

RESOLUTION NO. 18-8525

A RESOLUTION OF THE CITY OF SANTA CLARA, CALIFORNIA APPROVING THE REZONING FROM THOROUGHFARE COMMERCIAL (CT) TO PLANNED DEVELOPMENT (PD) TO ALLOW A RESIDENTIAL DEVELOPMENT CONSISTING OF 54 TOWNHOUSE UNITS, INCLUDING 8 LIVE-WORK UNITS, LOCATED AT 1375, 1385, AND 1399 EL CAMINO REAL, SANTA CLARA

PLN2017-12726 (Rezone)
CEQ2017-01045 (Mitigated Negative Declaration)

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

WHEREAS, on June 30, 2017, SCS Development ("Applicant") filed an application for the 2.23 acres site located at 1375, 1385, and 1399 El Camino Real currently occupied by four, one-story commercial buildings totaling approximately 28,000 square feet of floor area and surface parking lots ("Project Site");

WHEREAS, the Applicant applied to rezone the Project Site from Thoroughfare Commercial (CT) to Planned Development (PD) to allow a residential development consisting of 54 townhouse units, including 8 live-work units ("Project") as shown on the Development Plans, attached hereto and incorporated herein by this reference;

WHEREAS, in conformance with CEQA, a Mitigated Negative Declaration ("MND") was prepared for the Project, and was noticed and circulated for a 30-day public review period from February 23, 2018 to March 27, 2018, and on May 9, 2018, the Planning Commission recommended that the City Council adopt the MND and a Mitigation Monitoring and Reporting Program ("MMRP");

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

WHEREAS, On May 9, 2018, the Planning Commission held a duly noticed public hearing to consider the Project, MND, MMRP, and all pertinent information in the record, at the conclusion

of which, the Planning Commission voted to recommend that the City Council adopt the MND and MMRP and approve the rezoning and allow 54 townhouse units, including 8 live-work units and six below market rate units, with additional open space for a total of 3,000 square feet and approve the Vesting Tentative Subdivision Map to subdivide one lot into 10 lots.;

WHEREAS, on May 11, 2018, the notice of public hearing for the May 22, 2018, City Council meeting for this item was posted in three conspicuous locations within 1,000 feet of the project site and was mailed to all property owners within a 1,000 foot radius and additional residential properties beyond 1,000 feet of the Project Site; and

WHEREAS, On May 22, 2018, the City Council held a duly noticed public hearing to consider the Project, MND, MMRP, and all pertinent information in the record, during which the Council 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 CITY OF SANTA CLARA AS FOLLOWS:

1. That the City Council hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.
2. That the City Council hereby rezones the Project Site from Thoroughfare Commercial (CT) to Planned Development (PD) to allow a residential development consisting of 54 townhouse units, including 8 live-work units, as shown on the attached exhibit Development Plans and conditioned as specified in the attached Conditions of Rezoning Approval, incorporated herein by this reference.
3. Pursuant to SCCC Code Section 18.112.010, the City Council determines that the following findings exist in support of the rezoning:

A. The existing zoning is inappropriate or inequitable in that, the existing zoning for the Project Site does not allow residential development and creation of housing opportunities near the density range identified in the 2010-2035 General Plan. The Planned Development

(PD) zoning would allow residential development, as well as 8 live-work units, to implement the General Plan's vision for the El Camino Real Focus Area better than the existing Commercial Thoroughfare (CT) zoning.

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

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

D. The proposed zone change would allow imaginative planning and design concepts to be utilized that would otherwise be restricted in other zoning districts in that the proposed zone change would allow flexibility in the development standards to construct townhouses and live-work units that are compatible with existing and planned development within the El Camino Real Focus Area.

4. That based on the findings set forth in this resolution and the evidence in the City Staff Report, MND and MMRP, the City Council hereby rezones the Project Site as set forth herein.

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

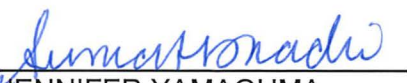
I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 22nd DAY OF MAY 2018, BY THE FOLLOWING VOTE:

AYES: COUNCILORS: Davis, Kolstad, Mahan, O'Neill, and Watanabe and Mayor Gillmor

NOES: COUNCILORS: None

ABSENT: COUNCILORS: None

ABSTAINED: COUNCILORS: None

ATTEST: 
JENNIFER YAMAGUMA
ACTING CITY CLERK
CITY OF SANTA CLARA

Attachments Incorporated by Reference:

1. Conditions of Rezoning Approval
2. Development Plans

CONDITIONS OF REZONING APPROVAL

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

GENERAL

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

ATTORNEY'S OFFICE

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

COMMUNITY DEVELOPMENT

- C1. Submit plans for final architectural review to the Planning Division for Architectural Committee review and approval prior to issuance of building permits. Said plans to include, but not be limited to: site plans, floor plans, elevations, landscaping, lighting, signage, and stormwater management plan.
- C2. The Developer must provide third party verification of the stormwater management plan for conformance with C3 requirements as part of the architectural submittal.
- C3. Submit complete landscape plans, including irrigation plan and composite utility and tree layout overlay plan, for Planning Department review and approval with installation of required landscaping prior to the issuance of occupancy and or final building permits. Landscape plan to include type and size of proposed trees. Type and size of tree replacement on project site shall be at the direction of the City Arborist and require Planning review and approval. Coordinate with the Street Department and City Arborist for the type, location, installation and maintenance of street trees fronting the project site along the public right-of-way. Installation of root barriers and super-soil may be required with the installation of trees where electric, water, and sewer utilities are in proximity.
- C4. The overlay plan is to show the location of all utilities, storm drains, catch basins, sewer mains, joint trenches, building footprints, driveways, walkways, and trees. Trees are required to be 10 feet from public water, storm and sewer facilities unless a City approved Tree Root Barrier (TRB) is used. If a City approved TRB is used the TRB must be a minimum of five feet from the public water, storm and sewer facility with the tree behind the TRB, and specified on the plan. Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Planning and Inspection.
- C5. Submit as-built on-site plans prepared by a registered civil engineer showing all utilities serving the subject property.
- C6. Obtain required permits and inspections from the Building Official and comply with the conditions thereof. As this project involves land area of one acre or more, the Developer shall file a Notice of Intent (NOI) with the State Water Resources Control Board prior to issuance of any building permit for grading, or construction; a copy of the NOI shall be sent to the City Building Inspection Division. A stormwater pollution prevention plan is also required with the NOI.
- C7. The Developer shall submit a truck hauling route for demolition, soil, debris and material removal, and construction to the Director of Community Development for review and approval prior to the issuance of demolition and building permits.
- C8. Construction activity not confined within a building shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and not permitted on Saturdays, Sundays and State and federal holidays

for projects within 500 feet of a residential use. Construction activity confined within a building shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 500 feet of a residential use, and prohibited on Sundays and State and federal holidays.

- C9. Designate a "disturbance coordinator" who would be responsible for responding to any complaints about construction noise. The applicant shall post a sign with contact information for the disturbance coordinator in a location clearly visible from the public right-of-way, for the duration of project construction. The disturbance coordinator will determine the cause of the noise complaint (e.g., bad muffler, etc.) and will require that reasonable measures be implemented to correct the problem.
- C10. Minor changes to individual homes, landscaping, or other minor plan elements would be subject to Planning Division review and approval of a Minor Adjustment to an approved project, or through Architectural Review, subject to the discretion of the Director of Community Development.
- C11. Project site landscaping shall be maintained in good condition throughout the life of the Project and no trees shall be removed without City review and approval. Trees permitted by the City for removal shall be replaced at a 2:1 ratio with 24-inch box specimen tree, or equal alternative as approved by the Director of Community Development.
- C12. The Developer shall provide six of the units to affordable households made available at affordable sales prices to extremely low, very low, low and moderate income households as long as the distribution of affordable units averages to a maximum of 100 percent Area Median Income. All prices are set in accordance with the City's Below Market Purchase (BMP) Program Policies and Procedures Manual (subject to updates and changes). Prior to issuance of Building Permits, the Developer shall enter into an Affordable Housing Agreement with the City that will determine the Affordable Sales Price, identify the actual units to be sold as Affordable Units, and apply all terms and covenants guaranteeing the prescribed affordability, to the satisfaction of the Director of Community Development.
- C13. The in-lieu fee shall be due payment by the Developer to the City at the time when all designated BMP units have been sold. The in-lieu fee amount shall be equal to the difference between the unrestricted appraised market value ("Initial Market Value") and the Affordable Sales Price of one of the BMP units at completion, multiplied by the fractional unit. The Initial Market Value of the last BMP unit sold shall be the basis for calculating the in-lieu fee to be paid by Developer.
- C14. Developer shall submit to the City Covenants, Conditions and Restrictions (CC&R's) or equivalent instrument assigning and governing perpetual maintenance of the common lot/private street in good condition for the life of the Project, prior to issuance of building permits. Said document shall be recorded along with the Title for each property with the Santa Clara County Recorder's Office.
- C15. The Covenant, Conditions and Restrictions for this project shall include language that precludes exclusive storage use of the garage and obstruction of parking spaces in the garage by storage, and requires property owners to maintain garages for parking purposes.
- C16. Individual garbage and recycling containers shall be kept out of sight from the public right of way and private driveway until collection day.
- C17. Provide automatic garage door openers and roll-up garage doors.
- C18. Garages shall be accessible for two-car covered parking and labeled as such on the building permit plans.
- C19. Each townhouse garage shall be equipped with electrical vehicle charging stations.
- C20. Applicant shall comply with all the construction and on-going mitigation measures described in the adopted Mitigation Monitoring and Reporting Program to the satisfaction of the Director of Community Development.
- C21. Each townhouse unit shall include an electrical outlet in the front porch area.
- C22. Overhead garage storage shall be offered as a design option in each of the townhouse units.
- C23. One guest parking space shall be reserved for use by rideshare companies and shall be pre-wired for an electrical vehicle charging station.

- C24. Signage shall be provided in the guest parking area closest to the live/work units reserving parking for business patrons during business hours.
- C25. The front façade and elevations of the live/work units shall not be modified without approval of a Planned Development Amendment.

ENGINEERING

- E1. Obtain site clearance through Engineering Department prior to issuance of Building Permit. Site clearance will require payment of applicable development fees. Other requirements may be identified for compliance during the site clearance process. Contact Engineering Department at (408) 615-3000 for further information.
- E2. All work within the public right-of-way and/or public easement, which is to be performed by the Developer/Owner, the general contractor, and all subcontractors shall be included within a Single Encroachment Permit issued by the City Engineering Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.
- E3. Submit public improvement plans prepared in accordance with City Engineering Department procedures which provide for the installation of public improvements. Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer prior to approval and recordation of parcel map and/or issuance of building permits.
- E4. 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. The sanitary sewer (SS) mains serving the site not included in the Sanitary Sewer Hydraulic Model along property's Civic Center frontage were monitored in the field by the developer. The field monitoring information along with the SS discharge information submitted by the developer were analyzed by developer's Civil Engineer and determined that said SS mains currently have enough conveyance capacity to accommodate the proposed development. The Civil Engineer's results may change based on pending development applications and future projects. The Civil Engineer's results do not guarantee or in any way reserve or hold SS conveyance capacity until the Developer has final approval for the project.
- E6. Relocate existing public Sanitary Sewer main along El Camino Real, as required, to provide sufficient clearance from proposed trees and existing and proposed utilities (8' min from utilities).
- E7. Abandoned sanitary sewer main shall be removed, and not abandoned in place.
- E8. Due to the close proximity of the existing water main to the proposed to be abandoned 18" storm drain (SD) main, the SD main may be abandoned in place by filling it with control density fill (CDF) and capping both ends with a wall of 6" thick Portland cement concrete.
- E9. After City Council approval of the Tentative Subdivision, submit 10 copies of the Final Map, prepared by a Licensed Land Surveyor or a Registered Civil Engineer with Land Surveyor privileges to the Engineering Department. The submittal shall include a title report, closure calculations, and all appropriate fees. The City approved Final Map shall be recorded by developer prior to building permit issuance.
- E10. File and record Final Map for proposed development and pay all appropriate fees prior to issuance of the Building Permit.
- E11. Sanitary sewer and storm drain mains and laterals shall be outside the drip line of mature trees or 10' clear of the tree trunk whichever is greater
- E12. Proposed trees shall be 5' minimum clear of sidewalks, excluding the landscape strip. Provide root barrier if trees are planted such that the drip line of the mature trees covers the sidewalk. Root barriers for sidewalk protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 1.5' deep, and centered on trees. Root barriers for curb and gutter protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 2' deep, and centered on trees.

- E13. 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.
- E14. Slurry seal entire width of Civic Center Drive fronting the subject property.
- E15. Dedicate, as required on-site easements for new public utilities and/or sidewalk by means of a Subdivision Map or approved instrument at time of development.
- E16. File and record Subdivision Map for proposed development and pay all appropriate fees prior to Building Permit issuance.
- E17. All proposed on-site driveways and paths shall accommodate fire truck/engine turning template.
- E18. All traffic striping, messages, and symbols shall be thermoplastic.
- E19. Existing non-standard or non-ADA compliant frontage shall be replaced with current City-standard frontage improvements.
- E20. All proposed walkway, sidewalk, driveways, and curb ramps shall be ADA compliant.
- E21. Provide ADA compliant walkway connecting proposed buildings to public sidewalks.
- E22. 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.
- E23. Provide minimum 5' wide sidewalk with 4' wide landscape strip along the Civic Center Drive frontage.
- E24. Provide minimum 10' wide separated sidewalk with 4' wide landscape strip along El Camino Real frontage.
- E25. Provide residential pedestrian access from both El Camino Real and Civic Center Drive frontages.
- E26. On-street parking shall not be counted towards on-site parking requirements.
- E27. Show existing T-markers (City street parking) on Civic Center Dr. Remove existing T-markers (on-City street parking) that will be in conflict with proposed driveways.
- E28. Provide loading/unloading zones on-site.
- E29. Provide space for trash pick-up on-site.
- E30. For the proposed townhome units, provide minimum of four (4) Class II bicycle parking spaces at the main entrance and/or high visible areas.

ELECTRICAL

- EL1. Prior to submitting any project for Electric Department review, applicant shall provide a site plan showing all existing utilities, structures, easements and trees. Applicant shall also include a "Load Survey" form showing all current and proposed electric loads. A new customer with a load of 500KVA or greater or 100 residential units will have to fill out a "Service Investigation Form" and submit this form to the Electric Planning Department for review by the Electric Planning Engineer. Silicon Valley Power will do exact design of required substructures after plans are submitted for building permits.
- EL2. 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 Silicon Valley Power Standard MS-G7, Rev. 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).

- EL6. 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.
- EL7. If transformer pads are required, City Electric Department requires an area of 17' x 16'-2", which is clear of all utilities, trees, walls, etc. This area includes a 5'-0" area away from the actual transformer pad. This area in front of the transformer may be reduced from a 8'-0" apron to a 3'-0", providing the apron is back of a 5'-0" min. wide sidewalk. Transformer pad must be a minimum of 10'-0" from all doors and windows, and shall be located next to a level, drivable area that will support a large crane or truck.
- EL8. All trees, existing and proposed, shall be a minimum of five (5) feet from any existing or proposed Electric Department facilities. Existing trees in conflict will have to be removed. Trees shall not be planted in PUE's or electric easements
- EL9. Any relocation of existing electric facilities shall be at Developer's expense.
- EL10. Electric Load Increase fees may be applicable.
- EL11. 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)).
- EL12. 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)).
- EL13. 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.
- EL14. Encroachment permits will not be signed off by Silicon Valley Power until Developers Work substructure construction drawing has been completed.
- EL15. All SVP-owned equipment is to be covered by an Underground Electric Easement (U.G.E.E.). This is different than a PUE. Only publically-owned dry utilities can be in a UGEE. Other facilities can be in a joint trench configuration with SVP, separated by a 1' clearance, providing that they are constructed simultaneously with SVP facilities. See UG 1000 for details.
- EL16. 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.
- EL17. 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.

- EL18. 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.
- EL19. SVP does not utilize any sub-surface (below grade) devices in its system. This includes transformers, switches, etc.
- EL20. All interior meter rooms are to have direct, outside access through only ONE door. Interior electric rooms must be enclosed in a dedicated electric room and cannot be in an open warehouse or office space.
- EL21. 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. Applicant shall note that Caltrans has indicated that they will be paving El Camino Real from Lawrence Expressway to The Alameda in summer 2019. Applicant shall note that Caltrans may have a moratorium on pavement cuts after the pavement project.
- W4. The applicant must indicate the disposition of all existing water and sewer services and mains on the plans. If the existing services will not be used, then the applicant shall properly abandon these services to the main per Water & Sewer Utilities standards and install a new service to accommodate the water needs of the project.
- W5. The applicant shall submit a composite utility plan showing all utilities (including electrical) and landscaping (trees/shrubbery) so that the Water Department can verify conflicts for proposed water services. Note that all new water meters and backflow prevention devices shall be located behind the sidewalk in a landscape area.
- W6. Applicant shall adhere to and provide a note indicating all horizontal and vertical clearances. The applicant shall maintain a minimum 12" of vertical clearance at water service crossing with other utilities, and all required minimum horizontal clearances from water services: 10' from sanitary sewer utilities, 10' from recycled water utilities, 8' from storm drain utilities, 5' from fire and other water utilities, 3' from abandoned water services, 5' from gas utilities, and 5' from the edge of the propose or existing driveway. For sanitary sewer, water, and recycled water utilities, the applicant shall maintain a minimum horizontal clearance of 10' from existing and proposed trees. If applicant installs tree root barriers, clearance from tree reduces to 5' (clearance must be from the edge of tree root barrier to edge of water facilities).
- The proposed storm drain and sanitary sewer relocation is too close to the water main. Prior to finalizing the utility relocation design, applicant shall coordinate with Water and Sewer Utilities so the required horizontal clearance between the mains can be confirmed.
 - Applicant shall submit a utility section so staff may verify utility clearances
- W7. 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.

- W8. The applicant shall bear the cost of any relocation or abandonment of existing water and sewer facilities required for project construction to the satisfaction of the Director of Water and Sewer Utilities.
- W9. Approved reduced pressure detector assembly device(s) are required on all fire services. The applicant shall submit plans showing existing and proposed fire service upgraded with reduced pressure detector assembly device, as per city standard 17, to the satisfaction of the Director of Water & Sewer Utilities.

POLICE

- PD1. The property should be fenced off during demolition and construction as a safety barrier to the public and deterrent to theft and other crime. Consider not having any screening material on the fence so passing Police Patrol checks will be able to see into the site.
- PD2. Address numbers of the individual residential buildings shall be clearly visible from the street and shall be a minimum of six (6) inches in height and a color contrasting with the background material. Ideally, numbers would be illuminated during hours of darkness so first responders can easily identify the address. Individual apartment numbers shall be a minimum of six (6) inches in height and a color contrasting to the background material, and either visible from the street or from the center area of the project. Where multiple units/buildings occupy the same property, unit/building addresses shall be clearly visible. A monument sign, preferably at all dedicated entrances to the property, shall be prominently displayed, showing all unit/building numbers, addresses, etc. A map is recommended for large complexes with multiple streets or walkways.
- PD3. 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.
- PD4. Each distinct unit within the building shall have its address displayed on or directly above both front and rear doors.
- PD5. Landscaping should follow the National Institute of Crime Prevention standards. That standard describes bushes/shrubs not exceeding 2' in height at maturity, or maintained at that height, and the canopies of trees should not be lower than 6' in height. Hostile vegetation is encouraged along the fence and property lines and under vulnerable windows.
- PD6. 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
 - Full cut-off or shoebox design
 - Tamperproof Housings
 - Pedestrian Scale
 - Unbreakable exterior
 - Wall mounted lights/10' high
- These features increase natural surveillance, support and/or enhance security camera capabilities, and increase Police Patrol effectiveness.
- PD7. Any required enclosure fencing (trash area, utility equipment, etc.) would preferably be see thru. If for aesthetic reasons prohibit that, the fencing should have a six (6) inch opening along the bottom for clear visibility. Any gates or access doors to these enclosures should be locked.
- PD8. If the development includes any benches, these benches should not be longer than 5 feet in length, and should have arm rests at both ends. If the benches are longer than 5 feet in length, there should be a divider (arm rest or similar) in the middle of the bench in addition to the arm rests on both ends. This helps prevent unlawful lodging and/or skateboarding.

