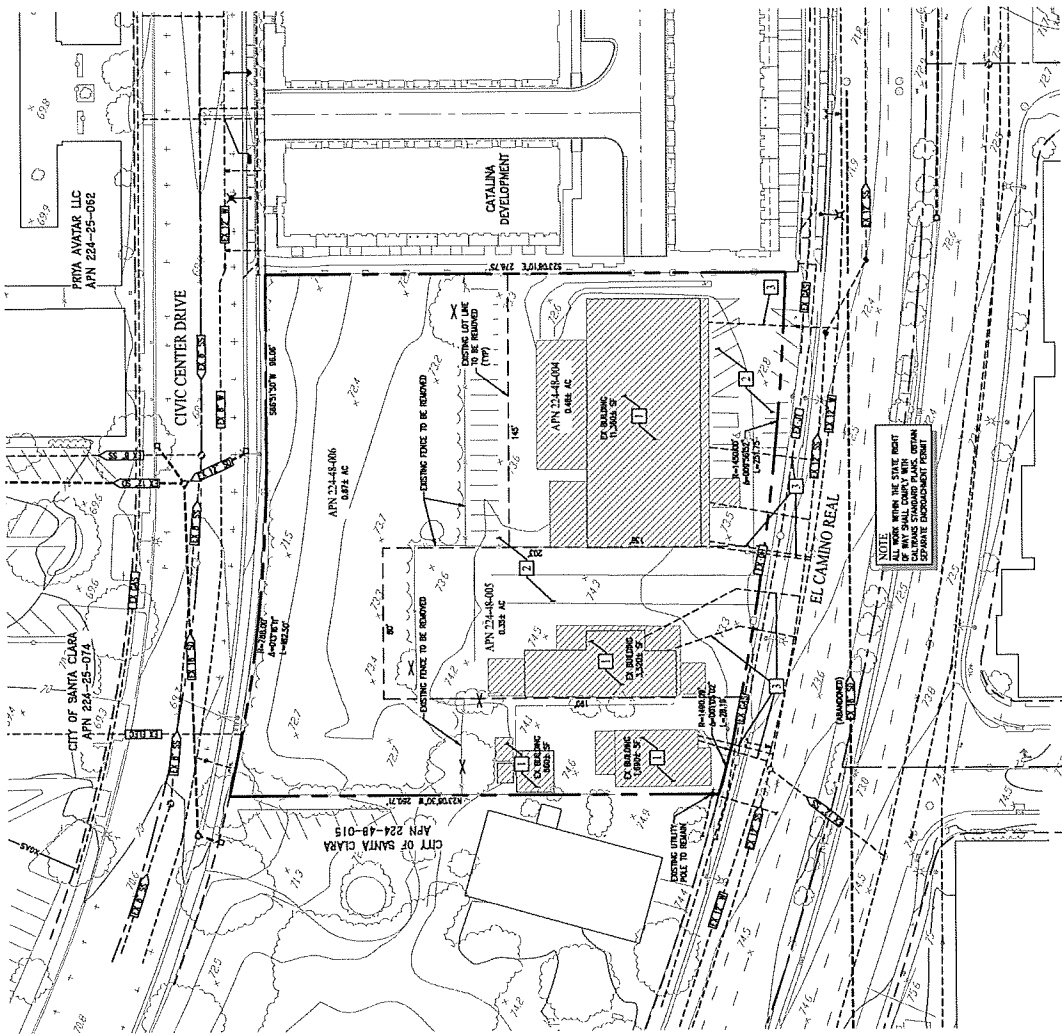
- PROJECT BOUNDARY
- EASEMENT
- CATED BURN
- FIRE HYDRANT
- MANHOLE
- STREET LIGHT
- STORM DRAIN
- SEWER DRAIN
- WATER LINE
- GAS
- OVERHEAD LINE
- EXISTING BUILDING TO BE DEMOLISHED
- EXISTING TREE TO BE REMOVED

ABBREVIATIONS

- EX EXISTING
- AT ADJUT TROUGH
- OH OVERHEAD
- SD STORM DRAIN
- SS SEWER DRAIN
- W WATER

DEMOLITION NOTES

- NOTE DESCRIPTION
- 1 REMOVE EXISTING BUILDING STRUCTURE AND FOUNDATION
 - 2 REMOVE EXISTING ASPHALT CONCRETE AND PARKING LOT CURB AND GUTTER
 - 3 REMOVE EXISTING SIDEWALK/PAVEMENT



EXISTING CONDITIONS PLAN

CATALINA II

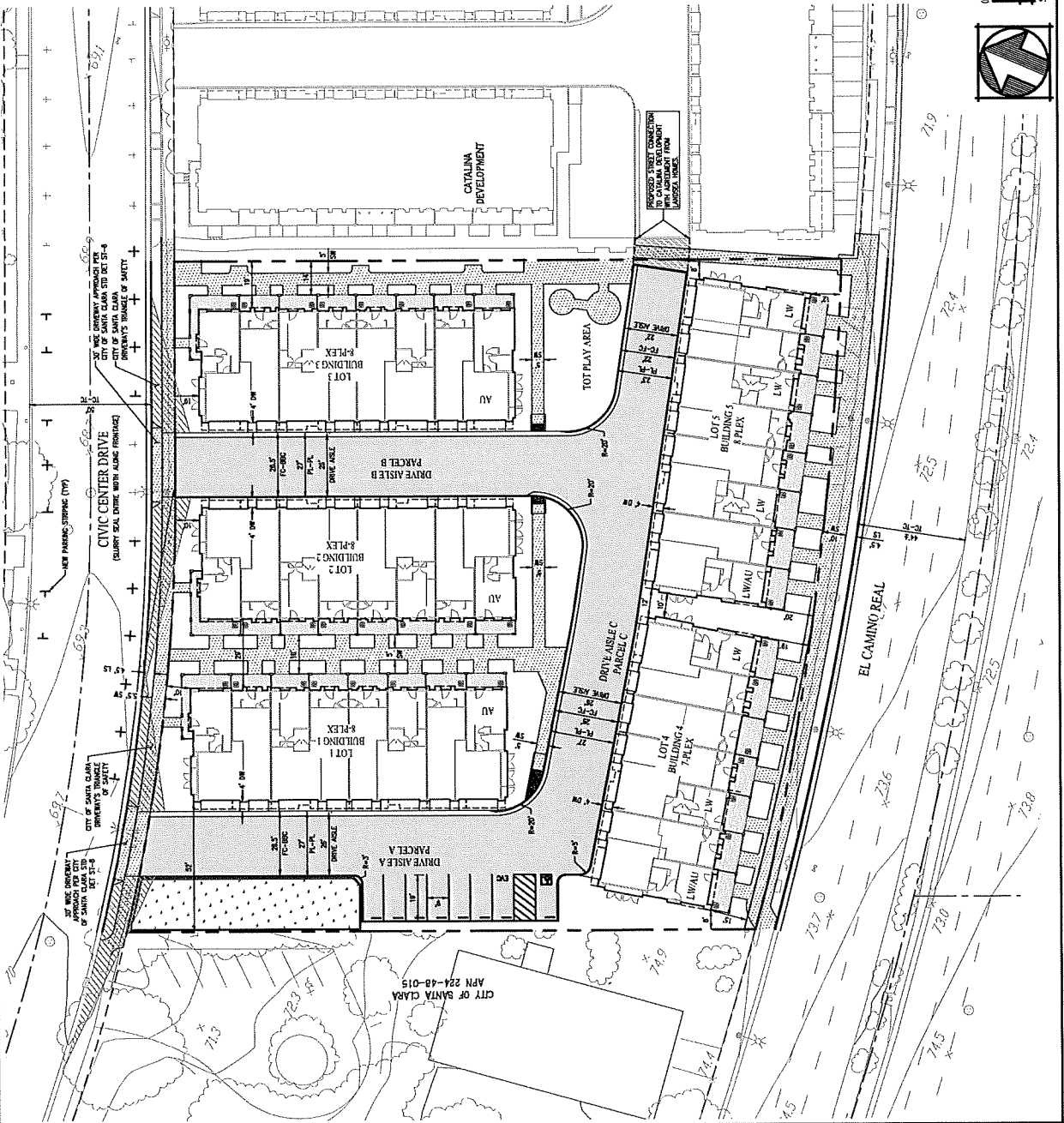
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SHEET NO. C-2

DATE: FEBRUARY 2019



PARKING SUMMARY

PARKING TYPE	RAIO	MAKES OF SPACES	PARKING PROVIDED
GAZEBO	2 SPACES/70'	2 SPACES/70'	15 SPACES
ON-STREET (CITY)	4 SPACES	0.1 SPACES/70'	8 SPACES
TOTAL	22 SPACES		23 SPACES

* PARKING COULD BE ADJUSTED TO ACCOMMODATE DIFFERENT TYPES OF VEHICLES OR TO PROVIDE 25 SPACES

SITE AREA

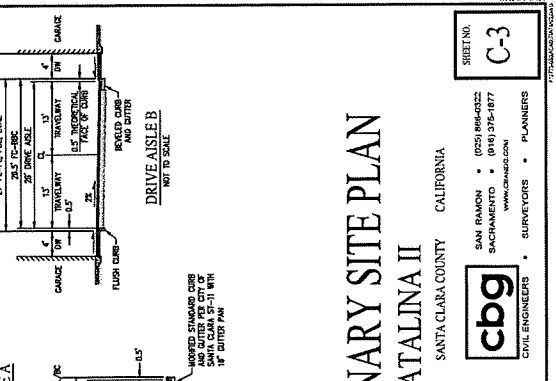
DESCRIPTION	SITE AREA (AC)
EXISTING SITE CROSS AREA	1.70
ADDITIONAL SITE AREA	0.01
TOTAL SITE AREA	1.71

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	BOUNDARY
---	---	PROPERTY LINE
---	---	RIGHT-OF-WAY
---	---	SCENERY AND TOP OF CURB
---	---	DECKING PATIO
---	---	DECKING AREA
---	---	PERIMETER WALL
---	---	WOOD FENCE OR RETAINING WALL
---	---	PRIVATE FENCE

ABBREVIATIONS

AC	AD	AE	AL	AS	AT	BE	BL	BR	BS	BU	CA	CL	CO	CR	CS	CU	DA	DE	DF	DI	DL	DS	EA	EL	EM	EN	EP	ER	ES	ET	EU	EV	EX	FA	FL	FR	FS	FT	GA	GL	GR	GS	GU	HA	HL	HM	HN	HO	HP	HS	HT	HU	IA	IL	IM	IN	IO	IP	IS	IT	IV	JA	JB	JC	JD	JE	JF	JO	JP	JS	JT	JV	KA	KB	KC	KD	KE	KF	KO	KP	KS	KT	KV	LA	LB	LC	LD	LE	LF	LO	LP	LS	LT	LV	MA	MB	MC	MD	ME	MF	MO	MP	MS	MT	MV	NA	NB	NC	ND	NE	NF	NO	NP	NS	NT	NV	OA	OB	OC	OD	OE	OF	OO	OP	OS	OT	OV	PA	PB	PC	PD	PE	PF	PO	PP	PS	PT	PV	QA	QB	QC	QD	QE	QF	QO	QP	QS	QT	QV	RA	RB	RC	RD	RE	RF	RO	RP	RS	RT	RV	SA	SB	SC	SD	SE	SF	SO	SP	SS	ST	SV	TA	TB	TC	TD	TE	TF	TO	TP	TS	TV	UA	UB	UC	UD	UE	UF	UO	UP	US	UT	UV	VA	VB	VC	VD	VE	VF	VO	VP	VS	VT	VV	WA	WB	WC	WD	WE	WF	WO	WP	WS	WT	WV	XA	XB	XC	XD	XE	XF	XO	XP	XS	XT	XV	YA	YB	YC	YD	YE	YF	YO	YP	YS	YT	YV	ZA	ZB	ZC	ZD	ZE	ZF	ZO	ZP	ZS	ZT	ZV
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PRELIMINARY SITE PLAN

CATALINA II

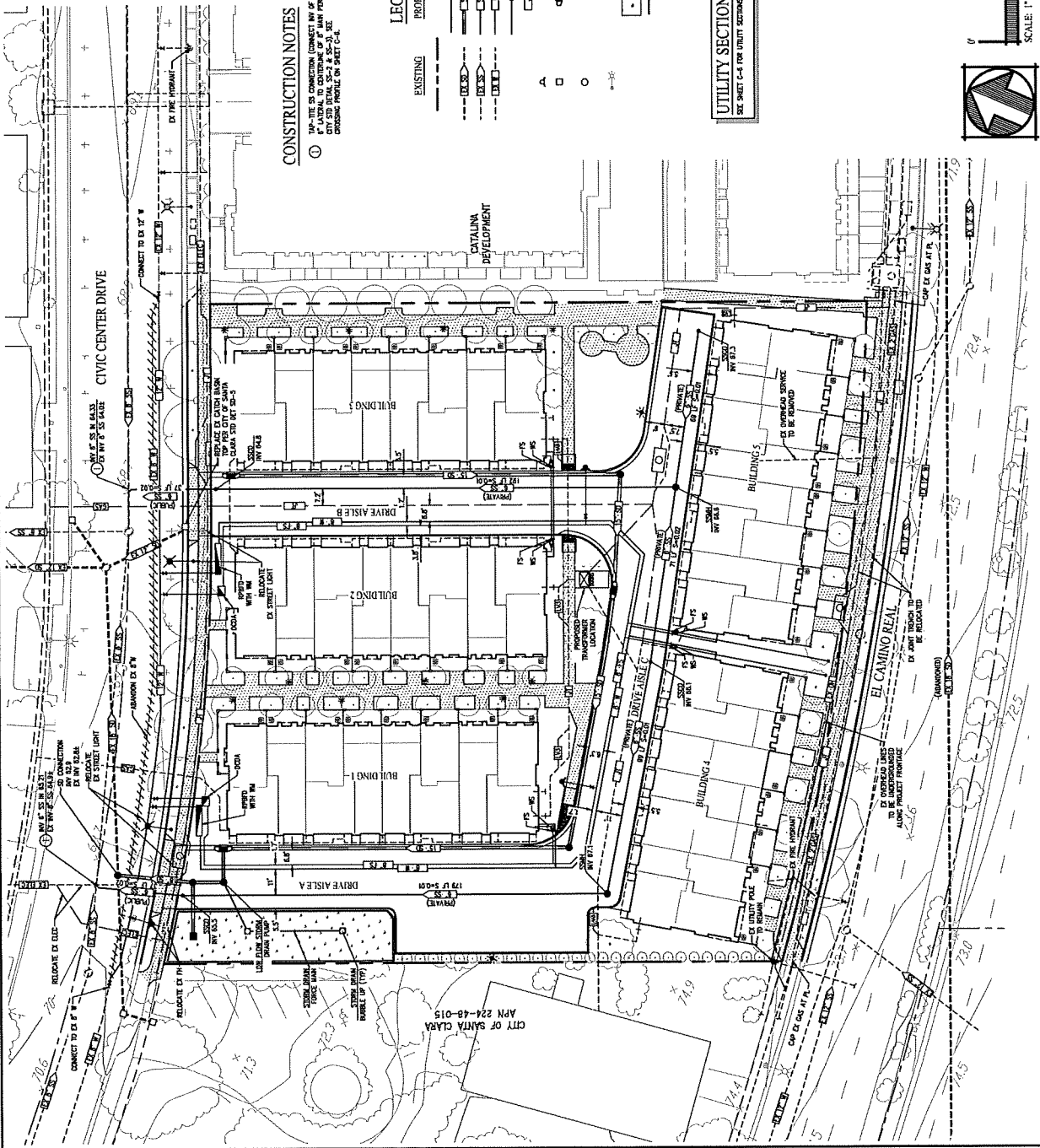
CITY OF SANTA CLARA
SANTA CLARA COUNTY
CALIFORNIA

cbg
CIVIL ENGINEERS

DATE: FEBRUARY 2019
SCALE: 1" = 20'

SHEET NO. C-3
SAN RAMON • (925) 866-0222
SACRAMENTO • (916) 375-1877
WWW.CBG-ENGINEERS.COM



[illegible]

CONSTRUCTION NOTES

PROPOSED

AREA DRAIN PIPE
CUTTING[illegible]

SEE SHEET C-8 FOR UTILITY SECTIONS

PRELIMINARY UTILITY PLAN

CATALINA II

CITY OF SANTA CLARA
SANTA CLARA COUNTY
CALIFORNIA

SCALE: 1" = 20'
DATE: FEBRUARY 2019

SHEET NO. C-5

SAN RAMON • (025) 888-0322
SACRAMENTO • (916) 375-1877
WWW.CEANGO.COM

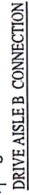
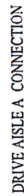
cbg

SURVEYORS • PLANNERS

CIVIL ENGINEER'S

SCALE: 1" = 20'
DATE: FEBRUARY 2019

IBC	BACK OF BOTTLED CARB
IFC	FLUSH CARB
IN	COVERING IN
IN	DOMESTIC WATER
EX	EXISTING
FC	FACE OF CARB
FW	FIRE WATER
IN	INERT
LS	LANDSCAPE
MAX	MAXIMUM
MIN	MINIMUM
UN	PROPERTY LINE
PA	PAVING
SC	SANITARY SINKER
SC	SANITARY SINKER
SW	SUBURBAN WATER



CATALINA II

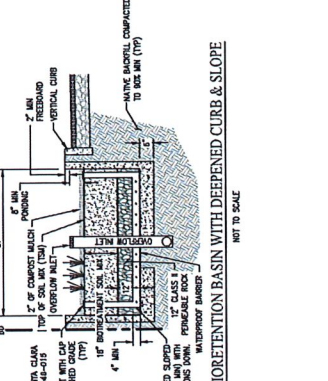
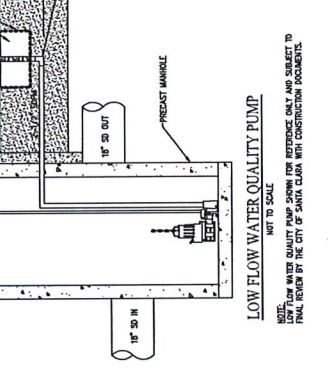
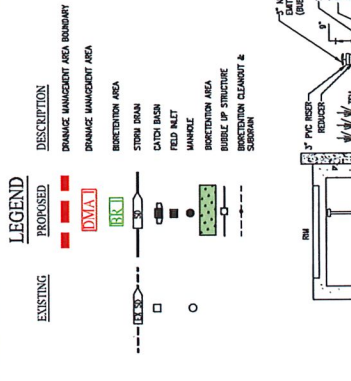
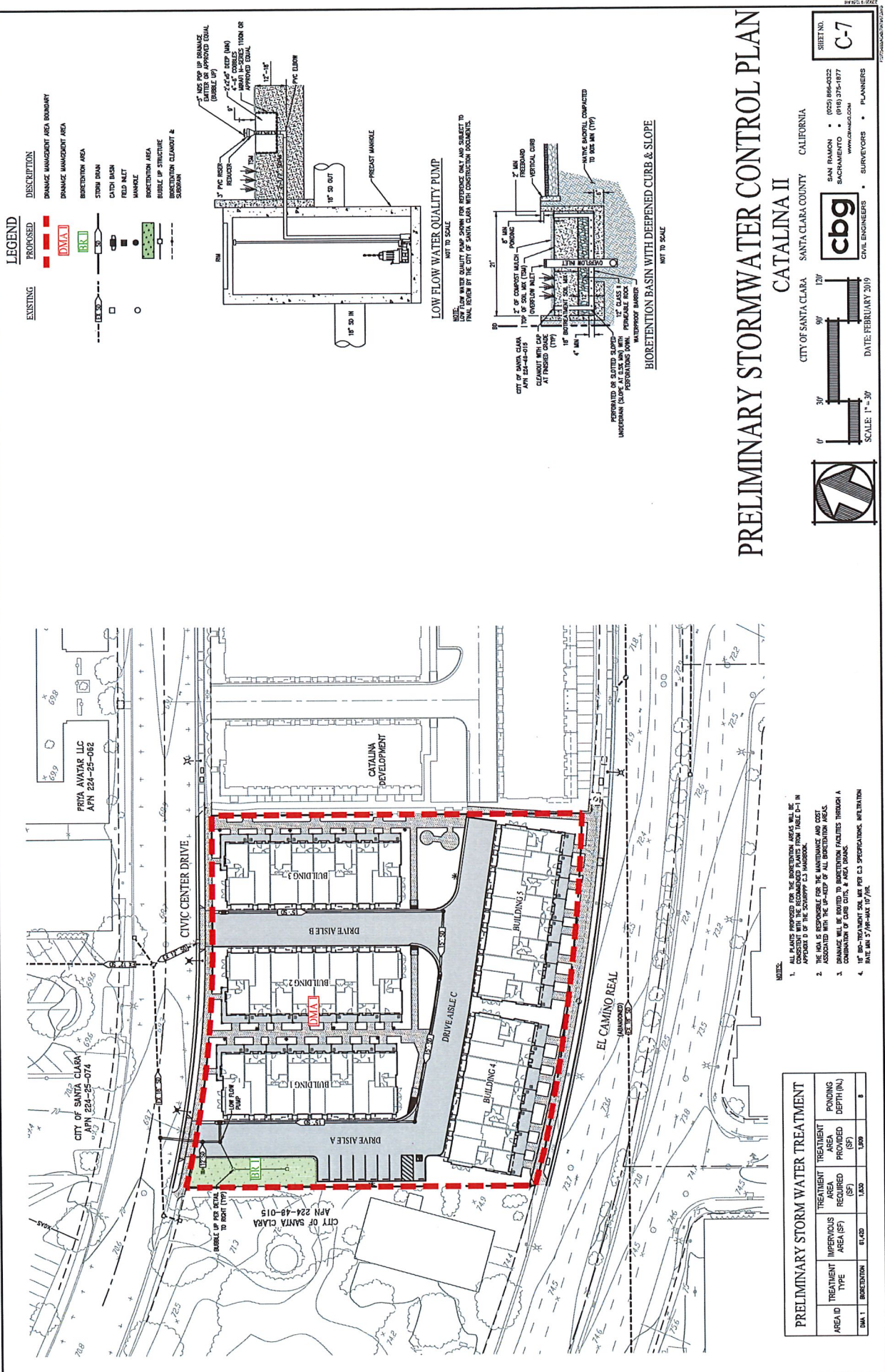


