



**Meeting Date:** October 16, 2019

**File No.(s):** PLN2018-13436

**Location:** 2200 Calle de Luna, a 3.9-acre lot located at northeast intersection of Calle de Luna and Calle del Mundo, APN: 097-05-058; property is zoned Transit Neighborhood (TN).

**Applicant:** Holland Partner Group

**Owner:** Nash-Holland/Holland Partner Group

**Request:** **Architectural Review** of a 580-unit multi-family residential project as part of the Tasman East Specific Plan. The project involves the demolition of existing light industrial building and the construction of two 12-story buildings and one 11-story building with basement and garage parking.

**CEQA Determination:** Determination of Consistency with the Tasman East Specific Plan EIR (Government Code Section 65457)

**Project Planner:** Sheldon S. Ah Sing, AICP, Contract Planner

**Staff Recommendation:** **Approve**, subject to conditions

**Project Data**

	<b>Existing</b>	<b>Proposed</b>
<b>General Plan Designation</b>	Transit Neighborhood	No change
<b>Zoning District</b>	Transit Neighborhood	No change
<b>Land Use</b>	Vacant building	Residential
<b>Lot Size</b>	3.9 acres	No change
<b>Building Square Footage (sf.)</b>	20,160 sf	Towers: 501,732 sf Leasing/Amenity Building: 4,256 sf Garage: 183,580 sf Total: 689,568 sf
<b>Residential Units</b>	None	580
<b>Parking</b>	Surface parking	563 within a parking structure 258 = universal spaces 265 = compact spaces 11 = accessible spaces 29 = guest spaces

**Points for consideration for the Architectural Committee**

Summary

- The applicant proposes to redevelop the 3.9-acre site within the Tasman East Specific Plan (TESP) and construct two 12-story and one 11-story tower project with 580 residential dwelling rental units over a podium that includes three levels of parking. The site is located within the River District of the TESP, which envisions improvements to the streets and the dedication of park land to support a high-density residential neighborhood near transit.
- Of the gross site area, 0.9519 acres will be dedicated for a Public Park as part of the TESP requirements. In addition, 0.5 acres will be dedicated for the Lick Mill Boulevard extension (replacing Calle de Luna) leaving the site with 2.4481 acres in net area, which will serve as the connection to the property to the Related Santa Clara property.

- The density range for the Transit Neighborhood (TN) designation is 100-350 dwelling units per acre. Based on the subject 2.45 net acre site, the project site qualifies between 245 and 857 housing units (236.7 dwelling units per net acre is proposed). Density is calculated as net density within the TESP.
- With the implementation of the TESP and the Related Santa Clara project, the site and its surroundings are expected to be a neighborhood in transition. Currently, the neighborhood is characterized by low-intensity industrial buildings and wide two lane roads that are conducive to industrial uses.

### Building Design

- The project is a podium with three residential towers (two 12 story towers and one 11-story tower) with a three level amenity building, and three-levels of garage parking (one basement level). The top of the podium is the amenity level with a pool. The garage is not visible from Calle de Luna (Lick Mill Boulevard in the future) because a portion of the walls are covered with vegetation and a portion of the garage is the amenity building with frontage along Lick Mill Boulevard. The garage is accessible from two driveways at the southern and northern portions of the site. There is a significant grade change between the subject property and the Related Santa Clara project site that further affects the view towards the property from the north. Lick Mill Boulevard and adjacent sidewalks will rise approximately four feet from the existing grade so that a connection can be made to the north of the subject site in the future.
- The project is consistent with the Building Design Guidelines (building scale and organization, building fenestration and materials, and rooftops); Bulk and Massing Guidelines (maximum floor plate area, maximum plan length, apparent face length, required notches and recesses and tower separation); Building Performance (solar ready roof); and Building Frontages (ground floor active uses). The overall architecture of the building represents a contemporary design using stucco with smooth finishes, metal panels, metal awnings and louvers. Windows are either storefront at the ground level or fiberglass framed on other levels.
  - Building Design. The project expresses scale using balconies, recesses and projections.
  - Bulk and Massing. The project includes 'tower' components and subject to standards that make for a more interesting building along the streets. Recesses and notches are included along the facades to avoid a monotonous building.
  - Building Performance. Solar ready areas are proposed on the roof.
  - Building Frontages. The building includes the appropriate streetwall modulations. Other architectural elements such as canopies, stoops are provided that meet the standards. The towers provide sufficient separation and active ground floor uses.
- A total of 48 of the units would be made at affordable rental prices to extremely low, very low, low and/or moderate-income household secured through an agreement between the City and the property owner.
- The proposed development is consistent with the General Plan, and with the TN Zoning District development standards. The approved TESP provides for a residential yield of up to 4,500 new dwelling units over the next 20 years. A total of 580 units (236.7 net dwelling units per acre) is proposed). This project is one of the early projects within the TESP for approval consideration.
- The proposal will support goals, policies and land uses established in the TESP to create a mix of housing types, affordable housing, open spaces, and supporting linkage to the Guadalupe River Trail.