Another option to benches could be cubes, knee walls, or other creative types of seating possibilities.

- PD9. The developer should install skate stoppers on any low clearance wall of 36 inches in height or lower to prevent vandalism/damage to the wall from skateboarding or similar activities.
- PD10. All exterior doors should be adequately illuminated at all hours with their own light source.
- PD11. 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.
- PD12. Other line of sight obstructions (including recessed doorways, alcoves, etc.) should be avoided on building exterior walls and interior hallways.
- PD13. The developer shall meet the City of Santa Clara's guidelines established for radio signal penetration, detailed in the Communications Department's Public Safety Radio System Building Penetration Guidelines. The intended use of telecommunications sites shall be clearly and accurately stated in the use permit. The signal, of whatever nature, of any communications facility or system, shall in no way whatsoever interfere with or affect any police communication or police communication system.
- PD14. 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. (for high rises)
- PD15. 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.
- PD16. All entrances to the parking areas (structure, surface, subterranean, etc.) shall be posted with appropriate signage to discourage trespassing, unauthorized parking, etc. (See California Vehicle Code section 22658(a) for guidance).
- PD17. Alcoves and other visual obstructions that might constitute a hiding place should be eliminated whenever structurally possible. Pillars, columns, and other open construction should be considered over a solid wall design.
- PD18. All business or commercial establishments, of whatever nature, should have an electronic intruder alarm system installed. The system should cover the interior and perimeter of structures determined to be a value target. Also, consideration should be given to exterior areas that are or contain value targets, such as a product display lot, company vehicle parking area, etc.
- PD19. The installation and use of interior and exterior security cameras and recording devices is highly encouraged.
- PD20. For each individual address (unit, suite, etc.), phone company records (specifically '911' patch) shall reflect the actual address the phone is located.

FIRE

- F1. Prior to issuance of "any" Building Permit, Phase II environmental testing of the site is required, and the testing results shall be submitted to our Office for review.
- F2. Prior to Building Permit Issuance, provide documentation that the minimum required fire-flow for the building based on the construction type and square footage in accordance with the California Fire Code, Appendix B, Table B105.1 can be met.
- F3. Prior to Building Permit Issuance, schematic plans for the underground fire services shall be incorporated into the civil plans (i.e., public fire hydrants, private fire hydrants, underground fire service(s), etc.)
- F4. Prior to the issuance of the Building Permit, schematic plans for the emergency vehicle apparatus access roads are required to be incorporated into the civil plans. Roadways shall

comply with all of the following requirements, or an alternative materials or methods must be approved:

- a. Plans must show that all portions of an exterior wall of the first story of the building is located not more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building.
 - b. Plans must show that aerial apparatus access roadways have a "minimum" width of 26 feet. Aerial access roadways shall be located a minimum of 15 feet and a maximum of 30 feet from the protected building, and positioned parallel to one entire sides of the building. The side of the building shall be approved by the Fire Prevention and Hazardous Materials Division.
 - c. Plan must show that roadways have a "minimum" unobstructed vertical clearance of not less than 13 feet 6 inches.
 - d. Plan must show that roadways are designed to support a gross vehicle weight of 75,000-pounds.
 - e. Plans must show roadways have a "minimum" inside turning radius of 36 feet.
 - f. Traffic calming devices are not permitted on any designated fire access roadway, unless approved.
- F5. Prior to Building Permit Issuance, construction details must be incorporated into the building permit set for emergency escape and rescue windows in compliance with California Fire Code Section 1030. The location, dimension, and detail for the pathways shall be incorporated into the Building Permit Set.
- F6. NOTE: Where all-weather pathway/surfaces such as concrete, asphalt or pavers are installed and engineered to support a minimum of 1000 pound load, ladder pads will not be required provided that ladder set-up shall not be obstructed by architectural features, trees, or landscaping and the extended ladder angle of inclination is at least 70° and no great than 76° from horizontal. Please refer to SCFD Emergency Escape & Rescue Window/Ladder Pad Standard.
- F7. 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.
- F8. Fire Department Connections (FDCs) shall be located on the same street as the building's street address.

STREETS

SOLID WASTE

- ST1. Applicant to comply with City Code Section 8.25.285 and recycle or divert at least fifty percent (50%) of materials generated for discards 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. After completion of project, applicant shall submit a construction and demolition debris recycling report as stipulated by ordinance, or be subject to monetary, civil, and/or criminal penalties. This may be done through our online tracking tool at <http://santaclara.wastetracking.com/>.
- ST2. In the event of new zoning designation, project proponents shall contact the Street Division at 408-615-3080 to verify if property falls within exclusive franchise area. If so, this may result in having to use the City's exclusive franchise hauler and rate structure for solid waste services.
- ST3. Garbage collection trucks shall be provided a minimum outside turning radius of 40 feet and vertical clearances of 14.5 feet in drive mode and 20 feet in service mode.

STORMWATER

- ST4. Stormwater Control Measures shall be inspected during construction for conformance to plans by a qualified 3rd party consultant from the SCVURPPP List of Qualified Consultants. A copy of the consultant's approval letter shall be provided to the Public Works Department, Street Division.
- ST5. Property owners shall enter into an Inspection and Maintenance (I&M) Agreement with the City for all installed Stormwater Control Measures in perpetuity. For this project the low-flow

stormwater pump shall be included in the Agreement, as its function is critical to the success of the project. Applicants shall contact Karin Hickey at 408-615-3097 or KaHickey@santaclaraca.gov to complete the agreement. The most recent version of the I&M Agreement can be found on the City's website at <http://santaclaraca.gov/government/departments/public-works/environmental-programs/urban-runoff-pollution-prevention/stormwater-resources>

- ST6. Since this project involves disturbing a land area of one-acre or more, the Developer 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 sent to the City Building Inspection Division. A stormwater pollution prevention plan (SWPPP) is also required with the NOI, and active projects will be inspected by the City once a month during the wet season (October - April).
- ST7. 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 permits. Proposed BMPs shall be submitted to and thereafter reviewed and approved by the Planning Division and the Building Inspection Division for incorporation into construction drawings and specifications.
- ST8. Self-treating areas (conserved natural spaces, landscaped areas such as parks or lawns, green roofs, and areas paved with turf block) may discharge directly to the storm drain system provided that they do not receive runoff from any adjacent impervious areas. If runoff from a self-treating area co-mingles with the C.3.d amount of runoff from impervious areas, then the stormwater treatment measure shall be hydraulically sized to treat runoff from both the self-treating area and the impervious areas.
- ST9. Developer shall install an appropriate stormwater pollution prevention message such as "No dumping – flows to bay" on any storm drains on private property upon construction.

PARKS AND RECREATION

- PR1. 17.35.020(a), for subdivisions containing more than fifty (50) parcels, condominium developments of more than fifty (50) dwelling units, and residential developments not including a subdivision, the City may impose a parkland dedication requirement, a fee in-lieu of such dedication, or a combination of the two.
- PR2. 17.35.80(a), the Director of Parks and Recreation shall determine the conditions necessary to comply with the requirements for parkland dedication or fees in-lieu thereof as set forth in Chapter 17.35 and said conditions shall be proposed to the Approving Authority as conditions of approval for the project.
- PR3. Review City Code Chapter 17.35 in its entirety for complete details about the Ordinance.
- PR4. The closest neighborhood park to the Project is Larry J. Marsalli Park. Civic Center Park is not a neighborhood park, it is Public Open Space. Quimby fees are to be used for the purpose of developing new or rehabilitating existing neighborhood or community park or recreational facilities.

SUMMARY

Initial calculations may change if the Project dedicates parkland, if the Project is eligible for credit, if the number of units and/or the number of bedrooms changes, if fees change prior to Project approval, if any areas do not conform to the Ordinance and City Code Chapter 17.35, and/or if City Council makes changes:

- Quimby Act provisions of 17.35:
- Equivalent fee due in lieu of parkland dedication: \$1,326,618.
- Potential Credits: \$0
- Dwelling Unit Tax Due: \$1,350.

\\SRV\FSPROD01\inter-dept-data\Datafile\PLANNING\2018\CC 2018\05.22.2018\Resolutions - Draft\Catalina\Attachment 1. COA for Rezoning.doc

SHEET INDEX

COVER SHEET - SHEET INDEX

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- C1 LOTTING PLAN
- C2 EXISTING CONDITIONS PLAN
- C3 PRELIMINARY SITE PLAN
- C4 PRELIMINARY GRADING AND DRAINAGE PLAN
- C5 PRELIMINARY UTILITY PLAN
- C6 PRELIMINARY STORMWATER CONTROL PLAN
- C7 FIRE ACCESS PLAN
- C8 OPEN SPACE EXHIBIT

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- A-18 LIVE WORK: 9 UNIT - ITALIAN ELEVATION
- A-19 EMERGENCY ESCAPE AND RESCUE WINDOWS ACCESS
- A-20 UNIT PLAN 1
- A-21 UNIT PLAN 1A - ALTERNATE INTERIOR UNIT PLAN
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- A-23 UNIT PLAN 1 - LIVE WORK
- A-24 UNIT PLAN 1
- A-25 UNIT PLAN 1 - LIVE WORK



DEVELOPER

SCS DEVELOPMENT COMPANY
404 SARATOGA AVENUE, SUITE 100
SANTA CLARA, CA 95050
(408) 985-6022
CONTACT: CORY KUSICH

CIVIL ENGINEER

CARLSON, BARBEE & GIBSON INC.
2633 CAMINO RAMON
SAN RAMON, CA 94582
(925) 866-0322
CONTACT: COLT ALVERNAZ, PE

LANDSCAPE ARCHITECT

RANDALL PLANNING AND DESIGN, INC.
119 POPPY COURT
WALNUT CREEK, CA 94596
(510) 934-8002
CONTACT: FRED PRICE

ARCHITECT

DANIELIAN ASSOCIATES
60 CORPORATE PARK
IRVINE, CA 92606
(949) 474-6030
CONTACT: VICTOR ALVAREZ

FEBRUARY 2018



SCS Development Company

DANIELIAN ASSOCIATES
ARCHITECTURE + PLANNING
840 Corporate Park, Irvine, CA 92606 P 949.474.6030 F 949.474.1422 www.danielian.com

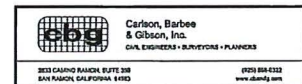
CATALINA

1375, 1385 & 1399 EL CAMINO REAL

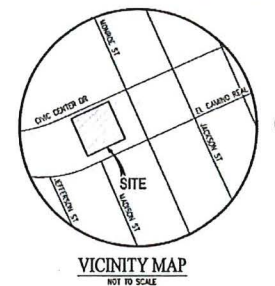
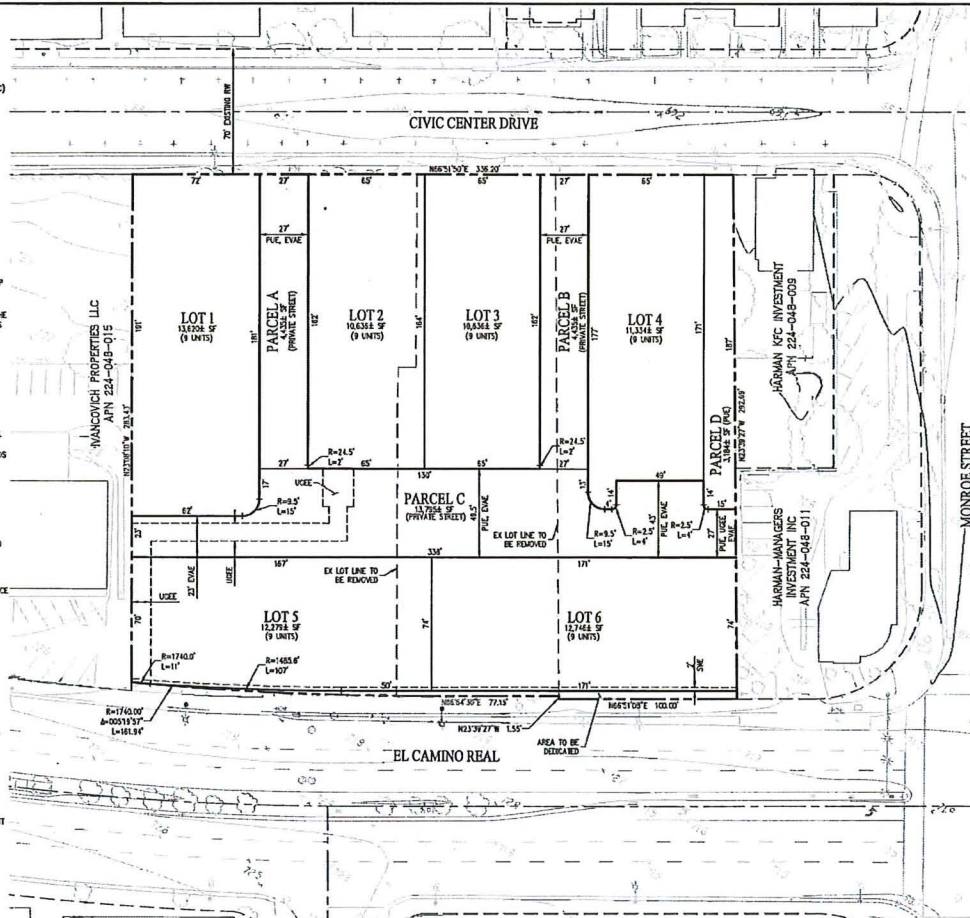
ZONING CHANGE, TENTATIVE MAP AND

ARCHITECTURAL PLAN REVIEW

SANTA CLARA, CALIFORNIA



2. ASSESSORS PARCEL NO.	224-048-002, -003, AND -002
3. SITE AREA:	ACRES: 2.264 ACRES NET: 2.236 ACRES
4. LOTS:	RESIDENTIAL 4 (LOTS 1-4); PRIVATE ROADWAY CIRCULATION 3 (PARCELS A-C) WATER QUANTITY 1 (PARCEL D)
5. DWELLING UNITS:	54
6. SITE DENSITY:	23.88 DU/AC (GROSS) 24.32 DU/AC (NET)
7. EXISTING GENERAL PLAN: PROPOSED GENERAL PLAN:	COMMUNITY MIXED USE COMMUNITY MIXED USE
7. EXISTING ZONING: PROPOSED ZONING:	THOROUGHFARE COMMERCIAL (TC) PLANNED DEVELOPMENT (PD)
8. EXISTING LAND USE: PROPOSED LAND USE:	COMMERCIAL/OPEN SPACE RESIDENTIAL/ALICE WORK
9. Easements:	CITY OF SANTA CLARA E-1 EL CAMINO REAL & WILSHIRE ST. NORTHWEST CORNER, CHIEFED CROSS ON TOP OF SOUTHWEST HILL OF TRAFFIC SIGNAL POLE BASE, (JUNEY 1997)
10. BASIS OF MEASUREMENT:	MONUMENT LINE, "B-LINE" OF EL CAMINO REAL, TAKEN AS WAFFS/STORY FOR THE "SECOND" OF SURVEY OF THE RIGHT OF WAY ALONG ROUTE 83 AT POST MILES 11.5-13.7, RECORDED IN BOOK 738 PAGE 31, SANTA CLARA RECORDS.
11. EXISTING STRUCTURES:	ALL EXISTING BUILDINGS, PAVEMENT, AND TREES WITHIN THE PROJECT BOUNDARY TO BE REMOVED.
12. EXISTING UTILITIES:	EXISTING UTILITIES WITHIN BOUNDARY TO BE REMOVED AS NOTED.
13. STREETS:	ALL DRIVE ACROSS WITHIN THE PROJECT WILL BE PRIVATE AND WILL BE PERMANENTLY MAINTAINED. (MINIMUM LONGITUDINAL SLOPE=0.5%)
14. TREES:	STREET TREES WILL BE INSTALLED PER THE CITY OF SANTA CLARA STANDARDS.
15. STREET LIGHTS:	STREET LIGHTS WILL BE INSTALLED PER THE CITY OF SANTA CLARA STANDARDS (OR APPROVED EQUIV.).
16. WALLS:	ALL WALLS WILL BE PRIVATELY OWNED AND PERMANENTLY MAINTAINED.
17. PRIVATE UTILITIES:	PROPOSED STORM DRAIN, SEWER AND WATER FACILITIES WILL BE PRIVATE FACILITIES AND WILL BE PERMANENTLY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
18. LANDSCAPING:	ALL LANDSCAPING WITHIN PROJECT BOUNDARY WILL BE PRIVATELY OWNED AND MAINTAINED.
19. FLOOD ZONE:	ZONE X-2: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN SOURCE: FEDERAL HYDROLOGICAL MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP, MAP NUMBER 06050002227N DATE: MAY 18, 2009
20. WELLS ON-SITE:	NONE
21. UTILITIES: WATER: SEWER: STORM DRAIN: GAS: ELECTRIC: TELEPHONE: CABLE TV: OTHER:	PRIVATE PRIVATE PRIVATE PRIVATE SEVEN VALLEY POWER AT&T COMCAST UNDERGROUND ELECTRICAL, EXISTANT TO BE EXCLUSIVE OF PUBLIC AND REPEATED ON THE FINAL MAP.
22. FINISHING:	PROJECT MAY BE CONSTRUCTED IN PHASES
23. DEMONSTRATIONS:	ALL DEMONSTRATIONS ARE PRELIMINARY AND SUBJECT TO FINAL MAP.
24. COORDINATING MAP:	A COORDINATING MAP WILL BE REQUIRED FOR THE RESIDENTIAL LOTS. THE SUBDIVISION IS A COORDINATING PROJECT AS DEFINED IN SECTIONS 4123 AND 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILE PURSUANT TO THE SUBDIVISION MAP ACT.



