



Agenda Report

18-684

Agenda Date: 6/7/2018

REPORT TO HISTORICAL AND LANDMARKS COMMISSION

SUBJECT

Public Hearing: Consideration of Eligibility for Listing on HRI for property at 1493 El Camino Real

BACKGROUND

The applicant is requesting Significant Properties Alteration (SPA) Permit Review and determination of eligibility for the existing buildings at 1493 El Camino Real for listing on the City of Santa Clara Historic Resource Inventory (HRI). This is in advance of the proposal to redevelop the site including the demolition of the existing structures, which include a residence, detached garage, and ancillary structures. The applicant provided the attached Historic Resources Survey (DPR 523 A Form). The applicant is seeking recommendation from the Historical and Landmarks and Commission to City Council on the eligibility of the project as an historical resource.

The residence at 1493 El Camino Real is not currently listed on the HRI. The one-story single-family vernacular Craftsman style house on the project site was constructed circa 1915 and was moved to the site in approximately 1926. The house was again moved in approximately 1931-1932 to accommodate the connection of El Camino Real and Clay Street. A detached garage is located to its rear as well as other ancillary structures. During the 1950s the garage was removed; the current garage may or may not be all or part of the original garage.

A historic resources survey was prepared by Franklin Maggie of Archives & Architecture. The report finds that the structure is not individually representative of any important patterns of development. The evaluator found that based on the National, State, and the City's local criteria for historical or architectural significance, the property at 1493 El Camino Real does not meet the qualification of a historic resource for National, State, or local listing.

DISCUSSION

The historical survey identifies the residence as a vernacular Craftsman building that is not a distinguished entity among others of this period. The survey finds that the building lacks architectural distinction and is associated with the Craftsman era in a strictly tertiary way. The original location of the residence is not known and it therefore has also not maintained its original context. The building itself is in fair condition, but has been subject to vandalism.

To consider the demolition of all existing buildings at project site, the Commission must first determine whether the existing buildings are eligible for listing on the HRI. The Commissioner's recommendation on the historical and architectural eligibility or ineligibility of the site would move forward to City Council for final determination. Pursuant to Section 18.160.040(b)(5) of the Historic Preservation Ordinance, if designation is initiated by the City Council, staff would request written consent from the owner within 90 days. If the owner does not consent to the designation application,

the designation procedure would not proceed. However, if the Council finds the structure eligible for listing on the HRI, the structure would be treated the same as if it were listed on the HRI. An Environmental Impact Report (EIR) would be required if demolition is sought. And, relocation of the structure would be required as a mitigation measure if the site was redeveloped.

The evaluator of the DPR concluded that the property was not found to have individual character and interest that reflects the heritage and cultural development of the City. It is not associated with a historical event, important individual or group or other activity, and does not have a direct association with broad patterns of local area history. The DPR concludes that the building does not meet the Criterion for Architectural Significance and would therefore not be eligible for listing on the HRI.

While similar vernacular structures are listed on the HRI and the HLC and City Council have approved Mills Act Contracts for their preservation, this structure is not situated within an existing residential neighborhood and is not associated with any significant person or event important to the history of Santa Clara.

Conclusion

Based on the Historical Resource Survey and evaluator's conclusion, the property is not eligible for listing on the City's Historical Resource Inventory.

ENVIRONMENTAL REVIEW

The determination of eligibility is exempt from the CEQA environmental review requirements per CEQA Section 15061(b)(3). The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility the activity in question may have a significant effect on the environment. Currently, no replacement project is proposed. Consideration of the eligibility is being considered by the Historical and Landmarks Commission.

PUBLIC CONTACT

The notice of public meeting for this item was posted at three conspicuous locations within 500 feet of the project site and was mailed to property owners within 500 feet of the project site. No public comments have been received at the time of preparation of this report.

RECOMMENDATION

Recommend that the Historical and Landmarks Commission finds that the property at 1493 El Camino Real does not qualify as a historically or architecturally significant resource based on the historical survey, and therefore recommend to the City Council that the property is not eligible for listing on the City's Historic Preservation and Resource Inventory.

Prepared by: Rebecca Bustos, Associate Planner
Approved by: Gloria Sciara, Development Review Officer

ATTACHMENTS

1. Project Data Sheet
2. Historic Resources Survey (DPR 523)
3. Demolition Plan

Project Data

Files: PLN2018-13160
Location: 1493 El Camino Real, a 0.72 acre parcel on the north side of El Camino Real between Monroe Street and Lincoln Street; APN:224-48-006
Owner: 1483 E.C.R. Property LLC
Applicant: 1483 E.C.R. Property LLC
Subject: Determination of Eligibility for Listing on the Historic Resource Inventory for the Property Located at 1493 El Camino Real
CEQA Determination: Not a project
Project Planner: Rebecca Bustos, Associate Planner

	Existing	Proposed
General Plan Designation	Medium Density Residential	Same
Zoning District	General Office (OG)	Same
Land Use	Residential	Vacant
Lot Size	0.72	0.72
Commercial Square Footage (sf.)	0	0
Residential Units	1	0