Park Space

At least five acres of dedicated park land is required within the TESP upon buildout. A total of 2.5 of that amount is required within the River District of the plan. The project proposes to dedicate 0.9519 acres of improved park land.

**Findings**

- 1) *That any off-street parking area, screening strips and other facilitates and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that;*
  - The development provides the required parking spaces under SCCC 18.25.070(a)(3) and (5). Overall, the project provides 563 parking spaces (258 universal size spaces; 265 compact spaces; 11 accessible spaces; and 29 guest spaces) with a three-story structured parking facility providing the podium for the buildings.
  
- 2) *That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard, in that;*
  - The project is consistent with the Tasman East Specific Plan Street Design Guidelines, Open Space Design Guidelines and Building Design Guidelines. The project implements the TESP by providing the necessary components such as bike lanes, sidewalk widths, landscaping for Lick Mill Boulevard in accordance with the TESP. The project dedicates 0.9519 acres of land for open space in accordance with the TESP for the sub-district. The building is designed to be consistent with the TESP by providing building plane changes, balconies, a variety of materials, colors and fenestration patterns.
  - The proposed project incorporates high quality sustainable, energy efficient materials and will meet or exceed all CalGreen requirements.
  - On balance, the project is consistent with the City’s General Plan as discussed in Table 1.

<b>TABLE 1 PROJECT CONSISTENCY WITH SANTA CLARA GENERAL PLAN LAND USE POLICIES</b>	
<b>Land Use Policies</b>	<b>Project Consistency</b>
5.3.1-P2: Encourage advance notification and neighborhood meetings to provide an opportunity for early community review of new development proposals.	The project included a community meeting that was held on September 17, 2019.
5.3.1-P3: Support high quality design consistent with adopted design guidelines and the City’s architectural review process.	The project is consistent with the Tasman East Specific Plan design guidelines. The project includes a variety of materials and design techniques when combined makes the project aesthetically compatible with the vision of the area.
5.3.1-P4: Encourage new development that meets the minimum intensities and densities specified in the land use classifications or as defined through applicable Focus Area,	The project’s density is within the minimum and maximum range indicated in the General Plan.

<b>TABLE 1 PROJECT CONSISTENCY WITH SANTA CLARA GENERAL PLAN LAND USE POLICIES</b>	
<b>Land Use Policies</b>	<b>Project Consistency</b>
Neighborhood Compatibility or Historic Preservation policies of the General Plan.	
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.	The project will be required to upgrade infrastructure facilities in accordance of the Tasman East Specific Plan implementation program.
5.3.1-P10: Provide opportunities for increased landscaping and trees in the community, including requirements for new development to provide street trees 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.	Thirty trees currently exist on-site and as well as street trees, which will all be replaced. The project will have more than 2:1 replacement with 40 new trees within the project area and other trees to be determined with the dedicated park area.
5.3.1-P12: Encourage convenient pedestrian connections within new and existing developments.	The project includes sidewalks and bicycle lanes as well as connections to the new park area to the rear of the property.
5.3.1-P13: Support high density and intensity development within a quarter-mile of transit hubs and stations and along transit corridors.	The project is located near the Santa Clara/Great America Train Station (ACE/Amtrak) and the Lick Mill Station (Santa Clara Valley Light Rail).
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 will implement a Transportation Demand Management program. The project includes bicycle parking on-site.
5.3.2-P2: Encourage higher-density residential development in transit and mixed-use areas and in other locations throughout the City where appropriate.	The project is 236.7 dwelling units per net acre and is within walking distance of transit stations.
5.3.2-P8: Require new residential development to comply with applicable regulations for the provision of affordable housing.	The project will include 48 affordable units and will also pay an in-lieu fee in accordance with the City's ordinance.
5.4.6-P4: Promote pedestrian-friendly design that includes features such as shade trees, streetscapes that contain lighting and landscaping, street furniture, pedestrian and bike paths, limited driveway curb cuts,	The project will implement the pedestrian friendly street designs indicated in the Tasman East Specific Plan including the bicycle lanes and wider sidewalks along Lick Mill Boulevard. The project provides 290 bicycle parking spaces.

