



Meeting Date: December 4, 2019

File No.(s): PLN2018-18041

Location: 2300 Calle De Luna, a 5.52 acre site, located on the southwest corner of Calle De Luna and Calle De Sol; APN: 097-46-016, -017, -18 & 097-46-028; Property is zoned Tasman East Specific Plan.

Applicant: Tasman East Urban Housing, LLC

Owner: Tasman East Urban Housing, LLC

Request: **Architectural Review** of a 509-unit multi-family building, a 191-unit Home for the Ambulatory Aged facility, 19,410 sq. ft. retail, 15,737 sq. ft. flex space & associated amenity space.

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

Project Planner: Richard Smeaton, AICP, Contract Planner

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

Project Data

	Existing	Proposed
General Plan Designation	Transit Neighborhood	No change
Zoning District	Transit Neighborhood	No change
Land Use	Light Manufacturing	Residential and Commercial
Lot Size	5.52acres	No change
Building Square Footage (sf.)	106,200 sf	1,087,561 sf
Residential Units	N/A	509 Residential Units 191 Home for the Ambulatory Aged facility
Commercial Square Footage (sf.)	N/A	19,410 sq. ft. retail 15,737 sq. ft. flex space
Parking	Surface parking	661 within parking structures 605 = universal spaces 42 = tandem spaces 14 = accessible spaces 45 = guest spaces* 21 = electric vehicle spaces* 2 = car share* <small>*included in universal spaces count</small>

Points for consideration for the Architectural Committee

Summary

- The applicant proposes to redevelop the 5.52-acre site within the Tasman East Specific Plan (TESP) and construct two residential towers, one 20-story Home for the Ambulatory Aged and one 22-story rental housing tower. Both towers will be developed as high-rise towers over, mid-rise/podium garages. There is 19,410 sq. ft. of retail space fronting along Calle Del Sol and 15,737 sq. ft. of flex space fronting on Calle De Luna. The design will also incorporate a 0.5 acre park. The site is located within the Bridge District of the TESP, which envisions improvements to the streets, the construction of greenways, and the dedication of park land to support a high-density residential neighborhood near transit.

- Of the gross site area, 0.5 acres will be dedicated for a Public Park as part of the TESP requirements leaving the site with 5.02 acres in net area.
- The density range for the Transit Neighborhood (TN) designation is 100-350 dwelling units per acre. Based on the subject 5.02 net acre site, the project site qualifies between 502 and 1,757 housing units (139 dwelling units per net acre is proposed). Density is calculated as net density within the TESP.
- With the recent adoption of the TESP and the Related Santa Clara (formerly City Place) project, the site and its surroundings are expected to be a neighborhood in transition. Currently, the neighborhood is characterized by low-intensity industrial buildings.

Building Design

- The project includes two separate residential towers on a twenty-story home for the ambulatory aged on the northwest corner of the site and a twenty-two-story residential building on the northeast corner of the site.

20-Story Ambulatory Aged Tower – The building consists of a four-story midrise structure with an additional sixteen-story tower on top. The first three floors are a midrise structure that houses parking, a lobby, staff offices, a bistro, flex-space, housekeeping, a wandering garden, amenities, and some memory care units. The 4th floor contains a mixture of living space, medical facilities and amenities. The 5th through 19th floors contain living units and amenities. The 20th floor contains space for amenities. The garage is visible from Calle De Luna, but is setback from the right-of-way with landscaping that would soften the impact that the entrance would have on the streetscape. A second entrance to the garage that is screened from Lafayette by the existing data center to the south and existing landscaping is accessed from an private road off of Lafayette.

22-Story Residential Building – The southern portion of this building consists an eight-story residential building with a seven-story parking garage. The garage is not visible from Calle Del Sol or Tasman. The garage entry is accessed from Calle Del Sol through an auto court and is effectively screened from the right-of-way by the retail portions of the project along Calle Del Sol. The project's residential ancillary uses (bike storage & tenant storage) and retail component wrap the garage on the first two floors. Residential units wrap the garage on the 3rd through 7th floors. The base of the west side and the first two stories of the south side of the garage is not wrapped by residential units. The west side is partially screened by the existing data center. There is a grade change that starts along the Tasmen (south side) frontage and the subject property that would screen the unwrapped portions of the garage view north from Tasman. The first two stories of the Tasmen frontage is also proposed to be wrapped in a green wall.

The northern portion of the building consists of a seven-story midrise structure, with a fifteen-story tower on top. The 1st and 2nd floor contain the townhouse units, retail along Calle De Luna and Calle Del Sol, back of house uses, and amenities. The 3rd through 7th floor contain residential units. The 8th floor contains residential units and an amenities deck. The 9th floor contains residential units and amenities. The 10th through 21st floor contain residential units. The 22nd floor contains amenities and residential units. The roof contains amenities on the roof deck. There is a three-story portico at the northeast corner of the building that extends over the greenway at that corner.

This building has received director's approval for a tower floor plate to be increased from 12,000 square feet to 15,000 square feet. As part of this approval the Tasmen East Specific Plan requires that the mass be reduced on the upper stories and the maximum tower lengths be reduces unless there is a shift in plane. The 21st and 22nd floor have reduced square footage along the west side to account for mass reduction and the building plane along Calle De Luna exceeds 15 degree, meeting the requirements for the increase in floor plate to 15,000 square feet.

The southern and northern portions of the building are connected by an amenities deck and the parking garage.

- The project is consistent with the Building Design Guidelines of the TESP. TESP standards and guidelines are achieved that address the building design (fenestration, building scale, rooftop amenity areas), building performance, bulk and massing (discouraging long buildings), building frontages (setbacks, ground floor residential). The overall architecture of the building represents a contemporary design. The residential tower utilizes a combination of wood, concrete, stone veneer, metal panels, spandrel glass, and aluminum trellises over the store fronts. Windows are either aluminum or at the ground level featured as storefront windows. The ambulatory aged tower utilizes precast concrete, precast concrete with travertine veneer and metal panels. Windows are either aluminum or aluminum storefront windows.
 - Building Design. The project expresses scale using balconies, recesses and projections. Rooftop amenities are included as six courtyard spaces with pools, spas, barbecue, and fitness areas.
 - Bulk and Massing. The building is considered a 'high-rise' and subject to standards that make for a more interesting building along the streets. Recesses, notches and a varying setback are included along the facades to avoid a monotonous building. There is a three-story portico at the northeast corner of the residential building that extends over the greenway. Façades along Calle De Luna, Calle Del Sol use varying setbacks and rooflines to make the building appear to be segmented with portions of the building setback significantly from the street. The rear of the building (southside of the ambulatory aged tower and the westside of parking garage) are screened from Tasman and Lafayette by the existing data center and proposed vegetation.
 - Building Performance. The building will be LEED Silver and certified by U. S. Green Building Council.
 - Building Frontages. Setbacks are adhered to. Other architectural elements such as canopies, stoops are provided that meet the standards. Residential units at the ground level are individually accessed from the sidewalk.
- 50 or 51 of the units would be made at affordable rental prices to extremely low, very low, low and/or moderate-income household secured through an agreement between the City and the property owner. If the developer builds 50 units an in-lieu fee will need to be paid for the remaining unit.
- The proposed development is consistent with the General Plan, and with the TN Zoning District development standards. The approved TESP provides for a residential yield of up to 4,500 new dwelling units over the next 20 years. A total of 700 units (139 net dwelling units per acre is proposed).
- The proposal will support goals, policies and land uses established in the TESP to create a mix of housing types, open spaces, and supporting linkage to the Guadalupe River Trail.

