



City of Santa Clara

Meeting Agenda

Planning Commission

Wednesday, August 12, 2026

6:00 PM

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

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

Via Zoom:

- <https://santaclaraca.zoom.us/j/91729202898>

- Webinar ID: 917 2920 2898 or

Phone: 1(669) 900-6833

How to Submit Written Public Comment Before Planning Commission Meeting:

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6:00 PM REGULAR MEETING

Call to Order**Pledge of Allegiance and Statement of Values****Roll Call****DECLARATION OF COMMISSION PROCEDURES****CONTINUANCES/EXCEPTIONS****CONSENT CALENDAR**

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

1. 26-828 [Planning Commission Meeting Minutes of June 10, 2026](#)

Recommendation: Approve the Planning Commission Meeting Minutes of the June 10, 2026 Meeting.

PUBLIC PRESENTATIONS

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

PUBLIC HEARING

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

2. 26-837 [Continuance of the Public Hearing to Amend Title 18 \(Zoning\) of the Santa Clara City Code to Establish a Replacement Housing Unit Ordinance Implementing State Law to the August 26, 2026 Planning Commission Meeting](#)

Recommendation: Staff recommends that the Planning Commission open the public hearing on this item and then immediately continue the item to amend Title 18 (Zoning) of the Santa Clara City Code to establish a Replacement Housing Unit Ordinance implementing State law to the August 26, 2026 Planning Commission meeting.

3. **26-727** [Public Hearing: Action on a Vesting Tentative Subdivision Map \(PLN24-00665\) for 147 Units and One Commercial Building Located at 3521 and 3591 Homestead Road, Subject to Senate Bill \(SB\) 330 \(2019\). CEQA: Find that the Vesting Tentative Map Application is Within the Scope of the Already Adopted Mitigated Negative Document.](#)

Recommendation:

1. Recommend that the City Council find that the proposed subdivision is within the scope of the adopted Mitigated Negative Declaration (MND) prepared for the project and no further environmental analysis is required.
2. Adopt a resolution recommending the City Council approve the Vesting Tentative Subdivision Map for the reconfiguration of existing adjacent parcels and subdivision for condominium purposes for 147 units and for one commercial building located at 3521 and 3591 Homestead Road, subject to findings and conditions of approval.

4. **26-850** [Discussion Regarding Appointing Planning Commissioners to Attend Council Meetings as an Official Representative of the Planning Commission for Items Being Heard at a Council Meeting That Were Previously Heard at a Planning Commission Meeting.](#)

Recommendation: There is no staff recommendation.

5. **26-827** [Election of Planning Commission Chair](#)

Recommendation: There is no staff recommendation.

REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:

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

6. **26-718** [Retroactive Vote to Expend Funds for Planning Commission Conference and Travel](#)

Recommendation: There is no staff recommendation.

DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:

1. Planning Commission Budget Update

2. Upcoming Agenda Items

3. City Council Actions

ADJOURNMENT:

The next scheduled meeting is a Special Planning Commission Meeting on August 26, 2026 at 6:00 PM in the City Hall Council Chambers and via Zoom.

MEETING DISCLOSURES

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. If a person wishes to challenge the nature of the above section in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of Santa Clara, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

California Government Code Section 84308, most recently amended by SB 1243, commonly referred to as the "Levine Act," prohibits a local elected official or quasi-judicial appointed official from participating in any action related to a contributor's contract, license, permit, or use entitlement if he/she/it receives any campaign contributions totaling more than \$500 within the previous twelve months, and for twelve months following the date a final decision has been made, from the party, participants, or agents in the proceeding. Parties, Participants or Agents for a proceeding involving a license, permit, or other use entitlement pending before the City Council or a City quasi-judicial body must complete the California Levine Act Disclosure Statement prior to their proceeding.

STREAMING SERVICES: As always, the public may view the meetings on SantaClaraCA.gov, Santa Clara City Television (Comcast cable channel 15), or the livestream on the City's YouTube channel or Facebook page.

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In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the City of Santa Clara will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities, and will ensure that all existing facilities will be made accessible to the maximum extent feasible. The City of Santa Clara will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities including those with speech, hearing, or vision impairments so they can participate equally in the City's programs, services, and activities. The City of Santa Clara will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities.

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City of Santa Clara

1500 Warburton Avenue
Santa Clara, CA 95050
santaclaraca.gov
[@SantaClaraCity](https://twitter.com/SantaClaraCity)

Agenda Report

26-828

Agenda Date: 8/12/2026

REPORT TO PLANNING COMMISSION

SUBJECT

Planning Commission Meeting Minutes of June 10, 2026

RECOMMENDATION

Approve the Planning Commission Meeting Minutes of the June 10, 2026 Meeting.



City of Santa Clara

Meeting Minutes

Planning Commission

06/10/2026

6:00 PM

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6:00 PM REGULAR MEETING

Call to Order**Pledge of Allegiance and Statement of Values**

Chair Crutchlow called the meeting to order at 6:09 p.m.

Roll Call

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

Absent 1 - Commissioner Yashraj Bhatnagar

A motion was made by Commissioner Biagini, seconded by Commissioner Cherukuru to excuse Commissioner Bhatnagar's absence.

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

Absent: 1 - Commissioner Bhatnagar

DECLARATION OF COMMISSION PROCEDURES

Secretary Cherukuru read the Declaration of Procedures.

CONTINUANCES/EXCEPTIONS

None.

CONSENT CALENDAR

1. [26-612](#) Planning Commission Meeting Minutes of May 20, 2026

Recommendation: Approve the Planning Commission Meeting Minutes of the May 20, 2026 Meeting.

A motion was made by Commissioner Biagini, seconded by Commissioner Cherukuru to approve this item.

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

Excused: 1 - Commissioner Bhatnagar

PUBLIC PRESENTATIONS

None.

PUBLIC HEARING

2. [26-457](#) Public Hearing: Recommendation On A Rezoning To Remove The Historic Combining District From 1341 Homestead Road (906 Monroe Street To Remain In Historic Combining District) In Connection With A Tentative Parcel Map Application To Subdivide The Property Into Two Parcels, Each Containing One Of The Existing Residences. CEQA Status: Determination of Consistency with the Downtown Precise Plan Final EIR

Recommendation: Staff recommends Planning Commission recommend approval to City Council for the rezoning and the tentative map as it is consistent with the General Plan and the Zoning Code

1) Recommend that the City Council determine the project to be consistent with the Environmental Impact Report (EIR) and Mitigation Monitoring and Reporting Program (MMRP) that the City Council adopted for the Downtown Precise Plan on December 5, 2023, in accordance with the California Environmental Quality Act (CEQA).

2) Recommend the City Council approve a Rezoning to remove the Historic Combining District from 1341 Homestead Road (906 Monroe Street to remain in Historic Combining District)

Due to technical difficulties, the meeting was paused at 6:32 p.m. and restarted at 6:35 p.m.

Associate Planner Daniel Sobczak provided the staff presentation.

Commissioners inquired on the Mills Act status of the property and the rezoning process.

Applicant Paul Tsai spoke.

Public Speakers:

Myron Von Rasfeld

A motion was made by Commissioner Cherukuru, seconded by Commissioner Bouza to close public hearing.

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

Excused: 1 - Commissioner Bhatnagar

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

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

Excused: 1 - Commissioner Bhatnagar

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

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

Excused: 1 - Commissioner Bhatnagar

3. [26-310](#) Public Hearing: Recommendations related to the adoption of the Third Zoning Code Cleanup Ordinance and Rezoning of Properties Currently Designated TN (Transit Neighborhood) to R6 (Transit Neighborhood Residential)

Recommendation:

Staff recommends the Planning Commission recommend to the City Council updates to the Zoning Code to be consistent with the General Plan and State Law

1. Recommend that the City Council adopt the Zoning Code clean-up ordinance; and
2. Recommend that the City Council apply the R6 Transit Neighborhood District to the properties currently zoned TN on the Zoning Map, consistent with the General Plan.

Planning Manager Lesley Xavier provided the staff presentation.

Commissioners inquired upon the process for mailing physical project notice, as well as discussed smoke shop language.

Commissioners requested that staff agendize another meeting to discuss smoke shop radius and the proximity to schools.

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

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

Excused: 1 - Commissioner Bhatnagar

A motion was made by Commissioner Biagini, seconded by Commissioner Bouza to approve staff recommendation 1 with requested changes to section 56.

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

Excused: 1 - Commissioner Bhatnagar

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

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

Excused: 1 - Commissioner Bhatnagar

A motion was made by Commissioner Cherukuru, seconded by Commissioner Biagini to add a recommendation to Council regarding an alternative to posting notices on the website.

The Commission also requested that staff provide information as to the amount of users navigating to the notices posted on the website at an upcoming meeting.

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

Excused: 1 - Commissioner Bhatnagar

A motion was made by Commissioner Biagini, seconded by Commissioner Bouza to have staff agendize a discussion on smoke shop regulations at an upcoming meeting.

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

Nay: 1 - Commissioner Huang

Excused: 1 - Commissioner Bhatnagar

4. [26-453](#) Election of Planning Commission Chair, Vice Chair and Secretary

Recommendation: There is no staff recommendation.

The meeting went into recess at 7:53 p.m. and reconvened at 8 p.m.

Commissioner Saleme nominated Commissioner Biagini for the position of Chair, Commissioner Huang nominated Commissioner Bouza as Chair, Commissioner Cherukuru nominated Commissioner Biagini for Chair.

Commissioner Bouza withdrew from the nomination. By acclamation, Commissioner Biagini was voted in as the incoming Chair.

Commissioner Huang thanked all Commissioners who have served in the role of Chair. Commissioner Cherukuru thanked Commissioner Crutchlow for serving the past year as Chair.

Commissioner Bouza was nominated as Vice Chair. The vote resulted in a tie with no action.

Aye: 3 - Commissioner Cherukuru, Commissioner Huang, and Vice Chair Bouza

Nay: 3 - Commissioner Biagini, Commissioner Saleme, and Chair Crutchlow

Excused: 1 - Commissioner Bhatnagar

Commissioner Crutchlow was nominated as Vice Chair. The motion passed.

Aye: 4 - Commissioner Biagini, Commissioner Cherukuru, Commissioner Saleme, and Chair Crutchlow

Nay: 2 - Commissioner Huang, and Vice Chair Bouza

Excused: 1 - Commissioner Bhatnagar

Commissioner Bouza was nominated for Secretary. The motion did not pass.

Aye: 2 - Commissioner Huang, and Chair Crutchlow

Nay: 4 - Commissioner Biagini, Commissioner Cherukuru, Vice Chair Bouza, and Commissioner Saleme

Excused: 1 - Commissioner Bhatnagar

Commissioner Cherukuru was nominated for Secretary. The motion passed.

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

Excused: 1 - Commissioner Bhatnagar

REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:

1. Announcements/Other Items

A motion was made by Commission Crutchlow, seconded by Commissioner Biagini to agendize a discussion at the August 12, 2026 Planning Commission meeting to appoint two Commissioners for a period of time to attend Council Meetings as an official representative of the Planning Commission providing representation for items that were previously heard at a Planning Commission meeting.

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

Excused: 1 - Commissioner Bhatnagar

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

DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:

1. Planning Commission Budget Update

Staff Aide II Elizabeth Elliott provided budget updates.

2. Upcoming Agenda Items

Planning Manager Lesley Xavier provided updates.

3. City Council Actions

Planning Manager Lesley Xavier provided updates.

ADJOURNMENT:

The meeting adjourned at 8:15 p.m. The next regular scheduled meeting is on August 12, 2026 at 6 p.m. at City Hall Council Chambers and Via Zoom.

MEETING DISCLOSURES

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Agenda Report

26-837

Agenda Date: 8/12/2026

REPORT TO PLANNING COMMISSION

SUBJECT

Continuance of the Public Hearing to Amend Title 18 (Zoning) of the Santa Clara City Code to Establish a Replacement Housing Unit Ordinance Implementing State Law to the August 26, 2026 Planning Commission Meeting

DISCUSSION

Staff is requesting that the Planning Commission open the public hearing of this item and after taking any public comments, continue to the August 26, 2026 Planning Commission meeting to allow staff to complete required on-site public noticing for the hearing. The proposed ordinance is a City-initiated project and there are no applicants associated with this item.

The requested continuance will allow staff to post the required public notice on-site, at City Hall before the Planning Commission considers the proposed amendments to Title 18. Staff recommends continuing the item to a date certain of August 26, 2026, to ensure the public hearing is noticed in accordance with applicable noticing requirements before the item is heard.

No substantive action on the proposed Replacement Housing Unit Ordinance is requested at the August 12, 2026, meeting. Staff will return to the Planning Commission on August 26, 2026, with the public hearing item for consideration.

ENVIRONMENTAL REVIEW

No environmental determination is necessary for a continuance. An environmental determination will be included with the August 26, 2026 report to the Planning Commission.

FISCAL IMPACT

There is no fiscal impact associated with continuing the public hearing to the August 26, 2026 Planning Commission meeting.

PUBLIC CONTACT

A newspaper notice of this item was published in *The Weekly*, a newspaper of general circulation, on July 22, 2026. Should the Commission open the public hearing and then continue the hearing for this project to August 26 2026, no additional newspaper noticing will be required.

RECOMMENDATION

Staff recommends that the Planning Commission open the public hearing on this item and then immediately continue the item to amend Title 18 (Zoning) of the Santa Clara City Code to establish a Replacement Housing Unit Ordinance implementing State law to the August 26, 2026 Planning Commission meeting.

Reviewed by: Lakshmi Rajagopalan, Assistant Director, Community Development Department
Approved by: Afshan Hamid, Director of Community Development



Agenda Report

26-727

Agenda Date: 8/12/2026

REPORT TO PLANNING COMMISSION

SUBJECT

Public Hearing: Action on a Vesting Tentative Subdivision Map (PLN24-00665) for 147 Units and One Commercial Building Located at 3521 and 3591 Homestead Road, Subject to Senate Bill (SB) 330 (2019). CEQA: Find that the Vesting Tentative Map Application is Within the Scope of the Already Adopted Mitigated Negative Document.

REPORT IN BRIEF

Applicant: Pulte Home Company LLC / William Sadler

Owner: SBH Homestead Properties LLC

General Plan: Neighborhood Mixed-Use

Zoning: MU-NC - Mixed-Use - Neighborhood Commercial

Site Area: 5.5-acre

Existing Site Conditions: The site is currently developed with surface parking and three one-story commercial buildings totaling 71,558 square feet.

Surrounding Land Uses:

- North: Multi-family development across Lochinvar Avenue (R3)
- East: Commercial restaurant use (MU-NC), multi-family residential development (PD), and daycare facility (MU-NC)
- South: Commercial development across Homestead Road (MU-NC)
- West: Multi-family residential across Lawrence Expressway

Staff Recommendation:

Recommend approval of the Vesting Tentative Subdivision Map to the City Council for the reconfiguration of existing adjacent parcels and subdivision for condominium purposes for 147 units and for one commercial building located at 3521 and 3591 Homestead Road, subject to findings and conditions of approval.

BACKGROUND

On December 11, 2024, William Sadler, on behalf of Pulte Home Company LLC ("Applicant"), filed a formal Architectural Review application requesting approval for demolition of the existing commercial buildings and development of the proposed townhome units and commercial building (File No. PLN24-00633) ("Architectural Review Application"). The Architectural Review Application received approval at a Development Review Hearing on June 17, 2026.

On December 19, 2024, the Applicant, filed an application for a Vesting Tentative Subdivision Map (File No. PLN24-00665) proposing the reconfiguration of existing adjacent parcels comprising 5.5 acres, the subject site (APNs: 290-23-053 and 290-23-049) and subdivision for condominium

purposes for 147 units and for one 4,991 commercial building ("VTM Application").

On March 7, 2025, the applicant submitted an SB 330 Preliminary Application for the development of the proposed townhome units and commercial unit. SB 330 allows developers to submit a preliminary application for housing development projects to "freeze" the applicable fees and development standards that apply to the project while preparing the necessary information to submit a completed application. The SB 330 also limits the number of public hearings to five total.

Pursuant to the provisions of City Code Section 17.05.300(g) - Tentative Maps, the Planning Commission is responsible for reviewing each completed tentative map application and for making a recommendation of approval, denial, or conditional approval to the City Council. The City Council is the ultimate decision authority for Tentative Maps.

Summary of Development Review Hearing

Pursuant to Santa Clara City Code Section 18.120.020. D.3, requires approval for Architectural Review at the Development Review Hearing (DRH). The project provides 15% affordable housing units and uses waivers under State Density Bonus law to waive transitional development standards and allow for an increase in building height.