<b>TABLE 1 PROJECT CONSISTENCY WITH SANTA CLARA GENERAL PLAN LAND USE POLICIES</b>	
<b>Land Use Policies</b>	<b>Project Consistency</b>
traffic-calming features, and pedestrian street crossings.	
5.4.6-P5: Provide publically accessible open space within the Tasman East Focus Area that is accessible to all residents, adequate to meet their activity needs, and consistent with the General Plan requirements and other City regulations.	The project will dedicate 0.9519 acres to the City to establishing a public park.
5.4.6-P7: Provide for future connections, which encourage walking and bicycling, to the new development in the north when it is redeveloped to promote accessibility between the two areas.	As part of the public park design, a connection will be made to the Guadalupe River trail.
5.4.6-P11: Require new buildings to maintain a consistent setback/build-to-line from the public right-of-way in order to create a well-defined public sidewalk and street.	The project maintains the required setback along the street. A main lobby and amenity building is centrally located between two towers providing a focal point. The garage includes landscaping that screens it from view. Defined steps lead to the podium deck area from the street.
5.4.6-P13: Require that building facades and entrances directly face street frontages, with a high proportion of transparent windows facing the street for nonresidential uses.	The project's fenestration is designed to include storefront glazing where common amenities and common entryways are planned.
5.4.6-P14: Encourage sensitive design and site planning to minimize the scale of larger buildings through use of building massing, setbacks, façade articulation, fenestration, varied parapets and roof lines, and pedestrian-scaled architectural details.	The project provides features with visual interest such as balconies and plane changes. Material changes and color are introduced to help minimize the scale of the building. An amenity building is centrally located at the street to provide some visual interest.
5.4.6-P15: Encourage parking to be located in structures to minimize their visibility from streets and public spaces.	Parking is provided within the building in a three-level parking garage. The entries to the garage are located on the sides (north and south property lines).
5.4.6-P17: Encourage new development to build to a green neighborhood rating standard.	The project will be consistent with the City's green building requirements.

- 3) *That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that;*

- The development is consistent with the Transit Neighborhood designation. The project is compatible with the planned high-density residential uses in the area.
- 4) *That the granting of such approval will not, under the circumstances of the particular case, materially affect adversely the health, comfort or general welfare of persons residing or working in the neighborhood of said development, and will not be materially detrimental to the public welfare or injuries to property or improvements in said neighborhood, in that;*
- The project is subject to the California Building Code and City Code requirements, which serve to regulate new construction to protect public health, safety and general welfare.
  - The use, scale, and design of the development, as conditioned, are consistent with the Tasman East Specific Plan standards and are compatible with the planned uses in the surrounding area.
- 5) *That the proposed development, as set forth in the plans and drawings, are consistent with the set of more detailed policies and criteria for architectural review as approved and updated from time to time by the City Council, which set shall be maintained in the planning division office. The policies and criteria so approved shall be fully effective and operative to the same extent as if written into and made a part of this title, in that;*
- The proposed development provides for an attractive, inviting, imaginative and functional site arrangement of the building, the obscured parking areas, and a high quality architectural and landscape design. The project also provides for proper access, visibility and identity, and access to transit within the Tasman East Specific Plan and adds new rental housing with some affordable housing for various income levels.

**Conditions of Approval:**

**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.

**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. 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.
- C2. Submit plans containing final architectural details for review and approval to the Planning Division as part of the building permit submittal. Said plans to include, but not be limited to: site plans, floor plans, elevations, landscaping, lighting, signage, and stormwater management plan. Developer must provide third party verification of the stormwater management plan for conformance with C3 requirements as part of the building permit submittal.
- C3. Minor changes to the building, 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.

- C4. Submit complete landscape plans, including irrigation plan and composite utility and tree layout overlay plan, for Planning Division 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. Coordinate with the City Arborist for the type, location, installation and maintenance of large canopy street trees fronting the project site along the public right-of-way. Type and size of tree replacement on project site shall be at the direction of the City Arborist and require Planning Division review and approval. Installation of root barriers and super-soil may be required with the installation of trees where electric, water, and sewer utilities are in proximity.
- C5. Developer is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
- C6. 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.
- C7. 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 300 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 300 feet of a residential use and prohibited on Sundays and State and federal holidays.
- C8. The applicant or designee shall pay the Specific Plan Fee to defray the cost of the City's preparation of the Tasman East Specific Plan and the Tasman East Environmental Impact Report.
- C9. The owner or designee prior to issuance of a building permit shall demonstrate that the retaining wall shown on Sheet L8.01 of the approved plans along the north property line shall either be a painted stucco wall or CMU block wall (split face) with vine plantings covering sections of the wall that are over six (6'-0") feet in height to the satisfaction of the Community Development Director or designee.
- C10. The Developer shall comply with the Mitigations Monitoring and Reporting Program (MMRP) identified in the Tasman East Specific Plan Environmental Impact Report (SCH No. 2016122027).
- C11. For areas of contiguous glazing on the building façades and the amenity building, the window panels will be reduced in area and/or treated to render them bird-safe as described in the TESP FEIR such as the use of additional mullions, fritting, stenciling, ultra-violet patterns, etc.
- C12. The clear glass balcony guardrails below 60 feet in height shall be modified via a treatment or material change to reduce bird collision risk. The modification shall be applied to all guardrails (including those above 60 feet in height) on the eastern elevation of Tower B which would be located within 300 feet of the Guadalupe River.
- C13. Sources of exterior artificial night lighting on the eastern elevation of Tower B which faces Guadalupe River should be minimized and light should be directed downward (not upward into the sky) to the fullest extent (as feasible).