Park Space

At least five acres of dedicated park land is required within the TESP upon buildout. A total of 0.5 of that amount is required within the Bridge District of the plan. The project proposes to dedicate 0.5 acres of improved park land.

Greenways

Roughly 1 acre of greenways is required as part of the TESP upon buildout. There are two greenway segments as part of this project, along Calle De Luna and Calle Del Sol.

The project is consistent with the intent of the Greenways Design Guidelines of the TESP. Greenways are proposed to be 30-feet in width with 15-feet being constructed on each side of a property line. The guidelines recommend that project is required to construct the full 30-foot width of the greenway along Calle De Luna and Calle Del Sol. The applicant is proposing to vary the width of the greenway along the frontage of the property, by having less than 30-feet of greenway by the park along Calle De Luna and greater than 30-feet of greenway along Calle Del Sol. The total area dedicated to the greenway will remain consistent with the TESP.

Findings

- 1) *That any off-street parking area, screening strips and other facilitates and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that;*
 - The development provides the required parking spaces under SCCC 18.25.070(a)(3) and (5). Overall, the project provides 661 parking spaces (605 universal size spaces; 42 tandem spaces; 14 accessible spaces; and 45 guest spaces) within two parking facilities (a seven-story structured parking facility and a one-story parking facility).

- 2) *That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard, in that;*
 - The project is consistent or seeks a modification to be consistent with the Tasman East Specific Plan Street Design Guidelines, Open Space Design Guidelines and Building Design Guidelines. The project implements the TESP by providing the necessary components such as greenways, bike lanes, sidewalk widths, landscaping for Calle De Luna, Calle De Sol, Lafayette, and Tasman in accordance with the TESP. The project dedicates 0.5 acres of land for open space in accordance with the TESP for the sub-district. The building is designed to be consistent with the TESP by providing building recesses, notches, balconies, a variety of materials, colors and fenestration patterns.
 - The proposed project incorporates high quality sustainable, energy efficient materials and will meet or exceed all CalGreen requirements.
 - On balance, the project is consistent with the City's General Plan as discussed in Table 1.

TABLE 1 PROJECT CONSISTENCY WITH SANTA CLARA GENERAL PLAN LAND USE POLICIES	
Land Use Policies	Project Consistency
5.3.1-P2: Encourage advance notification and neighborhood meetings to provide an opportunity for early community review of new development proposals.	The project included a community meeting that was held on November 6, 2019.
5.3.1-P3: Support high quality design consistent with adopted design guidelines and the City's architectural review process.	The project is consistent with the Tasman East Specific Plan design guidelines. The project includes a variety of materials and design techniques when combined makes the project aesthetically compatible with the vision of the area.
5.3.1-P4: Encourage new development that	The project's density is within the minimum and

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meets the minimum intensities and densities specified in the land use classifications or as defined through applicable Focus Area, Neighborhood Compatibility or Historic Preservation policies of the General Plan.	maximum range indicated in the General Plan.
5.3.1-P9: Require that new development provide adequate public services and facilities, infrastructure, and amenities to serve the new employment or residential growth.	The project will be required to upgrade infrastructure facilities in accordance of the Tasman East Specific Plan implementation program.
5.3.1-P10: Provide opportunities for increased landscaping and trees in the community, including requirements for new development to provide street trees and a minimum 2:1 on- or off-site replacement for trees removed as part of the proposal to help increase the urban forest and minimize the heat island effect.	Twenty-nine trees currently exist on-site or as street trees, which will all be replaced. The project will have more than 2:1 replacement with 139 new trees.
5.3.1-P12: Encourage convenient pedestrian connections within new and existing developments.	The project includes sidewalks, bicycle lanes, and greenways.
5.3.1-P13: Support high density and intensity development within a quarter-mile of transit hubs and stations and along transit corridors.	The project is located near the Santa Clara/Great America Train Station (ACE/Amtrak) and the Lick Mill Station (Santa Clara Valley Light Rail).
5.3.1-P14: Encourage Transportation Demand Management strategies and the provision of bicycle and pedestrian amenities in all new development greater than 25 housing units or more than 10,000 non-residential square feet, and for City employees, in order to decrease use of the single-occupant automobile and reduce vehicle miles traveled, consistent with the CAP.	The project will implement a Transportation Demand Management program. The project includes bicycle parking on-site, an on-site bicycle repair facility, 2 car parking spaces for car sharing programs, on-site ridematching assistance, 511 ridematching assistance, and on-site co-working, coffee bar, and lounge amenities. The Tasman East Transportation Coordination Group will provide a bike share program, resources (maps), a universal transit pass program, an online kiosk, and information packets for new residents.
5.3.2-P2: Encourage higher-density residential development in transit and mixed-use areas and in other locations throughout the City where appropriate.	The project is 139 dwelling units per net acre and is within walking distance of transit stations.
5.3.2-P8: Require new residential development to comply with applicable regulations for the provision of affordable housing.	The project will include 50.9 affordable units and will also pay an in-lieu fee in accordance with the City's ordinance. Since the calculation of the

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Land Use Policies	Project Consistency
	affordable housing requirements resulted in a fractional unit; the Applicant shall either pay an in-lieu fee of \$197,220.94 or provide an additional unit to satisfy the requirement.
5.4.6-P4: Promote pedestrian-friendly design that includes features such as shade trees, streetscapes that contain lighting and landscaping, street furniture, pedestrian and bike paths, limited driveway curb cuts, traffic-calming features, and pedestrian street crossings.	The project will implement the pedestrian friendly street designs indicated in the Tasman East Specific Plan including the bicycle lanes and wider sidewalks along Calle de Luna and Calle de Sol. The project provides 198 bicycle parking spaces.
5.4.6-P5: Provide publically accessible open space within the Tasman East Focus Area that is accessible to all residents, adequate to meet their activity needs, and consistent with the General Plan requirements and other City regulations.	The project will dedicate 0.5 acres to the City to establishing a public park.
5.4.6-P7: Provide for future connections, which encourage walking and bicycling, to the new development in the north when it is redeveloped to promote accessibility between the two areas.	The project will build greenways and bike paths along Calle De Luna and Calle Del Sol.
5.4.6-P11: Require new buildings to maintain a consistent setback/build-to-line from the public right-of-way in order to create a well-defined public sidewalk and street.	The project maintains the required setback along the streets.
5.4.6-P13: Require that building facades and entrances directly face street frontages, with a high proportion of transparent windows facing the street for nonresidential uses.	The project's fenestration is designed to include storefront glazing where common amenities and common entryways are planned.
5.4.6-P14: Encourage sensitive design and site planning to minimize the scale of larger buildings through use of building massing, setbacks, façade articulation, fenestration, varied parapets and roof lines, and pedestrian-scaled architectural details.	The project provides features with visual interest such as balconies and recesses. Material changes and color are introduced to help minimize the scale of the building. The project also includes roof-top courtyards at lower levels to provide a better relationship with the street.
5.4.6-P15: Encourage parking to be located in structures to minimize their visibility from streets and public spaces.	Parking is provided within the buildings with ground floor parking and a six-level parking garage. Only the ground level parking entrance for the Home for the Ambulatory Aged facility is visible from Calle de Luna. The other parking garages are accessed from
5.4.6-P17: Encourage new development to build	The project will be consistent with the City's

TABLE 1 PROJECT CONSISTENCY WITH SANTA CLARA GENERAL PLAN LAND USE POLICIES	
Land Use Policies	Project Consistency
to a green neighborhood rating standard.	green building requirements.