Aerial Map

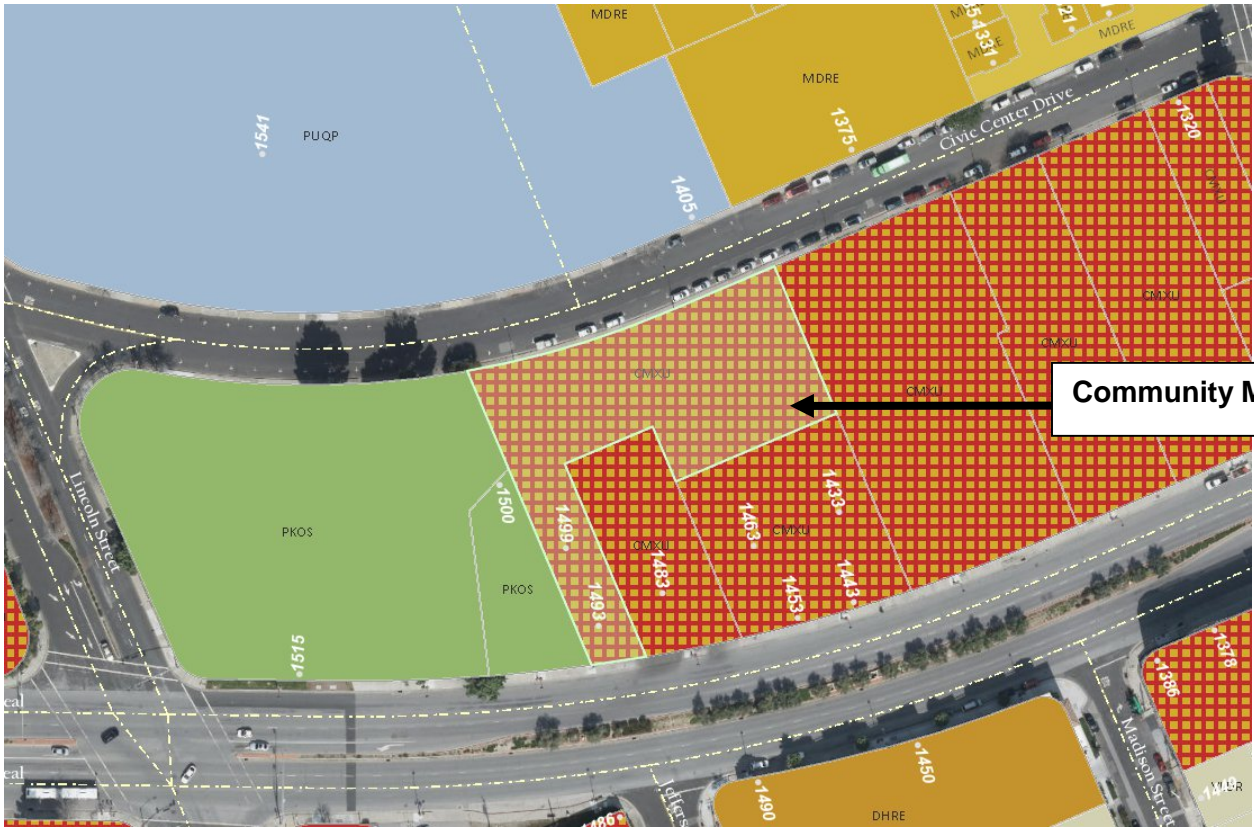


Zoning Map



General Office (OG)

General Plan Map



Community Mixed Use



ARCHIVES
ARCHITECTURE &

May 4, 2018

Ted McMahon
Bayview Development Group

For 1483 El Camino Properties, LLC

RE: Historic Property Evaluation, 1493 El Camino Real, Santa Clara

Dear Ted:

Please find attached historic property recordation forms (DPR523) prepared for the property located at 1493 El Camino Real, Santa Clara, California. The forms were prepared for your use and incorporation into a draft Initial Study to be submitted to the City of Santa Clara in conjunction with a property entitlement application for the subject property.

The City of Santa Clara utilizes the research, evaluation, and findings of qualified consultants to help them in determining whether a property might be historically significant in terms of local, state and national evaluation criteria. I am qualified to perform this evaluation, and have been preparing evaluations for properties in the City of Santa Clara since 1999. My qualifications include a professional degree in architecture with an area of concentration in Architectural History from the University of California, Berkeley, and I am also listed as an Architectural Historian with the California Historical Resources Information System (CHRIS) (see www.chrisinfo.org). I meet the Secretary of the Interior's qualifications to perform identification, evaluation, registration, and treatment activities in compliance with state and federal environmental laws. CHRIS utilizes the criteria of the National Park Services outlined in 36 CFP Part 61.

The attached forms constitute an historical and architectural evaluation of the property, based on the "Instructions for Recording Historical Resources," prepared by the Office of Historic Preservation, March 1995. The DPR523 forms, dated May 4, 2018, which I prepared, document the historical and architectural aspects of the property at 1493 El Camino Real in the City of Santa Clara.

The vacant residential building on this property is a vernacular Craftsman house likely built during the second decade of the twentieth century. Surrounding the property is the Santa Clara Civic Center to the west and north, and commercial uses along El Camino Real. The subject building appears to have built or relocated to this site around 1926, and then moved further into the site to the northwest and expanded 1931-1932 when El Camino Real was aligned to connect with Clay Street. Any location prior to 1926 is not known. This area along what was then Clay Street was at the edge of the original city, and under agricultural use in the 1920s.

The DPR523 forms that are attached to this letter provide a history of the building and a detailed visual description of its architectural features. I noted that the family associated with the original ownership remained on the property at least until the 1970s.

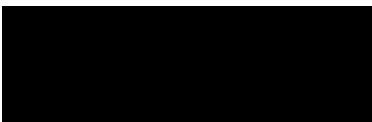
The original owners at this location on what is now El Camino Real were John and Anna Ivancovich. John was born in California and his parents had immigrated from Austria according to census enumerations, although he indicated on his World War II Draft Registration Card that he was born in Yugoslavia. He worked as a farmer and in the fruit drying industry.