#### **ENGINEERING**

- E1. Obtain site clearance through the 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 the 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 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. Submit public improvement plans prepared in accordance with the Public Works Department procedures which provide for the installation of public improvements, including the full complete

raised Lick Mill Boulevard extension along the property frontage. Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer prior to approval and recordation of subdivision map and/or issuance of building permits.

- E4. If the Council approves the Tasman East Specific Plan Public Infrastructure Fee (Fee), this Project would be subject to the Fee. The Fee is to be based on a per new residential unit basis. The Fee is subject to annual escalation per the Engineering News Record and is due prior to issuance of Building Permits. The City will reimburse the developer for the construction of the Tasman East Specific Plan Public Infrastructure improvements included within the scope of the Fee and if constructed with the Project. These improvements are to be included within the Encroachment Permit issued for the Project.
- E5. The City-approved Tasman East Focus Area Specific Plan (Specific Plan) requires the Primavera Lift Station to be relocated and Calle del Sol extended to Calle del Mundo. The Technical Memorandum prepared by the City's consultant, Woodard & Curran, for the "Primavera Lift Station Relocation Siting Study" (Study) dated February 6, 2019 identifies an area, fronting Lafayette Street, within this proposed development as Alternative 1 for the Primavera Lift Station relocation. The Study evaluated five alternatives and Alternative 1 is the top ranked Alternative. The City is currently evaluation the possibility of not relocating the Primavera Lift Station. However, until the City Council takes action on this matter, the property owners within the Specific Plan that have submitted projects through the Project Clearance Committee/Subdivision Committee should determine an area within their proposed developments for the Primavera Lift Station relocation in compliance with the City-approved Specific Plan.
- E6. If the developer submits for a Building Permit that causes the total dwelling units to equal or exceed the following thresholds for the total Building Permit submittals of dwelling units within the entire Tasman East Specific Plan area, the developer shall construct the following traffic mitigation improvements:
- 3,150 dwelling units - Lafayette Street and Calle Del Mundo (new traffic signal construction)
  - 3,600 dwelling units – Great America Parkway and State Route 237 (configuration of southbound approach to 1 right turn and 1 through right lane)
  - 3,600 dwelling units – Lafayette Street and Calle De Luna (traffic signal modification to convert westbound approach to 1 left turn and 1 right turn lane).
- The above traffic mitigation improvements shall be completed and placed into service prior to developer submitting any request for occupancy.
- E7. City will determine cost sharing of public improvements for the Tasman East Specific Area Plan.
- E8. Developer shall relocate the existing 33" storm drain main, serving the Tasman East Area, south of the project site from the public street to the City channel or proposed culvert. The relocated storm drain shall be a 42" diameter RCP able to convey the 100-year storm event flow and maintain the HGL all within the pipe from the public street to the existing City channel or proposed culvert. Developer shall install high capacity catch basins at low points in the public street near the pipe to take the 100-year storm event flow into the pipe.
- E9. Developer shall obtain the required 20-foot wide storm drain easement centered over the proposed 42" storm drain main.
- E10. During the 100-year storm even no more than 6-inch deep ponding will be allowed within public streets.
- E11. If the City channel is filled, a reinforced concrete culvert with inside dimensions of at least 13 feet wide by 6 feet high shall be constructed at the center of the existing 40-foot wide storm drain easement.
- E12. As part of the public improvement plans, the developer shall construct the complete full street extension, including surface improvements, utilities, landscape, retaining walls, etc., from Calle De Mundo north to the northern boundary line of the Tasman East area as determined by the City Engineer. The longitudinal slope of the street extension shall not exceed 4.5%. The elevation of the street extension approximately 2 feet south of said north boundary line shall be approximately 16.7

feet (NAVD 1988) and provide a minimum vertical clear depth of six feet (6') from street finished grade to the top of the future culvert under the future Lick Mill Boulevard extension to accommodate the installation of future underground public/City utilities along the future Lick Mill Boulevard extension. The proposed retaining walls located on the west and north sides of the street extension shall be designed such that their structural integrity is not jeopardized when the soil behind the retaining walls is completely removed. Also, the retaining wall located on the north side of the street extension shall be designed such that:

- The retaining wall is to be removed in the future when Lick Mill Boulevard extends into the property to the north.
- The retaining wall foundation is designed such that it will be able to accommodate and support the load of the south wall of the future storm drain culvert and its overburden under the future Lick Mill Boulevard extension, bridging over the existing 230kv transmission line duct bank.

It is anticipated that St. Anton, the developer fronting the west side of the street extension, and Related-City Place, the developer to the north of the street extension, will contribute their fair share of the cost for the street extension improvements. This funding arrangement is to be worked out by the developers.