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

Conditions of Approval:

GENERAL

- G1. If relocation of an existing public facility becomes necessary due to a conflict with the developer's new improvements, then the cost of said relocation shall be borne by the developer.

ATTORNEY'S OFFICE

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

COMMUNITY DEVELOPMENT

- C1. Obtain required permits and inspections from the Building Official and comply with the conditions thereof. As this project involves land area of one acre or more, the Developer shall file a Notice of Intent (NOI) with the State Water Resources Control Board prior to issuance of any building permit for grading, or construction; a copy of the NOI shall be sent to the City Building Inspection Division. A stormwater pollution prevention plan is also required with the NOI.
- C2. Submit plans containing final architectural details for review and approval to the Planning Division as part of the building permit submittal. Said plans to include, but not be limited to: site plans, floor plans, elevations, landscaping, photometrics, signage, and stormwater management plan. Developer must provide third party verification of the stormwater management plan for conformance with C3 requirements as part of the building permit submittal.
- C3. Aluminum Trellis (detail sheet AE3.08) – The aluminum trellis over the retail storefronts will need a roof to provide shelter from rain.
- C4. Offsite Parking for Vehicles and Bicycles – Some of the required vehicle and bicycle parking for the home for the ambulatory aged is proposed to be located on a separate adjacent parcel that may be under different ownership in the future. A reciprocal parking agreement and easement will need to be recorded. This will need to be acquired or recorded prior to the commencement of construction.
- C5. Portico (southwest corner of Calle De Luna and Calle De Sol) – The material for the facade and ceiling underneath the shall be finalized prior to the ARC meeting.
- C6. Minor changes to the building, landscaping, or other minor plan elements would be subject to Planning Division review and approval of a Minor Adjustment to an approved project, or through Architectural Review, subject to the discretion of the Director of Community Development.
- C7. Submit complete landscape plans, including irrigation plan and composite utility and tree layout overlay plan, for Planning Division review and approval with installation of required landscaping prior to the issuance of occupancy and or final building permits. Landscape plan to include type and size of proposed trees. Coordinate with the City Arborist for the type, location, installation and maintenance of large canopy street trees fronting the project site along the public right-of-way. Type and size of tree replacement on project site shall be at the direction of the City Arborist and require Planning Division review and approval. Installation of root barriers and super-soil may be required with the installation of trees where electric, water, and sewer utilities are in proximity.
- C8. Developer is responsible for collection and pick-up of all trash and debris on-site.
- C9. The Developer shall submit a truck hauling route for demolition, soil, debris and material removal, and construction to the Director of Community Development for review and approval prior to the issuance of demolition and building permits.
- C10. Construction activity not confined within a building shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and not permitted on Saturdays, Sundays and State and federal holidays for projects within 300 feet of an occupied residential use. Construction activity confined within a building shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of an occupied residential use, and prohibited on Sundays and State and federal holidays.

- C11. The applicant or designee shall pay the Specific Plan Fee within 60 days of adoption of the Specific Plan Fee to defray the cost of the City's preparation of the Tasman East Specific Plan and the Tasman East Environmental Impact Report.
- C12. The Developer shall comply with the Mitigations Monitoring and Reporting Program (MMRP) identified in the Tasman East Specific Plan Environmental Impact Report (SCH No. 2016122027).
- C13. The Developer shall comply with Mitigation Monitoring and Reporting Measures that are identified in the Addendum to the Tasman East Specific Plan Final Environmental Impact Report for the Related Tasman East Residential Project.
- C14. Based on the Avian Collision Risk Assessment prepared for the project as part of the CEQA review, the project shall reduce the high bird collision risk associated with the high-rise building form through the treatment of its site and building features to comply with MM BIO-3.1 and MM BIO-4.1 of the MMRP. Compliance with these mitigation measures shall be subject to independent evaluation by a qualified third-party consultant ("Consultant"). The Consultant shall be approved by the Community Development Director prior to commencing the evaluation.

The Consultant shall be responsible for verifying that feature-related hazards (e.g., free-standing glass railings and transparent glass corners) within 60 feet of proposed exterior vegetation and 2) and storefront glazing adjacent to landscape vegetation located on the lower floors of the buildings and 3) lighting, illumination and resulting reflectivity between these features and vegetation are consistent with MM BIO-3.1 and MM BIO-4.1 of the MMRP.

The Consultant shall submit a report with their findings to the Community Development Director verifying that the building permit plans submitted implement MM BIO-3.1 and MM BIO-4.1 of the MMRP measures and industry best practices such as those identified in *Reducing Bird Collisions with Building and Building Glass Best Practices* issued by the US Fish and Wildlife Service, Division of Migratory Bird Management:

<https://www.fws.gov/migratorybirds/pdf/management/reducingbirdcollisionswithbuildings.pdf>

or other equivalent best management practices acceptable to the City of Santa Clara. The Consultant's report shall be submitted concurrent with the submittal of a building permit application.

- C15. Project Site - No more than 10 percent of the surface area of the building's combined façades within 12 vertical feet above and/or below these green roof areas shall have untreated glazing. All remaining untreated glazed areas within 12 feet above and below green roofs shall be broken up into sections no greater than 24 square feet in size by mullions or bird-safe glazing treatments.
- C16. Home for the Ambulatory Aged:
- a. All feature-related hazards (i.e., transparent glass corners and free-standing glass railings) on the balconies/patios on floors four to 20 should be 100 percent treated with a bird-safe glazing treatment.
 - b. All feature-related hazards adjacent to open space areas on the second, third, and 20th floor shall be treated with a bird-safe glazing treatment. Due to the size of the vegetated areas on the second, third, and 20th floors, treatment of the feature-related hazards shall be within 60 feet above or below these areas.
 - c. The ground floor shall be treated with a bird-safe glazing treatment such that no more than 10 percent of the surface area of façades on the ground floor have untreated glazed areas (i.e., the 10 percent untreated areas on the north and west sides of the building) and all

untreated glazed areas are broken up into sections no greater than 24 square feet in size by mullions or bird-safe glazing treatments. The feature-related hazards shall be 100 percent treated and shall not be included in the 10 percent of the surface area that is untreated. Since no vegetation is proposed adjacent to the façades on the south side of the building, this measure is not required for the south façade. The vegetated areas on the ground floor adjacent to the building would attract a moderate number of birds; therefore, the north and west sides of the building (within 60 feet above grade) shall be treated.

