



Agenda Report

19-753

Agenda Date: 11/13/2019

REPORT TO PLANNING COMMISSION

SUBJECT

Actions on a Proposed 65 Residential Unit Affordable Housing Project at 2330 Monroe Street

EXECUTIVE SUMMARY

On February 21, 2019, Freebird Development Company, LLC (Freebird) filed a development application to amend the General Plan designation and rezone the parcel located at 2330 Monroe Street to develop the site with 65 affordable units in a mix of studios, one, two- and three-bedroom units. The subject site is a vacant City-owned property located at the southeast corner of Monroe Street and San Tomas Expressway.

All units within the project will be deed restricted for affordable housing. A unique aspect of the project reserves 25 percent of the units for intellectually and/or developmentally disabled persons. The proposed entitlements include a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; a General Plan Amendment from Right of Way to Medium Density Residential and a Rezone from Single Family Residential (R1-6L) to Planned Development (PD). These entitlements together would allow construction of a 65-unit rental affordable housing development. The proposal is consistent with the goals and policies set forth in the General Plan for the site as discussed below.

BACKGROUND

After redevelopment agencies (RDA) were dissolved on February 1, 2012, the City, as Housing Successor to the dissolved RDA, assumed all housing assets (including land) of the former redevelopment agency and these assets were placed into a Housing Successor Fund. The parcel is a remnant of a larger parcel that was initially acquired by the County as part of the construction of San Tomas Expressway and subsequently acquired by the City's RDA as an affordable housing site once it became surplus land from the expressway project. This site was confirmed as a housing asset by the California Department of Finance on July 13, 2013.

Following an extensive community outreach process in 2017 and 2018, the City issued a Request for Proposals (RFP) for the development of an affordable housing project on the subject property. At the September 11, 2018 meeting, the City Council selected Freebird as the developer for the project and subsequently approved the Exclusive Negotiation Agreement (ENA) to allow the project to proceed on December 12, 2018.

On June 4, 2019, the City Council reviewed the proposed project, pursuant to the City's Early Consideration Policy for General Plan Amendments, and indicated its support of a continued review of the proposal.

Existing Site Conditions

The project site is a single City-owned parcel that is currently vacant. It is located at the southeast corner of Monroe Street and San Tomas Expressway. San Tomas Aquino Creek and Trail are located adjacent to and west of San Tomas Expressway.

Surrounding land uses include single-family houses to the south, two-story multifamily residential uses across Monroe Street to the east, and San Tomas Expressway to the west and to the north. The site adjoins the rear yards of eleven (11) single family residential properties to the east and south on Sheraton Drive and El Capitan Avenue. A newly developed 2-acre City park is located across San Tomas Expressway to the west.

Project Description

The project would involve the development of an approximately 73,470 square-foot building ranging in height from two to three stories oriented towards the northern portion of the site along San Tomas Expressway and Monroe Street. The maximum height of the building would be 43 feet 4 inches. The project site will have a single point of ingress and egress from Monroe Street.

The 65 residential units consists of 7 studios, 23 one-bedroom units, 29 two-bedroom units and six three-bedroom units. All the units are designated as affordable allowing occupancy based on households at income tiers between 25-120 percent of area median income. The project utilizes one core floor plan for the studios, one- and three-bedrooms units, and two core floor plans for the two-bedroom units. There are few variations due to the design of the building shell, but generally studios range from 344 square feet to 390 square feet, one-bedroom units from 590 square feet to 629 square feet; two-bedroom units from 839 square feet to 900 square feet, and three-bedroom units from 1,180 square feet to 1,197 square feet. The Planned Development Rezoning includes conceptual architecture which may be further refined through subsequent architectural review, should the City Council approve the Planned Development Rezoning.

The project would include on-site amenities such as a fitness center located on the second floor, a game room on the third floor, a laundry room and a community room located on the ground floor that opens up to the outdoor community area. The project includes approximately 32,000 square feet of open space that will provide area for active recreational uses intended for use by building residents and guests.

The project would construct a 6-foot-high precast concrete sound wall along San Tomas Expressway and an 8-foot-high wooden privacy fence along the southern boundary, where the site abuts existing single-family homes. The privacy fence near the entrance to the site will be precast concrete to further attenuate the noise from the incoming vehicles.

DISCUSSION

The primary issues for the project are consistency with the City's General Plan, conformance with the Zoning Code criteria for a Planned Development Zoning and quality of the project architecture and site design.

General Plan Conformance

The General Plan Major Strategies identify the importance of maintaining a land use plan that supports, preserving the City's fiscal health, promoting quality of life, preserving and cultivating existing neighborhoods and promoting sustainability. Providing affordable housing is identified in the General Plan as an important element for the overall development of a healthy and sustainable

community.

The site is currently designated as Right of Way in the General Plan, reflecting the acquisition of the parcel and use of a portion of it for San Tomas Expressway. The project proposes to amend the General Plan designation to Medium Density residential which would support residential development at a density between 20 to 36 dwelling units per acre (du/ac). The proposed residential density of approximately 26 units/acre aligns with this General Plan land use designation.

By selling the land as surplus property, the County determined that additional right of way would not be needed at this location. The City as the housing successor assumed all former RDA housing assets (including land) with the intent to provide housing that is 100 percent affordable to persons and families of low and moderate income within five years after the Department of Finance confirmed the property as a housing asset.

The City has subsequently taken actions in support of residential use of the site consistent with the proposed General Plan Amendment, including actions by the Council on the Request for Proposals and Exclusive Negotiating Agreement. The City Council also determined that the application could proceed through the full entitlement process consistent with the City's Early Consideration policy for General Plan amendments.

The proposed project is also consistent with General Plan Policies as follows:

General Land Use Policies

- 5.3.1-P2: Encourage advance notification and neighborhood meetings to provide an opportunity for early community review of new development proposals.
- 5.3.1 P8 Work with property owners to improve or redevelop underutilized and vacant properties.
- 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.

Considering the high degree of interest and sensitivity related to use the site for affordable housing, the City conducted a community engagement program prior to issuing the RFP and engagement with the developer. Thereafter, the developer conducted public outreach through mailings and conducting four community meetings to involve neighboring property owners in the design of the project. Notices were mailed by the applicant to property owners within 1,000 feet of the project boundaries and interested parties. The project would utilize the currently vacant city owned property for the construction of 65 affordable units with onsite amenities and infrastructure improvements that include private street and utilities, guest parking, and landscape recreation and open space to serve the development.

- 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 of-site replacement for trees removed as part of the proposal to help increase the urban forest and minimize the heat island effect.
- 5.3.1 P12 Encourage convenient pedestrian connections within new and existing developments.

The proposed development plan includes landscaping of the site and the project street frontages with a variety of plant and tree species and would replace the four trees removed with redevelopment at a higher ratio for a total of 125 trees. The project includes the replacement of the existing sidewalks along Monroe Street fronting the project site with a landscape park strip and sidewalk consistent with the Complete Streets design standards including a 10-foot-wide sidewalk with a 4-foot-wide planter strip with street trees. Street trees are proposed within the park strips.

- 5.3.1-P26: Support a community-initiated planning process so that existing neighborhoods can participate in developing more detailed plans for street, landscape and pedestrian facility improvements.
- 5.3.1 P29 Encourage design of new development to be compatible with, and sensitive to, nearby existing and planned development, consistent with other applicable General Plan policies.

As mentioned previously, the community engagement process was initiated early on, in advance of the formal Planning application submittal. The single building ranging in height from 2-3 stories is oriented away from the existing single-family development to avoid any privacy concerns. The project would provide 94 surface parking spaces including six accessible spaces. In addition, there are three electric vehicle (EV) charging spaces and a paratransit loading stall, providing a ratio approaching 1.5 parking spaces per unit. Given that the 25 percent of the units are set aside for persons with developmental disabilities who mostly do not own cars, the ratio of available parking spaces to units is anticipated to be higher. The onsite parking provided addresses the public concerns about the parking spill over to the adjacent neighborhoods.

Residential Land Use Policies

- 5.3.2 G1 Equitable housing opportunities within the community for persons of all economic levels, regardless of religion, gender, sexual orientation, marital status, national origin, ancestry, familial status, race, color, age, source of income or mental or physical disability.
- 5.3.2 P6 Provide adequate choices for housing tenure, type and location, including higher density, and affordability for low and moderate income and special needs households.
- 5.3.2-P10 Create opportunities for affordable housing and housing to support special needs populations, including Extremely Low-Income households.
- 5.3.2-P13 Participate in local, regional, State and federal programs that support affordable, transitional and permanent housing.

The project proposes to build 65 affordable units. All units will be deed restricted for use by households at income tiers between 25 to 120 percent of area median income and 25 percent of the units will be reserved for intellectually and/or developmentally disabled persons.

Transition Policies

- 5.5.2-P1: Require that new development incorporate building articulation and architectural features, including front doors, windows, stoops, porches or bay windows along street frontages, to integrate new development into the existing neighborhoods.

The project incorporates offsets along the building planes and a mixture of exterior materials, finishes

and architectural features to create visual breaks and interest in the design for compatibility with the surrounding neighborhood.

- 5.5.2 P4 Provide adequate separation between incompatible land uses in order to minimize negative effects on surrounding existing and planned development.
- 5.5.2-P3: Implement site design solutions, such as landscaping and increased building setbacks, to provide buffers between nonresidential and residential uses.
- 5.5.2 P5 Require that new development provide an appropriate transition to surrounding neighborhoods.
- 5.5.2-P9 Improve pedestrian amenities, including sidewalks and bicycle paths, to promote neighborhood compatibility.

The proposed building is oriented towards the northern portion of site, away from the existing single-family development along the southern and eastern boundary, providing increased setbacks. The space south of the proposed building is developed as open community space, parking, internal private street and landscaping to provide adequate separation and transition from multifamily to single family development.

Zoning Conformance for a Planned Development Zoning

The site is currently zoned Single Family Residential (R1-6L). The proposal to rezone to Planned Development (PD) would allow the construction of 65-unit rental multi-family affordable housing project, consistent with the requested General Plan designation and the intent to develop an affordable housing project on this site. The City Code indicates that the intent of the PD Zoning district is to “accommodate development that is compatible with the existing community” and meet one of four possible objectives, including utilization of “imaginative planning and design concepts that would be restricted in other zone districts”.

The proposed zone change to PD meets this intent in that it would allow imaginative planning and design concepts that would be restricted in other zone districts and provide necessary flexibility in site design development standards to allow an efficient design and for the project to be situated on the site in a manner that minimizes impacts to the adjacent neighborhood and maximizes the open space area available to future residents. The PD Zoning is also necessary given the site shape and configuration which requires that the site take access from a single point on Monroe Street. The project includes additional beneficial design measures to address neighborhood compatibility as described below.

Project Architecture

The proposed building architecture would be reflective of a modern interpretation of farmhouse design. The proposed building would create the form of a L-shape with the longest length adjacent to, and set-back from, San Tomas Expressway, and shorter length along Monroe Street. Both ends of the L-shape building would be lower in height (two-stories), which would provide a step-up that would visually break up the bulk and height of the building. Overall, the building would contain a mix of exterior angles and materials, including cement panels with redwood finish, fiber cement lap siding with various color finishes, cementitious panels, decorative wall sconces, and perforated aluminum sunshades.

The mixture of material finishes applied to the exterior elevations, together with the offsets

incorporated into the building design provide varied textures and create visual interest. The use of divided light windows and alternating use of materials provides a rhythmic cohesion and symmetry in the design. Offsets in the building elevations, recessed windows, and simplified roof forms provide breaks in mass and scale of the buildings and roof structures. Metal canopies are incorporated in the design over the entrance of the building adding to the visual interest.

Circulation and Parking

The project is accessed by a single point of ingress and egress from Monroe Street as the site cannot take access from San Tomas Expressway. The proposed 26-foot wide driveway would lead to the surface parking lot with a two-way drive aisle, also 26 feet wide. The surface parking lot would provide 94 universal parking stalls, 6 of which would be designated for ADA compliant use. In addition, there would be three stalls designated for future EV charging stations and a loading/drop-off/paratransit stall. There is no gate or fencing proposed along Monroe Street.

The proposed project would provide 37 bicycle parking spaces; 33 Class I bicycle parking spaces would be located within the building to serve residents, and four Class II bicycle parking spaces would be outdoors and uncovered to serve visitors.

The existing sidewalk along the project frontage on Monroe Street would be replaced with a separated 10-foot-wide sidewalk with a 4-foot-wide landscape strip next to the curb and sidewalk behind, enhancing the pedestrian access and connectivity to the adjacent neighborhood. The private street would provide access to the surface parking spaces, the units within the building, and the community amenities. The private street would also serve as a utility corridor and emergency vehicle access easement. Due to its relatively small size, the project would generate fewer than 100 peak-hour vehicle trips.

The project provides the parking at about one and a half parking spaces for each unit with 10 percent of the total parking spaces dedicated for guest parking. The standard Santa Clara parking ratio for is two vehicle parking vehicle spaces per unit. However, the project would involve the approval of a zoning amendment as a Planned Development (PD), allowing for exceptions to the standard parking ratio. Additionally, the State density bonus law and the City's density bonus ordinance both provide for reduced parking ratios for affordable housing developments such as the proposed project. Based on survey results of recent projects similar in size and with similar levels of transit service as the project, Fehr & Peers identified peak-parking demands of between 1.40 and 1.52 spaces per unit in the late evening. Accounting for 25 percent of units to house individuals with developmental disabilities (and therefore, unlikely to have a vehicle), only 49 of the units would generate parking and the corresponding peak parking demand would be much lower than other comparably sized developments. The proposed on-site parking would therefore, accommodate this parking demand.

Landscaping and Open Space

The project would implement a landscape plan for the site and public right-of-way that includes a mixture of plant species and trees for planting the common areas and setbacks as well as the planter strips fronting the project site. The three trees removed with demolition of existing conditions on-site would be replaced in excess of the 2:1 requirement with a total of 125 trees which are to be planted around the entire perimeter of the site and within the common open space area. The replacement plan includes native and climate-adapted trees, many of which would serve to screen/line the project site perimeter. Of the nine species, six are proposed to be drought tolerant.