The property is not noted within the City of Santa Clara Smart Permit Center as being historically significant, and is not currently listed on the City's Historic Resources Inventory. It is not located within one hundred feet of any properties that the City of Santa Clara has identified as historically significant. I have reviewed the building using the City of Santa Clara Inventory designation criteria, which is used to consider historical significance for properties within the Santa Clara city jurisdiction. The Criteria for Local Significance were adopted on April 20, 2004, by the City of Santa Clara City Council.

I noted that this building has sufficient integrity to its period of significance to be considered representative of its build date during the second decade of the twentieth century.

The property is not historically significant based on my review, and does not appear eligible for listing on the City of Santa Clara's *Architecturally or Historically Significant Property Inventory*.

As indicated in the DPR523 forms, the property does not appear to qualify for listing on the California or National Registers as an individual property, and demolition would not result in an adverse effect on a historic resource under the California Environmental Quality Act.



Franklin Maggi, Architectural Historian

Attachments: DPR523 forms

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 10

*Resource Name or #: (Assigned by recorder) Ivancovich House

P1. Other Identifier: 1493 Clay St.

*P2. Location: Not for Publication Unrestricted

*a. County Santa Clara County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1961 (photo revised 1980) T.7S.; R.1E.; Mount Diablo B.M.

c. Address 1493 El Camino Real. City Santa Clara Zip 95050

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 592702mE/ 4134513mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number: 224-48-006 (superseded),
north side of El Camino Real between Lincoln and Monroe Streets.

*P3a Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story vernacular Craftsman house was likely constructed during the second decade of the twentieth century and moved to an adjacent site around 1926. The receiver site was then 2 acres in size along what was then Clay Street northwest of the urbanized Old Quad of the City of Santa Clara. The house is stylistically associated with local Craftsman architecture of this period, although the original site that it had previously existed at is not known. The house exists today in its original form as moved and expanded within the current site in 1931-1932, although now vacant and proposed for demolition. A detached garage is located to its rear as well as other deteriorated ancillary structures. The remaining lot, that angles back along Civic Center Drive behind strip commercial uses that front El Camino Real, is fallow.

(Continued on page 2, DPR523L)

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

*P4 Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #)

*P6. Date Constructed/Age & Sources:
 Historic Prehistoric Both

Ca. 1915, about 102 years old, based on visual character (1926 first on larger site).

*P7. Owner and Address:

1483 El Camino Properties, LLC

*P8. Recorded by: (Name, affiliation, and address)

Franklin Maggi
Archives & Architecture, LLC
PO Box 1332
San Jose CA 95109-1332

*P9. Date Recorded: May 4, 2017

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

None.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure and Object Record Archaeological Record
 District Record Linear Feature Record Milling State Record Rock Art Record Artifact Record Photograph Record Other (List)

DPR 523A

* Required information

(Continued from page 1, DPR523a, P3a Description)

The character of the surrounding area has changed since this house first appeared on this site. The commercial strip along El Camino Real is a mix of post-World War II buildings, and to the northeast is a mid-century multifamily residential neighborhood. To the west and northwest is the Santa Clara Civic Center built in 1964. Diverse in character and style, the area is distinctly different from the historical development of Santa Clara's Old Quad. Today the area is undergoing a transition to modern high density residential development.

Craftsman houses are associated with early twentieth century residential development. Houses of this era, from about 1905 to 1925, embody a local design response to the Arts and Crafts Movement, as presented in such historic magazines as *Craftsman*. Large numbers of vernacular houses (such as the subject building) were built during this era, and have coming have features such as wood columns, soffits with open rafters, and multi-lite windows.

The immediate setting of this south facing house includes a shallow, paved front yard that was clipped when El Camino Real was widened in the 1960s along the frontage. To the east and north an adjacent paved driveway fills the open area along the side and rear. Little vegetation exists that remains from the residential use of the property, with only one mature tree located to the rear of the garage.

This house has a simple, deep, and mostly rectangular shape that is dominated by a hipped roof. It has a shed addition along the rear that was constructed when the house was moved back on the site. The metal gutters are replacements. The gutters edge open soffits with exposed rafter tails with a beaded board underdeck. The front porch protrudes from the building footprint and is topped by a hipped extension of the roof. The roofing is contemporary composition shingles.

The front porch is braced by three large square columns that rest on a solid balustrade. The columns are flared and have top and bottom trim, and the bases are clad with siding that matches that of the house. The concrete steps are not original, but likely added at the time of the building relocation, as was the concrete foundation. The cladding of the house is original dual-beveled teardrop wood siding that covers the outer walls without segmentation. The siding is continuous into the porch balustrade and above, although the porch base was likely built as a part of the relocation.

