

PLANNING COMMISSION
City of Campbell, California

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July 14, 2020
Tuesday
7:30 PM
Zoom Meeting

After registration, you will receive a confirmation email containing information about joining the webinar. During the registration process, you will be asked if you would like to speak on any of the agenda items. Please provide detail on the items you would like to discuss.

AGENDA

CONVENE MEETING

This Regular Planning Commission meeting will be conducted via telecommunication and is compliant with provisions of the Brown Act and Executive Order N-29-20 issued by the Governor.

The following members of the Planning Commission are listed to permit them to appear electronically or telephonically at the regular Planning Commission meeting on July 14, 2020: Chair Michael Krey, Vice-Chair Maggie Ostrowski, Commissioners Adam Buchbinder, Andrew Rivlin; Nick Colvill; Stuart Ching; and Terry Hines.

Members of the public will not be able to attend meetings at the Campbell City Council Chamber physically. The Planning Commission meeting will be live-streamed on Channel 26, the City's website, and YouTube (<https://www.youtube.com/user/CityofCampbell>).

Those members of the public wishing to participate are asked to register in advance at: [https://us02web.zoom.us/webinar/register/WN_uavFQC2sT1m -cJvrGV1oA](https://us02web.zoom.us/webinar/register/WN_uavFQC2sT1m-cJvrGV1oA). After registering, you will receive a confirmation email containing information about joining the meeting.

Public comment for the Planning Commission meetings will be accepted via email at planning@campbellca.gov prior to the start of the meeting. Written comments will be posted on the website and distributed to the PC. If you choose to email your comments, please indicate in the subject line "FOR PUBLIC COMMENT" and indicate the item number.

ROLL CALL

APPROVAL OF THE MINUTES June 23, 2020

COMMUNICATIONS

AGENDA MODIFICATIONS OR POSTPONEMENTS

ORAL REQUESTS

This is the point on the agenda where members of the public may address the Commission on items of concern to the Community that are not listed on the agenda this evening. People may speak up to 5 minutes on any matter concerning the Commission.

PUBLIC HEARINGS

1. **PLN2019-213** Public Hearing to consider the application of Sean Rinde for a Site and Architectural Review Permit (PLN 2019-213) to allow the construction of a new approximately 2,665 square-foot two-story single-family residence on property located at **1511 Van Dusen Lane**. Staff is recommending that this item be deemed Categorical Exempt under CEQA. Planning Commission action final unless appealed in writing to the City Clerk within 10 calendar days. Project Planner: *Naz Pouya Healy, Assistant Planner*.
2. **PLN-2020-54** Public Hearing to consider the application of Adjin Krajnic for a Modification (PLN-2020-46) to a previously-approved Conditional Use Permit (PLN2017-337) to allow a motor vehicle sales (retail/wholesale) establishment on property located at **125 E. Sunnyoaks Avenue, Suite 100**. Staff is recommending that this item be deemed Categorical Exempt under CEQA. Planning Commission action final unless appealed in writing to the City Clerk within 10 calendar days. Project Planner: *Stephen Rose, Senior Planner*
3. **PLN2019-176** Continued Public Hearing to consider the application of Nandini Bhattacharya and Buddhadeb Basu for a Variance (PLN2019-176) to allow a reduced side-yard setback to legalize an unpermitted accessory dwelling unit (ADU) on property located at **309 Redding Road**. Staff is recommending that this item be deemed Categorical Exempt under CEQA. Planning Commission action final unless appealed in writing to the City Clerk within 10 calendar days. Project Planner: *Daniel Fama, Senior Planner*.
4. **PLN-2020-30** Public Hearing to consider the application of Trojan Storage for a Modification (PLN-2020-30) of a previously approved Conditional Use Permit (PLN2018-337) to amend the approved self-storage facility Hours of Operation of 7:00 AM to 8:00 PM Monday through Friday and 8:00 AM to 7:00 PM Saturday and Sunday to 6:00 AM to 9:00 PM, daily, on property located at **680 E. McGlincy Lane**. A Mitigated Negative Declaration (MND) was previously adopted for this project. Tentative City Council Meeting Date: August 18, 2020. *Project Planner: Daniel Fama, Senior Planner*

REPORT OF THE COMMUNITY DEVELOPMENT DIRECTOR**ADJOURNMENT**

Adjourn to the next regularly scheduled Planning Commission meeting of **July 28, 2020**, at 7:30 p.m., likely to be conducted using Zoom.

Americans with Disabilities Act (ADA)

In compliance with the Americans with Disabilities Act, listening assistance devices are available for meetings held in the Council Chambers. If you require accommodation to participate in the meeting, please contact Corinne Shinn at the Community Development Department, at corinnes@cityofcampbell.com or (408) 866-2140.

CITY OF CAMPBELL PLANNING COMMISSION
MINUTES

7:30 P.M.

