



City of Santa Clara

Meeting Agenda

Planning Commission

Wednesday, April 8, 2020

6:00 PM

City Hall Council Chambers

Rescission of Prior Cancellation Notice: The City previously issued a cancellation notice for this meeting on March 16, 2020. The cancellation notice is hereby rescinded.

COVID-19 NOTICE - Consistent with the California Governor's Executive Order No. N-29-20 and the Santa Clara County Health Officer's March 31, 2020 Shelter in Place Order which supersedes the March 16, 2020 Order, Planning Commissioners will be teleconferencing from remote locations.

Members of the public may view and listen to the meeting via City of Santa Clara Channel 15, City of Santa Clara Facebook, and City of Santa Clara Youtube Channel.

Public Comments prior to meeting: Comments may be submitted prior to the meeting via email to planning@santaclaraca.gov no later than noon on the day of the meeting; and also via Ecomment. Public Comments may also be made at the meeting during the Public Comment period in person as well as via eComment.

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. No Items

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. **20-111** [Public Hearing: Action on a Rezone of the property located at 2200 Lawson Lane to allow for the construction of an additional 241,419 square foot, five-story office building on an existing office campus](#)

Recommendation: Alternatives 1 and 2:

That the Planning Commission:

1. Adopt a resolution to recommend the City Council adopt the Addendum to the 2008 Final Environmental Impact Report and 2013 Initial Study/Mitigated Negative Declaration for the Lawson Lane West Campus Expansion Project.

2. Adopt a resolution to recommend the City Council approve a rezoning from Planned Development (PD) to Planned Development (PD) to construct a 241,419 square foot five-story office building and 670 square foot addition to a common building and expand a six-story parking garage to provide a total of 1,445 parking spaces on the West Lawson Lane Campus located at 2200 Lawson Lane.

3. **20-353** [Action on an Amendment to Zoning Code Chapter 18.102 - Regulation of Marijuana \(Cannabis\)](#)

Recommendation: Alternative 1:

Recommend that the City Council adopt the Ordinance amending Chapters 18.06 ("Definitions") and 18.102 ("Regulation of Marijuana") of Title 18 ("Zoning") of "The Code of the City of Santa Clara, California" to prohibit all commercial cannabis activity.

REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:

1. Announcements/Other Items
2. Architectural Committee

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

DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:

1. Planning Commission Budget Update
2. Upcoming Agenda Items
3. City Council Actions

ADJOURNMENT:

The next regular scheduled meeting is on April 22, 2020 at 6:00 PM in the City Hall Council Chambers.



Agenda Report

20-111

Agenda Date: 4/8/2020

REPORT TO PLANNING COMMISSION

SUBJECT

Public Hearing: Action on a Rezone of the property located at 2200 Lawson Lane to allow for the construction of an additional 241,419 square foot, five-story office building on an existing office campus

EXECUTIVE SUMMARY

The Sobrato Organization, ("Applicant"), through its affiliate SI 55, LLC ("Property Owner"), is requesting an amendment to the Planned Development (PD) zoning approval for the Lawson Lane Campus Project, currently occupied as the Service Now corporate campus. The requested rezoning would allow intensification of use of the 7.55-acre West Campus (Phase 2) portion of the 16.38-acre site. The applicant intends with this rezoning to construct an additional 241,419 square foot, five-story office building on the campus. The project requires a rezone of the project site from PD to PD to allow this expansion.

As described in the Discussion section below, the proposed expansion would be consistent with the City's General Plan land use designation and applicable policies in that the proposed development would support economic growth at a location planned for such corporate uses. The proposed project architecture would match the quality and style of the existing development. The project includes infrastructure and site design measures consistent with City requirements.

BACKGROUND

The project site is located on the north side of Central Expressway, between Scott Boulevard and San Tomas Expressway. The site is bisected by Lawson Lane which acts as a loop ramp from Central Expressway to San Tomas Expressway. The area is bordered on all sides by a mixture of industrial uses. The portion to the east of Lawson Lane is referred to as the East Campus (Phase 1) and the portion to the west of Lawson Lane is referred to as the West Campus (Phase 2). Phase 1 has been developed and a building is currently under construction for Phase 2.

The Lawson Lane Campus Project has received several different entitlements over the last twelve years.

Original Entitlement - 2008

In April, 2008, the City Council approved a rezoning from Light Industrial (ML) to the Planned Development (PD) Zoning District for the subject campus office site. The 2008 PD Zoning allowed for the construction of three office buildings, totaling 516,000 square feet, with two buildings to be situated on the East Campus and one building on the West Campus. The project was required to

include a minimum of 1,720 parking spaces, equivalent to 3.3 spaces per 1,000 square feet of development.

Effective June 2008, the Developer and the City entered into a Development Agreement (DA) that provided the developer with an extended duration of the permits in exchange for public benefits provided by the project, including affordable housing and transportation contributions not otherwise required by the City at the time of the granting of entitlements.

Environmental clearance was initially granted for the project through the preparation of an Environmental Impact Report (EIR) that was certified by the City Council in April 2008.

2013 Expansion Proposal

In April 2013, the City Council approved an amendment to the PD zoning. The 2013 PD Zoning increased the total allowed square footage to 613,800 square feet of office space (306,900 sf on each parcel), and 25,158 square feet of supporting common area. Based upon the applicant's submittal, the amount of required parking was increased in the second PD Zoning to 2,251 parking spaces, equivalent to 3.7 spaces per 1,000 square feet of office development.

A Mitigated Negative Declaration (MND) was issued by the City for the project in April 2013 when the City approved the second PD rezoning.

2018 DA Extension

The developer obtained its entitlements at the start of the Great Recession, which led to a delay in construction, but the Developer ultimately completed Phase 1 of the Development by 2013. Before the Development Agreement was set to expire, the Developer requested an extension of the DA in early 2018 in order to complete Phase 2 which had not yet commenced. In April 2018 the City Council granted a two year extension of the DA (to expire June 2020). At that time, the City Council also approved a first addendum to the EIR and MND.

2018 Architectural Amendment

After the DA extension, the Developer applied for architectural approval of a modified design of the West Campus. Under this revised proposal, the building on the West Campus would contain 244,655 square feet of office space and 19,175 square feet of common space, with a reduction in parking on the West Campus from 1,228 spaces to 978. In November, 2018, the Architectural Committee approved the modified design, and approved a second addendum to the EIR and MND.

Current Proposal

Service Now currently occupies the two constructed buildings and associated parking on the East Campus. The previously entitled West Campus office building and parking garage are now under construction. The proposed rezoning would allow additional building area on the West Campus through the construction of a second West Campus building.

The application under consideration is an amendment to the 2013 PD approval - requiring a rezone

from PD to PD to allow intensification of Phase 2 development on the West Campus and includes an Addendum to the 2008 EIR and 2013 IS/MND for the Lawson Lane West Campus Expansion Project. Although the current DA will expire in June, 2020, the applicant has not requested an extension of the DA as the applicant intends to begin construction in the near term.

The new PD zoning would allow construction of a second five-story office building on the southern portion of the West Campus. The new building would be 241,419 square feet and include a 670 square foot addition to the adjacent common building, expansion of the adjacent six-level parking structure currently under construction, and modification to the surface parking layout. Proposed build-out of the West Campus would then result in two buildings with a total of 486,074 square feet of office (a net increase of 179,174 square feet above the 2013 PD zoning entitlement), 18,631 square feet of common building space (a net decrease of 544 square feet from the 2018 architectural approval), and parking at 1 space per 336 square feet of office (3:1,000) for a total of 1,445 spaces on the West Campus. Of the parking spaces provided, 82 would be clean air/electrical vehicle (EV) spaces and 124 would be wired for future use as EV/charging stations. ADA and employee parking are provided in surface lots in front of the office buildings with the bulk of the on-site parking provided in the six-level parking structure along the west side of the property. The proposal includes 74 Class I and 25 Class II bicycle parking spaces distributed on-site.

Expansion of the two-story common building is designed to link the two office buildings on the east side of the campus fronting Lawson Lane. The common building is unassigned flexible space that may be used as conference/meeting space, gym or dining/cafeteria to serve the corporate user of the property and is consistent in style and materials as the office buildings. The design includes a screen wall to conceal roof mounted mechanical equipment from view. Maximum height of the common/amenity building is 45 feet. Upon completion the Lawson Lane Office Campus Project (West Campus and East Campus) would include a total of 792,974 square feet of office at a 1.11 FAR, 26,631 square feet of common building area, and 2,468 structured and surface parking spaces at 1 space per 320 square feet (3.1:1,000). Site and building design are proposed to meet the LEED version 4D checklist for Core and Shell Office Buildings and exceed State Title 24 California Energy Code requirements for building construction and achieving of this standard is called out as a Condition of Approval (C4). Service Now intends to occupy the entire campus.

The project also includes sidewalk installation along the Lawson Lane, Central Expressway and San Tomas Expressway frontages. In addition, to link the west and east campuses, the project as previously approved included an at-grade mid-block crosswalk on Lawson Lane. This crosswalk has, however, been removed from the current rezoning based on concerns raised by County of Santa Clara staff. Proposed project Condition (E16) would require construction of an aerial/pedestrian crossing over Lawson Lane in coordination with the County of Santa Clara in lieu of the at-grade mid-block crossing (originally the entitlement identified this as an option for construction at the discretion of the Developer). The County of Santa Clara has already reviewed the preliminary proposal for an aerial connection.

DISCUSSION

The proposed rezoning has been analyzed for consistency with the City's General Plan and Zoning Code.

General Plan Conformance

The General Plan designation for the project site is High-Intensity Office/Research and Development (R&D). This designation is intended for campus-like development that includes office and R&D uses at a maximum FAR of 2.0. The proposed PD zoning would allow uses and a development intensity consistent with this designation.

The High-Intensity Office/Research and Development designation is intended to provide a transition area between light industrial and higher-intensity office and R&D uses. The project site is located in the industrial/office sector of the City north of the UPRR/Caltrain tracks and south of Highway 101 along two major transportation corridors, San Tomas Expressway and Central Expressway, that supports an existing mix of light industrial and office campuses with one and two-story buildings, surface parking, and landscaping. The proposed development would be consistent and compatible with adjacent land uses surrounding the project site.

The proposed project is consistent with the following General Plan policies:

General Land Use Policies

- 5.3.1-P2 Encourage advance notification and neighborhood meetings to provide an opportunity for early community review of new development proposals.
- 5.3.1-P26 Support a community-initiated planning process so that existing neighborhoods can participate in developing more detailed plans for street, landscape and pedestrian facility improvements.

The Developer conducted a community meeting to inform and receive input on the proposed project from neighboring property owners. Notices were mailed by the applicant to property owners within 1,000 feet of the project boundaries and to interested parties. Notice of the community meeting was also posted on the City's Development Projects webpage.

- 5.3.1-P3 Support high quality design consistent with adopted design guidelines and the City's architectural review process.
- 5.3.1-P10 Provide opportunities for increased landscaping and trees in the community and a minimum 2:1 on- or off-site replacement for trees removed as part of the proposal to help increase the urban forest and minimize the heat island effect.
- 5.3.1-P28 Encourage screening of above-ground utility equipment to minimize visual impacts.
- 5.3.1-P29 Encourage design of new development to be compatible with, and sensitive to, nearby existing and planned development, consistent with other General Plan policies.

The new office building and common building expansion are designed to mirror the office building and common building currently under construction on the site in architectural style, form, height, materials and screening of mechanical equipment. The parking garage expansion extends the existing structure and design features, including the architectural screen on the west elevation facing San Tomas Expressway. Both the office building, common building and parking structure currently under construction were reviewed and approved at Architectural Committee and determined to be consistent with the City's Design Guidelines. The proposed project is an extension of the approved design scheme for the Lawson Lane West Campus and ties with the architecture of the East Campus to create a unified corporate campus.

A landscape plan is proposed that includes replacement planting of trees in excess of the 2:1

mitigation for trees removed with development of the site. It also includes a varied plant palette to screen above ground utility equipment and augment the landscape plan approved with development of the structures on the north side of the project site for a cohesive landscape design aesthetic.

- 5.3.1-P9 Require that new development provide adequate public services and facilities, infrastructure, and amenities to serve the new employment or residential growth.
- 5.3.1-P12 Encourage convenient pedestrian connections within new and existing developments.
- 5.3.1-P14 Encourage Transportation Demand Management strategies and the provision of bicycle and pedestrian amenities in all new development greater than 25 housing units or more than 10,000 non-residential square feet, and for City employees, in order to decrease use of the single-occupant automobile and reduce vehicle miles traveled, consistent with the CAP.

The project includes the construction of public and private infrastructure to serve the site. Pedestrian connections to adjacent land uses would be provided with the construction of a sidewalk along the perimeter of the property and buildings on the site. Construction of the grade separated overcrossing would provide pedestrian access across Lawson Lane and link the west and east campuses.

The project provides bicycle spaces on-site to support alternatives to vehicle travel and EV parking charging stations for use/parking of clean air vehicles. The project would be required as a condition of approval to develop and implement a Transportation Demand Management Plan with annual reporting to reduce vehicle miles travelled by 10% consistent with the Climate Action Plan requirement.

- 5.3.5-P1 Work with existing Santa Clara businesses to retain and expand employment opportunities and strengthen the existing tax base.
- 5.3.5-P5 Allow the development of Office/Research and Development in varied configurations and intensities to meet the needs of existing and new businesses.
- 5.3.5-P6 Encourage innovative design of new office space to promote higher-intensity new development and on-site expansion of existing uses.
- 5.3.5-P7 Require building heights to conform to the requirements of the Federal Aviation and Administration, where applicable.
- 5.3.5.-P10 Encourage employee-serving amenities, such as restaurants, cafes and supporting commercial uses, to meet the needs of employees in High Intensity Office/Research and Development areas by excluding such areas from the Floor Area Ratio for development.

The proposed increase in office and common space are designed to create a visually cohesive and unified corporate campus while meeting the needs of the tenant for future growth. The five-story structure would match the design of the office building currently under construction and conform with FAA height requirements. The common building is designed to link the two office buildings and provide flexible space for employee-serving ancillary uses to support the office use; that may include meeting space, gym or dining/cafeteria. In addition, passive open space and an outdoor barbeque area are integrated into the landscape design for tenant/employee use.

Zoning Code Conformance

The proposed rezoning to Planned Development is consistent with development standards including

height and setbacks approved through previous Planned Development zoning. A Planned Development rezoning was initially requested in 2008 to allow the project's buildings a maximum height of 101 feet, which exceeded the maximum height of the 70 feet allowed in the previous ML Light Industrial zoning district. Parking is proposed at 1 space per 336 square feet of office space for a total of 1,445 spaces with the expansion of the parking garage currently under construction and reconfiguration of on-site surface parking with build-out of Phase 2. The modification to the parking ratio is proposed by the applicant to address their tenant's request. The parking ratio proposed is slightly below the parking ratio for office uses prescribed in Section 18.74.020 of the Zoning Code, 1 space per 300 square feet, which would be 1,620 spaces.

ENVIRONMENTAL REVIEW

A Third Addendum to the 2008 Final EIR and 2013 IS/MND for the Lawson Lane West Campus Expansion Project was prepared in accordance with CEQA Guidelines to analyze the additional 179,174 square feet of construction with the proposed rezoning that was not previously anticipated with the 2013 IS/MND. The purpose of the Addendum is to analyze and determine whether the changes in site design and intensification of development as proposed would result in new significant impacts or substantially more severe impacts than previously addressed in the prior documents. The Addendum discusses the environmental impacts of the currently proposed project compared to the impacts of the previously approved projects.

The analysis in the Addendum concluded that the currently proposed project would not result in new significant environmental impacts; and that no new information has come to light that would indicate the potential for new significant impacts or substantially more severe environmental impacts than were discussed in the 2008 FEIR, 2013 IS/MND, or either of the first two addenda. The analysis determined that the currently proposed project would have the same or similar impacts identified for the earlier projects. Therefore, no further evaluation or Subsequent EIR is required. The proposed project would apply and continue to implement the mitigation measures adopted with certification of the 2008 FEIR and approval of the IS/MND with build-out of Phase 2 development.

The full administrative record is available for review during normal business hours in the Planning Division office at City Hall, 1500 Warburton Avenue, Santa Clara.

FISCAL IMPACT

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

COORDINATION

This report was 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 or at the public information desk at any City of Santa Clara public library.

Public Notices and Comments: On March 27, 2020, the notice of public hearing for this item was posted within 1,000 feet of the project site and mailed to property owners within 1,000 feet of the project site. At the time of this staff report, there has been no public comment received in support or opposition to the proposed project.

Public Outreach Meetings

A community meeting was conducted to introduce the project and engage the public in the planning process. The public outreach meeting was held on November 13, 2019 from 6:00 p.m. to 7:00 p.m. at Service Now Headquarters, located at 2215 Lawson Lane (Lawson Lane East Campus) and was attended by two individuals. Construction activities related to noise, vibration, air quality and traffic were identified by the two individuals as concerns. The applicant discussed the mitigation measures that would be implemented with project development and confirmed that vibration creating activities such as pile driving would not be employed in construction of the office or parking structure.

Notices of the meeting were mailed by the applicant to property owners within 1,000 feet of the project boundaries and to interested parties and was also posted on the City's website.

ALTERNATIVES

1. Adopt a resolution to recommend the City Council adopt the Addendum to the 2008 Final Environmental Impact Report and 2013 Initial Study/Mitigated Negative Declaration for the Lawson Lane West Campus Expansion Project.
2. Adopt a resolution to recommend the City Council approve a rezoning from Planned Development (PD) to Planned Development (PD) to construct a 241,419 square foot five-story office building and 670 square foot addition to a common building and expand a six-story parking garage to provide a total of 1,445 parking spaces on the West Lawson Lane Campus located at 2200 Lawson Lane.
3. Adopt a resolution to recommend the City Council deny a rezoning from Planned Development (PD) to Planned Development (PD) to construct a 241,419 square foot five-story office building and 670 square foot addition to a common building and expand a six-story parking garage to provide a total of 1,445 parking spaces on the West Lawson Lane Campus located at 2200 Lawson Lane.

RECOMMENDATION

Alternatives 1 and 2:

That the Planning Commission:

1. Adopt a resolution to recommend the City Council adopt the Addendum to the 2008 Final Environmental Impact Report and 2013 Initial Study/Mitigated Negative Declaration for the Lawson Lane West Campus Expansion Project.
2. Adopt a resolution to recommend the City Council approve a rezoning from Planned Development (PD) to Planned Development (PD) to construct a 241,419 square foot five-story office building and 670 square foot addition to a common building and expand a six-story parking garage to provide a total of 1,445 parking spaces on the West Lawson Lane Campus located at 2200 Lawson Lane.

Reviewed by: Andrew Crabtree, Director of Community Development
Approved by: Deanna J. Santana, City Manager

ATTACHMENTS

1. Addendum to the 2008 Final Environmental Impact Report and 2013 Initial Study/ Mitigated
Negative Declaration for the Lawson Lane West Campus Expansion Project
2. Resolution Recommending Council Approve the Addendum
3. Resolution Recommending Council Approve the Rezoning
4. Conditions of Rezoning Approval
5. Project Data Sheet
6. Development Plan

ADDENDUM
TO THE 2008 FINAL ENVIRONMENTAL IMPACT REPORT and
2013 INITIAL STUDY / MITIGATED NEGATIVE DECLARATION
FOR THE LAWSON LANE WEST CAMPUS
EXPANSION PROJECT

March 2020

1.1 PURPOSE OF ADDENDUM

The California Environmental Quality Act (CEQA) recognizes that between the date an environmental document is certified and the date the project is fully implemented, one or more of the following changes may occur: 1) the project may change; 2) the environmental setting in which the project is located may change; 3) laws, regulations, or policies may change in ways that impact the environment; and/or 4) previously unknown information can arise. Before proceeding with a project, CEQA requires the Lead Agency to evaluate these changes to determine whether or not they affect the conclusions in the environmental document.

In April 2008, the City of Santa Clara certified the *Lawson Lane Project Final Environmental Impact Report* (FEIR State Clearinghouse #2007042165) and approved the Lawson Lane Project, which included a Development Agreement between the City of Santa Clara and The Sobrato Organization (May 6, 2008, Ordinance 1838). The original Development Agreement (DA), effective June 5, 2008, included the phased development of 516,000 square feet of office/light industrial space in three buildings and an 8,000-square foot common building on the 16-acre site. The DA had a five-year term, with an option to renew for five more years, for a total 10-year term.

In April 2013, an Initial Study/Mitigated Negative Declaration (IS/MND) was approved and the Planned Development (PD) zoning and DA were amended (CEQ2012-01146, PLN2012-09224) to add 97,800 square feet of office space plus 17,158 square feet of common space (324,058 square feet total office/common space) on the Lawson Lane West Campus. The total approved development was 638,958 square feet over the entire 16-acre project site, excluding parking structures.

The DA was set to expire in June 2018. In February 2018, Sobrato requested an extension of the DA in order to build out the Lawson Lane West Campus, which is phase two of their overall campus development. On April 3 and April 24, 2018, the City Council considered and then approved the extension, setting the DA's new expiration date to June 2020. At the April 3, 2018 meeting, the City Council also approved an addendum to the 2013 IS/MND, which analyzed the proposed extension and concluded that the extension would not result in any new significant environmental impacts or substantially more severe impacts, and that no new information had come to light that would indicate the potential for new significant impacts or substantially more severe impacts.

In June 2018, the developer submitted a modified development proposal for the Lawson Lane Project to construct a building with 244,655 square feet of office space and 19,175 square feet of common space, and modifications to parking. The modified project reduced the footprint of the parking structure on the west side of Lawson Lane from 62,300 square feet to 39,737 square feet and added two above-grade levels and one below-grade level of parking to the garage. The number of spaces in the garage and surface parking lot decreased from 1,228 to 978. The City approved the architectural review of the June 2018 development proposal at the November 7, 2018 Architectural Committee

meeting. At the time the Committee approved the new architectural design, they also adopted another addendum to the 2013 IS/MND, which analyzed the June 2018 changes to the project and concluded that the June 2018 changes would not result in any new significant environmental impacts or substantially more severe impacts, and that no new information had come to light that would indicate the potential for new significant impacts or substantially more severe impacts.

Since the adoption of the addendum in November 2018, additional changes to the project have been proposed, which are the subject of this additional addendum. The purpose of this addendum is to address the project's likelihood to result in new significant impacts that were not addressed in the 2008 FEIR, 2013 IS/MND or 2018 Addendum (see section 2.0, Proposed Changes to the Approved Project).

CEQA Guidelines Section 15162 states that when an EIR has been certified or a Negative Declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the Lead Agency determined, on the basis of substantial evidence in light of the whole record, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could have not been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or Negative Declaration;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measures or alternative.

CEQA Guidelines Section 15164 states that the Lead or Responsible Agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 (see above) calling for preparation of a subsequent EIR have occurred.

SECTION 2.0 PROPOSED CHANGES TO THE APPROVED PROJECT

The currently approved PD Zoning and DA allow a combined total of 613,800 square feet of office and 25,158 of commons space on the east and west sides of Lawson Lane. The east side is developed with 306,900 square feet of office space, leaving 306,900 square feet of office/R&D on the west side of Lawson Lane. Building 1 is currently under construction on the west campus totaling 263,830 square feet (244,655 square feet office and 17,961 square feet amenity), leaving 62,245 square feet approved for Building 2.

The previously approved west side development includes a five-story, 244,655-square foot office building with an attached two-story 19,175-square foot with roof deck amenity building. A six-level parking garage with 897 spaces is located on the west side of the site, parallel to San Tomas Expressway. An additional 81 surface spaces provide a total of 978 parking spaces to serve the development. Landscaping would surround the building and parking structure and a hardscape courtyard would be provided south of the office building. Building 1 would be developed at a floor area ratio (FAR) of 0.798.

The currently proposed Building 2 would add 179,174 square feet of office space to the approved campus. Building 2 would mirror Building 1 on the south side of the hardscape courtyard, providing a five-story, 241,419-square foot office building attached to the Building 1 amenity building with an additional 670-square foot, two-story common building with roof deck for a total of 18,631 square feet of amenity space. Building 2 would expand the six-level parking structure to the south with 479 additional spaces, to provide a total of 1,376 structured parking spaces. Surface parking would be reduced from 81 spaces to 70 spaces to the west and south of the two office buildings, for a total of 1,445 parking spaces on the west campus.

The currently proposed Building 2 includes the following green building measures:

- Low flow toilets and fixtures
- Drought resistant planting materials
- Project will target LEED Gold equivalent
- City of Santa Clara Silicon Valley Power carbon free energy

The Sobrato Organization seeks a Planned Development (PD) rezoning of the site to include a total of 792,974 square feet of office on the aggregated 16-acre project site and architectural review of Building 2, parking structure expansion and associated site improvements on the west campus.

SECTION 3.0 ENVIRONMENTAL IMPACTS OF THE PROPOSED CHANGES TO THE PROJECT

The discussion below describes the environmental impacts of the proposed project compared to the impacts of the approved project. Also noted are any changes that have occurred in the environmental setting that would result in new impacts or impacts of greater severity than those identified in the previously certified FEIR and Initial Study/Mitigated Negative Declaration. This Addendum only addresses those resource areas which would be potentially affected by the proposed change to the approved project. The proposed project requires a PD rezoning and an amendment to the existing DA to include a total of 811,605 square feet of office on the combined east and west Lawson Lane site, and architectural review.

The proposed project would have the same or similar impacts in regard to the following environmental issues, due to the fact that the project proposes the same land use on the same site, and, for this reason, they are not discussed further:

- Agricultural Resources
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Hazards and Hazardous Materials
- Land Use
- Mineral Resources
- Noise and Vibration
- Population and Housing
- Public Services
- Recreation
- Tribal Cultural Resources
- Utilities and Service Systems

This Addendum analyzes the impacts of the proposed project in regard to the following environmental issues:

- Aesthetics
- Air Quality
- Greenhouse Gas Emissions
- Hydrology
- Transportation

3.1 AESTHETICS

3.1.1 Findings of the Previously Certified FEIR and Mitigated Negative Declaration

The approved Lawson Lane campus project was found to result in less than significant aesthetics impacts.