- E13. Developer shall pay the processing fee and execute an Encroachment Agreement to allow the construction of the proposed private retaining wall at the north side of the street extension. When said retaining wall is removed, as determined by the City Engineer, the developer shall pay the fee to process a "Release of Interest" to terminate the Encroachment Agreement.
- E14. Existing non-standard or non-ADA compliant frontage improvements shall be replaced with current City standard frontage improvements as directed by the City Engineer or his designee.
- E15. 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.
- E16. All work within the Santa Clara Valley Water District (SCVWD) right-of-way requires SCVWD encroachment permit.
- E17. Street treatment to be determined by City and included in the public improvements infrastructure fee.
- E18. File letter of map amendment/revision with FEMA.
- E19. Sanitary sewer and storm drain mains and laterals shall be outside the drip line of mature trees or ten (10) feet clear of the tree trunk, whichever is greater, to the satisfaction of the Public Works Director.
- E20. Dedicate a sidewalk easement for the sidewalk and driveway portions within private property and pay the easement preparation fee.
- E21. The north project driveway reconstruction that will be required with the further extension of Lick Mill Boulevard into the property to the north shall be staged in a way that maintains access for the residents of the Project. The design and reconstruction of the driveway will be subject to approval by the City Engineer.
- E22. Under buildout conditions of Lick Mill Boulevard, the two driveways along Lick Mill Boulevard will be right-in and right-out due to the center median on Lick Mill Boulevard.
- E23. Provide and install a pedestrian warning signal incorporating both audio and video warnings to warn pedestrians about vehicles exiting the underground garage.
- E24. The project shall comply with the traffic mitigations identified in the Tasman East Specific Plan EIR and TIA.
- E25. The project shall pay its fair share of the traffic mitigations identified in Tasman East Specific Plan EIR/TIA. The project will pay its fair share towards the 100% project mitigations identified in the Tasman East Specific Plan/TIA per the infrastructure fee requirements
- E26. The project shall be required to prepare a traffic impact analysis (TIA) if the land use is not in conformance with the Tasman East Specific Plan.
- E27. The Project shall provide 86' right-of-way for Lick Mill Boulevard along the project frontage.

- E28. Lick Mill Boulevard along the project frontage shall have an 86' right-of-way with 66' curb to curb including two 10' travel lanes northbound and southbound, two 11' wide lanes northbound and southbound, 10' wide median/turn pocket, 7' bike lanes northbound and southbound.
- E29. The Project shall provide 6' sidewalk with a 4' wide landscape strip along Lick Mill Boulevard project frontage.
- E30. Proposed driveways along Calle De Mundo shall be City Standard ST-8 driveways.
- E31. Provide ADA walkway connections to the proposed buildings and proposed Park from the sidewalk.
- E32. All signing and striping shall be thermoplastic.
- E33. Show and comply with driveway triangle of safety at proposed driveways.
- E34. Provide loading/unloading zone on-site.
- E35. Provide trash pick-up/drop-off on-site.
- E36. Provide sufficient space on-site to accommodate queuing if the entrance to the garage is gated.
- E37. Install "No Parking" signs along Lick Mill Boulevard property frontage.
- E38. For the proposed:
  - 504 unit project, provide 168 Class I bicycle lockers and 34 Class II bicycle rack spaces.
  - 23,170 square feet of retail, provide 2 Class I bicycle lockers and 4 Class II bicycle rack spaces.
  - The bike parking ratios provided in the TESP may be different. The bike parking is based on the project description and VTA Bicycle Parking guidelines.

## **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. 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 it's 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 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.
- 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 PUE's 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 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.
- 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 it's system. This includes transformers, switches, etc.
- EL21. 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.
- EL22. 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.
- EL23. 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.
- EL24. C4 Drawing
  - a. Work with SVP on means and Methods on construction of Retaining Wall. Work near or on top of the transmission line will need to be approved by SVP. The 230KV duct will be approximately 3.5 feet from property line. Prior to construction pot hole for actual location of conduit. De-energizing transmission line needs to be coordinated with SVP and the CAISO and must be requested 35 days in advance. Clearances can be denied based upon Electric System conditions or canceled at any time. Other costs must be covered by the developer that SVP incurs due to 230KV clearances, or working near our 230kV line.
  - b. Coordinate Lick Mill Boulevard Extension construction with SVP to insure SVP requirements are met.
  - c. Ducts on north/East side need to stubbed out at ground level of property to the North. Work with SVP on this scope of work.
  - d. On going discussions between Park Dept., Public Works, and Electric on moving electric duct bank on east side of property to within SD easement.