TUESDAY

JUNE 23, 2020
REMOTE ON-LINE ZOOM MEETING

The Planning Commission meeting of June 23, 2020, was called to order at 7:36 p.m. by Chair Krey and the following proceedings were had, to wit:

ROLL CALL

Commissioners Present: Chair:	Michael Krey
Vice Chair:	Maggie Ostrowski (<i>joined at 7:42 pm</i>)
Commissioner:	Adam Buchbinder
Commissioner:	Stuart Ching
Commissioner:	Nick Colvill
Commissioner:	Terry Hines
Commissioner:	Andrew Rivlin

Commissioners Absent: None

Staff Present:	Community
Development Director:	Paul Kermoyan
Senior Planner:	Daniel Fama
Senior Planner:	Stephen Rose
Police Chief:	Gary Berg
City Attorney:	William Seligmann
Recording Secretary:	Corinne Shinn

APPROVAL OF MINUTES

Motion: Upon motion by Commissioner Buchbinder, seconded by Commissioner Colvill, the Planning Commission minutes of the meeting of June 9, 2020, were approved with a correction to the vote taken on bottom of page 11 and top of page 12 to reflect the accurate 4-2-1 vote. (6-0-1; Vice Chair Ostrowski arrived after this vote).

COMMUNICATIONS

Director Paul Kermoyan advised that Vice Chair Ostrowski is currently trying to get logged into this meeting. He advised that there are no new desk items outside of those received and emailed to the Commission prior to start of this meeting.

AGENDA MODIFICATIONS OR POSTPONEMENTS

None

ORAL REQUESTS

Audrey Kietreiber President of STACC (San Tomas Area Community Coalition):

- Pointed out that the issue of fence exceptions often come up with people requesting additional fence heights.
- Stated that fences taller than the current six-foot maximum should somehow be allowed by right.
- Said that these days the homes being built are taller than they used to be, and privacy is desired by property owners.
- Suggested that it was a “burden” not to allow eight-foot tall fencing by right.
- Encouraged the Commission to consider changes to the Code since there continue to be a whole lot of exceptions being processed.

Vice-Chair Ostrowski was successfully logged in to the meeting at 7:42 p.m.

Raja Pallela asked if he could speak about ADU's specifically the one that will be discussed as Agenda Item 2.

Chair Krey said Mr. Pallela would have the opportunity to make his comments on that application when it comes up for consideration later in the agenda.

Vice-Chair Ostrowski asked how emails are being handled this evening.

Commissioner Buchbinder said that those emails are predominately on an item the Commission voted on at the June 9th meeting to find the CIP consistent with the City's General Plan.

Vice Chair Ostrowski asked if the Commission and interested members of the public would be able to talk further about it.

Director Paul Kermoyan said that those members of the public can join the meeting to state their concerns expressed in their emails submitted and distributed to the Planning Commission.

Shannon Rose, Campbell Resident:

- Stated that she has a Measure O request as it may or may not pertain to the proposed purchase of a militarized armored vehicle for the Campbell Police Department. That item, a bearcat, is not part of the intended use for Measure O funds.

- Stressed that that purchase should not be paid for using Measure O funds.

Chair Krey pointed out that Council would be conducting another budget meeting later this week on Thursday, June 25th, and that would be a more appropriate body to raise that concern to. He advised that the Commission's review on June 9th was limited in scope to review and certify that the 2021-2025 CIP (Capital Improvement Program) can be found to be consistent with the City's General Plan. That action was taken at the June 9th meeting.

City Attorney William Seligmann advised that the funding for the bearcat would not be coming out of Measure O funds.

Chief Gary Berg reiterated that the item would not be paid for with Measure O funds. It is just a CIP request item.

Mike Wallace, Campbell Resident, said it is questionable whether an armored vehicle is necessary for Campbell Police. He added that, in his opinion, it should not be approved.

Chair Krey reiterated that the Commission already voted to find the 2021-2025 CIP consistent with the General Plan at its meeting of June 9th. Again, Council would be taking action at its meeting this week on June 25th.

Mike Wallace:

- Said that he would like to direct his question to Chief Berg.
- Asked whether given the anger being expressed nationwide, why does Chief Berg think we need a militarized vehicle.
- Pointed out that during the event that occurred at Denny's on Bascom people were not in danger.
- Questioned the need to spend \$250,000 for an armored car. Is it because of that one incident?

Director Paul Kermoyan:

- Advised that while the public has this opportunity to speak under Oral Request to any issue not included on this evening's agenda, neither staff nor the Commission is able to enter into a specific conversation on an item not included on the official agenda for this meeting.
- Suggested that Mr. Wallace contact Chief Berg directly to further discuss his concerns with this proposed purchase.
- Added that Council's next budget meeting is this week on Thursday, June 25th.

Raja Pallela, Campbell Resident:

- Said he wanted to address the fact that the State has offered amnesty for owners of unpermitted ADUs for five years against enforcement of missing building permits.
- Pointed out that a lot of cities are giving amnesty and he suggests Campbell consider a five-year amnesty against enforcement of existing ADUs with Zoning standard violations.
- Suggested that issue be brought back to a future Planning Commission agenda if at all possible.

PUBLIC HEARINGS

Commissioner Rivlin advised that he must recuse from Item 1 since his home is located within the minimum 500-foot noticing distance thus preventing his participation.