On June 17, 2026, a publicly noticed DRH meeting was held. Notice of the meeting was mailed to 1,332 tenants and/or property owners. Six public comment letters were received in opposition, and five public comment letters were received in support of the project prior to the meeting. Seven members of the public attended the meeting in person from the immediate neighborhood. Overall, the neighbors provided comments regarding privacy impacts due to the height, balcony placement, lack of multi-story step-backs, offsite parking concerns and lack of transitional development.

After listening to the neighbors' concerns, the Development Review Officer (DRO) approved the project subject to findings and conditions of approval, with additional landscaping between the subject property and adjacent property, garages are to only be used for parking and adding windows to all garages to address privacy concerns. The DRH staff report is available as Attachment 4.

DISCUSSION

Subdivision

Tentative Map applications are reviewed for consistency with the City's General Plan, Zoning Code (Title 18), Subdivision Code (Chapter 17.05), and conformance with the Subdivision Map Act, pursuant to Gov't Code § 66474(a). In accordance with Chapter 17.05 of the City Code, the project requires a VTM because there are five or more lots proposed. The VTM Application includes the reconfiguration of existing adjacent parcels and subdivision for condominium purposes for 147 units and for one 4,991 commercial building.

The proposed VTM was reviewed by the City's Project Clearance Committee/Subdivision Committee and deemed complete and cleared on October 7, 2025. Staff confirmed that the proposed subdivision will not result in any inconsistencies with the General Plan and zoning designations for the property, Building Code, or other applicable requirements.

Senate Bill (SB) 330 Review

The project is subject to streamlining under SB 330 (2019). Enacted in 2019 to accelerate housing production in urban areas, and among other requirements SB 330 limits the number of hearings for a project to five, as long as the project complies with the applicable General Plan and zoning standards in effect at the time of application. Applicant-led meetings, including community meetings, do not count towards the five hearings allowed. For the purposes of SB330, staff anticipates the five public hearings to include the DRH, the Planning Commission and the City Council meetings. Additionally, if there is an appeal, then one meeting is reserved for the appeal process.

Summary

The VTM Application meets the requirements set forth in City Code Section 17.05 and the proposed subdivision, together with the proposed design and improvement, is compatible with adjacent land uses, consistent with the City's General Plan and all applicable provisions of the City Code. The findings made to support the approval of the VTM Application are set forth in this Staff Report and in the attached Resolution (Attachment 2).

Summary of Community Concerns

As required by the City's adopted Public Outreach Policy for Planning Applications, the project conducted community outreach through two community meetings.

On November 13, 2025, the applicant held a Community Meeting in both online and in-person format, with 38 community members attending in-person and 11 attending online. Notice of the meeting was mailed to property owners and tenants within 1/4-mile radius of the project site. Community concerns were related to the loss of existing commercial space, displacement of small business and neighborhood services, the project timeline, and questions regarding the entity that initiated the redevelopment process. In response, the applicant addressed some of these comments at the meeting by explaining the role of the State housing laws, and Regional Housing Needs Allocation (RHNA) requirements, the General Plan land use designation that allows residential development, and that the property owner initiated the sale of the site, which Pulte and Waymark are proposing to redevelop.

Following the first community meeting, the applicant worked with the property owner and management company to address tenant concerns regarding relocation assistance (i.e. free rent, extension of leases, broker assistance in finding new spaces to lease). Most tenants have vacated and relocated, with the last tenant staying through June 2026.

On February 25, 2026, a second Community Meeting was held in-person at the project site, with 30 community members attending. Notice of the meeting was mailed to property owners and tenants within 1/4-mile radius of the project site. Community concerns were related to the loss of existing retail, traffic, and the project timeline.

Proposed Planning Commission Actions

1. Recommendation on the Mitigated Negative Declaration (MND). If the Planning Commission finds that approval of the VTM Application is within the scope of the MND adopted on June 17, 2026, the Planning Commission would recommend that finding to the City Council, meaning no additional environmental review is required.
2. Recommendation on the VTM Application. The VTM Application is presented to the Planning Commission for review and to make recommendation of denial, approval or conditional

approval to the City Council. The Tentative Subdivision Map is a quasi-judicial decision with a list of required findings set forth in City Code Chapter 17.30, including that the site is suitable for the density and design of development and that the project is consistent with the General Plan. For the Planning Commission to recommend approval of the VTM Application, it must find the following:

- a. **General Plan Consistency:** The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan land use designation of Neighborhood Mixed-Use. The proposed subdivision creates additional residential development in proximity to jobs, incrementally advancing the City's goals to produce new housing; provides a deed-restricted affordable housing unit, which forwards Mixed-Use Land Use Goal 5.3.4-G1 to provide mixed-use to support high quality uses and the City's economic development; and encourages residential neighborhoods throughout the City (Policy 5.3.4-P2).
- b. **Site Suitability:** The proposed subdivision, together with the provisions for its design and improvement, is suitable for the site because much of the surrounding area includes multi-family residential and commercial development, and it is consistent with the density requirements under the General Plan and Zoning for the site. See Attachment 1 for a vicinity map.
- c. **Zoning Code Compatibility:** The proposed subdivision, together with the provisions for its design and improvement, meet the development standards of the Zoning Code, utilizing concessions, incentives and waivers under State density bonus law. The previously approved Architectural Review Application included the following waivers: waive multi-story step-backs; waive 45-degree daylight plane requirement; increase in number of stories; and a height increase; and included one concession: reduce the commercial Floor Area Ratio (FAR) requirement by 20%. The proposed subdivision, together with the provisions for its design and improvement meets the applicable provisions of the City's Zoning Code utilizing the waivers and concession under the State Density Bonus Law.
- d. **No Adverse Effects:** The design of the subdivision and type of improvements will not cause substantial environmental damage, as the project is a small-scale residential development with one commercial building that will comply with current Building Code requirements, including health effects as it will be subject to Covenants, Conditions, and Restrictions for operation and maintenance of the buildings and site improvements and does not propose the use of hazardous materials.
- e. **Conflicts with Easements:** As designed, the project would not conflict with any recorded public easements for access through or use the proposed subdivision. The VTM application was reviewed for potential conflicts with public easements by the Project Clearance Committee/Subdivision Committee which includes Public Works, Silicon Valley Power, and Water and Sewer departments.
- f. **Natural/Passive Heating and Cooling:** The project will adhere to CALGreen energy efficiency measures to conserve energy through building design and site planning.

Approval of the VTM Application will facilitate the development of a project consistent with the City's Zoning Code and General Plan, thereby incrementally advancing the City's goals to produce new housing and providing commercial space.

CONDITIONS OF APPROVAL

The Vesting Tentative Subdivision Map includes the conditions of approval in the form drafted by staff (Attachment 3).

ENVIRONMENTAL REVIEW

An Initial Study and Mitigated Negative Declaration (IS/MND) was prepared for the Architectural Review in accordance with the California Environmental Quality Act (CEQA) to address the potential environmental impacts of the project. The Initial Study did not find any substantial evidence that the project will have a significant effect on the environment after implementation of required mitigation measures. The MND and Notice of Intent were posted on the City's website and were circulated for 20-day public review on May 8, 2026, and was approved at the DRH on June 17, 2026, a publicly noticed meeting.

The proposed Vesting Tentative Subdivision Map is consistent with the approved MND and would not result in a new impact on the environment or significantly increase the severity of any previously identified impact.

FISCAL IMPACT

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

COORDINATION

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

PUBLIC CONTACT

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

On July 30, 2026, the notice of public hearing for this item was mailed to 1,331 property owners and tenants within ¼-mile of the project site for the August 12, 2026, Planning Commission meeting and August 25, 2026, City Council hearing. Newspaper notice of this item was published in The Weekly, a newspaper of general circulation, on July 29, 2026. At the time of this staff report, no comments have been received by the Planning Division in support or opposition to the Tentative Map.

Notices for both community meetings were mailed to property owners and tenants within 1/4-mile radius of the project site. Public notification and comments received at the meetings are summarized in the staff report section above under "Summary of Community Concerns."

The June 17, 2026, DRH was noticed with a mailing radius of ¼-mile, as summarized in the above staff report section "Summary of Development Review Hearing."

RECOMMENDATION

1. Recommend that the City Council find that the proposed subdivision is within the scope of the adopted Mitigated Negative Declaration (MND) prepared for the project and no further environmental analysis is required.
2. Adopt a resolution recommending the City Council approve the Vesting Tentative Subdivision Map for the reconfiguration of existing adjacent parcels and subdivision for condominium purposes for 147 units and for one commercial building located at 3521 and 3591 Homestead Road, subject to findings and conditions of approval.

Prepared by: Meha Patel, Associate Planner, Community Development Department

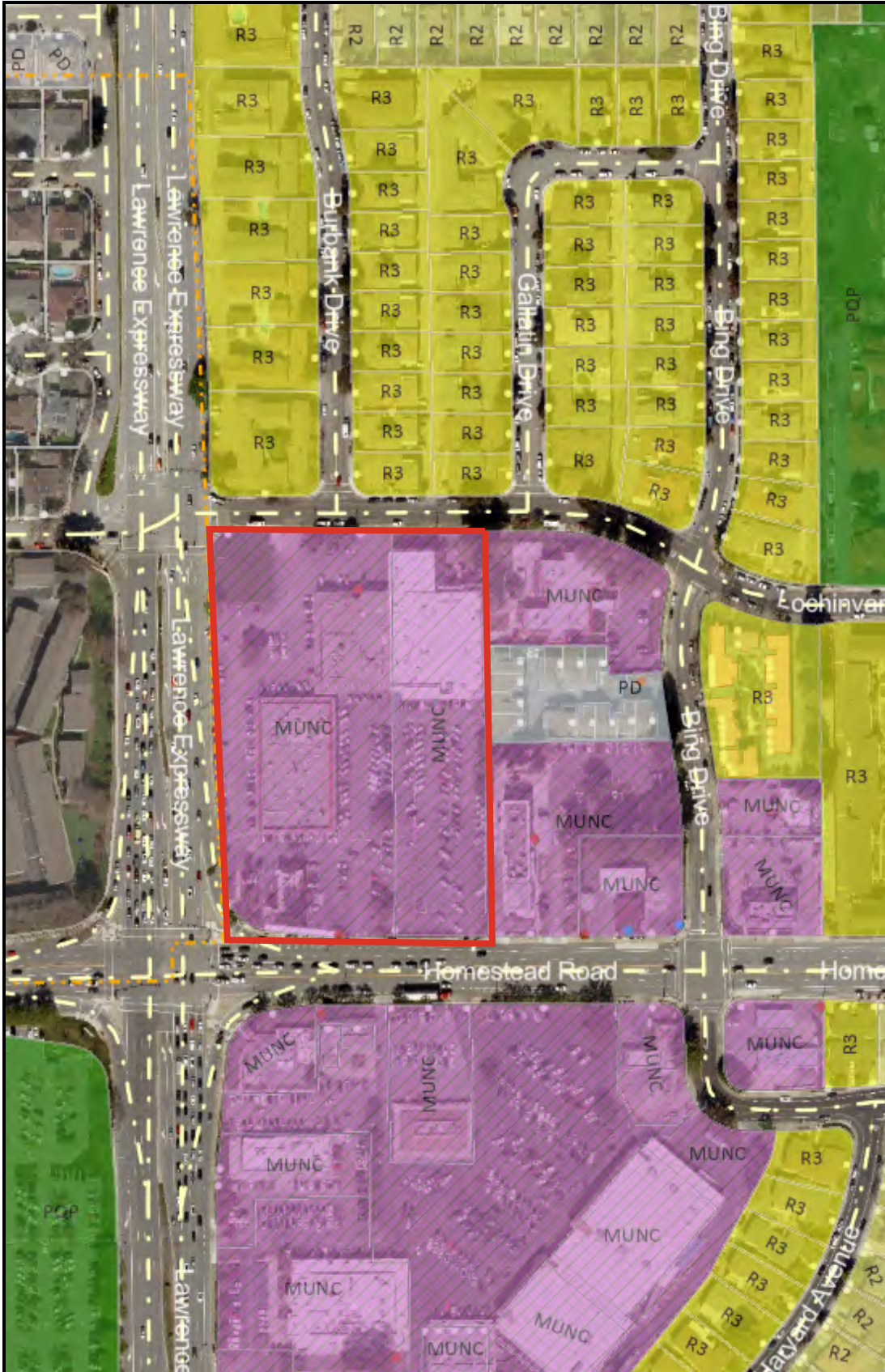
Reviewed by: Alexander Abbe, Assistant City Attorney

Approved by: Lesley Xavier, Planning Manager, Community Development Department

ATTACHMENTS

1. Vicinity Map
2. Resolution to Recommend Approval
3. Conditions of Vesting Tentative Subdivision Map Approval
4. Web Link to June 17, 2026, DRH
5. Vesting Tentative Map

Vicinity Map (Zoning) - 3521 and 3591 Homestead Road



Legend

Zoning

Land Parcels

- MUNC - Mixed Use-Neighborhood
- Commercial
- PD - Planned Development
- PGP - Public/Quasi Public
- R1 - Single-Family Residential
- R2 - Low-Density Residential
- R3 - Medium Density Residential

Base Layers

Site Addresses

- Multiple
- Single
- Transit
- Utility

Air Parcels

-

Land Parcels

- Land Parcels
- Common Areas

Streets

-



Notes

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

RESOLUTION NO. _____

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF SANTA CLARA, CALIFORNIA, RECOMMENDING
THAT THE CITY COUNCIL APPROVE A VESTING TENTATIVE
SUBDIVISION MAP FOR THE RECONFIGURATION OF
EXISTING ADJACENT PARCELS AND SUBDIVISION FOR
CONDOMINIUM PURPOSES FOR 147 UNITS AND FOR ONE
COMMERCIAL BUILDING AT 3521 AND 3591 HOMESTEAD
ROAD, SANTA CLARA**

WHEREAS, on October 7, 2025, William Sadler of Pulte Home Company LCC (“Applicant”) on behalf of SBH Homestead Properties LLC (“Owner”) submitted a deemed complete preliminary application under Senate Bill (SB) 330 (2019) for architectural review and a tentative map to “freeze” applicable development fees and standards for the proposed project;

WHEREAS, before submitting the preliminary application, on December 11, 2024, the Applicant filed an Architectural Review application (PLN24-00633) to redevelop a 5.5-acre parcel (“Architectural Review Application”), located at 3521 and 3591 Homestead Road (“Project Site”) with 147 residential townhome units and a 4,991 square-foot commercial building and on December 19, 2024, the Applicant filed an application (PLN24-00665) for a Vesting Tentative Subdivision Map (“VTM Application”) for the reconfiguration of existing adjacent parcels and subdivision for condominium purposes for 147 units and for one commercial building;

WHEREAS, on June 17, 2026, at the Development Review Hearing, the Hearing Officer adopted the Mitigated Negative Declaration (“MND”) and approved the Architectural Review Application for 147-unit residential mixed-use project that includes 90 four-story stacked condos and 57 three-story townhome units and 4,991 square-foot commercial building, with 22 affordable units at the moderate level of affordability;

WHEREAS, the VTM Application is consistent with the approved Architectural Review Application;

WHEREAS, pursuant to Section 17.05.210 of the Code of the City of Santa Clara (“SCCC”), a Vesting Tentative Map shall be required for all subdivisions of land into five or more parcels, including condominium developments;

WHEREAS, on October 7, 2025, the Project Clearance Committee/Subdivision Committee determined that the application was complete and that the VTM Application should proceed to the Planning Commission in conformance with Section 17.05.300 of the SCCC;

WHEREAS, SCCC Section 17.05.300(g) requires that the Planning Commission make recommendations of denial, approval or conditional approval to the City Council on the VTM Application;

WHEREAS, the VTM Application proposes the reconfiguration of existing adjacent parcels and subdivision for condominium purposes for 147 units and for one commercial building to serve the development approved by the Architectural Review Permit (“Project”) as shown on the Vesting Tentative Map, attached hereto and incorporated herein by this reference;

WHEREAS, the City, as Lead Agency, in tandem with Consultant ‘David J. Powers’ prepared an Initial Study (“IS”) and a MND for the proposed Project in accordance with the California Environmental Quality Act (“CEQA”) and was circulated for a 20-day review to public agencies which have jurisdiction by law with respect to the Project, as well as to other interested persons and agencies, and sought the comments of such persons and agencies beginning on May 8, 2026 and concluding on May 28, 2026 (“Comment Period”);

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

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

WHEREAS, on July 30, 2026, notices of the public hearing on the VTM Application were mailed to all property owners within ¼-mile of the Project Site boundaries;

WHEREAS, pursuant to SCCC Section 18.146.020, on July 30, 2026, notices of the public hearing of August 12, 2026, were posted at City Hall, the Central Park Library, the Mission Branch Library, the Northside Branch Library, and on the City's website;

WHEREAS, a notice of the public hearing was published in the *Santa Clara Weekly*, a newspaper of general circulation, on July 29, 2026; and

WHEREAS, the Planning Commission held a duly noticed public hearing on August 12, 2026, at which time all interested persons were given an opportunity to provide testimony and the Planning Commission considered the entire public record including information presented in the Staff Report, and all verbal and written evidence.