The project includes approximately 32,000 square feet of open space that will provide area for active recreational uses intended for use by building residents and guests. Included are a universal design (all abilities) outdoor play area, a landscaped and furnished park-like quiet area with half size bocce court, recreational community gardens, a family barbecue area, a fitness pathway with outdoor fitness equipment, and a putting green (artificial turf).

ENVIRONMENTAL REVIEW

A Mitigated Negative Declaration (MND) was prepared for the project in accordance with the California Environmental Quality Act (CEQA). The MND and Notice of Availability were posted on the City's website at www.santaclaraca.gov/ceqa and circulated for 30-day review on September 25, 2019 and closed on October 25, 2019, in accordance with CEQA requirements. The Planning Department received agency comments in response to the MND, which are attached to this staff report for review. Copies of the MND are available in the Planning Division office at City Hall.

The MND examined environmental impacts associated with project development and identified potential air quality, biological, cultural resources, geology and soils, hazardous materials, and noise impacts that with incorporation of mitigation measures into the project would reduce all potential impacts to less than significant. A detailed discussion of the potential impacts and mitigation measures to be applied to the project are specified in the MND and would be implemented through project conditions of approval and the Mitigation Monitoring and Reporting Program (MMRP) for the proposed project.

FISCAL IMPACT

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

COORDINATION

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

PUBLIC CONTACT

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

Public Notices and Comments

On November 1, 2019, the notice of public hearing for this item was posted in three conspicuous locations within 300 feet of the project site and mailed to property owners within 1,000 feet of the project site. Newspaper notice of this item was published in *The Weekly* on October 30, 2019. At the time of this staff report, no public comment has been received.

Public Outreach Meetings

A total of four neighborhood community meetings were conducted to engage neighbors in the planning process of the proposed 65 affordable unit development. Two noticed community meetings were conducted to present the development proposal to neighbors and interested parties and engage public input. The meetings were held at the City Hall Cafeteria from 6:00 p.m. to 8:00 p.m. on

February 21, 2019 and July 30, 2019; each meeting was attended by approximately 20-25 community members each time. Public notice of the community meetings was mailed to property owners within 1000 feet of the project site and posted on the City's Community Meetings webpage.

Prior to submitting an application with the City, the developer conducted two additional noticed community meetings on October 17, 2018 and November 5, 2018 at the City Hall Cafeteria at 6:00 p.m. Both the meetings were well attended by community members, who expressed general interest in the proposal with concerns mostly regarding the impact of the project on the adjacent residential development.

ALTERNATIVES

1. Adopt a resolution to recommend the City Council adopt the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the Affordable Housing Project at 2330 Monroe Street.
2. Adopt a resolution to recommend the City Council approve a General Plan amendment from Right of Way to Medium Density Residential to allow development of 65 rental affordable residential units, landscaped open space, surface parking and site improvements.
3. Adopt a resolution to recommend the City Council approve a rezoning from Single Family Residential (R1-6L) to Planned Development (PD) to allow development of 65 rental affordable residential units, landscaped open space, surface parking and site improvements.
4. Recommend the City Council deny the General Plan amendment from Right of Way to Medium Density Residential for the development of 65 rental affordable residential units, landscaped open space, surface parking and site improvements.
5. Recommend the City Council deny the rezoning from Single Family Residential (R1-6L) to Planned Development (PD) for the development of 65 rental affordable residential units, landscaped open space, surface parking and site improvements.

RECOMMENDATION

Alternatives 1, 2, and 3: That the Planning Commission adopt resolutions for the Affordable Housing Project located at 2330 Monroe Street recommending that the City Council:

1. Adopt a resolution to recommend the City Council adopt the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the Affordable Housing Project at 2330 Monroe Street.
2. Adopt a resolution to recommend the City Council approve a General Plan amendment from Right of Way to Medium Density Residential to allow development of 65 rental affordable residential units, landscaped open space, surface parking and site improvements.
3. Adopt a resolution to recommend the City Council approve a rezoning from Single Family Residential (R1-6L) to Planned Development (PD) to allow development of 65 rental affordable residential units, landscaped open space, surface parking and site improvements.

Reviewed by: Andrew Crabtree, Director of Community Development

Approved by: Deanna J. Santana, City Manager

ATTACHMENTS

1. 2330 Monroe St Affordable Housing Development Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program
2. Responses to Comments Received on the Mitigated Negative Declaration

3. Project Data
4. Resolution Recommending Council Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program
5. Resolution Recommending Council Approve the General Plan Amendment
6. Resolution Recommending Council Approve the Rezoning
7. Conditions of General Plan and Rezoning Approval
8. Planned Development Plans

Attachment #1

Link to 2330 Monroe St Affordable Housing Development Mitigated Negative Declaration; and Mitigation Monitoring and Reporting Program

<http://santaclaraca.gov/Home/Components/BusinessDirectory/BusinessDirectory/342/3649>

memorandum

date October 31, 2019

to Nimisha Agrawal
 Assistant Planner I
 Community Development Department
 City of Santa Clara

cc Jennifer Carvalho
 Office Specialist III
 Housing & Community Services
 City of Santa Clara

from Karl F. Heisler and Jennifer Brown
 Environmental Science Associates

subject 2330 Monroe Street Affordable Housing Initial Study Response to Comments

CEQA Process following Release of the Initial Study and Proposed Mitigated Negative Declaration (IS/MND)

A Initial Study and proposed Mitigated Negative Declaration (IS/MND) was prepared pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code [PRC], Section 21000 et seq by the City of Santa Clara (City) to disclose the potential environmental effects of the 2330 Monroe Street Affordable Housing Project (project). The IS/MND includes a description of the project, an assessment of its potential effects, and a description of mitigation measures to reduce significant effects that were identified. The IS/MND was released on September 25, 2019, for a 30-day review period, ending on October 24, 2019, and was made available to state, regional, and local agencies and members of the public. Comment letters on the IS/MND were received from two individuals listed below.

- Rachit Aggarwal (October 6, 2019)
- Unnamed Neighbor at 2250 Monroe Street (October 22, 2019)

In addition, an e-mail was received from an individual inquiring how to qualify for one of the residential units in the proposed project. The e-mail did not, however, contain any comments on the IS/MND.

In support of the City's review of the project, this memo provides a response to written comments on the IS/MND that were raised during the public review period. The responses in this document substantiate and confirm the analyses contained in the IS/MND. No new significant environmental impacts, no new significant information, and no substantial increase in the severity of an earlier identified impact have resulted from responding to

comments. Therefore, no revisions are required to the previously released IS/MND. As the lead agency, the City must adopt the Mitigated Negative Declaration before action can be taken on the project.

Responses to Comments on the Initial Study and Mitigated Negative Declaration (IS/MND)

Written comments on the IS/MND are included following the responses in this section (**Attachment A**). Written comments received were provided to the City of Santa Clara by email. Comments are addressed with respect to the letter from which they are sourced in order of the dates they were received.

Rachit Aggarwal – Comment Letter, October 6, 2019

The commenter suggests that the project could include a retail component.

With respect to the commenter's concern regarding the lack of retail space, City staff provided an email response to the commenter. As stated by staff, this parcel is a part of a larger parcel that was initially acquired by the County as part of the construction of San Tomas Expressway and subsequently acquired by the City as an affordable housing site. Therefore, it was never intended to have a retail component. Retail projects by the City can be anticipated in regions zoned for such uses, many existing retail uses already exist within 2,000 feet of the project site.

It is noted that the project site is within an area of the City designated for residential use in the Santa Clara General Plan. The El Camino Real corridor, about 0.75 miles south of the project site, is designated for retail uses, as are smaller areas at Monroe Street and Scott Boulevard (0.25 miles east of the site) and at Scott Boulevard and Warburton Avenue, about 0.65 miles southeast of the site.

Anonymous Neighbor at 2250 Monroe Street – Comment Letter, October 22, 2019

The commenter states that the Initial Study's analysis of traffic impacts is not supported by evidence, that there is heavy peak-hour traffic on both San Tomas Expressway and Monroe Street, and that the location is already prone to traffic accidents and that the project would exacerbate this condition. The commenter also states that the proposed project would provide insufficient parking and questions whether the project would provide services for the portion of project residents expected to have developmental disabilities.

With respect to the comment's concern regarding the IS/MND's lack of evaluation of traffic hazards at the intersection of Monroe Street and San Tomas Expressway, this analysis included under Section 5.17, *Transportation* of the IS/MND. Specifically, Impact c) addresses this topic, and included in its evaluation is a sight distance analysis (Appendix F), by Fehr & Peers and reviewed by the City transportation engineers. Based on this line of sight analysis, which factored in vehicle speed, and turning radius in proximity to the project site Driveway, Mitigation Measure TR-1: Roadway Safety Modification is presented to reduce the current rapid right turn movements from northbound San Tomas Expressway, which could result in vehicle related hazards along Monroe Street. Among other details, this measure requires that the project applicant prepare improvement plans for the intersection of San Tomas Expressway and Monroe Street and parking removal on Monroe Street to improve roadway safety.

Review of data from the California Highway Patrol's Statewide Integrated Traffic Records System indicates that, since January 21, 2016, there have been 21 motor vehicle collisions (5.6 per year over 3.75 years) at the intersection of Monroe Street and San Tomas Expressway and another 37 collisions (almost 10 per year) nearby—mostly on San Tomas Expressway north or south of the intersection, with six of these on Monroe Street. There have also been 11 collisions (almost 3 per year) on Monroe Street adjacent to or near the project site (i.e., at or near the intersection with Los Padres Boulevard). Although person(s) sustained injuries in 28 of these 69 total collisions (41 percent), there were no fatalities. The number of collisions at the San Tomas/Monroe intersection does not appear to be substantially greater, on average, than at other heavily trafficked intersections in Santa Clara.

With respect to the comment's concern that the project does not provide adequate parking, the IS/MND provides a parking analysis under Section 5.17, *Transportation* of the IS/MND. Specifically, Impact a), addresses the project's potential to conflict with plans, ordinances and policies. While parking is not a criterion under this list, the analysis considers projects of a similar nature and found that the project would generate a peak demand of 78 vehicles spaces in the evening time. Thus, the provision of 94 spaces would be adequate to meet demand.

With respect to the comment's request for clarification regarding the need for services and physicians at the project site, note that these services are not proposed with the project. As supported in the project applicant's Memorandum of Understanding with the Housing Choices Coalition, a provider of affordable housing for persons with developmental disabilities, and the San Andreas Regional Center, which provides services to such persons, the Housing Choices Coalition would provide the project sponsor with tenant referrals and resident coordination services in close collaboration with the San Andreas Regional Center, which maintains a waiting list of people and funds the supportive services. According to the project sponsor, residents who would be living in the 20-25 percent of units reserved for people with developmental and/or intellectual disabilities are people who are able to live independently. Most of these residents would have jobs and take public transportation. According to the sponsor, these residents would not necessarily be physically handicapped or have mental health issues such that they would require a facility with physicians to support daily living.

Attachment A

Comment Letters



Jennifer Ostner

From: Nimisha Agrawal <NAgrawal@SantaClaraCA.gov>
Sent: Tuesday, October 8, 2019 11:34 AM
To: Rachit Aggarwal
Subject: RE: 2330 Monroe St project

Hi Rachit,

Thank you for your email. The CEQA document with project details are available on the City's website at <http://santaclaraca.gov/Home/Components/BusinessDirectory/BusinessDirectory/291/2495>

This parcel is a part of a larger parcel that was initially acquired by the County as part of the construction of San Tomas Expressway and subsequently acquired by the City as an affordable housing site. Therefore, it was never intended to have a retail component. Hope that helps clarify, please let me know if you have any questions.

Thank you,
Nimisha

From: Rachit Aggarwal <rachit.nitk@gmail.com>
Sent: Sunday, October 6, 2019 7:00 PM
To: Nimisha Agrawal <NAgrawal@SantaClaraCA.gov>
Subject: 2330 Monroe St project

Hi Nimisha,

I am a resident of the area of Santa Clara around the site of planned project. Can you share some details of the project.

At one of the online forums, local residents are expressing their unhappiness around lack of retail space and was thinking if there is a constructive way to provide this feedback for the project.

RECEIVED

OCT 3 2019

PLANNING DIVISION

The proposal of building affordable house at 2330 Monroe streets has the following glaring issues.

1. The proposal claims that the transportation impact can be mitigated without showing any convincing evidence. First, it does not consider the horrible rush hour traffic on both Monroe and San Tomas, which will make entering and exiting the plaza dangerous. This could easily cause accidents and exacerbate the already heavy traffic in both directions. Secondly, the location itself is already traffic accident prone. It would be dangerous to make it more crowded by adding a massive scale apartment at that corner. I myself witnessed one major traffic accidents when two cars were totally smashed with debriefs all over the place. One car eventually hit the island in the middle of Monroe street after being hit by the other car. The situation could have been worse if the car ran to the curbside, which was totally possible. Thus, given the potential danger of the location and the already super crowded reality, that tiny corner is not used as a residential area for good reasons. I still have the photo to show how terrible the accident was.
2. The project wants to build 65 units without carefully considering the parking limits. Assuming the ratio of units to parking space being 1: 1.8 (Coronado villa next to it has ratio of 1:1.8), it means it requires roughly 117 parking lots. However, the proposal only planned 94. This means that, likely more cars will have to park along the already crowded Monroe street, causing more both environmental trouble and safety problems.
3. 20% of the units are set aside for people with development disabilities, both mentally and physically. So, does the facility include the service these people need? For mentally disabled people, physicians are needed to make sure they are in stable condition. Who is going to pay for these facilities if they are needed?

2250 Monroe St, #332

Santa Clara, CA, 95050

SAN JOSE CA 950

17 OCT 2019 PM 4 L



city of Santa Clara - planning Division
Namisha Agrawal, Assistant planner II
1500 Warburton Avenue, Santa Clara,
CA, 95050
phone: 408-615-2950



Attachment B
Memorandum of Understanding
Among Freebird Development
Company, Housing Choices and
San Andreas Regional Center



**MEMORANDUM OF UNDERSTANDING
AMONG FREEBIRD DEVELOPMENT COMPANY, HOUSING CHOICES,
AND SAN ANDREAS REGIONAL CENTER
(2330 Monroe Street, Santa Clara, CA)**

Freebird Development Company LLC ("Freebird"), Housing Choices Coalition for Persons with Developmental Disabilities, Inc. (Housing Choices) and San Andreas Regional Center (SARC) hold a shared commitment to creating a supportive and sustainable living environment for individuals with developmental disabilities at the affordable housing property planned for development at 2330 Monroe Street, Santa Clara, CA. This tri-party Memorandum of Understanding is entered into by Freebird, Housing Choices and SARC effective on April 23, 2019 to set forth the mutually agreed upon roles and responsibilities of each party in achieving this common goal.