DATE: FEBRUARY 2019

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WWW.CEANDC.COM

DATE: FEBRUARY 2019

C-6



PRELIMINARY STORMWATER CONTROL PLAN

CATALINA II

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

SCALE: 1" = 30'

CIVIL ENGINEERS • SURVEYORS • PLANNERS

SHEET NO. **C-7**

SAN RAMON • (925) 894-0322
BACHAMUNTO • (916) 375-1877
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DATE: FEBRUARY 2019

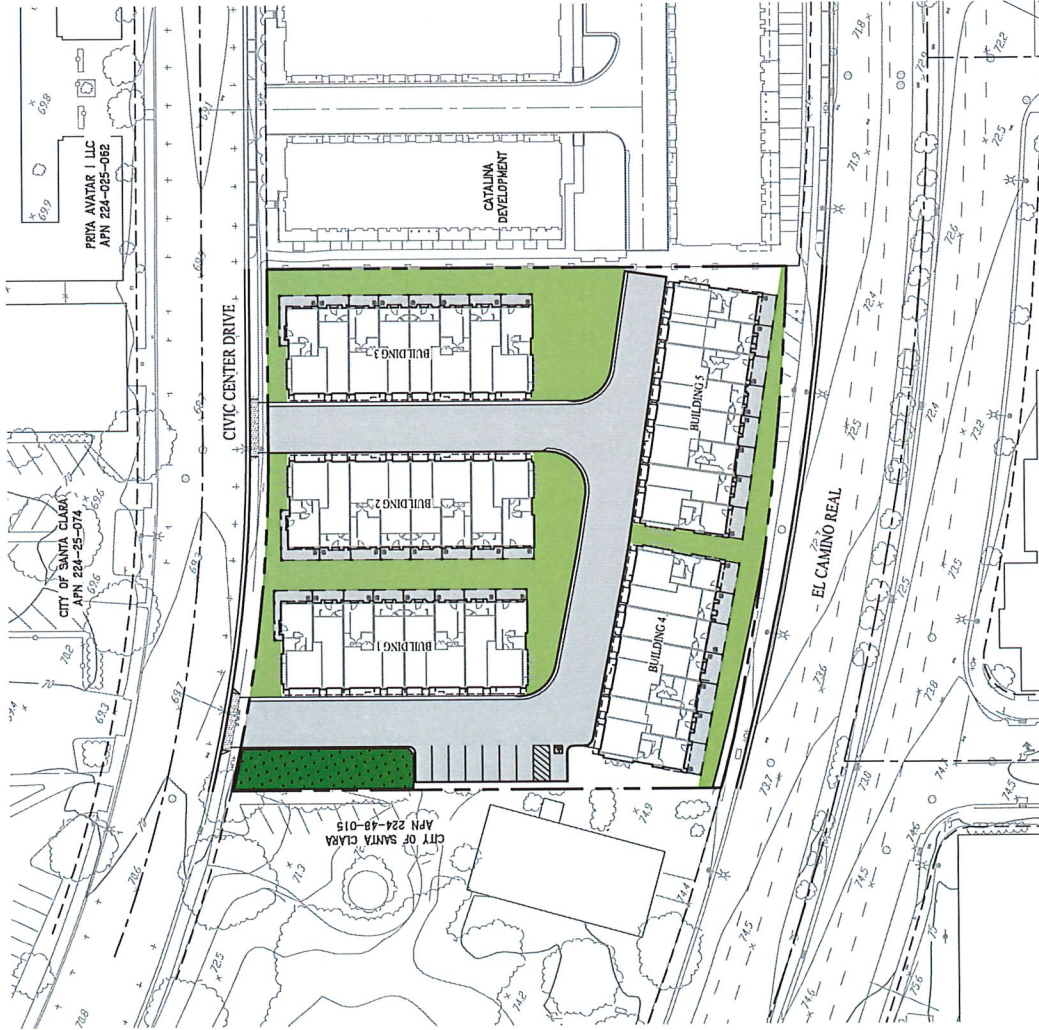
PRELIMINARY STORM WATER TREATMENT				
AREA ID	TREATMENT TYPE	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)	PONDING DEPTH (IN)
DMA 1	BIORETENTION	81,400	1,800	1,300

- NOTES:
- ALL PLANTS SHOWN FOR THE BIORETENTION AREAS WILL BE CONSISTENT WITH THE ACCOMPANYING PLANT LIST FROM TABLE D-1 IN APPENDIX D OF THE SCOPED C-3 MAINTENANCE.
 - THE MA IS RESPONSIBLE FOR THE MAINTENANCE AND COSTS ASSOCIATED WITH THE D-KEEP OF ALL BIORETENTION AREAS.
 - DRAINAGE WILL BE ROUTED TO BIORETENTION FACILITIES THROUGH A DRAINAGE DITCH OR DRAINAGE DITCHES.
 - 1" MAINTENANCE SHALL BE FOR C-3 SPECIFICATIONS, WITH TYPICAL RATE MAINTENANCE 4" MAINTENANCE 4" MAINTENANCE.



LEGEND:

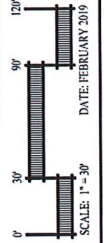
	PROJECT BOUNDARY
	PROPOSED FACE OF CURB
	ADJACENT PARCEL BOUNDARY
	PAVEMENT
	COMMON OPEN SPACE
	BIORETENTION
	PRIVATE PORCH
OPEN SPACE SUMMARY	
PROVIDED COMMON OPEN SPACE	14,780 SF



OPEN SPACE EXHIBIT

CATALINA II

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA



SHEET NO. C-9

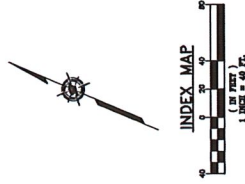
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SACRAMENTO • (916) 375-1877
WWW.CBGC.COM

DATE: FEBRUARY 2019

BY: ROLAND K. JEFFREY

1777 MARSHALL AVENUE, SUITE 100, SACRAMENTO, CA 95811

[illegible]

NOTE

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

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

**PRELIMINARY PLANS
NOT FOR CONSTRUCTION**

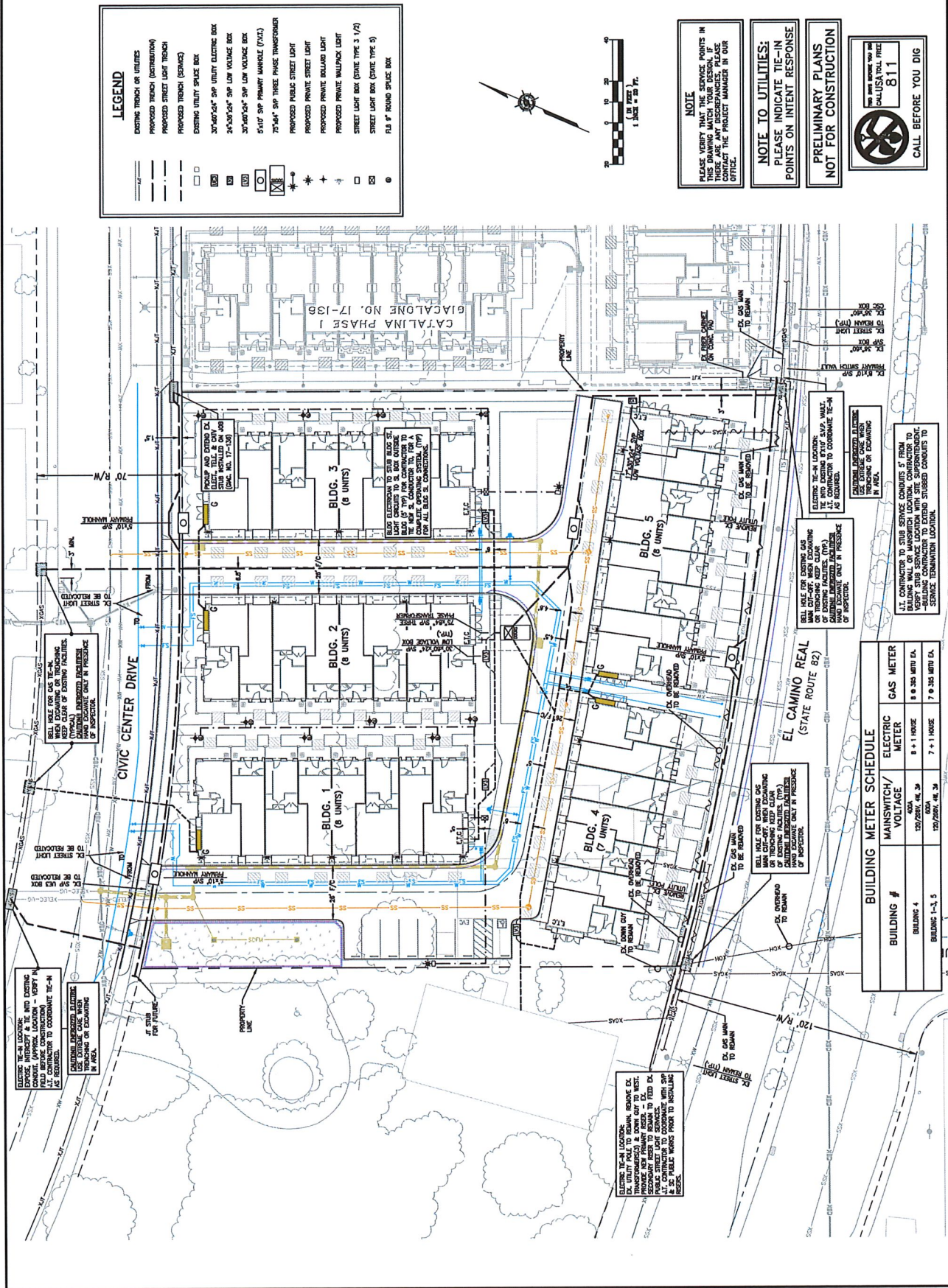
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REVISIONS	DATE	BY	APPROVED


GIACALONE
 DESIGN SERVICES, INC.
 1432 THUNDERBOLT RD. #100, SAN JOSE, CA 95128
 TEL: (408) 293-1100 FAX: (408) 293-1101
 WWW.GIACALONE.COM

JOINT TRENCH INTENT
 SCS DEVELOPMENT
 CATALINA II
 1432, 1453, 1483, 1493 EL CAMINO REAL
 CITY OF SANTA CLARA

PROJECT NO. 1432-1453-1483-1493
 DRAWN BY: [blank]
 CHECKED BY: [blank]
 DATE: 08/11/2010
 SCALE: AS SHOWN
 SHEET NO. 811
 TOTAL SHEETS: 2
INT2



TREES



CRAPE MYRTLE



LITTLE LEAF LINDEN



PURPLE LEAF PLUM



CHINESE PISTACHE



GALLERY PEAR



BLOODGOOD JAPANESE MAPLE

TYPICAL SHRUBS AND PERENNIALS



DAYLILIES



LOROPETALUM



AGAPANTHUS



ROSES



RHAPHIOLEPIS



ROSEMARY

PAVING AND WALLS



PERMEABLE PAVING



LOW WALL AT PATIO



STORMWATER TREATMENT



BIORETENTION AREA

ENTRY FEATURES



GANG MAILBOX

SITE FURNISHINGS



BENCH



BARBECUE



ACCESSIBLE TABLE

CATALINA II

SCS DEVELOPMENT

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

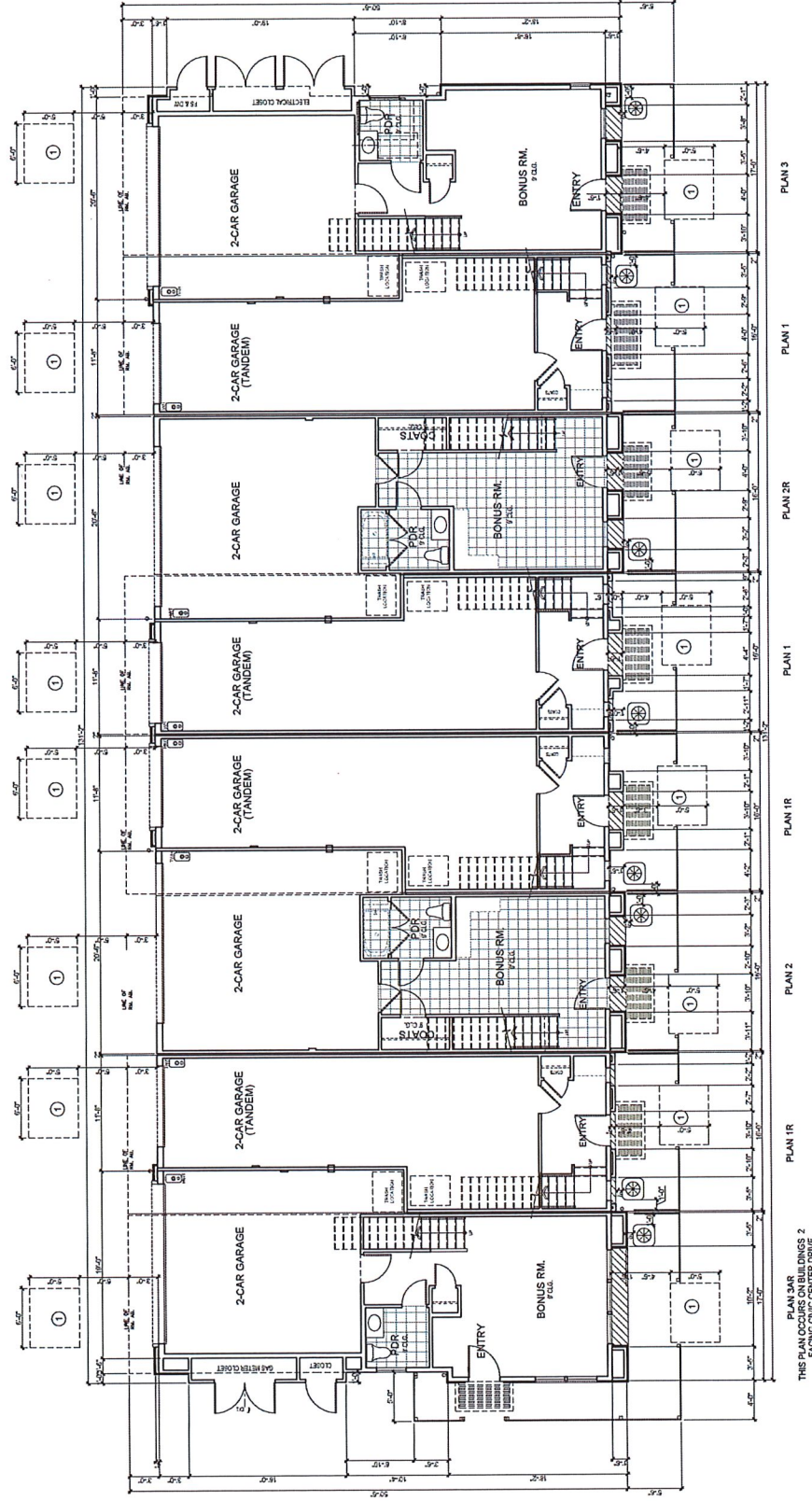
RANDALL PLANNING & DESIGN, INC.
Landscape Architecture • Civil Facilities
Site and Environmental Planning
Urban Planning • Transportation Planning
10000 E. 15th Avenue, Suite 100
Denver, CO 80231 Phone: (303) 751-4400 Fax: (303) 751-4401



FEBRUARY 19, 2019

SET 1/18/19
L-2

Illustrative Images



SCALE: 3/16" = 1'-0"

FIRST FLOOR

KEYNOTE:
 ① FIRE DEPT. LADDER PAD FIVE CENTERED WITH EGRESS WINDOW ABOVE STANDARD LADDER SET-UP SHALL NOT BE OBSTRUCTED BY ARCH. FEATURES, FINISHES, TREES, LANDSCAPE PLANTERS OR OTHER OBSTRUCTIONS. REFER TO SHEET A-F1 FOR CITY OF SANTA CLARA FIRE DEPARTMENT LADDER PAD REQUIREMENTS. LADDER PAD POSITION IS BASED ON THE EGRESS WINDOW LOCATED ON THE THIRD FLOOR OF EACH UNIT.