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

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

2. Vesting Tentative Map Findings. Pursuant to California Government Code Sections 66426 and 66428 and SCCC Section 17.05.300(h), the Planning Commission finds and determines that:

A. The VTM Application's proposed map is consistent with the objectives, policies, general land uses and programs specified in the City's General Plan in that the Vesting Tentative Map, and adjoining development proposal, proposes 147 residential condominium units and commercial building that is consistent with the General Plan Designation of Neighborhood Mixed-Use's density standards, creates additional residential development in proximity to jobs, incrementally advancing the City's goals to produce new housing, provides affordable housing units which forwards Mixed-Use Land Use Goal 5.3.4-G1 to provide mixed-use to support high quality uses and the City's economic development; and encourage residential neighborhoods throughout the City (Policy 5.3.4-P2), and subject to conditions set forth in the Conditions of

Vesting Tentative Subdivision Approval for Vesting Tentative Map, attached hereto and incorporated by this reference.

B. The design and improvements of the proposed subdivision are consistent with the City's General Plan, in that the Vesting Tentative Map facilitates development of housing stock and construction of ownership housing opportunities for the community (Policy 5.3.4-P4); and furthermore complies with General Plan Land Use and Transitional Goals and Policies of the General Plan by encouraging mixed-use development and residential neighborhoods throughout the City by proposing to develop 147-units, provide adequate landscaping and replace trees at 2:1 Ratio (Policy 5.3.1-P10), and include sidewalks (Policy 5.3.1-P16).

C. The site is physically suitable for the proposed type of development, in that the Project is compatible with the adjacent uses and the zoning code.

D. The site is physically suitable for the proposed density and intensity of development, in that the Project Site is in an urbanized area and is served by existing utilities and infrastructure and the density is consistent with the City's General Plan and Zoning for the Project Site. The proposed subdivision, together with the provisions for its design and improvement, meet the development standards of the Zoning Code, utilizing concessions, incentives, and waivers under State Density Bonus Law. The previously approved Architectural Review Application included the following waivers: waive multi-story step-backs; waiver 45-degree daylight plane requirement; increase in number of stories; and a height increase; and included on concession: reduce the commercial Floor Area Ratio (FAR) requirement by 20%. The proposed subdivision, together with the provisions for its design and improvement, meets the applicable provisions of the City's Zoning Code utilizing the waivers and concession under the State Density Bonus Law.

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

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

G. The design of the subdivision and type of improvements will not conflict with easements acquired by the public at large or use of property within the proposed subdivision in that, the Project is designed to avoid encroachments and conflicts with public easements in the site design. The VTM application was reviewed for potential conflicts with public easements by the Project Clearance Committee/Subdivision Committee which includes Public Works, Silicon Valley Power, and Water and Sewer departments.

H. The vesting tentative map provides, to the extent feasible, for future passive or natural heating or cooling opportunities, in that it adheres to CALGreen energy efficiency measures to conserve energy through building design and site planning.

3. Based on the findings set forth in this Resolution and the evidence set forth in the record, including in the Staff Report, the MND, and the MMRP, and such other evidence as received at the public hearings on this matter before the Planning Commission, the Planning Commission hereby recommends approval of the VTM Application to the City Council, substantially in the form on file as shown on the attached Vesting Tentative Map subject to the Conditions of Vesting Tentative Map Approval, hereby incorporated by this reference.

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

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 12TH DAY OF AUGUST 2026, BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ATTEST: _____
AFSHAN HAMID
DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF SANTA CLARA

Attachments Incorporated by Reference:

1. Vesting Tentative Map
2. Conditions of Vesting Tentative Subdivision Approval

Conditions of Approval: Subdivision

PLN24-00665 / 3521 and 3591 Homestead Road

A Vesting Tentative Subdivision Map (PLN24-00665) for 147 Units and One Commercial Building Located at 3521 and 3591 Homestead Road, Subject to Senate Bill (SB) 330 (2019)

GENERAL / PERFORMANCE

- G1. **Subdivision Expiration.** This subdivision shall automatically be revoked and terminated if not used within **two years** of original grant or within the period of any authorized extensions thereof. The date of granting of this subdivision is the date this subdivision is approved by the decision-making body and the appeal period has been exhausted. The expiration date is August 25, 2028.
- G2. **Conformance with Plans.** The lot design on the subdivision map shall be designed in substantial conformance with the subdivision map, as approved by the decision-making body.
- G3. **Compliance with Architectural Review Conditions.** The project shall comply with the final Development Plans approved at the June 17, 2026, Development Review Hearing and the Conditions of Approval for the associated Architectural Review (PLN24-00633).
- G4. **Conditions on Plans.** All conditions of approval for this subdivision shall be reprinted and included within the first three sheets of the subdivision map sets submitted for review and approval. At all times these conditions of approval shall be on all grading and construction plans kept on the project site.
- G5. **Necessary Relocation of Public Facility.** If relocation of an existing public facility becomes necessary due to a conflict with the owner or designee's new improvements, then the cost of said relocation shall be borne by the owner.
- G6. **Indemnify and Hold Harmless.** The owner or designee agrees to defend and indemnify and hold City, its officers, agents, employees, officials and representatives free and harmless from and against any and all claims, losses, damages, attorney's fees, injuries, costs, and liabilities from any suit for damages or for equitable or injunctive relief which is filed by a third party against the City by reason of its approval of owner or designee's project.
- G7. **Code Compliance.** The construction permit application drawings submitted to the Santa Clara Building Division shall include an overall California Building Code analysis; proposed use and occupancy of all spaces (CBC Ch. 3), all building heights and areas (CBC Ch. 5), all proposed types of construction (CBC Ch. 6), all proposed fire and smoke protection features, including all types of all fire rated penetrations proposed (CBC Ch. 7), all proposed interior finishes fire resistance (CBC Ch. 8), all fire protection systems proposed (CBC Ch. 9), and all means of

egress proposed (CBC Ch. 10). Noncombustible exterior wall, floor, and roof finishes are strongly encouraged.

- a. During construction retaining a single company to install all fire related penetrations is highly recommended.
 - b. The grade level lobbies shall be minimum 1-hour rated all sides and above.
 - c. All stair shafts shall be minimum 1-hour rated.
 - d. All elevator shafts shall be minimum 1-hour rated.
 - e. All trash chute shafts shall be minimum 1-hour rated.
 - f. Recommendation: provide minimum two trash chutes; one for recyclables, one for trash, each trash chute to be routed down to a grade level trash collection room.
 - g. Any trash rooms shall be minimum 1-hour rated all sides and above.
- G8. **Building Codes as Amended.** See Title 15 of the Santa Clara City Code for any amendments to the California Building Codes.
- G9. **Reach Codes.** This project is subject to the provisions of the City of Santa Clara 2022 Reach Code, effective January 2022. See Ordinance No. 2034 and/or Title 15 of the Santa Clara City Code.
- a. Chapter 15.36 – Energy Code for “all electric” provisions for new construction.
 - b. Chapter 15.38 – Green Building Code for additional Electric Vehicle Charging requirements for new construction.
- G10. **Code Compliance.** Comply with all applicable codes, regulations, ordinances and resolutions.

COMMUNITY DEVELOPMENT - PLANNING DIVISION

PRIOR TO RECORDATION OF FINAL MAP

- P1. **Covenants, Conditions, and Restrictions.** Submit Covenants, Conditions, and Restrictions for Planning Review.

OPERATIONAL CONDITIONS

- P2. **Landscaping Installation & Maintenance.** The owner or designee shall ensure that the landscaping installed and accepted with this project shall be maintained on the site as per the approved plans. Any alteration or modification to the landscaping shall not be permitted unless otherwise approved by the Director of Community Development.
- P3. **Landscape Water Conservation.** The owner or designee shall ensure that landscaping installation meets City water conservation criteria in a manner acceptable to the Director of Community Development.
- P4. **Landscaping.** The owner or designee shall maintain the front yard landscaping between the house and sidewalk. New landscape areas of 500 square feet or

more or rehabilitated landscape of 2,500 square feet or more shall conform to the California Department of Water Efficient Landscape Ordinance.

COMMUNITY DEVELOPMENT - BUILDING DIVISION

DESIGN / PERFORMANCE – PRIOR TO BUILDING PERMIT ISSUANCE

- BD1. **Addressing.** Prior to overall construction permit application, submit to the Santa Clara Building Division, 2 copies of an addressing diagram request, to be prepared by a licensed architect or engineer. The addressing diagram(s) shall include all proposed streets and all building floor plans. The addressing diagram(s) shall conform to Santa Clara City Manager Directive #5; Street Name and Building Number Changes, and Santa Clara Building Division Address Policy For Residential and Commercial Developments. The addressing diagram(s) shall indicate all unit numbers to be based off established streets, not alleys nor accessways to garages. Allow a minimum of 10 working days for initial staff review. Please note city staff policy that existing site addresses typically are retired. Provide digital pdf printed from design software, not scanned from printed paper sheet.
- a. Any building or structure that is demolished shall have its address retired and a new address/s shall be issued for the project.
- BD2. **Flood Zone.** The construction permit application drawings submitted to the Santa Clara Building Division shall include a copy of the latest Federal Emergency Management Agency (FEMA) Flood Zone Map: <https://msc.fema.gov/portal/home>. The project drawings shall indicate how the project complies with the Santa Clara Flood Damage Prevention Code.
- a. FEMA Flood Zone map designations and requirements are based on the map in effect at date of Building Permit issuance.
- BD3. **Water Pollution Control.** The construction permit application drawings submitted to the Santa Clara Building Division shall include Santa Clara Valley Urban Runoff Pollution Prevention Program Low Impact Development (LID) practices http://www.scvurppp-w2k.com/nd_wp.shtml. All projects that disturb more than one acre, or projects that are part of a larger development that in total disturbs more than one acre, shall comply with the Santa Clara Valley Urban Runoff Pollution Prevention Program Best Management Practices (BMP): http://www.scvurppp-w2k.com/construction_bmp.shtml, and shall provide a Storm Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer (QSD). All site drainage and grading permit applications submitted to the Santa Clara Building Division shall include a city of Santa Clara "C3" data form, available on this web page:
- <https://www.santaclaraca.gov/our-city/departments-g-z/public-works/environmental-programs/stormwater-pollution-prevention> and will be routed to a contract consultant for review.

DURING CONSTRUCTION – PRIOR TO OCCUPANCY

- BD4. **Exterior walls:** The wall rating, opening protections and projection of the existing and new structures shall comply with the requirement of Building Codes based on the fire separation distance measured from the building's exterior to new lot lines.
- BD5. **Access and circulation:** each new parcel created by the subdivision shall have legal access to a public way, either directly or through a recorded easement.
- BD6. **Underground utility:** all existing and proposed utility shall not cross the new lot lines

FIRE DEPARTMENT

DESIGN / PERFORMANCE—PRIOR TO BUILDING PERMIT ISSUANCE

- F1. Prior to any Building Department Issuance, all fire department apparatus access roadways on private property are required to “be recorded” with the County of Santa Clara as Emergency Vehicle Access Easements (EVAE's) and reviewed by the Fire Department. No other instruments will be considered as substitutions such as P.U.E, Ingress/Egress easements and/or City Right-of-Ways.

DURING CONSTRUCTION – PRIOR TO OCCUPANCY

- F2. **Shared Fire Protection Features that Cross Property Lines.** Prior to Building Permit Final, any EVAEs or fire protection equipment (including but not limited to fire service undergrounds, sprinkler piping, fire alarm equipment, fire pumps, ERRCS) that cross property lines or is not located on the parcel of the building it serves shall have a CC&R legally recorded detailing who is responsible for maintenance and repair of the EVAE or fire protection equipment.

PARKS & RECREATION DEPARTMENT

DESIGN / PERFORMANCE—PRIOR TO BUILDING PERMIT ISSUANCE

- PR1. For residential projects, park in-lieu fees imposed pursuant to City Code Chapter 17.35 and the Quimby Act, shall be due and payable to the City prior to issuance of a building permit for each dwelling unit. Final calculations shall be based on the actual number and type of units, as well as the mix of eligible private recreational amenities, dedicated parkland, and any remaining fee due, as determined at the City's discretion.

PRIOR TO APPROVAL OF FINAL MAP

- PR2. Provide a covenant, such as the Covenants, Conditions, and Restrictions (CC&R's), to the City Attorney for review and approval, ensuring the ongoing maintenance of private recreational amenity spaces for which parkland dedication credit is received. The covenant shall be submitted to the City Attorney prior to approval of the final subdivision map, and once approved, shall be recorded concurrently with the final map.

PUBLIC WORKS DEPARTMENT - ENGINEERING
DESIGN—PRIOR TO BUILDING PERMIT ISSUANCE

- E1. **Site Clearance.** Obtain site clearance through Public Works Department prior to issuance of Building Permit. Site clearance will require payment of applicable development fees. Other requirements may be identified for compliance during the site clearance process. Contact Public Works Department at (408) 615-3000 for further information.
- E2. **Subdivision Map.** After City Council approval of the Tentative Map, submit the Subdivision Map, prepared by a Licensed Land Surveyor or a Registered Civil Engineer with Land Surveyor privileges to the Engineering Department. The submittal shall include a title report, closure calculations, and all appropriate fees.
- E3. **Easement.** Obtain Council approval of a resolution ordering vacation of existing public easement(s) proposed to be abandoned, if any, through Public Works Department, and pay all appropriate fees, prior to start of construction. Doc No. 15166952 (SC17527), Doc No. 15253296 (SC17576)

DURING CONSTRUCTION

- E4. **Encroachment Permit.** All work within the public right-of-way and/or public easement, which is to be performed by the Developer/Owner, the general contractor, and all subcontractors shall be submitted within a Single Encroachment Permit to be reviewed and issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.
- E5. **Encroachment Permit.** Submit public improvement/encroachment permit plans prepared in accordance with City Public Works Department procedures which provide for the installation of public improvements directly to the Public Works Department. Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer prior to approval and recordation of final map and/or issuance of building permits.
- E6. **Encroachment Permit.** Existing non-standard or non-ADA compliant frontage improvements shall be replaced with current City standard frontage improvements as directed by the City Engineer or his designee.
- E7. **Encroachment Permit.** All work within Santa Clara County right-of-way shall require a Santa Clara County encroachment permit.
- E8. **Encroachment Permit.** Damaged curb, gutter, and sidewalk within the public right-of-way along property's frontage shall be repaired or replaced (to the nearest score mark) in a manner acceptable to the City Engineer or his designee. The extents of said repair or replacement within the property frontage shall be at the discretion of the City Engineer or his designee.
- E9. **Encroachment Permit.** Existing streetlights shall be clear of proposed sidewalk, developer shall relocate as necessary.

- E10. **Easement.** Dedicate required on-site easements for any new public utilities, and/or emergency vehicle access by means of subdivision map or approved instrument at time of development.
- E11. **Easement.** Dedicate sidewalk easements along the project frontage where public sidewalks extend into private property. Sidewalk easements are to be 1' behind proposed back of walk where there is landscaping behind sidewalk. Sidewalk easement where hardscape is behind sidewalk is to be at back-of-walk. Cold joint is required between public sidewalk and private hardscape.
- E12. **Agreement.** If requested, owner or designee shall prepare and submit for City approval a maintenance plan for all sidewalk, curb and gutter, landscaping and irrigation system improvements installed within the public right-of-way prior to encroachment permit issuance. Such plan shall include at a minimum, maintenance requirements for trees and shrubs, in acknowledgement of developer's/property owner's obligation under Chapter 12.30 and 17.15.

PUBLIC WORKS DEPARTMENT - STORMWATER
DESIGN / PERFORMANCE—PRIOR TO BUILDING PERMIT ISSUANCE

- ST1. **Final Stormwater Management Plan.** Prior to City's issuance of Building or Grading Permits, the applicant shall develop a Final Stormwater Management Plan, update the C.3 Data Form, the Special Project Narratives and Worksheet (as appropriate), and an Erosion and Sediment Control Plan.
- ST2. **3rd Party Review of Final Stormwater Management Plan.** The Final Stormwater Management Plan and all associated calculations shall be reviewed and certified by a qualified 3rd party consultant from the SCVURPPP List of Qualified Consultants, and a 3rd party review letter (on design) shall be submitted with the Plan.
- ST3. **Notice of Intent.** For project that disturbs a land area of one acre or more, the applicant shall provide a copy of the Notice of Intent (NOI) with WDID number for coverage under the State Construction General Permit. Active projects with NOI will be inspected by the City once per month during the wet season (October – April).
- ST4. **Best Management Practices.** The applicant shall incorporate Best Management Practices (BMPs) into construction plans and incorporate post-construction water runoff measures into project plans. Include the SCVURPPP Countywide Construction BMPs Plan Sheet with the plans. Applicant to add Source control measures with designations from C.3 stormwater handbook, Appendix H.
- ST5. **C.3 Treatment Facilities Construction Notes.** Include the C.3 Treatment Facilities Construction Notes on the Improvement Plans and/or Stormwater Control Plans.
- ST6. **Decorative & Recreational Water Features.** Decorative and recreational water features such as fountains, pools, and ponds shall be designed and constructed to drain to the sanitary sewer system only.