3.1.2 Aesthetic Impacts Resulting from the 2019 Modified Project

The proposed project site is located within an office and light industrial area, and is not close to a scenic vista, scenic resources, or historic buildings. The Lawson Lane east campus is developed with two five-story office buildings, an amenity building, parking structure, surface parking, and landscaping.

The project would add a second five-story office building to the Lawson Lane west campus, mirroring the approved Building 1 on the south side of the hardscape courtyard. The project would

also expand the approved six-level parking structure. The project would visually match the approved building, as part of a cohesive development, and would not substantially change the aesthetic character of the area. The architectural style and building materials of the corporate campus would remain the same as the previously approved project. The proposed building on the west site would be the same height as the previously approved building. In addition, all development on the site would be subject to the City's Architectural Review process, which would ensure the project conforms to the City of Santa Clara's adopted Community Design Guidelines. The guidelines were developed to support community aesthetic values, preserve neighborhood character, and promote a sense of community and place throughout the City. Therefore, the project would conform to applicable zoning and other regulations governing scenic quality. For these reasons, the development of the project would not substantially degrade the existing visual character of the site or its surroundings. The project would not result in a new aesthetics impact or impact of substantially greater severity than previously identified in the certified EIR and Initial Study/Mitigated Negative Declaration.

3.2 AIR QUALITY

3.2.1 Findings of the Previously Certified FEIR and Mitigated Negative Declaration

The approved Lawson Lane campus project was found to result in less than significant operational and construction-related air quality impacts, with the implementation of BAAQMD Best Management Practices for dust control.

3.2.2 Air Quality Impacts Resulting from the 2019 Modified Project

The project proposes an increase of 179,174 square feet of office space on the site. The Bay Area Air Quality Management District (BAAQMD) maintains screening sizes of various uses, below which are unlikely to result in significant construction or operational criteria pollutants. The proposed office square footage is below the BAAQMD screening size (which is 277,000 square feet for construction-related screening and 346,000 square feet for operational screening) and, therefore, would not result in new air quality impacts or impacts of substantially greater severity than previously identified in the certified Final EIR and Initial Study/Mitigated Negative Declaration. As a standard condition of approval, the project would be required to implement the BAAQMD Best Management Practices for dust control during construction.

3.3 GREENHOUSE GAS EMISSIONS

3.3.1 Findings of the Previously Certified FEIR and Mitigated Negative Declaration

As detailed in the April 2018 Addendum, the extension of the Lawson Lane Campus Development Agreement to June 2020 was not found to result in a new or greater greenhouse gas (GHG) impact than the City had identified in their General Plan FEIR. The currently approved project is consistent with the development assumptions in the General Plan. As such, the post-2020 GHG emissions from the project have been accounted for and already identified as a significant and unavoidable impact as part of the City's General Plan buildout.

3.3.2 GHG Impacts Resulting from the 2019 Modified Project

The following discussion is based on a CalEEMod analysis prepared by DJP&A in July 2019. This section analyzes the operational GHG emissions of the proposed addition of 180,647¹ square feet of office space to the approved Lawson Lane West Campus.

The following green building measures would be incorporated into the proposed project:

- Low flow toilets and fixtures
- Drought resistant planting materials
- LEED Gold standards or an equivalent
- Use of carbon free energy via Silicon Valley Power

Similar to the approved project, the current project is expected to be operational after the year 2021. For this reason, the BAAQMD 2030 GHG reduction target has been used to derive a threshold of significance for GHG emissions. For the purposes of this analysis, a “Substantial Progress” efficiency metric of 2.6 metric tons of carbon dioxide equivalent emissions per year per service population has been calculated for 2030 based on the GHG reduction goals of Senate Bill 32 and Executive Order B-30-15, taking into account the 1990 inventory and the projected 2030 statewide population and employment levels.

The results of the proposed project’s GHG emissions in terms of annual metric tons and per capita emissions of CO₂ equivalent emissions [Metric Tons (MT) of CO₂e/yr] are shown in Table 3.3-1, below.

Table 3.3-1: Project 2021 Operational GHG Emissions	
Source Category	Project Emissions in 2021 (MT)
Area	.0034
Energy Consumption	558
Mobile	801
Solid Waste Generation	85
Water Usage	74
Total	1,518
Service Population Emissions*	2.47
Significance Threshold	2.6 MT CO ₂ e/year/service population
Significant?	No
Note: Based on a project service population of 614 (employees) at full buildout.	

The rate of project GHG emissions (in terms of annual emissions per service population) was compared to the GHG significance threshold of 2.6 MT CO₂e/year/service population established by BAAQMD. With green building measures incorporated, GHG emissions would be 2.47

¹ The actual number is 179,174 square feet but the larger number was used for modeling to be conservative.

MT/year/service population. Therefore, the proposed addition would not result in a new GHG impact or impact of substantially greater severity than previously identified in the certified EIR and Initial Study/Mitigated Negative Declaration.

3.4 HYDROLOGY

3.4.1 Findings of the Previously Certified FEIR and Mitigated Negative Declaration

The approved Lawson Lane campus project was found to result in less than significant hydrology impacts with mitigation incorporated into the project design.

3.4.2 Hydrology Impacts Resulting from the 2019 Modified Project

This discussion is based on a review of the Lawson Lane West Phase II Stormwater Management Plan (SWMP), prepared by Schaaf & Wheeler in January 2019. The review analyzed the SWMP of the entire 7.6-acre project, including the current proposed project.

The Stormwater Pollution Prevention Plan (SWPPP) includes the following stormwater control measures:

- Minimize amount of land disturbed
- Minimize impervious surfaces
- Minimum-impact street or parking lot design
- Cluster structures/pavement
- Wash area/racks, drain to sanitary sewer
- Covered dumpster area, drain to sanitary sewer
- Beneficial landscaping (minimize irrigation, runoff, pesticides and fertilizers; promotes treatment)
- Maintenance (pavement sweeping, catch basin cleaning, good housekeeping)
- Storm drain labeling
- Bioretention area

The current project would increase impervious surfaces on-site by approximately 102,031 square feet and decrease pervious surfaces by approximately 102,031 square feet. Table 3.4-1 below shows the approved and proposed total square footages of pervious and impervious surfaces on the Lawson Lane west site.

Table 3.4-1: Pervious and Impervious Surface On-Site			
Site Surface	Approved Project (square feet)	Change with Current Project (square feet)	Total with Current Project (square feet)
Impervious Area (roof, parking, sidewalks and streets)	141,432	(+) 102,031	243,463
Pervious Area (landscaping)	187,738	(-) 102,031	85,707

The current project would slightly increase impervious surfaces on-site and would include the same measures as the approved project to reduce hydrology and stormwater quality impacts to a less than significant level. Therefore, the proposed addition would have a less than significant impact on hydrology. The proposed addition would not result in a new hydrology impact or impact of substantially greater severity than previously identified in the certified EIR and Initial Study/Mitigated Negative Declaration.

3.5 TRANSPORTATION

3.5.1 Findings of the Previously Certified FEIR and MND

The currently approved PD Zoning and DA allow a combined total of 613,800 square feet of office and 25,158 of commons space on the east and west sides of Lawson Lane. The east side is developed with 306,900 square feet of office space, leaving 306,900 square feet of office/R&D on the west side of Lawson Lane. Building 1 is currently under construction on the west campus totaling 263,830 square feet (244,655 square feet office and 17,961 square feet amenity), leaving 62,245 square feet approved for Building 2.

The previously approved West Campus Expansion (approved project) was found to result in less than significant transportation impacts with mitigation at the following four intersections:

- San Tomas Expressway and Walsh Avenue
- San Tomas Expressway and Benton Street
- San Tomas Expressway and El Camino Real
- San Tomas Expressway and Homestead Road

3.5.2 Transportation Impacts Resulting from the 2019 Modified Project

The discussion is based on a traffic impact analysis prepared by Hexagon Transportation Consultants in October 2019. This section analyzes potential traffic impacts of the proposed 179,174 square feet increase of office space on the site.

Study intersections were selected based upon the estimated number of project trips through the intersection. Below is a list of the study intersections:

1. Oakmead Parkway/Corvin Drive and Central Expressway
2. Bowers Avenue and Central Expressway
3. Lafayette Street and Central Expressway
4. De La Cruz Boulevard and Central Expressway
5. Mission College Boulevard and Montague Expressway
6. Scott Boulevard and Central Expressway
7. San Tomas Expressway and Walsh Avenue
8. San Tomas Expressway and Monroe Street
9. San Tomas Expressway and Cabrillo Avenue
10. San Tomas Expressway and El Camino Real
11. San Tomas Expressway and Scott Boulevard

Traffic conditions were evaluated for the following scenarios: existing conditions, baseline conditions, baseline plus project conditions, background conditions, background plus project conditions, cumulative no project conditions, and cumulative plus project conditions.

The proposed additional office space would generate 1,672 daily trips with 199 trips occurring during the AM peak hour and 198 trips occurring during the PM peak-hour. The previously approved office space was estimated to generate 3,156 daily trips with 376 trips in the AM peak hour and 372 trips in the PM peak-hour. The total office space on site would generate a total of 4,828 daily trips, with 575 trips occurring during the AM peak hour and 570 trips occurring during the PM peak hour.

Under baseline plus project conditions, the De La Cruz Boulevard/Central Expressway intersection would continue to operate at LOS F during the AM peak hour. The added project traffic would not result in a significant project impact at the intersection.

Five study intersections that would operate at an unacceptable LOS F under background conditions would continue to operate at LOS F under background plus project conditions. Nine study intersections that would operate at an unacceptable LOS F under cumulative conditions would continue to operate at LOS F under cumulative plus project conditions. The added project traffic under each of these scenarios would not result in a significant project impact, because project traffic would not cause an increase in critical movement delay of four (4) or more seconds or an increase in critical volume/capacity (v/c) of one percent (0.01) or more.

According to Santa Clara Valley Transportation Authority (VTA) Guidelines, a freeway level of service analysis is required if the number of project trips added to any freeway segment equals or exceeds one percent of the capacity of the segment. Using the Congestion Management Program's one percent threshold, a freeway level of service analysis for US 101 would be needed if the project adds 69 or more peak-hour trips to the freeway segments near the site. A review of the project trip assignment indicates that the greatest number of project trips in any direction on the subject freeway segments would be no more than 36 trips during the AM and PM peak hours. Since the number of project trips on the freeway segments are less than the one-percent threshold, the project would not cause a significant increase in traffic on the freeway segments in the study area, and a freeway level of service analysis is not required.

Pedestrian and bicycle analyses were prepared as part of the TIA by Hexagon Transportation Consultants. New pedestrian traffic could be generated by the project. The project site is surrounded primarily by office/employment land uses, various bus stops are located along Scott Boulevard, within what would be considered a walking distance (less than one half mile) from the project site. With the existing and proposed pedestrian facilities within and in the vicinity of the project site, adequate pedestrian access to and from the project site to nearby pedestrian destinations, such as the bus stops along Scott Boulevard, would be provided. Therefore, pedestrian access to and from the project site would be adequate.

The TIA assumed bicycle trips would comprise no more than one percent of the total project-generated trips, the entire project site could generate up to six new bicycle trips during the peak hours. The potential demand could be easily served by the various bicycle facilities available in the immediate vicinity of the project site. Therefore, the potential increase in bicycle trips by the project would not have an adverse effect on the existing bicycle facilities in the study area and would not require new off-site bicycle facilities.

Furthermore, the project would provide sidewalks along its entire frontage on Lawson Lane and San Tomas Expressway, a walkway along the southern property line, and a private pedestrian overcrossing north of the east driveway. In order to provide an employee-only pedestrian connection to the adjacent office development, a pedestrian crossing over Lawson Lane would be constructed to connect the two office developments. Access to the pedestrian crossing would be gated and secured with an employee key card or similar. The proposed sidewalks and overcrossing would connect the pedestrians from the project site to the bus stops on Scott Boulevard (via the east Lawson Lane site) and nearby bus stops and pedestrian destinations.

3.6 CONCLUSION

Based on the above analysis and discussion, no significant impacts would result from the currently proposed modification to the approved Lawson Lane Campus project. The proposed modification would not result in new significant environmental impacts, and no new information has come to light that would indicate the potential for new significant impacts or substantially more severe impacts than were discussed in the 2008 FEIR or 2013 Initial Study. Therefore, no further evaluation is required, and no Subsequent EIR is needed. An EIR Addendum has therefore, been appropriately prepared, pursuant to Section 15164.

Pursuant to CEQA Guidelines Section 15164(c), this Addendum need not be circulated for public review, but will be included in the public record file for the *Lawson Lane West Campus Expansion Project*.

Andrew Crabtree
Director of Community Development

Signature

Date

RESOLUTION NO. _____

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF SANTA CLARA, CALIFORNIA, RECOMMENDING THE
CITY COUNCIL ADOPT A THIRD ADDENDUM TO THE 2008
ENVIRONMENTAL IMPACT REPORT AND 2013 INITIAL
STUDY / MITIGATED NEGATIVE DECLARATION FOR THE
LAWSON LANE WEST CAMPUS EXPANSION PROJECT
LOCATED AT 2200 LAWSON LANE, SANTA CLARA**

PLN2018-13593 (Rezone)
CEQ2018-01064 (Addendum)

WHEREAS, on February 22, 2019 John Duquette, on behalf of The Sobrato Organization (“Applicant”), an affiliate of SI 55, LLC, a California limited liability company (“Property Owner”) filed an application for intensification of Phase 2 development of the Lawson Lane Office Project located at 2200 Lawson Lane;

WHEREAS, the Lawson Lane Office Project was originally entitled in 2008 for the phased development of a 16.38 acre corporate office campus consisting of a 8.83 acre East Campus and 7.55 acre West Campus, divided by Lawson Lane, with a total of 516,000 square feet of office space in three mid-rise buildings, an 8,000 square foot common building, surface and structured parking with a total of 1,720 parking spaces, and public and private improvements; with a rezoning of the properties from Light Industrial (“ML”) to Planned Development (“PD”), a Development Agreement (“DA”) with an initial five year term and a five year extension (with an ultimate termination date of June 23, 2018), and certification of a Final Environmental Impact Report (“FEIR”) in conformance with the California Environmental Quality Act (“CEQA”);

WHEREAS, Phase 1 development was completed on the East Campus in 2013 with the construction of 306,900 square feet of office space in two five-story buildings, a two-story common building, and a three-level parking garage and surface parking with a total of 1,023 parking spaces, and on- and off-site improvements,

WHEREAS, in April 2013, the City Council approved an amendment to the PD zoning and the DA to intensify development on the West Campus (“Project Site”) to allow Phase 2 construction

of 306,900 square feet of office space within two five-story buildings, a 17,158 square foot two-story common building, and structured and surface parking with a total of 1,228 parking spaces with a rezone of the Project Site from PD to PD and approval of an Initial Study/Mitigated Negative Declaration (“IS/MND”) in conformance with CEQA;

WHEREAS, in April 2018, the City Council approved a second amendment to the DA to extend the term of the DA and entitlements for Phase 2 development on the Project Site for an additional two years, setting the expiration date to June 23, 2020, and approved a first addendum to the FEIR and IS/MND, prepared in conformance with CEQA;

WHEREAS, on November 7, 2018, the Architectural Committee approved a modification to the design of the Phase 2 development for the construction of a 244,655 square foot, five-story office building, a 19,175 square foot common building, and surface and structured parking totaling 979 spaces on the Project Site, and approved a second addendum to the FEIR and IS/MND, prepared in conformance with CEQA;

WHEREAS, the application now under consideration is a rezone from PD to PD to allow construction of a 241,419 square foot five-story office building, a 670 square foot addition to the common building, an expansion of the parking structure along with alteration of the parking layout to provide 466 parking spaces, and public and private improvements (“Project”) on the Project Site;

WHEREAS, the Project would result in a total of 486,074 square feet of office floor area, 18,631 square feet of common building space, and a total of 1,445 parking spaces with build-out of Phase 2 development on the Project Site;

WHEREAS, the completion of Phase 1 and Phase 2 development combined would result in a total of 792,974 square feet of office, 26,631 square feet of common building area, and 2,468 structured and surface parking spaces shared across the corporate campus upon build-out of the proposed Project;

WHEREAS, in order to ensure that all potential environmental impacts of the Project were thoroughly analyzed, the City caused a third addendum to the FEIR and IS/MND to be prepared pursuant to CEQA Guidelines 15164, attached hereto and incorporated herein by this reference (“Third Addendum”);

WHEREAS, the Third Addendum to the FEIR and IS/MND provides analysis and cites substantial evidence that supports the conclusion that no subsequent environmental review is required because the criteria of CEQA Section 21166 and CEQA Guidelines Section 15162 requiring additional environmental review under CEQA have not been met;

WHEREAS, on March 27, 2020, the notice of public hearing for the April 8, 2020 Planning Commission meeting for this item was posted at least three conspicuous locations within 1,000 feet of the Project Site and was mailed to property owners within a 1,000-foot radius of the project boundaries; and

WHEREAS, on April 8, 2020, the Planning Commission held a duly noticed public hearing to consider the Third Addendum to the FEIR and IS/MND and the Rezone Application, and all pertinent information in the record, during which the Planning Commission invited and considered any and all verbal and written testimony and evidence offered in favor of and in opposition to the Project.

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

1. Recitals. That the Planning Commission hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.
2. Findings. That the Planning Commission has exercised its independent judgement and reviewed and considered the FEIR and IS/MND, together with the Third Addendum, and has determined that the criteria of CEQA Section 21166 and CEQA Guidelines Section 15162 that would have required additional environmental review under CEQA have not been met. Specifically, and without limitation, substantial evidence exists to support the conclusion that no

consideration of the Rezone Application because (1) the Project would not result in any new or more severe significant impacts than those studied in the FEIR and IS/MND, (2) there exists no new information of substantial importance that would result in any new or more severe significant impacts as compared to those studied in the FEIR and IS/MND; (3) there are no substantial changes in circumstances that would result in any new or more severe significant impacts than those identified in the FEIR and IS/MND; and (4) there is no feasible mitigation measure or alternative that is considerably different from others previously analyzed that has not been adopted.

3. Approval Recommendation. That the Planning Commission hereby recommends that the City Council adopt the Third Addendum prior to acting on the Rezone Application for the Lawson Lane West Campus Expansion Project.

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 8TH DAY OF APRIL, 2020, BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ATTEST:

ANDREW CRABTREE
DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF SANTA CLARA

Attachment Incorporated by Reference:

1. Third Addendum

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPROVE A REZONING OF THE PROPERTY LOCATED AT 2200 LAWSON LANE, SANTA CLARA FROM PLANNED DEVELOPMENT (PD) TO PLANNED DEVELOPMENT

PLN2018-13593 (Rezone)
CEQ2018- 01064 (Addendum)

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

WHEREAS, on February 22, 2019 John Duquette, on behalf of The Sobrato Organization (“Applicant”), an affiliate of SI 55, LLC, a California limited liability company (“Property Owner”) filed an application for intensification of Phase 2 development of the Lawson Lane Office Project located at 2200 Lawson Lane;

WHEREAS, the Lawson Lane Office Project was originally entitled in 2008 for the phased development of a 16.38 acre corporate office campus consisting of a 8.83 acre East Campus and 7.55 acre West Campus, divided by Lawson Lane, with a total of 516,000 square feet of office space in three mid-rise buildings, an 8,000 square foot common building, surface and structured parking with a total of 1,720 parking spaces, and public and private improvements; with a rezoning of the properties from Light Industrial (“ML”) to Planned Development (“PD”), a Development Agreement (“DA”) with an initial five year term and a five year extension (with an ultimate termination date of June 23, 2018), and certification of a Final Environmental Impact Report (“FEIR”) in conformance with the California Environmental Quality Act (“CEQA”);

WHEREAS, Phase 1 development was completed on the East Campus in 2013 with the construction of 306,900 square feet of office space in two five-story buildings, a two-story common building, and a three-level parking garage and surface parking with a total of 1,023 parking spaces, and on- and off-site improvements,

WHEREAS, in April 2013, the City Council approved an amendment to the PD zoning and the DA to intensify development on the West Campus (“Project Site”) to allow Phase 2 construction of 306,900 square feet of office space within two five-story buildings, a 17,158 square foot two-story common building, and structured and surface parking with a total of 1,228 parking spaces with a rezone of the Project Site from PD to PD and approval of an Initial Study/Mitigated Negative Declaration (“IS/MND”) in conformance with CEQA;

WHEREAS, in April 2018, the City Council approved a second amendment to the DA to extend the term of the DA and entitlements for Phase 2 development on the Project Site for an additional two years, setting the new expiration date to June 23, 2020, and approved a first addendum to the FEIR and IS/MND, prepared in conformance with CEQA;

WHEREAS, on November 7, 2018, the Architectural Committee approved a modification to the design of the Phase 2 development for the construction of a 244,655 square foot, five-story office building, a 19,175 square foot common building, and surface and structured parking totaling 979 spaces on the Project Site, and approved a second addendum to the FEIR and IS/MND, prepared in conformance with CEQA;

WHEREAS, the application now under consideration is a rezone from PD to PD to allow construction of a 241,419 square foot five-story office building, a 670 square foot addition to the common building, an expansion of the parking structure along with alteration of the parking layout to provide 466 parking spaces, and public and private improvements (“Project”) on the Project Site, as well as a third addendum to the 2018 FEIR and 2013 IS/MND (“Third Addendum”);

WHEREAS, the Project would result in a total of 486,074 square feet of office floor area, 18,631 square feet of common building space, and a total of 1,445 parking spaces with build-out of Phase 2 development on the Project Site;

WHEREAS, the completion of Phase 1 and Phase 2 development combined would result in a total of 792,974 square feet of office, 26,631 square feet of common building area, and 2,468

structured and surface parking spaces shared across the corporate campus upon build-out of the proposed Project;

WHEREAS, the Third Addendum to the 2008 FEIR and 2013 IS/MND was prepared in accordance with CEQA for the purpose of analyzing whether the changes in site design and intensification of development as proposed would result in new significant impacts or substantially more severe impacts than previously addressed in the 2008 FEIR and 2013 IS/MND documents;

WHEREAS, the Third Addendum to the 2008 FEIR and 2013 IS/MND concluded that the Project would not result in new significant environmental impacts and that no new information has come to light that would indicate the potential for new significant impacts or substantially more severe environmental impacts than were discussed in the 2008 FEIR or 2013 IS/MND;

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

WHEREAS, on March 27, 2020, the notice of public hearing for the April 8, 2020, Planning Commission meeting for this item was posted at least three conspicuous locations within 1,000 feet of the project site boundaries and was mailed to property owners within a 1,000-foot radius of the Project Site; and

WHEREAS, on April 8, 2020, the Planning Commission held a duly noticed public hearing to consider the Project and Third Addendum to the 2008 FEIR and 2013 IS/MND, and all pertinent information in the record, during which the Planning Commission invited and considered any and all verbal and written testimony and evidence offered in favor of and in opposition to the Project.

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

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

2. That the Planning Commission hereby recommends that the City Council rezone the Project Site from PD to PD to intensify development on the West Campus with construction of a 241,419 square foot five-story office building on the south side of the Project Site to mirror the approved 244,655 square foot office building on the north side of the Project Site; add 670 square feet to the common building to connect the two office structures; and expand the six-level parking garage on the west side of the Project Site to provide a total of 1,445 parking spaces, inclusive of surface parking, as shown on the attached Development Plans and conditioned as specified in the attached Conditions of Rezoning Approval, both of which are incorporated herein by this reference.

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

A. The existing zoning is inappropriate or inequitable in that the existing PD zoning for the Project Site does not allow alterations to the site plan, building area or parking counts to accommodate the proposed intensification of office use on the Project Site in a manner that would support General Plan goals and policies that support higher intensity development and on-site expansion of existing uses in varied configurations to retain and expand employment opportunities.

B. The proposed zone change will conserve property values, protect or improve the existing character and stability of the area in question, and will promote the orderly and beneficial development of such area in that the proposal would allow significant investment and physical public and private improvements on- and off-site that would benefit the aesthetics of the project area; create additional job opportunities in a centralized location; retain a large

corporate user; and provide pedestrian, transportation and traffic flow improvements to the site and project vicinity.

C. The proposed zone change is required by public necessity, public convenience, or the general welfare of the City in that the proposed zone change would allow development of a high intensity office campus in proximity to major transportation corridors, housing and services and provides employment opportunities and economic benefits to the City's tax base and General Fund.

D. The proposed zone change would allow imaginative planning and design concepts to be utilized that would otherwise be restricted in other zoning districts in that the proposed zone change would allow flexibility in the development standards to intensify development on the Project Site closer to the intended range identified by the General Plan designation for the site and that are compatible with existing and planned development in the vicinity of the Project Site.

4. That based on the findings set forth in this resolution and the evidence in the City Staff Report and Addendum, the Planning Commission hereby recommends that the City Council rezone the Project Site as set forth herein.