Chair Krey read Agenda Item No. 1 into the record as follows:

1. **PLN2019-234** Public Hearing to consider the application of Gordon Wong for an Administrative Planned Development Permit (PLN2019-234) to allow for the establishment of a small fitness studio and a Parking Modification Permit to allow a reduction in the number of required parking spaces at **85 Gilman Avenue** in the P-D (Planned Development) Zoning District. Staff is recommending that this item be deemed Categorically Exempt under CEQA. Planning Commission action final unless appealed in writing to the City Clerk within 10 calendar days. Project Planner: *Stephen Rose, Senior Planner*

Mr. Stephen Rose, Senior Planner, provided the staff report.

Chair Krey asked if there were questions for staff.

Commissioner Buchbinder asked whether any concern that the limit of nine people and the provision of just nine parking spaces would be exceeded, would it be possible to formally limit occupancy.

Planner Stephen Rose:

- Advised that a condition of approval could be imposed limiting occupancy to nine.
- Cautioned that this is a very large space to serve just nine. As a result, there would be a tendency for abuse.
- Added that even with a condition for occupancy up to nine, any deviation would become something that Code Enforcement would have to deal with.

Commissioner Buchbinder asked if there have been any recent proposals for housing being developed on those adjacent lots discussed including this parcel.

Planner Stephen Rose replied not recently. The building/site have been vacant for a year now.

Commissioner Hines asked if there would be anything preventing this property owner from selling this property. Does this proposed use get in the way of a sale?

Planner Stephen Rose:

- Replied that on the City's part there is nothing preventing this owner from selling his parcel

- Added that if there is a lease for specific use on site that use would have to be allowed to continue even upon sale as the use goes with the location not the owner.
- Stated that with the owner being required to make site improvements to accommodate the next use, that investment would effectively extend the current non-residential use of that site. That results in a delay for the site and area to accommodate denser housing units.

Chair Krey

- Clarified with staff that while the site may be considered to be a housing opportunity site to help in the provision of low/medium and market rate housing, is this not an encouragement rather than a requirement?
- Asked if the property owner can be compelled to change the use to residential,

Planner Stephen Rose:

- Replied that the City cannot compel the conversion to housing.
- Reminded that the application is here for an Administrative Planned Development as required for a change of use and an associated Parking Modification Permit.
- Added that the Planning Commission doesn't have to approve those entitlements.

Director Paul Kermoyan:

- Advised that there is a broader vision intended for this area.
- Said that staff is providing information about that vision so that the Planning Commission has the ability to support that vision if they choose to. The Area Plan doesn't call out initiation provisions.
- Added that what is being proposed here is within the confines of the existing zoning.

Commissioner Colvill:

- Stated that until there is an actual demand to put in housing there not allowing this owner to use his property as he sees fit at this time is concerning.
- Pointed out that it imposes an extra layer of regulation if this owner is prevented from doing something right now with his property
- Concluded that he doesn't want to handcuff the property owner or applicant.

Chair Krey opened the Public Hearing for Agenda Item No. 1.

Gordon Wong, Applicant:

- Reported that it takes time to put together a good housing development project.
- Added that there will be some flexibility in place with a tenant having just three or four years of a lease.
- Explained that they are planning on a minimum tenant improvement to the interior.
- Stated that the hardest hits are landscaping and ADA accessibility requirements before a larger development is possible.

Alie Antoun, Property Owner:

- Stated his appreciation for Planner Stephen Rose's support during this process.
- Advised that he owns three adjacent properties and the business that formerly occupied this site, Etched Media.

- Said he understands that the long-term vision of this area is for higher density housing, but this is not the time for that right now.
- Added that he is interested in securing high quality tenants for his buildings that are walkable to Downtown.
- Said he is investing enough on the site to attract the right tenants.
- Reported that with the two to three month delays and impacts due to Covid19 he lost another tenant on one of the other properties.
- Agreed that there is a parking issue in this area and that the size of a building itself dictates the imposed parking standard by use.
- Explained that this proposed use was for a private training facility with an individual trainer and customer or a small class of two students at one time at most.
- Informed that this operator has a loyal client base who will follow her if or when she needs to relocate her business.
- Assured that he would be redeveloping these properties himself in the future and has also tried to purchase a fourth adjacent parcel without success.

Commissioner Hines:

- Cautioned that one problem often seen with a CrossFit-type of business is the potential for the users to extend their workouts out onto the streets around it.
- Asked if there is any objection to having limits on this business to prevent that.

Alie Antoun, Property Owner:

- Said that topic has come up.
- Added he is willing to include that into the lease.
- Stated that the lease already includes a provision against loud music by including maximum decibel limits.

Chair Krey closed the Public Hearing for Agenda Item No. 1.

Commissioner Buchbinder:

- Reiterated his desire to see the issue of parking standards for commercial uses located near transit.
- Stated that it appears it's either this use now or nothing now.
- Expressed concerns about the maximum occupancy of nine and the required escrow to cover costs if any non-conforming code enforcement is required.
- Said he also doesn't support a time limit on the use.
- Pointed out that the property owner (Alie Antoun) is not concerned since he wants to redevelop the sites he owns in the future.
- Stated it is not fair to ask that this building remain vacant.

Commissioner Colvill:

- Agreed that this property owner needs tenants for his building.
- Reminded that that Mr. Antoun owns multiple buildings in Campbell and as thus has invested in Campbell.
- Said that this proposed tenant is better than an empty building.
- Assured that reconstruction of this area is something that can occur later down the road.