- ST7. **Small Projects.** For single-family homes and other small projects that create and/or replace 2,500 – 10,000 square feet of impervious surface area, the applicant shall implement at least one of the following site design measures:
- a. Direction of roof runoff into cisterns or rain barrels
 - b. Direction of roof, sidewalk, walkway, patio, driveway, or parking lot runoff onto vegetated areas
 - c. Construction of sidewalks, walkways, patios, bike lanes, driveways, and parking lots with permeable surfaces
- Plans shall specify which site design measures are selected for the project and show the direction of flow from impervious surfaces to the selected site design measures. All measures shall meet the design criteria in the 2016 C.3. Stormwater Handbook, Appendix K: Standard Specifications for Lot-Scale Measures for Small Projects.
- ST8. **Interior Floor Drains.** Interior floor drains shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.
- ST9. **Trash Enclosure Floor Drains.** Floor drains within trash enclosures shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.
- ST10. **Architectural Copper.** The use of architectural copper is prohibited.

DURING CONSTRUCTION OR OPERATION

- ST11. **Biotreatment Soil Media.** Applicant shall install biotreatment soil media that meets the minimum specifications as set forth in the SCVURPPP C.3 Stormwater Handbook. If percolation rate test of the biotreatment soil mix is not performed on-site, a certification letter from the supplier verifying that the soil meets the specified mix (the date of such document shall not be older than 3 months).
- ST12. **Stormwater Control Measure Inspection.** At critical construction phases, all stormwater control measures shall be inspected for conformance to approved plans by a qualified 3rd party consultant from the SCVURPPP List of Qualified Consultants.
- ST13. **Inspections.** Permeable Pavement, Media Filter vaults, and Trash Full Capture Devices shall be inspected by a 3rd party reviewer and/or manufacturer representative for conformance with the details and specifications of the approved plans. All new pervious concrete and porous asphalt pavements should have a minimum surface infiltration rate of 100 in./hr. as described in the SCVURPPP C.3 Handbook. A map displaying the number, location and details of full trash capture devices shall be prepared as an attachment to the Operations and Maintenance (O&M) Agreement with the City.
- ST14. **Stormwater Treatment Facilities.** Stormwater treatment facilities must be designed, installed, and maintained to achieve the site design measures throughout their life in accordance to the SCVRUPPP C.3 Stormwater Handbook (Chapter 6 and Appendix C).
- ST15. **Amendments to Operation & Maintenance Agreement.** Any site design measures used to reduce the size of stormwater treatment measures shall not be installed for the project without the written approval from the City, installing the

corresponding resizing of other stormwater treatment measures and an amendment of the property's O&M Agreement.

- ST16. **Stormwater Pollution Prevention Messaging.** Developer shall install an appropriate stormwater pollution prevention message such as "No Dumping – Flows to Bay" on any storm drains located on private property.
- ST17. **Outdoor Storage Areas.** All outdoor equipment and materials storage areas shall be covered and/or bermed, or otherwise designed to limit the potential for runoff to contact pollutants.

PRIOR TO FINAL OF BUILDING PERMIT

- ST18. **As-Built Drawings.** As-Built drawing shall be submitted to the Public Works Department.
- ST19. **3rd Party Concurrence Letter.** 3rd Party concurrence letter on the C.3 facilities construction shall be submitted to the Public Works Department. The letter shall be prepared by a 3rd party consultant from the SCVURPPP List of Qualified Consultants. The City reserves the right to review the 3rd party inspection report on the C.3 stormwater facility installation.
- ST20. **Final C.3 Inspection.** Applicant shall schedule and City shall conduct a final C.3 inspection.
- ST21. **Operation & Maintenance Agreement.** The property owner shall enter into an Operation and Maintenance (O&M) Agreement with the City for all installed stormwater treatment measures and full trash capture devices in perpetuity. Applicants should contact Public Works Dept. - Environmental Services at (408) 615-3080 or Street@SantaClaraCA.gov for assistance completing the Agreement. For more information and to download the most recent version of the O&M Agreement, visit the City's stormwater resources website at <http://santaclaraca.gov/stormwater>. Inspection of permeable pavement, media filter vaults and full trash capture devices is to be done annually by December 31 of each year.

PUBLIC WORKS DEPARTMENT - TRANSPORTATION **DURING CONSTRUCTION – PRIOR TO OCCUPANCY**

- TR1. **Encroachment Permit.** Santa Clara County encroachment permit will be required for all work within the right-of-way along Lawrence Expressway
- TR2. **Encroachment Permit.** Design and construct minimum 5-foot sidewalk on Lochinvar Avenue, Lawrence Expressway, and Homestead Road.

STREETS DIVISION

RIGHT-OF-WAY LANDSCAPE

- L1. Submit copy of complete landscape plans for review and comment by City staff. Plans are to include a site plan showing location of all existing trees with 4" or larger diameter (measured 30" above ground) on development property and adjacent property if they may be impacted (include size and species), proposed trees (including location, size and species. Provide a table of trees removed and trees

- proposed – include sizing and species. For trees that are preserved, prepare a tree protection plan for review and approval by the City prior to any demolition, grading or other earthwork in the vicinity of existing trees on the site.
- L2. Include [City of Santa Clara Tree Protection Standards](#) and [City of Santa Clara Arborist Notes](#) on all improvement plans.
 - L3. No cutting of any part of **public right-of-way trees**, including roots, shall be done without securing approval from the City Streets Division. If approved, applicant shall follow all specifications outlined in the permit. Refer to City of Santa Clara Arborist Notes and implement all City of Santa Clara Tree Protection Standards.
 - L4. If removal of public right-of-way trees is approved by the City Streets Division, a 2:1 tree replacement ratio is required. If replacement ratio cannot be met, developer must pay city tree planting fees set by the Department of Public Works. Minimum tree replacement size will be a 36-inch box for all tree plantings within the right-of-way. Street tree selection and spacing shall be reviewed and approved by the City Streets Division.
 - L5. All public right-of-way trees, existing and proposed, must maintain minimum of ten (10) feet from any existing or proposed Water Department facilities or five (5) feet with root barrier. Existing trees that conflict with utilities must be removed by developer at developer's expense. Trees shall not be planted in water easements or public utility easements.
 - L6. Include [City of Santa Clara Tree Protection Standards](#) and [City of Santa Clara Arborist Notes](#) on all improvement plans.
 - L7. No cutting of any part of **public right-of-way trees**, including roots, shall be done without securing approval from the City Streets Division. If approved, applicant shall follow all specifications outlined in the permit. Refer to City of Santa Clara Arborist Notes and implement all City of Santa Clara Tree Protection Standards.
 - L8. Identified existing mature trees to be maintained. Prepare a tree protection plans for review and approval by the City of Santa Clara prior to any demolition, grading or other earthwork in the vicinity of existing trees on the site.
 - L9. Tree replacement ratio shall be 2:1 with minimum box size replacements. If project can't meet the 2:1 replacement ratio, in-lieu fees must be paid prior to issuance of building permit.

SILICON VALLEY POWER

DURING CONSTRUCTION – PRIOR TO OCCUPANCY

- SVP1. **Costs & Expenses.** Unless expressly stated otherwise or covered by a fee to be paid by the applicant, applicant shall be responsible for all costs and expenses associated with fulfilling these conditions of approval.
- SVP2. **Applicant Design Process.** Available to Applicants to expedite distribution electric substructure design.
- SVP3. **SVP Rules and Regulations.** Applicant shall comply with all applicable SVP rules, regulations, standards, guidelines, and requirements, as may be amended from time to time.

SVP4. SVP Standards. Applicant shall comply with the following SVP standards (as may be amended or supplemented).

- a. UG1000 - Installation of Underground Substructures by Developers
- b. UG1250 – Encroachment Permit Clearances from Electric Facilities
- c. UG0339 – Remote Switch Pad
- d. OH1230 – Tree Clearances from Overhead Electric Lines
- e. SD1235 – Tree Planting Requirements Near Underground Electric Facilities
- f. UG1225 – Pad mounted Equipment Clearances and Protection
- g. UG0250 – High Density Residential Metering Requirements
- h. FO-1901 – Fiber Optic Splicing and Testing Methods
- i. SVP Rules and Regulations – Latest Edition

SVP5. SVP Standards, Miscellaneous:

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

SVP6. Meter Locations:

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

SVP7. Underground Service Entrance

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

SVP8. Existing Facilities:

- a. All existing SVP facilities, onsite or offsite, are to remain unless specifically addressed by SVP personnel in a separate document. It is the Applicants responsibility to maintain all clearances from equipment and easements. The

Applicant may contact SVP outside of the PCC process for clear definitions of these clearance requirements. Applicant should not assume that SVP will be removing any existing facilities without detailed design drawings from SVP indicating potential removals. Simply indicating that SVP facilities are to be removed or relocated on conceptual plans does not imply that this action has been approved by SVP.

- b. Any relocation of existing electric facilities shall be at Applicants expense.

WATER & SEWER DEPARTMENT

DESIGN / PERFORMANCE -- PRIOR TO ISSUANCE OF BUILDING PERMIT

- W1. **Previous Approvals.** Permittee shall abide by and continue to comply with all previous City approvals, permits, or requirements relating to the subject property, unless explicitly superseded or revised by the Director of Water and Sewer Utilities.
- W2. **Related Approvals.** Applicant shall comply with all related City approvals, entitlements, permits, or requirements associated with the subject property, unless explicitly superseded or revised by the Director of Water and Sewer Utilities.
- W3. **Separate Services.** Applicant shall provide separate water, recycled water, sanitary sewer, and fire services connected to a public main in the public right-of-way services for each parcel to the satisfaction of the Director of Water & Sewer Utilities. Different types of water and recycled water use (domestic, irrigation, fire) shall be served by separate water services, each separately tapped at the water main. Services cannot cross a different parcel than the one it serves. No parcel shall be created that requires an easement from an adjacent parcel in order to be served unless explicitly authorized by the Director of Water and Sewer Utilities. Tapping on existing fire service line(s) is prohibited. Approved backflow prevention device(s) are required on all potable water services.
- W4. **Easements.** Prior to City's issuance of Building or Grading Permits, the applicant shall provide a dedicated water utility easement around the backflow prevention device onsite. The water utility easement for the water services and all other public water appurtenances shall be a minimum 15 feet wide and be adjacent to the public right-of-way without overlapping any public utility easement. Additionally, the applicant shall submit plans defining existing easements so Water Division can verify if there are any conflicts with proposed easements and water utilities.
- W5. **Conditional Releases.** The applicant shall comply with all the requirements of any building permit conditional release requirements.

KEY:

G = General

P = Planning Division

BD = Building Division

H = Housing & Community Services Division

F = Fire Department

PR = Parks & Recreation Department

PD = Police Department

E = Engineering Division

Streets Division (Landscape, Solid Waste, and Stormwater)

L = Landscape

SW = Solid Waste

SVP = Silicon Valley Power

W = Water & Sewer Department

ACKNOWLEDGEMENT AND ACCEPTANCE OF CONDITIONS OF APPROVAL

Permittee/Property Owner

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

Signature:

Printed Name:

Relationship to Property:

Date:

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

Web Links to June 17, 2026 DRH

Name of Document: June 17, 2026, DRH Staff Report

DRH Meeting (June 17, 2026):

Here you will find documents related to the Development Review Hearing such as the staff report and attachments.

<https://santaclara.legistar.com/LegislationDetail.aspx?ID=8070798&GUID=769E3EBF-D311-4410-B443-2368D269FBAE&Options=&Search=>

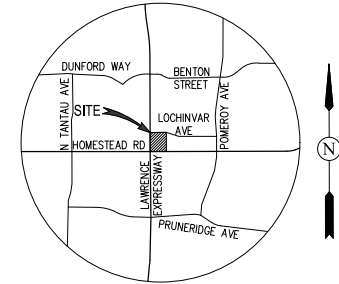
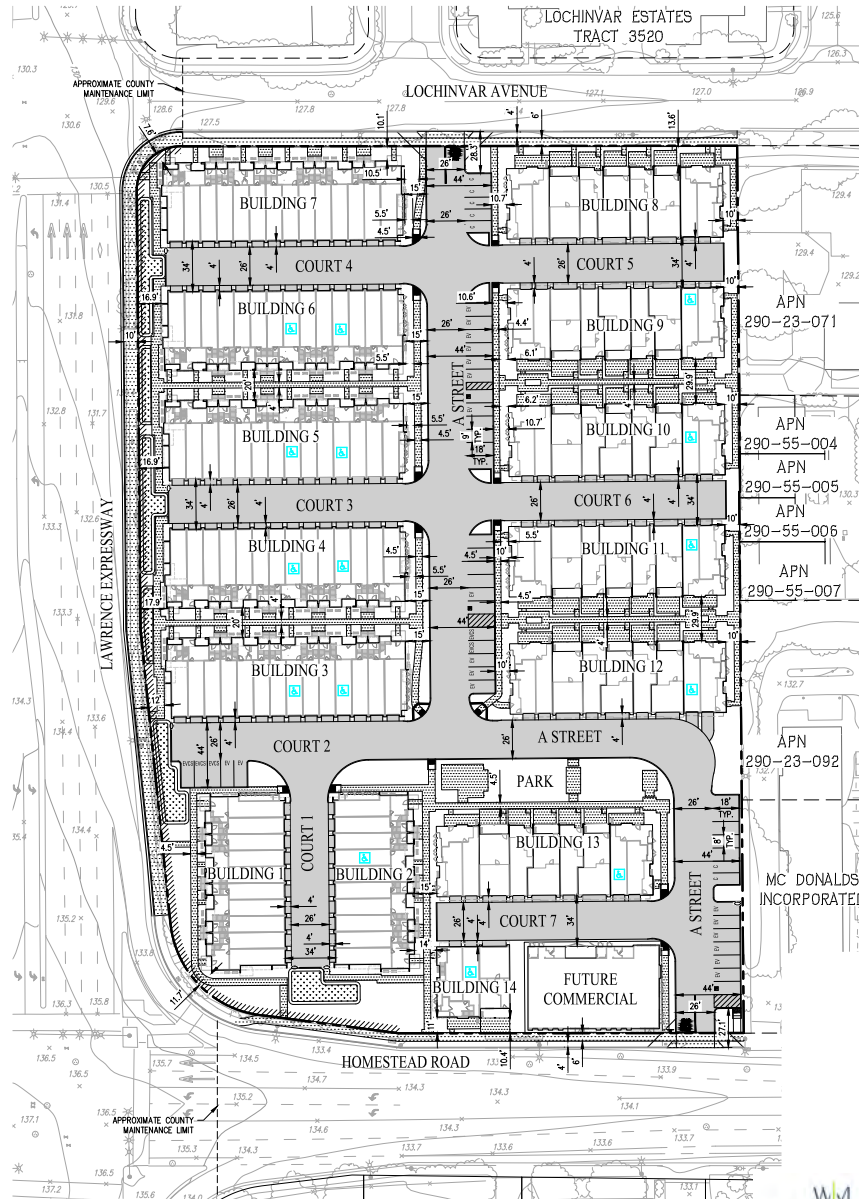
These documents are available for viewing in the Community Development Department

CONTACTS:

1. OWNER/DEVELOPER: PULTE GROUP
4511 WILLOW ROAD, SUITE 8
PLEASANTON, CA 94588
(925) 383-5425
BILL SAKLER
2. ENGINEER: CARLSON, BARBER & GIBSON, INC.
2633 CHANNY RAMON, SUITE 300
SAN RAMON, CALIFORNIA 94583
(925) 866-0322
JUSTIN JOSEPH, RCE 87572

GENERAL NOTES

1. ASSESSORS PARCEL NO. 290-23-053 & 290-23-049
2. SITE AREA: 5.554 AC
3. LOTS: 2
4. DWELLING UNITS: 147
5. SITE DENSITY: 26.7 DU/AC
6. EXISTING GENERAL PLAN: NEIGHBORHOOD MIXED USE
PROPOSED GENERAL PLAN: NEIGHBORHOOD MIXED USE
7. EXISTING ZONING: MU-MIXED USE NEIGHBORHOOD COMMERCIAL
PROPOSED ZONING: MU-MIXED USE NEIGHBORHOOD COMMERCIAL
8. BENCHMARK: THE BENCHMARK FOR THIS SURVEY IS HOMESTEAD ROAD & LAWRENCE EXPRESSWAY, NE CORNER ISLAND, CHASED, CROSS ON TOP OF SW BOLT IN TRAFFIC SIGNAL POLE BASE. (RESET 1997)
9. EXISTING STRUCTURES: ALL EXISTING BUILDINGS, PAVEMENT, AND TREES WITHIN THE PROJECT BOUNDARY TO BE REMOVED.
10. EXISTING UTILITIES: EXISTING UTILITIES WITHIN BOUNDARY TO BE REMOVED AS NOTED.
11. STREETS: ALL DRIVE ASIDES WITHIN THE PROJECT WILL BE PRIVATE AND WILL BE PRIVATELY MAINTAINED. (MINIMUM LONGITUDINAL SLOPE=0.5%)
12. TREES: STREET TREES WILL BE INSTALLED PER THE CITY OF SANTA CLARA STANDARDS.
13. STREET LIGHTS: STREET LIGHTS WILL BE INSTALLED PER THE CITY OF SANTA CLARA STANDARDS (OR APPROVED EQUAL).
14. FLOOD ZONE: ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP, MAP NUMBER 06080C0228H
DATE: MAY 18, 2009
15. UTILITIES:
WATER(OFF-SITE): CITY OF SANTA CLARA
WATER(ON-SITE): PRIVATE
FIRE: PRIVATE
SEWER (OFF-SITE): CITY OF SANTA CLARA
SEWER (ON-SITE): PRIVATE
STORM DRAIN (OFF-SITE): CITY OF SANTA CLARA
STORM DRAIN (ON-SITE): PRIVATE
ELECTRIC: SILICON VALLEY POWER
TELEPHONE: AT&T
CABLE TV: COMCAST
16. DIMENSIONS: ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL MAP
17. PHASING: PROJECT MAY BE CONSTRUCTED IN PHASES
18. CONDOMINIUM MAP: A CONDOMINIUM MAP WILL BE RECORDED FOR THE RESIDENTIAL UNITS. THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTIONS 4125 AND 4285 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT.