PLAN 3AR
 THIS PLAN OCCURS ON RINGS 2
 FACING DRIVE CENTER DRIVE

PLAN 3

PLAN 1

PLAN 2R

PLAN 1

PLAN 1R

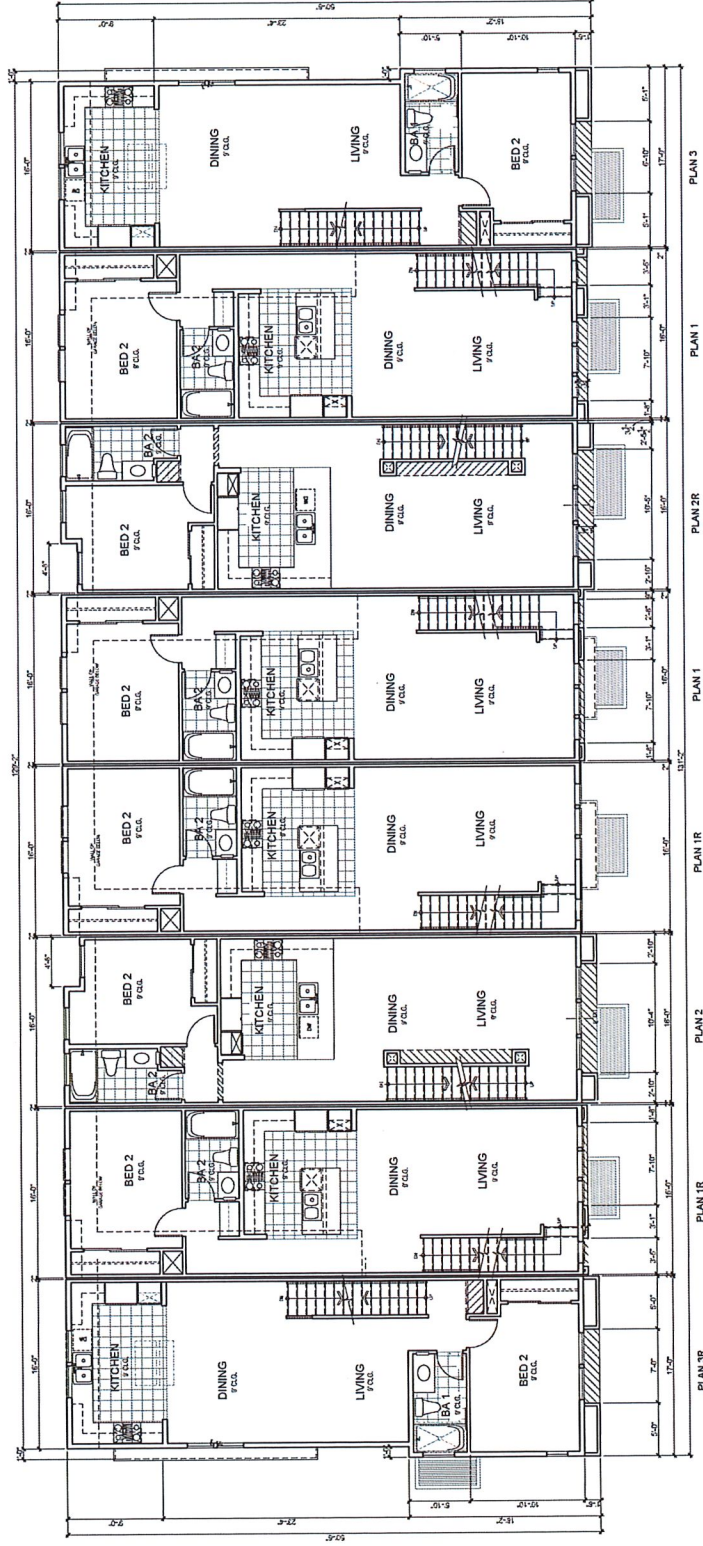
PLAN 2

PLAN 1R

BLDG 2_8 - PLEX A FIRST FLOOR PLAN
 MODERN FARM

CATALINA II
 SCS DEVELOPMENT CO.
 SANTA CLARA, CALIFORNIA

DANIELIAN
 ASSOCIATES
 ARCHITECTS
 02.13.18
 A-81A
 www.danielian.com 949.474.6030 18111.00

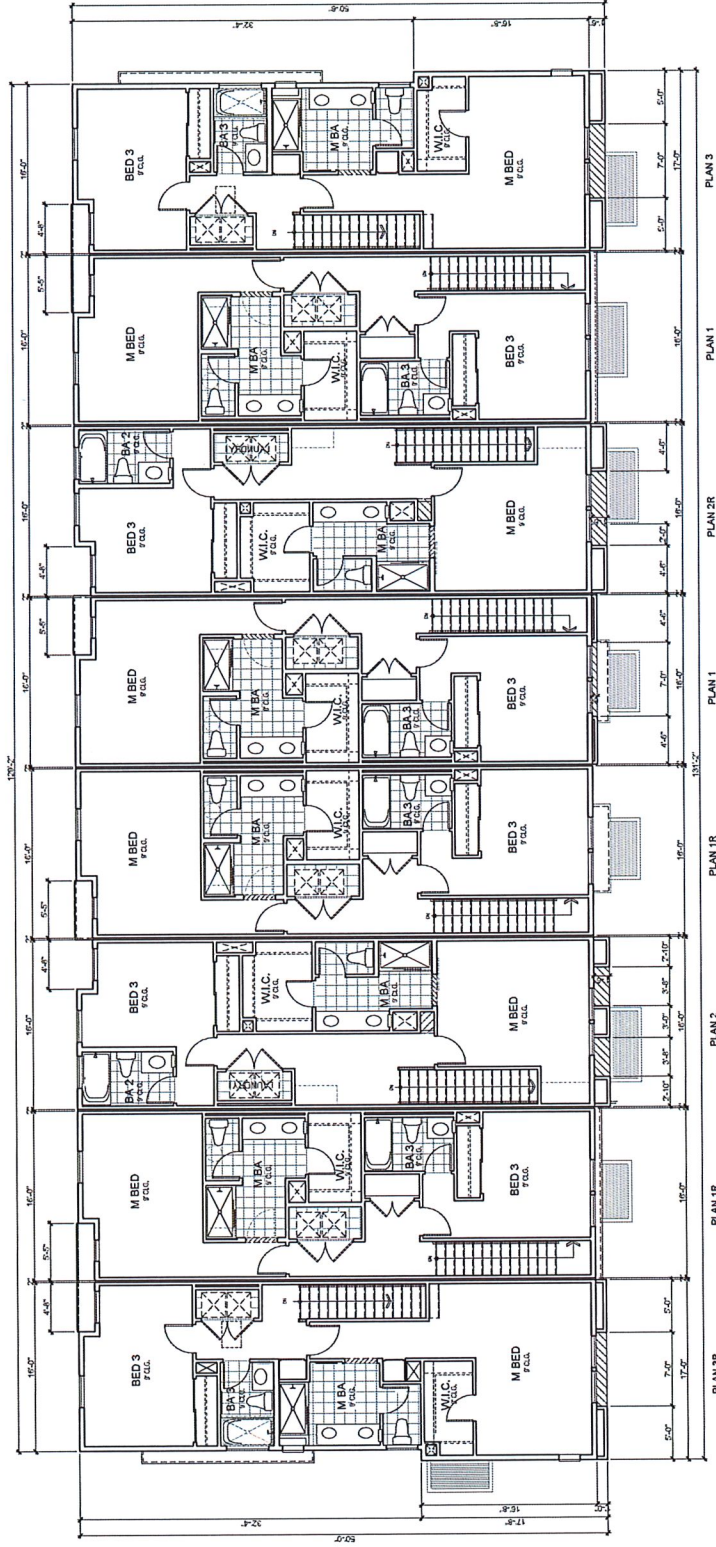


SCALE: 3/16" = 1'-0"
SECOND FLOOR

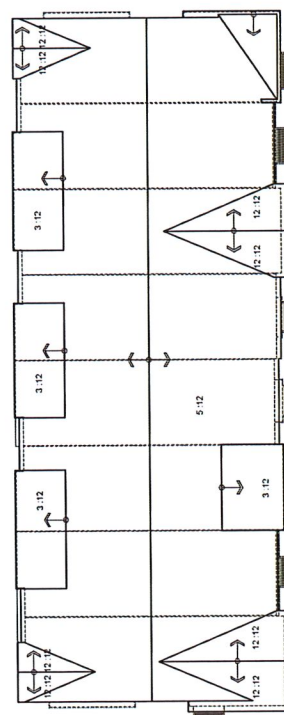
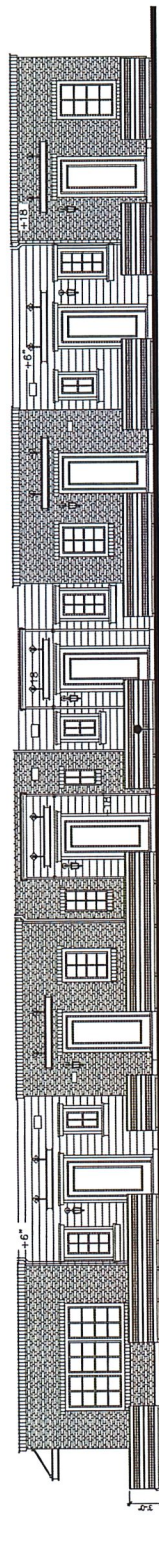
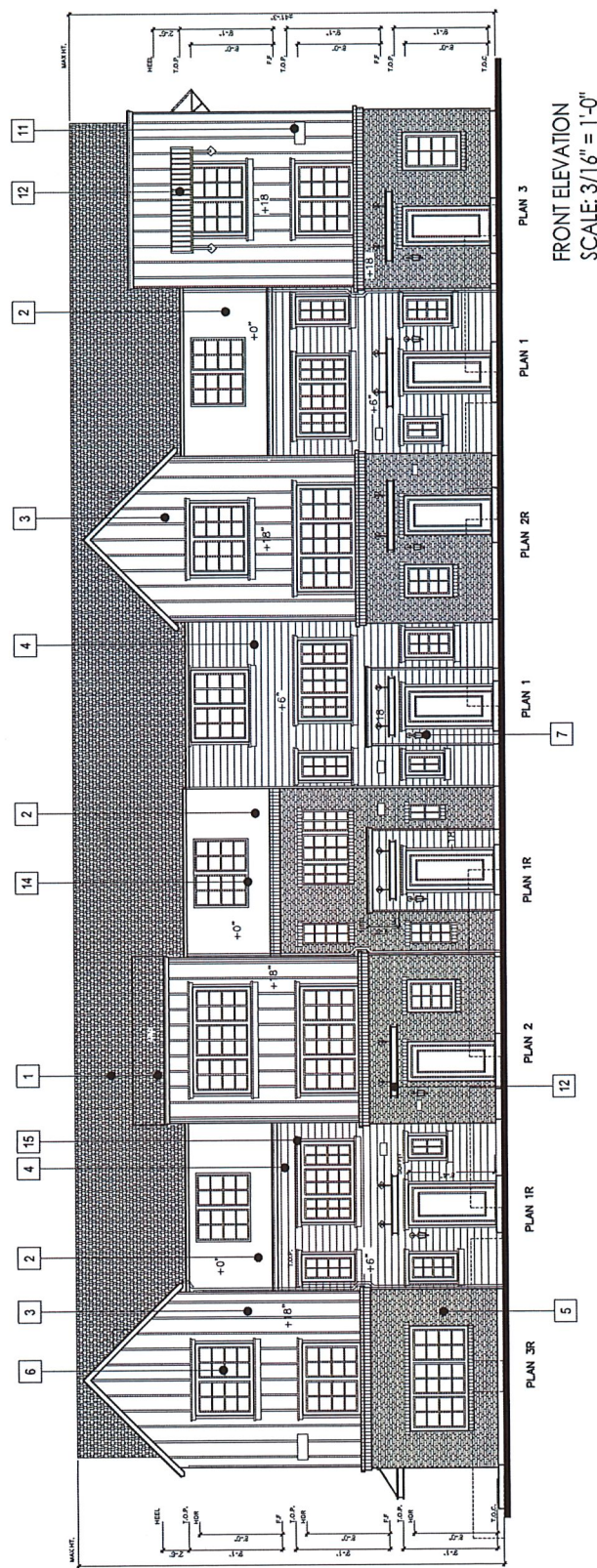
CATALINA II
SCS DEVELOPMENT CO.
SANTA CLARA, CALIFORNIA

BLDG 2_8-PLEX A SECOND FLOOR PLAN
MODERN FARM

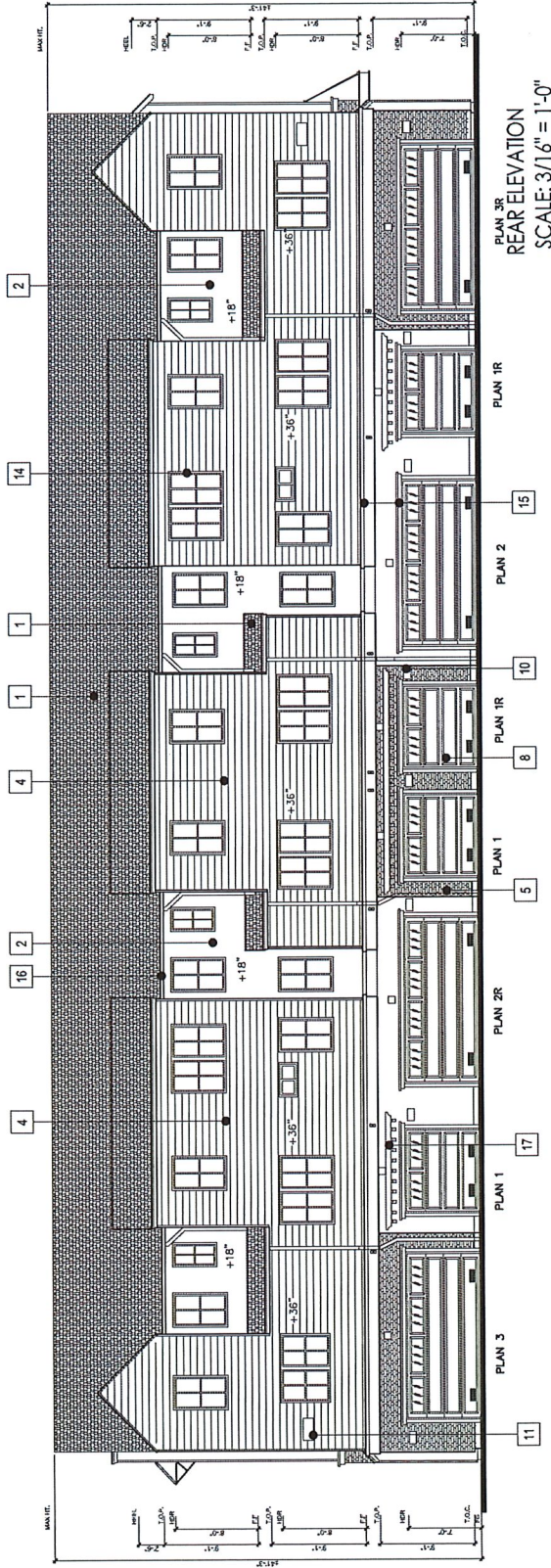
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SCALE: 3/16" = 1'-0"
THIRD FLOOR



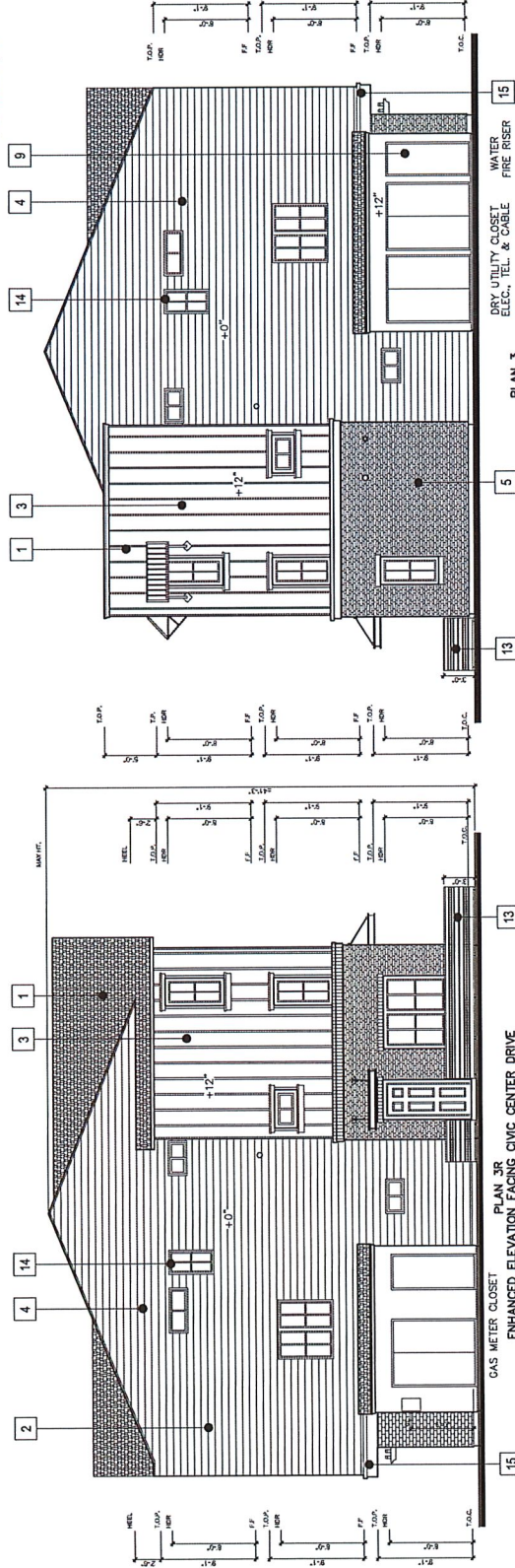
- ## MATERIALS LEGEND
- | | |
|-----|--|
| 1. | ASPHALT SHINGLE ROOF |
| 2. | SMOOTH STUCCO FINISH |
| 3. | FIBER CEMENT VERTICAL SIDING |
| 4. | FIBER CEMENT HORIZONTAL SIDING |
| 5. | REFINED / SMOOTH STONE / WHITE BRICK |
| 6. | KNICKED WINDOW |
| 7. | DECORATIVE LIGHT FIXTURE |
| 8. | GARAGE DOORS WITH WINDOWS |
| 9. | SERVICE DOORS |
| 10. | UNIT ADDRESS SIGN AT A MINIMUM OF 6" WITH A COLOR CONTRASTING WITH BACKGROUND MATERIAL |
| 11. | BUILDING ADDRESS SIGN |
| 12. | LIGHTWEIGHT METAL AWNING |
| 13. | HORIZONTAL WOOD FENCE |
| 14. | 2" FIBER CEMENT WINDOW TRIM |
| 15. | CEMENTIOUS TRIM |
| 16. | WOOD FASCIA |
| 17. | DECORATIVE WOOD AWNING |



PLAN 3R
REAR ELEVATION
SCALE: 3/16" = 1'-0"

MATERIALS LEGEND

1. ASPHALT SHINGLE ROOF
2. SMOOTH STUCCO FINISH
3. FIBER CEMENT VERTICAL SIDING
4. FIBER CEMENT HORIZONTAL SIDING
5. REFINED / SMOOTH STONE / WHITE BRICK
6. RECESSED WINDOW
7. DECORATIVE LIGHT FIXTURE
8. GARAGE DOORS WITH WINDOWS
9. SERVICE DOORS
10. UNIT ADDRESS SIGN AT A MINIMUM OF 6" WITH A COLOR CONTRASTING WITH BACKGROUND MATERIAL
11. BUILDING ADDRESS SIGN
12. LIGHTWEIGHT METAL AWNING
13. HORIZONTAL WOOD FENCE
14. 2" FIBER CEMENT WINDOW TRIM
15. CEMENTATIOUS TRIM
16. WOOD PASCIA
17. DECORATIVE WOOD AWNING



PLAN 3R
LEFT ELEVATION
SCALE: 3/16" = 1'-0"