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

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 8TH DAY OF APRIL, 2020, BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

Attachments Incorporated by Reference:

1. Conditions of Rezoning Approval
2. Development Plans

ATTEST: _____
ANDREW CRABTREE
DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF SANTA CLARA

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CONDITIONS OF REZONING APPROVAL

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

GENERAL

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

ATTORNEY'S OFFICE

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

BUILDING

- B1. Prior to overall construction permit application, submit to the Santa Clara Building Division, 2 copies of an addressing diagram request, to be prepared by a licensed architect or engineer. The addressing diagram(s) shall include all proposed streets and all building floor plans. The addressing diagram(s) shall conform to Santa Clara City Manager Directive #5; Street Name and Building Number Changes, and Santa Clara Building Division Address Policy For Residential and Commercial Developments. The addressing diagram(s) shall indicate all unit numbers to be based off established streets, not alleys nor access-ways to garages. Allow a minimum of 10 working days for initial staff review. Please note city staff policy that existing site addresses typically are retired. Provide digital pdf printed from design software, not scanned from printed paper sheet.
- B2. 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. Note: all equipment within the property lines shall be installed above the flood elevation.
- B3. 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 will be routed to a contract consultant for review.
- B4. The overall project construction permit application shall include the geotechnical, architectural, structural, energy, electrical, mechanical, and plumbing drawings and calculations. Prior to the issuance of the overall project construction permit, a conditions of approval review meeting must be held in city hall, which meeting must be attended by

- the on-site field superintendent(s). The meeting will not be held without the attendance of the on-site field superintendent(s). The on-site grading permit shall be a separate permit application to the building division.
- B5. The construction permit application drawings submitted to the Santa Clara Building Division shall include all accessibility requirements of the 16' California Building Code Chapter 11 as applicable.
- B6. The construction permit application drawings submitted to the Santa Clara Building Division shall include checklist(s) indicating compliance with the applicable Mandatory Measures of the 16' California Green Building Standards Code (CGBSC). Provide a Construction Waste Management (CWM) Plan per the 16' CGBSC guides on pp 59-63 of the CGBSC.
- B7. Provide a Phase 1 and/ or Phase 2 Hazardous Materials site assessment, as applicable. Note: The Santa Clara Public Works Department Environmental Programs Division will require compliance with the Santa Clara Construction & Demolition Debris Recycling Program:
<http://santaclaraca.gov/government/departments/public-works/environmental-programs/commercial-garbage-recycling/construction-demolition-debris-recycling-program>. Note: the Environmental Programs Division may require development projects to register with the Green Halo online waste tracking system: <https://www.greenhalosystems.com/>.
- B8. Temporary Certificates of Occupancy (TCO) will not be routinely issued and will be considered on a very limited basis only when there is a clear and compelling reason for city staff to consider a TCO. A TCO will be approved only after all applicable City staff have approved in writing; Planning, Public Works / Engineering, Fire Prevention, Santa Clara Water, Silicon Valley Power (SVP), and any other applicable agencies such as the Santa Clara County Health Department, with the Building Division being the final approval of all TCO's.

COMMUNITY DEVELOPMENT

- C1. Obtain required permits and inspections from the Building Official and comply with the conditions thereof. The developer shall file a Notice of Intent (NOI) with the State Water Resources Control Board prior to issuance of any building permit for grading, or construction; a copy of the NOI shall be sent to the City Building Inspection Division. A stormwater pollution prevention plan is also required with the NOI.
- C2. It shall be the Developer's responsibility through his engineer to provide written certification that the drainage design for the subject property will prevent flood water intrusion in the event of a storm of 100-year return period. The Developer's engineer shall verify that the site will be protected from off-site water intrusion by designing the on-site grading and stormwater collection system using the 100-year hydraulic grade line elevation provided by the City's Engineering Department or the Federal Flood Insurance Rate Map, whichever is more restrictive. Said certification shall be submitted to the City Building Inspection Division prior to issuance of building permits.
- C3. The project site is located in Seismic Hazard Zone as identified by the State Geologist for potential hazards associated with liquefaction, pursuant to the Seismic Hazard Mapping Act (Div.2 Ch7.8 PRC), and the Developer shall prepare and submit a geotechnical hazards investigation report acceptable to the City of Santa Clara Building Official prior to issuance of permits.
- C4. Developer shall employ green building standards and materials in the site design and construction of the campus development project designed to meet the LEED version 4D

checklist for Core and Shell Office Buildings and exceed State Title 24 California Energy Code requirements for building construction.

- C5. Enhancements to the landscape plan will be required prior to submittal for architectural review and approval that includes additional screening of the trash enclosure area and plantings along the Central Expressway frontage of the project site. Installation of trees in consultation with SVP for siting and height restriction will also be required and incorporated as part of the revised landscape plan for Planning approval.
- C6. Submit plans for final architectural review to the Planning Department for review and approval prior to issuance of building permits. Include color palette and materials board.
- C7. Submit complete landscape plans, including irrigation plan and composite utility and tree layout overlay plan, for Planning Division review and approval. The overlay plan is to show the location of all utilities, storm drains, catch basins, sewer mains, joint trenches, building footprints, driveways, walkways, and trees. Trees are required to be 10' feet from public water, storm and sewer facilities unless a City approved Tree Root Barrier (TRB) is used. If a City approved TRB is used the TRB must be a minimum of 5' feet from the public water, storm and sewer facility with the tree behind the TRB, and specified on the plan. Use of super-soil may be required with the installation of trees where electric, water and sewer utilities are in proximity.
- C8. Landscape plan to include type and size of proposed trees on-site. Coordinate with the Street Department and City Arborist for the type, location, installation and maintenance of street trees fronting the project site along the public right-of-way.
- C9. Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Community Development. Installation of approved landscape plan is required prior to issuance of occupancy permits for the Phase II office building.
- C10. Project site landscaping shall be maintained in good condition throughout the life of the Project and no trees shall be removed without City review and approval. Trees permitted by the City for removal shall be replaced at a 2:1 ratio with 24-inch box specimen tree, or equal alternative and shall require Planning Division review and approval.
- C11. Submit a lighting plan, including light fixture details, for Planning Division review and approval.
- C12. It shall be the developer's responsibility through his engineer to provide certification to certify that the drainage design for the subject property will prevent flood water intrusion in the event of a storm of 100-year return period. The developer's engineer shall verify that the site will be protected from off-site water intrusion by designing the on-site grading and stormwater collection system using the 100-year hydraulic grade line elevation provided by the City's Engineering Department or the Federal Flood Insurance Rate Map, whichever is more restrictive. Said certification shall be submitted to the City Building Official prior to issuance of building permits.
- C13. The project will be required to comply with the City's Urban Runoff Pollution Prevention Program, including best management practice measures for construction and post-construction activity, including reducing runoff to public storm drain facilities from rooftops and paved surfaces.
- C14. The Developer must provide third party verification of the stormwater management plan for conformance with C3 requirements as part of the architectural submittal.
- C15. Submit as-built on-site plans prepared by a registered civil engineer showing all utilities serving the subject property.
- C16. The project shall comply with the mitigation measures identified in the Environmental Impact Report for the Lawson Lane Project and the Mitigated Negative Declaration for the Lawson Lane West Campus Expansion Project.

- C17. The project shall comply with the conditions set forth in the Development Agreements for the Lawson Lane Project.
- C18. Developer is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
- C19. The developer shall submit a truck hauling route for demolition, soil, debris and material removal, and construction to the Director of Planning and Inspection for review and approval prior to issuance of any demolition or building permit.
- C20. The Developer is required to prepare, institute, and monitor a Transportation Demand Management (TDM) Plan to reduce vehicle miles travelled by 20 percent of which 10 percent is achieved through TDM measures. The initial TDM plan shall be completed by a qualified (as determined by the Director of Community Development) third-party consultant prior to the issuance of an occupancy permit. Said plan shall be reviewed and approved by the Director of Community Development. Each calendar year, an annual review of the TDM plan shall be completed by a qualified third-party consultant, and the third-party consultant shall submit the TDM annual report covering the prior calendar year to the Planning Division for review and approval on or before February 28th of each year, to the satisfaction of the Director of Community Development. The Director of Community Development shall have the authority and discretion to require modification of the TDM measures as a means to achieve the identified overall trip reduction targets.
- C21. The total parking required for the project as shown on the development plans shall incorporate 6% of the parking spaces with EV charging facilities. Nine percent (9 %) of the total parking spaces must be prewired for future electrical charging facilities.

ENGINEERING

- E1. 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. All work within the public right-of-way and/or public easement, which is to be performed by the Developer/Owner, the general contractor, and all subcontractors shall be included within a Single Encroachment Permit issued by the City 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.
- E3. The sanitary sewer (SS) discharge information (i.e., building use, square footage, point of connection to the public system, and 24-hour average and peak SS flow graphs for the peak day, showing average daily and peak daily SS flows) submitted by the developer was added to the City's Sanitary Sewer Hydraulic Model (SSHM) to determine if there is enough SS conveyance capacity in the SS trunk system to accommodate the proposed development. The SSHM output indicates that there should be enough SS conveyance capacity to accommodate the proposed development. The SSHM output may change based on pending development applications and future projects. The SSHM output does not guarantee or in any way reserve or hold SS conveyance capacity until developer has Final Approval for the project. For purposes of this condition, "Final Approval" shall mean the final vote of the City Council necessary for all entitlements to be approved, unless a legal challenge is brought to the Council decisions, in which case the Final Approval shall mean the final disposition of the legal challenge.
- E4. Developer shall provide a complete storm drain study for the 10-year and 100-year storm events. The grading plans shall include the overland release for the 100-year

storm event and any localized flooding areas. System improvements, if needed, will be at developer's expense.

- E5. Construct driveway(s) in the public right-of-way to County of Santa Clara standard. Any proposed non-standard driveway will require approval of the County and the developer's execution of an agreement to maintain the driveway.
- E6. 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.
- E7. Unused driveways in the public right-of-way shall be replaced with County of Santa Clara standard curb, gutter, and sidewalk.
- E8. All proposed sidewalks, walkways, and driveway(s) shall comply with ADA requirements.
- E9. Show and comply with City's driveway vision triangle requirements at proposed driveway. Visual obstructions over three feet in height will not be allowed within the driver's sight triangle near driveways and intersections in order to allow an unobstructed view of oncoming traffic. Contact Traffic Engineering at (408) 615-3000 for further information.
- E10. Construct minimum 5' wide sidewalk along property frontages along Lawson Lane, Central Expressway and San Tomas Expressway. Provide a minimum 5' wide ADA compliant walkway connecting the Central Expressway and San Tomas Expressway sidewalk along the southern property line adjacent to the embankment within private property. Dedicate public access easement for proposed walkway on private property.
- E11. Execute covenant running with the land for deferral of ADA sidewalk improvements along Central Expressway frontage.
- E12. Provide ADA walkway connecting the proposed buildings to public sidewalk.
- E13. Construct ADA curb ramp at southeast corner of San Tomas Expressway/Lawson Lane and receiving ADA curb ramp at pork chop island. Construct ADA curb ramp at northwest corner of Central Expressway/Lawson Lane and receiving ADA curb ramp at pork chop island.
- E14. Obtain permits from the County of Santa Clara for work within the County right-of-way: Lawson Lane, San Tomas Expressway and Central Expressway.
- E15. Execute Agreement with County of Santa Clara to assume maintenance responsibility for nonstandard improvements including, but not limited to, the curb return driveways, decorative pavement installed within the public right-of-way and/or County easements.
- E16. The Developer shall construct a private, grade-separated pedestrian overcrossing across the north-south portion of Lawson Lane connecting the east and west parcels of the Lawson Lane development. Lawson Lane is a County of Santa Clara roadway facility. The construction of the overcrossing shall require the Developer to obtain the necessary permits, approvals, and agreements from the City and County of Santa Clara for the overcrossing prior to commencing construction.
 - Prior to the occupancy of the proposed 2230 Lawson Lane building, the pedestrian overcrossing shall be completed, fully operational and placed in service.
 - In the event the Developer cannot obtain the necessary permits, approvals, and agreements in a timely manner, due to no fault of the Developer, the Developer, City and County of Santa Clara will explore alternatives, temporary or permanent, to allow occupancy of 2230 Lawson Lane, as determined and approved by the City and County of Santa Clara.

- E17. The Project shall be required to pay the appropriate regional fees and fair share fees per the requirements of the Mitigation Monitoring or Reporting Program (MMRP) including but not limited to the fair share fees for the intersections of San Tomas Expressway/Walsh Avenue, San Tomas Expressway/El Camino Real, San Tomas Expressway/Benton Street and San Tomas Expressway/Homestead Road.
- E18. For the current overall proposed site development west of Lawson Lane, provide the following minimum bicycle parking spaces at the main entrance and/or high visible area: 486,074 SF of office: 61 Class I bicycle spaces and 20 Class II bicycle spaces

ELECTRICAL

- EL1. Prior to submitting any project for Electric Department review, applicant shall provide a site plan showing all existing utilities, structures, easements and trees. Applicant shall also include a "Load Survey" form showing all current and proposed electric loads. A new customer with a load of 500KVA or greater or 100 residential units will have to fill out a "Service Investigation Form" and submit this form to the Electric Planning Department for review by the Electric Planning Engineer. SVP will do exact design of required substructures after plans are submitted for building permits.
- EL2. The Developer shall provide and install electric facilities per Santa Clara City Code chapter 17.15.210.
- EL3. Electric service shall be underground. See Electric Department Rules and Regulations for available services.
- EL4. Installation of underground facilities shall be in accordance with City of Santa Clara Electric Department standard UG-1000, latest version, and Santa Clara City Code chapter 17.15.050.
- EL5. Underground service entrance conduits and conductors shall be "privately" owned, maintained, and installed per City Building Inspection Division Codes. Electric meters and main disconnects shall be installed per SVP Standard MS-G7, Rev. 2.
- EL6. The developer shall grant to the City, without cost, all easements and/or right of way necessary for serving the property of the developer and for the installation of utilities (Santa Clara City Code chapter 17.15.110).
- EL7. If the "legal description" (not "marketing description") of the units is condominium or apartment, then all electric meters and services disconnects shall be grouped at one location, outside of the building or in a utility room accessible directly from the outside. If they are townhomes or single-family residences, then each unit shall have its own meter, located on the structure. A double hasp locking arrangement shall be provided on the main switchboard door(s). Utility room door(s) shall have a double hasp locking arrangement or a lock box shall be provided. Utility room door(s) shall not be alarmed.
- EL8. If transformer pads are required, City Electric Department requires an area of 17' x 16'-2", which is clear of all utilities, trees, walls, etc. This area includes a 5'-0" area away from the actual transformer pad. This area in front of the transformer may be reduced from an 8'-0" apron to a 3'-0", providing the apron is back of a 5'-0" min. wide sidewalk. Transformer pad must be a minimum of 10'-0 from all doors and windows, and shall be located next to a level, drivable area that will support a large crane or truck.
- EL9. All trees, existing and proposed, shall be a minimum of five (5) feet from any existing or proposed Electric Department facilities. Existing trees in conflict will have to be removed. Trees shall not be planted in public utility easements or electric easements.
- EL10. Any relocation of existing electric facilities shall be at Developer's expense.
- EL11. Electric Load Increase fees may be applicable.
- EL12. The developer shall provide the City, in accordance with current City standards and specifications, all trenching, backfill, resurfacing, landscaping, conduit, junction boxes,

vaults, street light foundations, equipment pads and subsurface housings required for power distribution, street lighting, and signal communication systems, as required by the City in the development of frontage and on-site property. Upon completion of improvements satisfactory to the City, the City shall accept the work. Developer shall further install at his cost the service facilities, consisting of service wires, cables, conductors, and associated equipment necessary to connect a customer to the electrical supply system of and by the City. After completion of the facilities installed by developer, the City shall furnish and install all cable, switches, street lighting poles, luminaries, transformers, meters, and other equipment that it deems necessary for the betterment of the system (Santa Clara City Code chapter 17.15.210 (2)).

- EL13. Electrical improvements (including underground electrical conduits along frontage of properties) may be required if any single non-residential private improvement valued at \$200,000 or more or any series of non-residential private improvements made within a three-year period valued at \$200,000 or more (Santa Clara City Code Title 17 Appendix A (Table III)).
- EL14. Non-Utility Generator equipment shall not operate in parallel with the electric utility, unless approved and reviewed by the Electric Engineering Division. All switching operations shall be "Open-Transition-Mode", unless specifically authorized by SVP Electric Engineering Division. A Generating Facility Interconnection Application must be submitted with building permit plans. Review process may take several months depending on size and type of generator. No interconnection of a generation facility with SVP is allowed without written authorization from SVP Electric Engineering Division.
- EL15. Encroachment permits will not be signed off by Silicon Valley Power until Developers Work substructure construction drawing has been completed.
- EL16. All SVP-owned equipment is to be covered by an Underground Electric Easement (U.G.E.E.) This is different than a PUE. Only public owned dry utilities can be in a UGEE. Other facilities can be in a joint trench configuration with SVP, separated by a 1' clearance, providing that they are constructed simultaneously with SVP facilities. See UG 1000 for details.
- EL17. Proper clearance must be maintained from all SVP facilities, including a 5' clearance from the outer wall of all conduits. This is in addition to any UGEE specified for the facilities. Contact SVP before making assumptions on any clearances for electric facilities.
- EL18. Transformers and Switch devices can only be located outdoors. These devices MAY be placed 5' from an outside building wall, provided that the building wall in that area meets specific requirements. (See UG 1000 document for specifics) EXAMPLE: If there are any doors, windows, vents, overhangs or other wall openings within 5' of the transformer, on either side, then the transformer MUST be 10' or more away from the building. These clearances are to be assumed to be clear horizontally 5' in either direction and vertically to the sky.
- EL19. All existing SVP facilities, onsite or offsite, are to remain unless specifically addressed by SVP personnel by separate document. It is the Developers responsibility to maintain all clearances from equipment and easements. Developer to contact SVP outside of the PCC process for clear definitions of these clearance requirements. Developer should not assume that SVP will be removing any existing facilities without detailed design drawings from SVP indicating potential removals. *Simply indicating that SVP facilities are to be removed or relocated on conceptual plans does not imply that this action has been approved by SVP.*
- EL20. SVP does not utilize any sub-surface (below grade) devices in its system. This includes transformers, switches, etc.

- EL21. 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.
- EL22. High Rise Metering and Multi-Floor Infrastructure Requirements
- a. Meter rooms located inside shall be approved by SVP Meter Department during the design phase or be located outside.
 - b. All residential meter centers shall be modular grouped installations with individual breakers, and on the approved meter base list. Such equipment shall be referred to SVP Meter Department prior to making commitments for the purchase and installation of such equipment.
 - c. All meter locations shall be subject to SVP Meter Department approval.
 - d. Customer shall provide a dedicated 20-amp circuit outlet near the 36" plywood board.
 - e. Customer will supply 36" plywood board floor to ceiling in meter room that will be used for radiating communication cable. This board shall have 36" front working clearance at all times.
 - f. Meter rooms shall have a 4" Hilti "Speed Sleeve" or an equivalent sleeving product with a 4hr stop cloth centered in front of the 36" plywood board.
 - g. Any floor that the SVP communication cable will pass through that does not have a meter room, the communication cable shall have continuous piece of 4" schedule 40 PVC conduit.
 - h. All conduits shall not have more than 360 degrees of cumulative turn for one vertical stack of meter rooms. The only openings allowed in conduit are in electrical meter rooms. (No pulling points in conduit).
 - i. Conduit shall continue to the roof into an SVP approved CT cabinet (32"x32"x15") on the roof. Customer shall provide a dedicated 20-amp circuit outlet in CT cabinet. From the CT cabinet the customer shall provide 2" conduit to a structure 36" taller than any other structure on the roof. Conduit shall also continue to lowest floor electric meter room.
 - j. Lowest floor meter room shall have an SVP approved CT cabinet installed with a 2" conduit that runs to the exterior of the building. The point at which it exits the building must be between 8' and 10' with an 8" x 8" x 6" 3R NEMA rated enclosure.
 - k. Before any bus duct is energized all meter sockets shall be covered, sealed, and tagged with a transparent plastic cover plate provided by the customer, or all main disconnects will be locked out with SVP lock.
 - l. A location near the door for installation of a key box, a key fitting the meter room door for the key box, and a sign on the exterior door stating "Meter Room #xx". If multiple meter rooms are needed, each meter room door shall have a dedicated key box with key. If the door locks are changed, contact SVP to coordinate the exchange of keys.
 - m. Customer shall install SVP 4" UE conduit in front of the 36" plywood board at the Ground Level Meter room. SVP 4" UE conduit will be run outside to a designated UE box determined by SVP.
 - n. Each meter room shall have access directions to each meter room, 24hr contact information for building security and building maintenance, and Meter Room Number placed on the wall that is visible from any location in the room.
- EL23. In the case of podium-style construction, all SVP facilities and conduit systems must be located on solid ground (aka "real dirt") and cannot be supported on parking garage ceilings or placed on top of structures.

- EL24. Applicant is advised to contact SVP (CSC Electric Department) to obtain specific design and utility requirements that are required for building permit review/approval submittal. Please provide a site plan to Leonard Buttitta at 408-615-6620 to facilitate plan review.

WATER

- W1. Prior to the issuance of Building Permits, the applicant shall provide documentation of water usage so the Water Division can verify the appropriate size of all proposed water meters. Please note that if the existing water services are incapable of supplying the water needs to the site, the existing services shall be abandoned and new separate dedicated water services shall be provided for each use (domestic and irrigation).
- W2. Prior to issuance of Building Permits, the applicant shall provide the profile section details for utilities crossing water, sewer, or reclaimed water mains to ensure a 12" minimum vertical clearance is maintained.
- W3. The applicant must indicate the pipe material and the size of existing water and sewer main(s) on the plans.
- W4. If fire flow information is needed, applicant shall coordinate with Water and Sewer Utilities Department, for fire flow information at (408)615-2000.
- W5. Fire hydrants should be located two feet behind monolithic sidewalk if sidewalk is present; two feet behind face of curb if no sidewalk is present, per City Std Detail 18.
- W6. A dedicated fire service line, with an approved backflow prevention device, shall be used for on-site fire hydrants.
- W7. Prior to issuance of Building Permits, the applicant shall submit plan details for all water features (including but not limited to fountains and ponds) designed to include provisions for operating the system without City potable water supply and capable of being physically disconnected from source of potable water supply during City declared water conservation periods, to the satisfaction of the Director of the Water & Sewer Utilities. Decorative water features may be permanently connected to the City's recycled water supply.
- W8. Prior to issuance of Building Permits, the applicant shall submit design plans for construction of water utilities that comply with the latest edition of the Water & Sewer Utilities Water Service and Use Rules and Regulations, Water System Notes, and Water Standard Details and Specifications. In addition, prior to the City's issuance of Occupancy, the applicant shall construct all public water utilities per the approved plans. The Water & Sewer Utilities will inspect all public water utility installations and all other improvements encroaching public water utilities.
- W9. 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.
- W10. Upon completion of construction and prior to the City's issuance of a Certificate of Occupancy, the applicant shall provide "as-built" drawings of the on-site public water utility infrastructure prepared by a registered civil engineer to the satisfaction of the Director of Water & Sewer Utilities.
- W11. No structures (fencing, foundation, biofiltration swales, etc.) allowed over sanitary sewer and/or water utilities and easements.

- W12. The applicant shall submit plans showing any onsite storm water treatment system. The plan shall include a section detail of the treatment system. No water, sewer, or recycled water facilities shall be located within 5-feet of any storm water treatment system.
- W13. The applicant shall bear the cost of any relocation or abandonment of existing Water Department facilities required for project construction to the satisfaction of the Director of Water and Sewer Utilities.
- W14. Applicant must clearly identify between public and private water mains, indicating which services and mains belong to public and private streets. No public mains should be shown on private property or streets.

POLICE

- PD1. All construction of dwelling units shall conform to the requirements of the Uniform Building Security Code as adopted by the City of Santa Clara City Council.
- PD2. There shall be positioned near the entrance an illustrative diagram of the complex, which shows the location of the viewer and unit designations within the complex, including separate building designations. This diagram shall be illuminated and should be protected by vandal and weather resistant covers.
- PD3. Public Safety Radio Systems Penetration Guidelines have been established by the city of Santa Clara Communications Department for radio signal penetration during emergencies. The developer is advised that the project may be required to install equipment for adequate radio coverage for the City of Santa Clara Radio communications System, including but not limited to Police & Fire emergency services. The developer should contact the director of communications at (408) 615-5571.
- PD4. When in the opinion of the fire code official, a new structure obstructs the line of sight of emergency radio communications to existing buildings or to any other locations, the developer of the structure shall provide and install the radio retransmission equipment necessary to restore communications capabilities. The equipment shall be located in an approved space or area within the new structure.
- PD5. Lighting for the project to be at the IES (Illuminating Engineering Society of North America) standards and include the features listed below:
- White light source
 - Pedestrian Scale
 - Full cut-off or shoebox design
 - Unbreakable exterior
 - Tamperproof Housings
 - Wall mounted lights/10' high

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

FIRE

- F1. To mitigate lack of code compliance FD access, hydrants, and hose reach, Alternative Materials/Methods applications (FIR2019-1220 – Parking Structure), (FIR2019-1221 – Office Building) have been submitted to our office and approved.
- F2. Provisions shall be made for Emergency Responder Radio Coverage System (ERRCS) equipment and the Two-way Communications Systems for Elevator Landings/Areas of refuge, including but not limited to pathway survivability in accordance with Santa Clara Emergency Responder Radio Coverage System Standard.
- F3. Prior to the Start of Construction Fire protection water supplies shall be installed and made serviceable prior to the time of construction or prior to combustible materials being

- moved onsite, unless an approved alternative method of protection is approved by the Fire Prevention and Hazardous Materials Division.
- F4. At time of Building Permit application, the required number, location and distribution of fire hydrants for the building based on the California Fire Code, Appendix C, Table C102.1 shall be incorporated into the building plans. The required number of fire hydrants shall be based on the fire-flow before the reduction.
- F5. At time of Building Permit application, provide documentation to show the minimum required fire-flow for the building based on the construction type and square footage in accordance with the California Fire Code, Appendix B, Table B105.1 can be met. A 75% reduction in fire-flow is allowed with the installation of an automatic fire sprinkler system designed in accordance with California Fire Code § B105.2. The resulting fire-flow shall not be less than 1,500 gallons per minute (or 1,000 gallons per minute for NFPA 13 fire sprinkler systems) minute for the prescribed duration.
- F6. Fire access roadways shall have a “minimum” unobstructed vertical clearance of not less than 13 feet 6 inches. Aerial apparatus access roads may require additional vertical clearance.
- F7. Fire access roadways shall All fire department access roadways shall be an all-weather surface designed to support the imposed load of fire apparatus with a gross vehicle weight of 75,000-pounds.
- F7. Fire apparatus access roadways shall have a “minimum” inside turning radius for fire department access roadways shall be 36 feet or greater

The Following is Informational Only:

- F8. Any changes in construction type, height of building or project layout will require additional requirements and possible additional mitigations.
- F9. Prior to issuance of a Building Permit, Steps 1 through 3 summarized below must be addressed during the planning phase of the project. The development projects Phase I and/or Phase II environmental documents will be the project guiding documents:
- a. **Step 1 – Hazardous Materials Closure (HMCP):** This is a permit is issued by the Santa Clara Fire Department, Fire Prevention & Hazardous Materials Division. Hazardous materials closure plans are required for businesses that used, handled or stored hazardous materials. While required prior to closing a business this is not always done by the business owner, and therefore should be part of the developers’ due diligence. The hazardous materials closure plans demonstrate that hazardous materials which were stored, dispensed, handled or used in the facility/business are safely transported, disposed of or reused in a manner that eliminates any threat to public health and environment.
 - b. **Step 2 – Site Mitigation:** Site mitigation is the cleanup or management of chemical contaminants in soil, soil vapor or groundwater. The type and extent of contamination on site(s) governs which of the regulatory agencies noted below will supervise the cleanup.
 - Santa Clara Fire Department, Fire Prevention & Hazardous Materials Division (CUPA)
 - Department of Toxic Substances Control (DTSC)
 - State Water Resources Control Board
 - Santa Clara County, Department of Environmental Health.