Commissioner Hines:

- Stressed the importance of creating a favorable climate for business. Especially small businesses.
- Pointed out the harm to the economy that has already resulted from the Covid19.
- Said that small business could include possible sales tax revenue. We have a willing small business here.
- Stated his preference to “deny the denial” of this proposal

Vice Chair Ostrowski:

- Expressed her concurrence with her fellow Commissioners and also supports this business.
- Pointed out this business will fill that building. It’s either this fitness center or a vacant building.
- Agreed that the chief issue is parking and the concerns of staff with potential for overflow and excess cars.
- Admitted that if, in the future, the owner wants to increase their number of customers, she would be open to that if the use is reevaluated based on actual traffic whether that expansion is possible.
- Reiterated that this location is close to Downtown and within an area with higher density housing.

Commissioner Colvill:

- Said that there is no cookie-cutter solution for parking.
- Stated that they must look at the Parking Modification Permit as part of the Planned Development Permit.
- Concluded that it is not that big of a deal.

Chair Krey:

- Said that this may be the highest and best use of this site right now and it is much better than a vacant building.
- Stated that it may be clear that there are better uses for that location in the future it is a tough situation for this property owner and his potential business tenant now.
- Agreed with Commissioner Buchbinder that there needs to be a broad vision on parking moving forward. This is one of the worse areas for parking.
- Admitted that he thinks this use will cause pretty much of a parking crunch, so he is leaning against this. Parking is a big problem.

Commissioner Ching:

- Said that he is leaning to Chair Krey’s point.
- Added that there is a massive need for housing. We are well behind where we should be in affordable housing. This would be an ideal site for housing as it no longer is for warehousing uses.
- Admitted that denying this will not make redevelopment any easier but he’s not sure. We don’t know that but at some stage we have to make a stand for housing.
- Opined that removing landscaping and open space is not improving the existing situation.
- Declared the parking in this area to be a nightmare and dangerous.

- Assured that there will be a parking issue there.
- Asked staff what they propose if the Commission reaches a decision to “deny the denial?”
- Said one condition could be the staff suggested deposit for \$5,000 to deal with any code issues that may crop up if this occupancy and parking limits are not adhered to.

Commissioner Colvill:

- Said that one alternative would be to continue this item to allow staff to draft the resolution to approve.
- Added that he doesn't support the deposit requirement for potential code enforcement.
- Suggested a motion.

Motion: Upon motion of Commissioner Colvill, seconded by Commissioner Buchbinder, the Planning Commission CONTINUED TO A DATE UNCERTAIN, consideration of the Administrative Planned Development Permit (PLN2019-234) to allow for the establishment of a small fitness studio and a Parking Modification Permit to allow a reduction in the number of required parking spaces at 85 Gilman Avenue, with the following direction to staff to:

- Return with a resolution for approval for this use with conditions, removing the \$5,000 deposit to cover costs for potential code enforcement; establishing a maximum occupancy of nine people; and the provision and use of nine on-site parking spaces; and no limit to the duration of the use;

by the following roll call vote:

AYES: Buchbinder, Colvill, Hines and Ostrowski
NOES: Ching and Krey
ABSENT: None
ABSTAIN: Rivlin

Commissioner Rivlin returned to the dais following the conclusion of Item No. 1.

Chair Krey called for a brief break at 8:45 p.m. and reconvened the meeting at 8:50 p.m.

Chair Krey read Agenda Item No. 2 into the record as follows:

2. **PLN2019-176** Continued Public Hearing to consider the application of Nandini Bhattacharya and Buddhadeb Basu for a Variance (PLN2019-176) to allow a reduced side-yard setback to legalize an unpermitted accessory dwelling unit (ADU) on property located at **309 Redding Road**. Staff is recommending that this item be deemed Categorically Exempt under CEQA. Planning Commission action final unless appealed in writing to the City Clerk within 10 calendar days. Project Planner: *Daniel Fama, Senior Planner*.

Mr. Daniel Fama, Senior Planner, provided the staff report.

Chair Krey asked if there were questions for staff.

Vice Chair Ostrowski:

- Referenced two documents submitted by the applicant that included a 1974 Application for Moving Permit.
- Said it seems to indicate structures as consisting of 26 x 49 feet originally; and two support structures at 12 x 24 feet and 20 x 21 feet, which seem to support the structure being built legally.

Planner Daniel Fama:

- Advised that those are County permits and not Campbell permits.
- Explained that staff had reached out to the County asking them to provide a letter attesting to the legality of the construction on site.
- Reported that the County was not willing to do that.
- Added that this County documentation is not sufficiently clear to document the legality of the buildings on site.
- Added that the construction occurred following annexation of this area into Campbell.
- Said that the finding for legality, belongs to the Director.
- Concluded that the applicants stipulate that their building is not legal and as such are asking for a variance.

Director Paul Kermoyan:

- Reported that upon an aerial chronological review was done, it showed a much smaller garage and later a larger garage.
- Said that's where the argument made that it was legal fell apart.
- Concluded that the addition was added after annexation and without permits.

Planner Daniel Fama said that garage expansion occurred in the late 1980's to early 1990's.