1. OWNER/DEVELOPER	SCS DEVELOPMENT 401 SARATOGA AVENUE, SUITE 100 SANTA CLARA, CA 95050 (408) 885-8020 CORY RUSCH
2. ENGINEER	CARLSON, BARBEE & ORSON, INC. 2833 CAMINO RAYON, SUITE 350 SAN RAMON, CALIFORNIA 94583 (925) 866-0322 COLT ALLENDAZ, RCE 75740
3. SOILS ENGINEER	QUANTUM GEOTECHNICAL, INC. 8180 SAN JONAS AVE, SUITE B SAN JOSE, CA 95119 (408) 823-3822 SIMON MATESSA, PE, GE, OSD

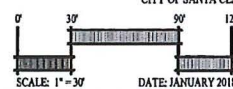
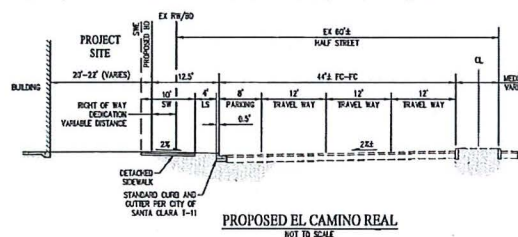
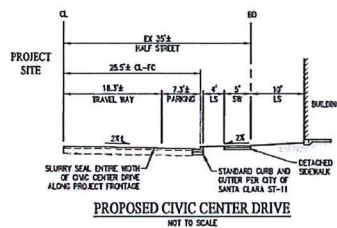
ED	BOUNDARY	
CL	CONTINUING	
OU	DWELLING UNIT	
ENVE	EMERGENCY VEHICLE ACCESS EASEMENT	C-1
TC	FACE OF CURB	C-2
WGA	WATERWAYS ASSOCIATION	C-3
LS	LANDSCAPE	C-4
PL	PROPERTY LINE	C-5
PVE	PUBLIC VEHICLE EASEMENT	C-6
R	RADIUS	
RW	RIGHT-OF-WAY	C-7
SF	SQUARE FEET	C-8
SW	SEWER	
SWE	SEWERAGE EASEMENT	
WEE	WATERWAY EASEMENT	

THIS LIST IS FOR EXCLUSIVE USE OF TRUE AND DEFINED ON FINAL MAPS

SHEET NO.	DESCRIPTION
C-1	LOTING PLAN
C-2	EXISTING CONDITIONS PLAN
C-3	PRELIMINARY SITE PLAN
C-4	PRELIMINARY GRADING AND DRAINAGE PLAN
C-5	PRELIMINARY UTILITY PLAN
C-6	PRELIMINARY STORMWATER CONTROL PLAN
C-7	FIRE ACCESS PLAN
C-8	OPEN SPACE EXHIBIT

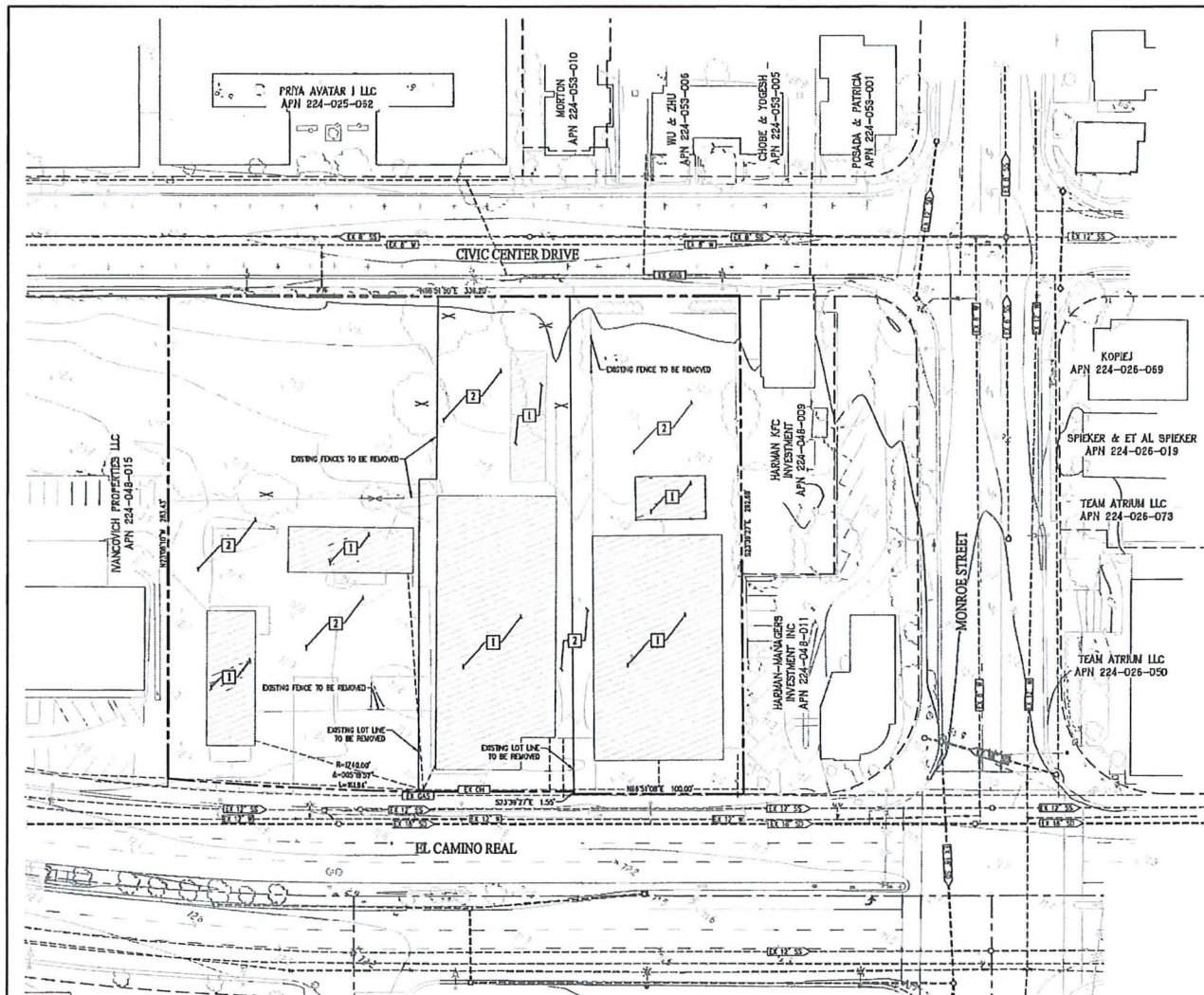
PROPOSED	DESCRIPTION
=====	BOUNDARY
-----	EASEMENT
=====	PROPERTY LINE
=====	RIGHT-OF-WAY

VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
LOTTING PLAN
CATALINA



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SHEET NO.
C-1



LEGEND

---	PROJECT BOUNDARY
---	EXISTING
□	CATCH BASIN
△	FIRE HYDRANT
○	MANHOLE
---	STREET LIGHT
---	STORM DRAIN
---	SANITARY SINKER
---	WATER LINE
---	GAS
---	OVERHEAD LINE
---	EXISTING BUILDING TO BE DEMOLISHED
---	EXISTING TREE TO BE REMOVED

ABBREVIATIONS

OB	OVERHEAD
SD	STORM DRAIN
SS	SANITARY SINKER
W	WATER

DEMOLITION NOTES

NOTE	DESCRIPTION
1	REMOVE EXISTING BUILDING STRUCTURE AND FOUNDATION
2	REMOVE EXISTING ASPHALT CONCRETE AND PARKING LOT CURB AND OUTER

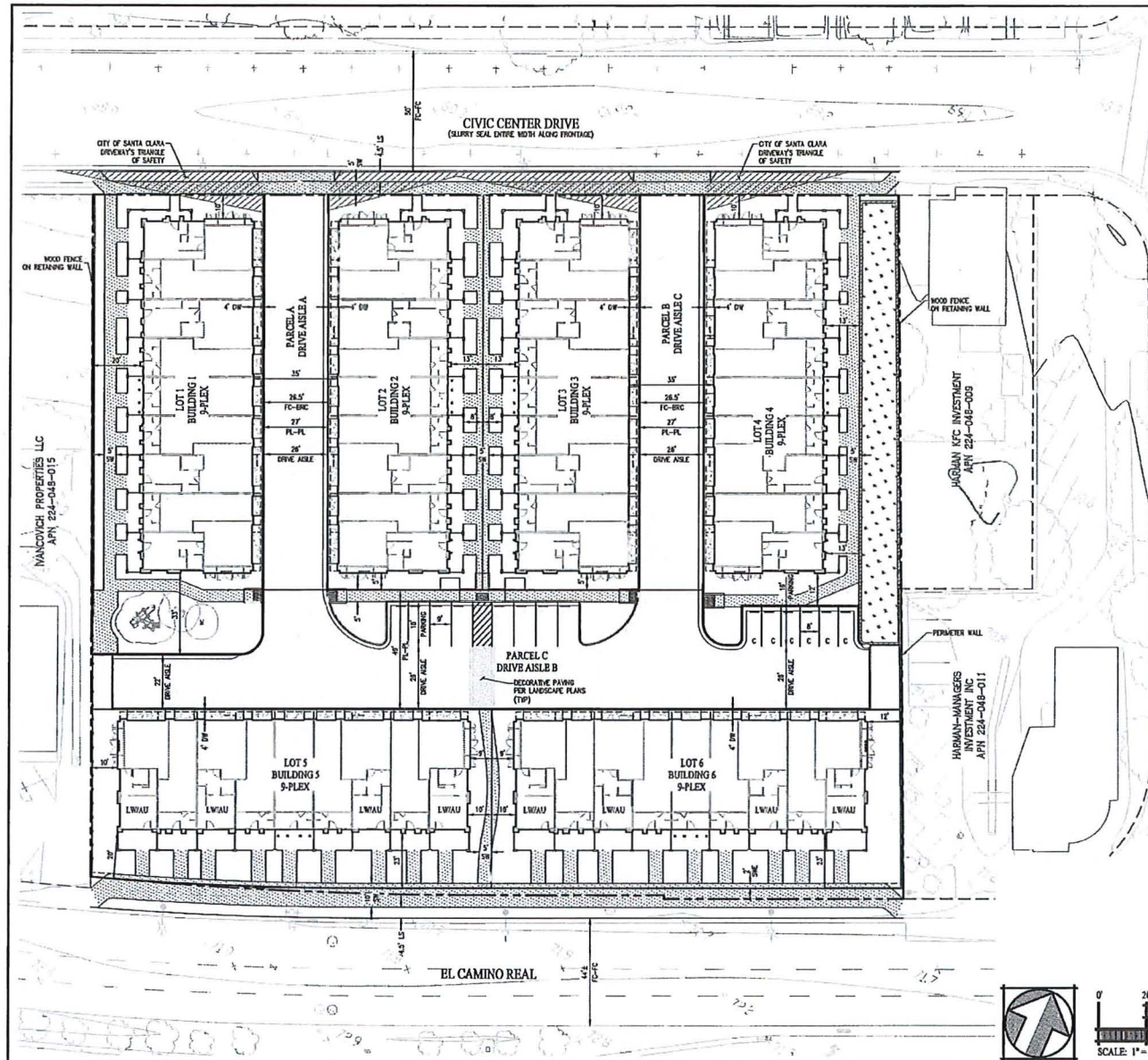
VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES EXISTING CONDITIONS PLAN CATALINA



CITY OF SANTA CLARA
SCALE: 1" = 30'
DATE: JANUARY 2018

SANTA CLARA COUNTY CALIFORNIA
Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS - PLANNERS
SAN FRANCISCO, CALIFORNIA
APR 15, 2018

SHEET NO.
C-2



PARKING SUMMARY				
PARKING TYPE	PARKING REQUIRED RATIO	NUMBER OF SPACES	PARKING PROVIDED RATIO	NUMBER OF SPACES
GARAGE	3 SPACES/100	108 SPACES	3 SPACES/100	108 SPACES
ON-STREET (CURB)	0.1 SPACES/100	8 SPACES	0.38 SPACES/100	14 SPACES
TOTAL		112 SPACES	TOTAL	122 SPACES

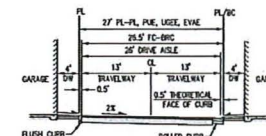
* PARKING COUNT DOES NOT ACCOUNT FOR OFF-SITE PARKING ON CIVIC CENTER DRIVE OR EL CAMINO REAL. APPROXIMATE OFF-SITE PARKING IS 25 SPACES

SITE AREA	
DESCRIPTION	SITE AREA (AC)
EXISTING SITE CROSS AREA	2.25
RIGHT OF WAY EDUCATION	0.02
PROPOSED SITE AREA	2.23

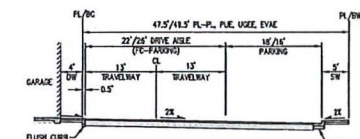
SITE DENSITY		
UNIT COUNT	SITE AREA	SITE DENSITY
RESIDENTIAL 64 UNITS	2.23 AC	24.2 DU/AC

LEGEND		
EXISTING	PROPOSED	DESCRIPTION
---	---	BOUNDARY
---	---	PROPERTY LINE
---	---	RIGHT-OF-WAY
---	---	SIDEWALK AND TOP OF CURB
---	---	DECORATIVE PARKING
---	---	ORIENTATION AREA
---	---	PERIMETER WALL
---	---	WOOD FENCE ON RETAINING WALL
---	---	CURB CUT

ABBREVIATIONS		
AC	ACRES	
AU	ACCESSIBLE UNIT	
BC	BACK OF CURB	
BO	BOUNDARY	
BO	BACK OF WALK	
C	CONCRETE	
CL	CORNERLINE	
CL	DRIVEWAY	
DJ	DRILLING UNITS	
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	
FC	FACE OF CURB	
LS	LANDSCAPE	
LM	LINE WORK UNIT	
PL	PROPERTY LINE	
PUE	PUBLIC UTILITY EASEMENT	
RV	RIGHT-OF-WAY	
SW	SEWER/UNDERGROUND ELECTRIC EASEMENT	



DRIVE AISLE A & C
NOT TO SCALE



DRIVE AISLE B
NOT TO SCALE

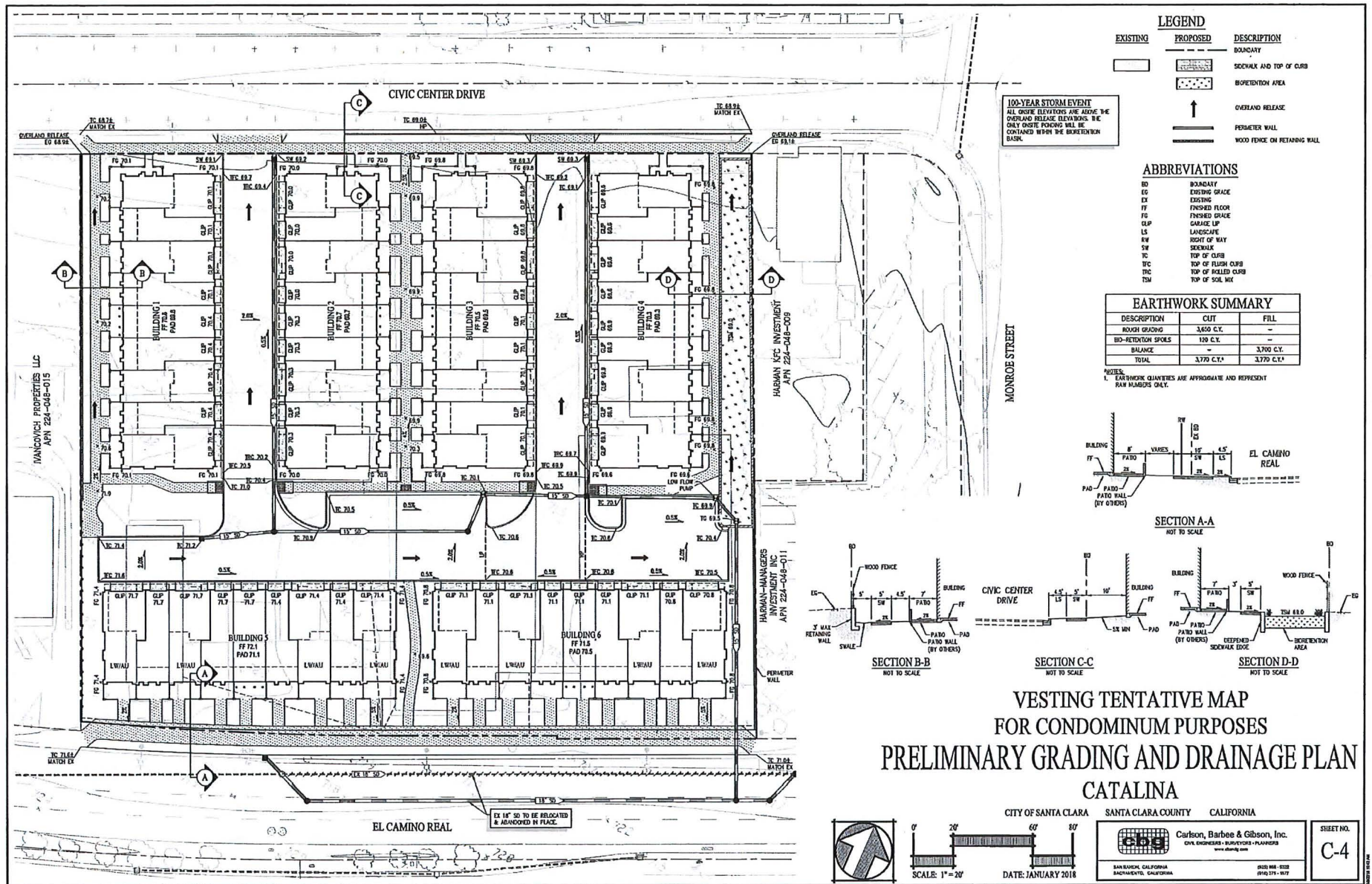
VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES PRELIMINARY SITE PLAN CATALINA

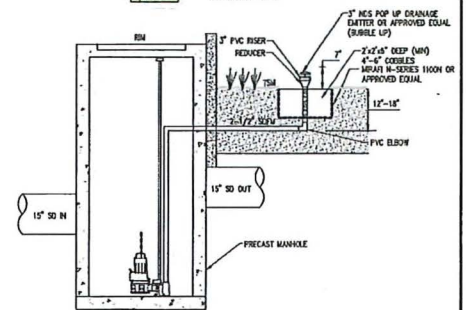
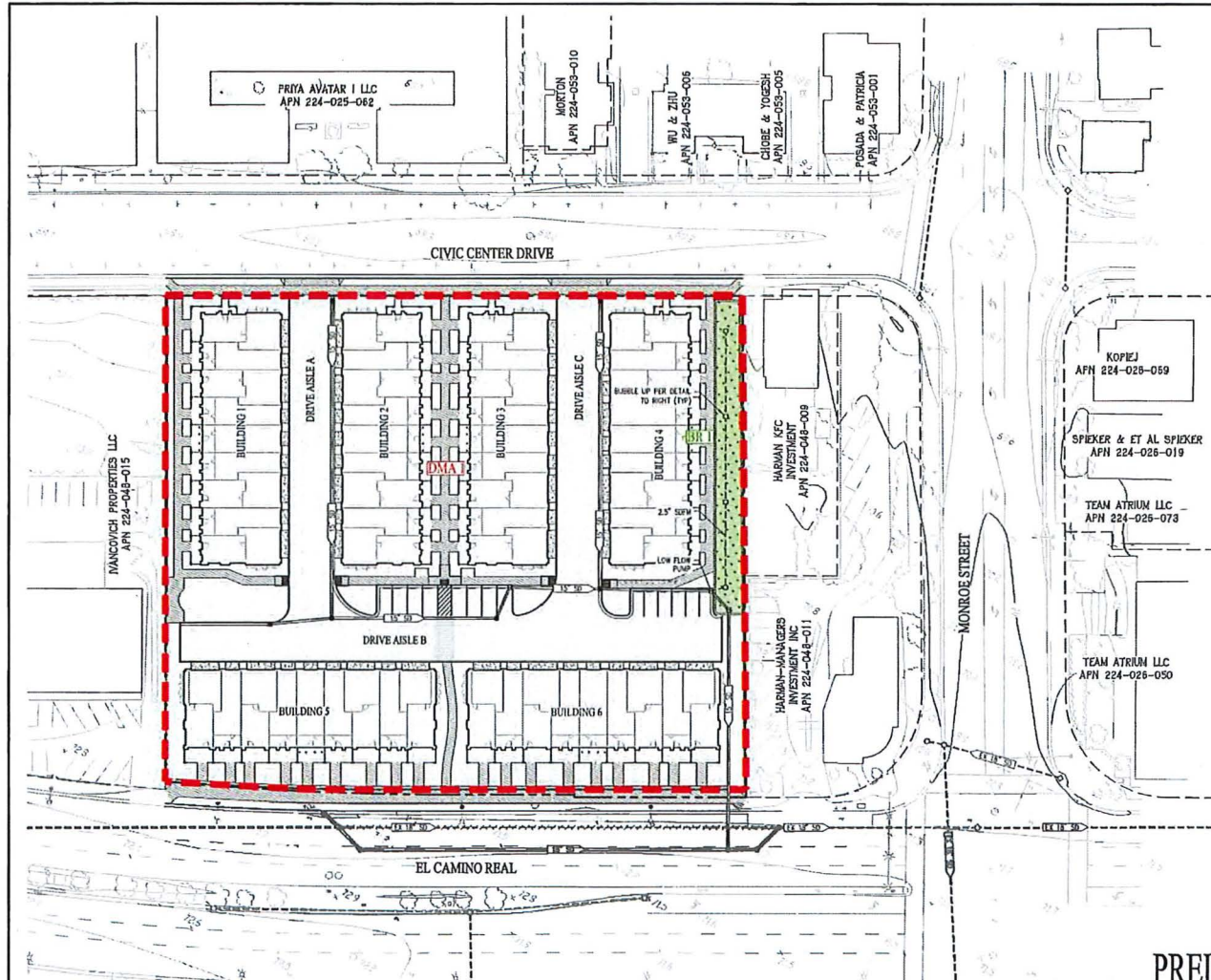


SCALE: 1"=20'
DATE: JANUARY 2018

CITY OF SANTA CLARA
SANTA CLARA COUNTY
CALIFORNIA
Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS - SURVEYORS - PLANNERS
SAN RAFAEL, CALIFORNIA
(925) 888-1522
WWW.CBGI.COM

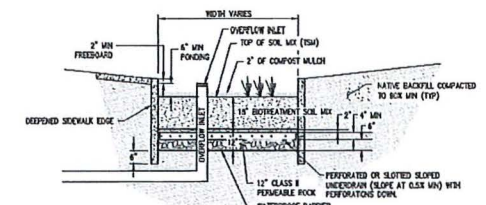
SHEET NO.
C-3





LOW FLOW WATER QUALITY PUMP
NOT TO SCALE

NOTE: LOW FLOW WATER QUALITY PUMP SCHEM FOR REFERENCE ONLY AND SUBJECT TO FINAL REVIEW BY THE CITY OF SANTA CLARA WITH CONSTRUCTION DOCUMENTS.