- c. **Step 3** – Community Development / Building Division Demolition Application: For the majority of projects within the City of Santa Clara, Steps 1 and/or 2 described above need to be completed prior to proceeding to demolition application in order to avoid permit approval delays. The purpose of a demolition permit is to ensure that the parcel is clear of debris and other health hazard material (lead, asbestos, etc.) and that the utility connections have been plugged and sealed.”

F10. Prior to bringing combustibles on site, a FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION shall be applied for and approved by the Santa Carla Fire Department.

STREETS

- ST1. Prior to City’s issuance of Building or Grading Permits, the applicant shall develop a Final Stormwater Management Plan, update the [SCVURPPP C.3 Data Form](#), prepare and submit for approval an Erosion and Sediment Control Plan. *Project’s contractor, sub-contractors and if applicable, Qualified SWPPP Practitioner (QSP) shall attend a pre-construction meeting prior to the start of construction, which will be coordinated through the Building Division.*
- ST2. The Final Stormwater Management Plan and all associated calculations shall be reviewed and certified by a qualified 3rd party consultant from the [SCVURPPP List of Qualified Consultants](#), and a 3rd party review letter shall be submitted with the Plan.
- ST3. For projects that disturb a land area of one acre or more, the applicant shall file a Notice of Intent (NOI) with the State Water Resources Control Board for coverage under the State Construction General Permit (Order No. 2009-0009-DWQ) prior to issuance of any building permit for grading or construction. A copy of the NOI shall be submitted to the City Building Inspection Division, along with a stormwater pollution prevention plan (SWPPP). Active projects covered under the Construction General Permit will be inspected by the City once per month during the wet season (October – April).
- ST4. The applicant shall incorporate [Best Management Practices \(BMPs\)](#) into construction plans and incorporate post-construction water runoff measures into project plans in accordance with the City’s Urban Runoff Pollution Prevention Program standards prior to the issuance of Building or Grading Permits. Proposed BMPs shall be submitted to and thereafter reviewed by the Planning Division and the Building Inspection Division for incorporation into construction drawings and specifications.
- ST5. During the construction phase, all stormwater control measures shall be inspected for conformance to approved plans by a qualified 3rd party consultant from the [SCVURPPP List of Qualified Consultants](#), and a 3rd party inspection letter (with the [signed C.3 Construction Inspection checklist](#) as an attachment) shall be submitted to the Public Works Department. As-Built drawing shall be submitted to the Public Works Department. Building occupancy will not be issued until all stormwater treatment measures have been adequately inspected and O&M Agreement is executed. For more information contact Rinta Perkins at (408) 615-3081 or rperkins@santaclaraca.gov
- ST6. Soils for bioretention facilities must meet the specifications accepted by the Water Board. 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.
- ST7. The property owner shall enter into an Operation and Maintenance (O&M) Agreement with the City for all installed stormwater treatment measures in perpetuity. Applicants should contact Karin Hickey at (408) 615-3097 or KaHickey@santaclaraca.gov for assistance completing the Agreement. For more information and to download the most recent version of the O&M Agreement, visit the City’s stormwater resources website at <http://santaclaraca.gov/stormwater>.

- ST8. Developer shall purchase and install full trash capture devices for all storm drain inlets on-site downstream of trash staging areas, which must be maintained by the property owner in perpetuity. Maintenance and inspection of full trash capture devices shall be addressed in the O&M Agreement.
- ST9. Developer shall install an appropriate stormwater pollution prevention message such as “No Dumping – Flows to Bay” on any storm drains located on private property.
- ST10. Interior floor drains shall be plumbed to the sanitary sewer system and not connected to the City’s storm drain system.
- ST11. Floor drains within trash enclosures shall be plumbed to the sanitary sewer system and not connected to the City’s storm drain system.
- ST12. 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.
- ST13. Any site design measures used to reduce the size of stormwater treatment measures shall not be removed from the project without the corresponding resizing of the stormwater treatment measures and an amendment of the property’s O&M Agreement.
- ST14. Decorative and recreational water features such as fountains, pools, and ponds shall be designed and constructed to drain to the sanitary sewer system only.
- ST15. Stormwater treatment facilities must be designed and installed to achieve the site design measures throughout their life in accordance to the SCVRUPPP C.3 Stormwater Handbook (Chapter 6 and Appendix C). They shall be installed using biotreatment soil media that meet the minimum specifications as set forth in this Handbook.
- ST16. Developer shall select appropriate plant materials to promote stormwater treatment measure while implementing integrated pest management and water conservation practices in accordance to the SCVRUPPP C.3 Stormwater Handbook (Appendix D).
- ST17. The use of architectural copper is discouraged. If such material is used, all wastewater generated by the installation, cleaning, treating, or washing of the surface of copper architectural features, including copper roofs, shall not be discharged to the City’s storm drain system.
- ST18. The applicant shall provide a site plan showing all proposed locations of solid waste containers, enclosure locations, and street/alley widths to the Public Works Department. All plans shall comply with the [City’s Development Guidelines for Solid Waste Services](#) as specified by development type. Contact the Public Works Department at Environment@santaclaraca.gov or at (408) 615-3080 for more information.
- ST19. Building must have enclosures for garbage, recycling and organic waste containers. The size and shape of the enclosure(s) must be adequate to serve the estimated needs and size of the building(s) onsite and should be designed and located on the property to allow ease of access by collection vehicles. Roofed enclosures with masonry walls and solid metal gates are the preferred design. Any required enclosure fencing (trash area, utility equipment, etc.) if not see-thru, shall have a six (6) inch opening along the bottom for clear visibility. Any gates or access doors to these enclosures shall be locked
- ST20. For projects that involve construction, demolition or renovation of 5,000 square feet or more, the applicant shall comply with City Code Section 8.25.285 and recycle or divert at least sixty five percent (65%) of materials generated for discard by the project during demolition and construction activities. No building, demolition, or site development permit shall be issued unless and until applicant has submitted a construction and demolition debris materials check-off list.
- ST21. Applicant shall create a **Waste Management Plan** and submit, for approval, a Construction and Demolition Debris Recycling Report. Additionally, project applicant shall obtain a GreenHalo account number and create a project diversion portal through www.SantaClara.WasteTracking.com. Construction and demolition weight tickets shall

- be submitted quarterly (no later than 30 days after the end of the period) through GreenHalo for review and approval by City staff.
- ST22. If the mandatory diversion goal is not met, project applicant shall pay a penalty which will be calculated based on the project square footage multiplied by the difference between the 65% diversion goal and the actual project diversion percentage, multiplied by \$1.00 per square foot (www.SantaClara.WasteTracking.com).
- ST23. Mission Trail Waste Systems is the only hauling contractor permitted to place and collect debris boxes at properties within the City of Santa Clara, except for those specifically zone industrial. For projects within Industrial Zoned areas, a list of approved Non-Exclusive Franchise haulers can be found at www.SantaClaraCa.gov/SolidWaste. The use of debris haulers outside these parameters is a violation of City Code Section 8.25.200 and may result in an administrative citation and a delay of work.
- ST24. Project applicant shall contact the Public Works Department, Street Maintenance Division at (408) 615-3080 to verify if the property falls within the City's exclusive franchise hauling area. If so, the applicant may be required to use the City's exclusive franchise hauler and rate structure for solid waste services. Project applicant shall submit to the Public Works Department a written approval (clearance) from the designated hauler on the project's Trash Management Plan.
- ST25. Pre-treatment devices and tallow bins shall be installed at all food establishments. Tallow bins shall be placed within a trash enclosure when possible. If enclosure is not sized to accommodate the tallow bin(s), a separate dedicated enclosure with drainage to the sanitary sewer system shall be provided.
- ST26. All refuse from all residential, commercial, industrial and institutional properties within the city shall be collected at least once a week, unless otherwise approved in writing (SCCC 8.25.120). Garbage service level required for residential developments (single-family and multi-family) as well as motels and hotels shall be no less than twenty (20) gallons per unit. All project shall submit to the Public Works Department the preliminary refuse service level assessment for approval.

HOUSING & COMMUNITY SERVICES

- H1. This Project is subject to the Affordable Housing requirements which may be met through payment of an impact fee of \$20.00 per square foot based on building type-office greater than 20,000 square feet. The estimated fees are calculated as follow: 242,089 square foot (proposed office and common building expansion) minus 0 square foot (existing) = \$4,841,780. Applicant shall pay impact fees prior to the issuance of the occupancy certificate of the building.

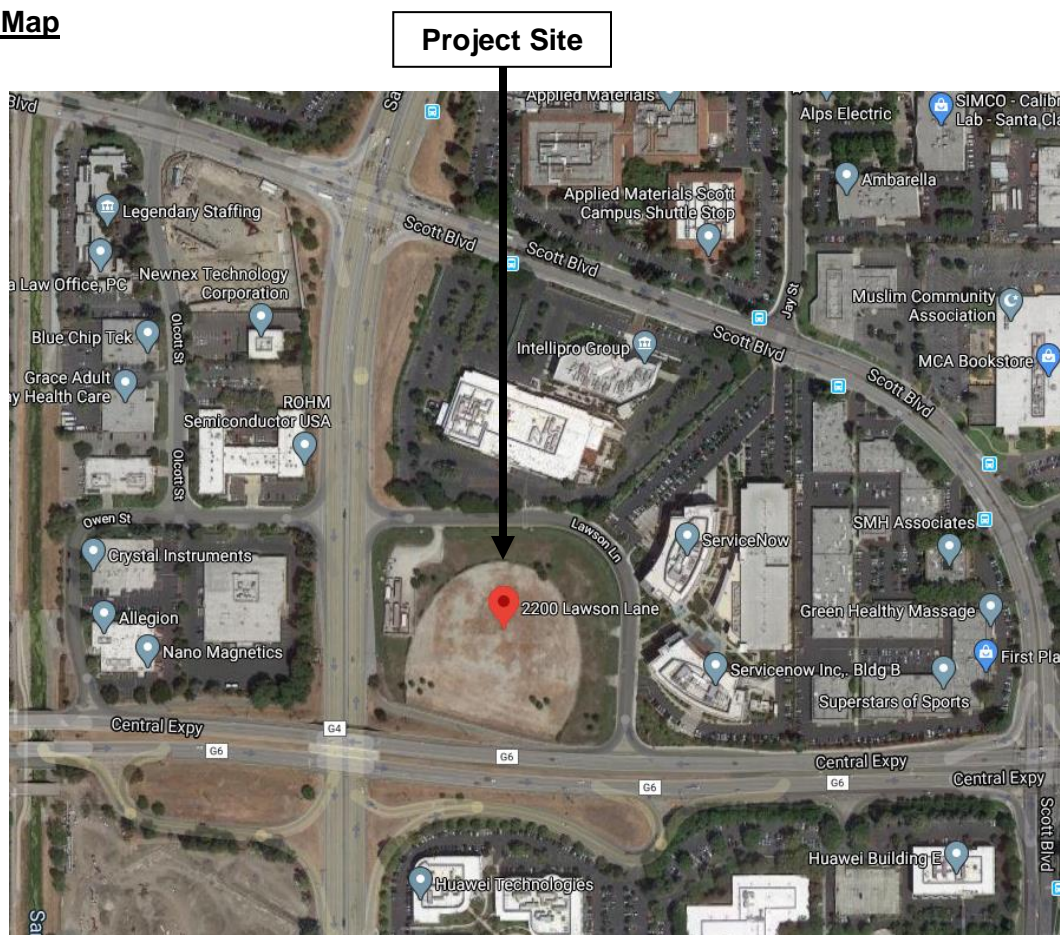
I:\PLANNING\2018\Project Files Active\PLN2018-13593 2200 Lawson Ln\PC\Conditions of Rezoning Approval.doc

Lawson Lane West Campus Expansion Project Data

File: PLN2018-13593 and CEQ2018-01064
Location: 2200 Lawson Lane
Applicant: Arc Tec, Inc.
Owner: The Sobrato Organization
CEQA Determination: Addendum to the 2008 Final Environmental Impact Report and 2013 Initial Study/Mitigated Negative Declaration Lawson Lane West Campus Expansion Project
Project Planner: Debby Fernandez, Associate Planner

West Campus	Existing	Proposed
General Plan Designation	High Intensity Office/Research and Development	Same
Zoning District	Planned Development (PD)	Same
Site Area	7.5 acres	Same
Land Use	Office	Same
Office Square Footage	244,655	486,074
Commons Building Square Footage	17,961	18,631
Parking Spaces	979	1,445
Office Building Height	86 feet / 5 stories	Same
Commons Building Height	45 feet / 2 stories	Same
Parking Garage Height	67 feet / 6 levels	Same

Aerial Map



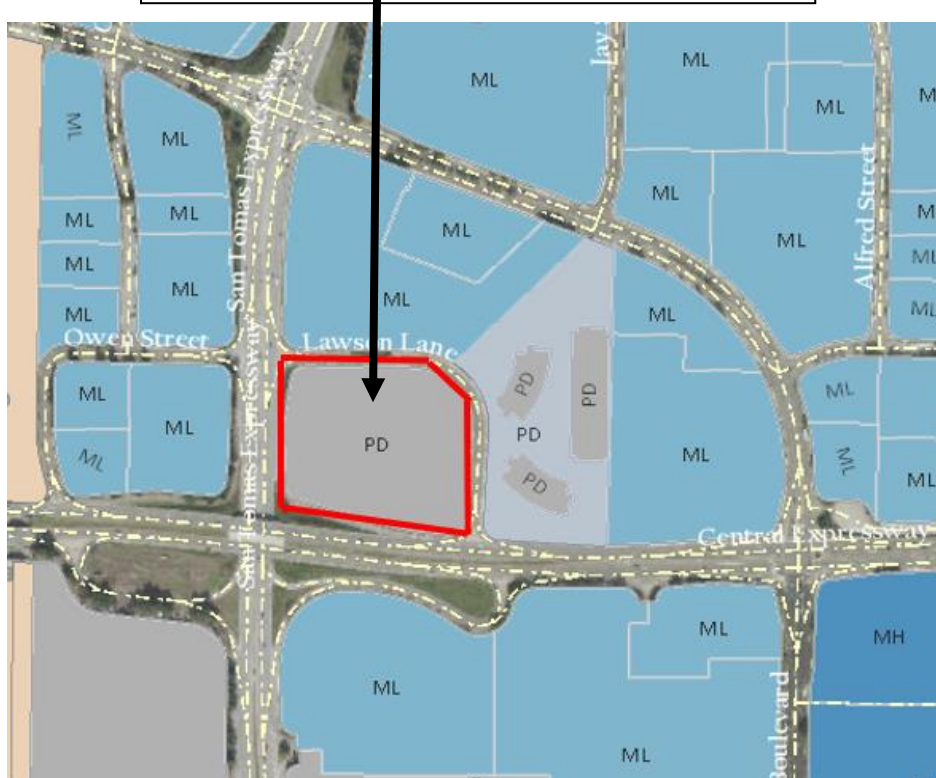
General Plan Map

Project Site – High Intensity Office / Research & Development



Zoning Map

Project Site – Planned Development (PD)



A Planning Application for:
The **SOBRATO** Organization
2230 LAWSON LANE
SANTA CLARA, CA 95054



AERIAL VIEW FROM INTERSECTION OF LAWSON LANE AND CENTRAL EXPRESSWAY LOOKING NORTH WEST

DRAWING INDEX AND ISSUE DATES

- PRELIMINARY OR PENDING PLANS
- FIRST FORMAL SUBMITTAL OR NO CHANGES SINCE PREVIOUS ISSUE
- MODIFICATIONS SINCE PREVIOUS ISSUE

ISSUE DATES AND DESCRIPTIONS

COVER SHEET

ARCHITECTURAL

A0.01	RENDERINGS	●	●	●	●
A0.04	SCHEMATIC DETAILS	●	●	●	●
A0.05	SCHEMATIC DETAILS	●	●	●	●
A0.06	GROUND FLOOR RENDERINGS	●	●	●	●
A0.07	NEIGHBORHOOD CONTEXT PHOTOS	●	●	●	●
A1.01	SITE PLAN	●	●	●	●
A1.02	SITE DETAILS	●	●	●	●
A1.03	SITE SECTIONS	●	●	●	●
A1.04	PHOTOMETRIC SITE PLAN	●	●	●	●
A2.11	FIRST LEVEL FLOOR PLAN	●	●	●	●
A2.12	SECOND LEVEL FLOOR PLAN	●	●	●	●
A2.13	THIRD LEVEL FLOOR PLAN	●	●	●	●
A2.14	FOURTH LEVEL FLOOR PLAN	●	●	●	●
A2.15	FIFTH LEVEL FLOOR PLAN	●	●	●	●
A2.31	ROOF PLAN	●	●	●	●
A3.01	EXTERIOR ELEVATIONS	●	●	●	●
A3.02	EXTERIOR ELEVATIONS	●	●	●	●
GA2.10	GARAGE #2 LEVEL FLOOR PLAN	●	●	●	●
GA2.11	GARAGE #1 LEVEL FLOOR PLAN	●	●	●	●
GA2.12	GARAGE #1 LEVEL FLOOR PLAN	●	●	●	●
GA2.13	GARAGE #2 LEVEL FLOOR PLAN	●	●	●	●
GA2.14	GARAGE #3 LEVEL FLOOR PLAN	●	●	●	●
GA2.15	GARAGE #4 LEVEL FLOOR PLAN	●	●	●	●
GA3.01	EXTERIOR ELEVATIONS	●	●	●	●

LANDSCAPE

L3.01	ILLUSTRATIVE LANDSCAPE PLAN	●	●	●	●
L4.02	TREE AND UTILITY OVERLAY PLAN	●	●	●	●
L5.01	HORISCOPE PLAN	●	●	●	●
L5.01	LANDSCAPE MAINTENANCE	●	●	●	●
L5.01	TREE DISPOSITION PLAN	●	●	●	●

CIVIL

C1.0	TOPOGRAPHIC SURVEY	●	●	●	●
C2.0	GRADING & DRAINAGE PLAN	●	●	●	●
C3.0	UTILITY PLAN	●	●	●	●
C4.0	STORMWATER CONTROL PLAN	●	●	●	●
C4.1	STORMWATER CONTROL NOTES & DETAILS	●	●	●	●

PROJECT TEAM

OWNER:	THE SOBRATO ORGANIZATION 599 Castro Street, Suite 400 Mountain View, CA 94041 PHONE: 650.955.1907 CONTACT: Peter Tait EMAIL: ptait@sobrato.com	ARCHITECT:	ARC TEC INC. 1701 Technology Drive, Suite 700 San Jose, CA 95110 PHONE: 408.486.0976 CONTACT: John Casquette EMAIL: john@arctecinc.com
LANDSCAPE ARCHITECT:	THE GUZZARDO PARTNERSHIP INC. 181 Overlook Street San Francisco, CA 94111 PHONE: 415.433.4872 CONTACT: Nick Samsonoff EMAIL: nsamsonoff@TGP-INC.com	CIVIL ENGINEER:	KYR & MERRITT 3300 Rose Blvd. Building 22 Santa Clara, CA 95051 PHONE: 408.727.6865 CONTACT: Nathanie Matthews EMAIL: nmatthews@kyrnmerritt.com

APPLICABLE CODES

2016 CALIFORNIA BUILDING CODE (CCR TITLE 24, PART 2)
2016 CALIFORNIA ELECTRIC CODE (CCR TITLE 24, PART 3)
2016 CALIFORNIA MECHANICAL CODE (CCR TITLE 24, PART 4)
2016 CALIFORNIA PLUMBING CODE (CCR TITLE 24, PART 5)
2016 CALIFORNIA ENERGY CODE (CCR TITLE 24, PART 6)
2016 CALIFORNIA FIRE CODE (CCR TITLE 24, PART 9)
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CCR TITLE 24, PART 11)
ALL CODES ARE SUBJECT TO LOCAL GOVERNMENT AMENDMENTS PER CALIFORNIA BUILDING STANDARDS COMMISSION BULLETIN 10-03.

PROJECT DATA

OWNER NAME:	THE SOBRATO ORGANIZATION	TOTAL BUILDING AREA:	514,765 S.F.
PROJECT ADDRESS:	2230 LAWSON LANE SANTA CLARA, CA 95054	NUMBER OF STORIES:	5
		CONSTRUCTION TYPE:	REB
		OCCUPANCY TYPE:	A-2, B, & S-2
		BUILDING 1 OFFICE AREA:	301,419 S.F.
		BUILDING 2 AGENT AREA:	915 S.F.
		BUILDING 3 TOTAL AREA:	342,930 S.F.

PROJECT DESCRIPTION

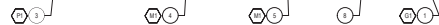
THIS IS A NEW ADDITION TO THE PREVIOUSLY APPROVED LAWSON LANE WEST CAMPUS. BUILDING 1, AGENT BUILDING, AND PARKING STRUCTURE. THIS PROJECT INCLUDES (1) 342,930 S.F. SHELL AND CORE 5 STORY BUILDING WITH CONNECTION TO THE PREVIOUSLY APPROVED 3 STORY AGENT BUILDING. THE PREVIOUSLY APPROVED 3 STORY ABOVE GRADE PARKING STRUCTURE WITH 2 LEVELS OF BELOW GRADE PARKING IS EXTENDED TO PROVIDE THE REQUIRED PARKING. WORK INCLUDES DEMOLITION OF PREVIOUSLY APPROVED SITE WORK, DRIVEWAYS AND PARKING. SITE WORK INCLUDES PAVED PARKING AND DRIVEWAY AND GENERATOR ENCLOSURES, AND LANDSCAPING.

VICINITY MAP



A Planning Application for:

The **SOBRATO** Organization
2230 LAWSON LANE
SANTA CLARA, CA 95054

















SCALE: 1/8" = 1'-0"

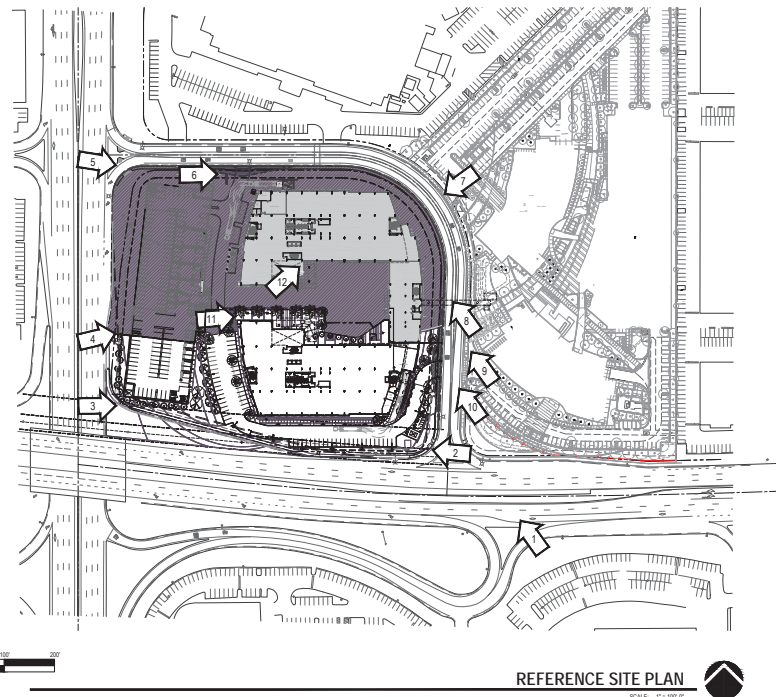
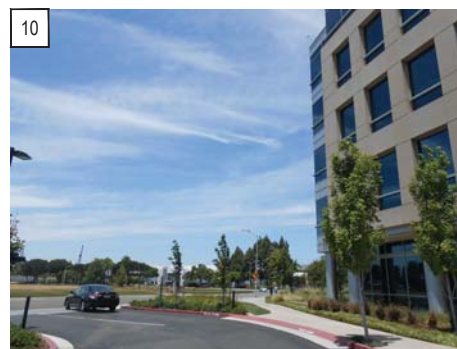
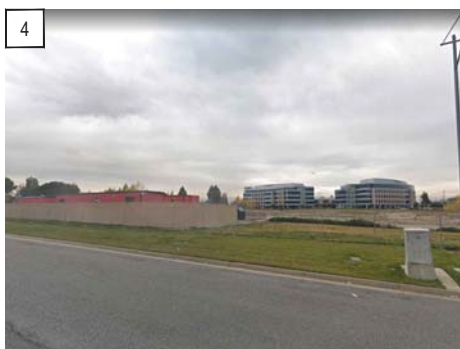
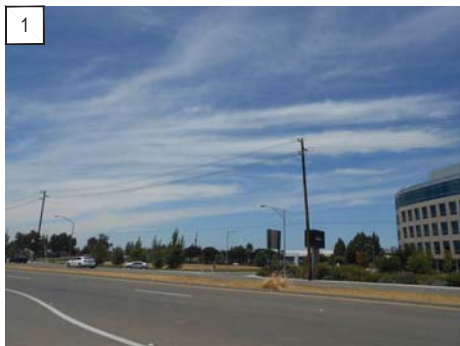


SCALE: 1/8" = 1'-0"

- 1 EXTERIOR GLAZING SYSTEM
- 2 COMPOSITE ALUMINUM INFILL
- 3 GFRC PANEL
- 4 ALUMINUM COMPOSITE WRA
- 5 ALUMINUM COMPOSITE CAN
- 6 ALUMINUM COMPOSITE PAR
- 7 GFRC REVEAL WITH ALUMIN
- 8 ENTRY/EXIT DOOR
- 9 NOT USED
- 10 MECHANICAL SCREEN
- 11 NOT USED
- 12 OSHA REQUIRED GUARDRAIL

NOTE: GLAZING SPECIFIED INDICATES GENERAL TONE AND COLOR. FINAL PERCEIVED COLOR AND CLARITY WILL VARY DEPENDING ON 1" INSULATED GLAZING SPECIFICATION TO BE DETERMINED AT TIME OF CONSTRUCTION DOCUMENTATION.