Freebird

Freebird is the developer of a planned 65-unit affordable housing development to be located at 2330 Monroe Street, Santa Clara, CA (the "Property"). Because of SARC's and Housing Choices' commitment to provide Housing Choices' program of housing services and other SARC-funded services to residents with developmental disabilities, Freebird agrees to set aside up to 25% of the rental units at the Property for rent to qualified low-income tenants with developmental disabilities, as referred by Housing Choices. Freebird will provide appropriate space on site for Housing Choices' provision of resident support services, including office or meeting space and use of a community room for tenant events organized by Housing Choices. Freebird will coordinate with Housing Choices, the property manager and other service providers as needed to facilitate the leasing process and maintain a healthy, supportive environment for Housing Choices' residents.

Housing Choices

Housing Choices has been working to create affordable housing opportunities for people with developmental disabilities since 1997. Housing Choices agrees to work with Freebird to provide Tenant Referral and Resident Coordination services for qualified households which include a person with developmental disabilities in the set-aside units at the Property. These services include but are not limited to the following:

Tenant Referral for Occupancy of Units Designated for SARC Clients

Housing Choices will work with SARC to refer SARC clients for units as they become available. This comprehensive referral process includes:

- Marketing units to appropriate households in the community, drawing from Housing Choices' registry of SARC clients seeking housing and other community marketing to people served by SARC, and also keeping SARC and other community partners educated and aware of the availability of designated units;
- Screening households to verify that they are clients of SARC and reviewing applicant's self-reports to help households determine whether they meet the other tenant selection criteria for the property, which will be verified by property management when the completed application for housing is submitted;

- Conducting a lottery to place applicants who are verified to be clients of SARC on a randomly generated wait list for designated units at the time of initial lease-up;
- Continuing to add SARC clients in date order to the wait list for designated units after the initial lottery is conducted;
- Interviewing the applicants and prospective roommates and helping them prepare for the application and move-in process;
- Referring clients to SARC Service Coordinators to ensure that appropriate Independent Living or Supported Living services are in place before a client signs a lease;
- Helping clients pursue all available sources of security deposit assistance and grants for basic household needs;
- Working with property management to ensure applicants fill out the formal housing application and other necessary paperwork;
- Providing support to the client in the property manager's initial interview when others are not available to provide this assistance;
- Assisting clients in following up on comments provided by property management on the applicant's application or supporting documentation;
- Making best efforts to ensure the designated units are occupied by clients of SARC but if Housing Choices is unable to provide qualified applicants to the property management in a timely manner, the property management may process the applications of other qualified applicants who are not clients of SARC.

Resident Coordination

In addition, Housing Choices will provide a Resident Coordinator whose job responsibilities will include:

- Providing a single point of contact for independent living services and supported living services (ILS/SLS) agencies, in home care providers, San Andreas Regional Center, conservators and property management with respect to the housing needs and issues of residents living in the units designated for occupancy by SARC clients;
- Assisting residents of the designated units in seeking reasonable accommodations for specific disabilities;
- Assisting residents of the designated units in preparing for unit inspections and annual re-certifications;
- Assisting residents of the designated units in understanding and complying with lease terms and property rules and regulations;
- Assisting residents in responding to adverse notices from property management resulting from unsatisfactory inspections, the annual re-certification process, or complaints about the residents' compliance with lease terms and property rules;
- Assisting in mediation of conflicts involving residents occupying units designated for SARC clients – between other residents, property management, service providers and other conflicts as necessary;
- Advocating on behalf of clients to ensure they are receiving all necessary services;
- Attending Circle of Support and Individual Program Plan meetings as invited with the client's individual service provider;

- Working to create a sense of community among Housing Choices' residents and encouraging a network of support among neighbors and friends. This includes:
 - Coordinating resident/community meetings;
 - Facilitating resident activities on a regular basis.

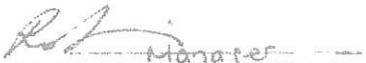
San Andreas Regional Center

San Andreas Regional Center (SARC) has been serving individuals with developmental disabilities since 1979. SARC is funded by the State of California to serve this population as required by the Lanterman Developmental Disabilities Act. The Lanterman Act is part of California law that sets out the rights and responsibilities of persons with developmental disabilities. SARC works with each of its clients to develop an individual service plan and contracts with qualified agencies to provide each client with the appropriate level of ILS/SLS or other services to meet his or her specific needs. SARC agrees to refer individuals with developmental disabilities to Housing Choices for assistance in applying for tenancy of the designated units at the Property and to provide funding to Housing Choices to provide the appropriate level of Tenant Referral and Resident Coordination services described above, pursuant to an approved Program Design and at an approved hourly rate. These services will be provided at no cost to tenants or property management on a regular and ongoing basis commencing at the time of initial lease-up for so long as SARC continues to contract with Housing Choices for the services. The minimum duration of services under this MOU shall be one year from the completion of initial lease-up.

Funding of Housing Choices' services at the Property is contingent upon SARC's receiving funding for such services through its contract with the California Department of Developmental Disabilities. In the event that SARC ceases to receive funding through the California Department of Developmental Services to pay for services, SARC may, as its option, give notice of termination of this MOU in accordance with the provisions below.

This MOU will automatically renew on an annual basis of July 1 of each year unless notice of termination for cause is provided in writing to all the parties by the party or parties seeking termination at least sixty days prior to the annual renewal date. Cause for termination consists of any of the following three reasons: (a) SARC's determination that DDS or other funding is no longer available for Housing Choices' services to the Property; or (b) Freebird and SARC agreeing that Housing Choices has materially failed to provide the services to the property that are described above; or (c) Housing Choices and SARC agreeing that the unit rents, qualifying income, property rules or other property conditions are no longer appropriate for people with developmental disabilities.

SIGNED:


 Robin Zimbler, ~~CEO~~ ^{Manager}, Freebird Development Company, LLC


 Janelle A. Stokley, Executive Director, Housing Choices Coalition


 Javier Zaldivar, Executive Director, San Andreas Regional Center

Project Data

File: PLN2019-13723; PLN2019-13763, PLN2019-13764, CEQA2019-01067

Location: 2330 Monroe Street, a 2.47 acre site located at the southeast corner of Monroe Street and San Tomas Expressway. The site is zoned R-1-6L Single-Family; APN: 224-37-068

Applicant/ Owner: Paul McElwee, HKIT Architect, Robin Zimbler, Freebird Development Company, LLC/ Housing Authority, City of Santa Clara

CEQA Determination: Mitigated Negative Declaration

Project Planner: Nimisha Agrawal, Assistant Planner I

	Existing	Proposed
General Plan Designation	Right of Way	Medium Density Residential
Zoning District	Single Family Residential (R1-6L)	Planned Development (PD)
Lot Size	2.47 acres	Same
Land Use	vacant	Residential
Residential Units	-	65
Open Space	-	32,000 sq. ft.
Stories / Total Height	-	Two to Three-stories (up to 43 feet 4 inches)
Parking	-	88 universal stalls, 6 ADA, 3 EV Charging and 1 paratransit loading stall. 10 spaces will be dedicated as guest parking spaces.

Aerial Map



RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL ADOPT THE MITIGATED NEGATIVE DECLARATION AND THE MITIGATION MONITORING AND REPORTING PROGRAM FOR THE MULTI-FAMILY AFFORDABLE HOUSING DEVELOPMENT LOCATED AT 2330 MONROE STREET, SANTA CLARA

PLN2019-13763 (General Plan Amendment)
PLN2019-13723 (Application of Rezoning)
CEQ2019-01067 (Mitigated Negative Declaration)

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

WHEREAS, on February 1, 2019, HKIT Architects and Freebird Development Company, LLC (“Applicant”) filed an application for the development of a 2.47 acre site at 2330 Monroe Street, a vacant city-owned property at the southeast corner of Monroe Street and San Tomas Expressway (“Project Site”);

WHEREAS, the application includes a proposed General Plan Amendment (GPA) to change the land use designation of the Project Site from Right of Way to Medium Density Residential;

WHEREAS, the Applicant applied to rezone the Project Site from Single Family Residential (R1-6L) to Planned Development (PD) to allow construction of a multi-family affordable housing development consisting of 65 units, onsite amenities, approximately 32,000 square foot of open space and surface parking (“Project”) as shown on the Development Plans, attached hereto as Exhibit “Development Plans” and incorporated herein by this reference;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), and the regulations implementing the Act, specifically 14 Cal. Code of Regs § 15070, this Project was determined after an Initial Study to identify potentially significant effects on the environment which could be avoided with the implementation of mitigation measures, resulting in the drafting of a Mitigated Negative Declaration (“MND”) and Mitigation Monitoring and Reporting Program (“MMRP”);

WHEREAS, in conformance with CEQA, the MND was noticed and circulated for a 30-day public review period from September 25, 2019 and closed on October 25, 2019;

WHEREAS, on November 1, 2019, the notice of public hearing for the November 13, 2019 Planning Commission meeting for this item was posted in three conspicuous locations within 300 feet of the Project Site and was mailed to property owners within a 1,000-foot radius of the project boundaries; and

WHEREAS, on November 13, 2019, the Planning Commission held a duly noticed public hearing to consider the Project, MND, MMRP, and all pertinent information in the record during which the Planning Commission invited and considered any and all verbal and written testimony and evidence offered in favor of and in opposition to the Project.

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

1. That the Planning Commission hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.
2. That the Planning Commission hereby finds that all potentially significant environmental impacts that may directly or indirectly result from the Project would be reduced to a less-than-significant level by the mitigation measures specified in the MND and MMRP.
3. That the Planning Commission hereby finds that the MND is complete, prepared in compliance with CEQA, and represents the independent judgment of the Planning Commission.
4. That the Planning Commission hereby recommends that the City Council find that the MND and MMRP completed for this Project has been completed in compliance with CEQA, and that approval of this project as mitigated will have no significant negative impacts on the area's environmental resources, cumulative or otherwise, as the impacts as mitigated would fall within the environmental thresholds identified by CEQA.

5. That the Planning Commission hereby recommends that the City Council adopt the MND and MMRP for the Project as required by the CEQA Guidelines (14 Cal. Code of Regs. § 15074).

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

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 13th DAY OF NOVEMBER 2019, BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:
NOES: COMMISSIONERS:
ABSENT: COMMISSIONERS:
ABSTAINED: COMMISSIONERS:

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

- Attachments Incorporated by Reference:
1. Mitigated Negative Declaration (MND)
2. Mitigation Monitoring and Reporting Program (MMRP)
3. Development Plans

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RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPROVE A GENERAL PLAN AMENDMENT FROM RIGHT OF WAY TO MEDIUM DENSITY RESIDENTIAL TO ALLOW A MULTIFAMILY AFFORDABLE HOUSING DEVELOPMENT CONSISTING OF 65 RESIDENTIAL UNITS LOCATED AT 2330 MONROE STREET, SANTA CLARA

PLN2019-13763 (General Plan Amendment)
PLN2019-13723 (Application of Rezoning)
CEQ2019-01067 (Mitigated Negative Declaration)

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

WHEREAS, on February 1, 2019, HKIT Architects and Freebird Development Company, LLC (“Applicant”) filed an application for General Plan Amendment in connection with the development of a 2.47 acre site at 2330 Monroe Street, a vacant city-owned property at the southeast corner of Monroe Street and San Tomas Expressway (“Project Site”);

WHEREAS, the General Plan Amendment (GPA) proposes to change the land use designation of the Project Site from Right of Way to Medium Density Residential to allow residential densities ranging from 20 to 36 units per gross acre;

WHEREAS, the Applicant simultaneously applied to rezone the Project Site from Single Family Residential (R1-6L) to Planned Development (PD) to allow construction of a multi-family affordable housing development consisting of 65 units, onsite amenities, approximately 32,000 square foot of open space and surface parking (“Project”) as shown on the Development Plans, attached hereto as Exhibit “Development Plans” and incorporated herein by this reference;

WHEREAS, in conformance with CEQA, a Mitigated Negative Declaration (MND) prepared for the Project and was noticed and circulated for a 30-day public review period from September 25, 2019 to October 25, 2019;

WHEREAS, the MND prepared for the project identified potential significant impacts of Project development that with implementation of the mitigation measures identified in the Mitigation Monitoring and Reporting Program (“MMRP”) will reduce potential environmental impacts to less than significant levels and will be incorporated into the Project;

WHEREAS, Santa Clara City Charter Section 1007 requires that the Planning Commission provide input to the City Council on any proposed General Plan amendment;

WHEREAS, Government Code Section 65353 requires the Planning Commission to hold a public hearing prior to making a recommendation on the General Plan Amendment;

WHEREAS, notice of the public hearing on the proposed General Plan Amendment was published in the *Santa Clara Weekly*, a newspaper of general circulation for the City, on October 30, 2019;

WHEREAS, notices of the public hearing on the General Plan Amendment were mailed to all property owners within 1,000 feet of the Project Site, according to the most recent assessor’s roll, on November 1, 2019;

WHEREAS, on November 1, 2019, notices of the public hearing on the General Plan Amendment were mailed to each local agency expected to provide water, sewage, streets, roads, schools, or other essential facilities or services to the Project;

WHEREAS, before considering the General Plan Amendment for the Project Site, the Planning Commission reviewed and considered the information contained in the MND document prepared for the project;

WHEREAS, the Planning Commission has reviewed the General Plan Amendment; and,

WHEREAS, on November 13, 2019, the Planning Commission conducted a public hearing, at which time all interested persons were given an opportunity to give testimony and provide evidence in support of and in opposition to the proposed General Plan Amendments.