VICINITY MAP
(NOT TO SCALE)

SHEET INDEX

SHEET NO.	SHEET TITLE
TM01	SITE PLAN
TM02	EXISTING CONDITIONS
TM03	LOTING PLAN
TM04	STREET SECTIONS
TM05	GRADING AND DRAINAGE PLAN
TM06	UTILITY PLAN
TM07	STORMWATER CONTROL PLAN
TM08	FIRE ACCESS PLAN
TM09	TRASH PICKUP PLAN
TM10	ALTERNATE TRASH PICKUP PLAN
TM11	AFFORDABLE HOUSING PLAN

PARKING SUMMARY

PARKING REQUIRED	
MULTI-FAMILY	
OFF-STREET COVERED SPACES PER UNIT (1.5 PER UNIT) = (147 X 1.5) =	221 SPACES
COMMERCIAL	
ON-STREET SPACES (4 PER 1000 SQ.FT.) = (4,991 / 1000) * 4 =	20 SPACES
TOTAL PARKING REQUIRED =	241 SPACES
PARKING PROVIDED	
MULTI-FAMILY	
COVERED GARAGE SPACES SPACES (2 PER UNIT) = (147 X 2) =	294 SPACES
GUEST SPACES	
ON-STREET STANDARD SPACES (N=TRACT) =	13 SPACES
COMPACT STALL (N=TRACT) =	7 SPACES
ACCESSIBLE STALL (N=TRACT) =	3 SPACES
EV CHARGING STALL (N=TRACT) =	5 SPACES
EV READY STALL (N=TRACT) =	19 SPACES
TOTAL PARKING PROVIDED =	341 SPACES

- PARKING NOTES:
- PERPENDICULAR STANDARD SPACES MINIMUM DIMENSIONS: 9 FEET BY 18 FEET.
 - THE TOTAL PARKING COUNT WILL BE SHARED FROM EACH OF THE REQUIREMENTS FROM MULTI-FAMILY AND COMMERCIAL.

DEVELOPMENT STANDARDS

DEVELOPMENT STANDARD (MU-MIX)	REQUIRED	PROPOSED
FRONT YARD SETBACK	MIN. 0- FEET	0- FEET
SIDE YARD SETBACK (INTERIOR)	MIN. 0- FEET	0- FEET
SIDE YARD SETBACK (CORNER)	MIN. 0- FEET	0- FEET
MAXIMUM BUILDING HEIGHT	32- FEET	51- FEET*
NUMBER OF STORES	MAX. 3	4*
BUILDING COVERAGE	MAX. 60%	43%
DENSITY (UNITS/ACRE)	20-36	27.3
PRIVATE REC SPACE (AVG./UNIT)	60 SF	127 SF
COMMON REC SPACE (AVG./UNIT)	200 SF	200 SF

- NOTES:
- PRIVATE REC SPACE INCLUDES GROUND-LEVEL FENCED PATIO AREAS & BALCONY AREAS.
 - * DENOTES REQUESTED WAIVER

LEGEND

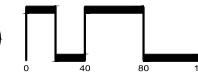
- PROPERTY BOUNDARY
- ////// RELINQUISHED ADJUTERS RIGHTS
- ACCESSIBLE UNIT
- EV ELECTRIC VEHICLE READY PARKING STALL
- EVCS ELECTRIC VEHICLE CHARGING STALL

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES SITE PLAN PARIVA

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

SCALE: 1"= 40' DATE: MAY 29, 2026

WM
WAYMARK



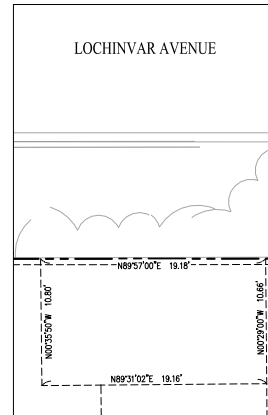
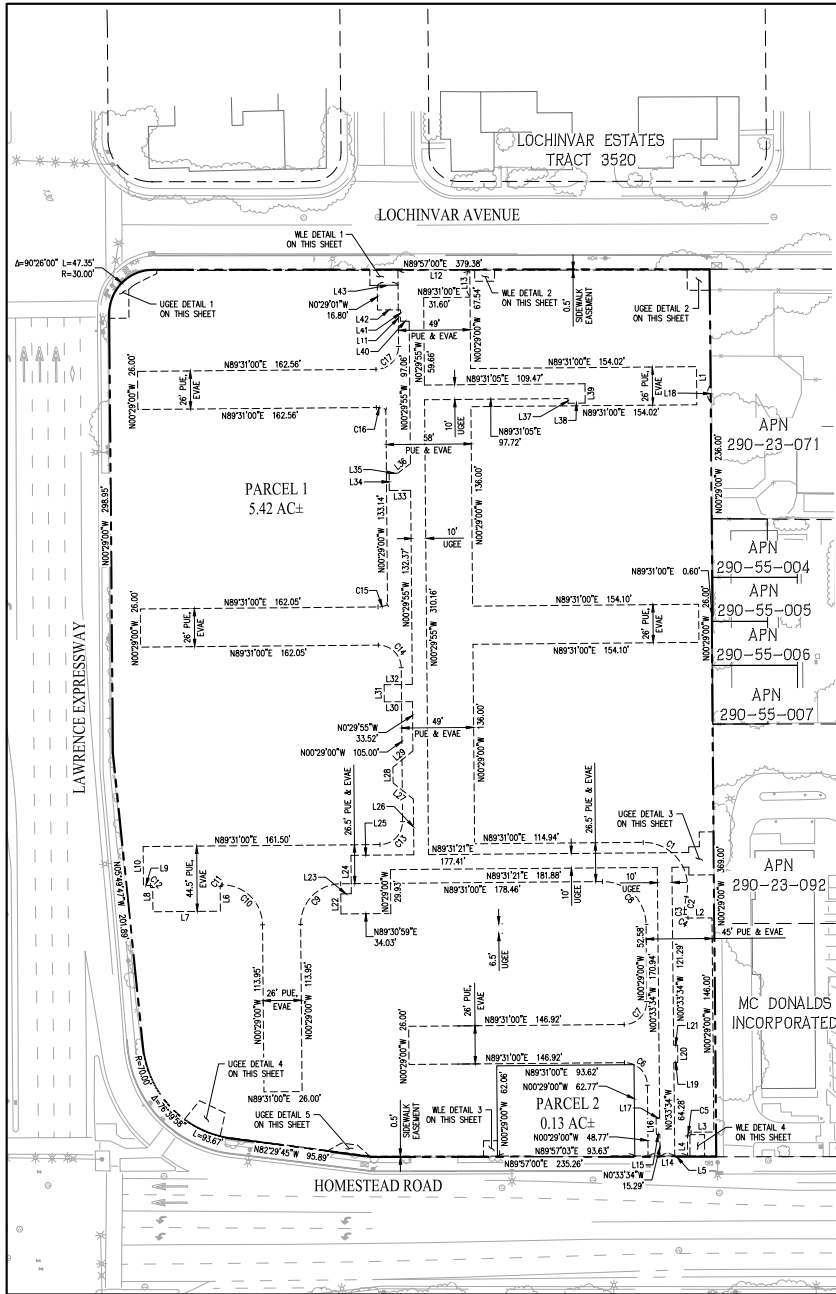
cbg
CIVIL ENGINEERS

SAN RAMON : (925) 866-0322
ROSEVILLE : (916) 788-4456
WWW.CBANDS.COM

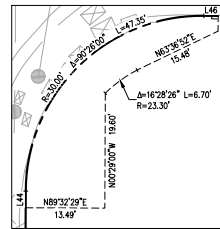
SURVEYORS PLANNERS

SHEET NO.
TM01
OF 11 SHEETS

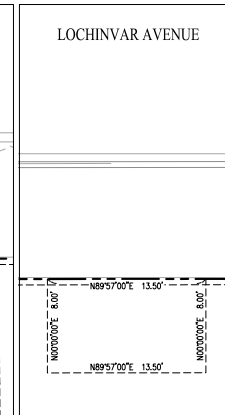
JOB NO.: 3455-015



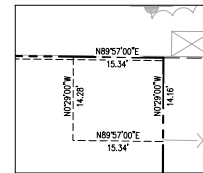
WLE DETAIL 1
SCALE: 1"=5'



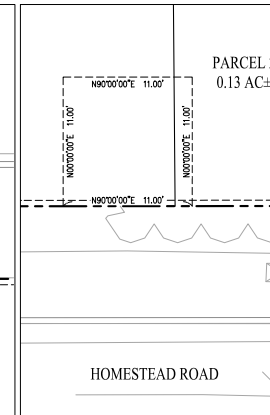
UGEE DETAIL 1
SCALE: 1"=10'



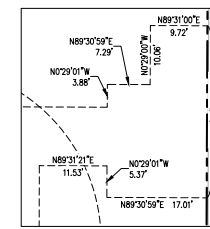
WLE DETAIL 2
SCALE: 1"=5'



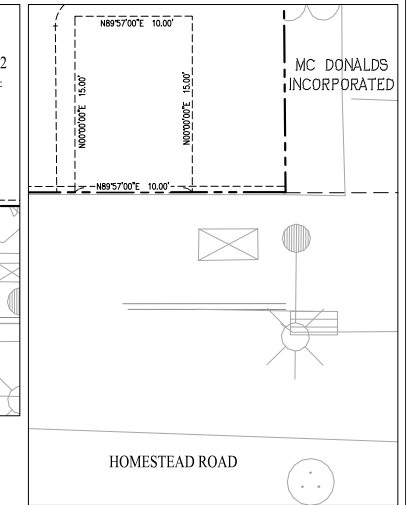
UGEE DETAIL 2
SCALE: 1"=10'



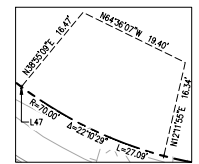
WLE DETAIL 3
SCALE: 1"=5'



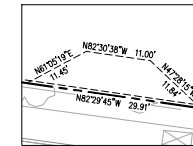
UGEE DETAIL 3
SCALE: 1"=10'



WLE DETAIL 4
SCALE: 1"=5'



UGEE DETAIL 4
SCALE: 1"=10'



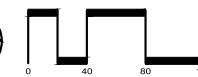
UGEE DETAIL 5
SCALE: 1"=10'

LINE TABLE		LINE TABLE	
NO	BEARING LENGTH	NO	BEARING LENGTH
L1	N00°29'00"W 26.00'	L21	N89°31'00"E 2.75'
L2	N89°31'00"E 16.38'	L22	N00°29'00"W 13.72'
L3	N89°31'00"E 15.50'	L23	N89°31'00"E 7.17'
L4	N00°29'00"W 14.17'	L24	N00°29'01"W 26.20'
L5	N89°56'31"E 27.00'	L25	N89°31'00"E 42.86'
L6	N00°29'00"W 17.00'	L26	N00°29'55"W 38.03'
L7	N89°31'00"E 46.00'	L27	N51°38'54"W 17.62'
L8	N00°29'00"W 16.50'	L28	N00°30'35"W 10.72'
L9	N89°31'00"E 4.81'	L29	N50°37'44"E 17.83'
L10	N00°29'00"W 26.50'	L30	N89°31'00"E 19.24'
L11	N00°29'00"W 52.41'	L31	N00°29'00"W 11.74'
L12	N89°57'00"E 49.00'	L32	N89°31'00"E 19.24'
L13	N00°29'00"W 18.43'	L33	N89°31'00"E 14.55'
L14	N89°57'00"E 10.00'	L34	N00°29'00"W 11.74'
L15	N89°16'44"E 2.46'	L35	N89°31'00"E 5.95'
L16	N00°43'16"W 11.00'	L36	N52°27'42"E 10.77'
L17	N89°16'44"E 2.49'	L37	N00°29'00"W 3.21'
L18	N00°29'00"W 11.46'	L38	N89°31'00"E 11.74'
L19	N89°31'00"E 2.74'	L39	N00°29'00"W 13.21'
L20	N00°29'00"W 11.74'	L40	N89°31'00"E 5.89'

LINE TABLE		CURVE TABLE	
NO	BEARING LENGTH	NO	RADIUS DELTA LENGTH
L41	N00°29'00"W 7.83'	C1	30.00' 104°06'12" 54.51'
L42	N89°31'00"E 15.64'	C2	49.50' 101°12'0" 8.80'
L43	N89°31'02"E 14.13'	C3	49.50' 37°54'30" 3.38'
L44	N00°29'00"W 2.84'	C4	2.50' 90°00'02" 3.93'
L45	N00°03'00"E 2.59'	C5	2.50' 90°00'00" 3.93'
L46	N89°57'00"E 2.44'	C6	15.50' 89°59'59" 24.35'
L47	N53°43'17"W 0.06'	C7	15.50' 90°00'00" 24.35'
		C8	29.50' 90°00'00" 46.34'
		C9	27.50' 90°00'00" 43.20'
		C10	27.50' 90°00'00" 43.20'
		C11	1.02' 97°21'32" 1.72'
		C12	1.50' 90°00'00" 2.36'
		C13	15.50' 90°00'00" 24.35'
		C14	15.50' 90°00'00" 24.35'
		C15	15.50' 24°47'38" 6.71'
		C16	15.50' 24°47'38" 6.71'
		C17	15.50' 90°00'00" 24.35'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED EASEMENT
- PROPERTY LOT LINE