- | | | |
|---|---|----------|
|  | <p>1) INSTALLED-LUE GLAZING SYSTEM WITH LOW TINT GLASS IN ALUMINUM FRAMES WITH HORIZONTAL AND VERTICAL BUTT JOINTS</p> | <p>1</p> |
|  | <p>MANUFACTURER COLOR VARIATION OR EQUIVALENT TO BE DETERMINED AT BUILDING PERMIT SUBMITTAL LOW TINT</p> | <p>1</p> |
|  | <p>1) INSTALLED-LUE GLAZING SYSTEM WITH BLUE TINT GLASS IN ALUMINUM FRAMES WITH VERTICAL BUTT JOINTS AND HORIZONTAL, VERTICAL EXPRESSED MULLIONS</p> | <p>1</p> |
|  | <p>MANUFACTURER COLOR VARIATION OR EQUIVALENT TO BE DETERMINED AT BUILDING PERMIT SUBMITTAL SOLAR BLUE - 2B</p> | <p>1</p> |
|  | <p>1) INSTALLED-LUE GLAZING SYSTEM WITH BLUE TINT GLASS IN ALUMINUM FRAMES WITH HORIZONTAL AND VERTICAL BUTT JOINTS AND HORIZONTAL AND VERTICAL EXPRESSED MULLIONS</p> | <p>1</p> |
|  | <p>MANUFACTURER COLOR VARIATION OR EQUIVALENT TO BE DETERMINED AT BUILDING PERMIT SUBMITTAL SOLAR BLUE - 2B</p> | <p>1</p> |
|  | <p>1) INSTALLED-LUE SPIGONED GLAZING SYSTEM WITH BLUE TINT GLASS IN ALUMINUM FRAMES WITH HORIZONTAL AND VERTICAL BUTT JOINTS AND HORIZONTAL AND VERTICAL EXPRESSED MULLIONS</p> | <p>1</p> |
|  | <p>MANUFACTURER COLOR VARIATION OR EQUIVALENT TO BE DETERMINED AT BUILDING PERMIT SUBMITTAL SOLAR BLUE - 2B</p> | <p>1</p> |
|  | <p>ALUMINUM COMPOSITE METAL PANEL</p> | <p>1</p> |
|  | <p>MANUFACTURER FINISH AND COLOR TO MATCH EXISTING CAMPUS AT LAWSON LANE WEST</p> | <p>1</p> |
|  | <p>OPFC PANEL (INTERIOR COLOR TO MATCH COLOR)</p> | <p>1</p> |
|  | <p>FINISH AND COLOR TO MATCH EXISTING CAMPUS AT LAWSON LANE WEST</p> | <p>1</p> |
|  | <p>OPFC PANEL (INTERIOR COLOR TO MATCH COLOR)</p> | <p>1</p> |
|  | <p>MANUFACTURER DUNA EDWARDS GREEN LOWIRON GLASS</p> | <p>1</p> |





A Planning Application for:
The **SOBRATO** Organization
22230 LAWSON LANE
SANTA CLARA, CA 95054

DATE	DESCRIPTION
02.08.2019	PLANNING SUBMITTAL
06.18.2019	PLANNING RESUBMITTAL
09.04.2019	PLANNING RESUBMITTAL
10.30.2019	PLANNING RESUBMITTAL
12.06.2019	PLANNING RESUBMITTAL

SITE PLAN

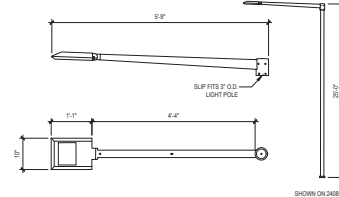
A1.01

PROJECT NO: 154086.01



A Planning Application for:
The SOBATO
2230 LAWSON LANE
SANTA CLARA, CA 95054

^a ISOFOOTCANDLE TEMPLATE SHOWN BASED ON 1FC, 0.5FC EXTENTS.

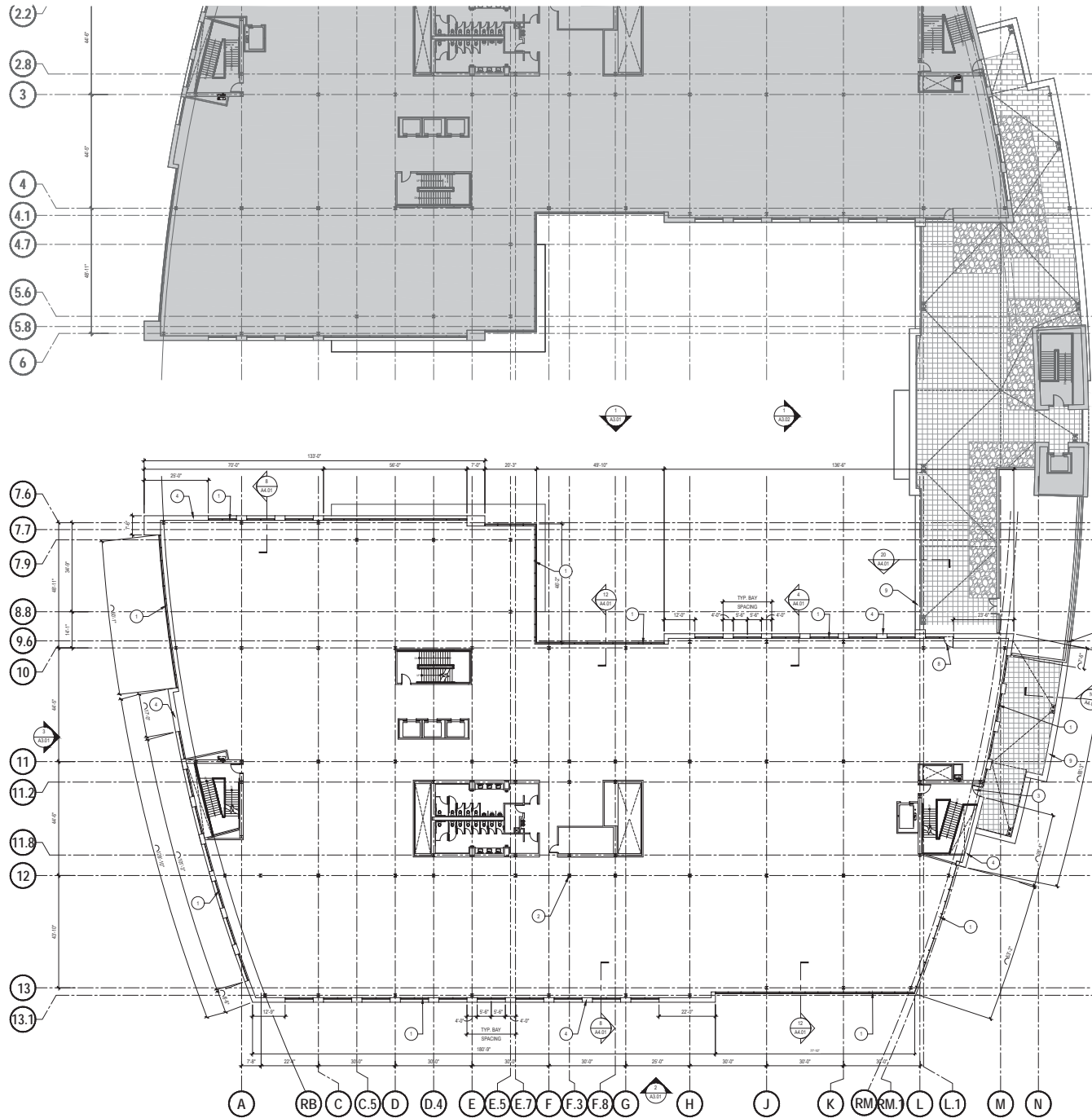


A BEGA LUMINAIRE 77 732
SCALE: 3/4" = 1'-0"

PHOTOMETRIC SITE PLAN

A1.04

PROJECT NO: 154086.01



KEY NOTES

NOT ALL KEYNOTES MAY APPLY

- 1 EXTERIOR GLAZING SYSTEM, REFER TO EXTERIOR ELEVATIONS FOR SPECIFICATION
- 2 STRUCTURAL COLUMN
- 3 ENTRY/EXIT DOOR
- 4 EXTERIOR WALL, REFER TO EXTERIOR ELEVATIONS FOR FINISH SPECIFICATION
- 5 CANOPY ABOVE, SHOWN DASHED
- 6 OVERHEAD ROLL-UP DOOR
- 7 LINE OF BUILDING FACE ABOVE SHOWN DASHED
- 8 ENTRY/EXIT DOOR TO BALCONY, FINAL DOOR LOCATION TO BE DETERMINED AT TIME OF TENANT IMPROVEMENT
- 9 42" HIGH MINIMUM PARAPET
- 10 ROOF DRAIN
- 11 COMPOSITE ALUMINUM WRAPPED COLUMN
- 12 NOT USED
- 13 LINE OF PREVIOUSLY APPROVED BUILDING 1 AWNAY WALL TO BE DEMOLISHED
- 14 MECHANICAL SCREEN, REFER TO EXTERIOR ELEVATIONS FOR FINISH SPECIFICATION

PREVIOUSLY APPROVED BUILDING 1 AREA

ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com
Arizona
2945 East Northern Avenue, Building C
Phoenix, Arizona 85028
P 602.953.2255 F 602.953.2988
California
17711 Translucence Drive, Suite 200
San Jose, California 95110
P 408.496.0435 F 408.496.1121

The "seal" is a graphic of the architectural firm's logo. The seal is a square with a stylized 'A' inside. The 'A' is composed of two overlapping shapes, one dark and one light, creating a sense of depth and movement. The seal is located in the top right corner of the page.

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A Planning Application for:
The SOBRATO Organization
2230 LAWSON LANE
SANTA CLARA, CA 95054

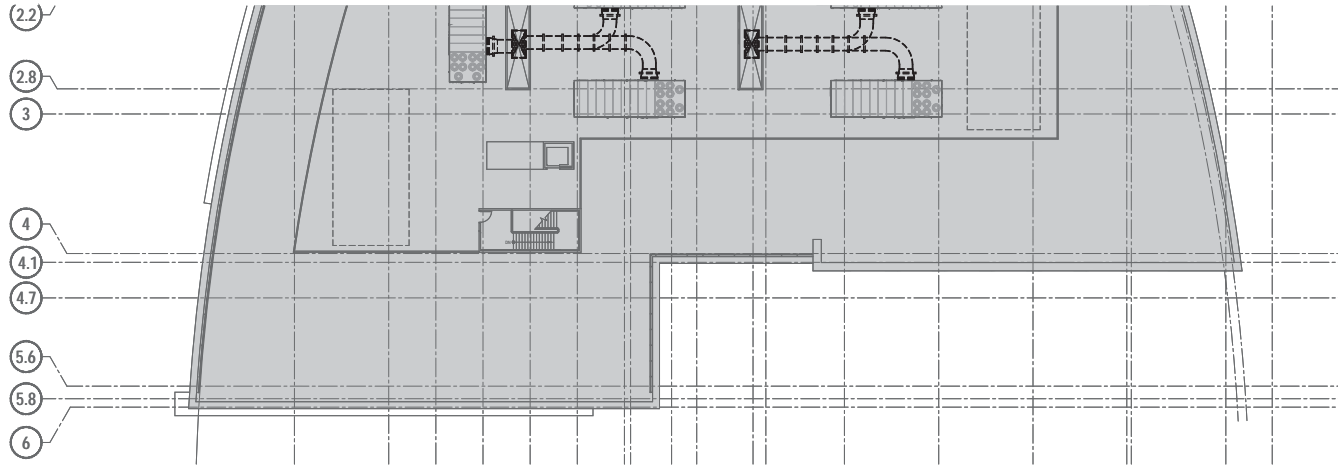
DATE	DESCRIPTION
02.08.2019	PLANNING SUBMITTAL
06.10.2019	PLANNING RESUBMITTAL
09.04.2019	PLANNING RESUBMITTAL
10.02.2019	PLANNING RESUBMITTAL
12.08.2019	PLANNING RESUBMITTAL

THIRD LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"

A2.13

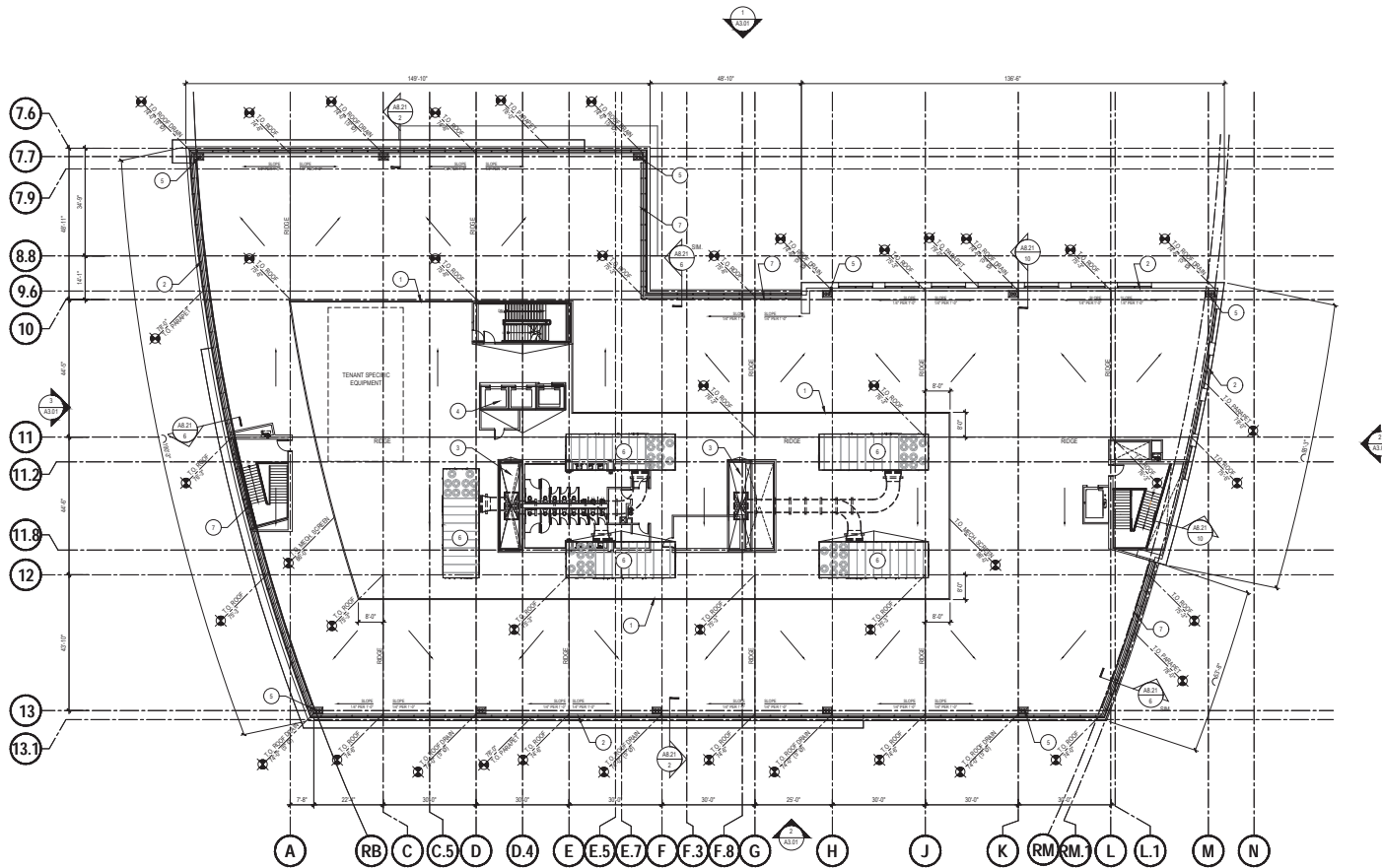
PROJECT NO: 154086.01



KEY NOTES

- 1 ROOF SCREEN
- 2 PARAPET
- 3 MECHANICAL SHAFT
- 4 ELEVATOR OVERRUN
- 5 ROOF DRAIN AND OVERFLOW
- 6 AIR HANDLING UNIT LAYOUT AND NUMBER OF UNITS TO BE DETERMINED AT TIME OF CONSTRUCTION
- 7 OSHA REQUIRED GUARDRAIL

PREVIOUSLY APPROVED BUILDING AREA



ROOF PLAN

SCALE: 1/8" = 1'-0"

DATE	DESCRIPTION
02.08.2019	PLANNING SUBMITTAL
06.10.2019	PLANNING RESUBMITTAL
09.04.2019	PLANNING RESUBMITTAL
10.02.2019	PLANNING RESUBMITTAL
12.08.2019	PLANNING RESUBMITTAL

ROOF PLAN

A2.31

PROJECT NO: 154086.01

- 1 EXTERIOR GLAZING SYSTEM
- 2 COMPOSITE ALUMINUM INFILL PANEL
- 3 GFRC PANEL
- 4 ALUMINUM COMPOSITE WRAPPED COLUMN
- 5 ALUMINUM COMPOSITE CANOPY
- 6 ALUMINUM COMPOSITE PARAPET CAP
- 7 GFRC REVEAL WITH ALUMINUM PLATE
- 8 ENTRY/EXIT DOOR
- 9 OVERHEAD ROLL-UP DOOR
- 10 MECHANICAL SCREEN
- 11 TEMPERED GLASS GUARDRAIL
- 12 OSHA REQUIRED GUARDRAIL

NOTE: GLAZING SPECIFIED INDICATES GENERAL TONE AND COLOR. FINAL PERCEIVED COLOR AND CLARITY WILL VARY DEPENDING ON 1" INSULATED GLAZING SPECIFICATION TO BE DETERMINED AT TIME OF CONSTRUCTION DOCUMENTATION.

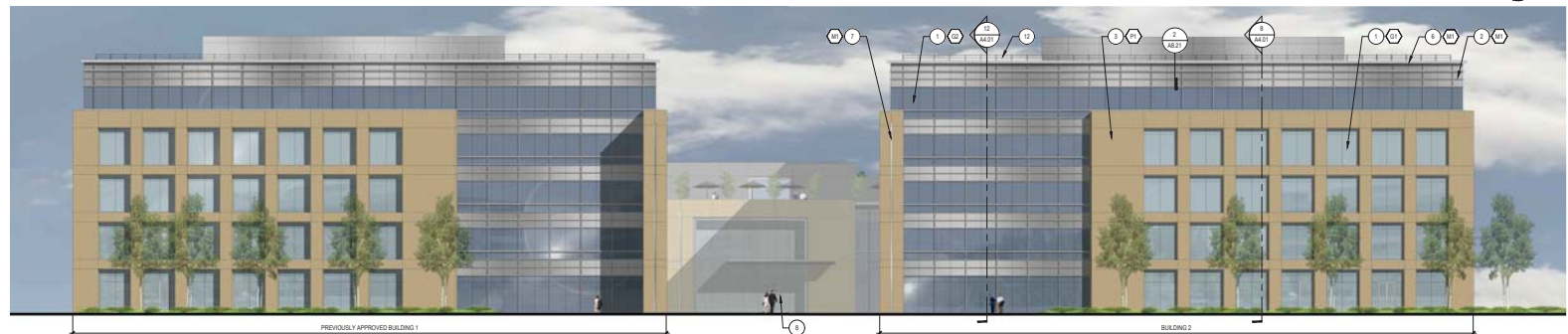
- | | |
|----|---|
| 01 | <p>1" INSULATED LOW GLazing SYSTEM WITH BLUE TINT GLASS IN ALUMINUM FRAMES WITH HORIZONTAL AND VERTICAL BUTT JOINTS</p> <p>MANUFACTURER: _____
 COLOR: _____</p> <p>VIRCON OR EQUIVALENT TO BE DETERMINED AT BUILDING PERMIT SUBMITTAL.
 LINT TINT</p> |
| 02 | <p>1" INSULATED LOW GLazing SYSTEM WITH BLUE TINT GLASS IN ALUMINUM FRAMES WITH VERTICAL BUTT JOINTS AND HORIZONTAL AND VERTICAL EXPRESSED MULLIONS</p> <p>MANUFACTURER: _____
 COLOR: _____</p> <p>VIRCON OR EQUIVALENT TO BE DETERMINED AT BUILDING PERMIT SUBMITTAL.
 SOLAR BLUE - 25</p> |
| 03 | <p>1" INSULATED LOW GLazing SYSTEM WITH BLUE TINT GLASS IN ALUMINUM FRAMES WITH HORIZONTAL AND VERTICAL BUTT JOINTS AND HORIZONTAL AND VERTICAL EXPRESSED MULLIONS</p> <p>MANUFACTURER: _____
 COLOR: _____</p> <p>VIRCON OR EQUIVALENT TO BE DETERMINED AT BUILDING PERMIT SUBMITTAL.
 SOLAR BLUE - 25</p> |
| 04 | <p>1" INSULATED LOW SPARGES GLazing SYSTEM WITH BLUE TINT GLASS IN ALUMINUM FRAMES WITH HORIZONTAL AND VERTICAL BUTT JOINTS AND HORIZONTAL AND VERTICAL EXPRESSED MULLIONS</p> <p>MANUFACTURER: _____
 COLOR: _____</p> <p>VIRCON OR EQUIVALENT TO BE DETERMINED AT BUILDING PERMIT SUBMITTAL.
 SOLAR BLUE - 25</p> |
| 05 | <p>ALUMINUM COMPOSITE METAL PANEL</p> <p>MANUFACTURER, FINISH AND COLOR TO MATCH EXISTING CAMPUS AT LARSON LANE WEST</p> |
| 06 | <p>EPIC PANEL (INTERNAL COLOR TO MATCH COLOR)</p> <p>FINISH AND COLOR TO MATCH EXISTING CAMPUS AT LARSON LANE WEST</p> |
| 07 | <p>EPIC PANEL (INTERNAL COLOR TO MATCH COLOR)</p> <p>MANUFACTURER: _____
 COLOR: _____</p> <p>DUNK EDWARDS
 DEER LICKING GLASS</p> |



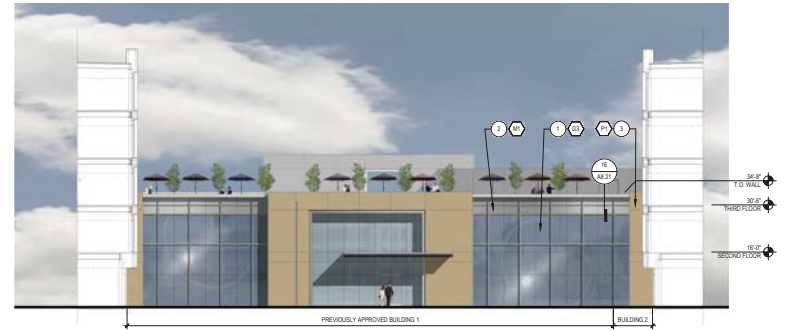
SCALE: 1/8" = 1'-0"



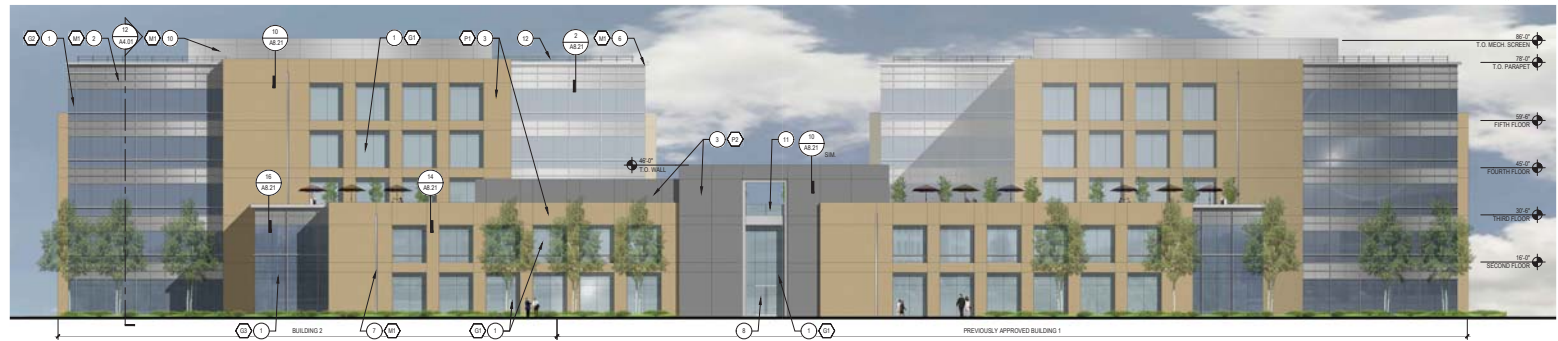
SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"



WEST AMENITY ELEVATION 1
SCALE: 1/8" = 1'-0"



EAST ELEVATION 2
SCALE: 1/8" = 1'-0"

FINISH LEGEND

NOTE: GLAZING SPECIFIED INDICATES GENERAL TONE AND COLOR. FINAL PERCEIVED COLOR AND CLARITY WILL VARY DEPENDING ON 1" INSULATED GLAZING SPECIFICATION TO BE DETERMINED AT TIME OF CONSTRUCTION DOCUMENTATION.