C17. Market Rate – Townhomes:

- a. All feature-related hazards (e.g., transparent glass corners and free-standing glass railings) shall be 100 percent treated with a bird-safe glazing treatment.
- b. All glazing on the ground floor adjacent to landscape vegetation and the second and third floors adjacent to the proposed open space areas shall be treated with a bird-safe glazing treatment such that no more than 10 percent of the surface area of façades has untreated glazing. All remaining untreated glazed areas on adjacent façades shall be broken up into sections no greater than 24 square feet in size by mullions or bird-safe glazing treatments. The feature-related hazards shall be 100 percent treated and, therefore, shall not be included in the 10 percent of the surface area that is untreated.

C18. Market Rate – North Apartments and Podium:

- a. All feature-related hazards (e.g., transparent glass corners, free-standing glass railings, and the greenhouse) adjacent to the open space area on the 23rd floor shall be treated with a bird-safe glazing treatment. Since the vegetated areas are large and would attract birds, all feature-related hazards on adjacent façades within 60 feet below this area shall be treated.
- b. All feature-related hazards on the balconies/patios on the floors three, four, eight, and 10 to 23 shall be treated with a bird-safe glazing treatment..
- c. All feature-related hazards adjacent to open space areas on the eighth floor shall be treated with a bird-safe glazing treatment. Because the vegetated areas are large and would attract birds, all feature-related hazards on adjacent façades within 60 feet above and below this area shall be treated.
- d. All feature-related hazards adjacent to the balconies/patios on the third floor shall be treated with a bird-safe glazing treatment.
- e. All glazing on the ground floor shall be treated with a bird-safe glazing treatment such that no more than 10 percent of the surface area of façades on the ground floor has untreated glazing. All remaining untreated glazed areas on the ground floor shall be broken up into sections no greater than 24 square feet in size by mullions or bird-safe glazing treatments. The feature-related hazards shall be 100 percent treated and, therefore, shall not be included in the 10 percent of the surface area that is untreated. Since the vegetated areas on the ground floor are large, all feature-related hazards within 60 feet above this area on all sides of the building shall be treated.
- f. Where large areas of landscape vegetation are present (i.e., the ground floor and within all open space areas larger than the balcony/patio proposed above the ground floor), all feature-related hazards shall be treated on adjacent façades as well as façades within 60 feet above and below these areas.
- g. The glazing surrounding the greenhouse on the 23rd floor shall be 100 percent treated.

C19. Market Rate – South Apartments:

- a. All feature-related hazards (e.g., transparent glass corners and free-standing glass railings) adjacent to the balconies/patios on the third, fourth, and eighth floors shall be treated with a bird-safe glazing treatment.
- b. All feature-related hazards adjacent to the open space areas on the eighth floor shall be treated with a bird-safe glazing. Since the vegetated areas are large, all feature-related hazards on adjacent façades within 60 feet above and below this area shall be treated.
- c. All feature-related hazards adjacent to the open space areas and the balconies/patios on the third floor shall be treated with a bird-safe glazing treatment. Since the vegetated areas are large and would attract birds, all feature-related hazards on adjacent façades within 60 feet above and below this area shall be treated.
- d. All glazing on the ground level shall be treated with a bird-safe glazing treatment such that no more than 10 percent of the surface area of the ground floor façades have untreated glazing. All remaining untreated glazed areas on the ground floor shall be broken up into sections no greater than 24 square feet in size by mullions or bird-safe glazing treatments. Since the vegetated areas on the ground floor are large, all feature-related hazards on adjacent façades within 60 feet above the ground floor on the north, east, and south sides of the building shall be treated.

BUILDING

- B1. Prior to overall construction permit application, submit to the Santa Clara Building Division, 2 copies of an addressing diagram request, to be prepared by a licensed architect or engineer. The addressing diagram(s) shall include all proposed streets and all building floor plans. The addressing diagram(s) shall conform to Santa Clara City Manager Directive #5; Street Name and Building Number Changes, and Santa Clara Building Division Address Policy For Residential and Commercial Developments. The addressing diagram(s) shall indicate all unit numbers to be based off established streets, not alleys nor access-ways to garages. Allow a minimum of 10 working days for initial staff review.

Please note city staff policy that existing site addresses typically are retired.

Provide digital pdf printed from design software, not scanned from printed paper sheet.

- B2. The construction permit application drawings submitted to the Santa Clara Building Division shall include a copy of the latest Federal Emergency Management Agency (FEMA) Flood Zone Map: <https://msc.fema.gov/portal/home>. The project drawings shall indicate how the project complies with the Santa Clara Flood Damage Prevention Code.
- B3. The construction permit application drawings submitted to the Santa Clara Building Division shall include Santa Clara Valley Urban Runoff Pollution Prevention Program Low Impact Development (LID) practices http://www.scvurppp-w2k.com/nd_wp.shtml. All projects that disturb more than one acre, or projects that are part of a larger development that in total disturbs more than one acre, shall comply with the Santa Clara Valley Urban Runoff Pollution Prevention Program Best Management Practices (BMP): http://www.scvurppp-w2k.com/construction_bmp.shtml, and shall provide a Storm Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer (QSD). All site drainage and grading permit applications submitted to the Santa Clara Building Division will be routed to a contract consultant for review.
- B4. 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). All exit stair, all structure supporting or connected to a stairway, all parts of all parking and driveway areas rated to all other areas, all trash rooms shall be constructed per code. If any future commercial kitchen exhaust hoods are to be installed, provide a min. 2 hr. rated vertical shaft to the roof. Future horizontal kitchen exhaust ducts will not be permitted. All stair shafts are strongly recommended to be 100% vertical without any offsets. All assembly or gathering spaces of 750 s.f. or greater shall have a min. of 2 means of egress. Carefully analyze the specific exiting requirements of assembly occupancies. Noncombustible exterior wall, floor, and roof finishes are strongly encouraged.

- B5. High rise buildings: comply with all requirements of CBC Section 403 High Rise Buildings including: 403.2 Construction, 403.3 Automatic Fire Sprinklers, 403.3 Emergency Systems, 403.5 Means of Egress, and 403.6 Elevators.
- B6. 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.
- B7. 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.
- B8. 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. Submit 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 subdivision map and/or issuance of building permits.
- E4. City will determine cost sharing of public improvements for the Tasman East Specific Area Plan.
- E5. Existing non-standard or non-ADA compliant frontage improvements shall be replaced with current City standard frontage improvements as directed by the City Engineer or his designee.
- E6. File and record the Lot Line Adjustment for the proposed development and pay all appropriate fees prior to building permit issuance.
- E7. Proposed development has a density less than originally anticipated in the Sanitary Sewer Capacity Evaluation for Proposed Tasman East Specific Plan report completed by Wood and Curran (June 5, 2018). City will determine if a new sanitary sewer capacity evaluation needs to be run to analyze sanitary sewer system capacity based on pending development applications and future projects within the Tasman East Specific Area Plan. If there is not enough capacity in the existing modeled trunk sanitary sewer system, the developer will be required to share the cost to upgrade the sanitary sewer system as determined by the City.
- E8. 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.
- E9. Street treatment to be determined by City and included in the public improvements infrastructure fee.
- E10. File letter of map amendment/revision with FEMA.
- E11. Sanitary sewer and storm drain mains and laterals shall be outside the drip line of mature trees or ten (10) feet clear of the tree trunk, whichever is greater, to the satisfaction of the Public Works Director.
- E12. The applicant shall comply with the traffic mitigations identified in the Tasman East Specific Plan EIR and corresponding traffic study.
- E13. The project shall pay its fair share of the traffic mitigations, including the ones that are 100% attributed to the project, identified in Tasman East Specific Plan EIR/TIA.