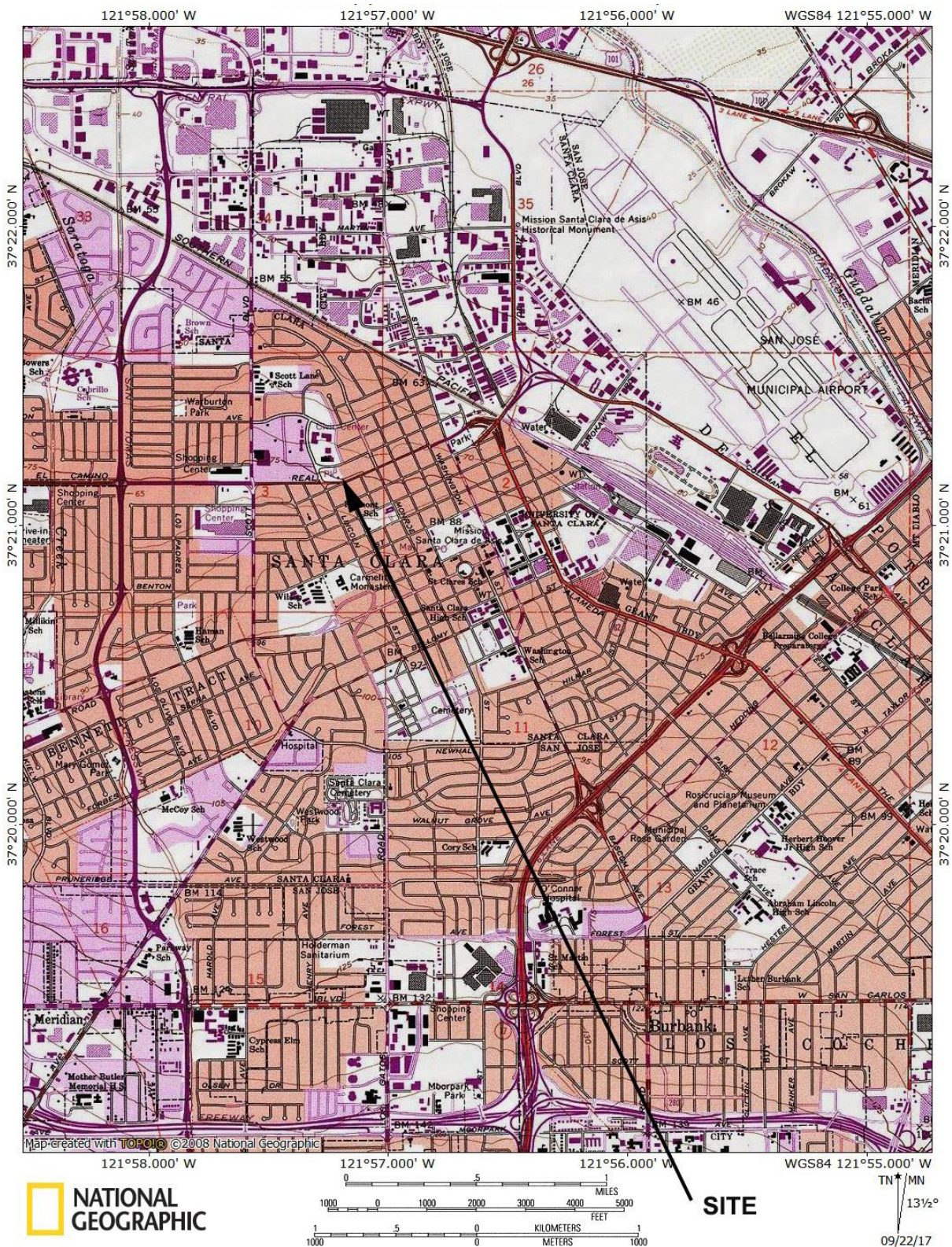
Fenestration appears all to be original, although many windows are broken. The windows are mostly fixed, and double-hung wood sash with dog-ears. The front focal windows are tripartite, with a large central pane with transom above. The windows have wide flat casings.

The original garage was located to the east of the house, and the current garage appears to have been moved from that location or pieced together with salvage material from that earlier garage. It has a hipped roof and a swing door.

The building appears to be in fair condition but has been subject to vandalism.

Integrity and character-defining features:

The property has retained most of its historical integrity over time as per the National Register's seven aspects of integrity. The house does not maintain its original location, as it appears to have been relocated to this site. The property is set within a transitional area that has been mostly redeveloped since the placement of this house on the property. The house retains its ca. 1915 residential scale and feeling and continues, through its massing and detailing, to illustrate its associations with local vernacular Craftsman houses. This building maintains its historic character and composition that is expressed through its preserved materials and vernacular Craftsman-style form. The character-defining features of the house include the rectangular main plan, hipped roof form, the beveled wood siding, front porch with columns, open eaves, and original wood windows. The original character-defining materials of this house have generally been preserved but are in a deteriorated condition.



*Resource Name or # (Assigned by recorder) Ivancovich House

B1. Historic Name: John and Anna Ivancovich House
 B2. Common Name: None
 B3. Original use: Single family residential B4. Present Use: Vacant

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and date of alterations)

Appears to have been relocated onto this site around 1926. Moved to the northwest around 1931-1932 to accommodate connection of El Camino Real to Clay Street and expanded to rear. Garage moved or replaced by 1952. No significant alterations.

*B7. Moved? No Yes Unknown Date: around 1926-1927 Original Location: Not known

*B8. Related Features:

Garage and ancillary structures.

B9a Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter Area El Camino Real Precise Plan area

Period of Significance ca. 1915 (1926 on site) Property Type Residential Applicable Criteria None

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The residential structure at 1493 El Camino Real appears to have been constructed in the second decade of the twentieth century and was apparently moved onto the larger property then associated with John Ivancovich around 1926 when it first shows as vacant in Polk directories. The address is first associated with John and Annie Ivancovich when they are listed as residents in 1927. The building sits on a larger open parcel that had once been associated with a fruit drying operation by 1927. The property is southeast of the Santa Clara Civic Center in a northwest portion of the city that began development around World War II after El Camino Real was realigned with Clay Street into the thoroughfare that exists today.

The subject property is located in an area to the west of Scott's Addition (named for early landowner Henry Scott) and comprised the area north of El Camino Real within what was originally Sublot 17 of the Town of Santa Clara. This area is shown on the 1876 Thompson and West Atlas as undeveloped property owned by a person named Benson and remains in the same configuration and ownership into the 1890s and later. This early farm had a house that was located about where Civic Plaza Park is located today.

(Continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References:

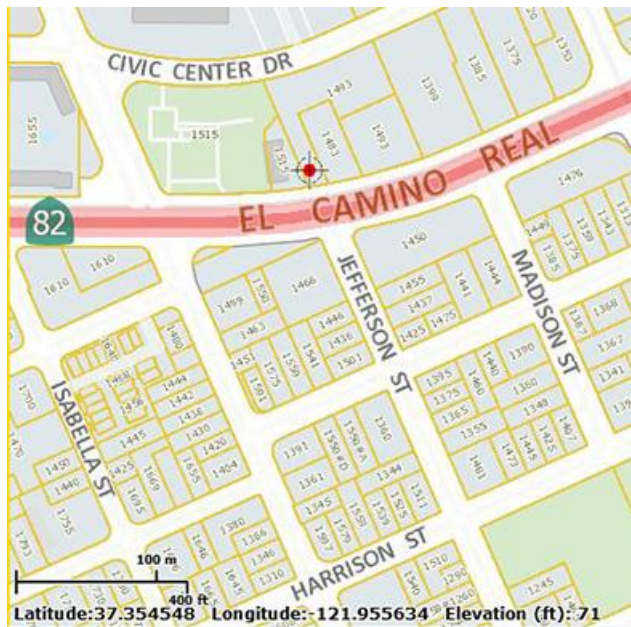
B13. Remarks: None

(See page 7, DPR523L Continuation Sheet)

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: May 4, 2018

(This space reserved for official comments.)



(Continued from previous page, DPR523b, B10 Significance)

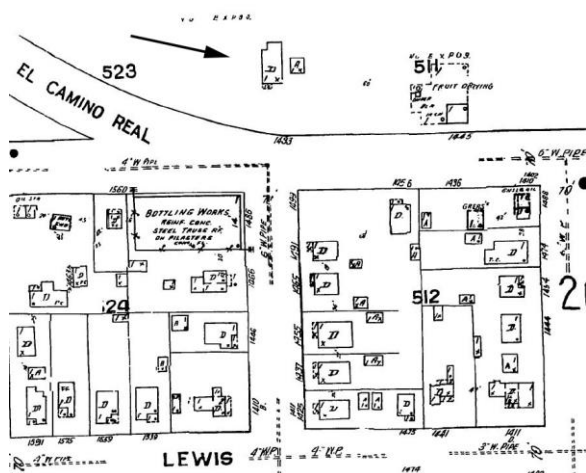
While the Old Quad, including Scott's Addition began to develop during the Nineteenth Century, other nearby areas such as this outer area to the northwest of the Old Quad developed during both the first and second halves of the twentieth century. Today, the area consists of large commercial strip to the east of the Civic Center and an apartment district north of El Camino Real that is to the west of Monroe Street.

The current property is a remnant of a larger agricultural property north of El Camino Real. This larger area west of Monroe Street and north of El Camino Real remained in agricultural use until the late 1950s. During the 1960s, additional construction occurred near and along El Camino Real to the west and east of the subject property, and coinciding with the 1964 establishment of the Santa Clara Civic Center. The area was almost completely built out by 1980.

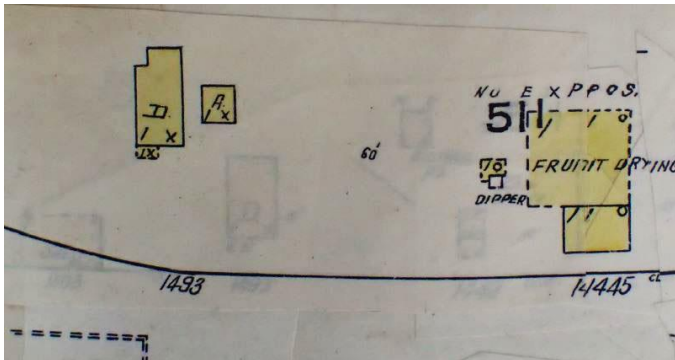
John and Annie (Anna) Ivancovich are first identified as living at this address (then called Clay Street) in 1927. John is noted as working at a fruit dryer, and a dryer had been located during these years to the east at 1451 Clay Street. He had previously been a farm laborer. Information in census enumerations and directories is somewhat conflicting, as there were more than one John Ivancovich in the listings, but in the 1930s census John is listed at this site and as born in Dalmatia, Slavonia. The census takers noted that John and Annie had married in 1926 and owned their home. John had purchased the property, then consisting of two acres, in 1923 (OR Book 22 Page 527, 4/12/1923) from Kate C. Towle, a resident of San Rafael.

By the time of World War II, the Ivancovichs had apparently constructed a secondary unit to the rear of the house that was rented to Refugio Omara and then Le and Myrtle Sexton. The tenants were for short stays, and subsequent directories list John Gonzales, and then other Ivancovich family members such as children Helen, Nicholas, and Marie. The actual location of this rental is not clear, as aerials and historic maps are inconclusive. The garage had originally been located west of the house in the late 1920s, but when El Camino Real and Clay Street were connected about 1931-1932, the house was moved back to the northwest on the opposite side of the garage. During the 1950s when the site of the drayage was cleared for commercial development, the garage was removed. The current garage may or may not be all or part of the original garage - parts may have been salvaged into the current garage.

During this later period John is identified as a fruit farmer. Following John's death in 1964 at age 72, Anna continued living at the subject house. Anna lived another thirty years after her husband's death, remaining at the subject property at least until the mid-1970s before moving elsewhere. The property was listed as owned by Ivancovich Properties, LLC when acquired by the current owners in 2017.



1950 Sanborn map excerpt (shows original garage location), and 1931 aerial showing an earlier location of the house (1926-1930) to the southeast of current location with drayage to right



1932 Sanborn map (1929 update covered)

EVALUATION

The City of Santa Clara's online Smart Permit System does not identify the property at 1493 El Camino Real as "Historically Significant." The parcel is not listed on the City of Santa Clara Planning Department Historic Resources Inventory.