Commissioner Colvill said that means the documents from the applicants do not clarify legality.

Planner Daniel Fama replied correct.

Commissioner Colvill asked if the potential to redraw property lines to allow a sufficient side setback had been discussed or considered by the applicant as this lot size is not conforming.

Planner Daniel Fama said that this lot is too narrow at 45-feet. The minimum lot size in this R-1-6-zoned neighborhood is 60-feet. He added that if the lot line was adjusted onto the neighboring site, that home next door would then encroach on its own required setbacks making that option unfeasible.

Commissioner Rivlin:

- Asked if the applicants explored the option not to have adjacency of the ADU at the property at all by creating a separate storage space next to the property line that is not part of the ADU.
- Admitted that option would require moving walls.
- Questioned whether the applicants are firm that such a change would cost too much.
- Reiterated his question whether there has been any such discussion over the last few months.

Planner Daniel Fama reminded that the wall that would have to be moved is the kitchen wall with all the cabinets and appliances along it and the utilities to serve them.

Vice Chair Ostrowski asked what if the buildings' footprints for the structures on the County permit are confirmed by the County.

Planner Daniel Fama:

- Said if the County would have documented in writing the legality of what had been constructed under their jurisdiction as it stands now, that would have avoided this process altogether.
- Pointed out that Campbell provides zoning letters outlining what is legal on a property, but the County was unwilling to do so. If they had, we would have accepted their position.

Vice Chair Ostrowski:

- Asked why the County would not.

Planner Daniel Fama said the County simply declined to document in writing the legality of what's on site.

Chair Krey opened the Public Hearing for Agenda Item No. 2.

Ms. Nandini Bhattacharya, Applicant and Property Owner:

- Thanked the Planning Commission for their time.
- Assured that they had done their due diligence and hired an architect.
- Reported that they received a code enforcement letter and had followed the process and done all that was asked of them.
- Advised that they have received numerous letters of support for their ADU to remain as it is. They have many supporters.
- Reminded that the State of California has a vision for housing and offers a five-year deferment from local enforcement of any building permit violations for ADUs.
- Suggested that their request for this variance could create precedent for others in Campbell with unpermitted ADUs.
- Explained that they have filed for a variance because they only realized their ADU was not permitted recently.
- Pointed out that some members of this Commission have visited their home to see this ADU.
- Thanked the Commission.

Commissioner Hines asked what the three different color lines reflect on the site exhibit provided by the applicants.

Mr. Buddhadeb Basu, Applicant and Property Owner:

- Said that the blue line depicts the garage. The yellow line is the portion of the ADU that is in question. The red line is the portion of the ADU that is not in dispute.
- Advised that he has gathered data on their land. It is quite narrow and 4 ½ feet short of minimum 60-foot required frontage for its zoning.
- Said that it would be appropriate to compare this to a 10,000-square-foot lot.
- Thanked the Commission and staff for their time on this matter.

Chair Krey said he was sorry for the time it has taken to get this matter back to the Planning Commission for further discussion and consideration.

Commissioner Colvill pointed out that there are lots of irregular sized parcels throughout the Bay Area. He asked if the applicants feel entitled to an ADU if it would never have been allowed as constructed if permits had been properly applied for prior to construction?

Mr. Buddhadeb Basu, Applicant and Property Owner:

- Said he provided the data that he could to support this ADU.
- Assured that he does not say that he is entitled.
- Concluded that he just wants due process.

Vice Chair Ostrowski said that she thought that there is a provision to allow side-yard setback encroachment.

Planner Daniel Fama said that if this ADU had been expanded with a permit, it would have been allowed to expand along the existing substandard setback and then it could have been legalized.

Commissioner Buchbinder asked whether they would have been allowed to extend the garage and convert it into an ADU.

Planner Daniel Fama clarified that prior to 2017, if a garage was extended with a permit it could have later been converted into an ADU. This expansion was not legal from day 1.

Commissioner Buchbinder asked whether the existing ADU could be converted back into a garage and then back to an ADU at a later date with permits.

Planner Daniel Fama said that it would have to have been legal when constructed and before January 1, 2017.

Vice Chair Ostrowski said she is concerned by calling this ADU illegal.

Director Paul Kermoyan stated that a 1974 photo refutes what you're saying. It was small. It got bigger after annexation into Campbell without permits.

Vice Chair Ostrowski said there remain a lot of unknowns.

Director Paul Kermoyan:

- Said that the old County permits are hard to read.
- Advised that he had looked back at historic aerials as he wanted to exhaust all available information. The visual there in those aerial photographs are precise.

Planner Daniel Fama:

- Reminded that the applicants filed for this variance. That in itself is a stipulation that they know it is illegal.
- Said that using this route of review, staff has to assess that this building is not legal.

Commissioner Colvill:

- Asked the applicants when they found out about the non-conformity of their ADU. Was it when they went to the City to legalize the structure?