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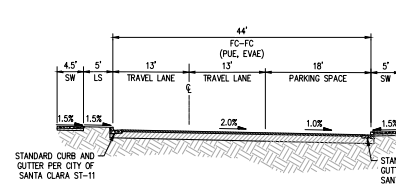
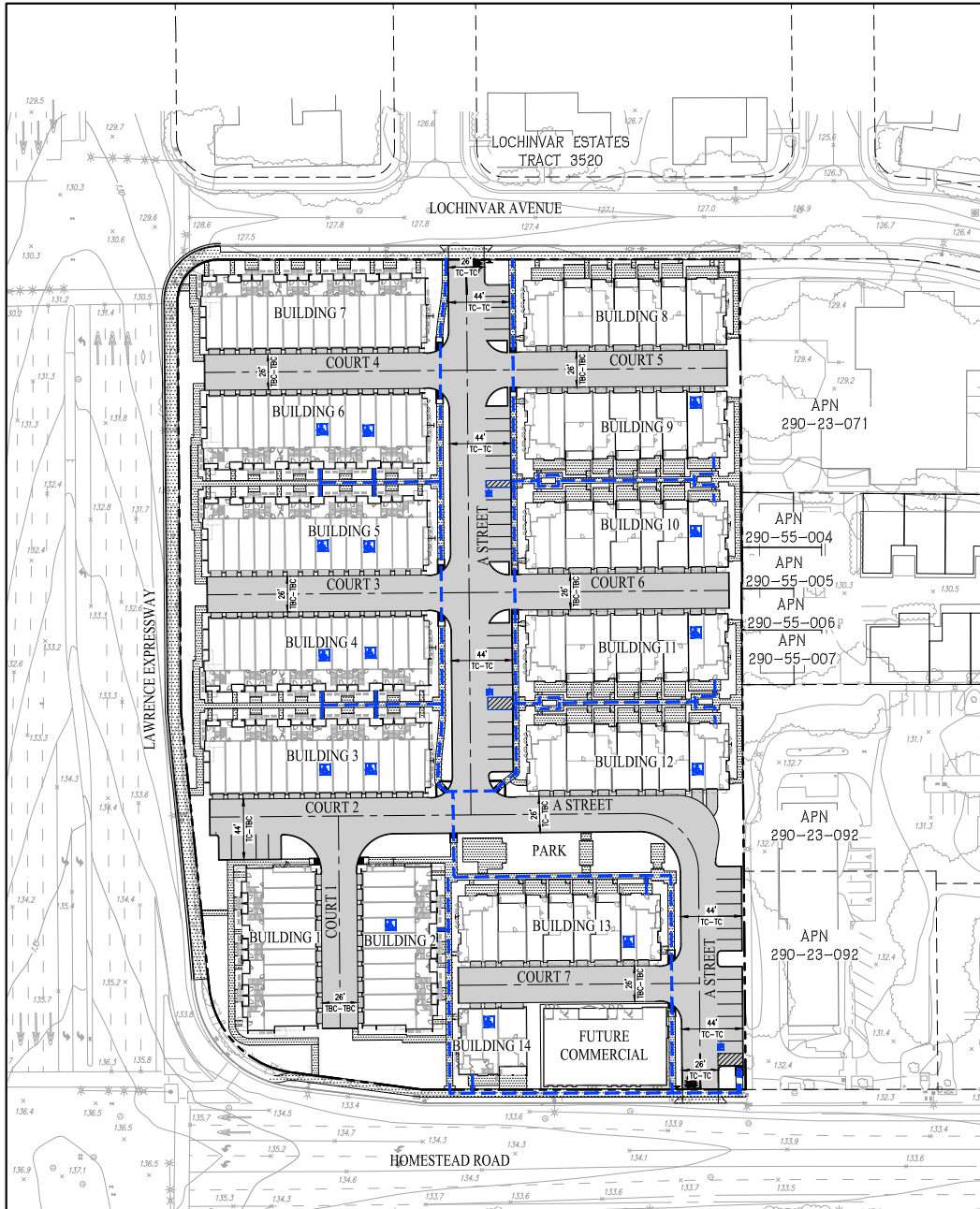
VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES LOTING PLAN PARIVA

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA
SCALE: 1"= 40' DATE: MAY 29, 2026

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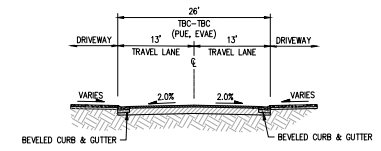
SHEET NO.
TM03
OF 11 SHEETS

JOB NO.: 3455-015



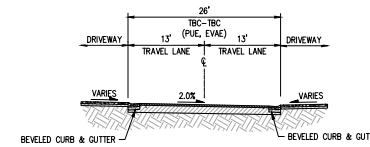
TYPICAL 26' PRIVATE STREET WITH PARKING ON RIGHT SIDE (CROSS SLOPED)

APPLIES TO: A STREET
NOT TO SCALE



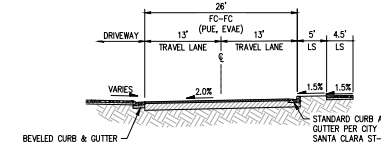
TYPICAL 26' PRIVATE STREET SECTION (CROWNED)

APPLIES TO: COURT 1, COURT 5, COURT 6
NOT TO SCALE

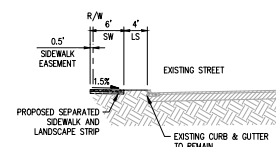


TYPICAL 26' PRIVATE STREET SECTION (CROSS SLOPED)

APPLIES TO: COURT 3, COURT 4, COURT 7
NOT TO SCALE

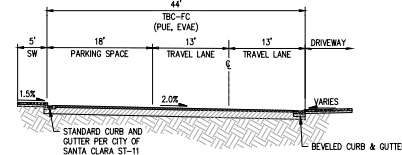


COURT 2
NOT TO SCALE



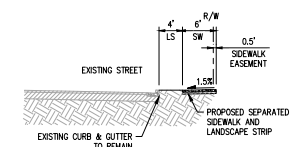
HOMESTEAD ROAD FRONTAGE (EXISTING ROAD)

NOT TO SCALE



LAWRENCE EXPRESSWAY FRONTAGE (EXISTING ROAD)

NOT TO SCALE



LOCHINVAR AVENUE FRONTAGE (EXISTING ROAD)

NOT TO SCALE

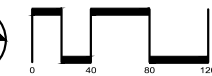
LEGEND

- PROPERTY BOUNDARY
- ACCESSIBLE PATH OF TRAVEL
- ACCESSIBLE DWELLING UNIT
- ACCESSIBLE PARKING SPACE

NOTE:
COURTS 1,2,3,4,5,6,7 AND A STREET ARE DESIGNATED AS EAVE ACCESS.

VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
STREET SECTIONS
PARIVA

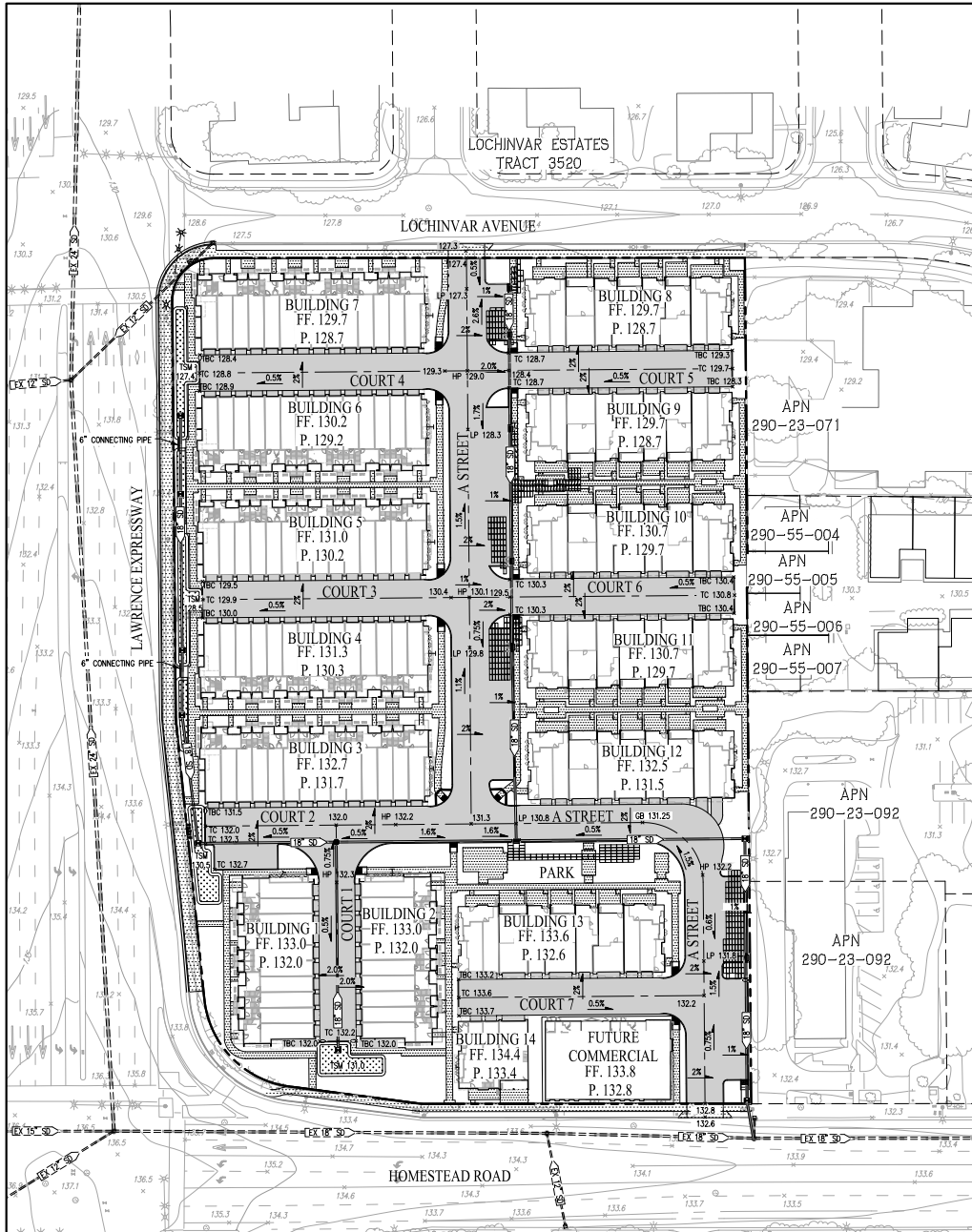
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA
SCALE: 1"= 40' DATE: MAY 29, 2026



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JOB NO.: 3455-015

SHEET NO.
TM04
OF 11 SHEETS



EARTHWORK SUMMARY		
DESCRIPTION	CUT (CY)	FILL (CY)
ROUGH GRADING (NO UNDERCUT ASSUMED)	4,038	3,871
UTILITY SPOILS (ASSUMED)	1,000	-
HOUSE SPOILS (ASSUMES 15 CY/UNIT, 147 UNITS)	2,205	-
BIORETENTION (ASSUMES 2.5' SECTION)	277	-
SILVA CELLS (ASSUMES 3.5' SECTION)	479	-
SHRINKAGE OF CUT MATERIALS (10%)	-	387
SUBTOTAL	7,999	4,258
NET	3,741 (CUT)	-
BUILDING FOUNDATION BACKFILL (ASSUMES 8')	-	1,766
PARKING LOT BACKFILL (ASSUMES 8')	-	3,788
SUBTOTAL	7,999	9,812
NET	1,813 (FILL)	-

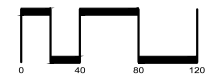
LEGEND

---	PROPERTY BOUNDARY
132.0	SPOT ELEVATION
3%	SLOPE
18" SD	PROPOSED STORM DRAIN
18" SD	EXISTING STORM DRAIN
18" SD	PROPOSED BIORETENTION
	SILVA CELL
○	CURB CUT

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES GRADING AND DRAINAGE PLAN PARIVA

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

SCALE: 1"= 40' DATE: MAY 29, 2026

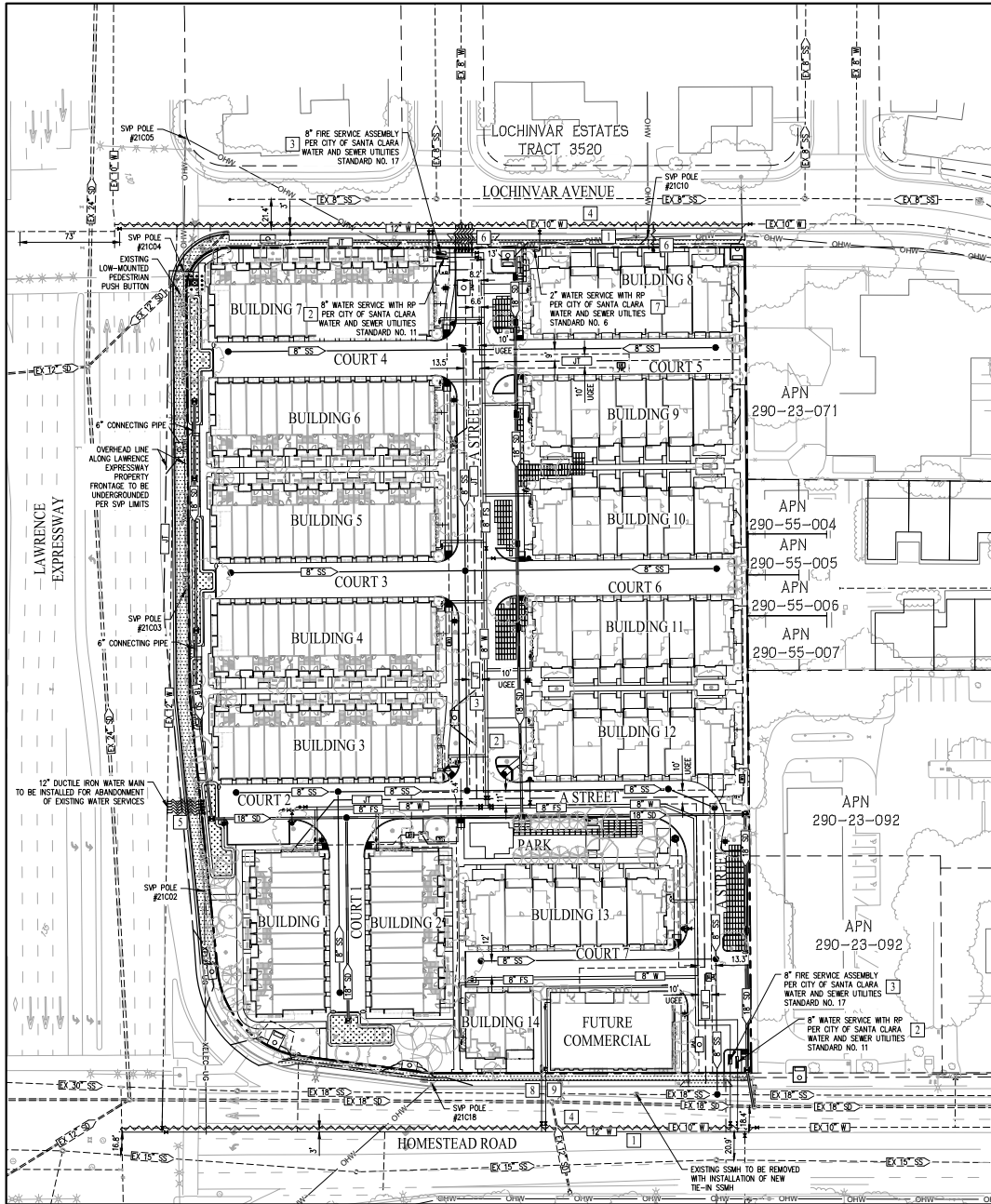


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JOB NO.: 3455-015

SHEET NO.
TM05
OF 11 SHEETS



WATER SERVICE UTILITY TABLE						
NO.	(E) OR (N)	UTILITY	SIZE	MATERIAL	DISPOSITION	QUANTITY
1	(N)	DOMESTIC WATER	12"	DIP	INSTALL NEW	995 LF
2	(N)	DOMESTIC WATER	8"	PVC	INSTALL NEW	2 EA
3	(N)	DOMESTIC WATER (FIRE)	8"	PVC	INSTALL NEW	2 EA
4	(E)	DOMESTIC WATER	10"	PVC	TO BE ABANDONED	925 LF
5	(E)	DOMESTIC WATER (RR)	1"	PVC	TO BE ABANDONED	5 EA
6	(E)	DOMESTIC WATER	1"	PVC	TO BE ABANDONED	6 EA
7	(N)	DOMESTIC WATER (RR)	2"	PVC	INSTALL NEW	1 EA
8	(N)	DOMESTIC WATER	2"	PVC	INSTALL NEW	1 EA
9	(N)	DOMESTIC WATER (FIRE)	6"	PVC	INSTALL NEW	1 EA

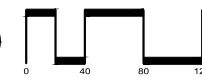
LEGEND

- PROPERTY BOUNDARY
- 8" SS PROPOSED SANITARY SEWER
- 18" SD PROPOSED STORM DRAIN
- 8" W PROPOSED WATER
- 8" FS PROPOSED FIRE SERVICE
- J PROPOSED JOINT TRENCH
- EX 18" SD EXISTING SANITARY SEWER
- EX 18" SD EXISTING STORM DRAIN
- EX 8" W EXISTING WATER
- OHV EXISTING OVERHEAD WIRES
- PROPOSED BIORETENTION
- PROPOSED CURB CUT
- SILVA CELL
- 8" FIRE REDUCED PRESSURE BACKFLOW PREVENTER
- 8" DOMESTIC WATER BACKFLOW PREVENTER
- PAD MOUNTED TRANSFORMER
- PROPOSED STREET LIGHT