BIORETENTION BASIN WITH DEEPEDED CURB & SLOPE
NOT TO SCALE

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES PRELIMINARY STORMWATER CONTROL PLAN

CATALINA

PRELIMINARY STORM WATER TREATMENT

AREA ID	TREATMENT TYPE	IMPERVIOUS AREA (SF)	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)
DMA 1	BIORETENTION	77,565	2,180	2,430

- NOTES:**
1. ALL PLANTS PROPOSED FOR THE BIORETENTION AREAS WILL BE CONSISTENT WITH THE RECOMMENDED PLANTS FROM TABLE D-1 IN APPENDIX D OF THE SCRAPPPY C-3 HANDBOOK.
 2. THE HOA IS RESPONSIBLE FOR THE MAINTENANCE AND COST ASSOCIATED WITH THE UP-KEEP OF ALL BIORETENTION AREAS.
 3. DRAINAGE WILL BE ROUTED TO BIORETENTION FACILITIES THROUGH A COMBINATION OF CLUB CUTS, & AREA DRAINS.
 4. 18\"/>



CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

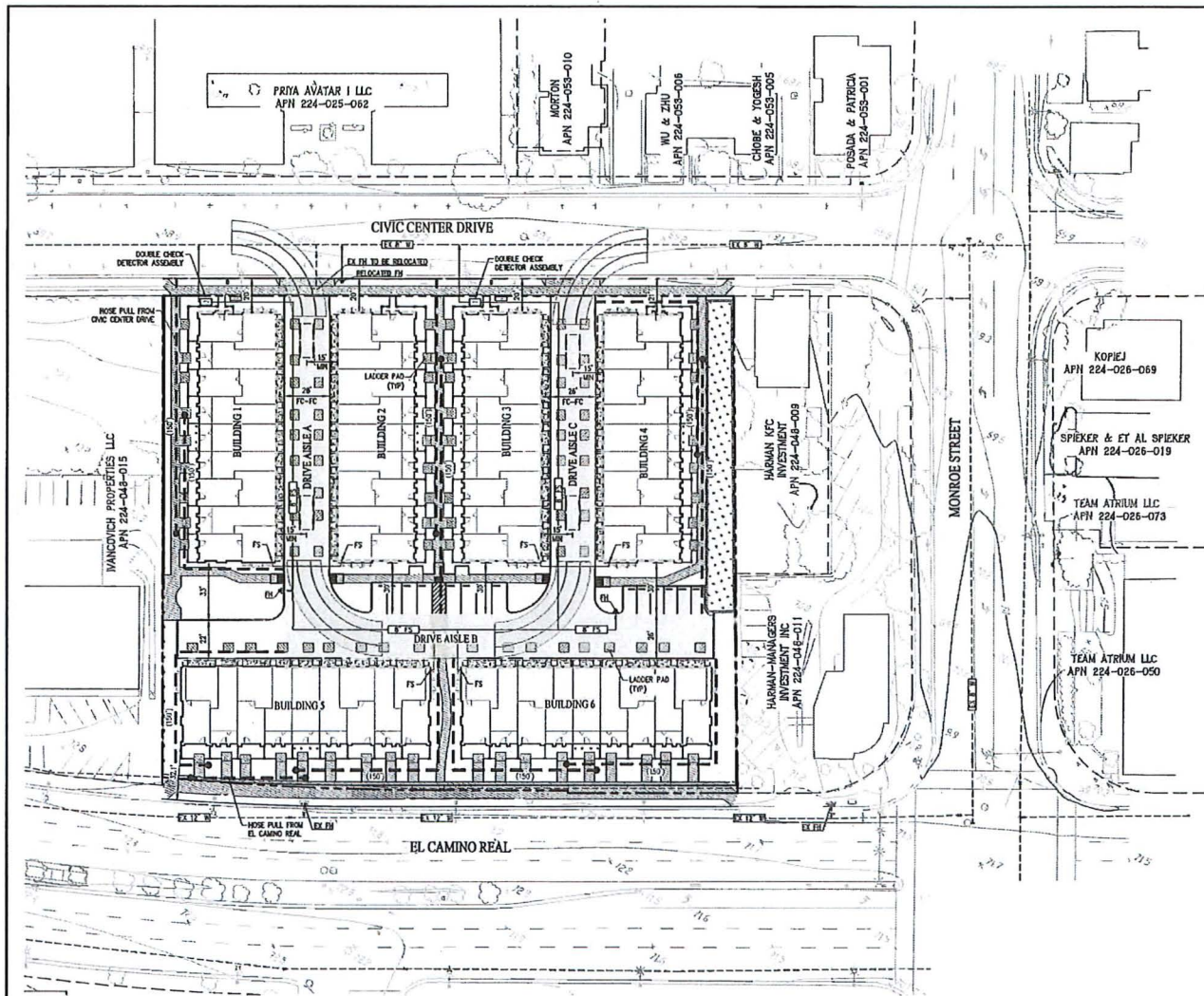
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SAN RAMON, CALIFORNIA 94583-1522
SANTA CLARA, CALIFORNIA 95050-1071

SHEET NO.
C-6

DATE: JANUARY 2018

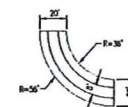
FILED: BACKSTORY/20180108



LEGEND		
EXISTING	PROPOSED	DESCRIPTION
		BOUNDARY
		FIRE AERIAL APPARATUS ACCESS ROAD
		5' X 8' LADDER PAD
		FIRE HYDRANT
		FIRE AERIAL APPARATUS ACCESS (MINIMUM ONE PARALLEL SIDE PER THE CA FIRE CODE APPENDIX D SECTION D105.3)
		FIRE DEPARTMENT HOSE REACH FROM APPARATUS ACCESS ROAD (150' MAX)

FIRE FLOW NOTES:

- BUILDING CONSTRUCTION TYPE: TYPE VB
- MAXIMUM BUILDING SQUARE FOOTAGE: 20,264 SF
- REQUIRED FIRE FLOW PER CFC, APPENDIX B: 2,000 GPM
- AVAILABLE FIRE FLOW AT PROJECT SITE: 2,345 GPM (PER FIRE FLOW TEST (#27))
- PROJECT TO PROVIDE INCREASED NUMBER OF FIRE SPRINKLER HEADS OR OTHER APPROVED ALTERNATIVE.

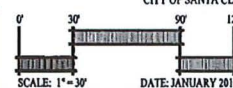


FIRE TRUCK
TURNING TEMPLATE
NOT TO SCALE

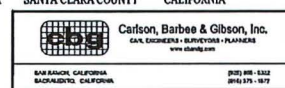
VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES FIRE ACCESS PLAN

CATALINA

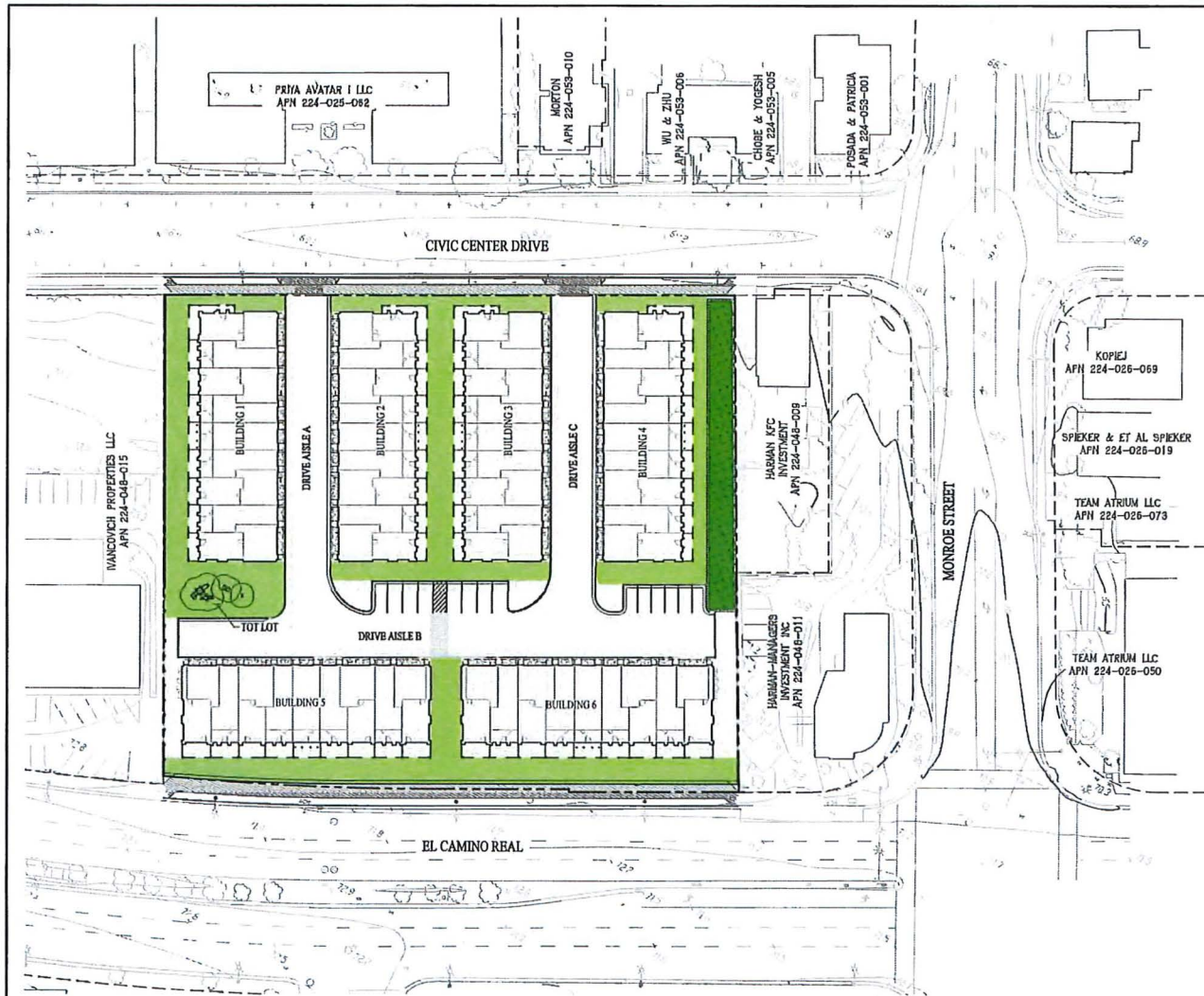
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA



DATE: JANUARY 2018



SHEET NO.
C-7

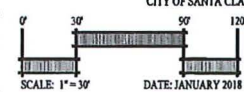


LEGEND:

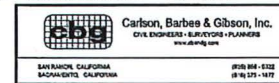
- PROJECT BOUNDARY
- PROPOSED FACE OF CURB
- PROPOSED CENTERLINE
- ADJACENT PARCEL BOUNDARY
- PAVEMENT
- COMMON OPEN SPACE
- BIODEVELOPMENT

OPEN SPACE SUMMARY	
PROVIDED COMMON OPEN SPACE	17,803 SF

**VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
OPEN SPACE EXHIBIT
CATALINA**

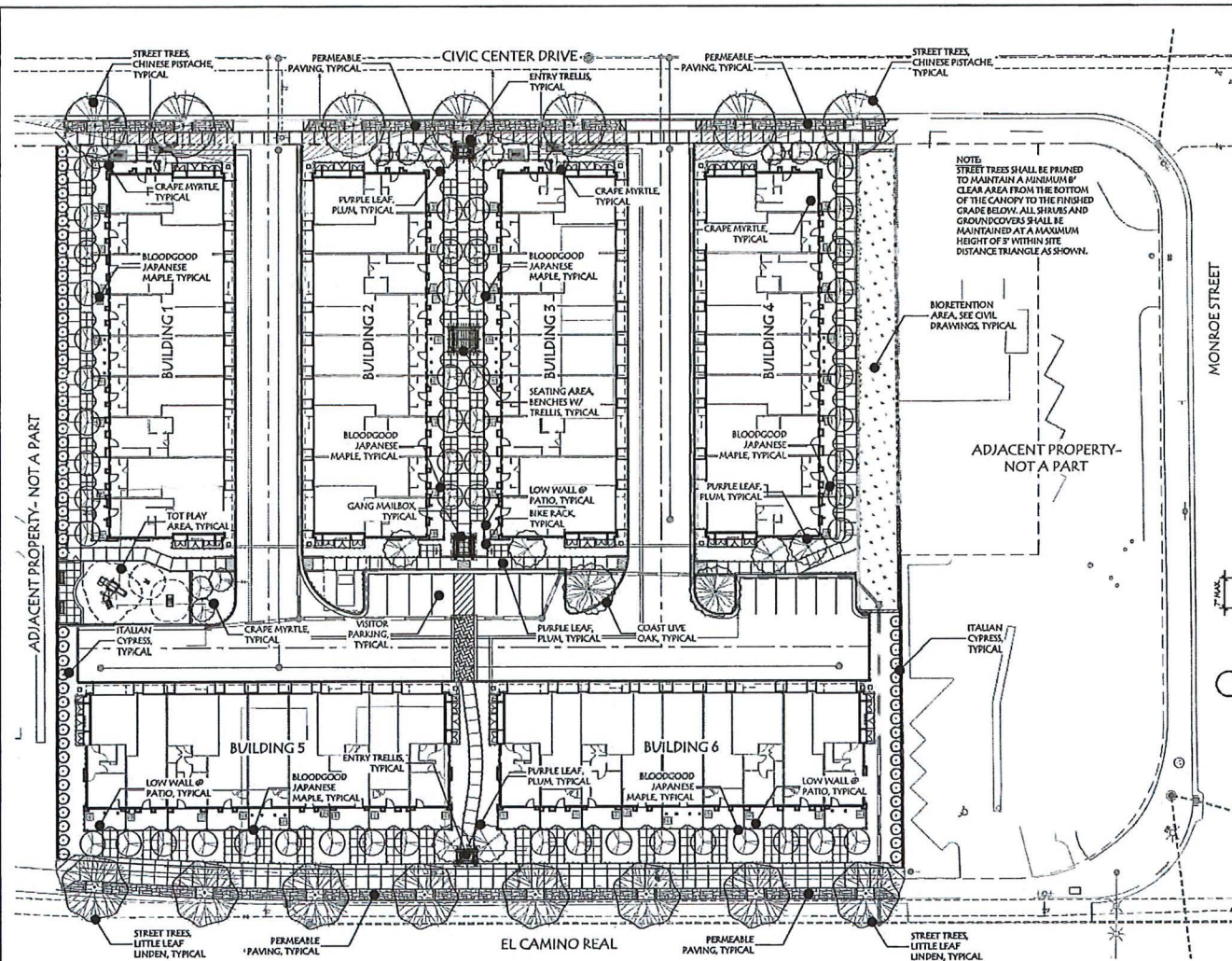


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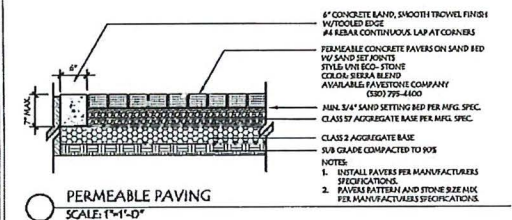
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C-8

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PLANT PALETTE

SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS/ WUCOLS SPACING
TREES			
10' GL.	<i>Acer p. 'Bloodgood'</i>	Bloodgood Japanese Maple	Annual Tree L
24" GL.	<i>Cupressus sempervirens</i>	Italian Cypress	Evergreen Tree L
10' GL.	<i>Liquidambar l. 'Tangerine'</i>	Redbarked Sweetgum	Flowering Tree L
24" GL.	<i>Palmetto clematis 'North Perry'</i>	Starke Chinese Pistache	Flowering Tree L
10' GL.	<i>Prunus c. 'Nightingale'</i>	Purple Leaf Plum	Flowering Tree L
24" GL.	<i>Quercus agrifolia</i>	Coast Live Oak	Native Tree L
24" GL.	<i>Tilia c. 'Greenheart'</i>	Little Leaf Linden	Shrub Tree L
SHRUBS			
1' GL.	<i>Agave americana</i>	Century Plant	L
1' GL.	<i>Chamaecyparis p. 'Frischholz'</i>	Japanese Cedar	L
1' GL.	<i>Claytonia p. 'Frischholz'</i>	Shrubbery	L
1' GL.	<i>Hamamelis l. 'Tee Cee'</i>	Red Cane Dogwood	L
1' GL.	<i>Garrya elliptica</i>	Coast Dogwood	L
1' GL.	<i>Larix laricina</i>	Sweet Bay	L
1' GL.	<i>Lonicera c. 'Walden'</i>	Common Honeysuckle	L
1' GL.	<i>Nerium o. 'Red'</i>	Red Oleander	L
1' GL.	<i>Platanus l. 'Hedge'</i>	London Plane Tree	L
1' GL.	<i>Rosa 'Red Marmalade'</i>	Red Marmalade Rose	L
1' GL.	<i>Rosa 'Red Marmalade'</i>	Rosemary	L
1' GL.	<i>Taxus canadensis</i>	Eastern White Pine	L
1' GL.	<i>Wisteria floribunda</i>	Coast Wisteria	L
GROUNDCOVERS & VINES			
1' GL.	<i>Chamaecyparis p. 'Frischholz'</i>	Japanese Cedar	L
1' GL.	<i>Cotoneaster dammeri</i>	Spreading Cotoneaster	L
1' GL.	<i>Erigeron annuus</i>	White Fleabane	L
1' GL.	<i>Hemerocallis 'Yellow Star'</i>	Star of David Daylily	L
1' GL.	<i>Larix laricina</i>	White Pine	L
1' GL.	<i>Larix laricina</i>	White Pine	L
1' GL.	<i>Rosa 'Red Marmalade'</i>	Spreading Rosemary	L
1' GL.	<i>Trachelium p. 'Frischholz'</i>	Star Jasmine	L



GREEN LANDSCAPE CHECKLIST

1. No plant species specified shall require shearing.
2. No plant species are listed on the Invasive Plant Inventory by the California Invasive Plant Council.
3. Plant species specified shall be drought tolerant California Native, Mediterranean or their appropriate species.
4. All planting beds shall be mulched to a depth of 2 inches or greater per local ordinance.
5. Soil shall be amended with 2 inches of compost or as required to reach 5.5% organic matter.
6. Irrigation system shall be designed as a high efficiency system and shall include smart (weather based) irrigation controllers, backflow and low flow applications.
7. Planted areas shall be grouped according to water needs (hydrozoning), with hydrozones identified on the irrigation plan.