PLAN 3
RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

CATALINA II
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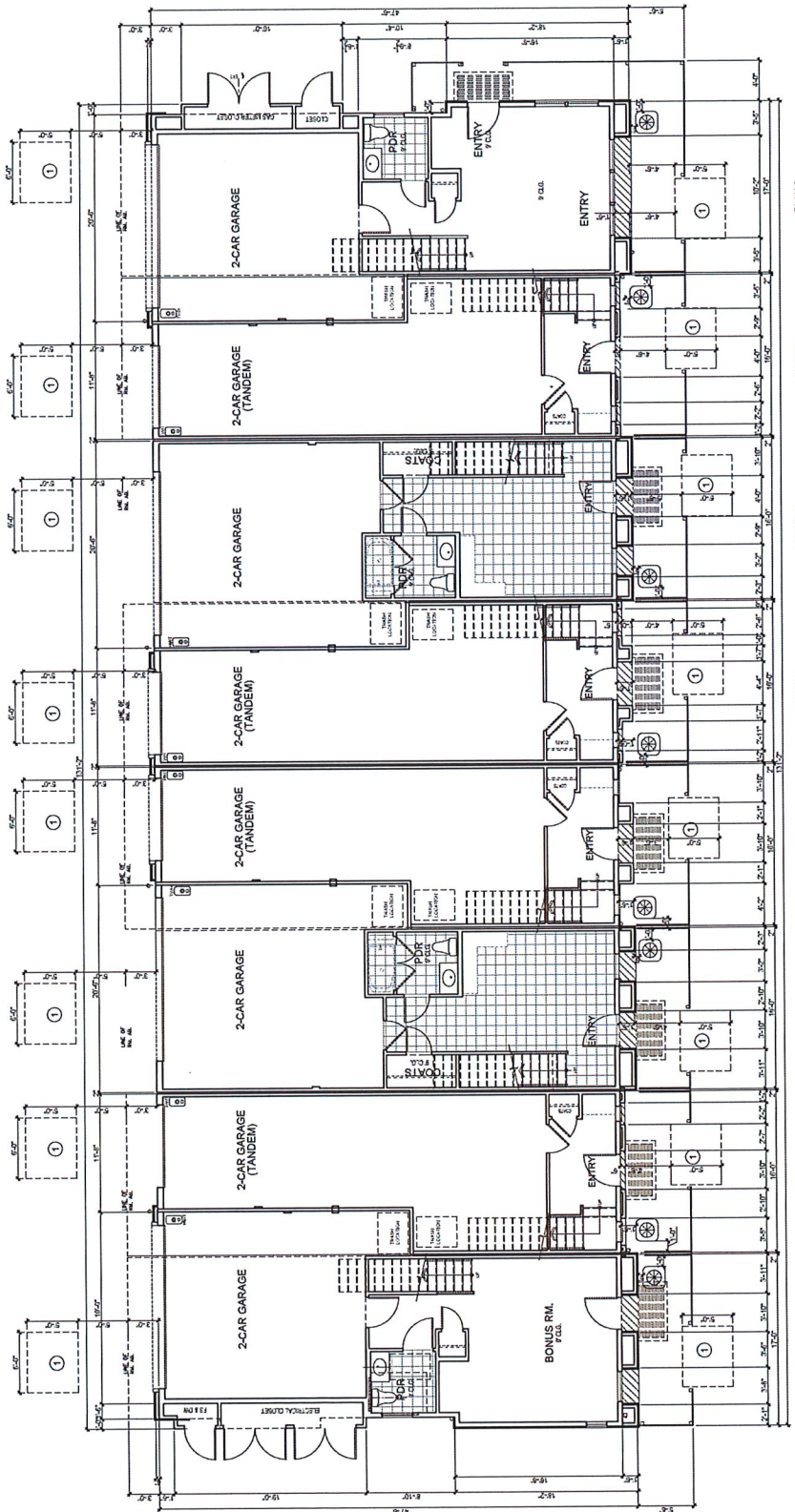
BLDG 2_8 - PLEX A REAR AND SIDE ELEVATIONS
MODERN FARM

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ARCHITECTS PLLC
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02.13.18 A-85A 18111.00



PLAN 3R PLAN 1R PLAN 2 PLAN 1R PLAN 1 PLAN 2R PLAN 1 PLAN 3

FRONT ELEVATION



SCALE: 3/16" = 1'-0"

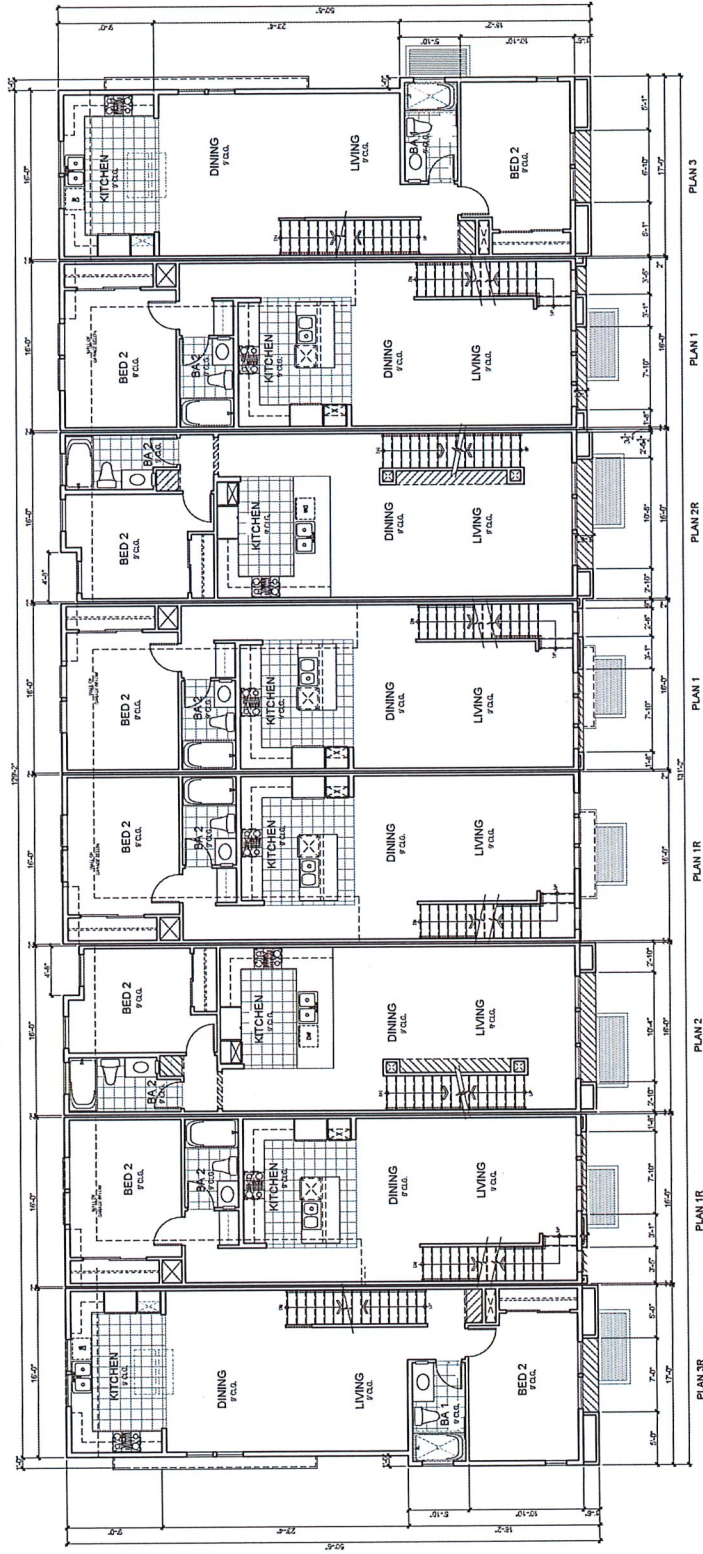
KEYNOTE:
 ① FIRE DEPT. LADDER PAD 5'x6' CENTERED WITH EGRESS WINDOW ABOVE STANDARD. LADDER SET UP SHALL NOT BE OBSTRUCTED BY ARCH. FEATURES. LADDER PAD POSITION IS BASED ON THE EGRESS WINDOW LOCATED ON THE THIRD FLOOR OF EACH UNIT.

PLAN 1 PLAN 2 PLAN 3 PLAN 4 PLAN 5 PLAN 6 PLAN 7 PLAN 8 PLAN 9 PLAN 10 PLAN 11 PLAN 12 PLAN 13 PLAN 14 PLAN 15 PLAN 16 PLAN 17 PLAN 18 PLAN 19 PLAN 20 PLAN 21 PLAN 22 PLAN 23 PLAN 24 PLAN 25 PLAN 26 PLAN 27 PLAN 28 PLAN 29 PLAN 30 PLAN 31 PLAN 32 PLAN 33 PLAN 34 PLAN 35 PLAN 36 PLAN 37 PLAN 38 PLAN 39 PLAN 40 PLAN 41 PLAN 42 PLAN 43 PLAN 44 PLAN 45 PLAN 46 PLAN 47 PLAN 48 PLAN 49 PLAN 50 PLAN 51 PLAN 52 PLAN 53 PLAN 54 PLAN 55 PLAN 56 PLAN 57 PLAN 58 PLAN 59 PLAN 60 PLAN 61 PLAN 62 PLAN 63 PLAN 64 PLAN 65 PLAN 66 PLAN 67 PLAN 68 PLAN 69 PLAN 70 PLAN 71 PLAN 72 PLAN 73 PLAN 74 PLAN 75 PLAN 76 PLAN 77 PLAN 78 PLAN 79 PLAN 80 PLAN 81 PLAN 82 PLAN 83 PLAN 84 PLAN 85 PLAN 86 PLAN 87 PLAN 88 PLAN 89 PLAN 90 PLAN 91 PLAN 92 PLAN 93 PLAN 94 PLAN 95 PLAN 96 PLAN 97 PLAN 98 PLAN 99 PLAN 100

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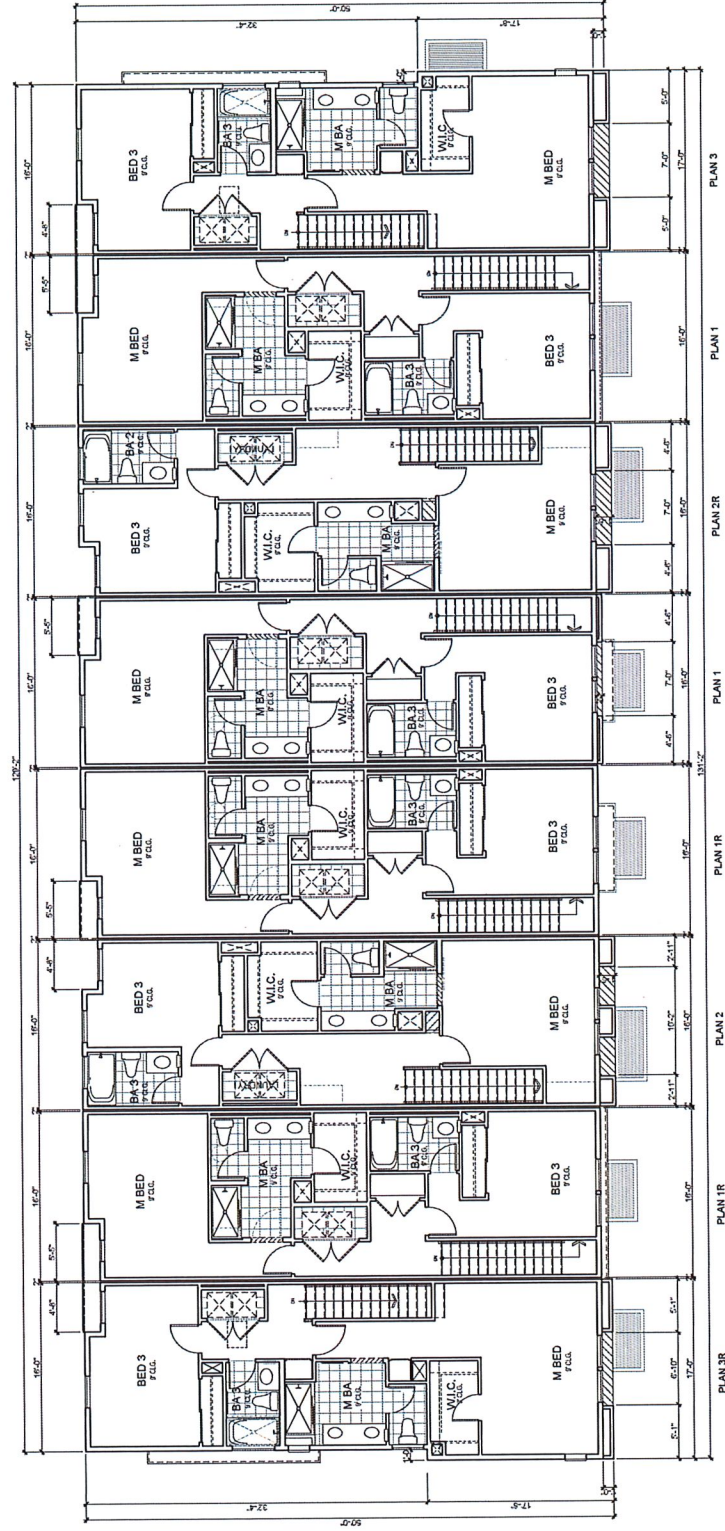
BIDGS 1&3_8- PLEX B FIRST FLOOR PLAN
 MODERN FARM

CATALINA II
 SCS DEVELOPMENT CO.
 SANTA CLARA, CALIFORNIA

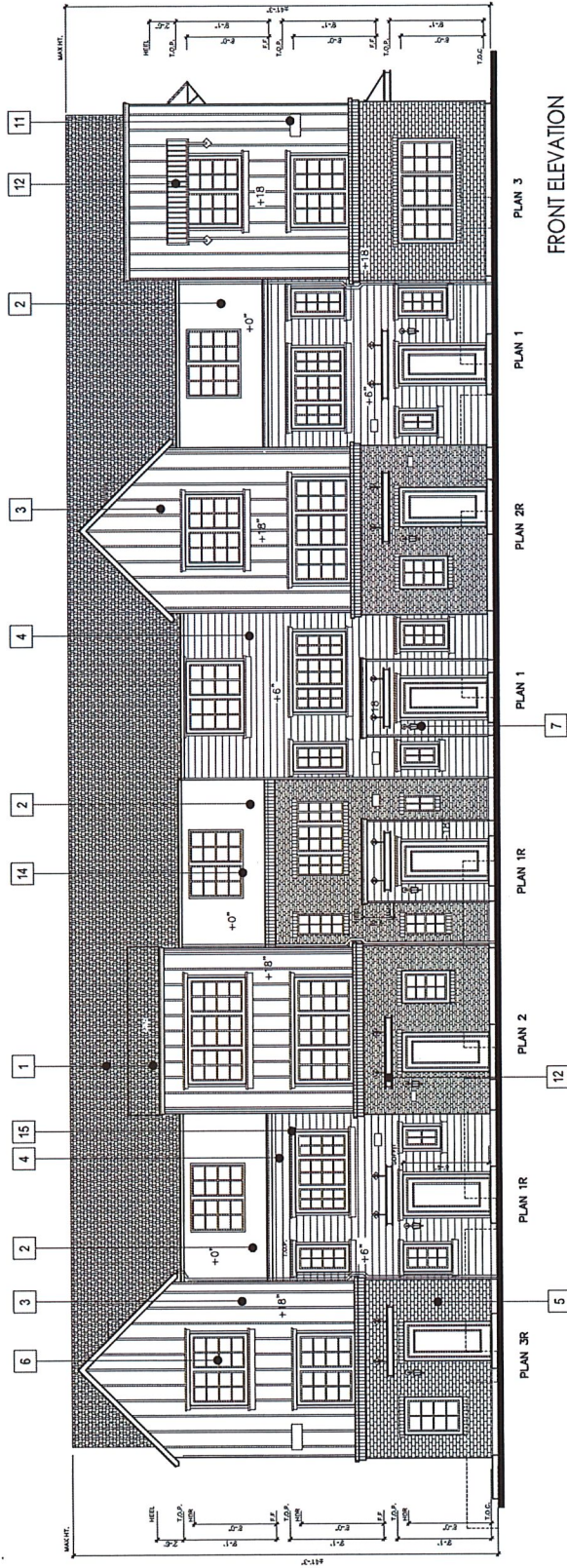


SCALE: 3/16" = 1'-0"
SECOND FLOOR

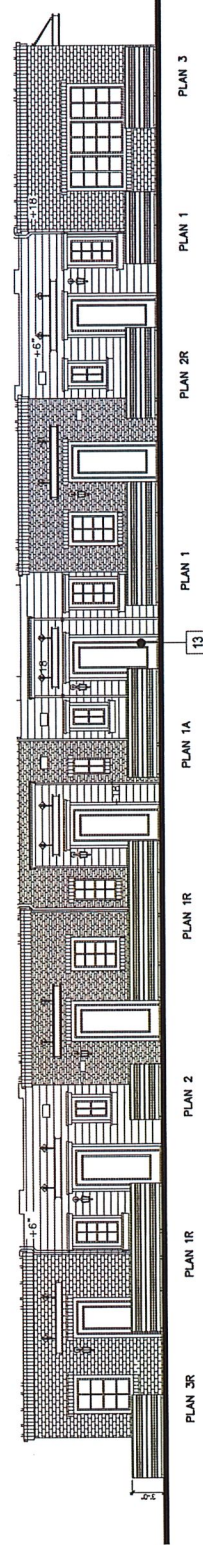
BLDGS 1&3_8 - PLEX B SECOND FLOOR PLAN
MODERN FARM



SCALE: 3/16" = 1'-0"
THIRD FLOOR



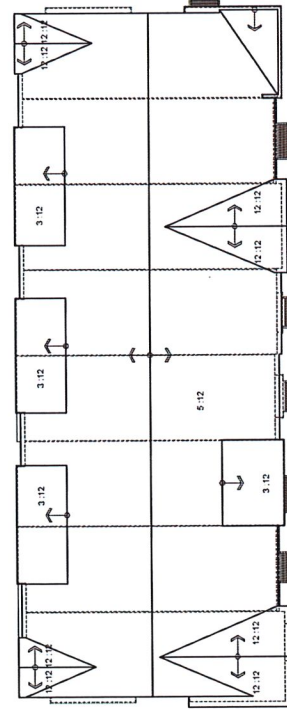
FRONT ELEVATION
SCALE: 3/16" = 1'-0"



MATERIALS LEGEND

1. ASPHALT SHINGLE ROOF
2. SMOOTH STUCCO FINISH
3. FIBER CEMENT VERTICAL SIDING
4. FIBER CEMENT HORIZONTAL SIDING
5. REFINED / SMOOTH STONE / WHITE BRICK
6. RECESSED WINDOW
7. DECORATIVE LIGHT FIXTURE
8. GARAGE DOORS WITH WINDOWS
9. SERVICE DOORS
10. UNIT ADDRESS SIGN AT A MINIMUM OF 6" WITH A COLOR CONTRASTING WITH BACKGROUND MATERIAL
11. BUILDING ADDRESS SIGN
12. LIGHTWEIGHT METAL AWNING
13. HORIZONTAL WOOD FENCE
14. 2" FIBER CEMENT WINDOW TRIM
15. CEMENTAIOUS TRIM
16. WOOD FASCIA
17. DECORATIVE WOOD AWNING

GARDEN WALL
SCALE: 3/16" = 1'-0"

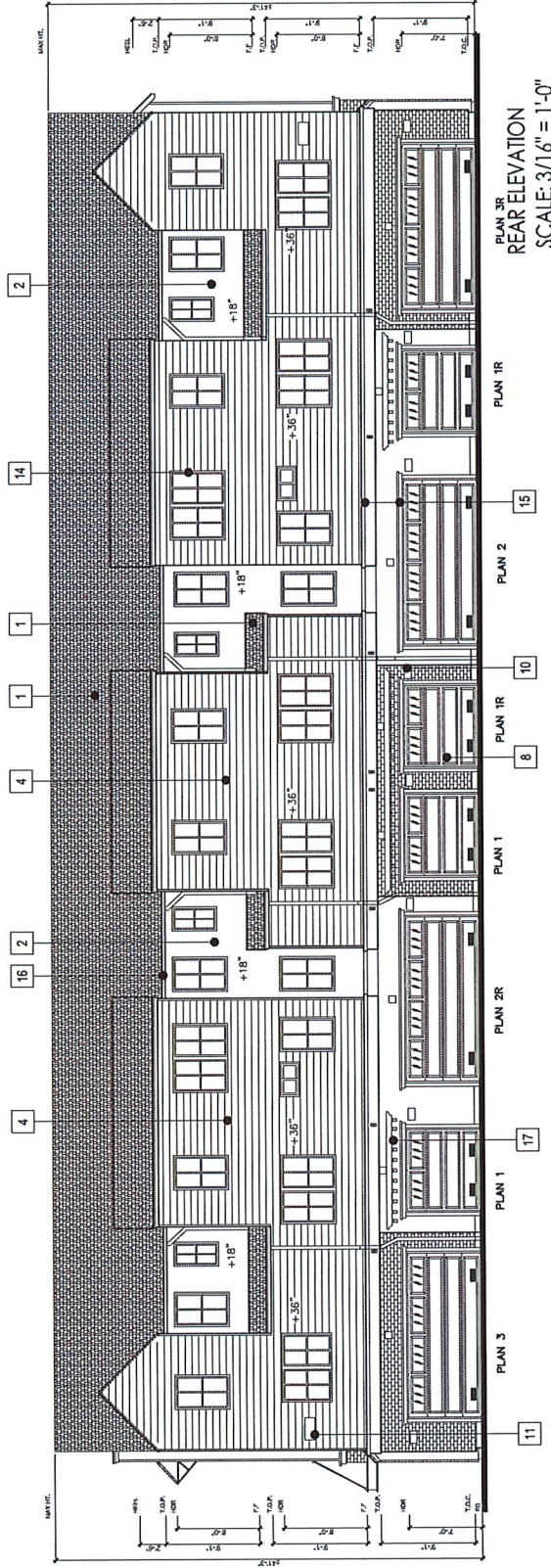


ROOF PLAN
SCALE: 3/32" = 1'-0"