The property has not been previously evaluated, listed, or designated as a part of any local, state, or national survey of historic resources as well as can be determined. The preparer of this report reviewed the subject property under state, local, and federal criteria to analyze eligibility for listing or designation as a historic property.

1493 El Camino Real is not individually representative of any important patterns of development within the City of Santa Clara. Buildings in areas such as that along this portion of El Camino Real have not been identified as contributing to the historic setting and an understanding of the early pattern of development within Santa Clara. While associated for a short time in the late 1920s to early 1950s with a rural drayage operation, the house itself has a secondary relationship to that agricultural operation, and the buildings and structures that would have represented that early use are now gone. Houses like that at 1493 El Camino Real would not be considered a primary resource that would help to establish the significance of an agricultural pattern or related district of buildings if it were to be established. Because the property is not associated directly with significant historic patterns of development or significant events, it would not qualify for the National Register under Criterion A of the National Register of Historic Places, or Criterion (1) of the California Register of Historic Resources.

John and Anna Ivancovich are associated with the original use of this property during its historic period from around 1927 to the 1960s and 1970s. In considering them for historical significance, neither appear in local histories as persons of importance to the history of Santa Clara or have been identified with any other contributions to the community other than working in the dried fruit industry. As individuals, they would not in themselves enable eligibility for the National Register under Criterion B or the California Register under Criterion (2), as they are not persons important to Santa Clara's past.

The building is a vernacular Craftsman building and is not a distinguished entity among others of this period. The original location of this building is not known, as it appears to have been moved to a part of the site to the southeast of the current location around 1926. It has lost its original context, which is unknown, and the rural context at the edge of early Santa Clara has also disappeared, as now it sits embedded within an urbanized area and the related agricultural buildings are gone. While buildings constructed from around 1905 to 1925 of Craftsman character are often found historically significant for their architecture, to do so they must demonstrate a sensitivity in their designs to the nature of the Arts and Crafts Movement in the creative arts. Many features found in distinctive Craftsman buildings were transferred to vernacular houses during the first few decades of the twentieth century, but for those houses to be considered architecturally significant, they must reflect the essence of Arts and Crafts design. The subject building at 1493 El Camino Real lacks architectural distinction and is associated with the Craftsman era in only a tertiary way. The house would therefore not qualify for the National Register under Criterion C, or the California Register under Criterion (3).

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*Resource Name or # (Assigned by recorder) Ivancovich House

*Recorded by Franklin Maggi

*Date 5/4/2018

Continuation Update

LOCAL SIGNIFICANCE

The Criteria for Local Significance were adopted on April 20, 2004, by the City of Santa Clara City Council. A qualified historic resource is defined as: any building, site, or property in the City that is 50 years old or older and meets certain criteria of architectural, cultural, historical, geographical or archeological significance. The City's historic preservation policies recognize older buildings for their historical and architectural significance as well as their contributions to the identity, diversity, and economic welfare of communities. The historic buildings of Santa Clara highlight the City's unique heritage and enable residents to better understand its identity through these links with the past.

In considering the significance of the property based on the City of Santa Clara's Criterion for Historical or Cultural Significance, the property was not found to have individual character and interest that reflects the heritage and cultural development of the City. It is neither associated with a historical event, important individual or group or other activity, and does not have a direct association with broad patterns of local area history. The house has a secondary relationship to agricultural development during the twentieth century that occurred just outside the urban area, but the house in itself does not represent that rural pattern. The site was also considered for original native trees, topographical features, or outbuildings, but none were found.

Within the Criterion for Geographic Significance under the Criteria for Local Significance adopted by the Santa Clara City Council, the property would not individually meet the eligibility requirements for a Qualified Historic Resource, as it is not located within an area that has been identified for its historical importance in early Santa Clara.

Under the City of Santa Clara's Criterion for Architectural Significance, the house at 1493 El Camino Real is associated with early twentieth century residential construction and has some features that help identify it as an older house from this time period, but the building is vernacular in design and only associated with Craftsman architecture in its multi-lite windows and some exposed structural members. It does not individually characterize the essence of the Craftsman style in an understandable way due to the vernacular nature of the building composition, details, and use of materials. The building therefore does not meet the Criterion for Architectural Significance and would therefore not be eligible for the Inventory under current City policies.

(Continued from page 4, DPR523a, B12 References)

City of Santa Clara Building Permits.

Garcia, Lorie. "Santa Clara: From Mission to Municipality", Santa Clara University Department of Anthropology and Sociology Research Manuscript Series No. 8, 1997.

Garcia, Lorie, George Giacomini, and Geoffrey Goodfellow. *A Place of Promise: The City of Santa Clara 1852-2002*. Santa Clara, 2002.

Polk San Jose and Santa Clara County Directories, 1959-1979.

San Jose Mercury News, Chiyo Higuchi, obituary, Feb. 4, 2009.

Santa Clara County Recorded Maps and Deeds.

Warburton, Austen D. *Santa Clara Sagas*. Cupertino: California History Center Foundation, 1996.



View from El Camino Real, viewed facing northwest.



West elevation viewed facing east.



Rear elevation with shed addition, viewed facing southeast.