Mr. Buddhadeb Basu, Applicant and Property Owner:

- Provided a history of sequence since they purchased this property in 2015.
- Stated that the property listing (MLS) indicated a 1,900-square foot house with four bedrooms and five bathrooms.
- Added they looked at City records and found permits for roof and remodel. As a result, they provided a \$36,000 escrow deposit on the purchase, which was non-refundable once paid.
- Said that the appraisal then came back as a three bedroom and 2 ½ bath home.
- Reported that they felt compelled to go ahead with their purchase despite that discrepancy so as not to lose their deposit.
- Said that they have a 9,980-square-foot lot. It is not a full 10,000 square foot lot. A lot less than 10,000 square feet did not allow an ADU at that time.
- Pointed out that there are a lot of inconsistencies with this house.

Commissioner Colvill:

- Said that at the time of sale a disclosure statement was provided to them. He asked if they marked “yes” for disclosure 4 that stipulates they were aware of alterations that had been made without permits?
- Pointed out the disclosure about zoning violations that has been marked with “yes” from them as the buyers. That indicated that the garage is closer to the property line.
- Asked whether that proves that they knew of the potential for problems with what they were buying.

Ms. Nandini Bhattacharya replied not before they put down their three-percent non-refundable deposit on the house.

Mr. Buddhadeb Basu admitted that they knew the ADU was illegal at time of purchase.

Commissioner Colvill asked whether they looked at the notes they were signing off on.

Mr. Buddhadeb Basu said only after escrow was already underway.

Commissioner Colvill:

- Asked for clarification about the applicants' use of this ADU.
- Said that they have claimed it was used as an in-law unit for visiting family and friends. They also say that their children use it as a play space.
- Asked what the use of the ADU had been since their purchase of this property.

Ms. Nandini Bhattacharya said that it's for their parents to stay in when they visit from India, as a kids' play space as well as a prayer room.

Commissioner Colvill:

- Asked the meeting coordinator to allow him to share his screen with the meeting.
- Showed a listing outlining the history of rentals on this property. It was offered for rent twice at a rent of \$2,200 per month.
- Said that the listing outlines some new construction in 2015 and a renovation in 2018. It seems there have been multiple tenants over time.
- Concluded that his question for the applicants is how the Commission should approach this information.

Ms. Nandini Bhattacharya:

- Admitted that they had listed it for rent.
- Assured that between 2015 and 2020, their parents have visited every year and used this ADU.
- Concluded that they never actually ended up renting it out to a tenant.

Mr. Buddhadeb Basu:

- Said that he's the one who listed the unit for rent but never actually rented it out.
- Added that he was just testing the market to determine the interest there might be in someone renting it.
- Pointed that he cannot legally rent it out since it is not legally permitted.

Commissioner Colvill thanked the applicants for their clarifications.

Raja Pallela, Resident on Hacienda Ave:

- Said that he has been working with Planner Daniel Fama over the last two years during the time of the ADU Ordinance update.
- Pointed out that Campbell rules allow a garage with a zero setback in this neighborhood.
- Added that this property was built about 30 to 40 years ago.
- Said that it doesn't make sense not to approve this request.
- Claimed that there are no permit records in Campbell.
- Reiterated that the intent of the State with ADUs is to provide additional housing units.
- Stated that he doesn't understand the City's logic. It is not ethical or legal.
- Admitted that he understands that staff is doing their duty, but the Planning Commission has to listen to the people.
- Said that every city is giving legalization.
- Reminded that Commissioner Buchbinder wants to put amnesty on non-conforming zoning for a five-year period at the last meeting but it didn't pass.
- Asked the Commission to listen to the neighbors.

Audrey Kietreiber, President of STACC (San Tomas Area Community Coalition):

- Admitted that this property is not located in their area (San Tomas) but is highly relevant.
- Stated that there are a large number of garages that have been converted without permits into ADUs. Included to that is one that is a second story ADU added above a garage.
- Reported that the San Tomas area was annexed into Campbell in 1979.
- Pointed out that if this particular ADU had been constructed with a permit as an extension to the garage and then into an ADU it would be allowed.
- Said that the County record doesn't seem to provide enough validation for what's on this property.
- Cautioned to Director Paul Kermoyan that staff needs to consider documents before you right now rather than aials that are not provided tonight.
- Added that she believes the intent of this homeowner. Besides whether it is rented out or for personal use, that issue is not a factor.
- Stated her disagreement with staff regarding the requirements. This lot is unique in size. It is smaller in width than normal. Allowing this ADU would not represent a special privilege. It would be an unnecessary hardship to make them chop off four feet of their existing ADU.
- Described herself as a big "law and order" girl. This was done 40 years ago. No one objected at that time. It was done to Code.
- Suggested that the ADU be inspected and the homeowners allowed to legalize it.
- Concluded that she wishes more property owners would attempt to legalize their illegal ADUs.

Chair Krey closed the Public Hearing for Agenda Item No. 2.

Commissioner Buchbinder:

- Said that there is a gap in our knowledge where it's possible this garage was converted legally and later converted into an ADU.
- Questioned, "Do we know that didn't happen?"

Planner Daniel Fama said that while it's possible that records have been lost after this County pocket was annexed into the City of Campbell, the focus of the conversation is the required findings to support the requested Variance for a substandard side setback.