CATALINA SCS DEVELOPMENT

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

JANUARY 5, 2017



RANDALL PLANNING & DESIGN, INC.
Landscape Architecture • Golf Facilities
Site and Environmental Planning
11100 Highway 101, Suite 100, San Jose, CA 95138
Office: (408) 434-4444 Fax: (408) 434-4444

SHEET NUMBER

L-1

Illustrative Site Plan

TREES



CRAP MYRTLE



LITTLE LEAF LINDEN



PURPLE LEAF PLUM



RED SUNSET MAPLE



CHINESE PISTACHE

TYPICAL SHRUBS AND PERENNIALS



DAYLILIES



LOROPETALUM



AGAPANTHUS



ROSES



RHIPIOPSIS



ROSEMARY

PAVING AND WALLS



PERMEABLE PAVING



LOW WALL AT PATIO



STORMWATER TREATMENT



BIORETENTION AREA

ENTRY FEATURES



GANG MAILBOX



TOT PLAY AREA



TOT PLAY EQUIPMENT



Illustrative Images

CATALINA SCS DEVELOPMENT

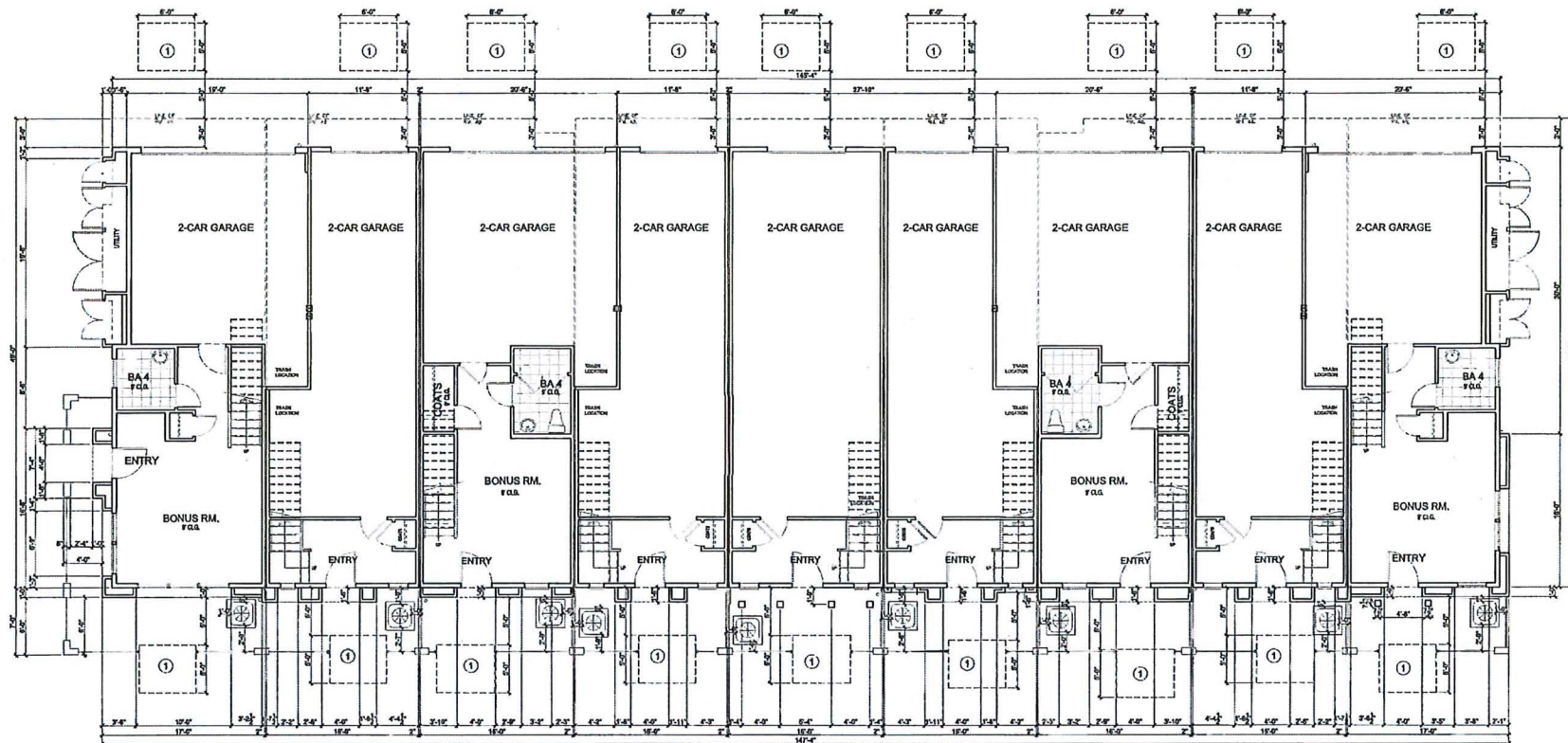
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

JANUARY 5, 2017



RANDALL PLANNING & DESIGN, INC.
Landscape Architecture * Golf Facilities
Site and Environmental Planning
1111 Plaza Court, Walnut Creek, California 94596
Office: (925) 938-8888 Fax: (925) 938-4444

SHEET NUMBER
L-2



PLAN 3AR
THIS PLAN OCCURS ON BUILDINGS 1, 2 & 3
FACING CIVIC CENTER DRIVE

KEYNOTE:

- ① FIRE DEPT. LADDER PAD 5'x6' CENTERED WITH EGRESS WINDOW ABOVE STANDARD, LADDER SET-UP SHALL NOT BE OBSTRUCTED BY ARCH. FEATURES, FENCING, TREES, LANDSCAPE, PLANTERS OR OTHER OBSTRUCTIONS. REFER TO SHEET A-91 FOR CITY OF SANTA CLARA FIRE DEPARTMENT LADDER PAD REQUIREMENTS. LADDER PAD POSITION IS BASED ON THE EGRESS WINDOW LOCATED ON THE THIRD FLOOR OF EACH UNIT.

SCALE: 3/16" = 1'-0"
FIRST FLOOR - 9 UNIT BUILDING
SCS DEVELOPMENT CO.
CATALINA

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

DANIELIAN ASSOCIATES
ARCHITECTURE + PLANNING
1000 CORPORATE PARK IRVINE CALIFORNIA 92618

DATE: November 29, 2017

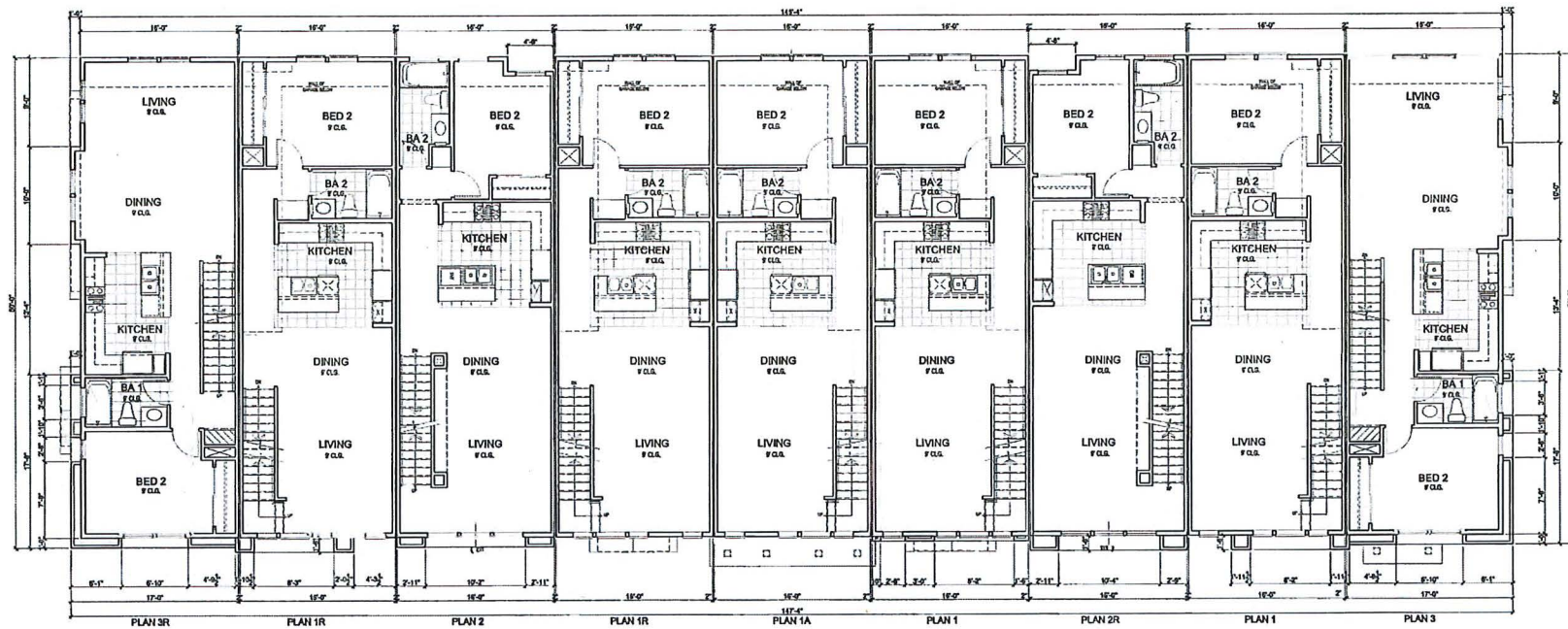
JOB#: 17024.02

SHEET NUMBER

A-91

- 01 -

NOTE: FLOOR PLAN REFLECTS SPANISH ELEVATION. ITALIAN STYLE FLOOR PLAN SIMILAR



SCALE: 3/16" = 1'-0"
 SECOND FLOOR - 9 UNIT BUILDING
 SCS DEVELOPMENT CO.
 CATALINA

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

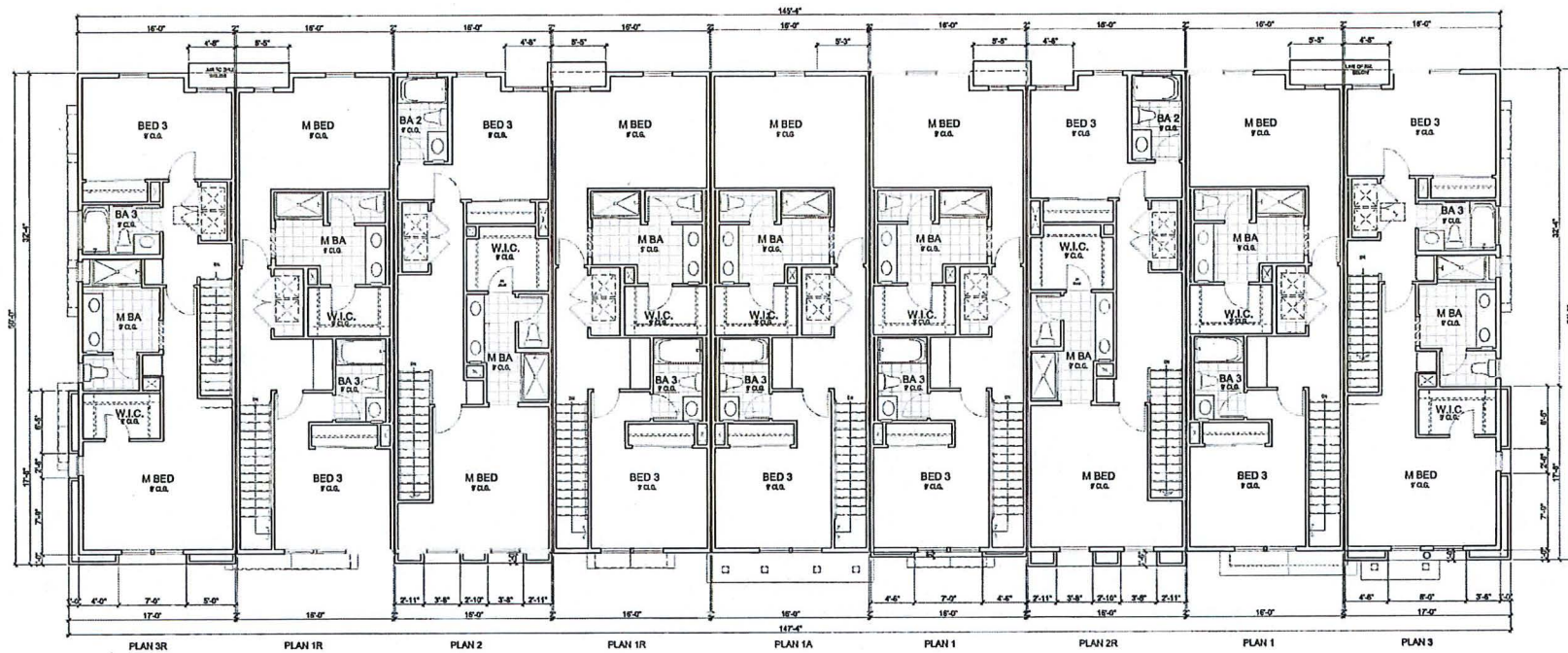
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DATE: November 29, 2017

JOB#: 17024.02
 SHEET N. FLOOR

A-92

NOTE: FLOOR PLAN REFLECTS SPANISH ELEVATION. ITALIAN STYLE FLOOR PLAN SIMILAR



SCALE: 3/16" = 1'-0"
 THIRD FLOOR - 9 UNIT BUILDING
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DATE: November 29, 2017

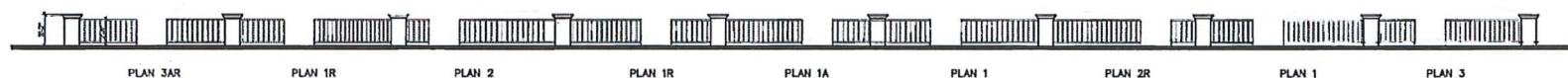
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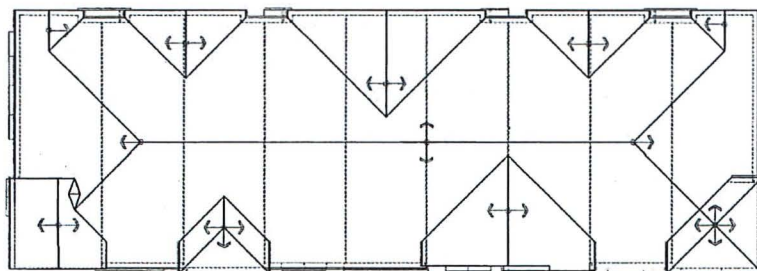
NOTE: FLOOR PLAN REFLECTS SPANISH ELEVATION. ITALIAN STYLE FLOOR PLAN SIMILAR



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



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



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

MATERIALS LEGEND

1. 'S' TILE ROOF
2. SMOOTH STUCCO FINISH
3. SMOOTH STUCCO OVER FOAM TRIM
4. WOOD POSTS/ CORBELS/ RAFTER TAILS
5. DECORATIVE SPANISH TILE
6. WROUGHT IRON GABLE END DETAIL
7. CLAY TILE GABLE END DETAIL
8. RECESSED WINDOWS
9. DECORATIVE LIGHT FIXTURES
10. GARAGE DOORS WITH WINDOWS
11. SERVICE DOORS
12. UNIT ADDRESS SIGN AT A MINIMUM OF 6" WITH A COLOR CONTRASTING WITH BACKGROUND MATERIAL
13. BUILDING ADDRESS SIGN
14. WOOD CORBELS
15. WOOD RAFTER TAILS
16. LIGHTWEIGHT METAL AWNING
17. STONE VENEER

SPANISH STYLE
9 UNIT FRONT ELEVATION
SCS DEVELOPMENT CO.
CATALINA

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

DANIELIAN ASSOCIATES
ARCHITECTURE + PLANNING
8155 CORPORATE PARK IRVINE CALIFORNIA 92618

DATE: November 29, 2017

JOIN: 17024.02
SHEET HEADER

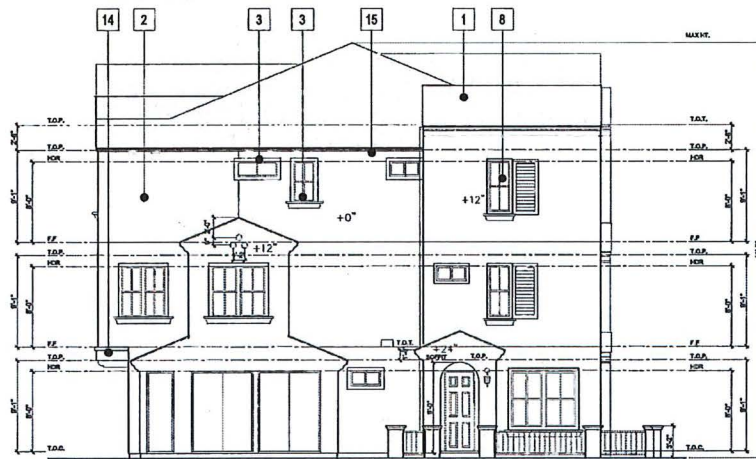
A-94

- 07 -



REAR ELEVATION

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



LEFT ELEVATION

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



RIGHT ELEVATION

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

MATERIALS LEGEND

1. 'S' TILE ROOF
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16. LIGHTWEIGHT METAL AWNING
17. STONE VENEER

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

SPANISH STYLE
9 UNIT REAR AND SIDE ELEVATIONS
SCS DEVELOPMENT CO.