- E14. The project shall be required to prepare a traffic impact analysis (TIA) if the land use is not in conformance with the Tasman East Specific Plan. The project must be in conformance with the Tasman East Specific Plan.
- E15. Calle De Luna along the project frontage from midblock to Calle Del Sol shall have 60' right-of-way with 48 ft. curb to curb including one 10' inside westbound lane, one 11' wide outside westbound lane, one 11' eastbound lane, and 8' parking lanes on both sides of roadway.
- E16. Calle De Luna along the project frontage from Lafayette Street to midblock shall have 60' right-of-way with 48 ft. curb to curb including 8' parking lane on south side of street, one 10' eastbound lane, two 10' westbound left-turn lanes, and one 10' westbound right-turn lane.
- E17. Calle De Sol along the project frontage from Calle De Luna to midblock (220' south of Calle De Luna) shall have 60' right-of-way with 48 ft. curb to curb including 8' parking lanes northbound and southbound, one 11' southbound lane, one 10' inside northbound lane, and one 11' outside northbound lane.
- E18. Calle De Sol along the project frontage from midblock (220' south of Calle De Luna) to Tasman Drive shall have 60' right-of-way with 50' curb to curb including 10' southbound right-turn lane, two 10' southbound left-turn lanes, and two 10' northbound lanes.
- E19. Provide 5' wide sidewalk and 5' landscape strip or provide 6' wide sidewalk with 4' wide planter strip along Calle De Sol project frontage. This is 1' less than the Tasman East Specific Plan sidewalk plus planter strip width to allow for a 1' additional roadway width (on each side of Calle Del Sol) to accommodate the 50' curb to curb section.
- E20. Install "No Parking" signs along the north side of Calle De Luna property frontage from Lafayette Street to midblock.
- E21. Install "No Parking" signs along the west side of Calle De Sol from 220' south of Calle De Luna to Tasman Drive.
- E22. Provide 7' wide sidewalk and 5' landscape strip along Calle De Luna project frontage.
- E23. Provide trash pick-up/drop-off on-site.
- E24. Provide loading/unloading zone on-site.
- E25. Show on site plan and comply with City's driveway triangle of safety requirements at all driveways and intersection vision triangle requirements at the corner of Lafayette Street and Calle De Luna. Visual obstructions over three feet in height will not be allowed within the driver's sight triangle near driveways and intersections in order to allow an unobstructed view of oncoming traffic.
- E26. On-street parking shall not be counted toward on-site parking requirements.
- E27. Unused driveways in the public right-of-way shall be replaced with City standard curb, gutter, and sidewalk per City Standard Detail ST-12.
- E28. Provide ADA walkway connecting the proposed buildings to the public sidewalks.

- E29. Remove existing curb ramp at southeast corner of the Calle De Luna/Lafayette Street intersection and replace with current City Standard ST-14 ADA compliant curb ramp.
- E30. Remove existing curb ramp at northwest corner of Tasman Drive/Calle Del Sol intersection and replace with two current City Standard ST-14 ADA compliant curb ramps.
- E31. Provide signal modification at the northwest corner of Tasman Drive/Calle Del Sol to upgrade existing traffic signal infrastructure per latest Caltrans standards.
- E32. Provide traffic signal modification at the southeast corner of Calle De Luna and Lafayette Street to upgrade existing traffic signal infrastructure per the latest Caltrans standards.
- E33. Install minimum 10' sidewalk along the Tasman Drive property frontage. Per the mitigations identified in the Tasman East Specific Plan EIR, if residential development due to this project is constructed prior to City Place Phase 1, the sidewalk along Tasman Drive property frontage shall be constructed prior to building occupancy and reimbursed by City Place. Sidewalk improvements to Tasman Drive along project frontage shall be constructed prior to occupancy of any new residential buildings fronting Tasman Drive.
- E34. Applicant shall install two City Standard ST-14 ADA compliant curb ramps at southwest corner of Calle De Luna/Calle Del Sol intersection.
- E35. All traffic striping, messages, and symbols shall be thermoplastic.
- E36. All proposed driveways shall be per City Standard ST-8.
- E37. Slurry seal half street width of Calle De Luna and Calle Del Sol along project frontage.
- E38. For proposed multi-family dwelling units and retail, the following minimum bicycle facilities shall be provided at the main entrance or high visible areas:
 - 575 multi-family units: 192 Class I bicycle locker spaces and 38 Class II bicycle rack spaces.
 - 25,000 SF Retail: 2 Class I bicycle locker spaces and 4 Class II bicycle rack spaces.

ELECTRICAL

- EL1. Electric Utility Infrastructure must be included in Civil Composite Utility Drawings with profiles shown clearances.
- EL2. Coordinate sequence of Utility Infrastructure work with SVP and adjacent developers to maintain electric power to existing customers, including Water Pumping Station at intersection of Calle De Luna, and Calle De Sol.
- EL3. DWG C3.2 – Preliminary Street Sections
 - a. Need to show Tree and root barrier with Dimension of clearance between Tree and duct bank. See. SD-1235. This will determine type of tree that can be planted.
- EL4. DWG C4.0 – Preliminary Utility Plan
 - a. Place MH so as to only block one lane. Also use MH to transition cable between ducts.
 - b. Reroute duct bank as noted. Adjust for proper bending radius.
 - c. Move MH away from SD to increase clearance, unless variance request is approved.

EL5. DWG C4.1 – Preliminary Utility Plan

- a. Install duct bank as noted in drawing to maintain power transfer rating of duct circuits in duct bank.
- b. Relocate MH to maintain proper clearances, and locate remote Pad as indicated to avoid blocking sidewalk with Padmount Switch. Work with SVP to fix any clearance issues.
 - i. Remote Pad shown is not scaled to correct dimension. Work with Electric, Water, and Planning to resolve clearances during design. Maintain 10' min. work space clearance in front of Padmount switch doors. Landscaping shall not restrict access to the equipment. Concrete apron may be incorporated with sidewalk, if necessary.
 - ii. Resolve conflict between Street light and Fire Hydrant.
 - iii. Remote Pad Dimensions: 108"x 55" (w/o apron). See UG-0339 sheet 7 for pad dimension.
 - iv. Pad Mount Switch Dimensions: 82"x 67"x47".
- c. Move Trench closer to building to allow for tree clearance.
- d. Move BFP south to reduce angle of trench required to clear BFP. This will increase clearance between SD and trench and not require the Variance Request.
- e. Relocate SD outside of UGEE.
- f. Require UGEE and duct bank to remote switch. Show remote pad to correct dimension.
- g. Coordinate duct bank intercept and cable pulling with work across the street on North/East corner of Tasman/Calle De Sol Intersection.