Commissioner Buchbinder:

- Said that these property owners desire an ADU.
- Admitted that he is somewhat disappointed that they didn't mention trying to rent it out.
- Added that he can see reasoning not to grant a Variance and that it would still be possible to have an ADU property situated elsewhere on this property, but it feels Kafkaesque.
- Reminded that there has been no neighbor objection to this request. This is a non-conforming lot. He does not see any justification to demolish the unit.

Director Paul Kermoyan asked staff whether there had been a complaint.

Planner Daniel Fama replied yes, about two years ago. He clarified that a code complaint has a confidential reporting party, but they are not anonymous.

Commissioner Buchbinder said that another reason to have some kind of amnesty program is that people tend to harass other people using code complaints.

Vice Chair Ostrowski:

- Thanked everyone.
- Admitted that this is not a clear-cut case and we are trying to piece together what happened to get to this situation.
- Listed her feedback on the required findings:
 - 1 -- This lot is narrow. Construction was done in stages with unknown records.
 - 2 – Tied to the first finding whereby this lot is narrow at 54 feet where 60 feet lot width is required for R-1 zoning.
 - 3 – Lack of history and permits. Example of missing permit given by one speaker.
 - 4 - Not just this one situation. Making exceptions for all non-conforming ADUs.
 - 5 - This one was found to be true by staff.
 - 6 - Agree that this Variance would not be detrimental to the public.
- Reiterated that the State is trying to create housing to provide opportunities for those who want to live in this area and the need for more housing stock.

Commissioner Buchbinder asked staff what they think should be done with the existing non-permitted ADUs. He said that complaint-based enforcement equates to a bad outcome.

Commissioner Colvill:

- Said that he works in real estate.
- Added that in regard to these required findings, he is having a hard time not seeing them as black and white.
- Asked what happens if someone else were asked to build in this manner. They would be denied.
- Agreed that it is unfortunate, but we can't just buckle and give in.
- Pointed out that there are plenty of unpermitted units.
- Said that they were not completely truthful about their intent for their ADU. That was proven by the ads they placed seeking interested renters.
- Added that there is no proof as to whether they rented or not.
- Reminded that when one buys a house, disclosures about that property are given in writing. If a buyer goes forward with the purchase despite the disclosures, that buyer takes on a huge risk. They are not victims here
- Said that the owner prior to the current bought a \$600,000 house to flip and sold it quickly for \$1.3 million within 6 months. Why was that possible? Because of a major upgrade to the ADU. It's not uncommon for flippers to hand off their problems to a new buyer.
- Concluded that these current owners could possibly pursue legal action against the seller. This transaction and that seller were shady, and this buyer got caught up with a hot potato.

- Stated that the City has been fair in evaluating their request. It is unfair for them to do it as they have done it.
- Concluded that staff gave a great job in giving us all this information to consider and approving this Variance equates to a special privilege.

Commissioner Hines:

- Said that this family is trying to get a comfortable house and move on.
- Stated that he is trying to figure out whether this Commission should provide a Variance.
- Added that a Variance is not a precedent.
- Pointed out that this home is useable for this family.

Planner Daniel Fama reminded that the Variance belongs with the property. If granted, it will settle this setback issue forever.

Commissioner Hines:

- Said that this is a decision on a single property
- Added that it is impractical to move this ADU by 4-feet. There are costs and seems unnecessary physically.
- Stated that this Commission has spent lots of time discussing this over two meetings and he would suggest a motion be made at this point and see what we've got.

Commissioner Ching:

- Reminded that he was not at the last meeting.
- Reiterated that the Commission's purview is to make the findings required to approve this Variance.
- Admitted that whether this ADU was rented and not disclosed might be a bearing on the applicant's character or not. Requiring them to demolish or substantially change the existing ADU seems out of proportion for the "crime" of building it without permits.
- Stated he would support the Variance.

Commissioner Rivlin:

- Said that he was at both the first meeting on this item in December and this one.
- Stated his appreciation for the applicants' due diligence,
- Advised that it is not on the City to add value to their property despite their mistakes but there are practical difficulties moving this ADU.
- Said that it had been suggested that they could build one interior wall to create a storage space at the property line setback and then relocate the kitchen in the ADU.
- Stated that no other owner could have a building on the property line as this one is situated.
- Admitted that it is a shame that we can't get a letter authenticating this ADU from the County.
- Asked staff if four of five findings are sufficient.

Planner Daniel Fama said all five must be met.

Commissioner Rivlin asked staff to define "Special Privilege".

Planner Daniel Fama:

- Said that it is something that others are not being given as well.
- Added that someone else would not be given this Variance to build on a property line.
- Stated that a Special Privilege is one that others are not otherwise allowed to get and typically are supportable only when there are issues such as topography or geographical constraints or if a lot is substantially substandard and beyond the control of the property owner. The placement of this building belongs to this homeowner.

Commissioner Rivlin:

- Said that these are extraordinary circumstances.
- Agreed that this applicant's initials are on the disclosure they were given by the seller and they accepted that risk.
- Reminded that at the last meeting, the bar was not met for all five required findings for a Variance.
- Admitted that this is a hard decision to reach.