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

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

2. That the Planning Commission finds and determines that the General Plan Amendment is in the interest of the public good for the following reasons:

A. The proposed amendment is deemed to be in the public interest, in that the project is located in an urbanized area served by existing municipal services and implements smart growth principles by redeveloping underutilized properties with medium density housing projects and providing affordable housing units;

B. The proposed General Plan amendment is consistent and compatible with the rest of the General Plan and any implementation programs that may be affected, in that the proposal includes different sized affordable housing units ranging from studio units to three-bedroom units, increasing the City's housing stock, while providing adequate choices of housing tenure, type and location which will assist in meeting the housing needs of the City;

C. The potential impacts of the proposed amendment have been assessed and have been determined not to be detrimental to the public health, safety, or welfare, in that as proposed, it includes all feasible mitigation to address the potential environmental effects of the project; and

D. The proposed amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA), in that an Mitigated Negative Declaration for the amendment has been prepared.

3. That the Planning Commission hereby recommends that the City Council, pursuant to Government Code § 65358, amend the General Plan by changing the General Plan Land Use Designation for the Project Site from Right of Way to Medium Density Residential to allow a medium density affordable housing development.

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

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 13th DAY OF NOVEMBER, 2019, BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

Attachments Incorporated by Reference:

- 1. Conditions of Rezoning Approval
- 2. Development Plans

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

\\SRVFSPROD01\inter-dept-data\Datafile\PLANNING\2019\Project Files Active\PLN2019-13723 2330 Monroe
Street\PC\Resolution Recommending Council Approve Rezoning.doc

memorandum

date October 31, 2019

to Nimisha Agrawal
Assistant Planner I
Community Development Department
City of Santa Clara

cc Jennifer Carvalho
Office Specialist III
Housing & Community Services
City of Santa Clara

from Karl F. Heisler and Jennifer Brown
Environmental Science Associates

subject 2330 Monroe Street Affordable Housing Initial Study Response to Comments

CEQA Process following Release of the Initial Study and Proposed Mitigated Negative Declaration (IS/MND)

A Initial Study and proposed Mitigated Negative Declaration (IS/MND) was prepared pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code [PRC], Section 21000 et seq by the City of Santa Clara (City) to disclose the potential environmental effects of the 2330 Monroe Street Affordable Housing Project (project). The IS/MND includes a description of the project, an assessment of its potential effects, and a description of mitigation measures to reduce significant effects that were identified. The IS/MND was released on September 25, 2019, for a 30-day review period, ending on October 24, 2019, and was made available to state, regional, and local agencies and members of the public. Comment letters on the IS/MND were received from two individuals listed below.

- Rachit Aggarwal (October 6, 2019)
- Unnamed Neighbor at 2250 Monroe Street (October 22, 2019)

In addition, an e-mail was received from an individual inquiring how to qualify for one of the residential units in the proposed project. The e-mail did not, however, contain any comments on the IS/MND.

In support of the City's review of the project, this memo provides a response to written comments on the IS/MND that were raised during the public review period. The responses in this document substantiate and confirm the analyses contained in the IS/MND. No new significant environmental impacts, no new significant information,

and no substantial increase in the severity of an earlier identified impact have resulted from responding to comments. Therefore, no revisions are required to the previously released IS/MND. As the lead agency, the City must adopt the Mitigated Negative Declaration before action can be taken on the project.

Responses to Comments on the Initial Study and Mitigated Negative Declaration (IS/MND)

Written comments on the IS/MND are included following the responses in this section (**Attachment A**). Written comments received were provided to the City of Santa Clara by email. Comments are addressed with respect to the letter from which they are sourced in order of the dates they were received.

Rachit Aggarwal – Comment Letter, October 6, 2019

The commenter suggests that the project could include a retail component.

With respect to the commenter's concern regarding the lack of retail space, City staff provided an email response to the commenter. As stated by staff, this parcel is a part of a larger parcel that was initially acquired by the County as part of the construction of San Tomas Expressway and subsequently acquired by the City as an affordable housing site. Therefore, it was never intended to have a retail component. Retail projects by the City can be anticipated in regions zoned for such uses, many existing retail uses already exist within 2,000 feet of the project site.

It is noted that the project site is within an area of the City designated for residential use in the Santa Clara General Plan. The El Camino Real corridor, about 0.75 miles south of the project site, is designated for retail uses, as are smaller areas at Monroe Street and Scott Boulevard (0.25 miles east of the site) and at Scott Boulevard and Warburton Avenue, about 0.65 miles southeast of the site.

Anonymous Neighbor at 2250 Monroe Street – Comment Letter, October 22, 2019

The commenter states that the Initial Study's analysis of traffic impacts is not supported by evidence, that there is heavy peak-hour traffic on both San Tomas Expressway and Monroe Street, and that the location is already prone to traffic accidents and that the project would exacerbate this condition. The commenter also states that the proposed project would provide insufficient parking and questions whether the project would provide services for the portion of project residents expected to have developmental disabilities.

With respect to the comment's concern regarding the IS/MND's lack of evaluation of traffic hazards at the intersection of Monroe Street and San Tomas Expressway, this analysis included under Section 5.17, *Transportation* of the IS/MND. Specifically, Impact c) addresses this topic, and included in its evaluation is a sight distance analysis (Appendix F), by Fehr & Peers and reviewed by the City transportation engineers. Based on this line of sight analysis, which factored in vehicle speed, and turning radius in proximity to the project site Driveway, Mitigation Measure TR-1: Roadway Safety Modification is presented to reduce the current rapid right turn movements from northbound San Tomas Expressway, which could result in vehicle related hazards along Monroe Street. Among other details, this measure requires that the project applicant prepare improvement plans for the intersection of San Tomas Expressway and Monroe Street and parking removal on Monroe Street to improve roadway safety. **(Note to Reviewer: Insert additional language from the Police Department if it is available.)**

Review of data from the California Highway Patrol's Statewide Integrated Traffic Records System indicates that, since January 21, 2016, there have been 21 motor vehicle collisions (5.6 per year over 3.75 years) at the intersection of Monroe Street and San Tomas Expressway and another 37 collisions (almost 10 per year) nearby—mostly on San Tomas Expressway north or south of the intersection, with six of these on Monroe Street. There have also been 11 collisions (almost 3 per year) on Monroe Street adjacent to or near the project site (i.e., at or near the intersection with Los Padres Boulevard). Although person(s) sustained injuries in 28 of these 69 total collisions (41 percent), there were no fatalities. The number of collisions at the San Tomas/Monroe intersection does not appear to be substantially greater, on average, than at other heavily trafficked intersections in Santa Clara.

With respect to the comment's concern that the project does not provide adequate parking, the IS/MND provides a parking analysis under Section 5.17, *Transportation* of the IS/MND. Specifically, Impact a), addresses the project's potential to conflict with plans, ordinances and policies. While parking is not a criterion under this list, the analysis considers projects of a similar nature and found that the project would generate a peak demand of 78 vehicles spaces in the evening time. Thus, the provision of 94 spaces would be adequate to meet demand.

With respect to the comment's request for clarification regarding the need for services and physicians at the project site, note that these services are not proposed with the project. As supported in the project applicant's Memorandum of Understanding with the Housing Choices Coalition, a provider of affordable housing for persons with developmental disabilities, and the San Andreas Regional Center, which provides services to such persons, the Housing Choices Coalition would provide the project sponsor with tenant referrals and resident coordination services in close collaboration with the San Andreas Regional Center, which maintains a waiting list of people and funds the supportive services. According to the project sponsor, residents who would be living in the 20-25 percent of units reserved for people with developmental and/or intellectual disabilities are people who are able to live independently. Most of these residents would have jobs and take public transportation. According to the sponsor, these residents would not necessarily be physically handicapped or have mental health issues such that they would require a facility with physicians to support daily living.

Attachment A

Comment Letters



Jennifer Ostner

From: Nimisha Agrawal <NAgrawal@SantaClaraCA.gov>
Sent: Tuesday, October 8, 2019 11:34 AM
To: Rachit Aggarwal
Subject: RE: 2330 Monroe St project

Hi Rachit,

Thank you for your email. The CEQA document with project details are available on the City's website at <http://santaclaraca.gov/Home/Components/BusinessDirectory/BusinessDirectory/291/2495>

This parcel is a part of a larger parcel that was initially acquired by the County as part of the construction of San Tomas Expressway and subsequently acquired by the City as an affordable housing site. Therefore, it was never intended to have a retail component. Hope that helps clarify, please let me know if you have any questions.

Thank you,
Nimisha

From: Rachit Aggarwal <rachit.nitk@gmail.com>
Sent: Sunday, October 6, 2019 7:00 PM
To: Nimisha Agrawal <NAgrawal@SantaClaraCA.gov>
Subject: 2330 Monroe St project

Hi Nimisha,

I am a resident of the area of Santa Clara around the site of planned project. Can you share some details of the project.

At one of the online forums, local residents are expressing their unhappiness around lack of retail space and was thinking if there is a constructive way to provide this feedback for the project.

RECEIVED

OCT 3 2019

PLANNING DIVISION

The proposal of building affordable house at 2330 Monroe streets has the following glaring issues.

1. The proposal claims that the transportation impact can be mitigated without showing any convincing evidence. First, it does not consider the horrible rush hour traffic on both Monroe and San Tomas, which will make entering and exiting the plaza dangerous. This could easily cause accidents and exacerbate the already heavy traffic in both directions. Secondly, the location itself is already traffic accident prone. It would be dangerous to make it more crowded by adding a massive scale apartment at that corner. I myself witnessed one major traffic accidents when two cars were totally smashed with debriefs all over the place. One car eventually hit the island in the middle of Monroe street after being hit by the other car. The situation could have been worse if the car ran to the curbside, which was totally possible. Thus, given the potential danger of the location and the already super crowded reality, that tiny corner is not used as a residential area for good reasons. I still have the photo to show how terrible the accident was.
2. The project wants to build 65 units without carefully considering the parking limits. Assuming the ratio of units to parking space being 1: 1.8 (Coronado villa next to it has ratio of 1:1.8), it means it requires roughly 117 parking lots. However, the proposal only planned 94. This means that, likely more cars will have to park along the already crowded Monroe street, causing more both environmental trouble and safety problems.
3. 20% of the units are set aside for people with development disabilities, both mentally and physically. So, does the facility include the service these people need? For mentally disabled people, physicians are needed to make sure they are in stable condition. Who is going to pay for these facilities if they are needed?

2250 Monroe St, #332

Santa Clara, CA, 95050

SAN JOSE CA 950

17 OCT 2019 PM 4 L



city of Santa Clara - planning Division
Namisha Agrawal, Assistant planner II
1500 Warburton Avenue, Santa Clara,
CA, 95050
phone: 408-615-2950



Attachment B
Memorandum of Understanding
Among Freebird Development
Company, Housing Choices and
San Andreas Regional Center



**MEMORANDUM OF UNDERSTANDING
AMONG FREEBIRD DEVELOPMENT COMPANY, HOUSING CHOICES,
AND SAN ANDREAS REGIONAL CENTER
(2330 Monroe Street, Santa Clara, CA)**

Freebird Development Company LLC ("Freebird"), Housing Choices Coalition for Persons with Developmental Disabilities, Inc. (Housing Choices) and San Andreas Regional Center (SARC) hold a shared commitment to creating a supportive and sustainable living environment for individuals with developmental disabilities at the affordable housing property planned for development at 2330 Monroe Street, Santa Clara, CA. This tri-party Memorandum of Understanding is entered into by Freebird, Housing Choices and SARC effective on April 23, 2019 to set forth the mutually agreed upon roles and responsibilities of each party in achieving this common goal.

Freebird

Freebird is the developer of a planned 65-unit affordable housing development to be located at 2330 Monroe Street, Santa Clara, CA (the "Property"). Because of SARC's and Housing Choices' commitment to provide Housing Choices' program of housing services and other SARC-funded services to residents with developmental disabilities, Freebird agrees to set aside up to 25% of the rental units at the Property for rent to qualified low-income tenants with developmental disabilities, as referred by Housing Choices. Freebird will provide appropriate space on site for Housing Choices' provision of resident support services, including office or meeting space and use of a community room for tenant events organized by Housing Choices. Freebird will coordinate with Housing Choices, the property manager and other service providers as needed to facilitate the leasing process and maintain a healthy, supportive environment for Housing Choices' residents.

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Tenant Referral for Occupancy of Units Designated for SARC Clients

Housing Choices will work with SARC to refer SARC clients for units as they become available. This comprehensive referral process includes:

- Marketing units to appropriate households in the community, drawing from Housing Choices' registry of SARC clients seeking housing and other community marketing to people served by SARC, and also keeping SARC and other community partners educated and aware of the availability of designated units;
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Resident Coordination

In addition, Housing Choices will provide a Resident Coordinator whose job responsibilities will include:

- Providing a single point of contact for independent living services and supported living services (ILS/SLS) agencies, in home care providers, San Andreas Regional Center, conservators and property management with respect to the housing needs and issues of residents living in the units designated for occupancy by SARC clients;
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- Assisting residents of the designated units in preparing for unit inspections and annual re-certifications;
- Assisting residents of the designated units in understanding and complying with lease terms and property rules and regulations;
- Assisting residents in responding to adverse notices from property management resulting from unsatisfactory inspections, the annual re-certification process, or complaints about the residents' compliance with lease terms and property rules;
- Assisting in mediation of conflicts involving residents occupying units designated for SARC clients – between other residents, property management, service providers and other conflicts as necessary;
- Advocating on behalf of clients to ensure they are receiving all necessary services;
- Attending Circle of Support and Individual Program Plan meetings as invited with the client's individual service provider;

- Working to create a sense of community among Housing Choices' residents and encouraging a network of support among neighbors and friends. This includes:
 - Coordinating resident/community meetings;
 - Facilitating resident activities on a regular basis.

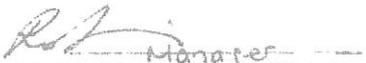
San Andreas Regional Center

San Andreas Regional Center (SARC) has been serving individuals with developmental disabilities since 1979. SARC is funded by the State of California to serve this population as required by the Lanterman Developmental Disabilities Act. The Lanterman Act is part of California law that sets out the rights and responsibilities of persons with developmental disabilities. SARC works with each of its clients to develop an individual service plan and contracts with qualified agencies to provide each client with the appropriate level of ILS/SLS or other services to meet his or her specific needs. SARC agrees to refer individuals with developmental disabilities to Housing Choices for assistance in applying for tenancy of the designated units at the Property and to provide funding to Housing Choices to provide the appropriate level of Tenant Referral and Resident Coordination services described above, pursuant to an approved Program Design and at an approved hourly rate. These services will be provided at no cost to tenants or property management on a regular and ongoing basis commencing at the time of initial lease-up for so long as SARC continues to contract with Housing Choices for the services. The minimum duration of services under this MOU shall be one year from the completion of initial lease-up.