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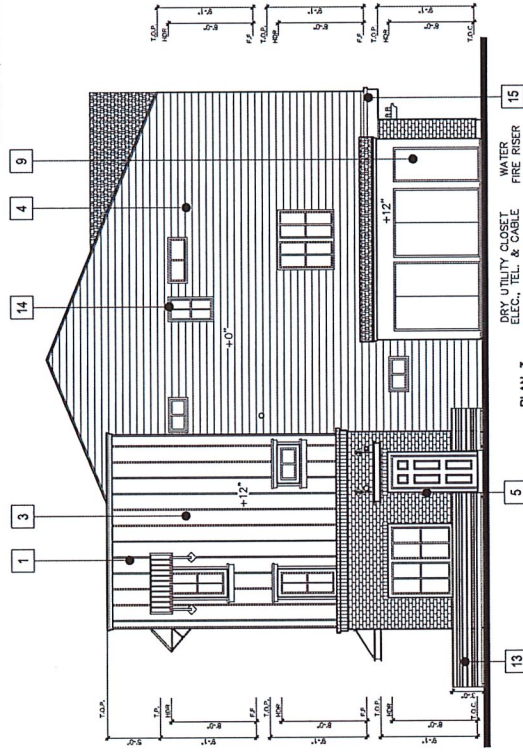
BIDGS 1&3_8 - PLEX B FRONT ELEVATION
MODERN FARM

CATALINA II
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SANTA CLARA, CALIFORNIA

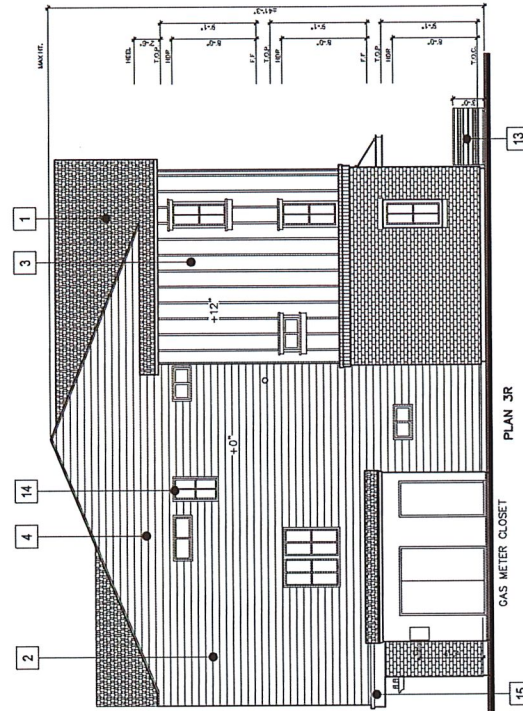


MATERIALS LEGEND

1. ASPHALT SHINGLE ROOF
2. SMOOTH STUCCO FINISH
3. FIBER CEMENT VERTICAL SIDING
4. FIBER CEMENT HORIZONTAL SIDING
5. REFINED / SMOOTH STONE / WHITE BRICK
6. RECESSED WINDOW
7. DECORATIVE LIGHT FIXTURE
8. GARAGE DOORS WITH WINDOWS
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12. LIGHTWEIGHT METAL AWNING
13. HORIZONTAL WOOD FENCE
14. 2" FIBER CEMENT WINDOW TRIM
15. CEMENTAIOUS TRIM
16. WOOD FASCIA
17. DECORATIVE WOOD AWNING



RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



LEFT ELEVATION
SCALE: 3/16" = 1'-0"

BLDG 1&3 _ 8 - PLEX B REAR AND SIDE ELEVATIONS
MODERN FARM

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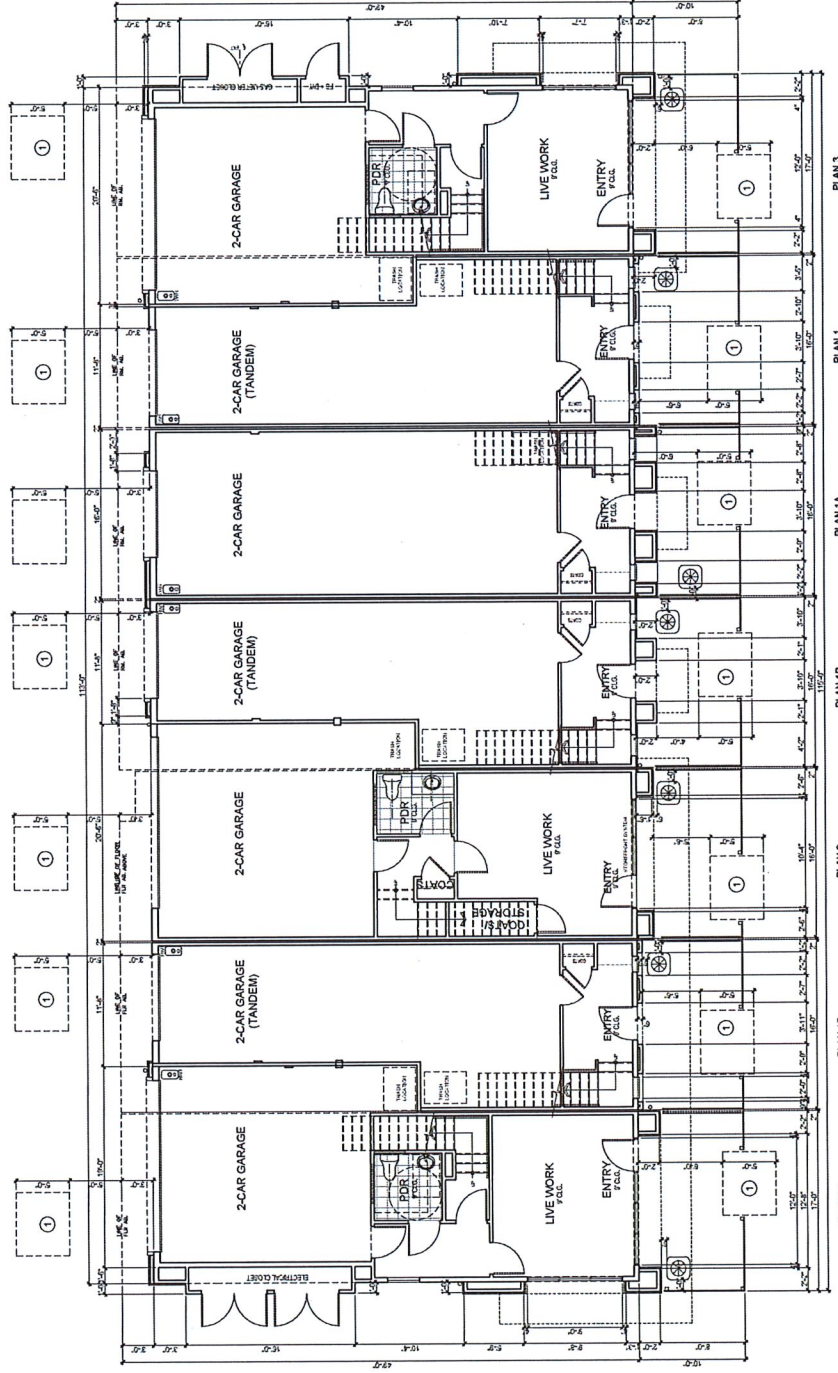
PLAN 3R PLAN 1R PLAN 2 PLAN 1R PLAN 1 PLAN 2R PLAN 1 PLAN 3

FRONT ELEVATION

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BIDGS 1&3_8 - PLEX B RENDERED ELEVATION
 MODERN FARM

CATALINA II
 SCS DEVELOPMENT CO.
 SANTA CLARA, CALIFORNIA

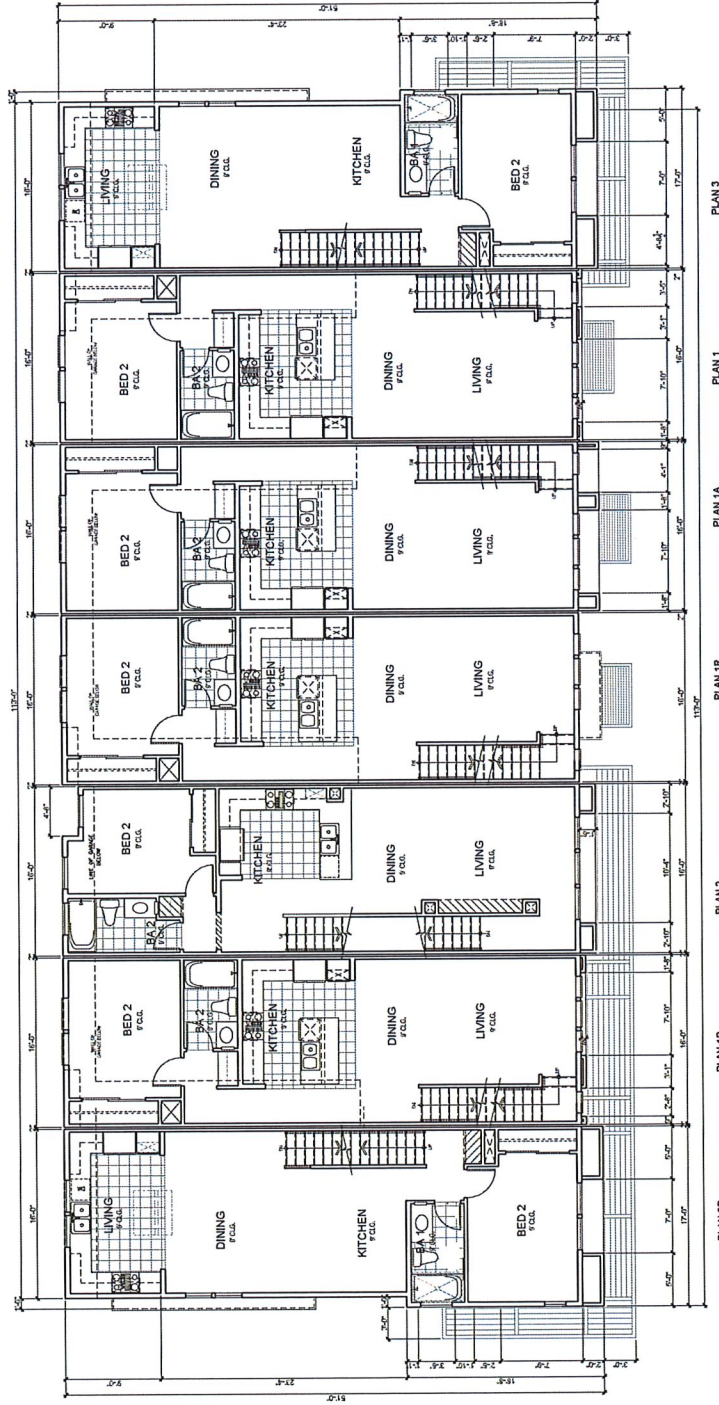


SCALE: 3/16" = 1'-0"

- KEYNOTE:
- ① FIRE DEPT. LADDER PAD 5'x6' CENTERED WITH EGRESS WINDOW ABOVE STANDARD LADDER SET-UP SHALL NOT BE OBSTRUCTED BY ARCH. FEATURES, TREES, LANDSCAPE, PLANTERS OR OTHER OBSTRUCTIONS. REFER TO SHEET A-1 FOR CITY OF SANTA CLARA FIRE DEPARTMENT LADDER PAD REQUIREMENTS. LADDER PAD POSITION IS BASED ON THE EGRESS WINDOW LOCATED ON THE THIRD FLOOR OF EACH UNIT.

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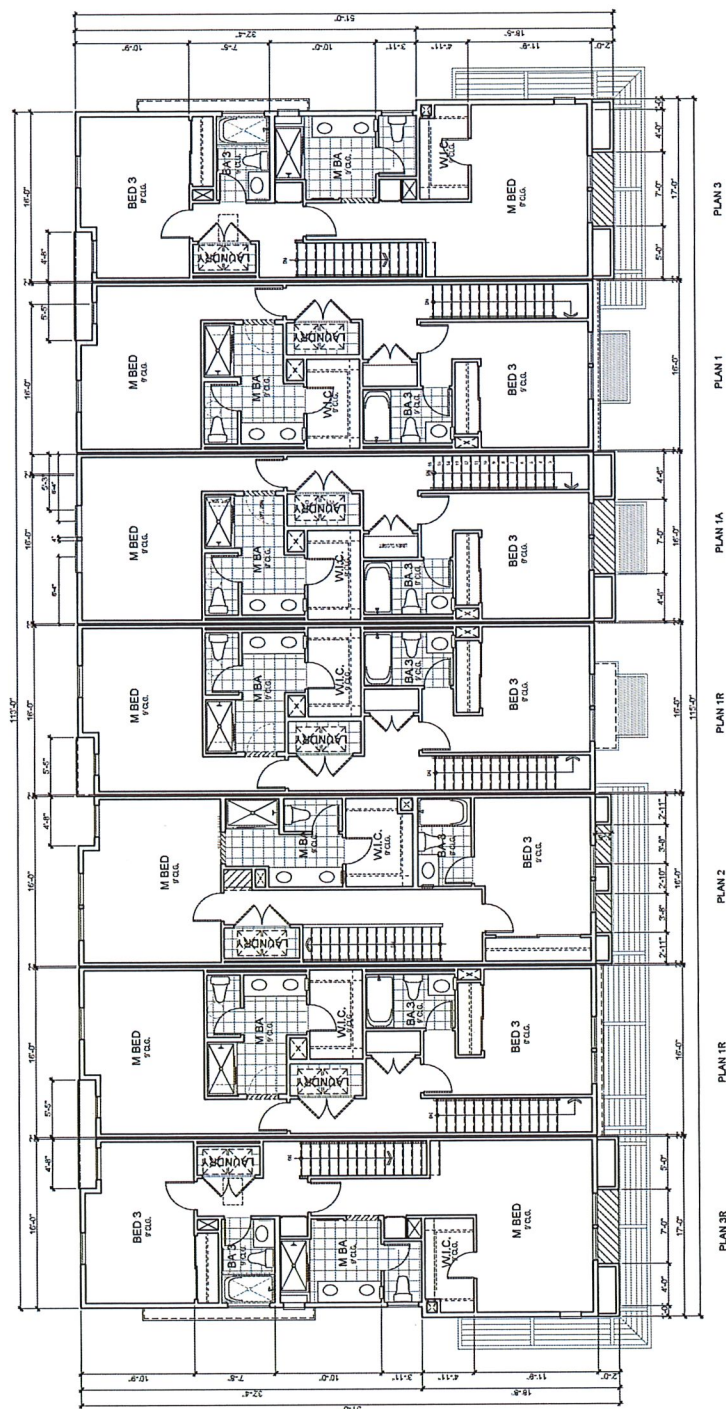
BLDG 4_7 - PLEX LIVE/WORK FIRST FLOOR PLAN
MODERN FARM



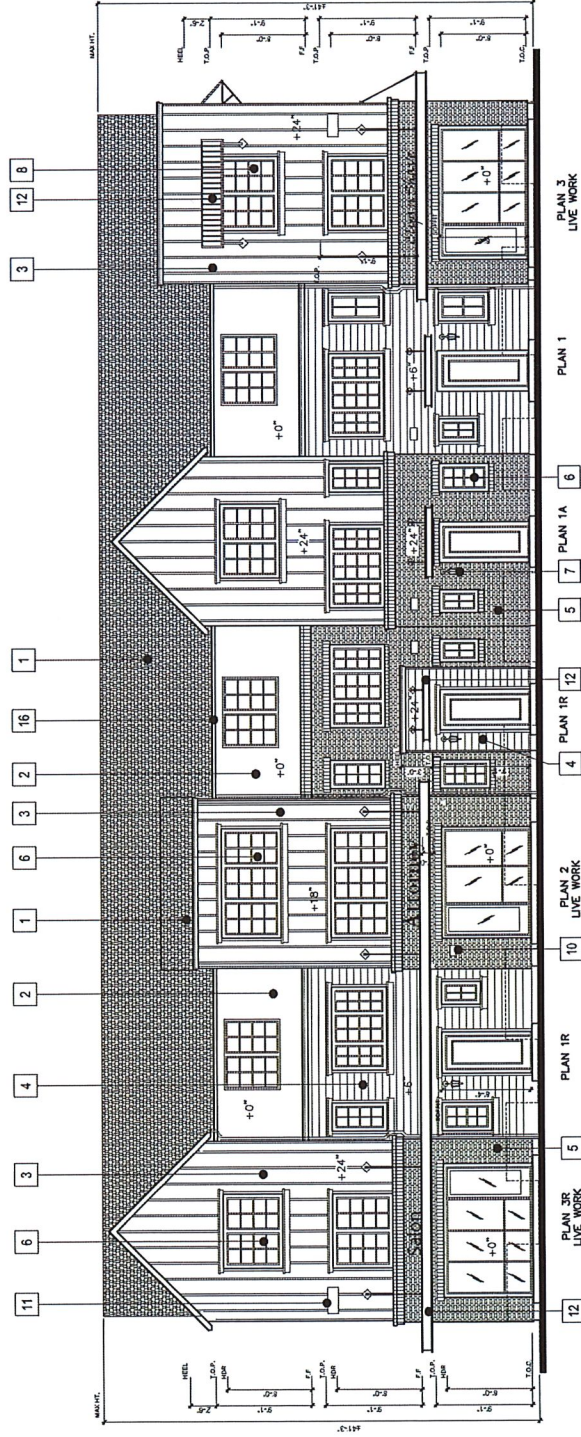
SCALE: 3/16" = 1'-0"
SECOND FLOOR

BIDG 4_7 - PLEX LIVE/WORK SECOND FLOOR PLAN
MODERN FARM

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SANTA CLARA, CALIFORNIA

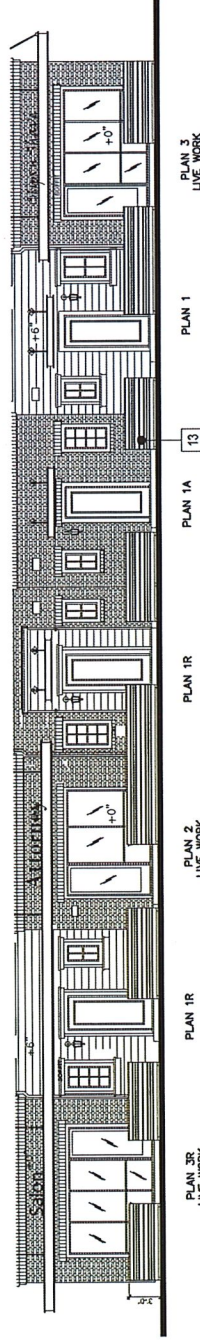


SCALE: 3/16" = 1'-0"
THIRD FLOOR

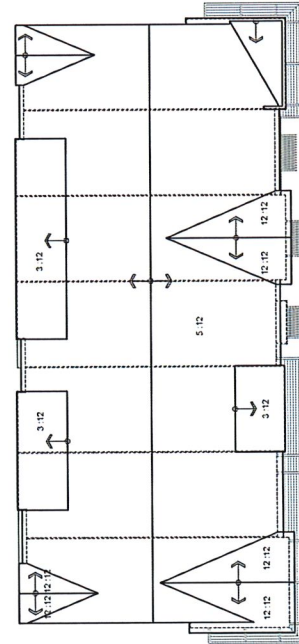


FRONT ELEVATION
SCALE: 3/16" = 1'-0"