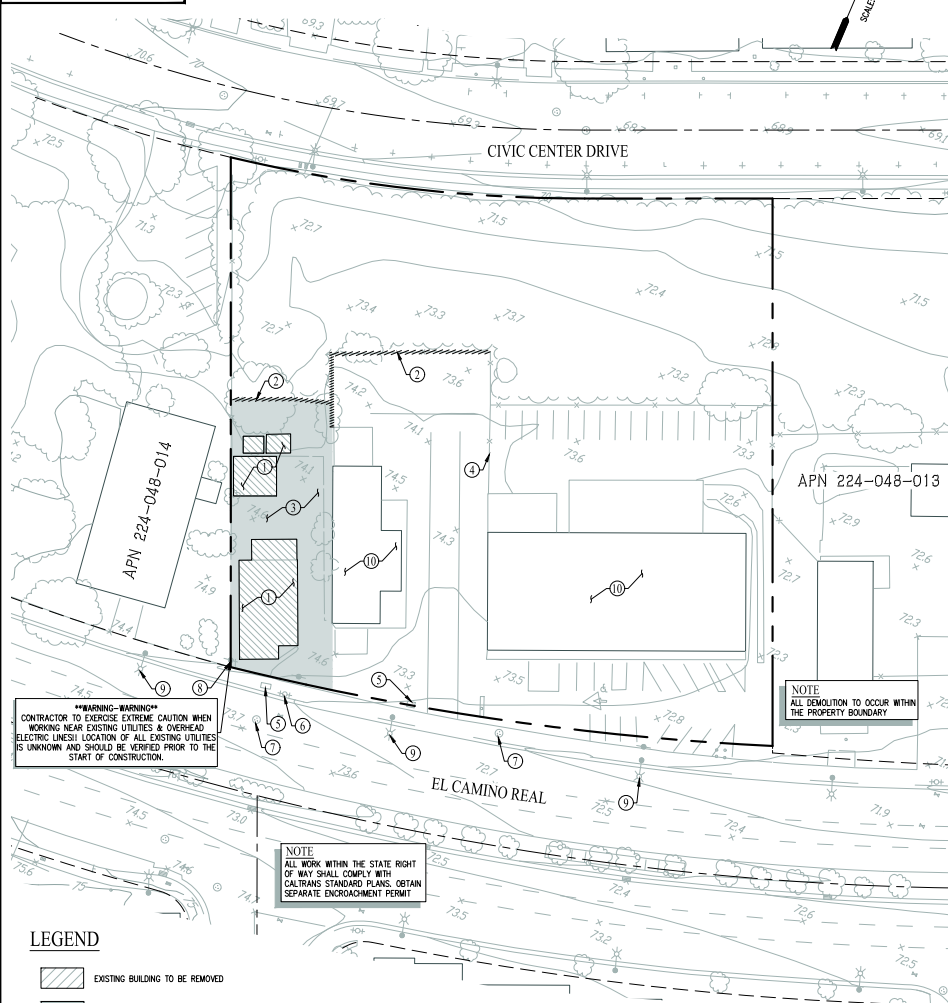
East side elevation viewed facing northwest.



Rear shed addition viewed facing south.



Current garage, viewed facing northwest.



DEMOLITION PLAN
SCALE: 1" = 30'



EXISTING CONDITIONS & DEMOLITION NOTES:

1. THE PROPERTY, RIGHT-OF-WAY AND STREET CENTERLINES SHOWN UPON THIS MAP WERE DEVELOPED BY USING RECORD TITLE INFORMATION. NO ATTEMPT WAS MADE TO RECONCILE ANY BOUNDARY OVERLAPS, GORES OR DISCREPANCIES WHICH A CURRENT BOUNDARY SURVEY MIGHT DISCLOSE.
2. ALL INFORMATION SHOWN HEREON CONCERNING EASEMENTS OTHER ENCUMBRANCES AND APPURTENANT RIGHTS IS BASED UPON PRELIMINARY TITLE REPORT ORDER NO. NS-73060-05, ISSUED BY FIRST AMERICAN TITLE CO.
3. UNDERGROUND UTILITY PIPE LOCATIONS WERE BASED ON INFORMATION OBTAINED FROM ALTA SURVEY PERFORMED ON 7/22/2015 FROM STORM, SANITARY AND WATER UTILITIES. UTILITY VAULTS AND METERS FOR ELECTRICAL, COMMUNICATION AND GAS WERE SOLEMATICALLY LOCATED BASED ON ALTA SURVEY, HOWEVER, NO LINES WERE LOCATED.
4. WITHIN LIMIT OF DEMOLITION REMOVE ALL ASPHALT, AGGREGATE BASE, CONCRETE, TOPSOIL, ORGANIC MATERIAL, STRIPING, FENCING AND MISCELLANEOUS STRUCTURES UNLESS OTHERWISE NOTED ON PLANS.
5. ALL EXISTING TREES ON THE PROPOSED PROJECT WILL BE PRESERVED AND PROTECTED
6. ALL DEMOLITION ACTIVITIES ARE SUBJECT TO REQUIREMENTS CONTAINED IN THE DEMOLITION PERMIT, AND ARE SUBJECT TO BAY AREA AIR QUALITY MANAGEMENT DISTRICT (BAQMD) REQUIREMENTS.
7. ALL WORK SHALL BE FULLY COORDINATED WITH THE APPROPRIATE UTILITY COMPANIES INCLUDING BUT NOT LIMITED TO PG&E AND THE PUBLIC WORKS DEPARTMENT. ALL WORK SHALL COMPLY WITH THE CITY'S STANDARD SPECIFICATIONS, LATEST EDITION.
8. UTILITY INFORMATION SHOWN IS APPROXIMATE. CONTRACTOR TO HAND DIG AS NECESSARY TO CONFIRM EXACT LOCATIONS OF ALL UTILITY COMPONENTS TO CONFIRM ACTUAL CONDITIONS. CONTRACTOR SHALL UTILIZE THE SERVICES OF AN UNDERGROUND UTILITIES LOCATION CONTRACTOR (USA, ETC.) TO DETERMINE LOCATIONS OF ACTIVE UNDERGROUND UTILITIES. ALL CONTRACTORS SHALL CALL USA (811) 48 HOURS BEFORE DIGGING, AND OBTAIN AN IDENTIFICATION NUMBER (SECTION 42101 OF THE GOVERNMENT CODE.)
9. CONTRACTOR SHALL COORDINATE WITH PG&E TO DE-ENERGIZE THE BUILDINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR ELECTRICAL DEMOLITION WORK FROM THE METER TO THE MAIN SOURCE IN CONFORMANCE WITH CITY AND UTILITY COMPANY STANDARDS.
10. CONTRACTOR SHALL REMOVE ANY UTILITIES WITHIN THE LIMIT OF WORK AND CAP EXISTING UTILITY SERVICES ON SITE 5' FROM PROPERTY LINE.
11. UPON DISCOVERY OF ANY UNKNOWN EXISTING UTILITY ON THIS SITE, CONTRACTOR SHALL COORDINATE WITH THE PROPER UTILITY COMPANY AND NOTIFY THE ENGINEER.
12. CONTRACTOR SHALL PROTECT THE EXISTING SIDEWALK TO REMAIN. IF THE SIDEWALK IS DAMAGED BY REASON OF CONTRACTOR'S OPERATIONS, IT SHALL BE REPAIRED BY THE CONTRACTOR.
13. CONTRACTOR SHALL NOTIFY THE PROJECT INSPECTOR AT LEAST 48 HOURS PRIOR TO STARTING WORK.
14. UPON DISCOVERY OF HAZARDOUS MATERIAL, THE CONTRACTOR SHALL PROPERLY NOTIFY THE CITY IN WRITING OF ANY MATERIAL THAT THE CONTRACTOR BELIEVES MAY BE MATERIAL THAT IS HAZARDOUS WASTE AS DEFINED IN SECTION 25117 OF THE HEALTH AND SAFETY CODE, THAT IS REQUIRED TO BE REMOVED TO A CLASS I OR CLASS II, OR CLASS III DISPOSAL SITE IN ACCORDANCE WITH PROVISIONS OF EXISTING LAWS.
15. IN THE EVENT THAT HUMAN REMAINS AND/OR CULTURAL MATERIALS ARE FOUND, ALL PROJECT-RELATED CONSTRUCTION SHOULD CEASE WITHIN A 100-FOOT RADIUS. THE CONTRACTOR SHALL PURSUANT TO SECTION 70505 OF THE HEALTH AND SAFETY CODE, AND SECTION 5097.94 OF THE PUBLIC RESOURCES CODE OF THE STATE OF CALIFORNIA, NOTIFY THE CORNER IMMEDIATELY.
16. CONTRACTOR SHALL REMOVE ALL U.S.A. MARKINGS AS SOON AS THEY ARE NO LONGER NEEDED.
17. CITY SURVEY MONUMENTS SHALL BE PRESERVED. IN THE EVENT THAT A CITY MONUMENT IS LOST TO CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL AT THE CONTRACTOR'S SOLE EXPENSE, BE RESPONSIBLE FOR ITS RE-ESTABLISHMENT AND THE FILING OF A CORNER RECORD WITH THE COUNTY'S SURVEYOR'S OFFICE. A RECORD OF SURVEY SHALL BE FILED FOR ALL NEW CITY MONUMENTS SET IN CONJUNCTION WITH THIS IMPROVEMENT PLAN, UNLESS A FINAL OR PARCEL MAP REQUIRING SAID MONUMENT IS RECORDED AS PART OF THIS PROJECT.
18. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL SAFETY AND TRAFFIC CONTROL REQUIRED ON THE EXISTING STREETS DURING CONSTRUCTION. COMPENSATION FOR THESE ITEMS SHALL BE INCLUDED IN THE PROCESS OF VARIOUS ITEMS OF WORK.
19. THE CONTRACTOR AND/OR HIS SUBCONTRACTORS SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE AT ALL TIMES UNTIL FINAL COMPLETION.
20. PRIOR TO MOVING ANY MATERIALS TO OR FROM THE SITE, THE CONTRACTOR SHALL OBTAIN APPROVAL FOR HAUL ROUTE FOR THE CITY.
21. THIS PLAN DOES NOT AUTHORIZE ANY CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY

DEMOLITION MEASURES:

- ① DEMOLISH AND REMOVE EXISTING STRUCTURE AND FOUNDATION.
- ② REMOVE EXISTING FENCE
- ③ REMOVE EXISTING PAVEMENT

PRESERVATION MEASURES:

- ④ EXISTING FENCE TO REMAIN UNTIL FUTURE DEVELOPMENT
- ⑤ EXISTING UTILITY BOX TO REMAIN
- ⑥ EXISTING WATER UTILITIES TO REMAIN
- ⑦ EXISTING SANITARY SEWER UTILITIES TO REMAIN
- ⑧ EXISTING OVERHEAD UTILITIES TO REMAIN
- ⑨ EXISTING STREETLIGHT TO REMAIN
- ⑩ EXISTING BUILDING TO REMAIN

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

DATE: MARCH 2018
 DRAWN BY: [Signature]
 PROJECT NO.: [Number]
 PRINCIPAL: CA
 PROLASC: CA
 NO. [Number]



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1483 EL CAMINO REAL
MINOR MODIFICATION PERMIT
 DEMOLITION PLAN
 CITY OF SANTA CLARA
 CALIFORNIA

SHEET NUMBER
D-2
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 JOB NUMBER
 2725-050