Funding of Housing Choices' services at the Property is contingent upon SARC's receiving funding for such services through its contract with the California Department of Developmental Disabilities. In the event that SARC ceases to receive funding through the California Department of Developmental Services to pay for services, SARC may, as its option, give notice of termination of this MOU in accordance with the provisions below.

This MOU will automatically renew on an annual basis of July 1 of each year unless notice of termination for cause is provided in writing to all the parties by the party or parties seeking termination at least sixty days prior to the annual renewal date. Cause for termination consists of any of the following three reasons: (a) SARC's determination that DDS or other funding is no longer available for Housing Choices' services to the Property; or (b) Freebird and SARC agreeing that Housing Choices has materially failed to provide the services to the property that are described above; or (c) Housing Choices and SARC agreeing that the unit rents, qualifying income, property rules or other property conditions are no longer appropriate for people with developmental disabilities.

SIGNED:


 Robin Zimble, ~~CEO~~ ^{Manager}, Freebird Development Company, LLC


 Janelle A. Stokley, Executive Director, Housing Choices Coalition


 Javier Zaldivar, Executive Director, San Andreas Regional Center

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPROVE A REZONING FROM SINGLE FAMILY RESIDENTIAL (R1-6L) TO PLANNED DEVELOPMENT (PD) TO ALLOW A MULTIFAMILY AFFORDABLE HOUSING DEVELOPMENT CONSISTING OF 65 RESIDENTIAL UNITS LOCATED AT 2330 MONROE STREET, SANTA CLARA

PLN2019-13763 (General Plan Amendment)
PLN2019-13723 (Application of Rezoning)
CEQ2019-01067 (Mitigated Negative Declaration)

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

WHEREAS, on February 1, 2019, HKIT Architects and Freebird Development Company, LLC (“Applicant”) filed an application for the development of a 2.47 acre site at 2330 Monroe Street, a vacant city-owned property at the southeast corner of Monroe Street and San Tomas Expressway (“Project Site”);

WHEREAS, the application includes a proposed General Plan Amendment (GPA) to change the land use designation of the Project Site from Right of Way to Medium Density Residential;

WHEREAS, the Applicant applied to rezone the Project Site from Single Family Residential (R1-6L) to Planned Development to allow construction of a multi-family affordable housing development consisting of 65 units, onsite amenities, approximately 32,000 square foot of open space and surface parking (“Project”) as shown on the Development Plans, attached hereto as Exhibit “Development Plans” and incorporated herein by this reference;

WHEREAS, in conformance with CEQA, a Mitigated Negative Declaration (MND) prepared for the Project was noticed and circulated for a 30-day public review period from September 25, 2019 to October 25, 2019;

WHEREAS, the MND prepared for the project identified potential significant impacts of Project development that with implementation of the mitigation measures identified in the Mitigation

Monitoring and Reporting Program (“MMRP”) will reduce potential environmental impacts to less than significant levels and will be incorporated into the Project;

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 November 1, 2019, the notice of public hearing for the November 13, 2019 Planning Commission meeting for this item was posted in three conspicuous locations within 300 feet of the project site and was mailed to property owners within a 1,000-foot radius of the Project Site; and

WHEREAS, on November 13, 2019, the Planning Commission held a duly noticed public hearing to consider the Project, MND, MMRP, and all pertinent information in the record during which the Planning Commission invited and considered any and all verbal and written testimony and evidence offered in favor of and in opposition to the Project.

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

1. That the Planning Commission hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.
2. That the Planning Commission hereby recommends that the City Council rezone the Project Site from Single Family Residential (R1-6L) to Planned Development (PD) to allow construction of a multi-family affordable housing development consisting of 65 units, onsite amenities, approximately 32,000 square foot of open space and surface parking as shown on the attached 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 Planning Commission determines that the following findings exist in support of the rezoning:

A. The existing zoning is inappropriate or inequitable in that, the existing zoning for the Project Site does not allow residential development and creation of housing opportunities near the density range identified in the proposed General Plan land use designation for the Project Site. The Planned Development (PD) zoning would allow residential development to better implement the General Plan's vision for infill development than the existing Single Family zoning (R1-6L) for the Project Site.

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 project incorporates smart-growth elements such as redevelopment of underutilized properties and visually improves the Project Site and surrounding neighborhood with physical and financial investment in the construction of a modern and visually aesthetic 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 affordable housing units as contemplated by the General Plan and utilizes the currently vacant site to develop a residential development of scale and character that complements the surrounding uses and provides housing opportunities for persons of all economic levels, as well as for persons with mental or physical disabilities;

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 for-rent affordable housing units that are compatible with existing surrounding developments.

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

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

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 13th DAY OF NOVEMBER, 2019, BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

Attachments Incorporated by Reference:

1. Conditions of Rezoning Approval
2. Development Plans

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

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Street\PC\Resolution Recommending Council Approve Rezoning.doc

CONDITIONS OF 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. Obtain required permits and inspections from the Building Official and comply with the conditions thereof. If this project involves land area of 1 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 storm water pollution prevention plan is also required with the NOI.
- C2. Submit plans for final architectural review to the Planning Division and obtain architectural approval prior to issuance of building permits. Said plans to include, but not be limited to: site plans, floor plans, elevations, landscaping, lighting and signage. Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Planning and Inspection.
- C3. The Project shall comply with all mitigations identified in the Mitigation, Monitoring and Reporting Program for the project.
- C4. At least ten percent of the total parking spaces shall be conveniently arranged and assigned to visitors and the general use of the residents.
- C5. Identified existing mature trees to be maintained. Prepare a tree protection plan for review and approval by the City prior to any demolition, grading or other earthwork in the vicinity of existing trees on the site. Provide 48-inch box trees for screening adjacent to the existing residential properties, type to be determined by City Arborist.
- C6. Construction activity 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 shall not be allowed on recognized State and Federal holidays.
- C7. It shall be the developer's responsibility through his engineer to provide written certification that the drainage design for the subject property will prevent flood water intrusion in the event of a storm of 100-year return period. The developer's engineer shall verify that the site will be protected from off-site water intrusion by designing the on-site grading and storm water collection system using the 100-year hydraulic grade line elevation provided by the City's Engineering Department or the Federal Flood Insurance Rate Map, whichever is more

restrictive. Said certification shall be submitted to the City Building Inspection Division prior to issuance of building permits.

- C8. 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.
- C9. An erosion control plan shall be prepared, and copies provided to the Planning Division and to the Building Inspection Division for review and approval prior to the issuance of grading permits or building permits that involve substantial disturbance of substantial ground area.
- C10. If there are site constraints present due to the easements on the site or the shape of the site, the required parking may be reduced to the satisfaction of the Community Development Director.
- C11. Applicant will be allowed to submit plans to the City for concurrent plan check review during the public review/comment period for CEQA review of the Initial Study/Mitigated Negative Declaration for the project. The applicant is aware and has acknowledged that submittal of plans for plan check is not an approval of the project or infers project approval. The applicant is also aware and has acknowledged that all fees are forfeited should the project require redesign and resubmittal for plan check review. Issuance of building permits is not to occur until: 1) after the public review period has closed; 2) the Director of Planning adopts the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Project; and 3) the Planning Department receives, conducts architectural review, and approves the project plans.

BUILDING DIVISION

- B1.** Informational: Prior to overall construction permit application, submit to the Santa Clara Building Division, 3 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. The City approved addresses must be incorporated into the final plans stamped/ approved by City plan checker prior to permit issuance. The permit will not be issued if the addressing process is not complete. Provide digital pdf printed from design software, not scanned from printed paper sheet. Please note city staff policy that existing site addresses typically are retired.
- B2.** Informational: 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: <http://santaclaraca.gov/government/departments/public-works/engineering/flood-protection> as applicable.
- B3.** Informational: 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.scvurpppw2k.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.scvurpppw2k.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.** Informational: no California construction code review is being done at this time. The construction permit application drawings submitted to the Santa Clara Building Division shall include an overall California Building Code analysis, including; proposed use and occupancy of all spaces (16' CBC Ch. 3), all building heights and areas (16' CBC Ch. 5), all proposed types of construction (16' CBC Ch. 6), all proposed fire and smoke protection features, including all types of all fire rated penetrations proposed (16' CBC Ch. 7), all proposed interior finishes fire resistance (16' CBC Ch. 8), all fire protection systems proposed (16' CBC Ch. 9), and all means of egress proposed (16' CBC Ch. 10).
Noncombustible exterior wall, floor, and roof finishes are strongly encouraged.
- B5.** Informational: 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.
- B6.** Informational: 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.
- B7.** Informational: For any pile foundation construction; drilled piles are recommended over driven piles. Any noise and/ or vibration complaints from surrounding addresses may result in stop work notices.
- B8.** Informational: 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/>.

- B9.** 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 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.

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. Work within the County right-of-way shall require a Santa Clara County encroachment permit.
- E5. 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.
- E6. 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.
- E7. 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.
- E8. Damaged curb, gutter, and sidewalk within the public right-of-way along property's frontage shall be repaired or replaced (to the nearest score mark) in a manner acceptable to the City Engineer or his designee. The extents of said repair or replacement within the property frontage shall be at the discretion of the City Engineer or his designee.
- E9. 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.
- E10. File appropriate documentation with FEMA to remove project from the flood hazard area (Zone AO).
- E11. Privacy wall piers shall maintain the minimum offsets from public utilities. The wall and piers shall be structurally sound when utilities are excavated for replacement.
- E12. Obtain an Encroachment Agreement for precast concrete panel fence crossing easements.

- E13. Proposed monument sign and foundation shall be located outside of all easements.
- E14. Proposed trash enclosure shall include a roof.
- E15. No trees are allowed in easements and must maintain appropriate clearances from utility lines.
- E16. Entire width of Monroe Street along project frontage within City of Santa Clara right-of-way shall be treated with crack seal.
- E17. Project shall execute covenant to defer the construction of a sidewalk along the project frontage on San Tomas Expressway.
- E18. Show on the site plan and comply with City's driveway triangle of safety requirements at all driveways. Visual obstructions over three feet in height will not be allowed within the driver's sight triangle near driveways order to allow an unobstructed view of oncoming traffic.
- E19. On-street parking shall not be counted toward on-site parking requirements.
- E20. All proposed driveways shall be per City Standard ST- 9.
- E21. Provide pedestrian ADA walkways from proposed buildings to public sidewalk and parking areas.
- E22. Provide 5' min. sidewalk along Monroe frontage.
- E23. Unused driveways in the public right-of-way shall be replaced with City standard curb, gutter, and sidewalk per City Standard Detail ST-12.
- E24. Provide loading/unloading zone on-site. No loading zone will be allowed on-street.
- E25. Provide ADA compliant curb ramp at southeast corner of San Tomas and Monroe.
- E26. Remove the existing three curb ramps at the pork-chop island at southeast corner of San Tomas and Monroe and install ADA compliant curb ramps.
- E27. The project shall maintain a minimum driveway throat depth of 25' for the driveway on Monroe. All throat lengths measured from back of walk to first parking space.
- E28. Replace "No Stopping Vehicles Over 20 feet in Length" signs with "No Parking" signs along Monroe Street frontage, beginning at the curb return of the Monroe Street and San Tomas Expressway intersection to the project driveway. The City Traffic Engineer shall ultimately give final approval of the amount of parking to be restricted along Monroe Street.
- E29. Development shall comply with and implement environmental document and TIA identified mitigation measures (TR-1), upon approval from County of Santa Clara, which can include, but not limited to the following:
- Modify existing island to reduce turning radius while maintaining at least an 11' wide right-turn lane
 - Adjust crosswalk location and install yield limit line, i.e., shark teeth
 - Reconstruct the existing ADA curb ramps
 - Preserve existing traffic signal equipment
 - Adjust the curb and sidewalk alignment and ADA curb ramps along Monroe Street
- E30. Provide a minimum of 33 Class I bicycle locker spaces and 4 Class II bicycle rack spaces at the main entrance and/or high visible areas.

ELECTRICAL

EL1. DWG C5

- a. 1.) 20' Utility Gate *Required* just North of MH installed on West side of Property. This is for Utility Truck Access for SVP.
- b. 2.) Stub Out duct bank into street.
- c. 3.) Run 1 conduit to riser pole, remaining three conduits stub out at property line.
- d. 4.) Tree to close to Vault, needs to be relocated to meet clearance requirement.

- EL2. 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.
- EL3. The Developer shall provide and install electric facilities per Santa Clara City Code chapter 17.15.210.
- EL4. Electric service shall be underground. See Electric Department Rules and Regulations for available services.
- EL5. 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.
- EL6. 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.
- EL7. 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).
- EL8. 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.
- EL9. 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.
- EL10. 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.
- EL11. Any relocation of existing electric facilities shall be at Developer's expense.
- EL12. Electric Load Increase fees may be applicable.
- EL13. 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)).

- EL14. 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)).
- EL15. 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.
- EL16. Encroachment permits will not be signed off by Silicon Valley Power until Developers Work substructure construction drawing has been completed.
- EL17. All SVP-owned equipment is to be covered by an Underground Electric Easement (U.G.E.E.) This is different than a PUE. Only publicly-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.
- EL18. 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.
- EL19. 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.
- EL20. 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.*
- EL21. SVP does not utilize any sub-surface (below grade) devices in its system. This includes transformers, switches, etc.
- EL22. 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.
- EL23. In the case of podium-style construction, all SVP facilities and conduit systems must be located on solid ground (aka "real dirt") and cannot be supported on parking garage ceilings or placed on top of structures.

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

WATER

- W1. 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.
- W2. 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.
- W3. 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).
- W4. 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.
- W5. 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.
- W6. 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.
- W7. No structures (fencing, foundation, biofiltration swales, etc.) allowed over sanitary sewer and/or water utilities and easements. No overhang or building foundation shall encroach into water easements.
- W8. 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.