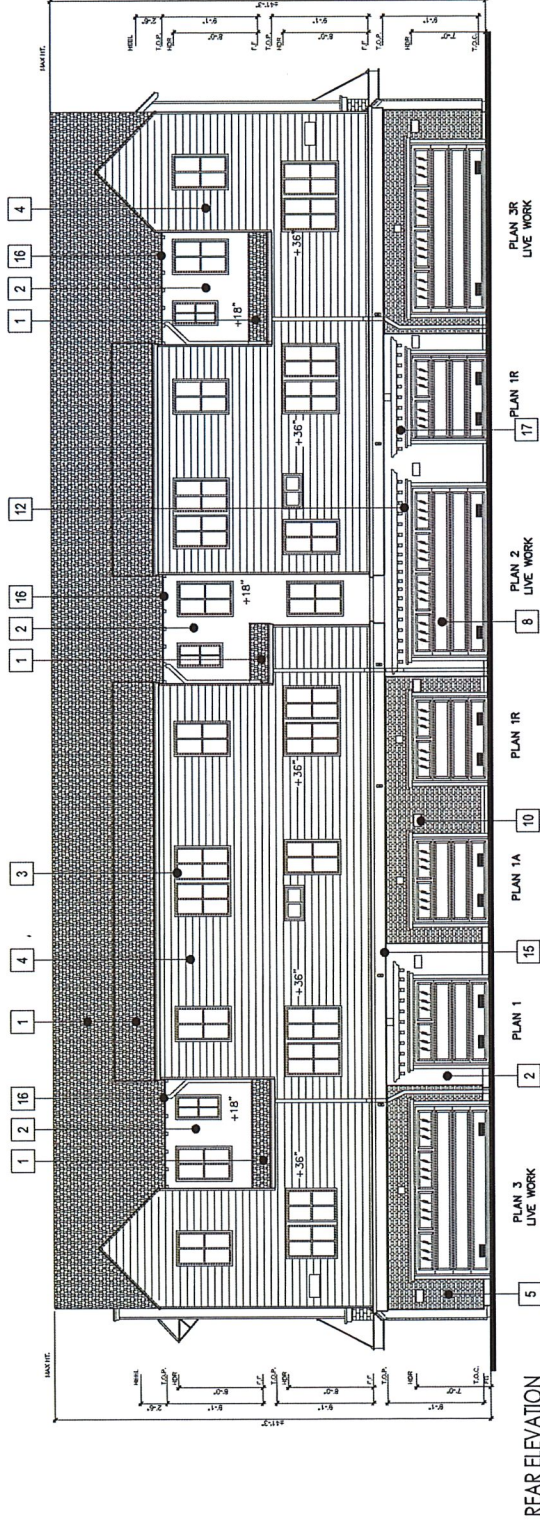
1. ASPHALT SHINGLE ROOF
2. SMOOTH STUCCO FINISH
3. FIBER CEMENT VERTICAL SIDING
4. FIBER CEMENT HORIZONTAL SIDING
5. REFINED / SMOOTH STONE / WHITE BRICK
6. RECESSED WINDOW
7. DECORATIVE LIGHT FIXTURE
8. GARAGE DOORS WITH WINDOWS
9. SERVICE DOORS
10. UNIT ADDRESS SIGN AT A MINIMUM OF 6" WITH A COLOR CONTRASTING WITH BACKGROUND MATERIAL
11. BUILDING ADDRESS SIGN
12. LIGHTWEIGHT METAL AWNING
13. HORIZONTAL WOOD FENCE
14. 2" FIBER CEMENT WINDOW TRIM
15. CEMENTATION TRIM
16. WOOD FASCIA
17. DECORATIVE WOOD AWNING



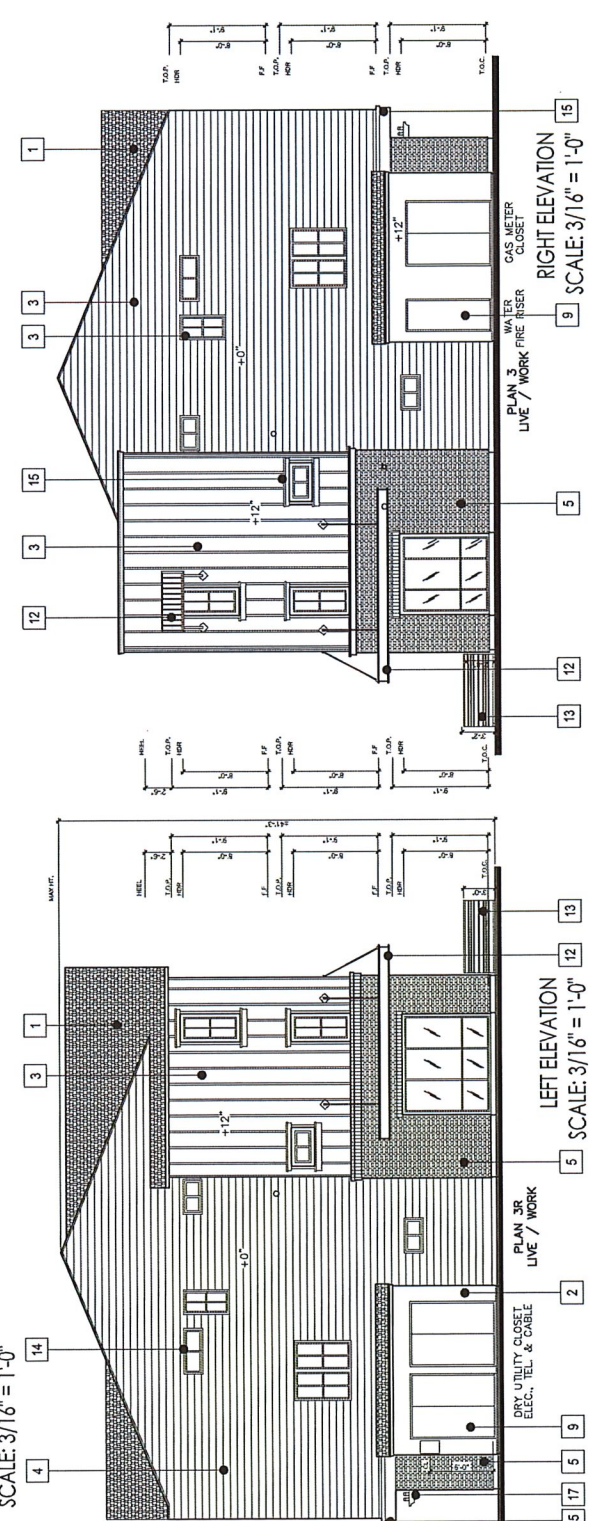
GARDEN WALL
SCALE: 3/16" = 1'-0"



ROOF PLAN
SCALE: 3/32" = 1'-0"



REAR ELEVATION
SCALE: 3/16" = 1'-0"



MATERIALS LEGEND

1. ASPHALT SHINGLE ROOF
2. SMOOTH STUCCO FINISH
3. FIBER CEMENT HORIZONTAL SIDING
4. FIBER CEMENT HORIZONTAL SIDING
5. REFINED / SMOOTH STONE / WHITE BRICK
6. RECESSED WINDOW
7. DECORATIVE LIGHT FIXTURE
8. GARAGE DOORS WITH WINDOWS
9. SERVICE DOORS
10. UNIT ADDRESS SIGN AT A MINIMUM OF 6" WITH A COLOR CONTRASTING WITH BACKGROUND MATERIAL
11. BUILDING ADDRESS SIGN
12. LIGHTWEIGHT METAL AWNING
13. HORIZONTAL WOOD FENCE
14. 2" FIBER CEMENT WINDOW TRIM
15. CEMENTIOUS TRIM
16. WOOD FASCIA
17. DECORATIVE WOOD AWNING



PLAN 3R
LIVEWORK

PLAN 1R

PLAN 2
LIVEWORK

PLAN 1R

PLAN 1A

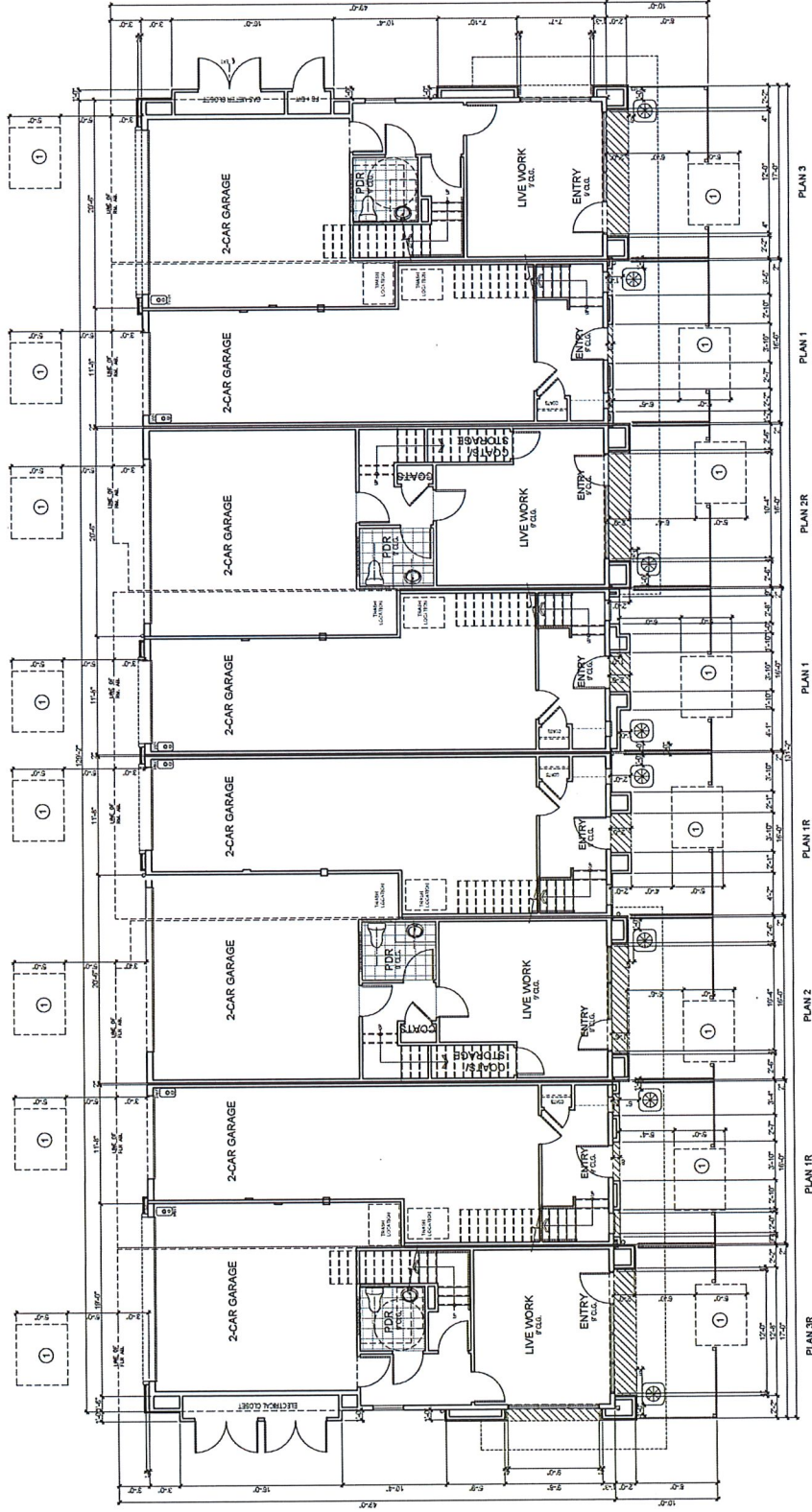
PLAN 1

PLAN 3
LIVEWORK

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BLDG 4_7 - PLEX LIVE/WORK RENDERED ELEVATION
MODERN FARM

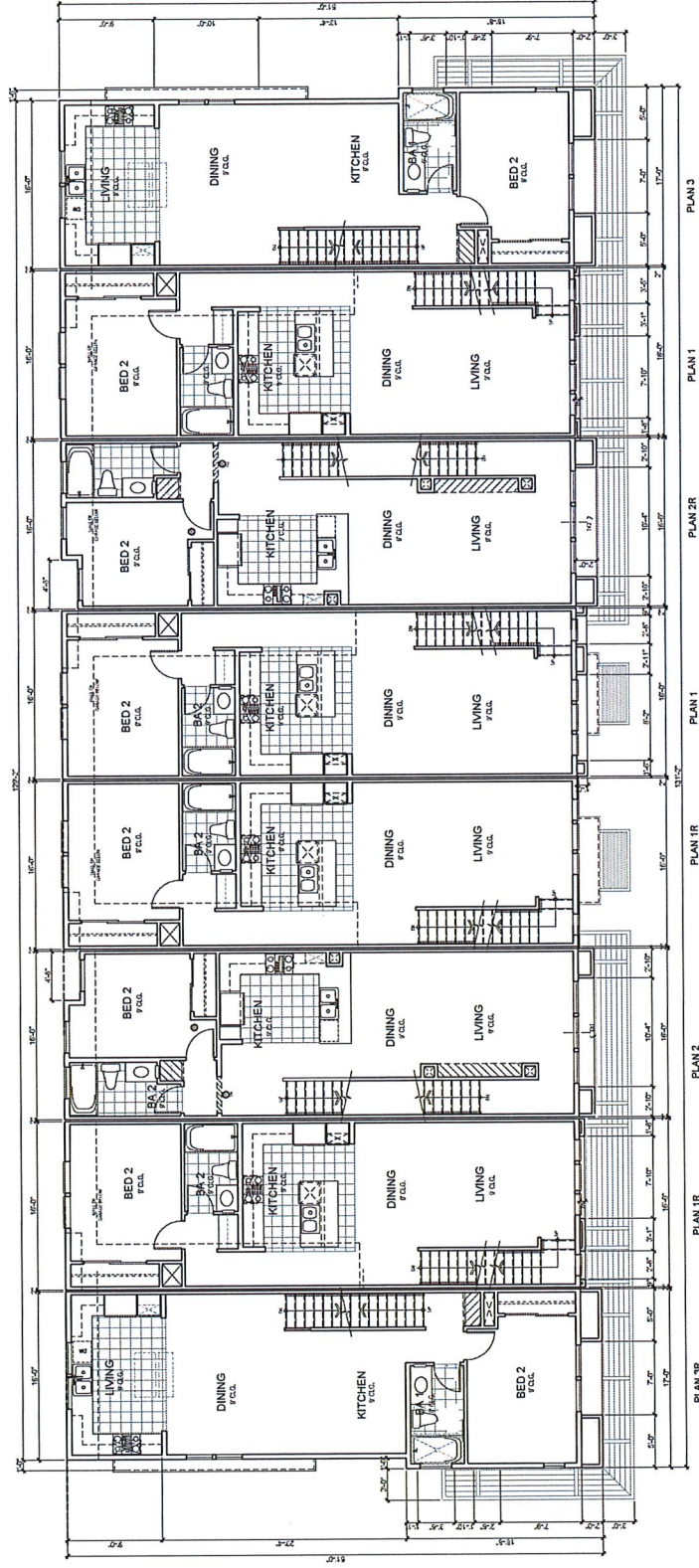
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SCALE: 3/16" = 1'-0"
FIRST FLOOR

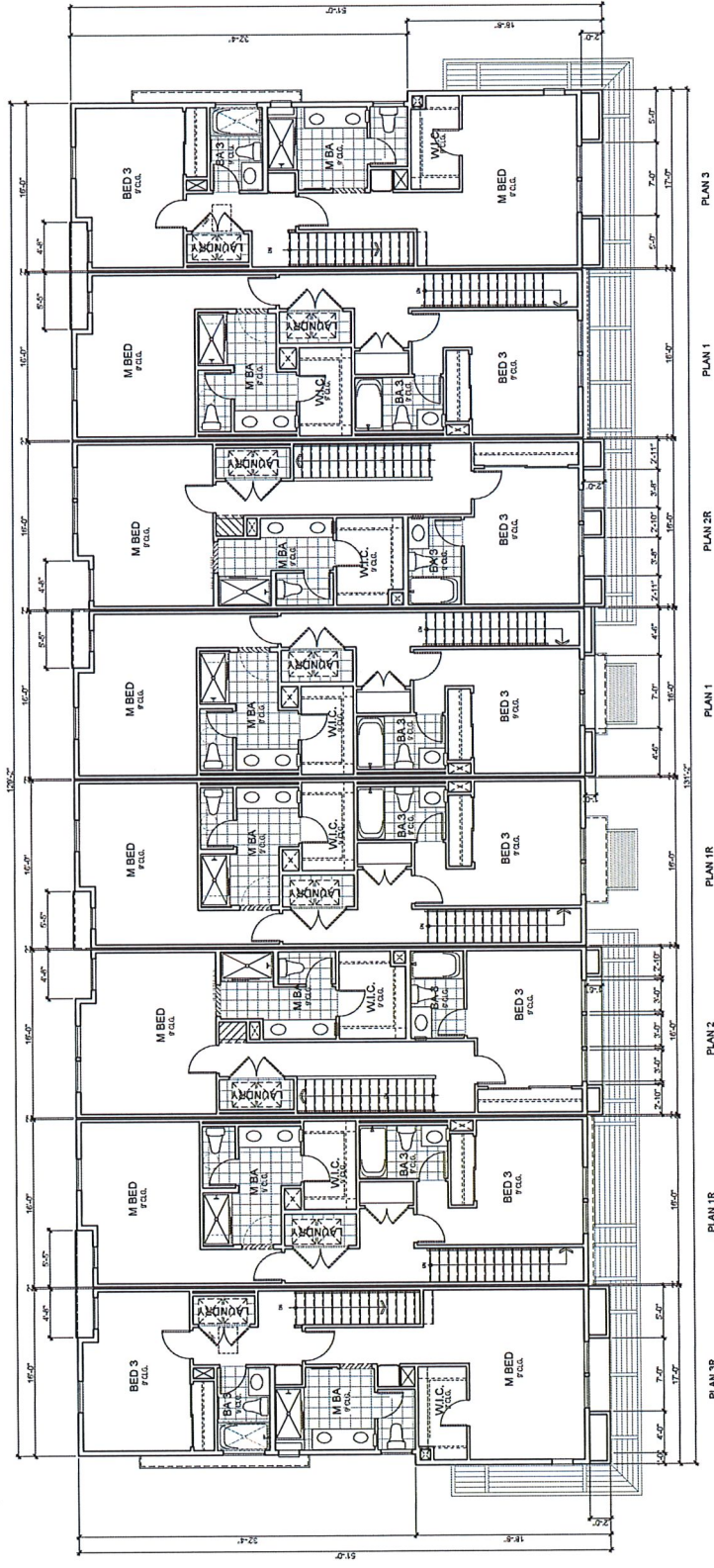
KEYNOTE:
① FIRE DEPT. LADDER PAD SHALL BE CENTERED WITH EGRESS WINDOW ABOVE STANDARD. LADDER SET UP SHALL NOT BE OBSTRUCTED BY ARCH. FEATURES. REQUIREMENTS. LADDER PAD POSITION IS BASED ON THE EGRESS WINDOW LOCATED ON THE THIRD FLOOR OF EACH UNIT.