EL6. DWG C5.1 – Preliminary Easement Plan

- a. Storm Drains noted in green need to be relocated outside of UGEE.
- b. Add UGEE to remote pads

EL7. 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.

EL8. The Developer shall provide and install electric facilities per Santa Clara City Code chapter 17.15.210.

EL9. Electric service shall be underground. See Electric Department Rules and Regulations for available services.

EL10. 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.

EL11. 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.

EL12. 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).

- EL13. If the "legal description" (not "marketing description") of the units is condominium or apartment, then all electric meters and services disconnects shall be grouped at one location, outside of the building or in a utility room accessible directly from the outside. If they are townhomes or single-family residences, then each unit shall have its own meter, located on the structure. A double hasp locking arrangement shall be provided on the main switchboard door(s). Utility room door(s) shall have a double hasp locking arrangement or a lock box shall be provided. Utility room door(s) shall not be alarmed.
- EL14. 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.
- EL15. 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.
- EL16. Any relocation of existing electric facilities shall be at Developer's expense.
- EL17. Electric Load Increase fees may be applicable.
- EL18. 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)).
- EL19. 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)).
- EL20. 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.
- EL21. Encroachment permits will not be signed off by Silicon Valley Power until Developers Work substructure construction drawing has been completed.

- EL22. All SVP-owned equipment is to be covered by an Underground Electric Easement (U.G.E.E.) This is different than a PUE. Only publically-owned dry utilities can be in a UGEE. Other facilities can be in a joint trench configuration with SVP, separated by a 1' clearance, providing that they are constructed simultaneously with SVP facilities. See UG 1000 for details.
- EL23. 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.
- EL24. 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.
- EL25. 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.
- EL26. SVP does not utilize any sub-surface (below grade) devices in it's system. This includes transformers, switches, etc.
- EL27. 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.
- EL28. 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.
- EL29. 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.

FIRE

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. Based on the historical uses of the parcels for this project, there is a potential concern for environmental contamination. An oversight agreement shall be executed with Department of Health (County of Santa Clara) to address potential environmental contamination. Other adjacent parcels have undergone cleanup activities.

Also, as a note, the existing facilities will need to submit hazardous materials facility closures permits/applications prior to them vacating. These should be completed no later than 30-days before facility closures to take effect.

- F2. Two (2) Fire Command Centers (FCC) shall be provided. One (1) in the Senior Living Residential Care Facility and One (1) in the Apartment Building.
- F3. There is a property line between the Senior Living Residential Care Facility and the Apartment Building. The design team is planning to share fire utilities such as Emergency Responder Radio Coverage System (ERRCS), On-site fire hydrants, emergency generator and the fire pump, but separate fire alarm panels. Networking of the fire alarm panels is a consideration and shall be vetted out during the building/fire architectural review. A CC&R is required prior to approval of Building/Fire permits.
- F4. The access roads located within the project's property lines shall be recorded as an EVAE prior to approval of Building/Fire permits. No other instruments will be considered as substitutions such as P.U.E, Ingress/Egress easements and/or City Right-of-Ways.
- F5. An exterior pedestrian path of minimum clear width of four (4) feet shall be provided and maintained near the south-west and south portions of the site.
- F6. Fire Department "Opticom IR" device shall be provided at the gate located inside the project premises. This provides line-of-sight Emergency Vehicle Preemption (EVP) in order to decrease response times and improve safety for emergency responders and the community.
- F7. The fire apparatus access roadway that extends under the apartment building shall have a "minimum" unobstructed vertical clearance of not less than 18 feet under all conditions.
- F8. 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. The fire department access road at the porte cochere (near the high-rise apartment building/garage entrance) shall meet this requirement.
- F9. Fire apparatus access roadways shall have a "minimum" inside turning radius of 36 feet or greater.
- F10. The grade for emergency apparatus access roadways shall not exceed 10 percent to facilitate fire-ground operations.
- F11. Traffic calming devices are not permitted on any designated fire access roadway, unless approved by the Fire Prevention & Hazardous Materials Division.
- F12. The FDC shall be on the street front for which the building street name is assigned.
- F13. The required "fire flow" calculation for the building(s) based on the construction type and square footage in accordance with the California Fire Code, Appendix B, Table B105.1(2)

shall be provided on the Building/Fire architectural plans. Since the structures are considered separate buildings, indicate the required fire flow requirements for each building separately.

The underground fire service mains shall be sized such that the required fire flow is available from the on-site fire hydrants along the EVAE and a minimum 1,000 gallons per minute (or 1,500 gallons per minute for NFPA 13R fire sprinkler systems) is available at any fire hydrant.

- F14. Available "fire flow" information from the water department shall be provided on the plans.
- F15. Required number of fire hydrants (public and private) serving this project shall be provided per Table C102.1 of the CFC (without reduction in fire flow). The average and maximum spacing as specified by the code shall be met. Since the two structures are considered separate buildings, the required number of fire hydrants shall be provided for each building meeting the average and maximum spacing requirements.
- F16. An Alternate Means and Method Application (AMMA) Permit is required to mitigate deficiencies in hose reach and/or fire hydrant spacing for the building(s). The AMMA shall be approved prior to issuance of Building permit.
- F17. Fire protection water supplies shall be installed and made serviceable prior to the time of construction or prior to combustible materials being moved onsite, unless an approved alternative method of protection is approved by the Fire Prevention and Hazardous Materials Division.
- F18. Provisions shall be made for Emergency Responder Radio Coverage System (ERRCS) equipment and the Two-way Communications Systems for Elevator Landings/Areas of refuge, including but not limited to pathway survivability in accordance with Santa Clara Emergency Responder Radio Coverage System Standard.

WATER

- W1. Prior to issuance of Building Permits, the applicant shall submit design plans for construction of water utilities that comply with the latest edition of the Water & Sewer Utilities Water Service and Use Rules and Regulations, Water System Notes, and Water Standard Details and Specifications. In addition, prior to the City's issuance of Occupancy, the applicant shall construct all public water utilities per the approved plans. The Water & Sewer Utilities will inspect all public water utility installations and all other improvements encroaching public water utilities.
- W2. Prior to issuance of Building permits, the applicant shall submit design plans to install the recycled water infrastructure along Lafayette Street, from Tasman Drive to Calle De Luna; and along the property frontage on Calle De Luna.
- W3. Utility infrastructure (water, recycled water, and sewer) improvements are needed for the whole Tasman East development. Mechanism for payment and construction is still being

assessed. Applicant to indicate new water and recycled water utilities or improvements to existing infrastructure along their property frontage on the plans.