- W9. 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.
- W10. 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.
- W11. 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.
- W12. 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.
- W13. The applicant must indicate the pipe material and the size of existing water and sewer main(s) on the plans.
- W14. A dedicated fire service line, with an approved backflow prevention device, shall be used for on-site fire hydrants
- W15. It is recommended to have two fire services for a loop system and a dual-service for the domestic system.
- W16. 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.
- W17. 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).
- W18. 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.

POLICE

- PD1. The developer shall meet with the Santa Clara Police Department to address the parking concerns of surrounding neighborhoods. Specifically, the neighborhoods on El Capitan, Sheraton and Los Padres. Please contact Community Services Unit - Sgt. Phan at CPhan@santaclaraca.gov.
- PD2. 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.
- PD3. 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.

- PD4. In a development where there is an alley, driveway, etc. providing a rear entrance or access, the address shall be displayed to both the front and rear of the individual buildings. Where an alley, driveway, etc. provided vehicular access, address numbers shall be clearly visible from that access.
- PD5. Businesses with rear alley entrance doors shall be numbered with the same address numbers or suite numbers as the front doors. Numbers that are a minimum height of 4" are recommended.
- PD6. 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.
- PD7. Each distinct unit within the building shall have its address displayed on or directly above both front and rear doors.
- PD8. When there is an alley or driveway to the rear of the business or commercial establishment that provides pedestrian or vehicle access, that area should be fenced and locked after hours. A 'Knox Box' or key coded system shall be used for police and fire emergency access.
- 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. If the project 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.
- PD13. 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.
- PD14. All exterior doors should be adequately illuminated at all hours with their own light source.
- PD15. 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.
- PD16. All elevators should be well lit and equipped with a security mirror to provide interior and exterior visibility prior to entry or exit.

- PD17. Other line of sight obstructions (including recessed doorways, alcoves, etc.) should be avoided on building exterior walls and interior hallways.
- PD18. Exterior stairs shall be open style whenever structurally possible. The stairs should be well lit.
- PD19. "White" light meeting the IES standard should be considered. There should be no "dark" areas inside the structure.
- 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. 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)
- PD22. 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.

FIRE

NOTE: The Fire Department's review was limited to verifying compliance per the 2016 California Fire Code (CFC), Section 503 (Fire Apparatus Access Roads), Section 507 (Fire Protection Water Supplies), Appendix B (Fire-Flow Requirements for Buildings) and Appendix C (Fire Hydrant Locations and Distribution) and City of Santa Clara Requirements.

- F1. The location of the fire hydrants as shown on Sheet C-5, "Preliminary Utility Plan" **is approved** with (3) onsite fire hydrants and (2) offsite fire hydrants. The average spacing between fire hydrants shall not exceed 300 feet.
- F2. The sizing of the underground piping shall be such that a minimum fire flow of 1,500 gpm shall be made available at any of the (3) onsite fire hydrants for the prescribed duration of 4 hours.
- F3. The onsite fire department access roadway as shown on Sheet A1.1.1 "Site Plan" **is approved.**
- F4. The project site has deficiencies related to aerial fire apparatus access (does not comply with min. 15 feet and max. 30 feet from building exterior wall) and several portions of the exterior wall of the building are more than 150 feet from an approved fire apparatus access road. **Alternate mitigations shall be proposed and approved via an AMMR prior to issuance of the Building permit.**
- F5. 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
- F6. Prior to the issuance of the Building Permit, construction documents for the fire department apparatus access roads are required submitted to the Fire Prevention and Hazardous

Materials Division. Access roadways shall be provided to comply with all of the following requirements:

- a. 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.
 - b. 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.
 - c. Fire apparatus access roadways shall have a “minimum” inside turning radius for fire department access roadways shall be 36 feet or greater.
 - d. The grade for emergency apparatus access roadways shall not exceed 10 percent to facilitate fire-ground operations.
 - e. Traffic calming devices are not permitted on any designated fire access roadway, unless approved by the Fire Prevention & Hazardous Materials Division.
- F7. Provisions shall be made for Emergency Responder Radio Coverage System (ERRCS) equipment, including but not limited to pathway survivability in accordance with Santa Clara Emergency Responder Radio Coverage System Standard. The infrastructure necessary for the installation of an emergency responder’s radio system is required to be incorporated into the design documents, including, but not limited to 2-hr rated rooms, shafts, etc.).
- F8. **Emergency Vehicle Access Easement.** The interior access roads located within the project’s property lines shall be recorded as an EVAE. No other instruments will be considered as substitutions (such as P.U.E, Ingress/Egress easements and/or City Right-of-Ways). The EVAE shall have a clear width of 26 feet.
- F9. Prior to the approval of construction related permits, project shall comply with Mitigation Measure M-HAZ-1 (outlined in the EIR).

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.* Final C.3 Data Form is required.
- 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. Third-party verification on the Final C.3 Data Form is required.
- 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
- ST6. 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). Soils for bioretention facilities must meet the specifications accepted by the Water Board. If percolation rate test of the biotreatment soil mix is not performed on-site, a certification letter from the supplier verifying that the soil meets the specified mix.
- ST7. The property owner shall enter into an Operation and Maintenance (O&M) Agreement with the City for all installed stormwater treatment measures in perpetuity. Applicants should contact Karin Hickey at (408) 615-3097 or KaHickey@santaclaraca.gov for assistance completing the Agreement. For more information and to download the most recent version of the O&M Agreement, visit the City's stormwater resources website at <http://santaclaraca.gov/stormwater>.
- ST8. Developer shall install an appropriate stormwater pollution prevention message such as "No Dumping – Flows to Bay" on any storm drains located on private property.
- ST9. Floor drains within trash enclosures shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.
- ST10. 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.
- ST11. Decorative and recreational water features such as fountains, pools, and ponds shall be designed and constructed to drain to the sanitary sewer system only.
- ST12. 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).
- ST13. The use of architectural copper is discouraged. If such material is used, all wastewater generated by the installation, cleaning, treating, or washing of the surface of copper architectural features, including copper roofs, shall not be discharged to the City's storm drain system.

SOLID WASTE

- ST14. For projects that involve construction, demolition or renovation of 5,000 square feet or more, the applicant shall comply with City Code Section 8.25.285 and recycle or divert at least sixty five percent (65%) of materials generated for discard by the project during demolition and construction activities. No building, demolition, or site development permit shall be issued unless and until applicant has submitted a construction and demolition debris materials check-off list. Applicant shall create a **Waste Management Plan** and submit, for approval, a Construction and Demolition Debris Recycling Report through the City's online tracking tool at <http://santaclara.wastetracking.com/>.
- ST15. Project applicant shall contact the Public Works Department, Street Maintenance Division at (408) 615-3080 to verify if the property falls within the City's exclusive franchise hauling area. If so, the applicant may be required to use the City's exclusive franchise hauler and rate structure for solid waste services. Project applicant shall submit to the Public Works Department a written approval (clearance) from the designated hauler on the project's Trash Management Plan.
- ST16. The applicant shall provide a site plan showing all proposed locations of solid waste containers, enclosure locations, and street/alley widths to the Public Works Department. All plans shall comply with the [City's Development Guidelines for Solid Waste Services](#) as specified by development type. Contact the Public Works Department at Environment@santaclaraca.gov or at (408) 615-3080 for more information.
- ST17. 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.
- ST18. 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.
- ST19. 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 amount of public parkland required for this Project to mitigate the impact of the new resident demand is approximately 0.3131 acres (0.3684 acres less a 15% credit for housing developments of which 100% of the units are affordable to low- and/or moderate-income households). Developer will not owe a fee or additional parkland based on the onsite recreational amenity space provided (see PR2).
- PR2. Application for Credit. Developer is providing private onsite recreational amenities including: children's play apparatus; family picnic area; lawn area with log benches, table & chairs, and

native plantings; recreational community garden; bocce ball half court; 8.5' radius putting green with artificial turf; fitness pathway with 3 fitness stations; community room with sitting area, dining area, kitchenette, entertainment center with tv and music equipment; fitness room with 4 treadmills, 2 TRX Pro 4 suspension training system, 4 spin bikes, and weight training equipment; game room with shared board games, seating, and a tv.

PR3. 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 8 studio units, 22 one-bedroom units, 29 two-bedroom units, and 6 three-bedroom units: [$\$15 \times 65$ bedrooms) + ($\$5 \times 41$ additional bedrooms)] for a total DUT of \$1,180.

PR4. 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 makes any changes. 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. See details below:

Table 1. Computation of Parkland Dedication

Project Unit Type: Multi Fam Dwelling	Mitigation Fee Act
Persons/Dwelling Type	2.24
Multi Family Project Units	65
Total New Residents	146
Parkland Dedication Required (acres): $R/1,000 \times 2.53$	0.3684
Equivalent In Lieu Fee	\$1,365,455
100% Affordable Development entitled to 15% credit:	0.3131 acres / \$1,160,637

Table 2. Public Parkland Dedications Proposed, Service Level

Parkland Proposed	Square Feet	Acres	Type of Dedication
	0	0	N/A
Total to be dedicated:	0	0	
Total Proposed Dedicated Public Parkland Value:		\$0	

Table 3. Credit for Proposed Private Onsite Park & Recreation "Active Rec Uses"

	Square Feet	Acres
Children's play apparatus	6331	0.1453
Lawn area w log benches, benches, table &	3562	0.0818
Recreational community garden	2370	0.0544
Family picnic area	3289	0.0755
Half court bocce ball	730	0.0168
Fitness pathway & 3 fitness stations	12354	0.2836
Community room: sitting area, dining area, kitchenette, entertainment center w tv & music equipment	1103	0.0253
Fitness room: 4 treadmill, 2 TRX Pro 4 suspension training systems, 4 spin bikes, & weight training equipment	655	0.0150
Game room: shared board games, seating & tv	655	0.0150
Putting green: artificial turf 8.5' radius	787	0.0181
Total:	31836	0.7309
Credit at 50% for Private Active Recreation & Equivalent Value:		0.3654 / \$1,211,390

***This project meets its parkland obligation through onsite, active recreational amenities.**



VICINITY MAP
NOT TO SCALE

TITLE REPORT

THE TITLE REPORT ISSUED IN THIS SURVEY WAS ISSUED BY OLD REPUBLIC TITLE COMPANY, PRELIMINARY REPORT ORDER NO. 111701800-AM, EFFECTIVE DATE OCTOBER 26, 2018 AT 7:30 A.M., REFERRED TO HEREON AS THE "PRI".

TITLE OR INTEREST VESTED IN:

THE HOUSING AUTHORITY OF THE CITY OF SANTA CLARA, A PUBLIC BODY CORPORATE AND POLITY.

THE ESTATE OR INTEREST IN THE LAND IS:
FEE

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE COUNTY OF SANTA CLARA, CITY OF SANTA CLARA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

REAL PROPERTY IN THE CITY OF SANTA CLARA, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, BEING A PORTION OF PARCEL 3 DESCRIBED IN THE DEED TO THE COUNTY OF SANTA CLARA, RECORDED FEBRUARY 2, 1962, IN BOOK 5453 OF OFFICIAL RECORDS, PAGE 669, SANTA CLARA COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 30 AS SHOWN ON THAT CERTAIN MAP OF TRACT 2886 FILED FOR RECORD ON MAY 11, 1961 IN BOOK 132 OF MAPS, PAGES 38 AND 39, SANTA CLARA COUNTY RECORDS:

THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 3, NORTH 28° 09' 22" EAST, 14.01 FEET; THENCE NORTH 44° 01' 08" WEST, 147.59 FEET; THENCE NORTH 73° 07' 44" WEST, 63.92 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET; THROUGH A CENTRAL ANGLE OF 62° 52' 15" FOR AN ARC LENGTH OF 65.84 FEET; THENCE SOUTH 44° 00' 01" WEST, 274.40 FEET;

THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 862.00 FEET, THROUGH A CENTRAL ANGLE OF 16° 07' 44" FOR AN ARC LENGTH OF 270.81 FEET, TO THE NORTHWESTERLY LINE OF LOT 19 AS SHOWN ON THAT CERTAIN MAP OF TRACT 2992 FILED FOR RECORD ON JUNE 21, 1961, IN BOOK 134 OF MAPS, PAGES 26 AND 27, SANTA CLARA COUNTY RECORDS;

THENCE ALONG THE NORTHWESTERLY AND NORTHERLY LINES OF LOTS 19 THROUGH 25 OF SAID MAP OF TRACT 2992 AND ALONG THE NORTHWESTERLY LINE OF LOTS 27 THROUGH 30 OF SAID MAP OF TRACT 2886, THE FOLLOWING FIVE COURSES:

1. THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1200.00 FEET, WHOSE CENTER BEARS SOUTH 59° 19' 45" EAST THROUGH A CENTRAL ANGLE OF 0° 10' 12" FOR AN ARC LENGTH OF 3.56 FEET;
2. THENCE ALONG A COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 53° 58' 00" FOR AN ARC LENGTH OF 141.28 FEET;
3. THENCE NORTH 84° 48' 27" EAST, 213.98 FEET;
4. THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 225.00 FEET, THROUGH A CENTRAL ANGLE OF 49° 33' 01" FOR AN ARC LENGTH OF 194.58 FEET;
5. THENCE NORTH 35° 15' 20" EAST, 179.75 FEET, TO A POINT OF BEGINNING.