## **FIRE**

- F1. At time of Building Permit application, the Design Team shall submit an Alternate Means and Method Application (AMMA) Permit to mitigate the lack of fire department access, aerial access and hydrant spacing for the project. The mitigations will be as follows:
  - a. Provide a firefighter air replenishment system within all high-rise buildings and parking garages.
  - b. Provide an additional rated stairwell to the roof with penthouse from what is already required by code for all three high-rises
  - c. Provide a fire sprinkler density increase of 0.05-gpm per square foot above the NFPA base design for the entire project. The fire sprinkler design for the three residential towers shall utilize the Density/Area method outlined in NFPA 13 (no 4- head calculation allowed).
  - d. Standpipe connections on the podium level shall be provided (outside of buildings) at designated locations to be determined based on the final design.
  - e. Standpipe connection spacing in the parking garage shall be reduced to a range of 100' to 130' maximum and will be based on final project design.
- 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.
- F8. Fire apparatus access roadways shall have a “minimum” inside turning radius for fire department access roadways shall be 36 feet or greater

## **HOUSING**

- H1. Project is subject to the Phase I incremental affordable housing requirements as set out the Tasman East Specific Plan, which requires a total of 48.12 affordable units to be provided on site. The Applicant shall provide units to affordable households made available at affordable rental prices to extremely low, very low, low and/or moderate-income households as long as the distribution of affordable units averages to a maximum of 100 percent of Area Median Income. The calculation of the affordable housing requirements results in a fractional unit; the Applicant shall either pay the fractional in-lieu fee of \$21,306.43 or provide an additional unit to satisfy the requirement. Fees must be paid prior to the issuance of the occupancy certificate of the building.

Prior to issuance of Building Permits, the Developer shall enter into an Affordable Housing Agreement with the City that will determine the affordable rents and apply all terms and covenants guaranteeing the prescribed affordability, to the satisfaction of the Director of Community Development. Satisfaction of the affordable housing obligation via off-site development will be memorialized in an Affordable Housing Agreement and subject to City Council approval. There is a fee for the AHA preparation in the amount of \$4,791 which will be due prior to execution of AHA.

## **WATER**

- W1. 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.

- W2. Prior to issuance of Building Permits, the applicant shall submit design plans for the complete full Lick Mill Boulevard extension from Calle del Mundo to the northern property line with respect to public water and recycled water improvements. (See ENGINEERING Conditions of Approval).
- W3. 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.
- W4. Utility infrastructure (water, recycled water, and sewer) improvements are needed for the whole Tasman East development. Mechanism for payment and construction is still being assessed. Applicant to indicate new water and recycled water utilities along property frontage on the plans.
- W5. Applicant to show existing 12" PVC recycled water main along the western bank of the Guadalupe River to show if there are any conflicts with the proposed culvert. Provide profile and cross-section views.
- W6. 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.
- W7. 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).
- W8. Applicant shall submit plans showing proposed water, sanitary sewer, and fire service connected to a public main in the public right-of-way to the satisfaction of the Director of Water & Sewer Utilities. Different types of water use (domestic, irrigation, fire) shall be served by separate water services, each separately tapped at the water main. Tapping on existing fire service line(s) is prohibited.
- W9. Individual buildings within a parcel must have their own dedicated service (fire, water, and irrigation). Different types of building use (retail, residential, commercial, etc.) shall be served by separate water meters.
- W10. No structures (fencing, foundation, biofiltration swales, etc.) allowed over sanitary sewer and/or water utilities and easements.
- W11. 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.
- W12. Approved backflow prevention device(s) are required on all potable water services. The applicant shall submit plans showing the location of the approved backflow prevention device(s). Note that all new water meters and backflow prevention devices shall be located behind the sidewalk in a landscape area.
- 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. 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).

- W15. 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.
- W16. The applicant must indicate the pipe material and the size of existing water and sewer main(s) on the plans.
- W17. If fire flow information is needed, applicant shall coordinate with Water and Sewer Utilities Department, for fire flow information at (408)615-2000.
- W18. 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.
- W19. A dedicated fire service line, with an approved backflow prevention device, shall be used for on-site fire hydrants.
- W20. 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.
- W21. 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.
- W22. 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.
- W23. Upon completion of construction and prior to the City's issuance of a Certificate of Occupancy, the applicant shall provide "as-built" drawings of the on-site public water utility infrastructure prepared by a registered civil engineer to the satisfaction of the Director of Water & Sewer Utilities.

## **POLICE**

- PD1. A Coded Entry System is required for police access to enclosed parking lots and gated communities. This can be accomplished with a coded key pad system or the Police Department Knox Box key system. We understand security is a prime concern for the tenants of the project, which necessitates some sort of secure building and admittance process. By having either of these secure access systems for law enforcement, it will allow us to better respond to emergency situations should they arise in the development. Examples of these systems can be reviewed at the following projects: 2585 El Camino Real (Coded key pad access) and 3555 Monroe Street (Knox box key access) \*\*\*\*KNOX Box/Coded key pad per building, gated parking garages, pool area etc.
- PD2. 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.
- 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. (for high rises).