- W4. The applicant must indicate the disposition of all existing water and sewer services and mains on the plans. If the existing services will not be used, then the applicant shall properly abandon these services to the main per Water & Sewer Utilities standards and install a new service to accommodate the water needs of the project.
- W5. The applicant shall submit a composite utility plan showing all utilities (including electrical) and landscaping (trees/shrubbery) so that the Water Department can verify conflicts for proposed water services. Note that all new water meters and backflow prevention devices shall be located behind the sidewalk in a landscape area.
- W6. Applicant shall adhere to and provide a note indicating all horizontal and vertical clearances. The applicant shall maintain a minimum 12" of vertical clearance at water service crossing with other utilities, and all required minimum horizontal clearances from water services: 10' from sanitary sewer utilities, 10' from recycled water utilities, 8' from storm drain utilities, 5' from fire and other water utilities, 3' from abandoned water services, 5' from gas utilities, and 5' from the edge of the propose or existing driveway. For sanitary sewer, water, and recycled water utilities, the applicant shall maintain a minimum horizontal clearance of 10' from existing and proposed trees. If applicant installs tree root barriers, clearance from tree reduces to 5' (clearance must be from the edge of tree root barrier to edge of water facilities).
- W7. 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.
- W8. Individual buildings within a parcel must have their own dedicated service (fire, water, and irrigation). Different types of building use (retail, residential, commercial, etc.) shall be served by separate water meters.
- W9. 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. Services cannot cross parcel lines.
- W10. No structures (fencing, foundation, biofiltration swales, etc.) allowed over sanitary sewer and/or water utilities and easements.
- W11. The applicant shall submit plans showing any onsite storm water treatment system. The plan shall include a section detail of the treatment system. No water, sewer, or recycled water facilities shall be located within 5-feet of any storm water treatment system.
- W12. Approved backflow prevention device(s) are required on all potable water services. The applicant shall submit plans showing the location of the approved backflow prevention

device(s). Note that all new water meters and backflow prevention devices shall be located behind the sidewalk in a landscape area.

- W13. The applicant shall bear the cost of any relocation or abandonment of existing Water Department facilities required for project construction to the satisfaction of the Director of Water and Sewer Utilities.
- W14. Prior to the issuance of Building Permits, the applicant shall provide documentation of water usage so the Water Division can verify the appropriate size of all proposed water meters. Please note that if the existing water services are incapable of supplying the water needs to the site, the existing services shall be abandoned, and new separate dedicated water services shall be provided for each use (domestic and irrigation).
- W15. Prior to issuance of Building Permits, the applicant shall provide the profile section details for utilities crossing water, sewer, or reclaimed water mains to ensure a 12" minimum vertical clearance is maintained.
- W16. The applicant must indicate the pipe material and the size of existing water and sewer main(s) on the plans.
- W17. If fire flow information is needed, applicant shall coordinate with Water and Sewer Utilities Department, for fire flow information at (408)615-2000.
- W18. Fire hydrants should be located two feet behind monolithic sidewalk if sidewalk is present; two feet behind face of curb if no sidewalk is present, per City Std Detail 18.
- W19. A dedicated fire service line, with an approved backflow prevention device, shall be used for on-site fire hydrants.
- W20. Prior to issuance of Building Permits, the applicant shall submit plan details for all water features (including but not limited to fountains and ponds) designed to include provisions for operating the system without City potable water supply and capable of being physically disconnected from source of potable water supply during City declared water conservation periods, to the satisfaction of the Director of the Water & Sewer Utilities. Decorative water features may be permanently connected to the City's recycled water supply.
- W21. 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 5 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.
- W22. Upon completion of construction and prior to the City's issuance of a Certificate of Occupancy, the applicant shall provide "as-built" drawings of the on-site public water utility

infrastructure prepared by a registered civil engineer to the satisfaction of the Director of Water & Sewer Utilities.

POLICE

- PD1. A Coded Entry System is required for police access to enclosed parking lots and gated communities. This can be accomplished with a coded key pad system or the Police Department Knox Box key system. We understand security is a prime concern for the tenants of the project, which necessitates some sort of secure building and admittance process. By having either of these secure access systems for law enforcement, it will allow us to better respond to emergency situations should they arise in the development. Examples of these systems can be reviewed at the following projects: 2585 El Camino Real (Coded key pad access) and 3555 Monroe Street (Knox box key access) ****KNOX Box/Coded key pad per building, gated parking garages, pool area, etc.***
- PD2. The developer shall meet the City of Santa Clara's guidelines established for radio signal penetration, detailed in the Communications Department's Public Safety Radio System Building Penetration Guidelines. The intended use of telecommunications sites shall be clearly and accurately stated in the use permit. The signal, of whatever nature, of any communications facility or system, shall in no way whatsoever interfere with or affect any police communication or police communication system.
- PD3. Public Safety Radio Systems Penetration Guidelines have been established by the city of Santa Clara Communications Department for radio signal penetration during emergencies. The developer is advised that the project may be required to install equipment for adequate radio coverage for the City Of Santa Clara Radio communications System, including but not limited to Police & Fire emergency services. The developer should contact the director of communications at (408) 615-5571. (for high rises)
- PD4. Applicant shall contact the Santa Clara Police Department 'Intelligence' unit (408-615-4849) for Alcohol Beverage Control (ABC) licensing review.
- PD5. The applicant should consider the use of a non-transferrable parking permit for the tenants. The parking permit can be in the form of a windshield sticker, which should be limited and renewed every two years.
- PD6. This will prevent non-tenant vehicles using private-parking spaces during Levi Stadium events and improve the quality of life of the tenants.
- PD7. Applicant shall install signage to prevent theft from vehicles in the parking lots. In addition, the use of quality lighting, installation of high-quality video cameras/recorders, and license plate readers are highly encouraged to prevent thefts from vehicles.
- PD8. The applicant will work with the police department and designate a "POLICE PARKING ONLY" marking and signage on the development. This will allow for a timely police response.



STREETS

Solid Waste

- ST1. For projects that involve construction, demolition or renovation of 5,000 square feet or more, the applicant shall comply with City Code Section 8.25.285 and recycle or divert at least fifty percent (50%) of materials generated for discard by the project during demolition and construction activities. No building, demolition, or site development permit shall be issued unless and until applicant has submitted a construction and demolition debris materials check-off list. Applicant shall create a Waste Management Plan and submit a Construction and Demolition Debris Recycling Report through the City's online tracking tool at <http://santaclara.wastetracking.com/>.
- ST2. For projects that involve a Rezoning, the applicant shall contact the Public Works Department, Street Maintenance Division at (408) 615-3080 to verify if the property falls within the City's exclusive franchise hauling area. If so, the applicant may be required to use the City's exclusive franchise hauler and rate structure for solid waste services.
- ST3. 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, Street Maintenance Division. All plans shall comply with the City's Development Guidelines for Solid Waste Services as

specified by development type. Contact the Street Maintenance Division at (408) 615-3080 for more information.

- ST4. 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.
- ST5. Commercial, industrial, and multi-family residential buildings must have enclosures for SOLID WASTE and recycling containers. The size and shape of the enclosure(s) must be adequate to serve the estimated SOLID WASTE and recycling 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. As a general rule, the size of the enclosure(s) for the recycling containers should be similar to the size of the trash enclosure(s) provided onsite. 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.