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES UTILITY PLAN PARIVA

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

SCALE: 1"= 40' DATE: MAY 29, 2026

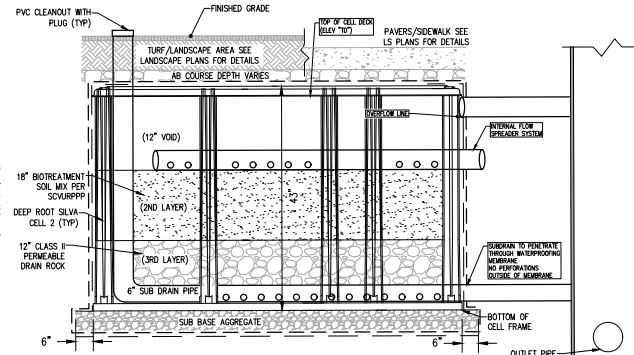
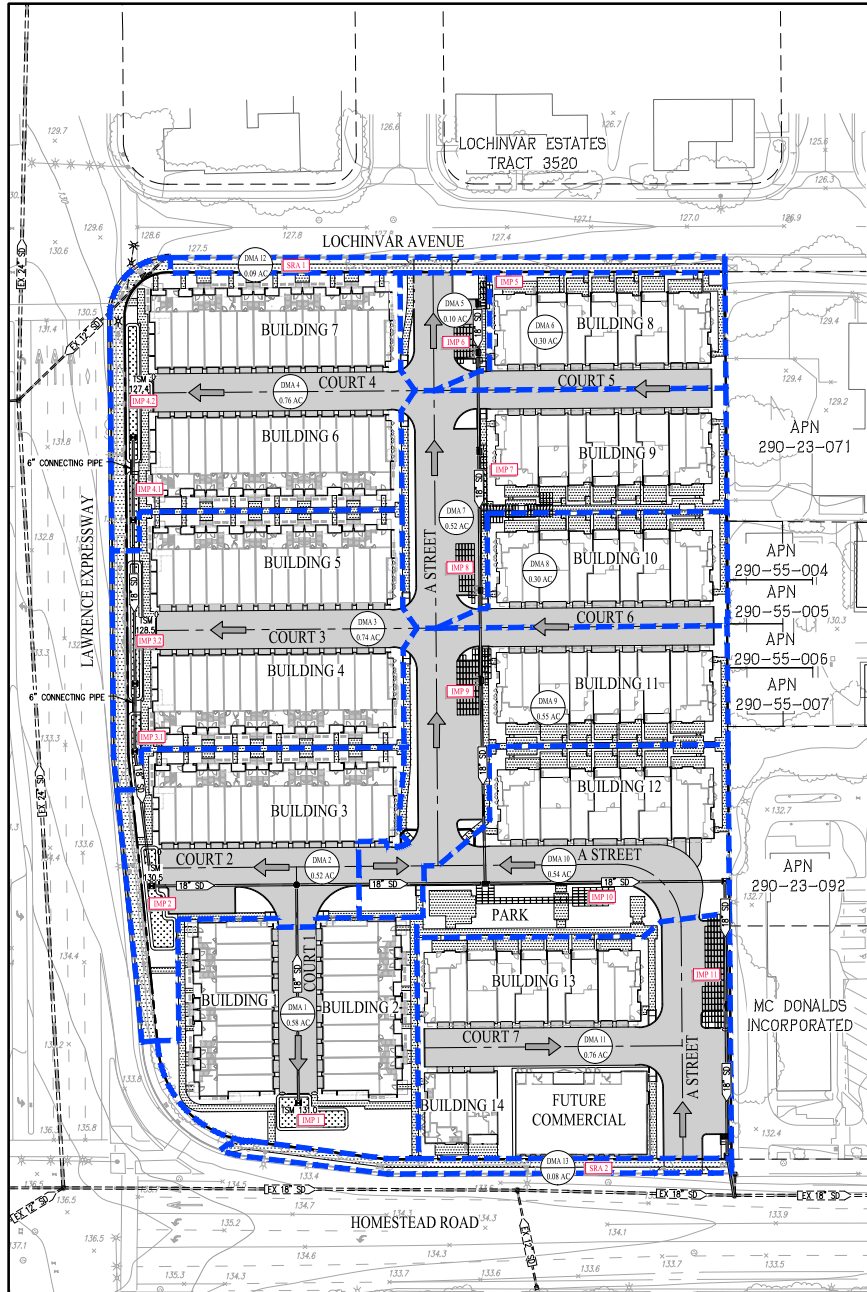


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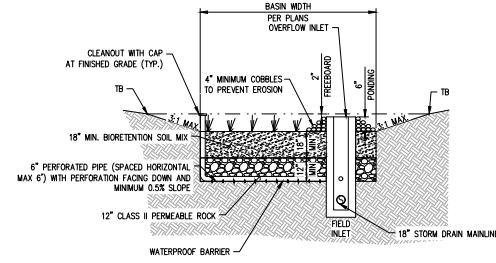
SHEET NO.
TM06
OF 11 SHEETS



TYPICAL SILVA CELL SECTION
NOT TO SCALE

STORMWATER TREATMENT SUMMARY					
AREA ID	DRAINAGE AREA (SF)	TOTAL IMPERVIOUS AREA (SF)	TOTAL PERVIOUS AREA (SF)	COMBINATION FLOW AND VOLUME METHOD TREATMENT AREA PROPOSED (SF)	PONDING DEPTH (INCHES)
DMA 1	25,396	18,032	6,364	688	6
DMA 2	22,706	18,073	4,633	616	6
DMA 3	32,214	27,128	5,086	894	6
DMA 4	32,855	27,480	5,375	901	6
DMA 5	4,542	3,702	840	124	6
DMA 6	13,033	12,003	1,030	361	6
DMA 7	22,740	20,746	1,994	628	6
DMA 8	12,978	12,126	852	356	6
DMA 9	24,136	21,619	2,517	657	6
DMA 10	23,387	17,739	5,648	639	6
DMA 11	32,899	29,029	3,870	897	6
DMA 12	3,639	2,425	1,514	SRA 1	-
DMA 13	3,516	2,227	1,289	SRA 2	-
TOTAL	254,341	213,329	41,012	6,761	-

NOTE:
- THE COMBINATION FLOW AND VOLUME METHOD WAS USED TO CALCULATE THE TREATMENT AREA.
- FULL TRASH CAPTURE DEVICES (CONNECTOR PIPE SCREEN OR APPROVED EQUAL) CERTIFIED BY SWIRCB ARE APPLICABLE TO ALL DRAIN INLETS LOCATED OUTSIDE OF BIORETENTION AREAS AND SILVA CELLS, IN ACCORDANCE WITH C.3 REQUIREMENTS.



BIORETENTION TYPICAL SECTION
NOT TO SCALE

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES STORMWATER CONTROL PLAN PARIVA

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA
SCALE: 1\"/>



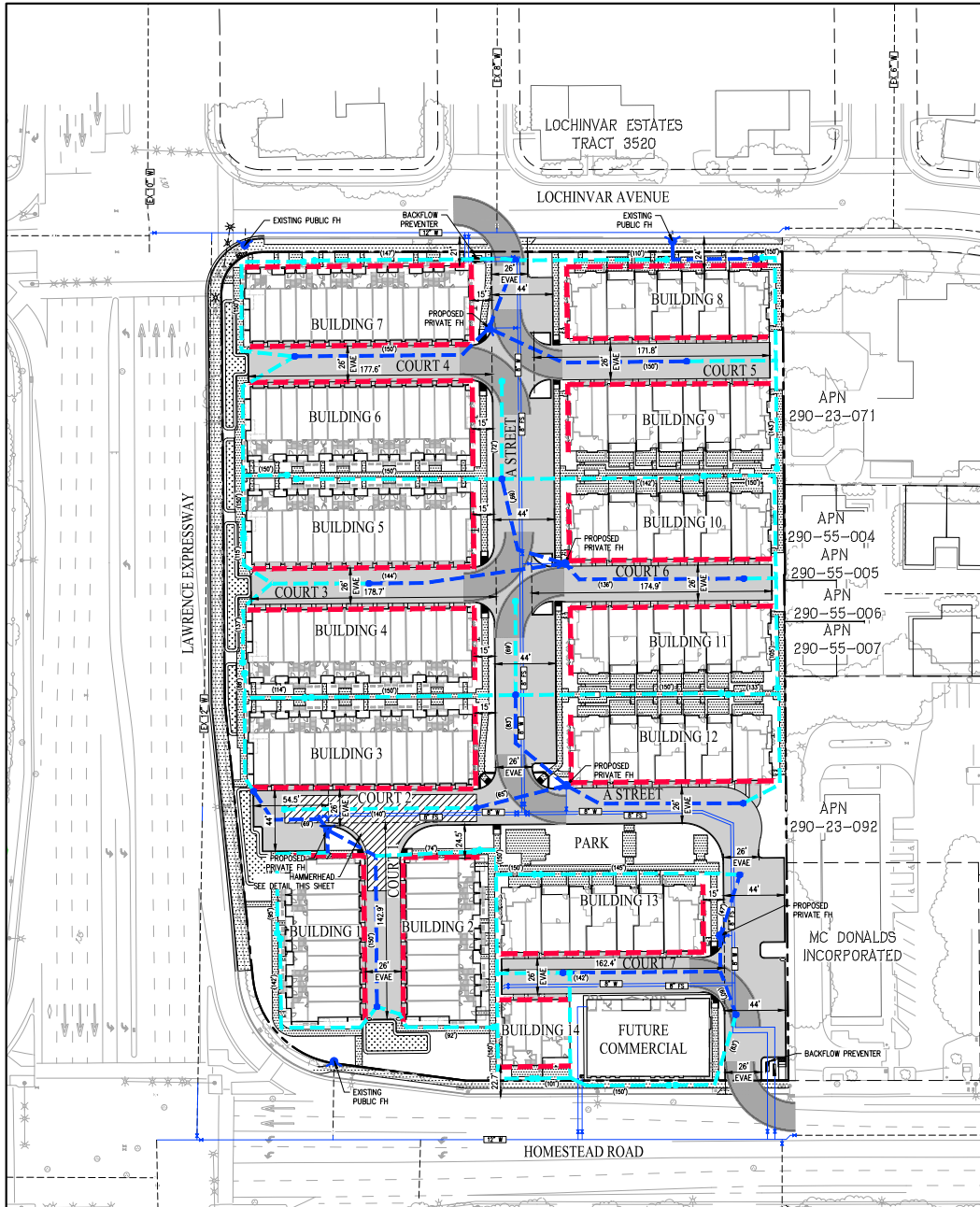
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SHEET NO.
TM07
OF 11 SHEETS

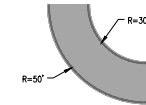
LEGEND

- PROPERTY BOUNDARY
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- DMA BOUNDARY
- PROPOSED BIORETENTION
- 100-YEAR STORM EVENT OVERLAND RELEASE
- PROPOSED CURB CUT
- SILVA CELL

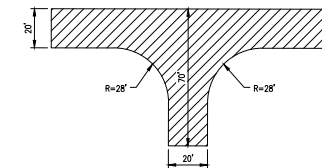
JOB NO.: 3455-015



NOTE:
COURTS 1,2,3,4,5,6,7 AND A STREET ARE DESIGNATED AS EVAE ACCESS.



FIRE TRUCK
TURNING TEMPLATE
NOT TO SCALE



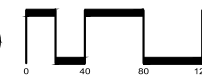
120' HAMMERHEAD PER
APPENDIX D
NOT TO SCALE

LEGEND

- PROPERTY BOUNDARY
- PROPOSED FIRE SERVICE
- EXISTING WATER
- FIRE AERIAL APPARATUS ACCESS ROAD
- FIRE AERIAL APPARATUS ACCESS
- FIRE DEPARTMENT HOSE REACH FROM FIRE HYDRANT TO FIRE TRUCK (150' MAX)
- FIRE DEPARTMENT HOSE REACH FROM FIRE TRUCK TO BUILDING (150' MAX)
- FIRE HYDRANT

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES FIRE ACCESS PLAN PARIVA

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA
SCALE: 1"= 40' DATE: MAY 29, 2026

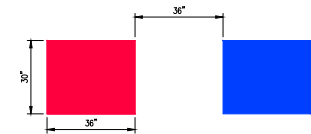
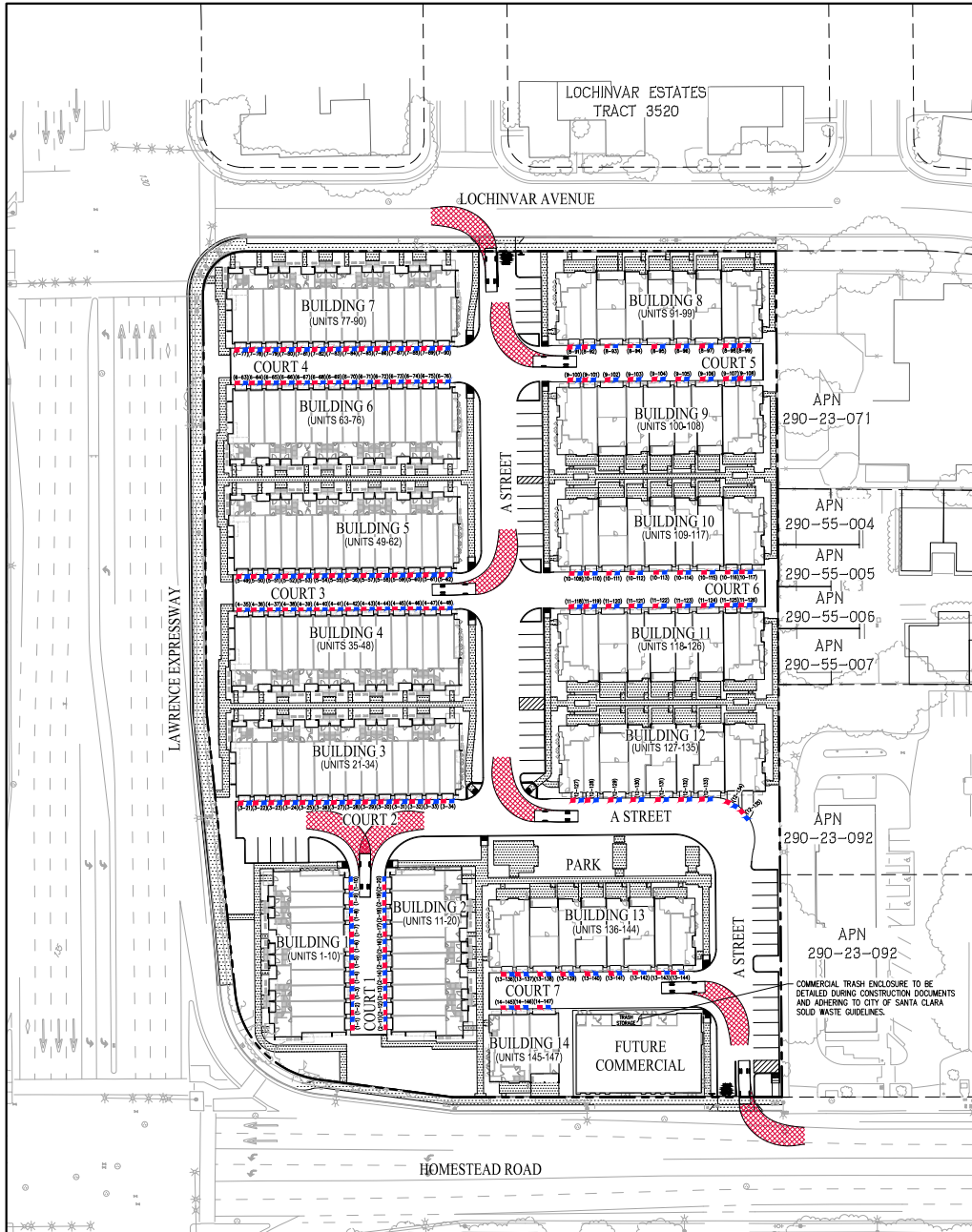


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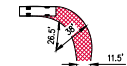
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JOB NO.: 3455-015

SHEET NO.
TM08
OF 11 SHEETS



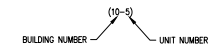
GARBAGE BIN TEMPLATE
NOT TO SCALE



GARBAGE TRUCK TURNING TEMPLATE
NOT TO SCALE

LEGEND

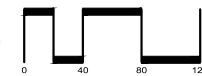
- PROPERTY BOUNDARY
- TRASH CART
- RECYCLING CART



VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES TRASH PICKUP PLAN PARIVA