BLDG 5_8 - PLEX LIVE/WORK FIRST FLOOR
MODERN FARM

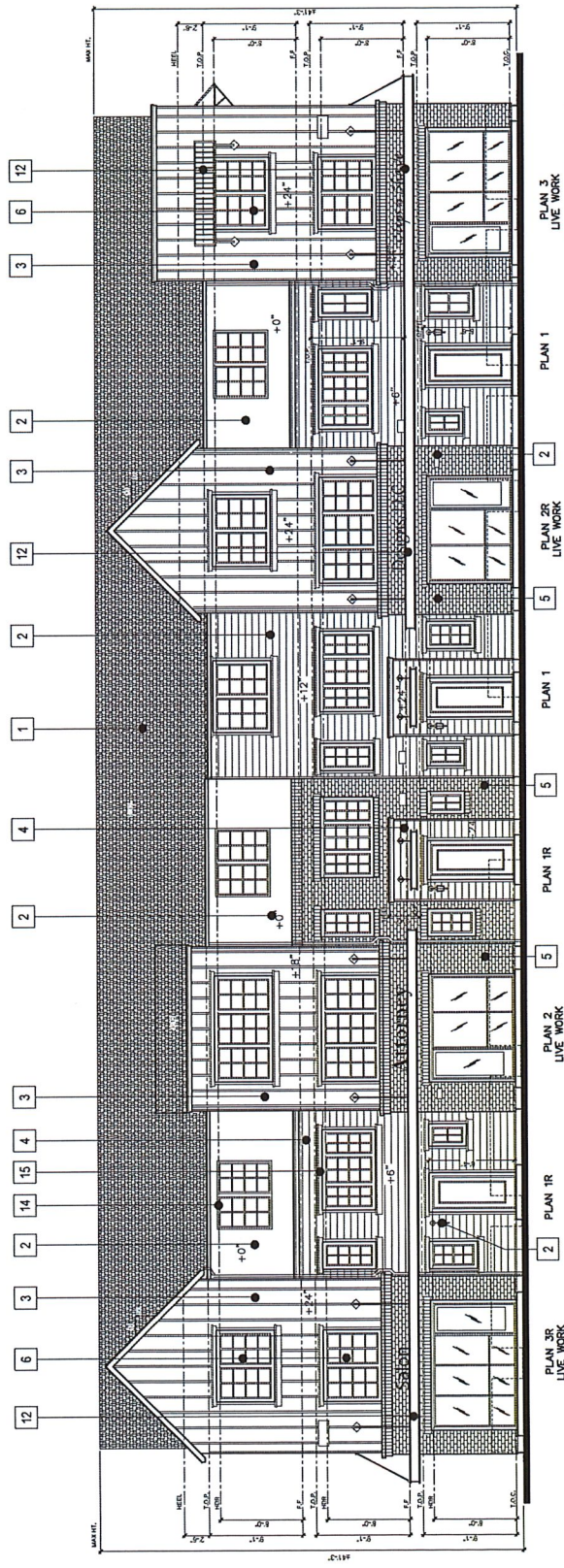


SCALE: 3/16" = 1'-0"
SECOND FLOOR

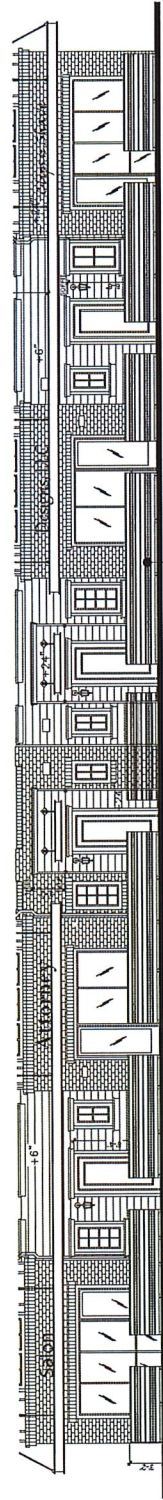
BLDG 5_8- PLEX LIVE/WORK SECOND FLOOR
MODERN FARM



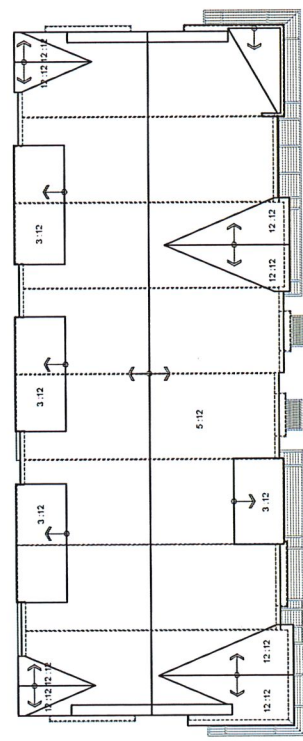
SCALE: 3/16" = 1'-0"
THIRD FLOOR



FRONT ELEVATION
SCALE: 3/16" = 1'-0"



GARDEN WALL
SCALE: 3/16" = 1'-0"



ROOF PLAN
(5:12 TYP. ROOF PITCH)
SCALE: 3/32" = 1'-0"

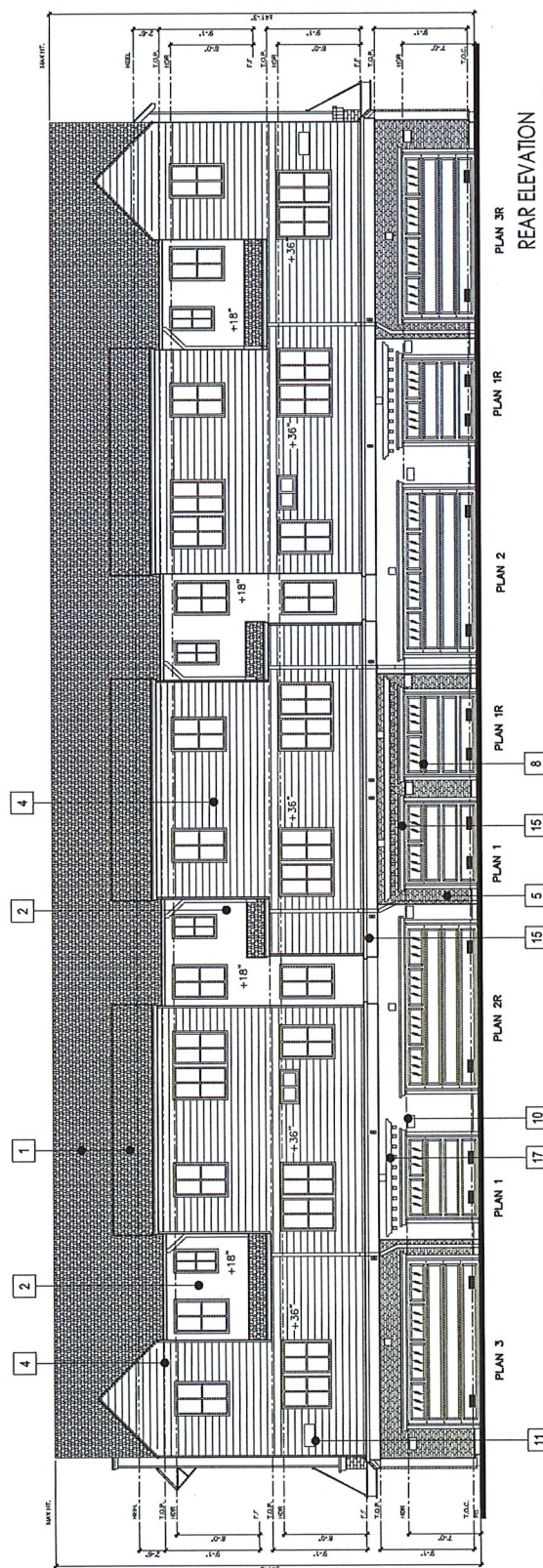
MATERIALS LEGEND

1. ASPHALT SHINGLE ROOF
2. SMOOTH STUCCO FINISH
3. FIBER CEMENT VERTICAL SIDING
4. FIBER CEMENT HORIZONTAL SIDING
5. REFINED / SMOOTH STONE / WHITE BRICK
6. RECESSED WINDOW
7. DECORATIVE LIGHT FIXTURE
8. GARAGE DOORS WITH WINDOWS
9. SERVICE DOORS
10. UNIT ADDRESS SIGN AT A MINIMUM OF 6" WITH A COLOR CONTRASTING WITH BACKGROUND MATERIAL
11. BUILDING ADDRESS SIGN
12. LIGHTWEIGHT METAL AWNING
13. HORIZONTAL WOOD FENCE
14. 2" FIBER CEMENT WINDOW TRIM
15. CEMENTAQUOUS TRIM
16. WOOD FASCIA
17. DECORATIVE WOOD AWNING

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BLDG 5_8- PLEX LIVE/WORK FRONT ELEVATION
MODERN FARM

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MATERIALS LEGEND

1. ASPHALT SHINGLE ROOF
2. SMOOTH STUCCO FINISH
3. FIBER CEMENT VERTICAL SIDING
4. FIBER CEMENT HORIZONTAL SIDING
5. REFINED / SMOOTH STONE / WHITE BRICK
6. RECESSED WINDOW
7. DECORATIVE LIGHT FIXTURE
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15. CEMENTATION TRIM
16. WOOD FASCIA
17. DECORATIVE WOOD AWNING

REAR ELEVATION
SCALE: 3/16" = 1'-0"

RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

LEFT ELEVATION
SCALE: 3/16" = 1'-0"



PLAN 3R PLAN 1R PLAN 2 PLAN 1R PLAN 1 PLAN 2R PLAN 1 PLAN 3

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BLDG 5_8 - PLEX LIVE/WORK RENDERED ELEVATION
MODERN FARM

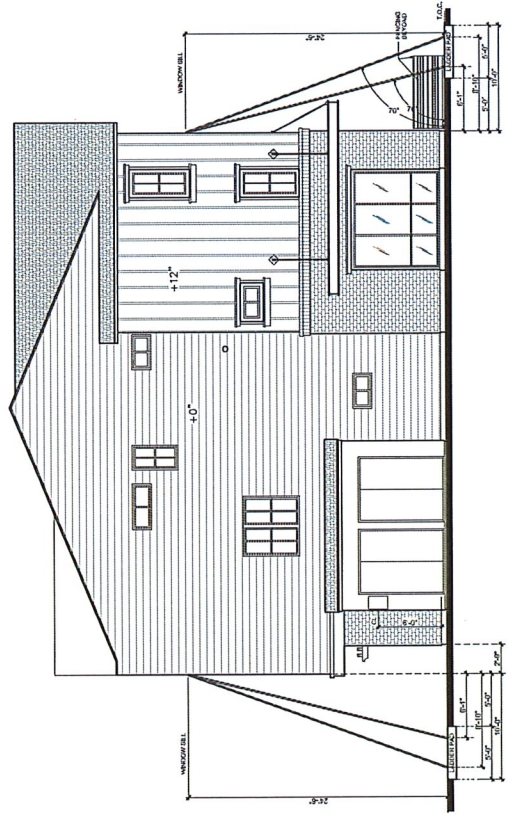
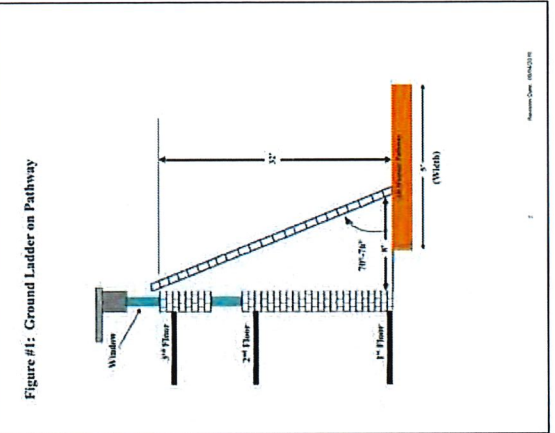
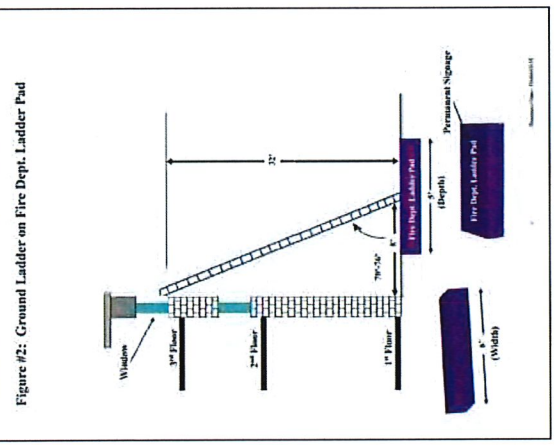
Santa Clara Fire Department
FIRE PREVENTION AND HAZARDOUS
MATERIALS DIVISION
1675 LOMA DRIVE, SANTA CLARA, CA 95050
PHONE: (408) 515-4175

Emergency Escape and Rescue Windows Access

PURPOSE:
The purpose of this document is to provide minimum standards for emergency escape and rescue windows access to ensure code compliant access to emergency escape and rescue windows when the need for such access is required, due to a pre-engineered condition.

DEFINITIONS:
As Window Pathway Surface: Concrete, asphalt, pavers, or other approved engineered surface.
Pathways shall be engineered to support a minimum 1,000 pound load.
Emergency Escape and Rescue Window: A window that is designed to provide a means of escape from a building in the event of an emergency.
Ladder Pad: A level, non-slip, non-combustible surface, capable of supporting the weight of the ladder, firefighter, and equipment, and designed to be removed. Ladder pads shall be engineered to support a minimum 1,000 pound load.

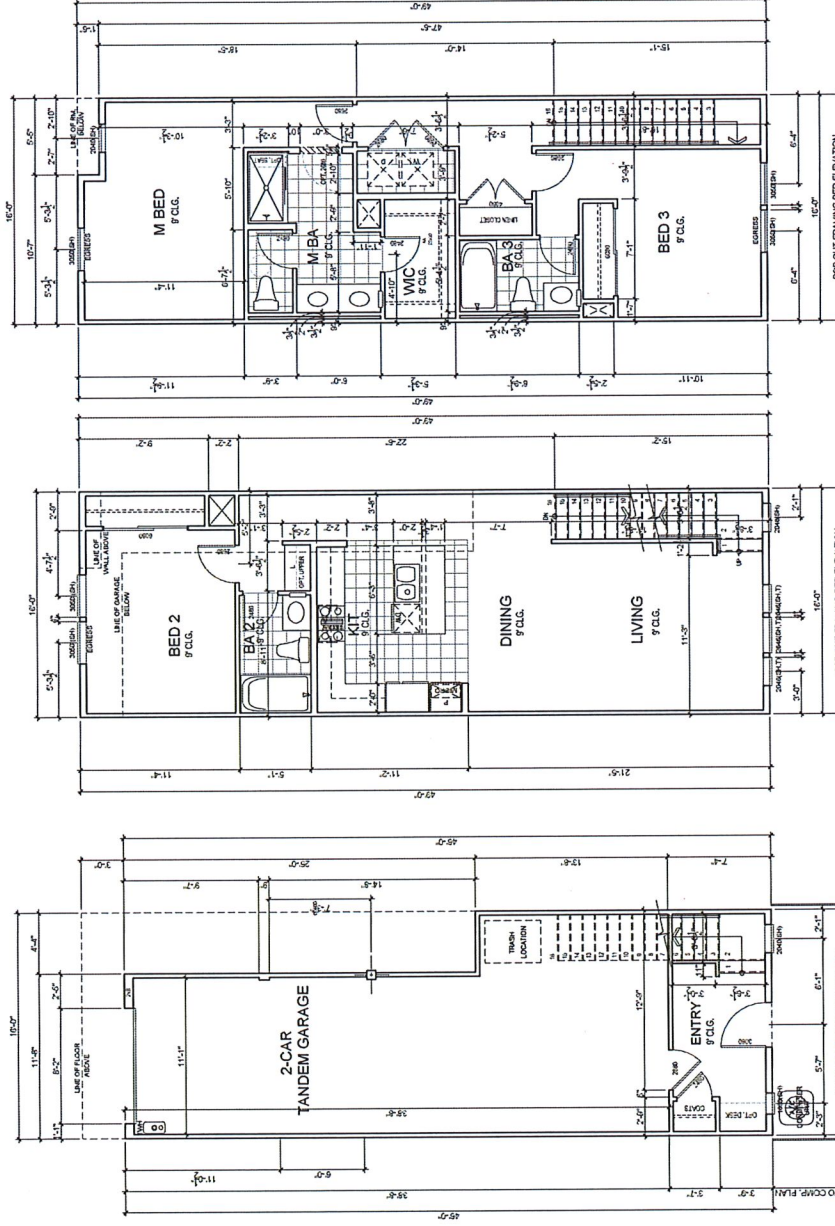
REQUIREMENTS:
Ground ladder access shall comply with all of the following:
1. Ladder access shall be provided to the exterior portion of the building.
2. Pathways shall be designed to support the weight of the ladder, firefighter, and equipment.
3. Pathways shall be designed and installed so that the extended ladder angle of inclination is at least 75°-78°.
4. Ladder pads shall be designed and installed so that the extended ladder angle of inclination is at least 75°-78°.
5. Ladder pads shall be designed and installed so that the extended ladder angle of inclination is at least 75°-78°.
6. Ladder pads shall be designed and installed so that the extended ladder angle of inclination is at least 75°-78°.
7. Ladder pads shall be designed and installed so that the extended ladder angle of inclination is at least 75°-78°.
8. Ladder pads shall be designed and installed so that the extended ladder angle of inclination is at least 75°-78°.
9. Ladder pads shall be designed and installed so that the extended ladder angle of inclination is at least 75°-78°.
10. Ladder pads shall be designed and installed so that the extended ladder angle of inclination is at least 75°-78°.