Stormwater

- ST6. Prior to City's issuance of Building or Grading Permits, the applicant shall develop a Final Stormwater Management Plan and update the SCVURPPP C.3 Data Form.
- ST7. 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.
- ST8. 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).
- ST9. 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.
- ST10. 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 shall be submitted to the Public Works Department, Street Maintenance Division. Building occupancy will not be issued until all stormwater treatment measures have been adequately inspected. For more information contact Street Maintenance at (408) 615-3080.
- ST11. The property owner shall enter into an Inspection and Maintenance (I&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 I&M Agreement, visit the City's stormwater resources website at <http://santaclaraca.gov/government/departments/public-works/environmental-programs/urban-runoff-pollution-prevention/stormwater-resources>.

- ST12. Developer shall purchase and install full trash capture devices for all storm drain inlets on-site, which must be maintained by the property owner in perpetuity. Maintenance and inspection of full trash capture devices shall be addressed in the I&M Agreement.
- ST13. Developer shall install an appropriate stormwater pollution prevention message such as "No Dumping – Flows to Bay" on any storm drains located on private property.
- ST14. Interior floor drains shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.
- ST15. Floor drains within trash enclosures shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.
- ST16. All outdoor equipment and materials storage areas shall be covered and/or bermed, or otherwise designed to limit the potential for runoff to contact pollutants.
- ST17. 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 I&M Agreement.
- ST18. Decorative and recreational water features such as fountains, pools, and ponds shall be designed and constructed to drain to the sanitary sewer system only.

PARKS AND RECREATION

- PR1. This memo assumes the Project is not a subdivision and the Mitigation Fee Act provisions will apply. The project will generate an estimated 1472 residents (2.24 persons/household x 657 units). Based on the MFA standard of 2.53 acres/1,000 residents, the amount of public parkland required for this Project to mitigate the impact of the new resident demand is approximately 3.7234 acres. The equivalent fee due in lieu of parkland dedication is therefore \$15,145,821. The 43 life guidance units are not subject to City Code Chapter 17.35. Final calculations will depend upon the actual number and type of units and the mix of parkland dedicated and remaining fee due, at the discretion of the City.
- PR2. In lieu fees imposed under Chapter 17.35 due and payable to the City prior to issuance of a building permit for each dwelling unit. The equivalent fee due in lieu of parkland dedication is \$15,145,821. Final calculations will depend upon the actual number and type of units, the mix of parkland dedicated, and the remaining fee due, at the discretion of the City.
- PR3. Updated calculations for the on-site active recreational amenity space is needed to calculate the balance of fees owed in lieu of parkland dedication. Calculations shall not include features required to be included by zoning and building codes and other applicable laws, including but not limited to yards, court areas, setbacks, decorative landscape areas required with residential site design and other open areas. And a 4-foot setback shall be deducted from area calculations.
- PR4. Updated plans required for the on-site active recreational amenity space to include the programming for the various spaces.

- PR5. The public park must be programmed and constructed to the “Park Amenity & Design Standards” and City standards.
- PR6. Updated park plans shall be included with complete plan set and show location of the:
 - a. utilities,
 - b. water & sewer,
 - c. public sidewalk,
 - d. parking for park visitors,
 - e. restroom facilities for park visitors, and
 - f. wayfinding signs for the park and parking.
- PR7. Updated park plans and conceptual design required.
- PR8. Developer will present public park schematic design plans to the Parks & Recreation Commission for their review and recommendation(s) to City Council for final approval.
- PR9. Developer to enter into a Park Improvement Agreement and a Park Maintenance Agreement with City which will be submitted to City Council for approval before park construction begins.
- PR10. The children’s play area should have separate areas serving ages 2-5 and 6-12 that include the six + one elements of play (climbing, balancing, spinning, brachiating, swinging, sliding, and running/free play/imagination) – see sample table below that will need to be submitted with updated park design plans.

Park Playground							
Elements of Play	Ages 2-5	Level of Play	* Proposed Capacity	Ages 6-12	Level of Play	* Proposed Capacity	Total Capacity
Balancing	2	B=1 I=1 A=0	9	2	B=0 I=1 A=1	15	24
Sliding	3	B=2 I=1 A=0	7	1	B=0 I=0 A=1	3	10
Brachiating	1	B=0 I=0 A=1	3	1	B=0 I=1 A=0	3	6
Spinning	0	B=0 I=0 A=0	0	1	B=0 I=1 A=0	5	5
Climbing	6	B=3 I=2 A=1	18	7	B=2 I=3 A=2	25	43
Swinging	2	B=2 I=0 A=0	2	2	B=2 I=0 A=0	2	4
Running/Free Play	2	N/A	21	4	N/A	22	43
Total:	16		60	18		75	135
Inclusive Play Elements	7	B=3 I=4 A=0	16	3	B=1 I=2 A=0	15	31

Level of Play:
 B: Beginner I: Intermediate A: Advanced

- PR11. Developer to submit park construction plans to the City for review and approval after review by the Parks and Recreation Commission and prior to starting park construction.
- PR12. Provide soil reports for proposed public park area.

PR13. A dwelling unit tax (DUT) due based on the number of units and additional bedrooms per City Code Chapter 3.15. The Project mix includes 148 studios, 271 one-bedroom units, 194 two-bedroom units, and 44 three-bedroom units for a total DUT of \$11,265.

PR14. Calculations may change if the number of units change, if any areas do not conform to City standards, the Ordinance, and City Code Chapter 17.35, if the fee schedule for new residential development fees due in lieu of parkland dedication changes before this project is deemed complete by Planning, and/or if City Council or the Architectural Committee make any changes.

HOUSING & COMMUNITY SERVICES

H1. Project application was filed before August 1, 2019 and meets the Phase I incremental affordable housing requirements as set out in the Tasman East Specific Plan, which totals 50.9 affordable units to be provided in the Market Rate Apartment Building. The Applicant shall provide units to affordable households made available at affordable rental prices to extremely low, very low, low and/or moderate income households as long as the distribution of affordable units averages to a maximum of 100 percent of Area Median Income. The calculation of the affordable housing requirements resulted in a fractional unit; the Applicant shall either pay an in-lieu fee of \$197,220.94 or provide an additional unit to satisfy the requirement. Fees must be paid prior to the issuance of the occupancy certificate of the building. Prior to issuance of Building Permits, the Developer shall enter into an Affordable Housing Agreement (AHA) with the City that will determine the affordable rents and apply all terms and covenants guaranteeing the prescribed affordability, to the satisfaction of the Director of Community Development. There is a fee for the AHA preparation in the amount of \$4,791 which will be due prior to execution of AHA.

The in-Lieu fee calculation for the Home for the Ambulatory Aged building will be negotiated with Applicant and memorialized in the AHA as conditional of approval for this project. The in-lieu fee must be paid prior to the issuance of the occupancy certificate of the building.

Attachment:

1. Development Plan
2. FAA Determination of No Hazard Letter – East Tower
3. FAA Determination of No Hazard Letter – West Tower
4. Addendum to the Tasman East Specific Plan Final Environmental Impact Report for the Related Tasman East Residential Project
5. Mitigation Monitoring Reporting Program (MMRP)