- 1" INSULATED LOW E GLAZING SYSTEM WITH LOW TINT GLASS IN ALUMINUM FRAMES WITH HORIZONTAL AND VERTICAL BUTT JOINTS.
MANUFACTURER: VIRAICON OR EQUIVALENT TO BE DETERMINED AT BUILDING PERMIT SUBMITTAL
COLOR: LOW TINT
- 1" INSULATED LOW E GLAZING SYSTEM WITH BLUE TINT GLASS IN ALUMINUM FRAMES WITH VERTICAL BUTT JOINTS AND HORIZONTAL AND VERTICAL EXPRESSED MULLIONS.
MANUFACTURER: VIRAICON OR EQUIVALENT TO BE DETERMINED AT BUILDING PERMIT SUBMITTAL
COLOR: SOLAR BLUE -26
- 1" INSULATED LOW E GLAZING SYSTEM WITH BLUE TINT GLASS IN ALUMINUM FRAMES WITH HORIZONTAL AND VERTICAL BUTT JOINTS AND HORIZONTAL AND VERTICAL EXPRESSED MULLIONS.
MANUFACTURER: VIRAICON OR EQUIVALENT TO BE DETERMINED AT BUILDING PERMIT SUBMITTAL
COLOR: SOLAR BLUE -26
- 1" INSULATED LOW E SPANDREL GLAZING SYSTEM WITH BLUE TINT GLASS IN ALUMINUM FRAMES WITH HORIZONTAL AND VERTICAL BUTT JOINTS AND HORIZONTAL AND VERTICAL EXPRESSED MULLIONS.
MANUFACTURER: VIRAICON OR EQUIVALENT TO BE DETERMINED AT BUILDING PERMIT SUBMITTAL
COLOR: SOLAR BLUE -26
- ALUMINUM COMPOSITE METAL PANEL.
MANUFACTURER, FINISH AND COLOR TO MATCH EXISTING CAMPUS AT LAWSON LANE WEST
- GFRC PANEL (INTEGRAL COLOR TO MATCH COLOR)
FINISH AND COLOR TO MATCH EXISTING CAMPUS AT LAWSON LANE WEST
- GFRC PANEL (INTEGRAL COLOR TO MATCH COLOR)

KEY NOTES

- EXTERIOR GLAZING SYSTEM
- COMPOSITE ALUMINUM INFILL PANEL
- GFRC PANEL
- ALUMINUM COMPOSITE WRAPPED COLUMN
- ALUMINUM COMPOSITE CANOPY
- ALUMINUM COMPOSITE PARAPET CAP
- GFRC REVEAL WITH ALUMINUM PLATE
- ENTRANCE DOOR
- OVERHEAD ROLL-UP DOOR
- MECHANICAL SCREEN
- TEMPERED GLASS GUARDRAIL
- OSHA REQUIRED GUARDRAIL

DATE	DESCRIPTION
02.08.2019	PLANNING SUBMITTAL
06.10.2019	PLANNING RESUBMITTAL
09.04.2019	PLANNING RESUBMITTAL
10.02.2019	PLANNING RESUBMITTAL
12.08.2019	PLANNING RESUBMITTAL



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

- PREVIOUSLY APPROVED

DATE	DESCRIPTION
02.08.2019	PLANNING SUBMITTAL
06.18.2019	PLANNING RESUBMITTAL
09.04.2019	PLANNING RESUBMITTAL
10.30.2019	PLANNING RESUBMITTAL
12.06.2019	PLANNING RESUBMITTAL



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

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10.30.2019	PLANNING RESUBMITTAL
12.06.2019	PLANNING RESUBMITTAL



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NOT ALL KEY NOTES MAY APPLY

NOT ALL KEY NOTES MAY APPLY



 SPLIT FACE BLOCK:
MANUFACTURER: BASELITE
COLOR: 481

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PROJECT NO: 154086.01



ILLUSTRATIVE LANDSCAPE PLAN



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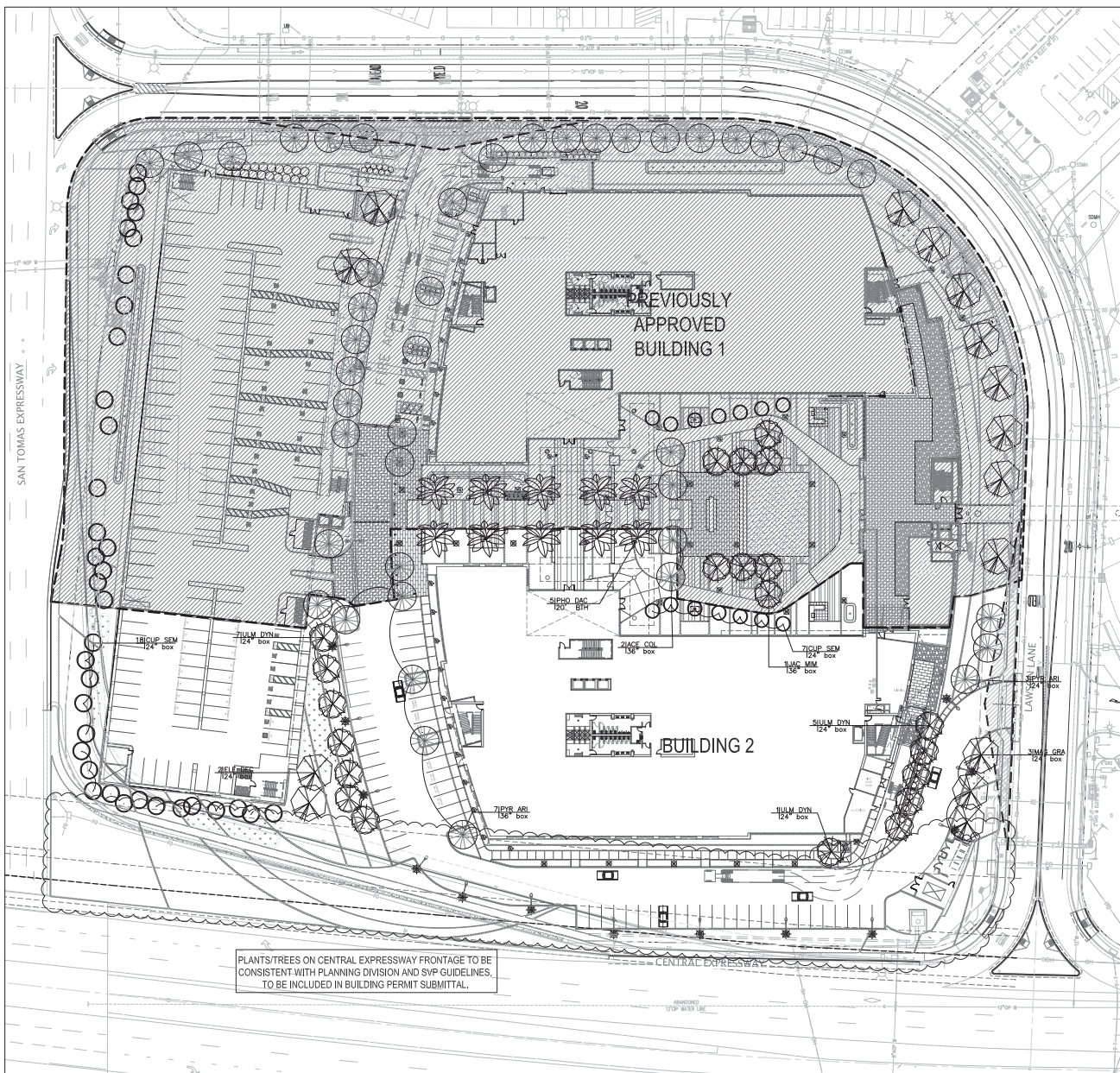
A Planning Application for:
THE SOBRATO Organization
LAWSON LANE WEST CAMPUS - BUILDING 2
SANTA CLARA, CA 95054

DATE	DESCRIPTION
02.08.2019	PLANNING SUBMITTAL
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10.30.2019	PLANNING RESUBMITTAL

ILLUSTRATIVE
LANDSCAPE PLAN

L2.01

PROJECT NO. 154086.01



PLANTING PLAN

SCALE: 1" = 30'



PLANT PALETTE

KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS/SPACING	WATER USE
ACE COL	*	Acer rubrum 'Columnare'	Columnar Maple		Medium
ACE CAL	*	Aesculus californica	California Buckeye		Very Low
BET FAS	*	Betula pendula 'Fastigata'	Columnar Birch		High
CEL SIN	*	Celtis sinensis	Chinese Hackberry		Low
CUP SEM	*	Cupressus sempervirens 'Stricta'	Italian Cypress		Low
ELE DEC	*	Elaeagnus decipiens	Japanese Blueberry Tree		Medium
GR BL	*	Ginkgo biloba 'Fastigata'	Maenderhorn Tree		Medium
JAC MM	*	Jacaranda mimosifolia	Jacaranda		Medium
LAG MUS	*	Lagerstroemia x 'Muskegon'	Muskegon Crane Myrtle	Multi Trunk	Low
LIT TUL	*	Linderostrum tulipifera 'Fastigata'	Columnar Tulip Tree		Medium
MAG GRA	*	Magnolia grandiflora 'Majestic Beauty'	Southern Magnolia		Medium
PHO DAC	*	Phoenix dactylifera	Canary Island Pine		Low
PIK CAN	*	Pinus canariensis	Dale Pine		Low
PIK CHI	*	Pinus chinensis	Chinese Pinetree		Low
PIA RAC	*	Platanus racemosa	California Sycamore		Medium
PRU AM	*	Prunus 'Amnographa'	Amnographa Flowering Cherry		Medium
PRU JAV	*	Prunus 'Javelin'	Javelin Pear		Medium
PRU CHA	*	Prunus 'Chaity'	Chaity Pear		Medium
PRU KAW	*	Prunus kawakami	Evergreen Flowering Pear		Medium
QUE AGR	*	Quercus agrifolia	Coast Live Oak	Standards/Or as Noted	Very Low
QUE VIR	*	Quercus virginiana	Southern Live Oak	Multi Trunk	Medium
SEO SEM	*	Sequoia sempervirens	Coast Redwood		High
STY JAP	*	Styrax japonicus	Japanese Snowbell		Medium
TL JUN	*	Tilia cordata 'June Bride'	June Bride Linden		Medium
ULM DYN	*	Ulmus parvifolia 'Dynasty'	Evergreen Elm		Medium

SHRUBS	(5 gallon unless noted otherwise)	COMMON NAME	COMMENTS/SPACING	WATER USE	
AUC		Arbutus unedo 'Compacta'	Dwarf Strawberry Bush	42" o.c.	Low
AZO		Anagallis 'Big Red'	Kangaroo Paw	30" o.c.	Low
BOB		Buddleia davidii 'Black Knight'	Black Knight Butterfly Bush	48" o.c.	Low
CAC		Ceanothus americanus 'Apple Blossom'	Apple Blossom Ceanothus	48" o.c.	Medium
CAC		Carpenteria californica	Bush Anemone	48" o.c.	Low
CAD		Corex brachia	European Grey Sage	24" o.c.	Low
COR		Coronilla x purpurea	Orchid Rockrose	30" o.c.	Low
DRL		Dalies bicolor 'Lemon Drop'	Fortnight Lily	24" o.c.	Low
DUP		Durandea villosa 'Purpurea'	Purple Haze Bush	48" o.c.	Low
ECA	1 gal	Echinum candicans	Pride of Madeira	48" o.c.	Low
EPU		Elaeagnus pungens	Silverberry	48" o.c.	Low
FSE		Fuchsia salicifolia	Pinapple Guava	48" o.c.	Low
IVN		Ilex vomitoria 'Nana'	Dwarf Yaupon	30" o.c.	Low
KUV	1 gal	Kniphofia uvaria	Red-hot Poker	36" o.c.	Low
LAN	1 gal	Lavandula angustifolia	English Lavender	24" o.c.	Low
LGB		Loropetalum c. var. rubrum 'Blush'	Blush Fringe Flower	36" o.c.	Low
NCA		Nerium californicum	Pacific Wax Myrtle	30" o.c.	Low
PFP		Polygala fruticosa 'Petite Butterflies'	Sweet Pea Shrub	30" o.c.	Low
PHY		Phoradendron 'Margaret Jones'	New Zealand Fox	30" o.c.	Low
PHY		Phoradendron 'Yellow Wave'	New Zealand Fox	30" o.c.	Low
POM	1 gal	Polygala maritima	Sword Fern	36" o.c.	Medium
PON		Punica granatum 'Nana'	Dwarf Pomegranate	30" o.c.	Low
PLA		Phlox paniculata	Compact Jerusalem Sage	30" o.c.	Low
RAL	15 gal	Rhamnus alaternus	Italian Buckthorn	72" o.c.	Low
RCE		Rhamnus californica 'Eye Case'	Eye Case Coffeeberry	48" o.c.	Low
RHM		Rhamnus californica 'Mound San Bruno'	Mound San Bruno Coffeeberry	48" o.c.	Low
RIC		Rhipsalis indica 'Coral'	Coral Indian Hawthorn	42" o.c.	Low
STE		Sempervivum tectorum	Hens and Chicks	12" o.c.	Low
SRU		Sarcococca ruscifolia	Fragrant Sarcococca	42" o.c.	Low
WOF		Woodsia ilicifolia	Giant Chain Fern	36" o.c.	Medium

Grasses	(1 gallon unless noted otherwise)	COMMON NAME	COMMENTS/SPACING	WATER USE	
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS/SPACING	WATER USE
CAK		Calamagrostis x acutiflora 'Karl Forester'	Feather Reed Grass	36" o.c.	Low
FES		Festuca idahoensis	Idaho Fescue	18" o.c.	Low
LLT	5 gal	Lomandra 'Lime Tuff'	Dwarf Mat Rush	24" o.c.	Low
MCR		Muhlenbergia capillaris 'Royal Mist'	'Royal Mist' Pink Muhly	30" o.c.	Low
MCR		Muhlenbergia rigens	Deer Grass	30" o.c.	Low

Ground Covers	(1 gallon unless noted otherwise)	COMMON NAME	COMMENTS/SPACING	WATER USE	
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS/SPACING	WATER USE
AUG		Arctostaphylos uva-ursi 'Green Supreme'	Green Supreme Kinnikinnick	48" o.c.	Low
CIS		Ceanothus horizontalis 'Yankee Point'	Coast Lily	36" o.c.	Low
ERI		Eriogonum glaucum 'Sea Breeze'	Seaside Daisy	24" o.c.	Low
FRI		Festuca rubra	No Mow Fescue Grass	30" o.c.	Low
MAC		Mahonia aquifolium 'Compacta'	Compact Oregon Grape Holly	42" o.c.	Medium
MRI		Mahonia repens	Creeping Mahonia	30" o.c.	Low
MPP		Myoporum parvifolium 'Putah Creek'	MCN	60" o.c.	Low
OFA		Osteospermum fruticosum 'Mignon Queen'	Freeway Daisy	24" o.c.	Low
RIB		Rhipsalis indica 'Ballerina'	Dwarf Indian Hawthorn	24" o.c.	Low
LIA		Trichospermum jasmminoides	Star Jasmine	24" o.c.	Medium

Vines	(1 gallon unless noted otherwise)	COMMON NAME	COMMENTS/SPACING	WATER USE	
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS/SPACING	WATER USE
KBF		Kennedia beckhamiana 'Flamboyant'	Coral Pea		Low
MUC		Mucodendron unguis-cati	Cat's Claw		Low

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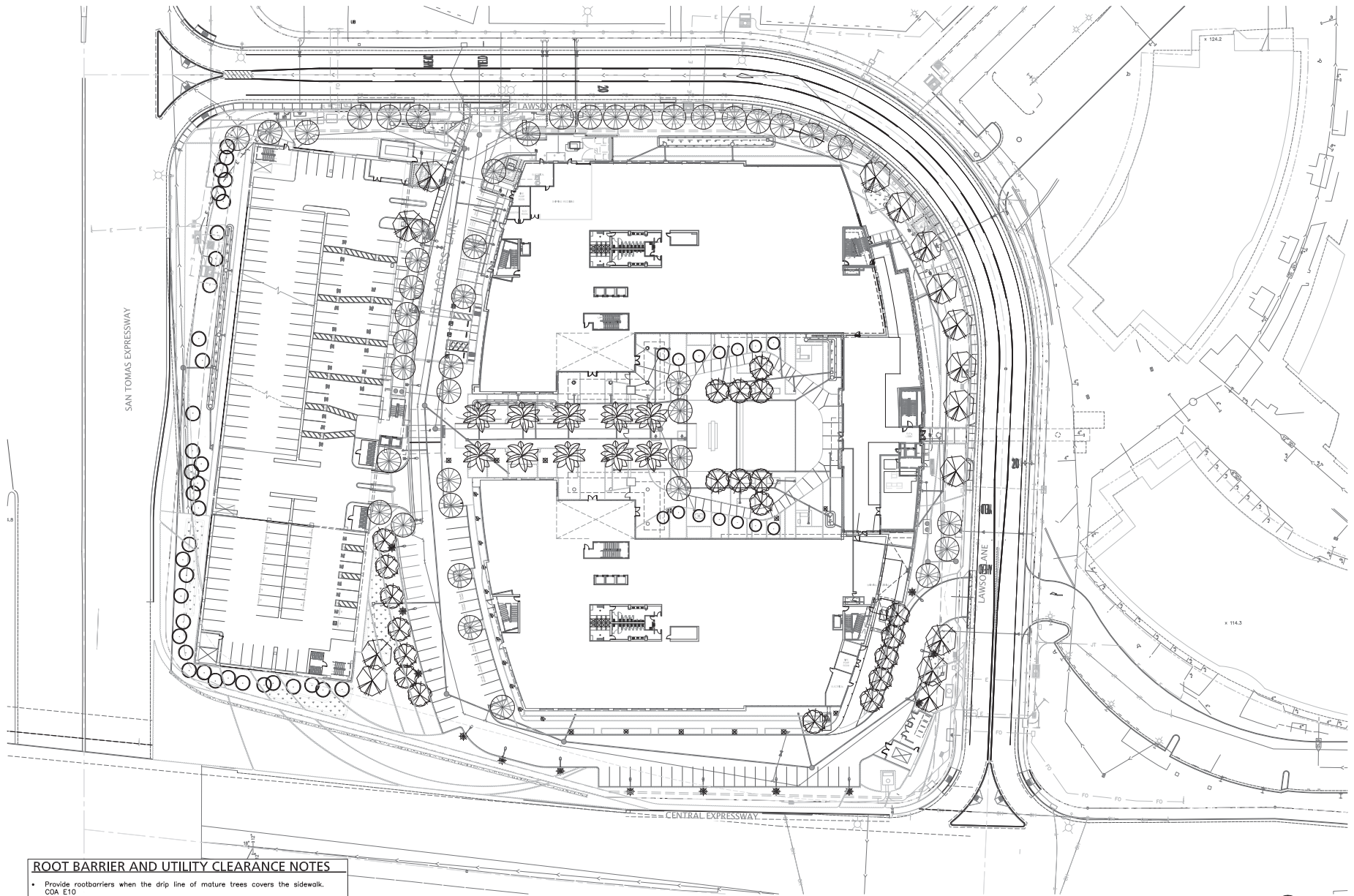
A Planning Application for:
The **SOBRATO** Organization
LAWSON LANE WEST CAMPUS - BUILDING 2
SANTA CLARA, CA 95054

DATE	DESCRIPTION
02/02/2019	PLANNING SUBMITTAL
02/13/2019	PLANNING RESUBMITTAL
02/24/2019	PLANNING RESUBMITTAL
02/26/2019	PLANNING RESUBMITTAL

PLANTING PLAN

L4.01

PROJECT NO: 154086.01



ROOT BARRIER AND UTILITY CLEARANCE NOTES

- Provide rootbarriers when the drip line of mature trees covers the sidewalk. COA E10
- Root barriers for sidewalk protection are to extend to the at least to the edge or the dripline and be a minimum of 16" long. Center on the tree trunk. Root barriers are to be a minimum 1'-6" deep. COA E10
- Root barriers for curb and gutter protection are to extend to the at least to the edge or the dripline and be a minimum of 16" long. Center on the tree trunk. Root barriers are to be a minimum 2' deep. COA C10
- Trees are to be 10' from public water, storm drains, and sewer facilities unless a City approved Tree Root Barrier (TRB) is used. If a City approved TRB is used the TRB must be a minimum of 5' from the public water, storm, and sewer facility with the tree behind the TRB and specified on the plan. COA C4
- No trees are to be installed in the General Purpose Easements. Comment E3
- Proposed trees are to be placed so that the mature canopy does not encroach in the 10' proposed storm drain easement. Storm drain to be minimum 10' clear of tree trunks. COA E9
- Proposed storm drain mains and laterals, sanitary sewer mains and laterals are to be placed to be clear of the drip lines of the existing mature trees. COA E9
- Existing trees within 5' of the existing Electric Department facilities are to be removed. COA EL8

TREE AND UTILITY OVERLAY PLAN



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A Planning Application for:
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LAWSON LANE WEST CAMPUS - BUILDING 2
SANTA CLARA, CA 95054

DATE	DESCRIPTION
02/06/2019	PLANNING SUBMITTAL
02/13/2019	PLANNING RESUBMITTAL
03/04/2019	PLANNING RESUBMITTAL
10/30/2019	PLANNING RESUBMITTAL

TREE AND UTILITY
OVERLAY PLAN

L4.02

PROJECT NO: 154086.01



PEDESTRIAN SCALE POLE LIGHTS

Kipp Post Cutoff



BOLLARD LIGHTS

Kipp Bollard



ACCENT LIGHTS

Dex



ENTRY PLAZA - PATTERN INSPIRATION



ENTRY PLAZA CONCRETE PAVING



COURTYARD ACCENT PAVING



COURTYARD GATHERING SPACES



COURTYARD BBQ COUNTERTOP



COURTYARD FIREPLACE



ROOF DECK PAVING



PLANTING CHARACTER



PLANTING CHARACTER



COURTYARD SLIDING GATE



ENTRY DRIVE PEAR TREES



ENTRY PLAZA PALMS

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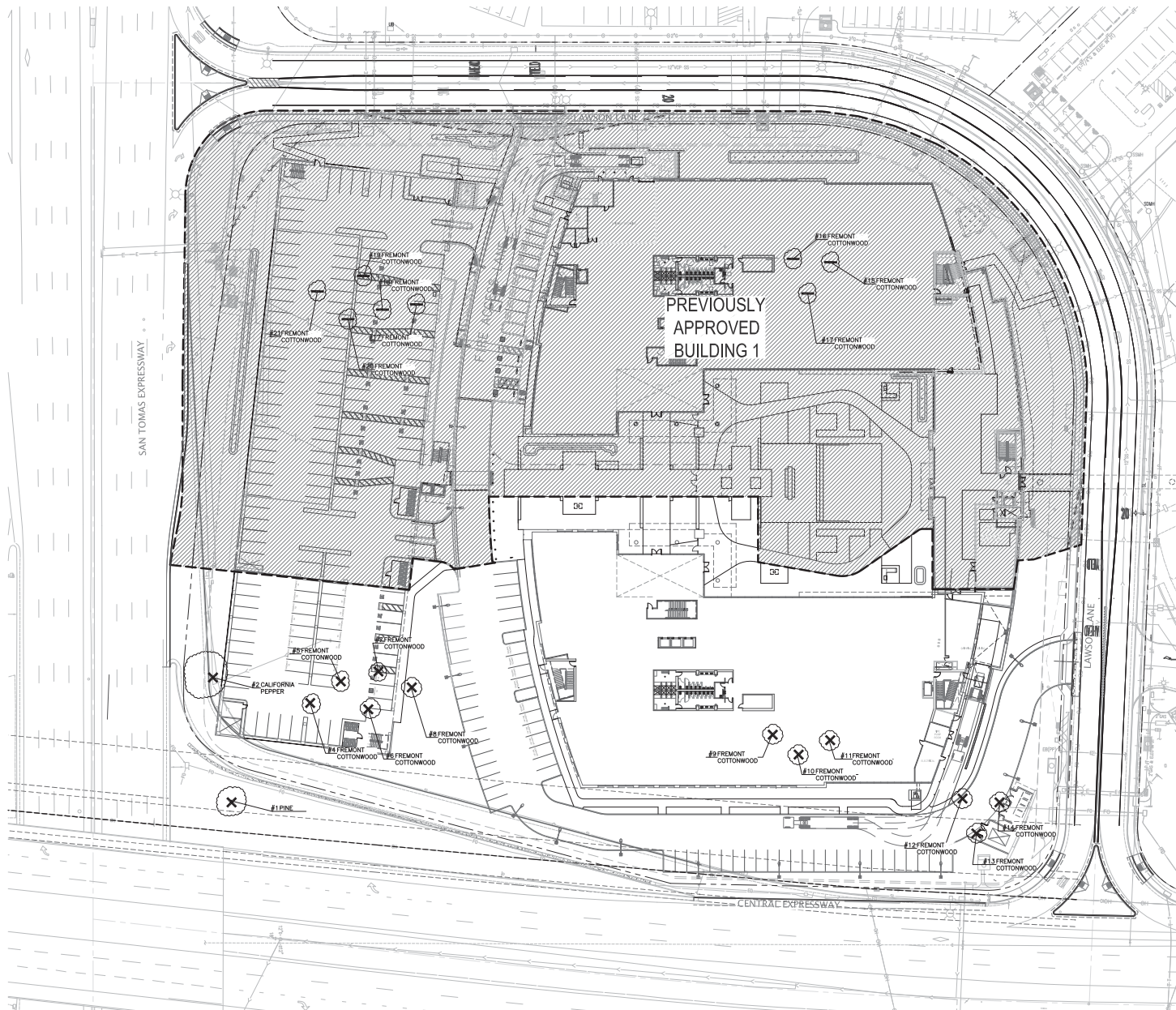
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A Planning Application for:
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LAWSON LANE WEST CAMPUS - PHASE 2
SANTA CLARA, CA 95054

DATE	DESCRIPTION
02/05/2019	PLANNING SUBMITTAL
02/16/2019	PLANNING RESUBMITTAL
03/04/2019	PLANNING RESUBMITTAL
10/30/2019	PLANNING RESUBMITTAL



TREE DISPOSITION PLAN

SCALE: 1" = 30'

TREE LEGEND

EXISTING TREES	KEY	TYPE	QUANTITY
TREES TO REMAIN	■		0
TREES TO BE REMOVED	✕		13
TREES REMOVED WITH PREVIOUSLY APPROVED BUILDING 1	—		8
TREES PROPOSED			61

PROPOSED TREES

SIZE	QUANTITY INSTALLED	X	MITIGATION RATIO	=	MITIGATION VALUE SIZE ADJUSTMENT
24" BOX	46		2:1		23
36" BOX	10		1.5:1		6.6
72" BOX	5		1:1		5
TOTAL	61				34.6

MITIGATION VALUE TOTAL

TREE REMOVED 13 • Mitigation Value

REPLACEMENT TOTAL 34.6 • Mitigation Value

MITIGATION REQUIREMENT EXCEEDED BY 21.6

*SEE ATTACHED TREE INVENTORY LIST FOR MORE INFORMATION.