EMERGENCY ESCAPE
 AND RESCUE WINDOW ACCESS

SCALE: 1/4" = 1'-0"

PLAN 1 GROSS AREA TABULATION	= 117 SQ.FT.
FIRST FLOOR	= 727 SQ.FT.
SECOND FLOOR	= 776 SQ.FT.
THIRD FLOOR	= 1,620 SQ.FT.
TOTAL LIVING AREA	= 506 SQ.FT.
GARAGE AREA	



PLAN 1
THIRD FLOOR PLAN

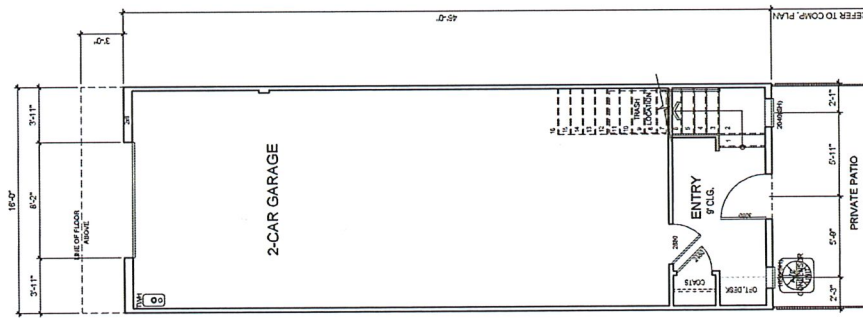
PLAN 1
SECOND FLOOR PLAN

PLAN 1
FIRST FLOOR PLAN

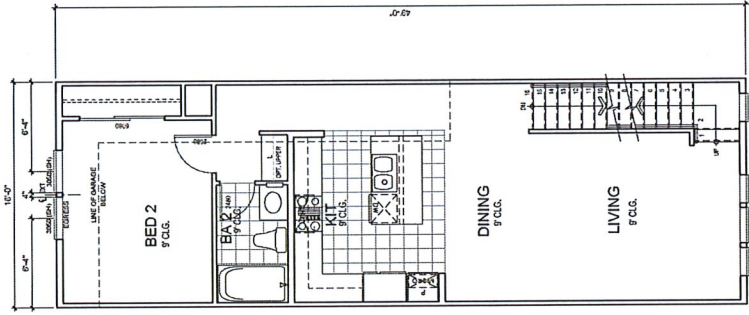
UNIT PLAN 1A1 - ALT. INTERIOR UNIT

SCALE: 1/4" = 1'-0"

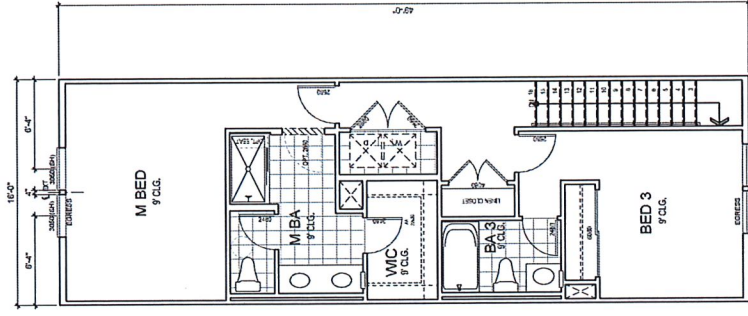
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VERIFY WITH COMPOSITE BUILDING
AND REFER TO SHEET A-F1 FOR REQUIREMENT
PLAN 1A



PLAN 1A
SECOND FLOOR PLAN



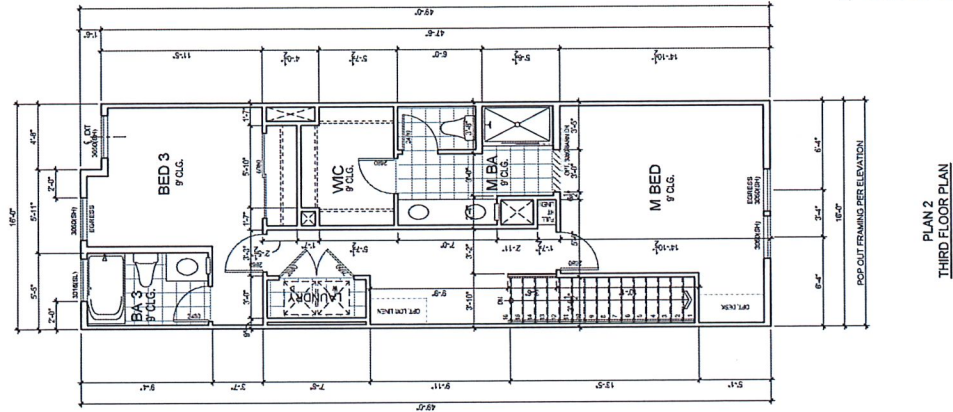
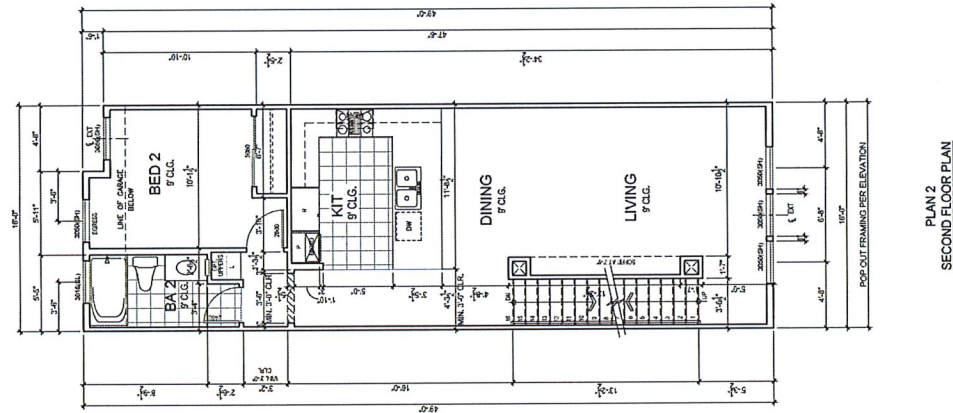
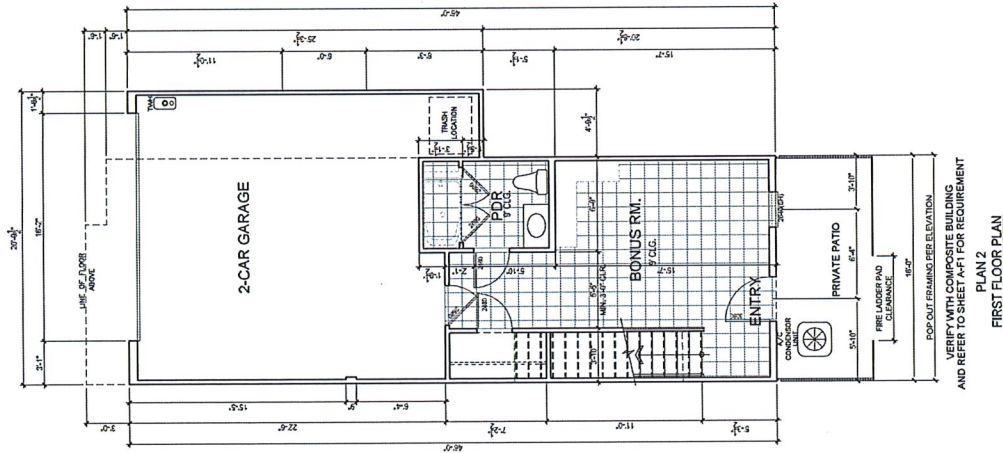
PLAN 1A
THIRD FLOOR PLAN

PLAN 1A GROSS AREA TABULATION	
FIRST FLOOR	= 117 SQ.FT.
SECOND FLOOR	= 733 SQ.FT.
THIRD FLOOR	= 784 SQ.FT.
TOTAL LIVING AREA	= 1,634 SQ.FT.
GARAGE AREA	= 619 SQ.FT.

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UNIT PLAN 2
SCALE: 1/4" = 1'-0"

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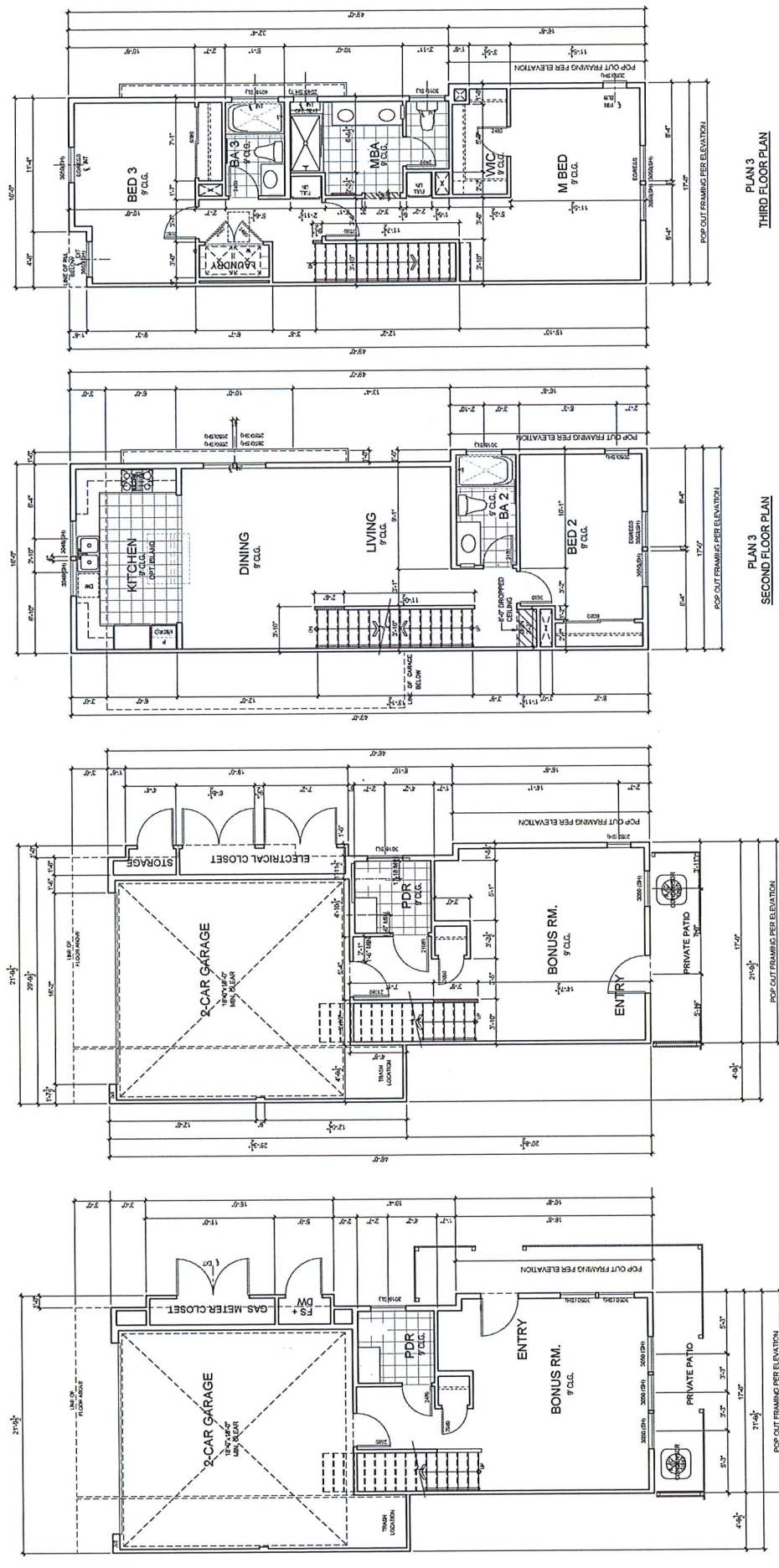


PLAN 2 GROSS AREA TABULATION

FIRST FLOOR	= 388 SQ.FT.
SECOND FLOOR	= 730 SQ.FT.
THIRD FLOOR	= 777 SQ.FT.
TOTAL LIVING AREA	= 1,895 SQ.FT.
GARAGE AREA	= 468 SQ.FT.

UNIT PLAN 3
 SCALE: 1/4" = 1'-0"

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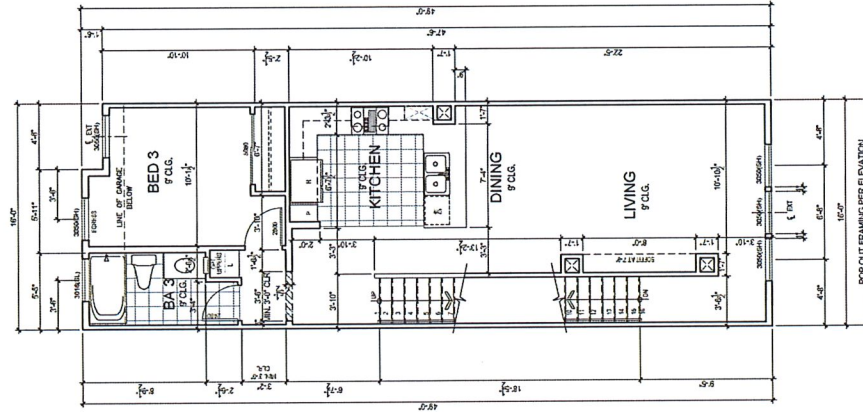
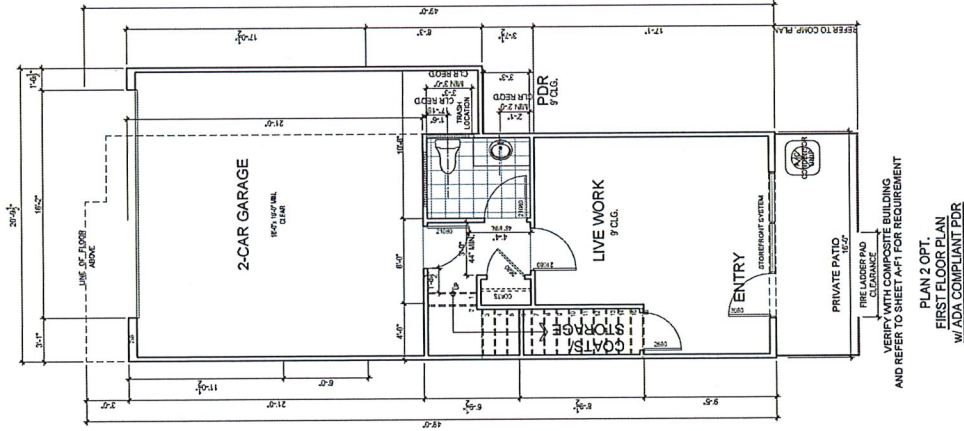
PLAN 3 GROSS AREA TABULATION

FIRST FLOOR	= 424 SQ. FT.
SECOND FLOOR	= 734 SQ. FT.
THIRD FLOOR	= 734 SQ. FT.
TOTAL LIVING AREA	= 1,972 SQ. FT.
GARAGE AREA	= 416 SQ. FT.
UTILITY CLOSET	= 50 SQ. FT.

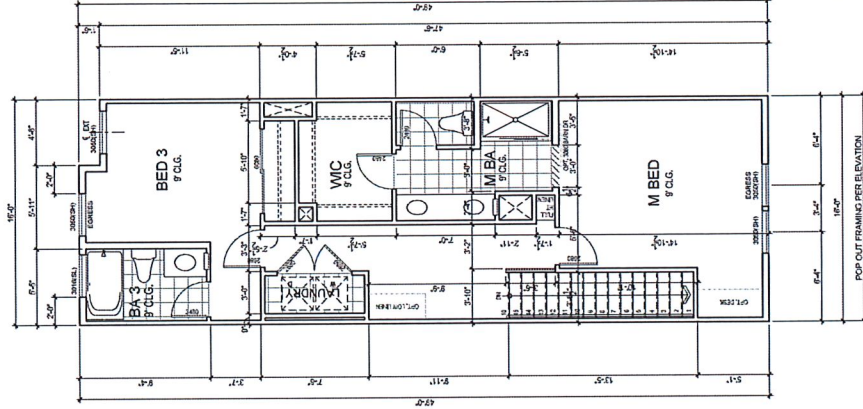
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UNIT PLAN 2 LIVE WORK
SCALE: 1/4" = 1'-0"

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PLAN 2
SECOND FLOOR PLAN

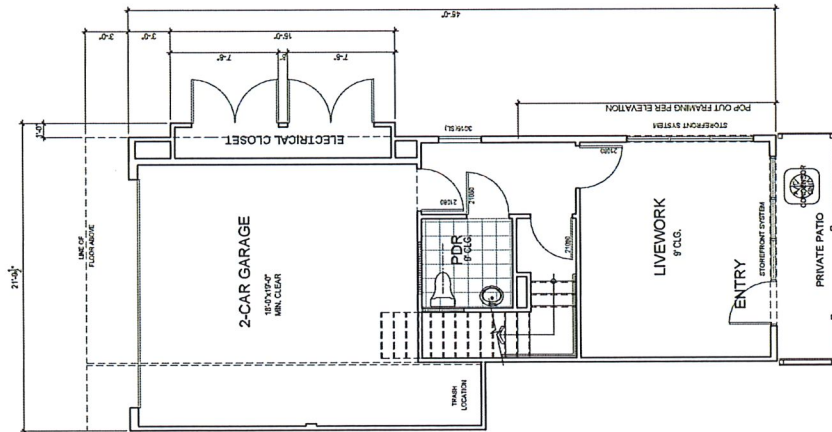


PLAN 2
THIRD FLOOR PLAN

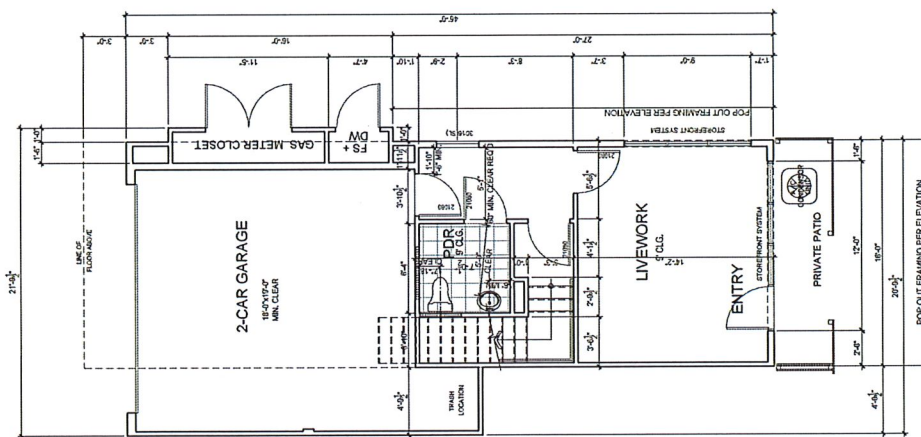
PLAN 2 GROSS AREA TABULATION

FIRST FLOOR	= 388 SQ.FT.
SECOND FLOOR	= 330 SQ.FT.
THIRD FLOOR	= 777 SQ.FT.
TOTAL LIVING AREA	= 1,495 SQ.FT.
GARAGE AREA	= 468 SQ.FT.

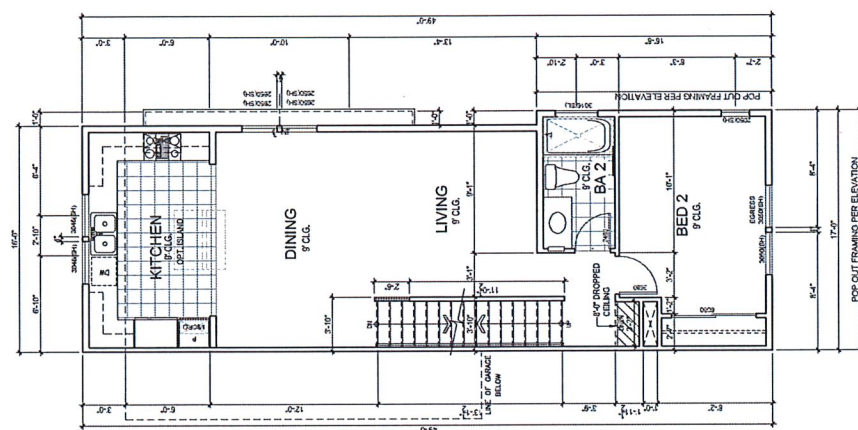
PLAN 3 LIVE/WORK GROSS AREA TABULATION	
FIRST FLOOR (WORK)	= 407 SQ.FT.
SECOND FLOOR	= 754 SQ.FT.
THIRD FLOOR	= 794 SQ.FT.
TOTAL LIVING AREA	= 1,925 SQ.FT.
GARAGE AREA	= 415 SQ.FT.
UTILITY CLOSET	= 47 SQ.FT.



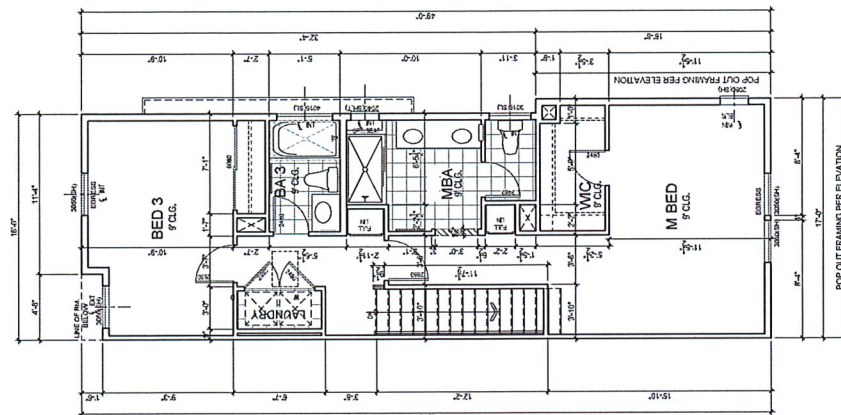
PLAN 3
FIRST FLOOR PLAN
DRY UTILITY CLOSET SIDE



PLAN 3
FIRST FLOOR PLAN
GAS METER CLOSET SIDE



PLAN 3
SECOND FLOOR PLAN



PLAN 3
THIRD FLOOR PLAN