APN: 224-37-068

EXCEPTIONS

1. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES GRANTED TO CITY OF SANTA CLARA, A MUNICIPAL CORPORATION, FOR SANITARY SEWER PURPOSES, RECORDED JUNE 26, 1961 IN BOOK 5210 OF OFFICIAL RECORDS, PAGE 674 UNDER RECORDER'S SERIAL NUMBER 2018642, AFFECTS AS DESCRIBED THEREIN (EXC. 3 - PLOTTED).
2. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES GRANTED TO CITY OF SANTA CLARA, A MUNICIPAL CORPORATION, FOR STORM DRAINAGE PURPOSES, RECORDED JUNE 26, 1961 IN BOOK 5210 OF OFFICIAL RECORDS, PAGE 677 UNDER RECORDER'S SERIAL NUMBER 2018643, AFFECTS AS DESCRIBED THEREIN (EXC. 4 - PLOTTED).
3. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES GRANTED TO CITY OF SANTA CLARA, A MUNICIPAL CORPORATION, FOR STORM DRAIN PURPOSES, RECORDED SEPTEMBER 14, 1961 IN BOOK 5296 OF OFFICIAL RECORDS, PAGE 608 UNDER RECORDER'S SERIAL NUMBER 2060294, AFFECTS AS DESCRIBED THEREIN (EXC. 5 - PLOTTED).
4. RELEASE AND RELINQUISHMENT OF ABUTTER'S OR ACCESS RIGHTS TO AND FROM SAN TOMAS EXPRESSWAY, UPON WHICH PREMISES ABUTS, INSTRUMENT GRANT DEED INDIVIDUAL, TO COUNTY OF SANTA CLARA, RECORDED FEBRUARY 2, 1962 IN BOOK 5453 OF OFFICIAL RECORDS, PAGE 669 UNDER RECORDER'S SERIAL NUMBER 2135088 (EXC. 6 - PLOTTED).
5. TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT ENTITLED ASSIGNMENT AND ASSUMPTION AGREEMENT (COOPERATION AGREEMENT FOR PAYMENT OF COSTS ASSOCIATED WITH CERTAIN REDEVELOPMENT AGENCY FUNDED LOW AND MODERATE INCOME HOUSING PROJECTS), EXECUTED BY CITY OF SANTA CLARA, CITY OF SANTA CLARA HOUSING AUTHORITY AND REDEVELOPMENT AGENCY OF THE CITY OF SANTA CLARA, RECORDED JUNE 23, 2011 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 21216118 (EXC. 7 - NOT PLOTTABLE).
6. TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT ENTITLED GRANT DEED, EXECUTED BY REDEVELOPMENT AGENCY OF THE CITY OF SANTA CLARA AND CITY OF SANTA CLARA HOUSING AUTHORITY, RECORDED JUNE 23, 2011 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 21216119 (EXC. 8 - NOT PLOTTABLE).

NOTES

1. EASEMENTS AND/OR RIGHTS OF WAY ARE SHOWN HEREON PER THE "PRI". OTHER EASEMENTS AND/OR RIGHTS OF WAY OF RECORD, IF ANY, ARE NOT SHOWN HEREON.
2. THE UTILITIES SHOWN HEREON ARE BY SURFACE OBSERVATION AND RECORD INFORMATION ONLY AND NO WARRANTY IS GIVEN HEREIN AS TO THEIR EXACT LOCATION. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR CONTRACTOR TO VERIFY THE EXACT LOCATION OF THE UTILITIES WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY.
3. UTILITY JURISDICTIONS / PROVIDERS ARE AS FOLLOWS:
STORM DRAINS: CITY OF SANTA CLARA
SANITARY SEWER: CITY OF SANTA CLARA
WATER: CITY OF SANTA CLARA
ELECTRICITY: PACIFIC GAS & ELECTRIC CO.
NATURAL GAS: PACIFIC GAS & ELECTRIC CO.
4. THE DATE OF THE FIELD SURVEY IS JANUARY 3 AND 4, 2019
5. THERE ARE NO CEMETERIES ON OR WITHIN 100 FEET OF THE SUBJECT PROPERTIES
6. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL
7. THE SURVEYED PROPERTY IS THE SAME PROPERTY DESCRIBED IN THE TITLE REPORT

TABLE A NOTES

1. FOUND MONUMENTS ARE SHOWN ON SHEET 2.
 2. THE ADDRESS OF THE SUBJECT PROPERTY IS APN# 224-37-068, SANTA CLARA, CA 95050.
 3. FLOOD ZONE: THE PROPERTY IS LOCATED IN ZONE AO, DEFINED AS "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED. FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED.", PER FLOOD INSURANCE RATE MAP NUMBER 060650227H, DATED MAY 18, 2009.
 4. THE GROSS LAND AREA OF THE SUBJECT PROPERTY IS 107,759 SQUARE FEET +/- OR 2.474 ACRES MORE OR LESS.
 6. (A/B) ZONING REQUIREMENTS: PER THE CITY SANTA CLARA ZONING MAP, THE PROPERTY IS ZONED "R1-6L", DEFINED AS "SINGLE FAMILY ZONING DISTRICT"
- REFERENCE IS MADE HERE TO THE CITY OF SANTA CLARA PLANNING CODE, CHAPTER 18.12 REGARDING PROPERTY DEVELOPMENT STANDARDS, MINIMUM YARDS, BUILDING HEIGHT LIMITATION, BUILDING SETBACK REQUIREMENTS ARE AS FOLLOWS:
- SETBACKS
MINIMUM FRONT: 20 FEET
MINIMUM SIDE YARD: 5 FEET
MINIMUM REAR: 20 FEET
- MAXIMUM HEIGHT: 2 STORIES BUT NOT EXCEEDING 25 FEET
- PARKING REQUIREMENTS: TWO GARAGE OR CARPORT PARKING SPACES
7. (A/B/C) THERE ARE NO BUILDINGS LOCATED ON THE SUBJECT PROPERTY.
 8. SUBSTANTIAL, VISIBLE IMPROVEMENTS ARE SHOWN ON SHEET 2.
 9. THERE ARE NO PARKING SPACES ON THE SUBJECT PROPERTY.
 10. (A) THERE ARE NO DIVISIONS OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES.
 11. LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE AND MAPS FROM UTILITY COMPANIES ARE SHOWN ON SHEET 2 OF THE SURVEY.
 13. NAMES OF ADJOINING OWNERS OF PLATTED LANDS ARE SHOWN ON SHEET 2 OF THE SURVEY.
 14. DISTANCE TO THE NEAREST INTERSECTING STREET IS SHOWN ON SHEET 2 OF THE SURVEY.
 16. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
 17. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE ARE NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 18. THERE ARE NO WETLAND AREAS ON THE SUBJECT PROPERTY.
 19. THERE ARE NO OFFSITE EASEMENTS.
 20. PROFESSIONAL LIABILITY INSURANCE IN THE AMOUNT OF \$2,000,000 IS HELD BY THE SURVEYOR.

BASIS OF BEARINGS

BEARINGS BETWEEN FOUND MONUMENTS ON SHERATON DRIVE, TAKEN AS NORTH 84°47'30" EAST, AS SHOWN ON THE MAP OF TRACT NO. 2992, RECORDED IN BOOK 134 OF MAPS, PAGES 26-27, SANTA CLARA COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

RECORD REFERENCES

- (R1) GRANT DEED, DOCUMENT NO. 21216119, SANTA CLARA COUNTY RECORDS.
- (R2) MAP OF TRACT NO. 2886, BOOK 132 OF MAPS, PAGES 38-39, SANTA CLARA COUNTY RECORDS.
- (R3) MAP OF TRACT NO. 2992, BOOK 134 OF MAPS, PAGES 26-27, SANTA CLARA COUNTY RECORDS.

BENCHMARK

BENCHMARK C-13, LOCATED AT THE INTERSECTION OF BOWERS AVENUE AND CABRILLO AVENUE, SOUTHEAST CORNER, TOP OF LETTER "C" IN WORD "CLARA" ON TOP OF CATCH BASIN HOOD (SET 1999). ELEVATION = 61.13 FEET, NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88).

SURVEYOR'S CERTIFICATE

TO THE HOUSING AUTHORITY OF THE CITY OF SANTA CLARA, A PUBLIC BODY CORPORATE AND POLITY, AND OLD REPUBLIC TITLE COMPANY:

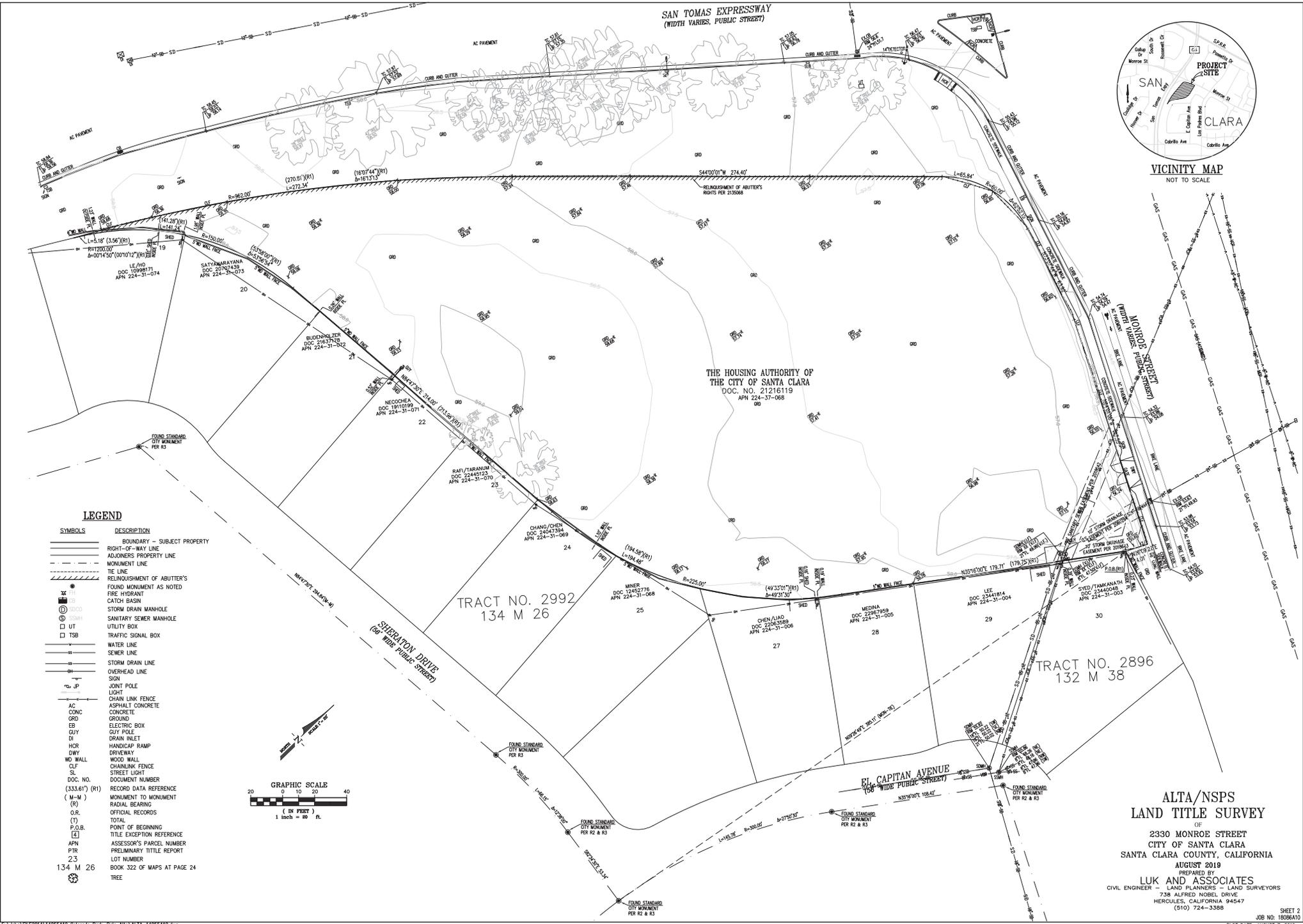
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B), 7(C), 8, 9, 10(A), 11, 13, 14, 15, 17, 18, 19, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 3 AND 4, 2019.

J. Luk
JACQUELINE LUK, P.L.S., BSBA
FOR LUK & ASSOCIATES, INC.

DATE: JANUARY 25, 2019



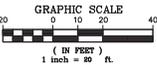
ALTA/NSPS
LAND TITLE SURVEY
OF
2330 MONROE STREET
CITY OF SANTA CLARA
SANTA CLARA COUNTY, CALIFORNIA
AUGUST 2019
PREPARED BY
LUK AND ASSOCIATES
LAND PLANNERS - LAND SURVEYORS
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547
(916) 724-3388



VICINITY MAP
NOT TO SCALE

LEGEND

SYMBOLS	DESCRIPTION
---	BOUNDARY - SUBJECT PROPERTY
---	RIGHT-OF-WAY LINE
---	ADJOINERS PROPERTY LINE
---	MONUMENT LINE
---	TIE LINE
---	RELINQUISHMENT OF ABUTTER'S
●	FOUND MONUMENT AS NOTED
●	FIRE HYDRANT
●	CATCH BASIN
●	STORM DRAIN MANHOLE
●	SANITARY SEWER MANHOLE
□	UTILITY BOX
□	TRAFFIC SIGNAL BOX
---	WATER LINE
---	SEWER LINE
---	STORM DRAIN LINE
---	OVERHEAD LINE
---	SKIN
---	JOINT POLE
---	LIGHT
---	CHAIN LINK FENCE
---	ASPHALT CONCRETE
---	CONCRETE
---	GROUND
---	ELECTRIC BOX
---	GUY POLE
---	DRAIN INLET
---	HANDICAP RAMP
---	DRIVEWAY
---	WOOD WALL
---	CHAIN LINK FENCE
---	STREET LIGHT
DOC. NO.	DOCUMENT NUMBER
(333.617) (R1)	RECORD DATA REFERENCE
(M-M)	MONUMENT TO MONUMENT
(R)	RADIAL BEARING
O.R.	OFFICIAL RECORDS
(T)	TOTAL
P.O.B.	POINT OF BEGINNING
[E]	TITLE EXCEPTION REFERENCE
APN	ASSESSOR'S PARCEL NUMBER
PIR	PRELIMINARY TITLE REPORT
23	LOT NUMBER
134 M 26	BOOK 322 OF MAPS AT PAGE 24
●	TREE