CATALINA

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

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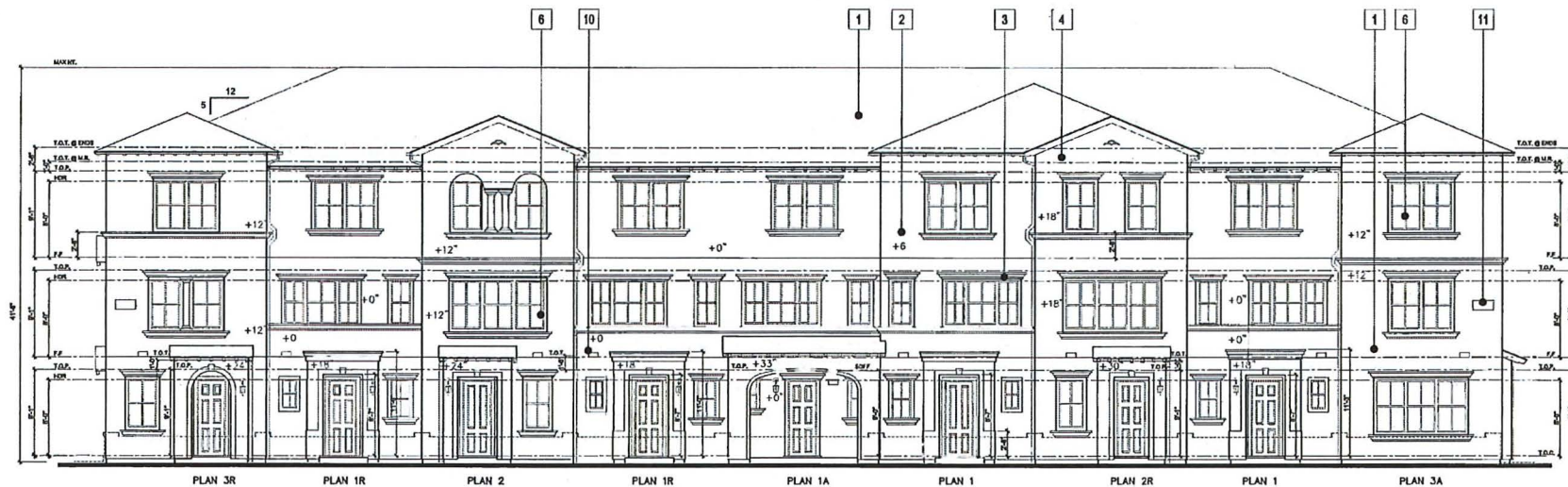
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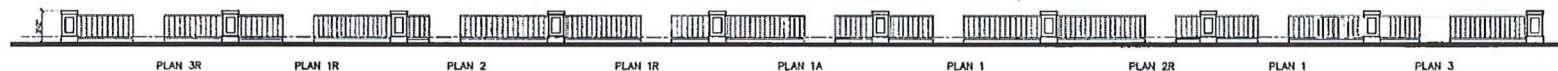
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A-95

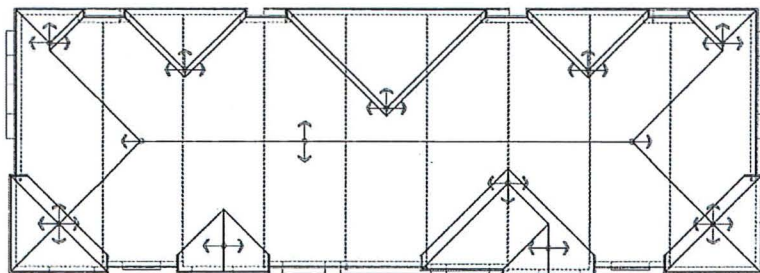
- 07 -



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



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



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

MATERIALS LEGEND

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13. STONE VENEER

ITALIAN STYLE
9 UNIT FRONT ELEVATION
SCS DEVELOPMENT CO.
CATALINA

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

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ARCHITECTURE + PLANNING
SIXTY CORPORATE PARK IRVINE CALIFORNIA 92618

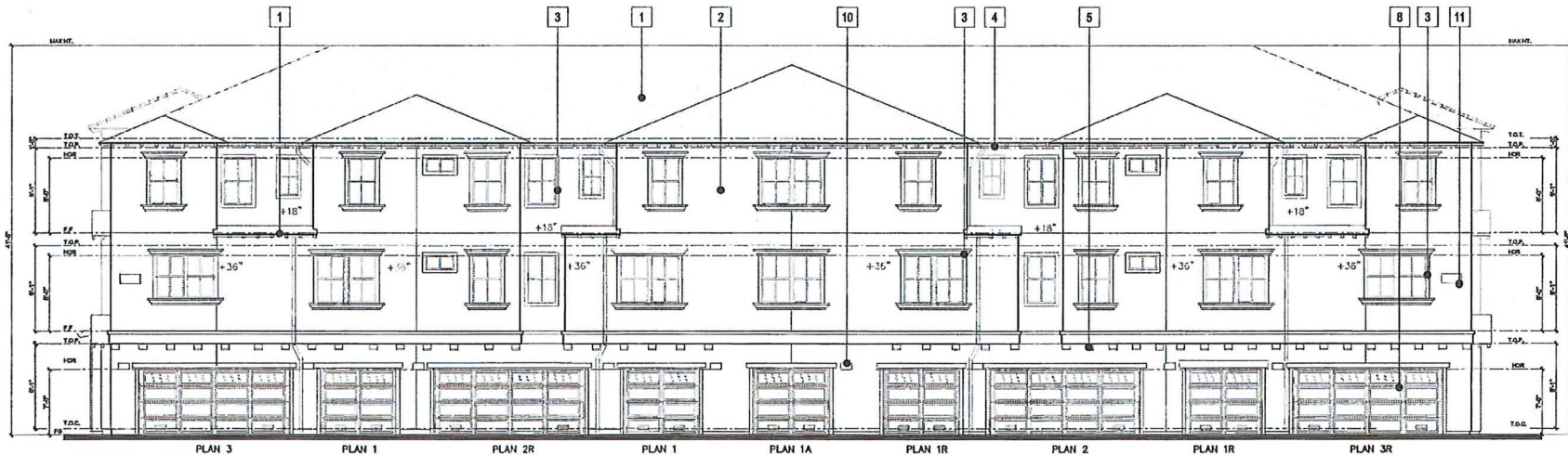
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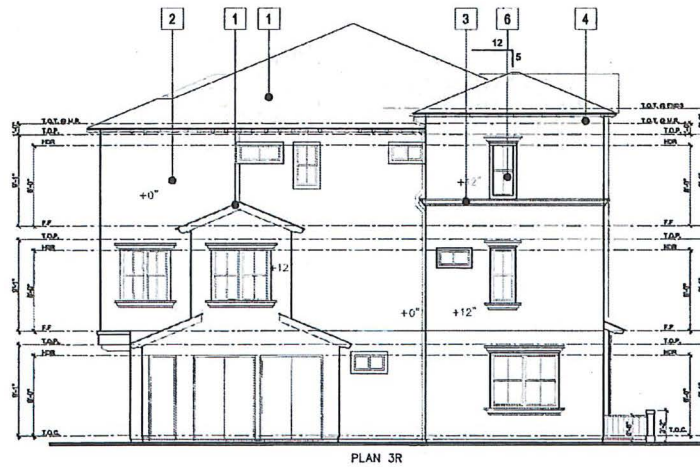
SHEET NUMBER

A-96

- OF -



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



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



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

MATERIALS LEGEND

1. 'S' TILE ROOF
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3. SMOOTH STUCCO OVER FOAM TRIM
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13. STONE VENEER

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

ITALIAN STYLE
9 UNIT REAR AND SIDE ELEVATIONS
SCS DEVELOPMENT CO.
CATALINA

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DATE: November 29, 2017

JOB#: 17024.02

SHEET 5 OF 8

A-97

- 12 -



PLAN 3R

PLAN 1R

PLAN 2

PLAN 1R

PLAN 1A

PLAN 1

PLAN 2R

PLAN 1

PLAN 3

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

9 UNIT - SPANISH ELEVATION

SCS DEVELOPMENT CO.

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DATE: November 29, 2017

JOB#: 17024.02

SHEET A-9R1

A-9R1



PLAN 3R

PLAN 1R

PLAN 2

PLAN 1R

PLAN 1A

PLAN 1

PLAN 2R

PLAN 1

PLAN 3

SCALE: 3/16" = 1'-0"
 9 UNIT - ITALIAN ELEVATION
 SCS DEVELOPMENT CO.
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CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

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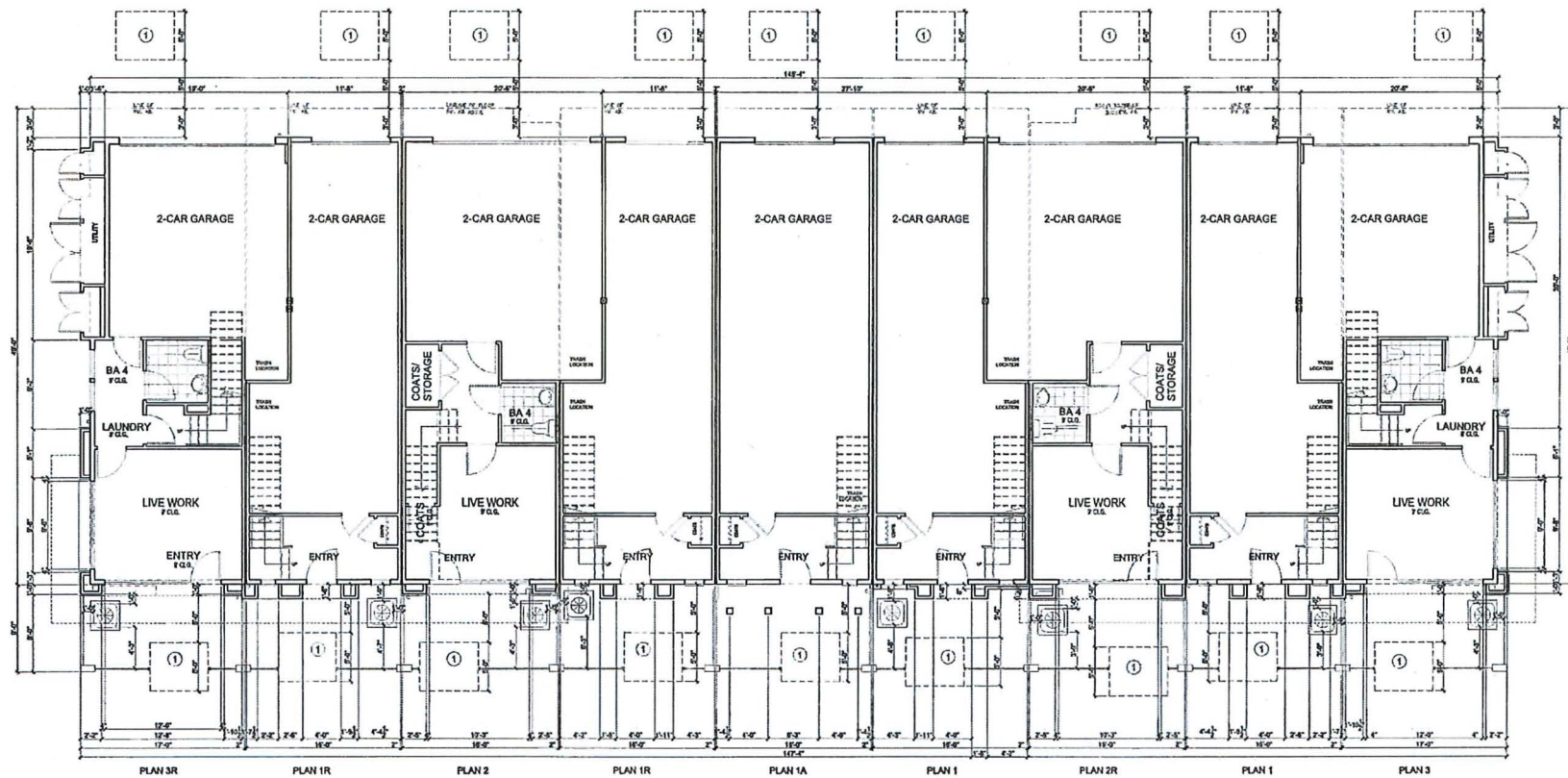
DANIELIAN ASSOCIATES
 ARCHITECTURE + PLANNING
 2121 CORPORATE PARK IRVINE CALIFORNIA 92614

JOB#: 17024.02

SHEET N-00P

A-9R2

- 18 -



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

LIVE WORK

FIRST FLOOR - 9 UNIT BUILDING
SCS DEVELOPMENT CO.
CATALINA

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

DANIELIAN ASSOCIATES
ARCHITECTURE + PLANNING
SIXTY CORPORATE PARK IRVINE CALIFORNIA 92618

DATE: November 29, 2017

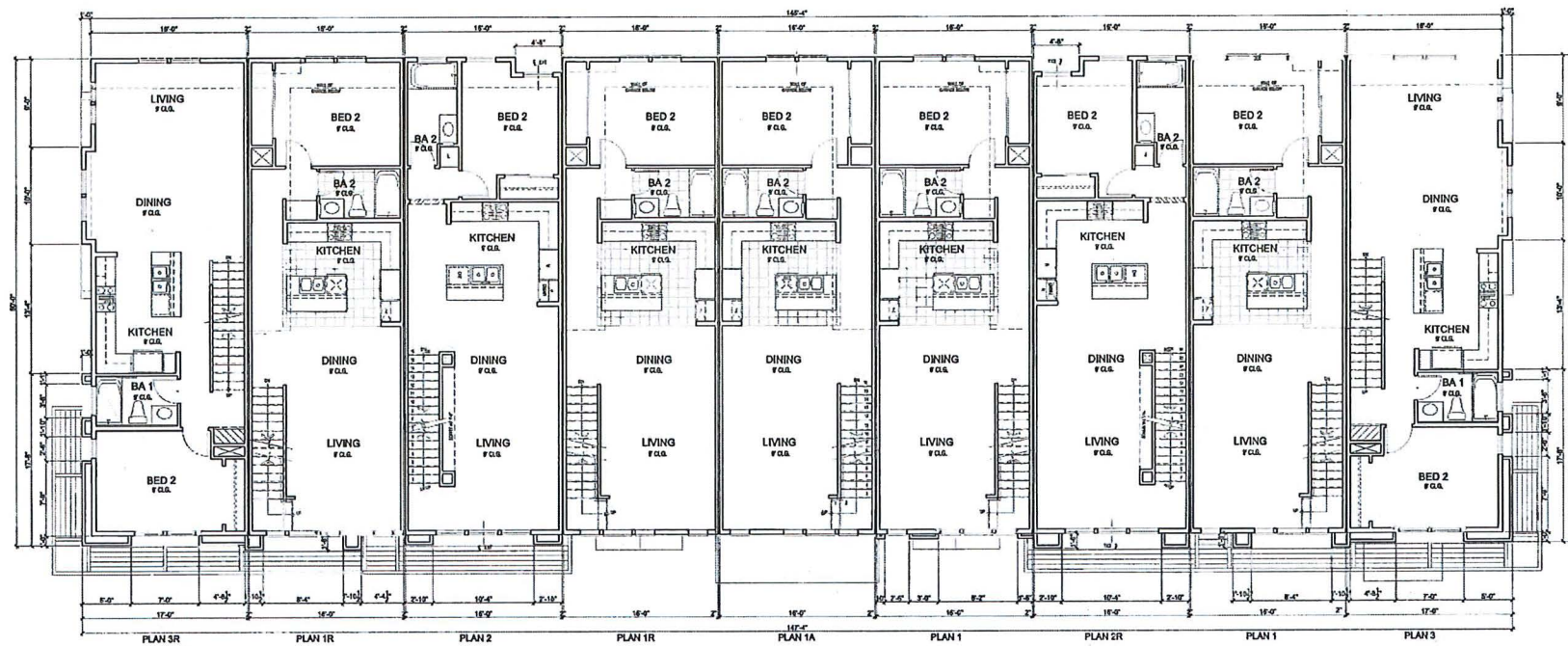
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SHEET NUMBER

A-91LW

- 15 -

NOTE: FLOOR PLAN REFLECTS SPANISH ELEVATION. ITALIAN STYLE FLOOR PLAN SIMILAR



SCALE: 3/16" = 1'-0"
 LIVE WORK
 SECOND FLOOR - 9 UNIT BUILDING
 SCS DEVELOPMENT CO.
 CATALINA

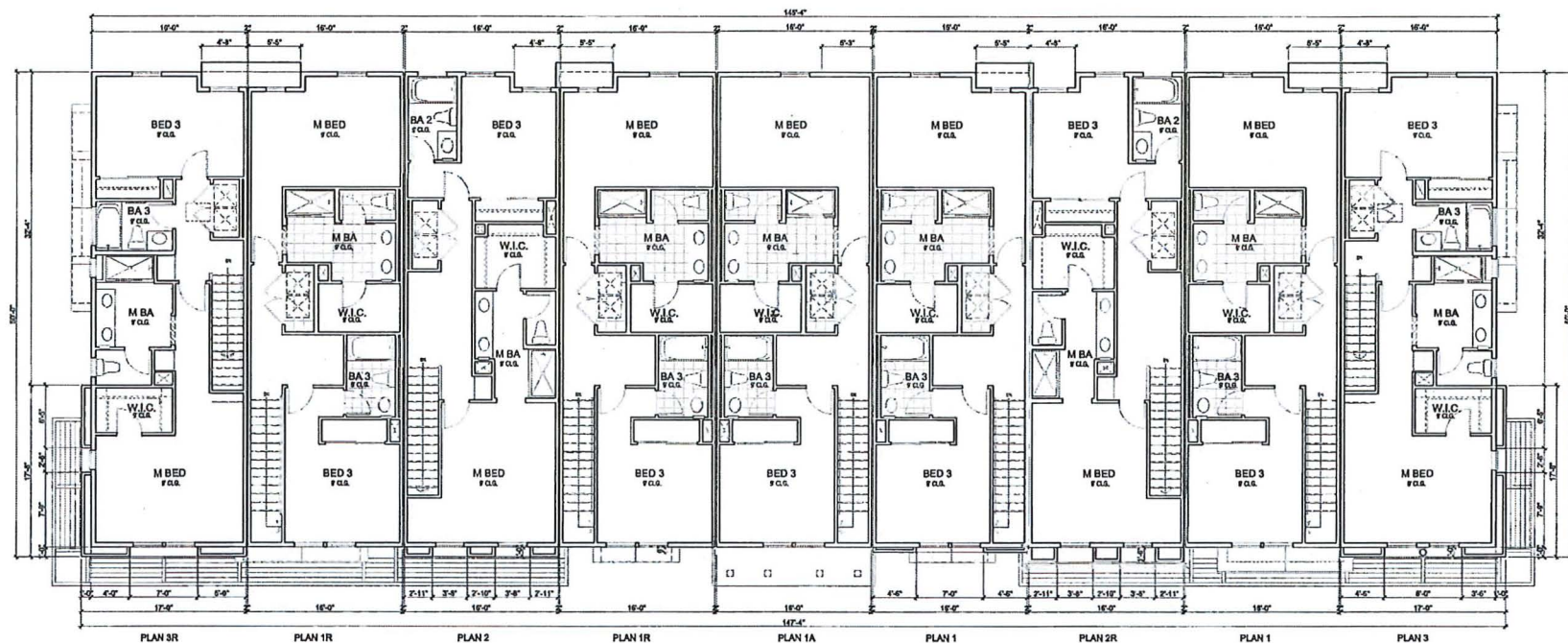
CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

DANIELIAN ASSOCIATES
 ARCHITECTURE + PLANNING
 11511 CORPORATE PARK IRVINE CALIFORNIA 92618

DATE: November 29, 2017

JOB#: 17024.02
 SHEET: 1/10
A-92LW

NOTE: FLOOR PLAN REFLECTS SPANISH ELEVATION. ITALIAN STYLE FLOOR PLAN SIMILAR



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

LIVE WORK

THIRD FLOOR - 9 UNIT BUILDING
SCS DEVELOPMENT CO.
CATALINA

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ARCHITECTURE + PLANNING
6150 CORPORATE PARK IRVINE CALIFORNIA 92618

DATE: November 29, 2017

JOB# 17024.02

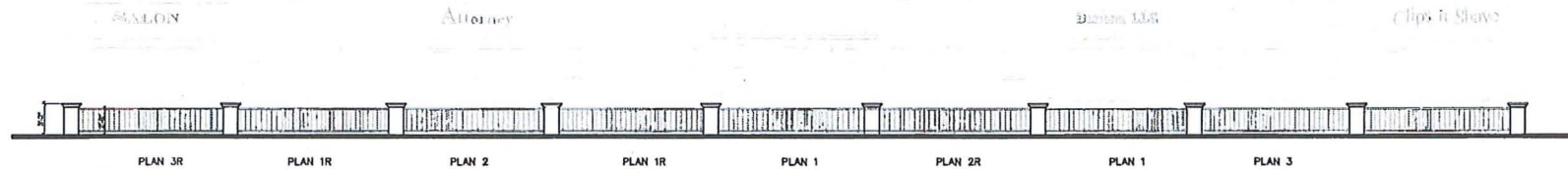
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- 1F -