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

SCALE: 1"= 40' DATE: MAY 29, 2026

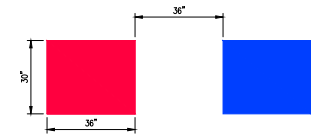
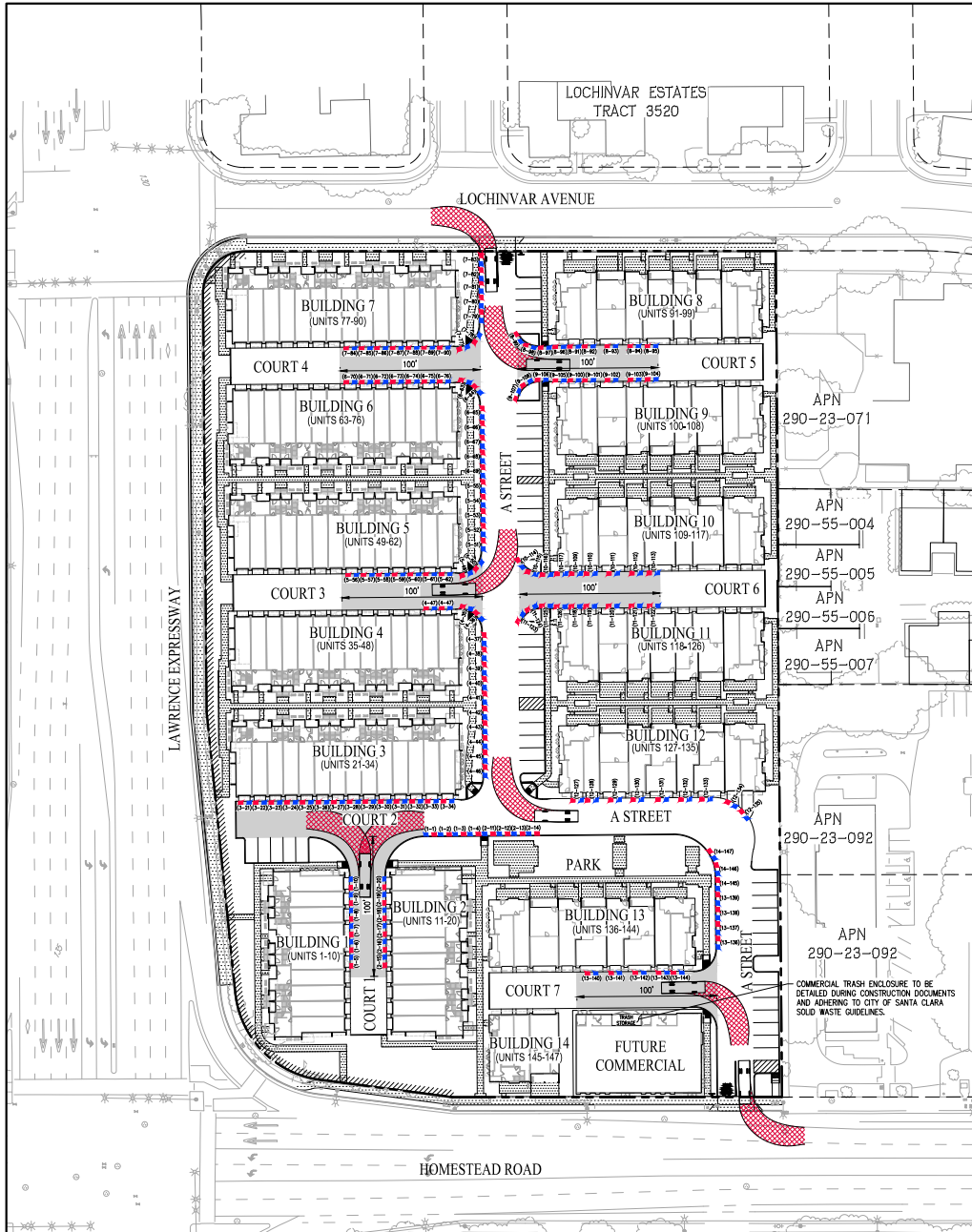


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JOB NO.: 3455-015

SHEET NO.
TM09
OF 11 SHEETS



GARBAGE BIN TEMPLATE
NOT TO SCALE



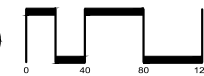
GARBAGE TRUCK TURNING TEMPLATE
NOT TO SCALE

LEGEND

- PROPERTY BOUNDARY
- TRASH CART
- RECYCLING CART
- 100' ALLEY TRASH PICKUP ACCESS
- BUILDING NUMBER (10-5)
- UNIT NUMBER

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES ALTERNATE TRASH PICKUP PLAN PARIVA

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA
SCALE: 1"= 40' DATE: MAY 29, 2026

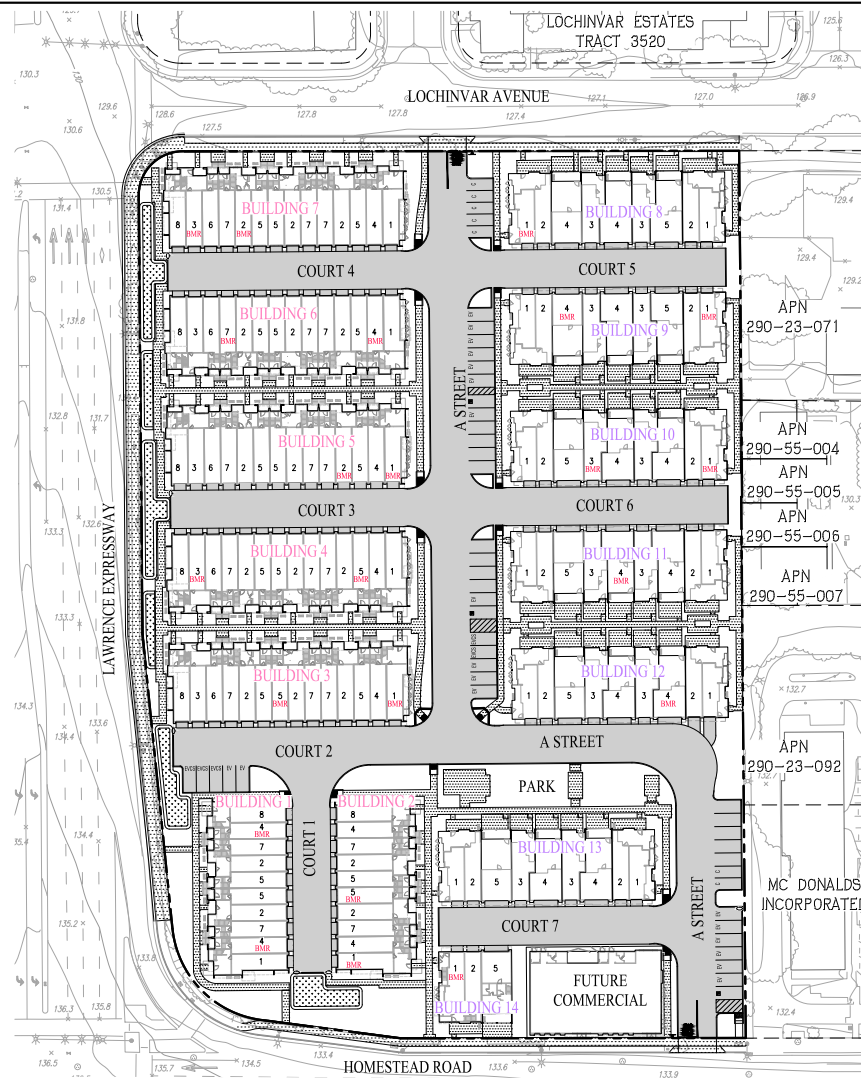


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JOB NO.: 3455-015

SHEET NO.
TM10
OF 11 SHEETS



GROSS FLOOR AREA (S.F.) - DWELLING UNIT (R-2)														Total Gross Floor Area
PLAN NO.	BED	BATH	POWDER	DEN/FLEX/OFF	1st	2nd	3rd	4th	Total	TOTAL UNITS				
RUBY (4 story)														
Plan 1A	2	2		1	236	1176				1,412	7	9,884		
Plan 1X	2	2		1	236	1176				1,412	2	2,824		
Plan 2A	3	2		1	213	1305				1,518	10	15,180		
Plan 2A (ADA)	3	2	1		213	1305				1,518	9	13,662		
Plan 3A	3	2		1	213	1362				1,575	5	7,875		
Plan 4A	3	2			93	86	1329			1,508	9	13,500		
Plan 5A	3	3			85	78	752	685		1,600	10	16,000		
Plan 5B	3	3			85	78	752	690		1,605	5	8,025		
Plan 5C	3	3			85	78	752	685		1,600	4	6,400		
Plan 6A	3	3			84	78	820	751	1,733	5	8,665			
Plan 7A	3	3			84	124	884	857	1,949	10	19,490			
Plan 7B	3	3			84	124	884	863	1,955	5	9,775			
Plan 7C	3	3			84	124	884	863	1,955	4	7,820			
Plan 8A	3	3		1	116	125	975	927	2,145	5	10,725			
												99	149,897	

GROSS FLOOR AREA (S.F.) - DWELLING UNIT (R-2)														Total Gross Floor Area
PLAN NO.	BED	BATH	POWDER	DEN/FLEX/OFF	1st	2nd	3rd	TOTAL UNITS						
JADE (3 story)														
Plan 1A	2	2	1		139	663	648	1450	6	8,700				
Plan 1AX	2	2	1		139	663	648	1450	6	8,700				
Plan 1AY	2	2	1		139	663	648	1450	1	1,450				
Plan 2A	2	2	1		266	677	668	1611	7	11,277				
Plan 2A (ADA)	2	2	1		266	677	668	1611	6	9,668				
Plan 3A	2	2	1		193	713	767	1673	12	20,076				
Plan 3B	2	2	1		195	720	775	1690	0	-				
Plan 4A	3	3	1		397	826	881	2104	12	25,248				
Plan 5A	3	3	1	1	427	933	980	2340	6	14,040				
Plan 5B	3	3	1	1	431	940	986	2357	1	2,357				
									57	101,514				

BMR SUMMARY				
PLAN TYPE	MIX	MIX (%)	RUBY	JADE
1	20	13.6	3	4
2	32	21.8	2	
3	17	11.6	2	1
4	21	14.3	3	3
5	26	17.7	3	
6	5	3.4		
7	19	12.9	1	
8	7	4.8		
TOTAL	147	100	14	8
TOTAL BMR UNITS			22	

LEGEND

PROPERTY BOUNDARY
BMR BELOW MARKET RATE UNIT
1 UNIT PLAN TYPE

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES AFFORDABLE HOUSING PLAN PARIVA

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

SCALE: 1"= 40' DATE: MAY 29, 2026



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SHEET NO.
TM11
OF 11 SHEETS

JOB NO.: 3455-015

RUBY - BUILDINGS 1-7											
UNIT NO.	BED	BATH	POWDER	DEN/FLEX/OFF	1st	2nd	3rd	4th	Total	APN	Notes
1A	2	2		1	236	1176				290-23-071	
1X	2	2		1	236	1176				290-23-071	
2A	3	2		1	213	1305				290-55-004	
2A (ADA)	3	2	1		213	1305				290-55-005	
3A	3	2		1	213	1362				290-55-006	
4A	3	2			93	86	1329			290-55-007	
5A	3	3			85	78	752	685		290-23-092	
5B	3	3			85	78	752	690		290-23-092	
5C	3	3			85	78	752	685		290-23-092	
6A	3	3			84	78	820	751	1,733	290-23-092	
7A	3	3			84	124	884	857		290-23-092	
7B	3	3			84	124	884	863		290-23-092	
7C	3	3			84	124	884	863		290-23-092	
8A	3	3		1	118	125	975	927		290-23-092	

JADE - BUILDINGS 8-14											
THIRDS TRIM (2016) AREA SUMMARY											
UNIT	BED	BATH	POWDER	LIFEZONES	SPECIAL DEVELOPMENT UNIT (S-DU)				TOTAL	APN	NOTES
1A	2	2	1		139	663	648	1450	8	290-55-004	
1AX	2	2	1		139	663	648	1450	8	290-55-004	
1AY	2	2	1		139	663	648	1450	8	290-55-004	
2A	2	2	1		266	677	668	1611	8	290-55-005	
2A (ADA)	2	2	1		266	677	668	1611	8	290-55-005	
3A	2	2	1		193	713	767	1673	8	290-55-006	
3B	2	2	1		195	720	775	1690	8	290-55-006	
4A	3	3	1		397	826	881	2104	8	290-55-007	
5A	3	3	1	1	427	933	980	2340	8	290-55-007	
5B	3	3	1	1	431	940	986	2357	8	290-55-007	
SPECIAL DEVELOPMENT UNIT (S-DU) ALL											
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Agenda Report

26-850

Agenda Date: 8/12/2026

REPORT TO PLANNING COMMISSION

SUBJECT

Discussion Regarding Appointing Planning Commissioners to Attend Council Meetings as an Official Representative of the Planning Commission for Items Being Heard at a Council Meeting That Were Previously Heard at a Planning Commission Meeting.

BACKGROUND

At the June 10, 2026 Planning Commission meeting the Commission voted 6-1 (Commissioner Bhatnagar absent) to agendize a discussion on appointing two Planning Commissioners, one in a primary role and one in a backup role, for a specific period of time to attend Council Meetings as an official representative of the Planning Commission for items being heard at a Council Meeting that were previously heard at a Planning Commission meeting.

DISCUSSION

Chair Crutchlow suggested that this new process may be helpful to the Council when hearing items that had previously been presented to the Planning Commission and that having a Commissioner present at the Council meeting could provide additional insight and information to the Council and public regarding the votes and decisions made by the Planning Commission on items.

FISCAL IMPACT

There is no fiscal impact or costs associated with this item.

PUBLIC CONTACT

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

RECOMMENDATION

There is no staff recommendation.

Prepared by: Elizabeth Elliott, Staff Aide II, Community Development Department

Approved by: Lesley Xavier, Planning Manager, Community Development Department



Agenda Report

26-827

Agenda Date: 8/12/2026

REPORT TO PLANNING COMMISSION

SUBJECT

Election of Planning Commission Chair

BACKGROUND

Planning Commissioner Nancy Biagini was elected to the position of Chair at the June 10, 2026 meeting for the Fiscal Year 2026/2027 which commenced on July 1, 2026.

On July 21, 2026 Chair Biagini submitted a formal notice of resignation from the Planning Commission effective immediately. The role of Chair is now vacant and will need to be filled.

The Planning Commission Chair is responsible for the following duties:

- Preside at all official meetings of the City commission
- Consult with the staff liaison on the meeting agenda
- Attend City Council meetings as needed to represent the City commission
- Sign correspondence on behalf of the City commission

DISCUSSION

The Planning Commission will need to vote to elect a new Chair to serve a one-year term. If an incumbent in one of the current officer positions is elected as Chair, voting and election may take place for the remaining positions of Vice-Chair and Secretary. The new officers will assume their positions at the August 26, 2026 Special Planning Commission meeting.

Responsibility of the Vice Chair:

- Substitute for the Chair as needed.

Responsibility of the Secretary:

- Read the invocation, read the agenda items into the record, conduct meeting roll call and be responsible for any updates to the Planning Commission Policies and Procedures. The Secretary will also fill in for the Commission Vice-Chair in their absence.

Fiscal Year 2026/2027 Planning Commission officers are:

- Vice Chair - Eric Crutchlow
- Secretary - Priya Cherukuru

ENVIRONMENTAL REVIEW

The action being considered does not constitute a "project" within the meaning of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15378(a) as it has no

potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

FISCAL IMPACT

There is no fiscal impact associated with this item aside from administrative cost and expenses.

COORDINATION

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

PUBLIC CONTACT

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

RECOMMENDATION

There is no staff recommendation.

Prepared by: Elizabeth Elliott, Staff Aide II, Community Development

Approved by: Lesley Xavier, Planning Manager, Community Development



City of Santa Clara

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Agenda Report

26-718

Agenda Date: 8/12/2026

REPORT TO PLANNING COMMISSION

SUBJECT

Retroactive Vote to Expend Funds for Planning Commission Conference and Travel

EXECUTIVE SUMMARY

At the June 10, 2026 Planning Commission Meeting Commissioners discussed the following item:

1. Expend funds for Commissioners to attend the California American Planning Association Conference taking place October 3-6, 2026 in Anaheim, California and the need to register Commissioners before the next Planning Commission meeting to attend to utilize the early registration discount amount of \$700.

Commissioner Huang notified staff he would like to attend the conference and he has been registered for the event. Total cost for the conference will be approximately \$2250 which includes conference registration, accommodations, airfare, and incidental costs.

FISCAL IMPACT

Funds would be expended from the Planning Commission Budget. The remaining balance on the budget is \$17,000.

PUBLIC CONTACT

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RECOMMENDATION

There is no staff recommendation.

Prepared by: Elizabeth Elliott, Staff Aide II, Community Development

Approved by: Lesley Xavier, Planning Manager, Community Development