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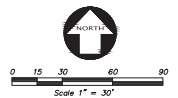
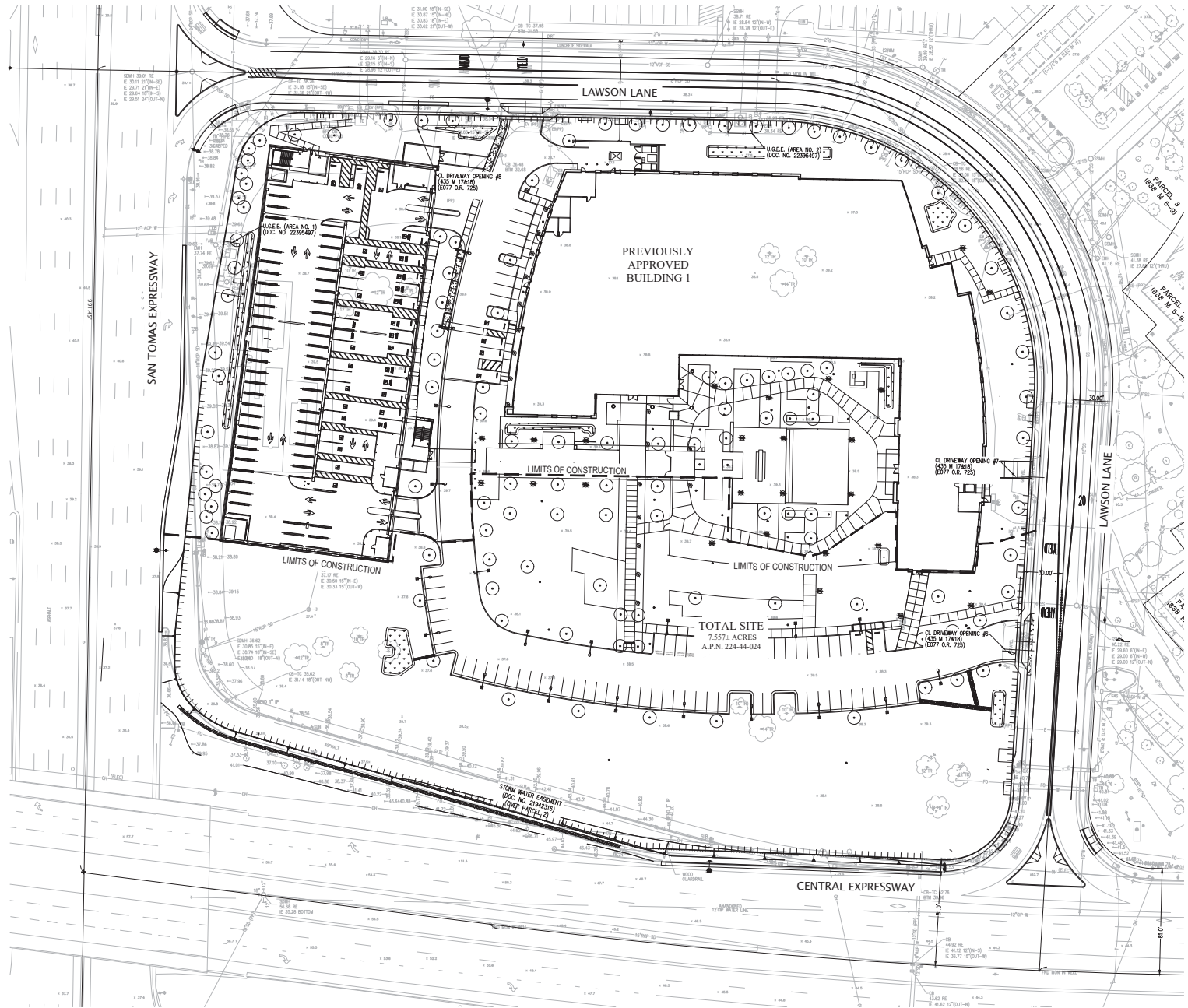
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10/30/2019	PLANNING RESUBMITTAL

TREE
DISPOSITION
PLAN

L8.01

PROJECT NO: 154086.01



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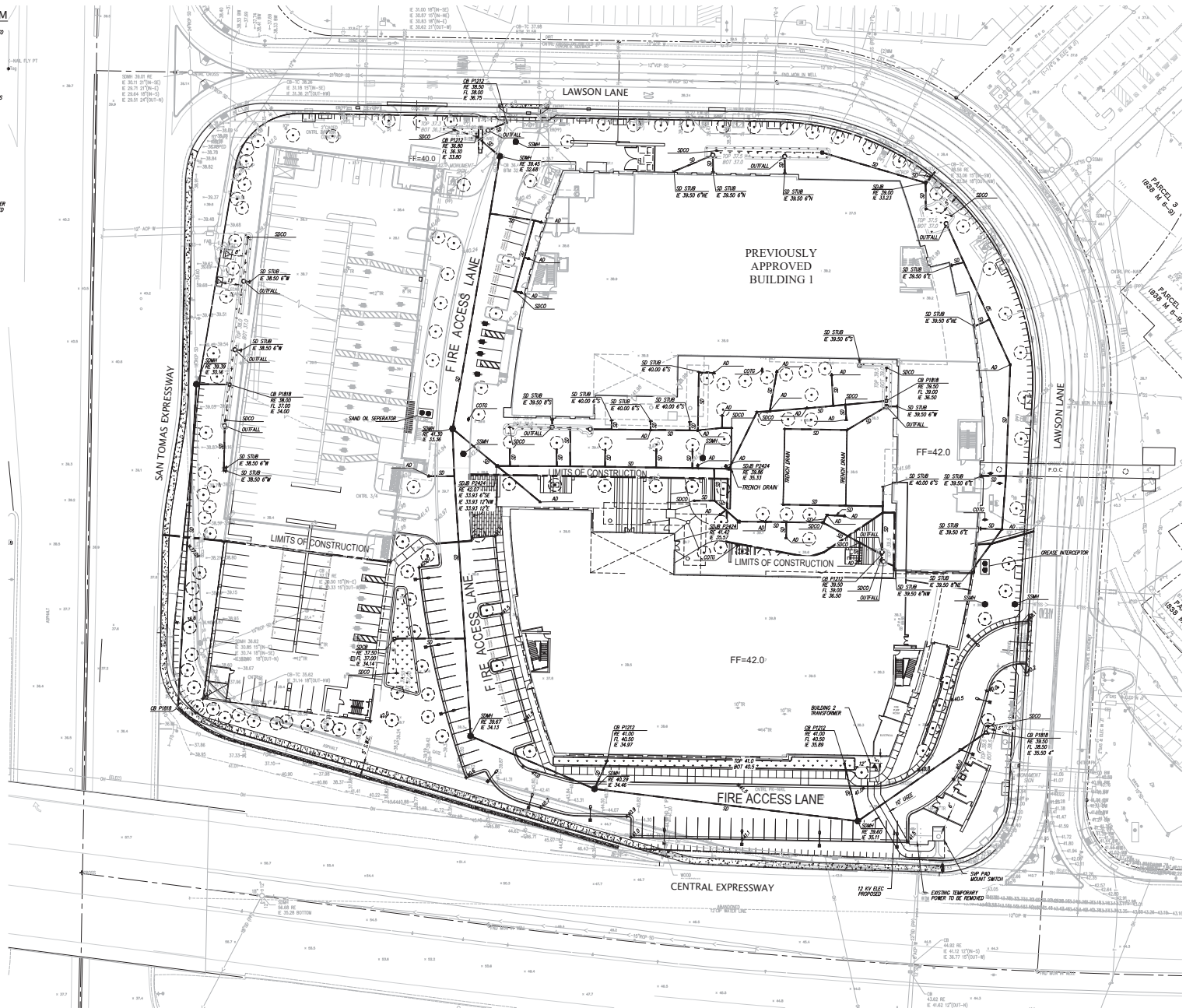
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10.30.2019	PLANNING RESUBMITTAL

TOPOGRAPHIC SURVEY
C1.0
PROJECT NO. 154086.01

NOTES UNDERGROUND FIRE PROTECTION SYSTEM

1. THE UNDERGROUND FIRE PROTECTION SYSTEM SHOWN ON THIS DRAWING IS SCHEMATIC AND IS NOT INTENDED TO BE AN INSTALLATION DRAWING. THIS DRAWING SHALL NOT BE USED AS A BASIS SHEET FOR SHOP DRAWINGS WITHOUT WRITTEN APPROVAL OF THE PREPARE.
2. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL PREPARE SHOP DRAWINGS SHOWING ALL INFORMATION REQUESTED BY SPECIFICATIONS, HPFA 13, 14 AND THE LOCAL FIRE MARSHAL/BUILDING OFFICIAL AND THE OWNER'S REVIEWING AGENT FOR PERMIT AND APPROVAL/ACCEPTANCE.
3. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL SUBMIT SHOP DRAWINGS TO THE LOCAL FIRE MARSHAL/BUILDING OFFICIAL AND THE OWNER'S REVIEWING AGENT FOR PERMIT AND APPROVAL/ACCEPTANCE.
4. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT, ALLOWING TIME FOR REVIEW AND ACCEPTANCE, PRIOR TO START OF WORK. REQUIREMENTS FOR SHOP DRAWINGS SUBMITTAL ARE LISTED IN SPECIFICATIONS.
5. SHOP DRAWINGS, APPROVED BY THE LOCAL FIRE MARSHAL AND OWNER'S REVIEWING AGENT, SHALL BE SUBMITTED BY THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER, TO THE ARCHITECT, PRIOR TO REQUESTING FINAL APPROVAL AND PAYMENT. REQUIREMENTS FOR SHOP DRAWINGS SUBMITTAL ARE LISTED IN SPECIFICATIONS.
6. REFER TO SPECIFICATIONS FOR UNDERGROUND FIRE PROTECTION SYSTEM REQUIREMENTS. SPECIFICATIONS ARE PART OF THE CONTRACT DOCUMENTS AND APPLIED TO THE GENERAL CONTRACTOR AND THE FIRE PROTECTION SYSTEM INSTALLER.
7. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF COMPLIANCE OF THE SHOP DRAWINGS TO THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTAL.
8. GENERAL CONTRACTOR SHALL NOT OVIKE THE WORK SPECIFIED UNDER THIS SECTION BETWEEN SUBCONTRACTORS.
9. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND EQUIPMENT LOCATIONS. HOSE LOCATIONS ARE SHOWN ON ARCHITECTURAL DRAWINGS. TO SEE ARCHITECTURAL FLOOR PLANS FOR DIMENSIONED AUTOMATIC SPRINKLER HOSE (ASR) LOCATIONS.



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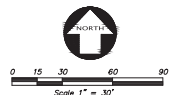
1200 San Ramon Valley Blvd. Suite 100
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Phone: (925) 724-0000
Fax: (925) 724-0001

A Planning Application for:
The **SOBRATO**
Organization
LAWSON LANE WEST CAMPUS - BUILDING 2
SANTA CLARA, CA 95054

DATE	DESCRIPTION
02.08.2019	PLANNING SUBMITTAL
08.04.2019	PLANNING RESUBMITTAL
10.03.2019	PLANNING RESUBMITTAL

GRADING & DRAINAGE PLAN

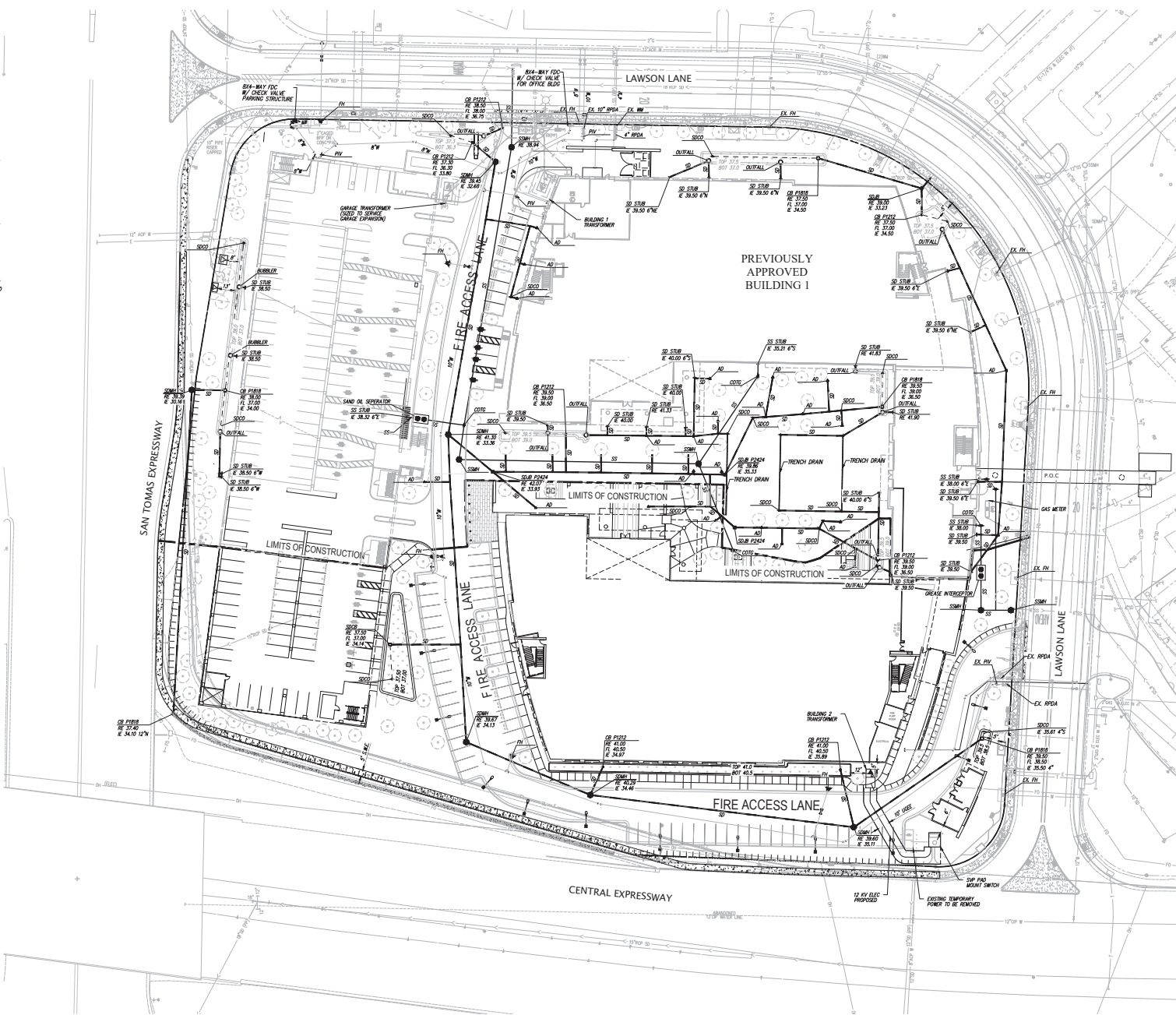
C2.0
PROJECT NO. 154086.01



SVP NOTES

- REQUIRED USES FOR EXISTING ELECTRIC CONDUIT INCORPORATED. THIS IS SANTA CLARA COUNTY INFRASTRUCTURE FOR STREETSIDE USE. WILL BE REQUIRED AROUND ANY OTHER INFRASTRUCTURE (CONDUITS/TRANSFORMERS/MANHOLES) THAT MAY BE NEEDED TO SERVICE THE NEW OFFICE/RETAIL BUILDING.
- EQUIPMENT
- TEN (10) FOOT MINIMUM CLEARANCE IS REQUIRED IN FRONT OF EQUIPMENT ACCESS DOORS. (U01000 SHEET 11)
- FIVE (5) FOOT MINIMUM CLEARANCE FROM PAD IS REQUIRED ON SITES WITHOUT EQUIPMENT ACCESS DOORS. (U01000 SHEET 11)
- EXISTING (18) FOOT MINIMUM WIDTH SHALL BE PROVIDED AND MAINTAINED ON ONE SIDE OF THE EQUIPMENT PAD TO ALLOW AN ELECTRIC CABLE TRUCK TO DRIVE UP NEXT TO THE PAD FOR INSTALLATION AND MAINTENANCE OF EQUIPMENT. (U01000 SHEET 11)
- BANNER PIPES ARE REQUIRED ONLY ON SITES ACCESSIBLE TO VEHICLES. (U01000 SHEET 12)
- THIRTY (30) INCHES FROM SIDE OF EQUIPMENT SITES.
- THIRTY (30) INCHES FROM FRONT OF ACCESS DOORS.
- BANNER PIPES IN FRONT OF ACCESS DOORS SHALL BE REMOVABLE.
- CONDUITS
- FIVE (5) FOOT MINIMUM LONGITUDINAL CLEARANCE BETWEEN NEW CONDUITS OR PIPING SYSTEMS (OPEN TRENCH INSTALLATION) AND ANY EXISTING OR PROPOSED SVP CONDUIT SYSTEM. THIS IS FOR LONGITUDINAL. (U01200 SHEET 13)
- THIRTY (30) INCH MINIMUM VERTICAL CLEARANCE BETWEEN NEW CONDUITS/PIPES INSTALLED PERPENDICULAR TO EXISTING SVP CONDUITS FOR OPEN TRENCH INSTALLATIONS. (U01000 SHEET 16, U01200 SHEET 14)
- THREE (3) FOOT MINIMUM CLEARANCE IS REQUIRED BETWEEN SIGN POSTS, BANNER PIPES OR BOLLARDS, FENCE POSTS, AND OTHER SIMILAR STRUCTURES. (U01200 SHEET 10)
- FIVE (5) FOOT MINIMUM FROM NEW SPICE BODIES, PALL BODIES, MANHOLES, VAULTS, OR SIMILAR SUBSURFACE FACILITIES. (U01000 SHEET 9)
- FIVE (5) FOOT MINIMUM CLEARANCE FROM WALLS, FOOTINGS, RETAINING WALL, LANDSCAPE PLANTER, TREE ROOT BARRIER OR OTHER SUBSURFACE WALL OR STRUCTURE. (U01200 SHEET 9)
- FIVE (5) FOOT MINIMUM CLEARANCE IS REQUIRED BETWEEN FIRE HYDRANT THROST BLOCK, THE THROST BLOCK EXTENDING 12 FOOT ON EITHER SIDE OF THE FIRE HYDRANT IN LINE WITH THE MAIN WATER PIPE CONNECTED TO THE HYDRANT.
4. VAULTS/MANHOLES
- TEN (10) FOOT MINIMUM CLEARANCE IS REQUIRED BETWEEN ADJACENT VAULTS OR MANHOLES.
- FIVE (5) FOOT MINIMUM CLEARANCE IS REQUIRED BETWEEN ADJACENT CONDUITS.
- MINIMUM 36 INCH FACE OF CURB OR BOLLARDS REQUIRED.
- POLES (ELECTRICITY, GUY STUB POLES, SERVICE CLEARANCE POLES, SELF-SUPPORTING STEEL POLES AND LIGHTING POLES)
- THIRTY (30) FOOT SIX (6) INCHES CLEARANCE IS REQUIRED FROM POLES FOR OPEN TRENCH INSTALLATION. EXCEPTIONS ARE FOR RISER CONDUIT. (U01200 SHEET 7)
- GUY ANCHORS
- FIVE (5) FOOT MINIMUM CLEARANCE IS REQUIRED BETWEEN CENTER OF ANCHOR LINE AND ANY EXCAVATION AREA. (U01200 SHEET 15).
- TREES
- 48 INCHES OR 1200 FOR TREE PLANTING REQUIREMENTS NEAR US ELECTRIC FACILITIES
- 48 INCHES 1200 FOR TREE PLANTING REQUIREMENTS NEAR US ELECTRIC FACILITIES

- REFERENCE LISTED SVP STANDARDS FOR PROPER CLEARANCES.
- INSTALLATION OF UNDERGROUND SUBSTRUCTURES BY DEVELOPERS
 - U01000 - UNDERGROUND POINT CLEARANCES FROM ELECTRIC FACILITIES
 - U01000 - REMOTE SWITCH PAD
 - U01000 - TREE CLEARANCES FROM OVERHEAD ELECTRIC LINES
 - U01200 - TREE PLANTING REQUIREMENTS NEAR UNDERGROUND ELECTRIC FACILITIES



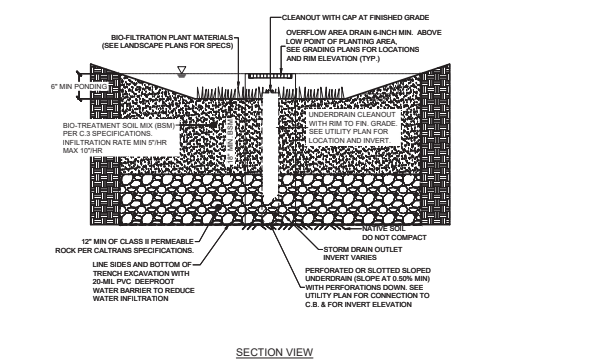
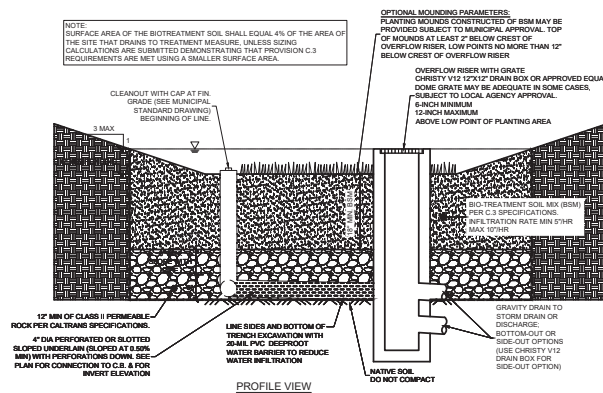
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A Planning Application for:
The **SOBRATO** Organization
LAWSON LANE WEST CAMPUS - BUILDING 2
SANTA CLARA, CA 95054

DATE	DESCRIPTION
02.08.2019	PLANNING SUBMITTAL
09.04.2019	PLANNING SUBMITTAL
10.30.2019	PLANNING SUBMITTAL

UTILITY PLAN
C3.0
PROJECT NO. 154086.01



BIOTREATMENT POND MAINTENANCE NOTES

STORMWATER CONTROL NOTES

- | |
|---|
| SOURCE CONTROL & SITE DESIGN MEASURES IMPLEMENTED |
|---|

- BIOTREATMENT SUMMARY TABLE

*BIOTREATMENT SIZING BASED ON C3 SIZING UNIFORM INTENSITY METHOD.
 **BIOTREATMENT SIZING BASED ON C3 SIZING COMBINATION FLOW-VOLUME CALCULATIONS.

AREA	TREATMENT TYPE	TOTAL AREA (SQ. FT.)	IMPERVIOUS AREA (SQ. FT.)	PERVIOUS AREA (SQ. FT.)	TREATMENT AREA REQ. (SIMPLE SQ. FT.)	TREATMENT AREA PROVIDED (SQ. FT.)
SR1	SELF RETAINING AREA	39,388	22,688	16,700	11,344	16700

C4.1
PROJECT NO: 154086.01



Agenda Report

20-353

Agenda Date: 4/8/2020

REPORT TO PLANNING COMMISSION

SUBJECT

Action on an Amendment to Zoning Code Chapter 18.102 - Regulation of Marijuana (Cannabis)

BACKGROUND

The passage of Proposition 64, the Adult Use of Marijuana Act (AUMA), on November 8, 2016, legalized personal recreational use by persons 21 and over, and regulated commercial activities related to cannabis. Subsequently, the State legislature passed Senate Bill 94, the Medicinal and Adult-Use Cannabis Regulation and Safety Act (MAUCRSA), unifying regulations on medical and non-medical commercial cannabis activities and the personal use of cannabis.

Prior to January 2018 the California State Bureau of Cannabis Control ("State") adopted regulations allowing for six general license types for commercial cannabis businesses: retail (including delivery); cultivation; manufacturing; transportation; distribution; and testing. For issuance of a State license the State requires, among other items, a local license if local regulations have been enacted. If there are no local regulations in place, the State may issue a license based on State regulations.

To address this possibility, on November 21, 2017, the City Council adopted an Ordinance which temporarily prohibited all commercial cannabis activity until January 1, 2019 and imposed reasonable restrictions on marijuana growth for personal use. (The terms marijuana and cannabis are identified as interchangeable in the Municipal Code.) This Ordinance was further amended on November 27, 2018 and May 21, 2019 to extend the temporary ban of all commercial cannabis activity until June 30, 2020 to allow staff time to conduct research and respond to regulatory, taxing, law enforcement and revenue questions raised by the City Council.

Several updates on potential cannabis regulations have been presented to Council over the past three years. A final report was presented to the Council on February 20, 2020. (Attachment 1). At the February 20, 2020 meeting, Council directed staff to bring back a ban on commercial cannabis (i.e., no longer a temporary ban) for its consideration prior to the expiration of the temporary ban on June 30, 2020.

DISCUSSION

At the February 20, 2020 City Council meeting, the Council reviewed the information presented by staff that depicted significant reduced revenue projections and the amount of regulation and staffing required to implement commercial cannabis policies. As a result of this information, particularly the reduced revenue expectations and greater law enforcement implications, the Council opted to move forward with a ban on commercial cannabis activity in the City of Santa Clara.

The proposed ordinance would amend two sections of Chapter 18.102 ("Regulation of Marijuana") of Title 18 ("Zoning") of "The Code of the City of Santa Clara, California". The amendment to Section

18.102.010 ("Commercial Marijuana Activity Prohibited") would permanently ban all commercial cannabis activity in Santa Clara. The proposed amendment to Section 18.102.030 ("Transport and Delivery of Marijuana") would also prohibit marijuana delivery services originating in Santa Clara. The amendment would also modify references in these sections and the chapter to use the term "Cannabis" in place of "Marijuana", consistent with current practices, and add a definition of "Cannabis" to Chapter 18.06 ("Definitions").