- PD4. The applicant will work with the police department and designate a "POLICE VEHICLE PARKING ONLY" marking and signage on the development. This will allow for a timely police response.
- PD5. 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.
- PD6. Address numbers should be a minimum of twelve (12) inches in height for commercial or industrial buildings. Consider illuminated numbers during the hours of darkness, and in a color that is contrasting to the background material. They shall be clearly visible from the street. Where multiple units or buildings occupy the same property, each unit/building address shall be clearly visible. A monument sign, preferably at all entrances to the property, should be prominently displayed showing all unit/building numbers, addresses, etc. A map is recommended for large complexes with multiple streets or walkways.
- PD7. 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.
- PD8. Each distinct unit within the building shall have its address displayed on or directly above both front and rear doors.
- PD9. Landscaping should follow the National Institute of Crime Prevention standards. That standard describes bushes/shrubs not exceeding 2' in height at maturity, or maintained at that height, and the canopies of trees should not be lower than 6' in height. Crime deterrent vegetation is encouraged along the fence and property lines and under vulnerable windows.
- PD10. 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.
- PD11. 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.
- PD12. 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. If there is outdoor seating associated with a restaurant or similar business which is near vehicle parking stalls, the outdoor space will be designed to ensure the safety of the public from possible vehicular related incidents.
- PD13. All exterior doors should be adequately illuminated at all hours with their own light source.
- PD14. All elevators should be well lit and equipped with a security mirror to provide interior and exterior visibility prior to entry or exit.
- PD15. Consider convex mirrors for elevator cabs and at stairwell landings in order to enhance natural surveillance for the user of the elevator or stairs. It is highly desirable to design an elevator shaft and cab to be transparent, making occupants of the cab visible from the outside. All elevators should be well lit and equipped with a security mirror to provide interior & exterior visibility prior to entry or exit.
- PD16. The parking structure/site should be equipped with a centrally located emergency panic alarm system that reports to a central office. If more than one button/call station is installed, the emergency

system should always be in visual distance from another emergency call station. There should not be more than 300 feet separating each call station, which is the current industry standard.

- PD17. Exterior stairs shall be open style whenever structurally possible. The stairs should be well lit.
- PD18. "White" light meeting the IES standard should be considered. There should be no "dark" areas inside the structure.
- PD19. The interior of the parking structure should be painted a light, highly reflective color. This increases the natural lighting available and can help prevent dark areas that attract criminal activity.
- PD20. 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).
- PD21. 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.
- PD22. A Coded Entry System is required for police access to enclosed parking lots and gated communities. This can be accomplished with a coded key pad system or the Police Department Knox Box key system. We understand security is a prime concern for the tenants of the project, which necessitates some sort of secure building and admittance process. By having either of these secure access systems for law enforcement, it will allow us to better respond to emergency situations should they arise in the development. Examples of these systems can be reviewed at the following projects: 2585 El Camino Real (Coded key pad access) and 3555 Monroe Street (Knox box key access)
- PD23. 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) 615-557 (for high rises).
- PD24. 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.

## **STREETS**

### **STORMWATER**

- 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 (Contact Rinta Perkins, Compliance Manager for a copy of the C.3 Construction Inspection checklist). 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](mailto: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](mailto: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, 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).

## SOLID WASTE

- ST17. For projects that involve construction, demolition or renovation of 5,000 square feet or more, the applicant shall comply with City Code Section 8.25.285 and recycle or divert at least fifty percent (50%) of materials generated for discard by the project during demolition and construction activities. No building, demolition, or site development permit shall be issued unless and until applicant has submitted a construction and demolition debris materials check-off list. Applicant shall create a Waste Management Plan and submit a Construction and Demolition Debris Recycling Report through the City's online tracking tool at <http://santaclara.wastetracking.com/>.
- ST18. For projects that involve a Rezoning, the applicant shall contact the Public Works Department, Street Maintenance Division at (408) 615-3080 to verify if the property falls within the City's exclusive franchise hauling area. If so, the applicant may be required to use the City's exclusive franchise hauler and rate structure for solid waste services. Project applicant shall submit to the Public Works Department a written approval (clearance) from the designated hauler on the project's Trash Management Plan.
- ST19. 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](mailto:Environment@santaclaraca.gov) or at (408) 615-3080 for more information.
- ST20. 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.
- ST21. 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 so as 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.
- ST22. 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.