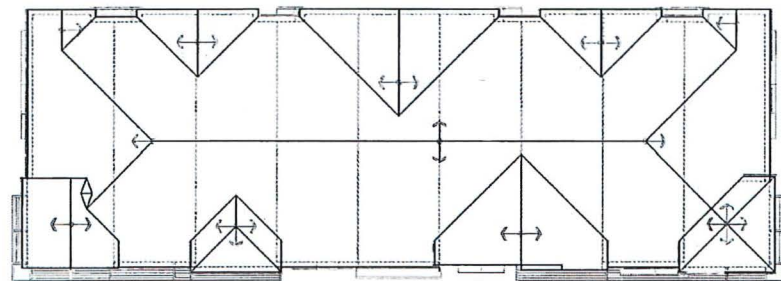
NOTE: FLOOR PLAN REFLECTS SPANISH ELEVATION. ITALIAN STYLE FLOOR PLAN SIMILAR



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



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



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

MATERIALS LEGEND

1. 'S' TILE ROOF
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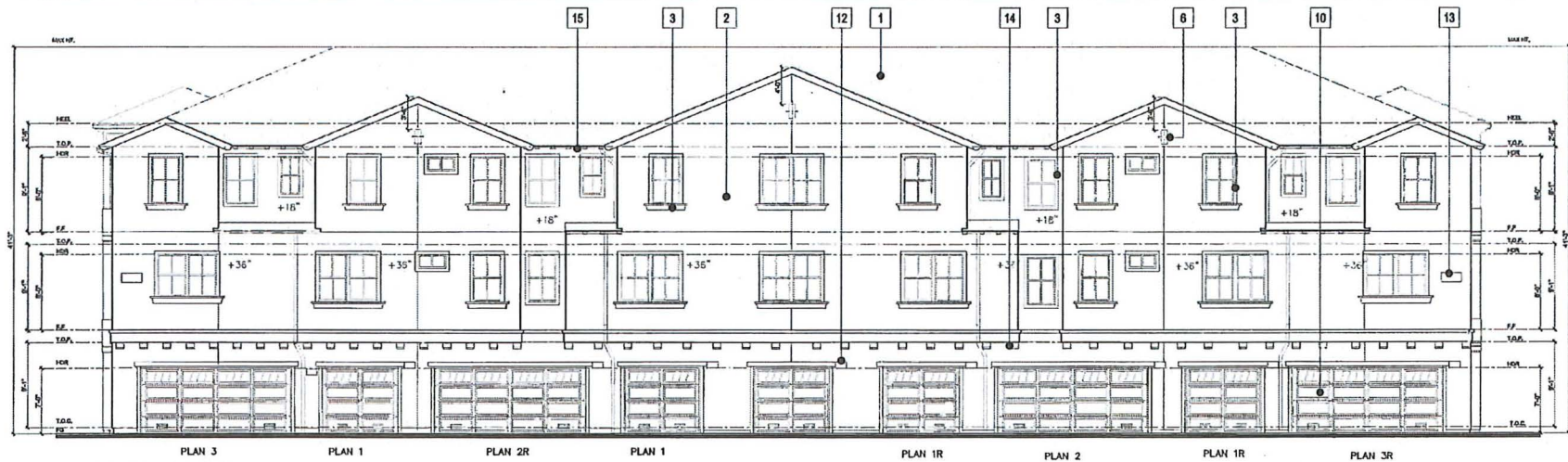
SPANISH STYLE
LIVE WORK
9 UNIT FRONT ELEVATION
SCS DEVELOPMENT CO.
CATALINA

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

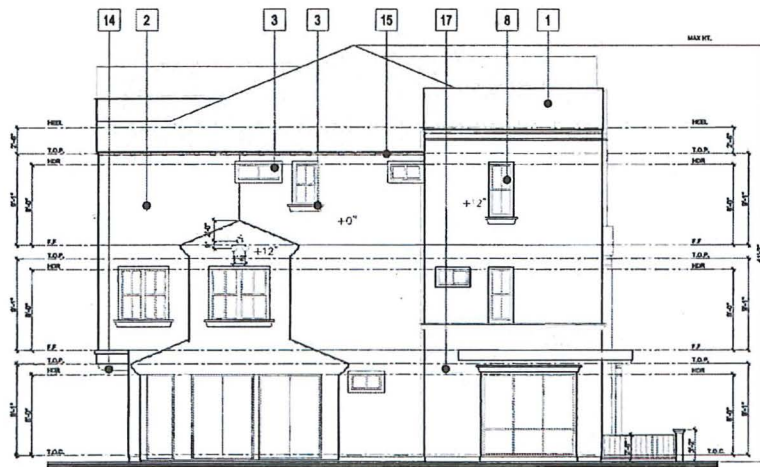
DATE: November 29, 2017

DANIELIAN ASSOCIATES
ARCHITECTURE + PLANNING
8000 CORPORATE PARK IRVINE CALIFORNIA 92618

JOB#: 17024.02
SHEET NO: 001
A-94LW



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



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



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

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17. STONE VENEER

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

LIVE WORK
9 UNIT REAR AND SIDE ELEVATIONS
SCS DEVELOPMENT CO.
CATALINA

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

DANIELIAN ASSOCIATES
ARCHITECTURE + PLANNING
SIXTY CORPORATE PARK IRVINE CALIFORNIA 92618

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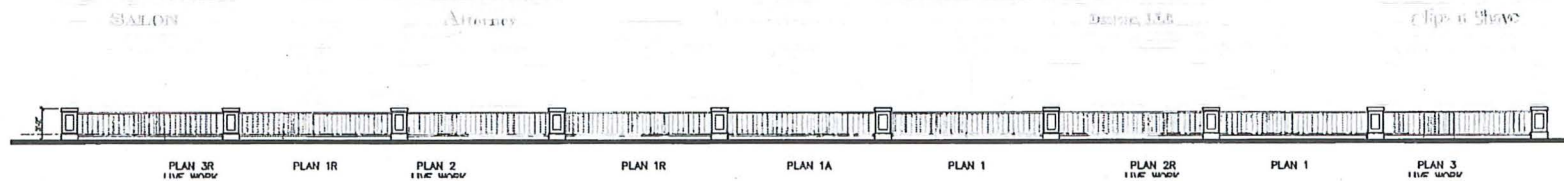
SHEET NUMBER

A-95LW

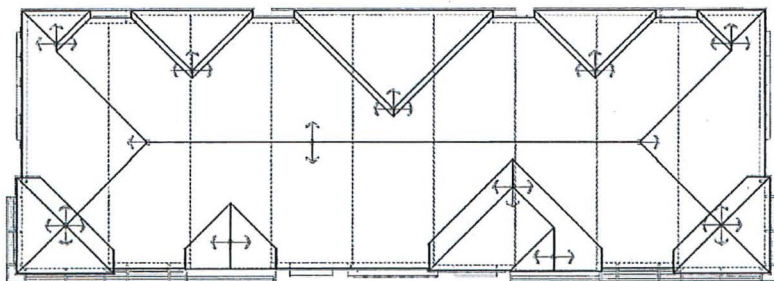
- 15 -



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



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



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

MATERIALS LEGEND

1. 'S' TILE ROOF
2. SMOOTH STUCCO FINISH
3. SMOOTH STUCCO OVER FOAM TRIM
4. WOOD RAFTER TAILS
5. WOOD CORBELS
6. RECESSED WINDOW
7. DECORATIVE LIGHT FIXTURE
8. GARAGE DOORS WITH WINDOWS
9. SERVICE DOORS
10. UNIT ADDRESS SIGN AT A MINIMUM OF WITH A COLOR CONTRASTING WITH BACKGROUND MATERIAL
11. BUILDING ADDRESS SIGN
12. LIGHTWEIGHT METAL AWNING
13. STONE VENEER

ITALIAN STYLE
LIVE WORK
9 UNIT FRONT ELEVATION
SCS DEVELOPMENT CO.
CATALINA

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

DANIELIAN ASSOCIATES
ARCHITECTURE + PLANNING
6150 CORPORATE PARK IRVINE CALIFORNIA 92618

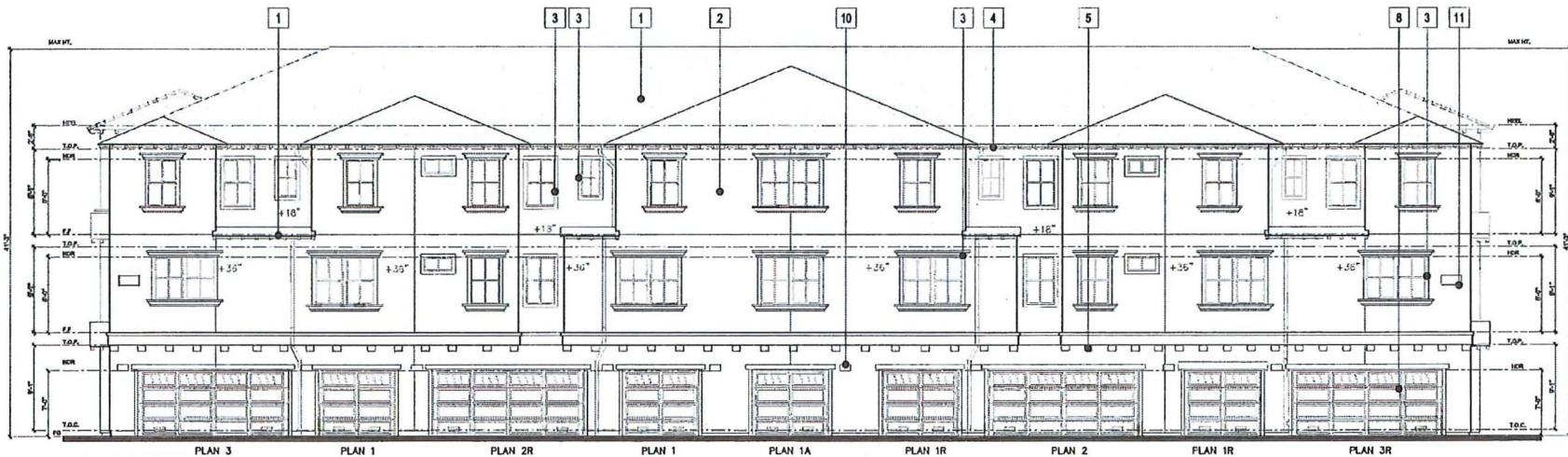
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JOB#: 17024.02

2 SHEET NAMED

A-96LW

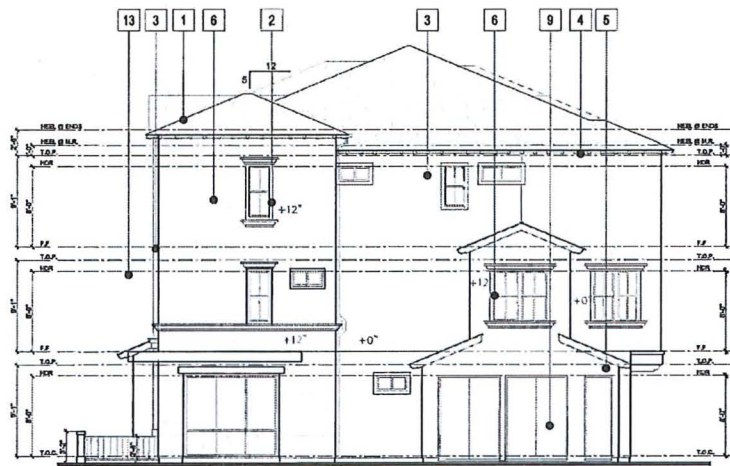
- 38 -



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



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



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

MATERIALS LEGEND

1. 'S' TILE ROOF
2. SMOOTH STUCCO FINISH
3. SMOOTH STUCCO OVER FOAM TRIM
4. WOOD RAFTER TAILS
5. WOOD CORBELS
6. RECESSED WINDOW
7. DECORATIVE LIGHT FIXTURE
8. GARAGE DOORS WITH WINDOWS
9. SERVICE DOORS
10. UNIT ADDRESS SIGN AT A MINIMUM OF 6" WITH A COLOR CONTRASTING WITH BACKGROUND MATERIAL
11. BUILDING ADDRESS SIGN
12. LIGHTWEIGHT METAL AWNING
13. STONE VENEER

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

ITALIAN STYLE

LIVE WORK

9 UNIT REAR AND SIDE ELEVATIONS

SCS DEVELOPMENT CO.

CATALINA

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

DANIELIAN ASSOCIATES
ARCHITECTURE + PLANNING
8151 CORPORATE PARK IRVINE CALIFORNIA 92618

DATE: November 29, 2017

JOB#: 17024.02

SHEET A-97LW

A-97LW

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PLAN 3R

PLAN 1R

PLAN 2

PLAN 1R

PLAN 1A

PLAN 1

PLAN 2R

PLAN 1

PLAN 3

SCALE: 3/16" = 1'-0"
 LIVE WORK
 9 UNIT - SPANISH ELEVATION
 SCS DEVELOPMENT CO.
 CATALINA

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

DATE: November 29, 2017

DANIELIAN ASSOCIATES
 ARCHITECTURE + PLANNING
 5150 CORPORATE PARK IRVINE CALIFORNIA 92618

JOB#: 17024.02
 SHEET 11/25/17
A-9LWR1
 - 02 -



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

SCALE: 3/16" = 1'-0"
 LIVE WORK
 9 UNIT - ITALIAN ELEVATION
SCS DEVELOPMENT CO.
CATALINA

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

DATE: November 29, 2017



DANIELIAN ASSOCIATES
 ARCHITECTURE + PLANNING
 SIXTY CORPORATE PARK IRVINE CALIFORNIA 92618

JOB#: 17024.02

SHEET NAME

A-9LWR2

- 18 -

Emergency Escape and Rescue Windows Access

PURPOSE:

This standard was established in order to ensure code compliant access to emergency escape and rescue windows where fire truck access is not feasible, due to topographical conditions.

DEFINITIONS:

All-Weather Pathway/Surface: Concrete, asphalt, pavers, or other approved engineered surface. Pathway shall be engineered to support a minimum 1,000 pound load.

Emergency Escape and Rescue Window: An operable window, or other similar device that provides for a means of escape and access for rescue in the event of an emergency.

Ladder Pad: A level, slip-resistant, all-weather surface, capable of supporting the weight of the ladder, firefighter(s) in gear, equipment, and person(s) to be rescued. Ladder pads shall be engineered to support a minimum 1,000 pound load.

REQUIREMENTS:

Building Exterior

Ground ladder access shall comply with all of the following:

1. All-weather pathway shall be provided around the entire perimeter of the building;
2. Pathway width shall be a minimum of 60 inches;
3. Pathway shall be designed and installed so that the extended ladder angle of inclination is at least 70° and no greater than 76° from horizontal. An easy way to determine the proper distance is to divide the required length of ladder by four. For example, if 32 feet of ladder is needed to reach a window on the third floor, the butt of the ladder should be placed a minimum of 8 feet from the building (see Figure 1);
4. Ladder set-up shall not be obstructed by architectural features, trees, or landscaping.

Interior Courts

When an all-weather pathway is not a desirable option, ladder pads complying with all of the following requirements can be utilized:

1. A straight pathway from the public-way through the building to the interior court(s) shall be provided (code compliant entry are acceptable);
2. Pathway width through the building shall be a minimum of 72" in width;
3. Ladder pads shall not less than 6'-0" wide by 5'-0" deep and shall allow the unobstructed raising of the ladder free of overhead obstructions;
4. Ladder pads pathway shall be designed and installed so that the extended ladder angle of inclination is at least 70° and no greater than 76° from horizontal. An easy way to determine the proper distance is to divide the required length of ladder by four. For example, if 32 feet of ladder is needed to reach a window on the 3rd floor, the butt of the ladder should be placed a minimum of 8 feet from the building (see Figure 2);
5. Ladder Pads shall be permanently marked "Fire Dept. Ladder Pad";
6. Ladder set-up shall not be obstructed by architectural features, trees, or landscaping.

Figure #1: Ground Ladder on Pathway

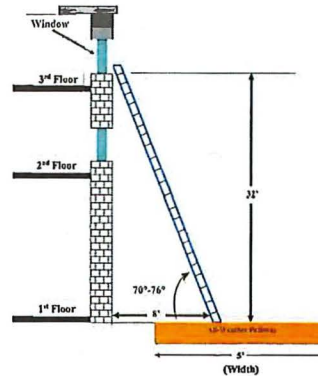
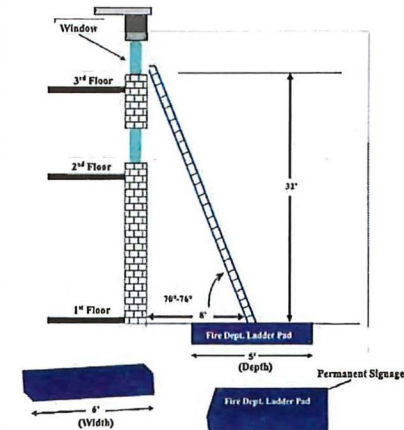


Figure #2: Ground Ladder on Fire Dept. Ladder Pad



TYPICAL DIAGRAM LADDER PAD LOCATION FOR CATALINA

SIMILAR CONDITION FOR 8-FLEX, 9-FLEX AND 9-FLEX LIVE/WORK

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

EMERGENCY ESCAPE AND RESCUE WINDOWS ACCESS SCS DEVELOPMENT CO. CATALINA

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

DANIELIAN ASSOCIATES
 ARCHITECTURE + PLANNING
 8150 CORPORATE PARK IRVINE CALIFORNIA 92618

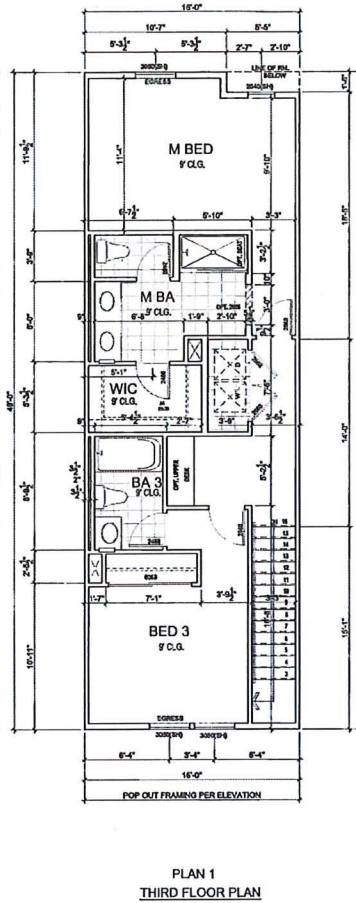
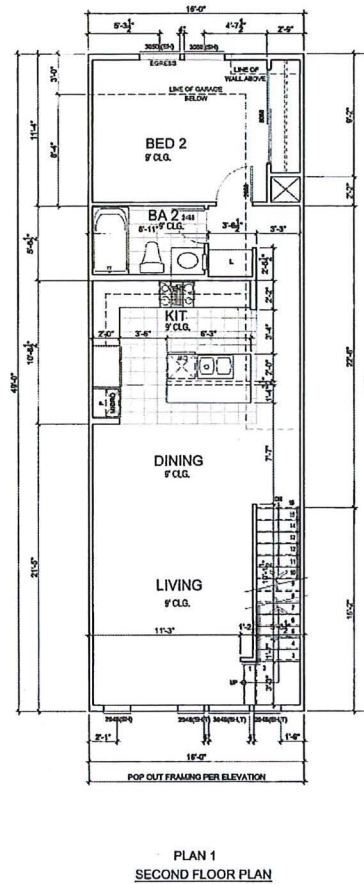
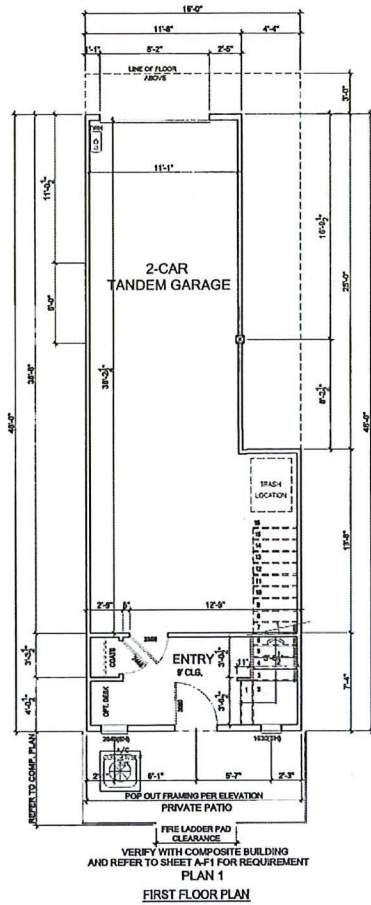
DATE: November 29, 2017

JOB#: 17024.02

SHEET NUMBER

A-F1

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PLAN 1 GROSS AREA TABULATION

FIRST FLOOR	= 113 SQ.FT.
SECOND FLOOR	= 727 SQ.FT.
THIRD FLOOR	= 776 SQ.FT.
TOTAL LIVING AREA	= 1,616 SQ.FT.
GARAGE AREA	= 511 SQ.FT.

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

UNIT PLAN 1

SCS DEVELOPMENT CO.