The Planning Commission is being requested to consider the proposed amendment to create a ban of all commercial cannabis activity in Santa Clara and make a recommendation on the Ordinance amendments to the City Council. If the Ordinance amendment is adopted by the City Council, the ban would be effective in mid-June, 2020. Consideration of the ordinance amendment is scheduled for the City Council meeting of April 28, 2020.

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(b)(5) in that it is a governmental organizational or administrative activity that will not result in direct or indirect changes in the environment.

FISCAL IMPACT

There is a potential loss of tax revenue by creating a ban on commercial cannabis activity in the city. As a general estimate, in the past, municipalities expected to generate \$10-\$20 per capita on an annual basis. Applying this factor to Santa Clara, a local cannabis tax measure may generate \$1.2 to \$2.4 million annually. However, it should be noted that the amount of revenue generated for local jurisdictions with relatively new commercial cannabis programs has been less than their original projections.

In the FY 2019/20 and FY 2020/21 Biennial Operating Budget, no revenue was assumed from Cannabis Tax.

COORDINATION

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

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 <<mailto:clerk@santaclaraca.gov>> or at the public information desk at any City of Santa Clara public library.

ALTERNATIVES

1. Recommend that City Council adopt the Ordinance amending Chapters 18.06 ("Definitions") and 18.102 ("Regulation of Marijuana") of Title 18 ("Zoning") of "The Code of the City of Santa Clara, California" to prohibit all commercial cannabis activity;
2. Recommend that the City Council not adopt the Ordinance amending Chapters 18.06 ("Definitions") and 18.102 ("Regulation of Marijuana") of Title 18 ("Zoning") of "The Code of the City of Santa Clara, California" to prohibit all commercial cannabis activity; or

3. Any other action directed by the Planning Commission.

RECOMMENDATION

Alternative 1:

Recommend that the City Council adopt the Ordinance amending Chapters 18.06 ("Definitions") and 18.102 ("Regulation of Marijuana") of Title 18 ("Zoning") of "The Code of the City of Santa Clara, California" to prohibit all commercial cannabis activity.

Reviewed by: Andrew Crabtree, Community Development Director

Approved by: Deanna J. Santana, City Manager

ATTACHMENTS

1. City Council Agenda Report of February 20, 2020
2. Ordinance

REPORT TO COUNCIL

SUBJECT

..Title

Update and Direction on Commercial Cannabis-Related Items [Council Pillar: Promote and Enhance Economic and Housing Development]

..Report

BACKGROUND

The passage of Proposition 64, the Adult Use of Marijuana Act (AUMA), on November 8, 2016, legalized personal recreational use by persons 21 and over, and regulated commercial activities related to cannabis. Subsequently, the State legislature passed Senate Bill 94, the Medicinal and Adult-Use Cannabis Regulation and Safety Act (MAUCRSA), unifying regulations on medical and non-medical commercial cannabis activities and the personal use of cannabis.

On November 21, 2017, the City Council adopted Ordinance No. 1973, which temporarily prohibited all commercial cannabis activity until January 1, 2019 and imposed reasonable restrictions on marijuana growth for personal use. This Ordinance was further amended on November 27, 2018 and May 21, 2019 to extend the temporary ban of all commercial cannabis activity until June 30, 2020.

As of January 2018, the State of California ("State") began licensing of commercial activity, allowing for six general license types for commercial cannabis businesses: retail (including delivery); cultivation; manufacturing; transportation; distribution; and testing. Prior to the issuance of a State license, the State requires, among other items, a local license if local regulations have been enacted.

As a potential revenue enhancement vehicle, Council directed staff to prepare a ballot measure for November 2018 that would allow the City to collect a Cannabis Business Tax in the event commercial cannabis was permitted in the City. On July 16, 2018, Council adopted Resolutions No. 18-8569 and 18-8570 to call a Special Election to submit a Cannabis Business Tax ballot measure ("Measure M") to the voters of Santa Clara. Measure M was passed with an approval of 76.7% of Santa Clara voters on November 6, 2018. The voters authorized an initial tax rate on commercial cannabis businesses with a maximum rate of up to 10% of gross receipts and up to \$25 per square foot for cultivation and a starting tax rate of three to five percent of gross receipts in the event a commercial cannabis program was established in Santa Clara.

On February 19, 2019, staff presented Council with an update on work efforts related to developing a commercial cannabis regulatory framework and requested direction on key items such as the types of commercial cannabis licenses allowed, initial maximum number of retail storefronts allowed, frequency of collection of business tax, and allowable zoning designations to establish cannabis licenses. Council expressed some reservation in proceeding with the program and requested staff to bring back information on the impact of a potential commercial cannabis program on staffing

resources, the history on Angel's Care, an unpermitted medical dispensary that was previously located in Santa Clara, the implementation and management of other cities' cannabis programs, cost analysis, and cash management.

DISCUSSION

Follow-Up Staff Response

Below is information in response to Council's February 19, 2019 request:

History on Angel's Care

Angel's Care was an unpermitted medical cannabis dispensary that operated from 2009 to 2013 at 891 Laurelwood Road. During that time, the Police Department received approximately 36 calls for service at the address. The calls were for a variety of reasons including, but not limited to, burglary alarms, area/security checks, drug related investigation, search warrant service, grand theft, and traffic stops in the parking lot. Most of the calls were resolved with warnings or minor citations for various traffic related issues. Santa Clara County Special Enforcement Team executed an illegal cannabis sales search warrant Angel's Care. The Santa Clara Police Department assisted with those efforts. In 2013, a police report was filed for grand theft from the safe of Angel's Care. The total loss from the grand theft was estimated to be in excess of \$40,000. No arrests were made in the case.

Impact on Public Safety Staffing Resources

Establishment of a commercial cannabis program will require staffing resources from multiple departments, including the City Attorney's Office, City Manager's Office, Community Development, Finance, Fire, and Police Departments. The Police Department will be the most impacted due to their involvement with monitoring licensed cannabis businesses, conducting inspections, enforcing regulations, and responding to any activities that might result from the presence of licensed cannabis businesses. The Police Department has prepared a Commercial Cannabis Monitoring and Enforcement Report (Attachment 1) that details the scope of their involvement if a commercial cannabis program is established. The report was prepared based on the assumption that Cannabis Business Permits will be issued for three retail storefronts (i.e. dispensaries) and includes a threat assessment, details about staffing needs, and recommendations for monitoring and enforcement requirements.

The Police Department's Community Response Team (CRT) will be primarily responsible for monitoring, inspecting, and enforcing any codes and regulations related to any commercial cannabis activity. Specifically, the CRT will need the following staff to enforce legal activities associated with a commercial cannabis program: 0.25 FTE Sergeant, 1.00 FTE Police Officer, and 0.75 FTE Community Service Officer II (2.00 FTE total). The total approximate annual cost for the 2.00 FTEs is \$524,112 as approved in the Memorandum of Understanding for Bargaining Unit 2. While a Cannabis Business Permit regulatory fee will be full-cost recovery, that fee *will not cover* any additional work efforts associated with investigating and responding to illegal cannabis sales activities by unpermitted cannabis businesses, illegal narcotic

organizations/groups, tax evasions, or other financial crimes. It also will not cover the cost of police response to associated or derivative criminal activity, such as theft. It is likely that those investigations will also require additional staffing resources from other departments, such as the City Attorney's Office, City Manager's Office and Finance Department.

Cost Analysis

The Commercial Cannabis Monitoring and Enforcement Report provides cost estimates for initial one-time program costs (\$36,472) and ongoing annual costs based on equipment, training, current salaries, benefits, and services (\$530,779) as detailed in the table below:

	One-Time Expense	Annual Cost
Personnel*	--	\$524,112
Training	\$3,800	\$3,800
Equipment, and corresponding Replacement Funds	\$32,672	\$2,700
Service Contracts	--	\$167
TOTAL	\$36,472	\$530,779

**Note: Assumes 0.25 FTE Police Sergeant, 1.0 FTE Police Officer, 0.75 FTE Community Service Officer II. Estimates subject to annual increases, as approved in the Memorandum of Understanding for Bargaining Unit 2*

Initial program costs include equipment and training. Ongoing annual costs include salaries, benefits, training, cell service, and vehicle maintenance. The annual cost for Police staff is projected to increase annually due to salary and benefits increases. These cost estimates do not include staffing and equipment costs for other impacted departments, such as the City Attorney's Office, City Manager's Office, Community Development, Finance, and Fire Departments. The implementation of a commercial cannabis program will also require staffing resources to review and approve applications and plans, conduct inspections, monitor and enforce the City's regulations, and collect and review taxes.

In addition, the cost estimate above does not include costs associated with the staff resources required to address unpermitted (i.e., illegal) activity associated with the implementation of a cannabis program.

Cash Management

While the commercial cannabis industry was traditionally a cash-heavy industry due to many businesses' hesitance to deposit profits into federally regulated banks, many businesses have since established relationships with banks or credit unions and, as a result, are able to accept payment from customers in the form of checks or credit cards. In turn, these businesses are now able to pay the taxes they owe to cities in the same manner. However, there may be some businesses that operate predominantly with cash and prefer to pay their regulatory fees and retail tax with cash. Most cities require cannabis businesses to make their payments on a set date of the month or quarter at their City Hall, sometimes with a security guard present. This additional expense can be

paid for by the industry and incorporated into the calculation of the regulatory fee.

City of San José's Current Commercial Cannabis Program

The City of San José is currently the only city in Santa Clara County that allows all cannabis license types to operate in its jurisdiction. San José currently has 16 permitted cannabis businesses that include retail storefronts that can operate in different areas of the city, including its Light Industrial, Heavy Industrial, and Combined Industrial/Commercial zoning districts.

The San José Police Department's Division of Cannabis Regulations oversees the City's Cannabis Regulatory Program and is responsible for regulating, monitoring, and inspecting the permitted dispensaries in the City. The division consists of a civilian Division Manager (which is equivalent to a Lieutenant or Captain), a Sergeant, three Analysts, and an Office Specialist. The division had an annual budget of \$2.1 million in FY 2018/19 with the bulk of expenses being salaries and benefits, vehicles, training, office and equipment costs. Staff from other departments also provide support related to the program. For example, Code Enforcement is responsible for investigating illicit/criminal or non-registered dispensaries and grow operations while Finance is responsible for inspecting and regulating the dispensaries' financials. The Division of Cannabis Regulation has shared with our Police Department that criminal, non-registered dispensaries/delivery services and illegal grow operations that operate outside of the protection of the regulatory parameters are problematic because they do not have the police resources available for these types of criminal investigations.

San José's cannabis businesses are required to pay regulatory fees and quarterly tax payments set at 10% of gross receipts. The city's adopted FY 2019/20 budget projects revenue of \$13.5 million from its marijuana business tax, the same amount that was projected for FY 2018/19. Conversations with San José indicate that while the staffing requirement for their cannabis program can be funded through fees collected, additional resources must be in place to address illegal activity.

Implementation and Management of Other Cities' Commercial Cannabis Programs

Only a few other cities in Santa Clara County have either adopted cannabis regulations or had active City Council discussions regarding adoption of a regulatory framework in recent years. The jurisdictions that have implemented commercial cannabis programs have experienced much lower tax revenue than originally projected. Below is a summary of the status of regulatory programs in neighboring communities:

City of Campbell – Campbell had three cannabis related measures on their April 2017 ballot. Campbell voters approved Measure A, which authorized the City to impose a business tax on cannabis businesses. Measure B, which failed, was a citizens' initiative that would have allowed up to three cannabis dispensaries to operate in Campbell, the delivery of medical cannabis, the cultivation of medical cannabis, and imposed regulations on dispensaries and cultivation. Measure C was a measure that was referred to the ballot by their City Council to compete with Measure B that would continue the City of Campbell's ban on cannabis dispensaries until April 2019, at the

earliest, and to allow their City Council discretion over Campbell's cannabis policies after that date. Measure C was approved by Campbell voters. On March 19, 2019, the Campbell City Council accepted an informational report from staff providing an update on State and municipal regulations on cannabis, but there has been no subsequent action to create a regulatory framework for commercial cannabis activity.

City of Morgan Hill – Morgan Hill currently prohibits commercial cannabis activities. However, since 2017, the City Council has discussed the benefits and impacts of a regulated cannabis program. In November 2018, Morgan Hill voters approved a tax revenue measure on all cannabis businesses. The approved rates are up to 10% of gross receipts and commercial cultivation at a maximum rate of \$15 per square foot.

City of Mountain View – In Fall 2018, the Mountain View City Council adopted regulations that would permit a total of four cannabis businesses, consisting of two storefront retail and two non-storefront retailer businesses. In Spring 2019, the City Council amended their cannabis regulations to permit a maximum number of three non-storefront retail cannabis businesses in the City. All other cannabis businesses are prohibited in Mountain View. No cannabis business currently has permits to operate within the City of Mountain View.

City of Redwood City – On November 6, 2018, Redwood City voters passed Measure DD, Cannabis Business Tax, which imposes a gross receipts tax on cannabis businesses that operate or provide services within the City of Redwood City. Redwood City does not allow for retail storefronts. The permit process has taken much longer than anticipated because of State and local permit requirements. Of the six applications in process, one business is ready to begin deliveries. As a result, Redwood City has not yet received any revenue from the six businesses. Because the permit process requires significant staff time for review, the city is considering hiring an outside consultant to expedite the permit process.

City of San Leandro – San Leandro City Council adopted an ordinance on April 1, 2019 that enabled the city's three previously permitted medical cannabis dispensaries to conduct retail sales of cannabis for adult use beginning in January 2020. San Leandro has issued three cannabis dispensary permits and there are no further plans to issue additional licenses. The city collected less than \$300,000 in taxes based on its local 6% gross receipts tax. San Leandro originally projected \$500,000 in tax revenue per year.

City of Union City – The City Council in Union City adopted a resolution in November 2017 that allows three permits to be issued for the following types of commercial cannabis businesses: cultivation, manufacturing, distribution, testing, and medical dispensaries. The resolution does not allow for permits to be authorized for adult-use dispensaries. Union City held two application processes between 2018 and 2019. To date, no facilities have been opened. Two businesses received approvals and they have been working on meeting the conditions of the approvals. One of the two businesses was awarded their permit in November 2018 and anticipates opening its retail phase in June 2020. They have not confirmed dates for the cultivation, manufacturing and

distribution phases. The second business is anticipated to open in September 2020.

Next Steps

It will take significant staffing resources to complete the development of a commercial cannabis program in Santa Clara. As presented at the February 19, 2019 Council meeting, there remains several ordinances and resolutions with key items that require further Council direction including:

- **Health and Safety Regulations:** These modifications to City Code would set the parameters for operating a commercial cannabis business in Santa Clara. They will determine the types of commercial cannabis licenses that would be allowed to operate, the number of licenses issued, and key business operations such as surveillance and security requirements, employee hiring and safety practices.
- **Business License Regulations:** These modifications to the City Code would set the parameters for which a business may apply and be selected to secure a Santa Clara license and the requirements to maintain a license. A companion Resolution would detail the cannabis business license application and selection process, regulatory fees and cash management policy.
- **Land Use Regulations:** While Health and Safety Regulations define the manner in which commercial cannabis may operate, land use regulations set the parameters and conditions on where commercial cannabis activity is allowed. A companion CEQA analysis would also be required.

The State and local jurisdictions have not achieved the level of cannabis tax revenue as anticipated. As a result, these jurisdictions have been reducing their budget projections and have been examining the possibility of relaxing requirements to open and/or operate a commercial cannabis business.

As mentioned above, the current temporary ban on commercial cannabis activity will end on June 30, 2020. As such, a commercial cannabis program will need to be developed by that deadline unless Council provides other direction.

Given the staff effort necessary to prepare and outreach for potential regulations for Council consideration and the concurrent effort necessary to pursue alternative revenue enhancement opportunities for the November 2020 ballot, staff recommends instituting a permanent ban on cannabis activity.

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(b)(5) in that it is a governmental organizational or administrative activity that will not result in direct or indirect changes in the environment.

FISCAL IMPACT

There is a no fiscal impact associated with the February 11, 2020 direction to staff other than administrative costs.

As a general estimate, in the past, municipalities expected to generate \$10-\$20 per capita on an annual basis. Applying this factor to Santa Clara, a local cannabis tax measure may generate \$1.2 to \$2.4 million annually. However, it should be noted that the amount of revenue generated for local jurisdictions with relatively new commercial cannabis programs has been less than their original projections.

COORDINATION

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

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.

ALTERNATIVES

1. Direct staff to prepare an ordinance for Council consideration that will impose a permanent ban on all commercial cannabis activity;
2. Direct staff to develop the remaining ordinances and resolutions for Council consideration that together will form a policy framework to regulate commercial cannabis activity by June 30, 2020;
3. Direct staff to prepare an ordinance for Council consideration that will extend the temporary ban on all commercial cannabis activity until December 31, 2020;
4. Direct staff to develop the remaining ordinances and resolutions for Council consideration that together will form a policy framework to regulate commercial cannabis activity by December 31, 2020; or
5. Any other Council direction.

RECOMMENDATION

..Recommendation

Alternative 1: Direct staff to prepare an ordinance for Council consideration that will impose a permanent ban on all commercial cannabis activity.

..Staff

Reviewed by Ruth Mizobe Shikada, Assistant City Manager

Approved by Deanna J. Santana, City Manager

ATTACHMENTS

1. Commercial Cannabis Monitoring and Enforcement Report

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF SANTA CLARA,
CALIFORNIA, AMENDING CHAPTERS 18.06
("DEFINITIONS") AND 18.102 ("REGULATION OF
MARIJUANA") OF TITLE 18 ("ZONING") OF "THE CODE
OF THE CITY OF SANTA CLARA, CALIFORNIA" TO
IMPOSE A BAN ON ALL COMMERCIAL CANNABIS
ACTIVITIES**

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

WHEREAS, on November 21, 2017, the City Council adopted Ordinance No. 1973 amending Chapter 18.102 ("Regulation of Marijuana") to temporarily ban all commercial cannabis activity in the City until January 1, 2019;

WHEREAS, on November 27, 2018, the City Council adopted Ordinance No. 1990 amending Chapter 18.102 ("Regulation of Marijuana") to temporarily ban all commercial cannabis activity in the City until June 30, 2019;

WHEREAS, on May 7, 2019, the City Council adopted Ordinance No. 2000 amending Chapter 18.102 ("Regulation of Marijuana") to temporarily ban all commercial cannabis activity in the City until June 30, 2020;

WHEREAS, the temporary ban was intended to provide the City with adequate time to develop a robust framework of local regulations compliant with the various updated State regulations and tailored to address the unique needs of the City;

WHEREAS, it came to the City's attention that cities of similar sizes that had implemented commercial cannabis programs were generating much less tax revenue than originally projected and experiencing significant delays with cannabis businesses starting operations; and

WHEREAS, under its police powers to preserve the health, safety and welfare of its

residents through zoning and planning regulations, the City Council hereby determines that at this time the code amendment set forth below is necessary and in the best interests of the City.

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

SECTION 1: That Subsection “C” (“C’ definitions”) of Section 18.06.010 (“Definitions”) of Title 18 (entitled “Zoning”) of “The Code of the City of Santa Clara, California” (“SCCC”) is hereby amended by renumbering existing paragraphs (1) through (8) as new paragraphs (2) through (9).

SECTION 2: That Subsection “C” (“C’ definitions”) of Section 18.06.010 (“Definitions”) of Title 18 (entitled “Zoning”) of the SCCC is hereby amended by adding a new paragraph (1) to read as follows:

“(1) (A) “Cannabis” shall be interchangeable with the word “marijuana” for all purposes, and refers to any or all parts of the plant Cannabis sativa Linnaeus, Cannabis indica, or Cannabis ruderalis, whether growing or not, whether in whole or in part, the seeds thereof, the resin, whether crude or purified, extracted from any part of the plant, and every compound, extract, manufacture, salt, derivative, mixture, or preparation of any part of the plant, its seeds, or resin.

(B) “Commercial cannabis activity” includes the cultivation, possession, manufacture, distribution, processing, storing, laboratory testing, packaging, labeling, transportation, delivery, or sale of cannabis and/or cannabis products as provided for in Division 10 (“Cannabis”) of the Business and Professions Code, and whether for medical or nonmedical uses.”

SECTION 3: That Chapter 18.102 (entitled “Regulation of Marijuana”) of Title 18 (entitled “Zoning”) of the SCCC is hereby renamed “Regulation of Cannabis” and amended to read as follows:

“Chapter 18.102

REGULATION OF CANNABIS

18.102.010 Commercial cannabis activity prohibited.

In accordance with Business and Professions Code Section 26200, all commercial cannabis activity as defined in SCCC 18.06.010(m)(2)(B) is prohibited, whether temporary or permanent in nature, and whether for medical or nonmedical purposes.

18.102.020 Cultivation of cannabis for personal use.

No more than six living cannabis plants, whether mature or immature, may be planted, cultivated, harvested, dried, or processed for personal use within the confines of a single private residence. Any such indoor cultivation for personal use must comply with the following requirements:

(a) Cannabis cultivation, including but not limited to any lighting, plumbing, building, or electrical components used for cultivation, must comply with current requirements in SCCC Title 15.

(b) In addition to the requirements set forth in SCCC Title 15, indoor cultivation of cannabis must comply with the following requirements:

(1) Lighting used for cannabis cultivation may not exceed one thousand (1,000) watts per light, unless certified by a licensed electrical contractor. High intensity discharge (HID) lighting – including, but not limited to, mercury-vapor lamps, high-pressure sodium (HPS) lamps, metal-halide (MH) lamps, ceramic MH lamps, sodium-vapor lamps, high-pressure

sodium-vapor lamps, and xenon short-arc lamps – are prohibited in cultivation areas.

(2) The use of gas products including, but not limited to, carbon dioxide and butane, carbon dioxide and ozone generators, or other flammable solvents or chemicals, for cannabis cultivation, processing or manufacturing is prohibited.

(3) Area(s) where cannabis is cultivated, processed, or manufactured must contain adequate ventilation and filtration systems to ensure that odors from such activities are not detectable by a person with reasonable sensitivity from any adjoining lot, parcel, tract, public right-of-way, building unit or residential unit, and designed to prevent mold and moisture and otherwise protect the health and safety of persons residing in the residence.

(4) Cannabis cultivation may not be conducted in a manner that constitutes a public nuisance. A public nuisance may exist if the cultivation produces light, glare, heat, noise, vibration, odors, smells, or other stimulus that is, or whose effect is, either detrimental to public health, safety, or welfare, or interferes with the reasonable enjoyment of property.

(5) Materials or products used for cannabis cultivation, processing or manufacturing shall not be stored inside habitable areas of the residence or within public view from neighboring properties or public rights-of-way, or in a manner detrimental to public health, safety, or welfare.

(6) The residential structure shall remain at all times a residence, with legal and fully functional cooking, sleeping, and sanitation facilities with proper ingress and egress. These rooms shall not be used for cannabis cultivation. The premises shall not be used primarily or exclusively for cannabis cultivation. The owner of the cannabis plants shall reside full-time in the residence where the cultivation occurs.

(7) The cannabis cultivation area shall be located within a fully enclosed and secured

structure, area, or room, inaccessible to minors, and shall not be visible from the public right-of-way. The cannabis plant(s) cannot come within twelve (12) inches of the ceiling or any source of heat or lighting in the enclosed area or room in which it is grown.

(c) Nothing in this chapter is intended to prohibit property owners from more strictly regulating indoor and outdoor cultivation of cannabis upon their property, including complete prohibition.

18.102.030 Transport and delivery of cannabis.

Nothing in this chapter shall be deemed to prevent transportation of cannabis or cannabis products on public roads by a State licensee acting in compliance with all applicable State and local laws and regulations, except that cannabis deliveries originating in the City are prohibited.

18.102.040 Restrictions on the use of cannabis.

Consumption of cannabis in any form or manner is prohibited in all places where tobacco smoking is prohibited under State and local law. The provisions of Chapter 8.37 SCCC (“Smoking Lounges”) are inapplicable to commercial cannabis activity.

Any conduct otherwise permitted under Health and Safety Code Section 11362.1 is prohibited within any buildings owned, leased or occupied by the City.

18.102.045 Violation – Penalty.

Pursuant to SCCC 1.05.070, the City, in its prosecutorial discretion, may enforce violation(s) of the provisions of this chapter as a criminal, civil and/or administrative action.

In addition, the City may pursue any and all remedies available under any applicable law including, but not limited to, a criminal action pursuant to the Health and Safety Code or the Revenue and Taxation Code, and/or a civil action pursuant to the Business and

Professions Code.

18.102.050 Public nuisance.

Any use or condition caused or permitted to exist in violation of any of the provisions of this chapter shall be and is hereby declared a public nuisance and may be abated by the City pursuant to any applicable enforcement procedures set forth in SCCC Titles 1, 8 and/or 18, as determined by the City.”

SECTION 4: Ordinances Repealed. Ordinance No. 2000 and all ordinances amendatory thereto, and with exception of the provisions protected by the savings clause, all ordinances (or parts of ordinances) in conflict with or inconsistent with this ordinance are hereby repealed.

SECTION 5: Savings clause. The changes provided for in this ordinance shall not affect any offense or act committed or done or any penalty or forfeiture incurred or any right established or accruing before the effective date of this ordinance; nor shall it affect any prosecution, suit or proceeding pending or any judgment rendered prior to the effective date of this ordinance. All fee schedules shall remain in force until superseded by the fee schedules adopted by the City Council.

SECTION 6: Effective date. This ordinance shall take effect thirty (30) days after its final adoption; however, prior to its final adoption it shall be published in accordance with the requirements of Section 808 and 812 of “The Charter of the City of Santa Clara, California.”

PASSED FOR THE PURPOSE OF PUBLICATION this XX day of XXXXXX, 2020, by the following vote:

AYES: COUNCILORS:

NOES: COUNCILORS:

ABSENT: COUNCILORS:

ABSTAINED: COUNCILORS:

ATTEST:

NORA PIMENTEL, MMC
ASSISTANT CITY CLERK
CITY OF SANTA CLARA