## PARKS AND RECREATION

- PR1. This memo assumes the Project is not a subdivision and the Mitigation Fee Act provisions will apply. The project will generate an estimated 708 new residents (2.24 persons/household x 580 units). Based on the Mitigation Fee Act standard of 2.53 acres/1000 residents, the amount of public parkland required for this Project to mitigate impact of the new resident demand is approximately 3.2870 acres. The equivalent fee due in lieu of parkland dedication is therefore \$13,370,740.
- PR2. Developer shall provide sufficient land for active park use as called for in the Tasman East Specific Plan. As proposed in the site plan, the project's share of parkland includes an area with an existing culvert, which is to be improved in a manner to allow active parkland uses to occur. Developer shall obtain all outside agency approvals to implement these improvements. Prior to issuance of a building permit, Developer shall provide evidence of outside agency approvals to improve the culvert to the satisfaction of the Director of Parks and Recreation. Should the culvert not be able to be improved for active parkland use, an alternative site plan must be implemented (with necessary city

- approvals) to provide the requisite parkland contribution per the Tasman East Specific Plan to the satisfaction of the Director of Parks and Recreation, taking into consideration such factors as size, shape, topography, geology, access and location, and the developer must propose and agree to design and construct the necessary improvements associated with the park.
- PR3. Stormwater management for the private residential project shall be separated from the stormwater management for the public park parcel and shall not be located within the public park parcel. The latest plans show two bioretention basins for the private residential project located within the public park. Developer will need to relocate them.
- PR4. Any in lieu fees imposed under Chapter 17.35 shall be due and payable to the City prior to issuance of a building permit for each dwelling unit.
- PR5. Proposed Public Park.
- The stormwater management plan shall be designed for the proposed public park.
  - In addition to public park way finding signs, way finding signs for guest parking that can be used by public park visitors shall also be included.
- PR6. Application for Credit. This project includes 43,044sf, after deducting 4-foot set-back, of private on-site active recreational amenities and will receive credit at 50%, or 21,522sf. See Table 3.
- PR7. The balance of fees due in lieu of parkland dedication is \$8,065,346.
- PR8. Dwelling Unit Tax. According to City Code Chapter 3.15, a dwelling unit tax is also due based upon the number of units and additional bedrooms. The Project mix includes 119 studios, 316 one-bedroom units, and 145 two-bedroom units: [\$15 x 580 bedrooms) + (\$5 x 145 additional bedrooms)] for a total DUT of \$9,425.
- PR9. Per City Code section 17.35.070(b): the private ownership and maintenance of the onsite private amenity space shall be restricted for such use by a recorded written agreement, conveyance, covenant or restrictions. Such document shall be subject to the prior review and approval of the City Attorney, and any future proposed amendments must be first submitted to the City Attorney for approval prior to adoption. Submit said document to this Department for City Attorney review.
- PR10. The park plans as submitted are considered a "conceptual design" and developer will present public park schematic design plans to the Parks & Recreation Commission for their review and recommendation(s) to City Council for final approval prior to submitting the Park Improvement Agreement and the Park Maintenance Agreement between City and Developer to City Council for approval.
- PR11. Developer shall adhere to the Parks & Recreation Department "Park Amenity Design Standards" and City standards when designing and constructing the public park.
- PR12. Park construction documents, at Developer's sole cost, must be: submitted to, reviewed by, and approved by City (Parks, Engineering, and Building) before construction begins.
- PR13. Developer to enter into Park Improvement Agreement, for the construction of the public park, and a Park Maintenance Agreement, for the maintenance of the public park, with City which will need to be reviewed by the City Attorney and approved by City Council before Developer can begin construction.
- PR14. Developer will construct Public Park at sole cost to Developer.
- PR15. Developer will maintain Public Park in perpetuity at sole cost to Developer.
- PR16. Developer to dedicate Public Park to the City and it shall be subject to Measure R.
- PR17. Developer will provide City with GIS/Enterprise Asset Management System (EAMS) data for the public parks. The base map and design elements/assets should meet the City data dictionary definitions for each asset.
- PR18. A dwelling unit tax (DUT) is also due based on the number of units and additional bedrooms per City Code Chapter 3.15. The Project mix includes 119 studio units, 316 one-bedroom units, and 145 two-bedroom units for a total DUT of \$9,425.
- PR19. Calculations may change if the number of units change, if any areas do not conform to the Ordinance and City Code Chapter 17.35, if the fee schedule for new residential development fees

due in lieu of parkland dedication changes before this Project is deemed complete by Planning, and/or if City Council or the Architectural Committee makes any changes.

## **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.
- 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](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](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' CBC Ch. 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' Cal. Green Building Standards Code (CGBSC). Provide a Construction Waste Management (CWM) Plan per the 16' CGBSC guides on pp 59-63 of the CGBSC. 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/>.
- B7. Note: Temporary Certificates of Occupancy 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

Architectural Committee Project Review

Address: 2200 Calle De Luna

October 16, 2019

Page 22

consider a TCO. A TCO will be approved only after all applicable City staff have approved in writing; Planning, P.W./ Engineering, Fire Prev., Santa Clara Water, Silicon Valley Power, and any other applicable agencies such as the Santa Clara County Health Dept., with the Building Division being the final approval of all TCO.'s.

Attachment:

1. Development Plans