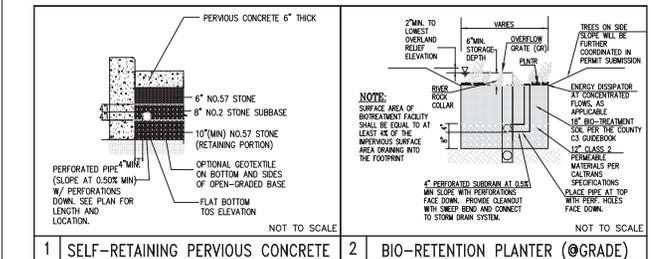
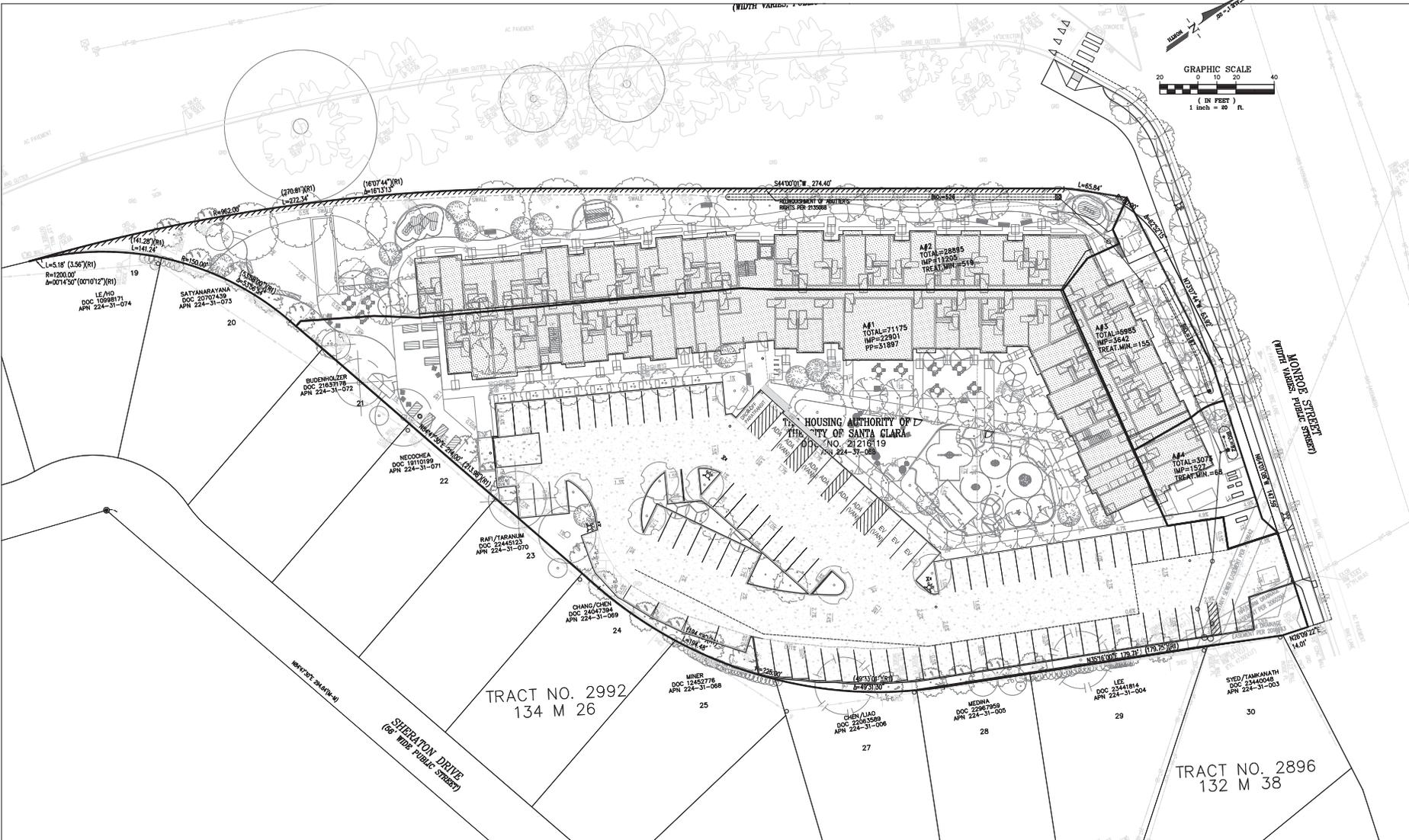


**ALTA/NSPS
LAND TITLE SURVEY**

OF
2330 MONROE STREET
CITY OF SANTA CLARA
SANTA CLARA COUNTY, CALIFORNIA
AUGUST 2019
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LAND PLANNERS - LAND SURVEYORS
CIVIL ENGINEER - LAND PLANNERS - LAND SURVEYORS
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(916) 724-3368

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Δ	DATE	DESCRIPTION
1	01/29/19	PLANNING SUBMITTAL
2	02/15/19	PCC COMMENTS
3	06/12/19	PCC RESUBMITTAL
4	06/28/19	SCHEMATIC DESIGN
5	08/06/19	PCC RESUBMITTAL
6	09/06/19	PCC RESUBMITTAL



1 SELF-RETAINING PERVIOUS CONCRETE 2 BIO-RETENTION PLANTER @GRADE

STORM TREATMENT NOTES:
 SOILS CLASS-D (CLAY) ASSUMED

PER SANTA CLARA COUNTYWIDE WATER POLLUTION PREVENTION PROGRAM PUBLICATION "C.3 STORMWATER TECHNICAL GUIDANCE" WITH LATEST UPDATES IN JUNE 2016.

- THE TOTAL PROPOSED IMPERVIOUS AREA IS 158 ACRES. HYDROMODIFICATION MANAGEMENT DOES NOT APPLY TO EXISTING HARDENED CHANNELS.
- THE PROJECT SITE IS DELINEATED INTO THE DRAINAGE MANAGEMENT AREAS SHOWN ON THE DESIGN CHART ON THIS SHEET.
- THE TREATMENT METHOD IS CHOSEN TO BE BIORETENTION FACILITY.

CRITERIA APPLY TO BIORETENTION FACILITY (FOR TREATMENT AND FLOW CONTROL):

- SIZING FACTOR (SF) (BIORETENTION FACILITY) = 0.04 * (IMPERVIOUS AREA + 10% OF PERVIOUS AREA)
- SURFACE RESERVOIR DEPTH = 6 INCHES
- SOIL BED DEPTH = 18 INCHES TYPICAL (5 IN/AR MINIMUM -10 IN/AR MAXIMUM)
- UNDERDRAIN = 4 INCH DIA. (MIN) PVC PERFORATED PIPE (SDR 35 OR EQUIVALENT)

- FOR LANDSCAPE SELF-RETAINING AREAS, THE RATIO OF IMPERVIOUS TO PERVIOUS AREA SHALL BE LESS THAN OR EQUAL TO 2:1. SELF-RETAINING AREAS SHALL CAPTURE AND FLOW DOWNING A 1\"/>
- FOR PERMEABLE CONCRETE AREAS, THE DEPTH OF THE SECTION WILL BE CALCULATED BASED ON A VOLUME CALCULATION USING:

LEGEND

- IMPERVIOUS SURFACE
- BIO-RETENTION AREA
- PERMEABLE CONCRETE PAVEMENT AREA
- DRAINAGE MANAGEMENT AREA LIMIT
- DRAINAGE MANAGEMENT AREA
- TOTAL= TOTAL DRAINAGE AREA
- IMP.= IMPERVIOUS AREA
- TREAT MIN.= MINIMUM TREATMENT AREA REQUIRED
- BIO.= TREATMENT AREA PROVIDED
- PP.= PERMEABLE PAVEMENT AREA

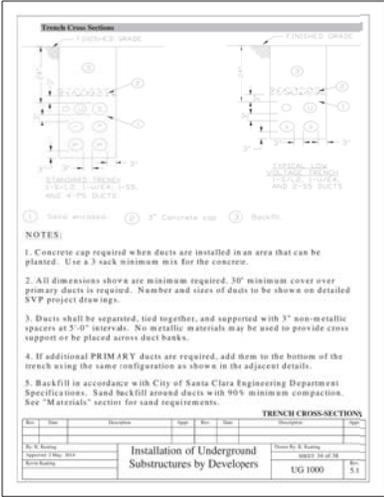
STORM TREATMENT DESIGN (PER SANTA CLARA COUNTY)

D.M.A. NAME	TYPE	A	PERVIOUS SURFACE	RUNOFF SURFACE	D.A. SURFACE AREA (SQ. FT.)	TREATMENT W.P. (SQ. FT.)	TREATMENT PROPOSED SIZE (SQ. FT.)
A1	SELF-RETAINING	N/A	PERVIOUS	PERVIOUS	22801	2600	2,700 CUFT.
A2	BIORETENTION PLANTER	0.04	1.0	IMPERVIOUS	11205	519	526
A3	BIORETENTION PLANTER	0.04	1.0	IMPERVIOUS	3642	155	187
A4	BIORETENTION PLANTER	0.04	1.0	IMPERVIOUS	2343	1527	68
A4	BIORETENTION PLANTER	0.04	1.0	PERVIOUS	1546	68	69

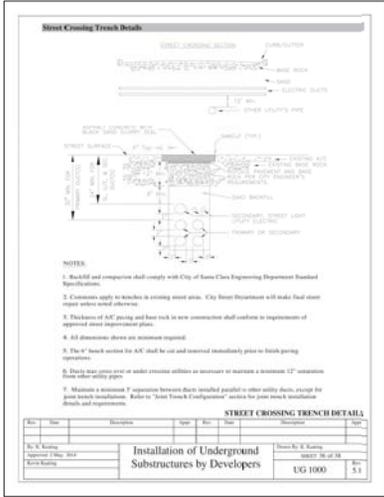
* A1 - VOLUME SIZING PARAMETERS

32% = IMPERVIOUS
 1.04 = BASH CORRECTION FACTOR
 0.4 = UNIT BASH STORAGE VOLUME FOR BASH CAPTURE
 10% = VOLS FOR NO.87 DRAIN ROCK

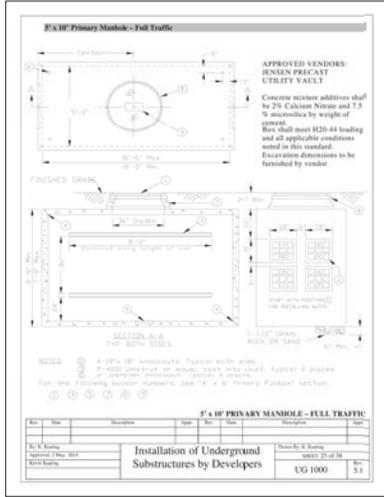
9.5\"/>



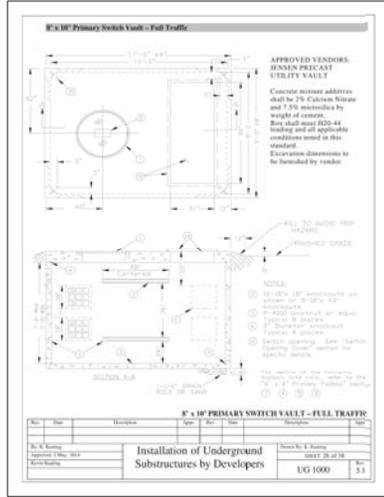
1/ES2.1 SCALE NTS 1



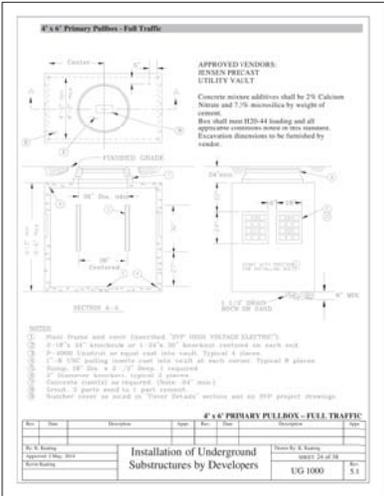
2/ES2.1 SCALE NTS 2



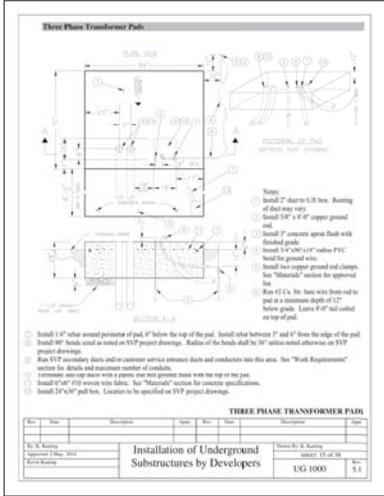
3/ES2.1 SCALE NTS 3



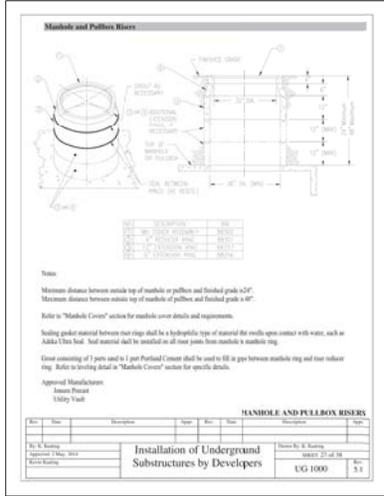
4/ES2.1 SCALE NTS 4



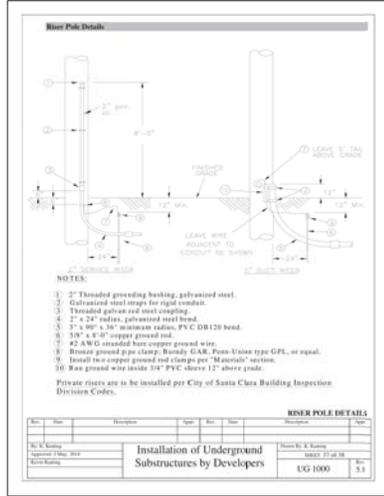
5/ES2.1 SCALE NTS 5



6/ES2.1 SCALE NTS 6



7/ES2.1 SCALE NTS 7



8/ES2.1 SCALE NTS 8

DETAILS SHOWN ARE FOR REFERENCE USE.

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REGISTERED PROFESSIONAL ENGINEER
No. 015418
Exp. 06/30/21
ELECTRICAL
STATE OF CALIFORNIA

2330 MONROE
2330 MONROE ST.
SANTA CLARA, CA

JOB NO. 80340
DRAWN FW
CHECKED WL
JOB CAPTAIN
ISSUE

DATE	DESCRIPTION
6/20/2019	PCC RESUBMITTAL

DRAWING TITLE
SVP STANDARD DETAILS

SCALE As indicated
ES2.1
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