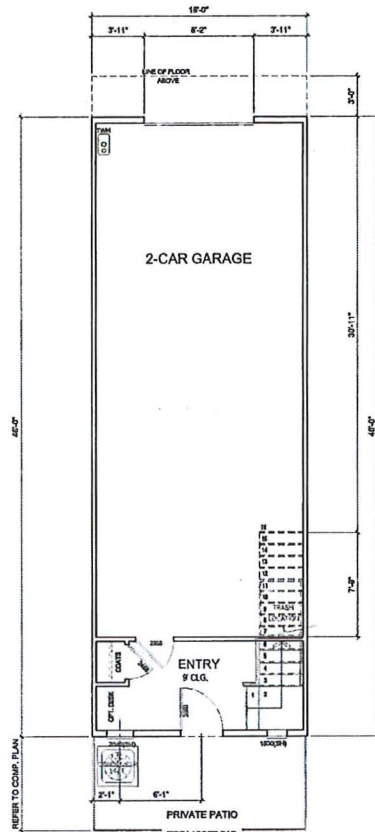
CATALINA

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

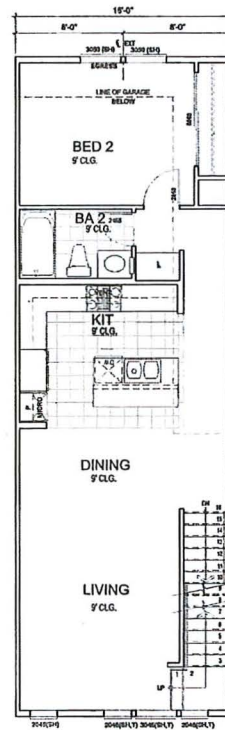
DATE: November 29, 2017

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6111 CORPORATE PARK IRVINE CALIFORNIA 92618

JOB#: 17024.02
SHEET NUMBER
A-U1
- 0 -



REFER TO COMP. PLAN
VERIFY WITH COMPOSITE BUILDING
AND REFER TO SHEET A-F1 FOR REQUIREMENT
PLAN 1AI
FIRST FLOOR PLAN



PLAN 1AI
SECOND FLOOR PLAN



PLAN 1AI
THIRD FLOOR PLAN

PLAN 1AI GROSS AREA TABULATION

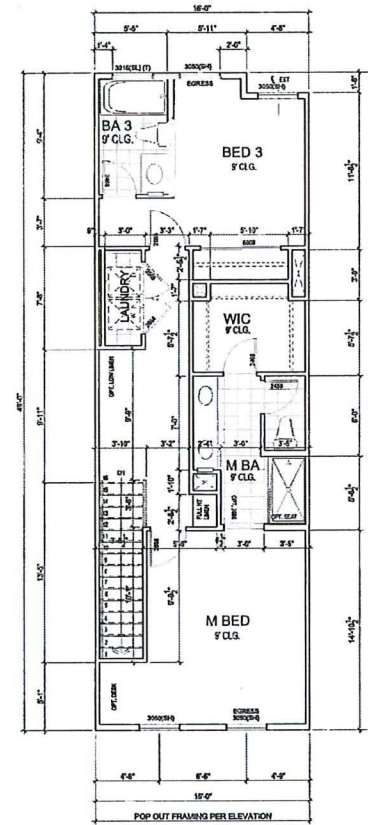
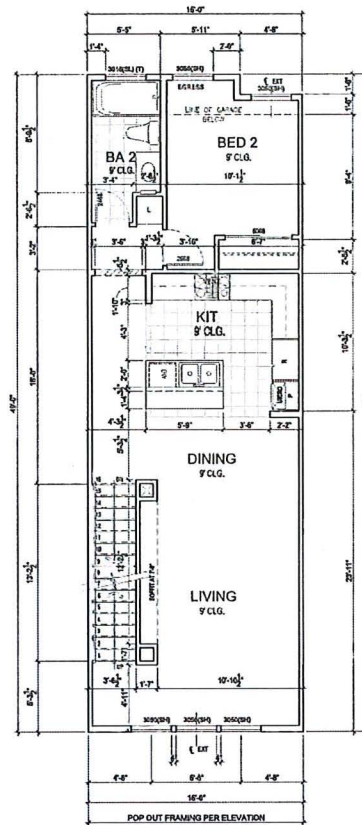
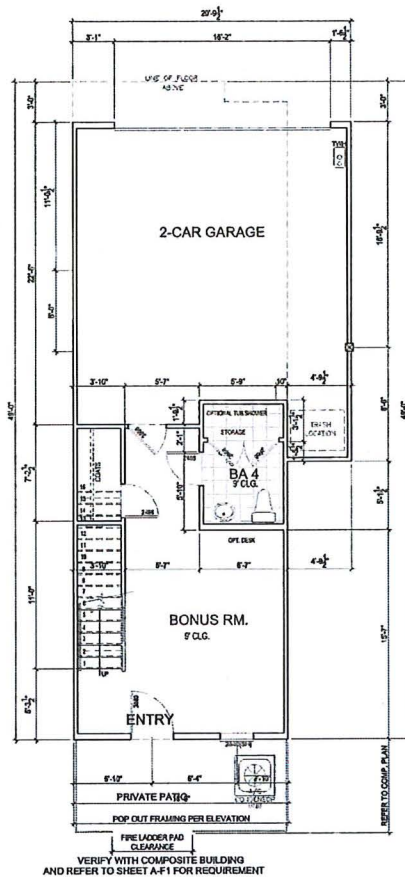
FIRST FLOOR	= 113 SQ.FT.
SECOND FLOOR	= 724 SQ.FT.
THIRD FLOOR	= 784 SQ.FT.
TOTAL LIVING AREA	= 1,621 SQ.FT.
GARAGE AREA	= 623 SQ.FT.

SCALE: 1/4" = 1'-0"
UNIT PLAN 1AI - ALTERNATE INTERIOR UNIT PLAN
SCS DEVELOPMENT CO.
CATALINA

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

DATE: November 29, 2017 **DANIELIAN ASSOCIATES**
ARCHITECTURE + PLANNING
SILVER CORPORATE PARK IRVINE CALIFORNIA 92618

JOB#: 17024.02
SHEET NUMBER
A-U1AI
- 17 -



PLAN 2 GROSS AREA TABULATION

FIRST FLOOR	= 388 SQ.FT.
SECOND FLOOR	= 731 SQ.FT.
THIRD FLOOR	= 777 SQ.FT.
TOTAL LIVING AREA	= 1,896 SQ.FT.
GARAGE AREA	= 465 SQ.FT.

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

UNIT PLAN 2

SCS DEVELOPMENT CO.
CATALINA

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

DANIELIAN ASSOCIATES
ARCHITECTURE + PLANNING
SIXTY CORPORATE PARK IRVINE CALIFORNIA 92618

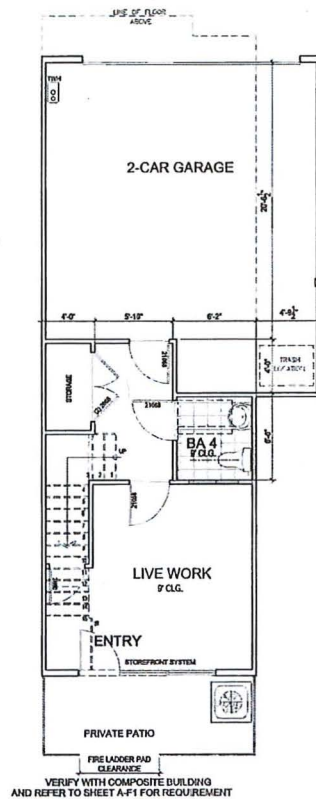
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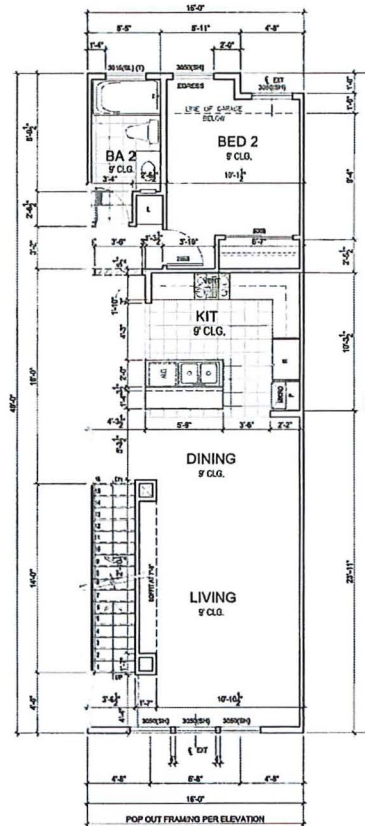
SHEET A-U2

A-U2

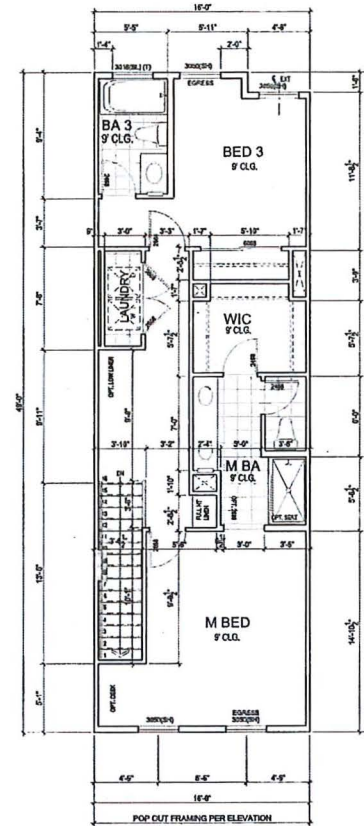
- OF -



PLAN 2
FIRST FLOOR PLAN
W/ ADA COMPLIANT BA 4



PLAN 2
SECOND FLOOR PLAN



PLAN 2
THIRD FLOOR PLAN

PLAN 2 GROSS AREA TABULATION

FIRST FLOOR	= 388 SQ. FT.
SECOND FLOOR	= 731 SQ. FT.
THIRD FLOOR	= 777 SQ. FT.
TOTAL LIVING AREA	= 1,896 SQ. FT.
GARAGE AREA	= 465 SQ. FT.

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

LIVE WORK UNIT PLAN 2
SCS DEVELOPMENT CO.
CATALINA

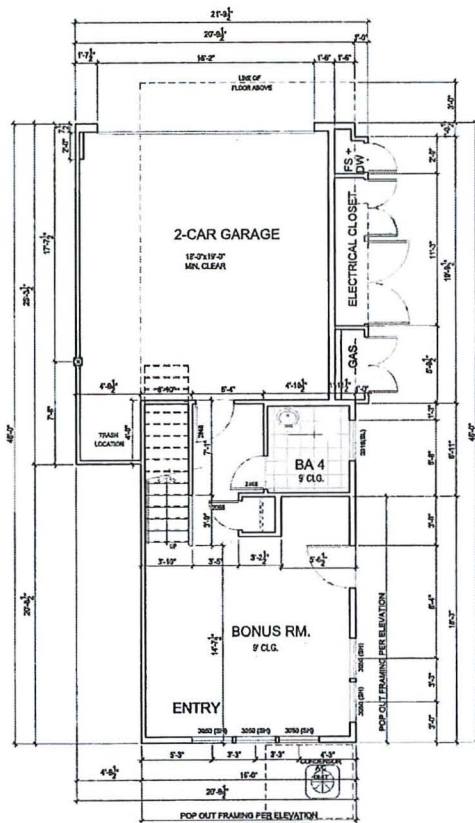
CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

DATE: November 29, 2017

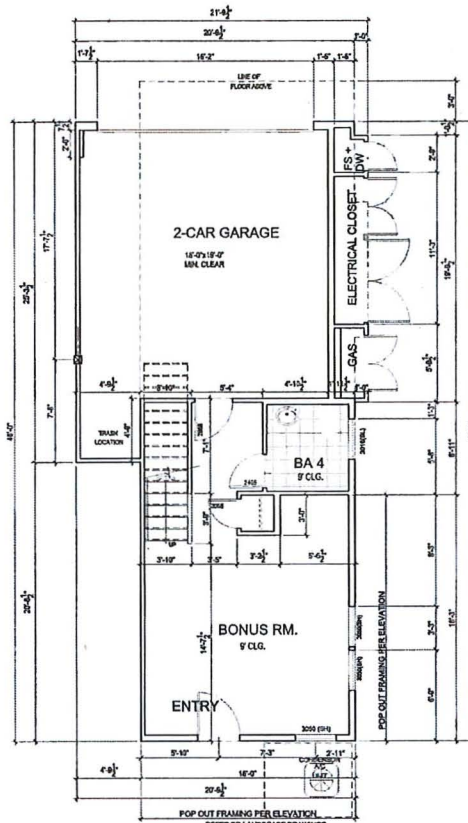


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ARCHITECTURE + PLANNING

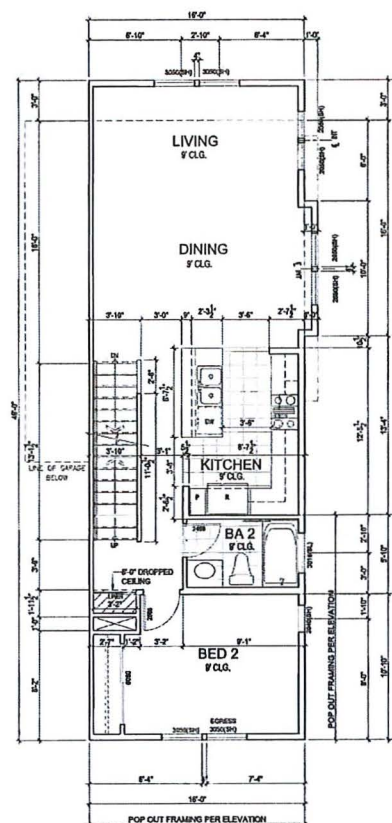
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SHEET 1 OF 2
A-U2LW
- 17 -



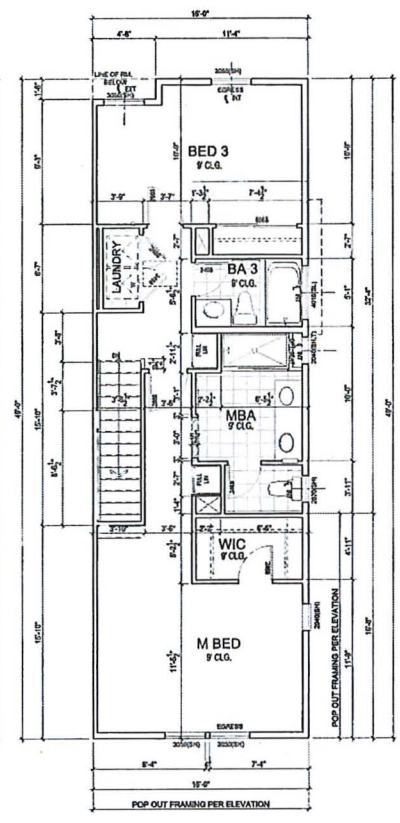
PLAN 3A
FIRST FLOOR PLAN
THIS PLAN OCCURS ON BUILDINGS 1, 2 & 3
FACING CIVIC CENTER DRIVE



PLAN 3
FIRST FLOOR PLAN



PLAN 3
SECOND FLOOR PLAN



PLAN 3
THIRD FLOOR PLAN

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

PLAN 3 (LIVE/WORK) GROSS AREA TABULATI

FIRST FLOOR (WORK)	=	409 SQ. FT.
SECOND FLOOR	=	747 SQ. FT.
THIRD FLOOR	=	781 SQ. FT.
TOTAL LIVING AREA	=	1,937 SQ. FT.
GARAGE AREA	=	415 SQ. FT.
UTILITY CLOSET	=	51 SQ. FT.

SCS DEVELOPMENT CO.
CATALINA

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

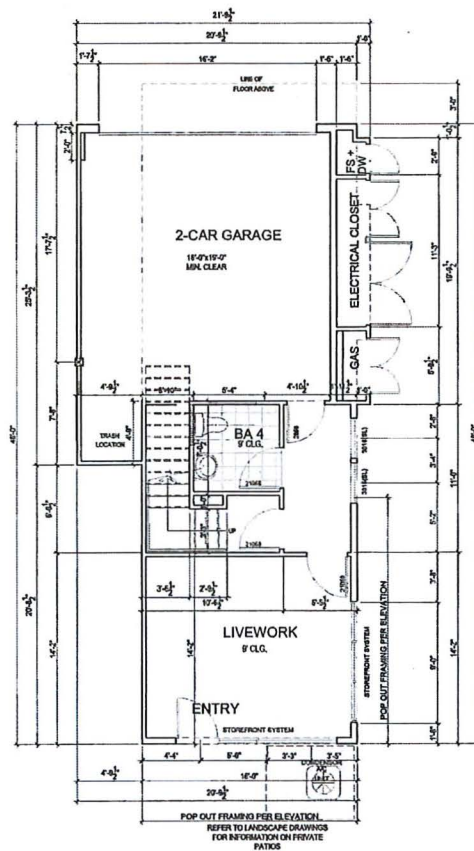
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SIXTY CORPORATE PARK IRVINE CALIFORNIA 92618

DATE: November 29, 2017

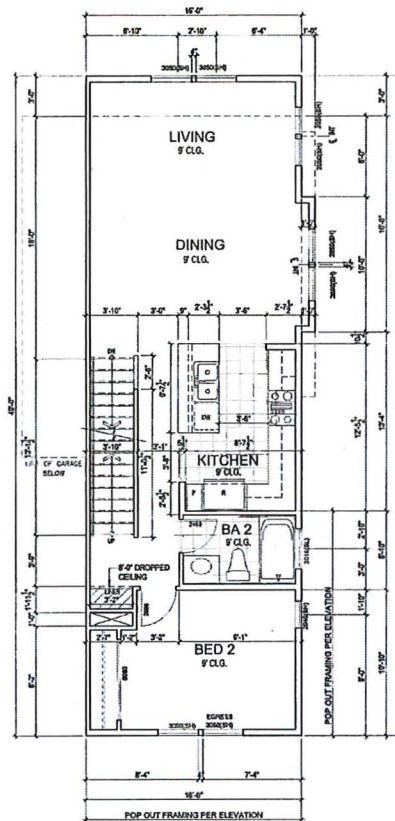
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SHEET NUMBER

A-U3

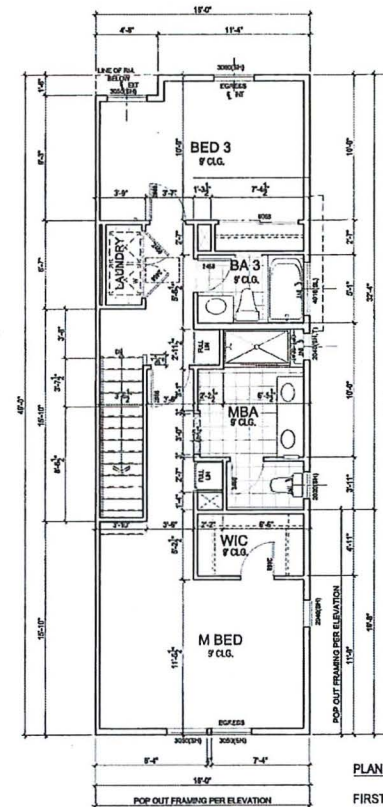
- 5 -



PLAN 3
FIRST FLOOR PLAN



PLAN 3
SECOND FLOOR PLAN



PLAN 3
THIRD FLOOR PLAN

PLAN 3 (LIVESWORK) GROSS AREA TABULATIC

FIRST FLOOR (WORK)	=	409 SQ.FT.
SECOND FLOOR	=	747 SQ.FT.
THIRD FLOOR	=	781 SQ.FT.
TOTAL LIVING AREA	=	1,937 SQ.FT.
GARAGE AREA	=	415 SQ.FT.
UTILITY CLOSET	=	51 SQ.FT.

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

LIVE WORK UNIT PLAN 3 SCS DEVELOPMENT CO. CATALINA

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

DANIELIAN ASSOCIATES
ARCHITECTURE + PLANNING

DATE: November 29, 2017

JOB#: 17024.02
SHEET 3/3
A-U3LW
- 02 -