Chair Krey:

- Said that a great conversation has been held between the applicants, Commission and staff.
- Pointed out that he voted against this Variance at the December meeting and is leaning that way today.
- Stated that there is some subjectivity there in these findings, but he agrees with staff's assessment.
- Advised that the State wants ADUs as does this Commission and the owners of every single non-conforming ADU.
- Added that a lot of time was devoted to the new ADU Ordinance.
- Said that disparate treatment can be claimed by others with illegal ADUs who may prefer to seek forgiveness than permission for what they have built.
- Stated that the bigger question is how to get every ADU legalized with an emphasis on property owners.

Commissioner Colvill agreed that good opinions and conversation about this Variance have been raised. He said he has questions for staff in regard to the findings they have made.

Planner Daniel Fama said that if the Planning Commission wants to approve this Variance he would recommend a continuance to allow staff the time to prepare a resolution for approval. He said that staff has enough feedback from tonight's meeting.

Commissioner Colvill:

- Stated that Campbell is not anti-ADU or difficult to deal with.
- Added that some are having a hard time setting precedents.
- Pointed out that the seller made illegal upgrades and sold this property to the current owners. It seems there are no ramifications on the part of either party given the buyers signed off on the disclosure.
- Said that with a Variance a door opens up.

- Described this ADU as a very large income-producing structure. It should not be located where it is on that lot.

Vice Chair Ostrowski:

- Agreed that she doesn't want others to do illegal ADUs and come to us later to legalize them.
- Added that it seems that in this case the construction occurred 40 years ago although we have incomplete information to document that fact.
- Suggested that there is some ambiguity in this situation.
- Stated that owners of old ADUs are likely come forward in the future to legalize and bring their units up to Code and deemed safe to occupy. There is nothing negative to come out of that fact of people coming forward.

Commissioner Colvill agreed that fantastic points have been made but he still struggles with the knowledge that these owners posted their ADU for rent several times.

Vice Chair Ostrowski advised that being an engineer herself, like this property owner is, she too would have wanted to list it for rent in order to determine the interest out there. It is just a market research effort.

Commissioner Colvill said that they are claiming financial issues as the reason not to properly legalize the ADU's setback.

Commissioner Buchbinder thanked everybody. He said this is a terrible situation that demonstrates that the City should talk about a citywide policy to reflect predictable policy.

Motion: **Upon motion of Commissioner Hines, seconded by Vice Chair Ostrowski, the Planning Commission CONTINUED THIS ITEM TO THE JULY 14, 2020, PC MEETING and directed staff to draft a resolution for approval of a Variance (PLN2019-176) to allow a reduced side-yard setback to legalize an unpermitted accessory dwelling unit (ADU) on property located at 309 Redding Road, by the following roll call vote:**
AYES: **Buchbinder, Ching, Hines, Ostrowski and Rivlin**
NOES: **Colvill and Krey**
ABSENT: **None**
ABSTAIN: **None**

Commissioner Rivlin said that he'd like to see the aerial information provided at the next meeting.

Chair Krey advised that this item would be back before this Commission at its meeting on July 14, 2020.

REPORT OF THE COMMUNITY DEVELOPMENT DIRECTOR

Director Paul Kermoyan provided the following updates to his written report:

- Advised the Commission that the regular schedule for meetings are now moving forward by Zoom for the foreseeable future.

Commissioner Buchbinder said he has two items to propose for discussion. He asked staff when the conversation about potential modifications to the parking standard for commercial uses located near transit.

Director Paul Kermoyan said that discussion would be set for the second meeting in July on July 28th.

Commissioner Buchbinder said he also wants to propose a future discussion about the potential for an amnesty program for ADUs that are non-conforming in terms of Zoning standards. He suggested a study session for a proposed amendment to the Zoning Code.

Vice Chair Ostrowski said that is a great idea.

Motion: Upon motion of Commissioner Buchbinder, seconded by Vice-Chair Ostrowski, the Planning Commissioner directed staff to schedule a study session to discuss proposed amendments to the Zoning Code to create an amnesty program for existing ADUs. (7-0)

Commissioner Buchbinder said he also wants to propose another study session to develop a history on the segregation efforts that were utilized during the planning of Campbell as it relates to people of color.

Chair Krey:

- Said he can agree that the Planning Commission can rightly discuss the need for parking and ADUs, but perhaps historic research is not within its purview.
- Added that it is to the discretion of the City Council to prioritize the use of staff.
- Concluded that this should simply be a suggestion forwarded on to Council to see if it fits within their priorities at this time.

Commissioner Ching:

- Agreed with Chair Krey.
- Added that there is enough stuff going on and this historic social research is outside of this Commission's purview.
- Stated that is something more in line for the City Council than us.

Chair Krey said that these suggestions show a clear need for at least one joint session between the Council and Planning Commission each year if not more.

Director Paul Kermoyan advised that his role is to bring forth that PC recommendation to the City Manager who works directly with the Council in establishing what they will agendaize.

Commissioner Hines agreed that research is a good item to discuss. It is a very engaging and interesting topic to pursue.

Director Paul Kermoyan said he would raise this issue with the City Manager Brian Loventhal.

Commissioner Buchbinder asked if this idea might be something for next year. He said he is happy to put it in its proper place.

Commissioner Hines said that there are other timelier issues including public safety and how it can be changed.

Commissioner Buchbinder said that is even further outside of our purview. He said he would follow up personally with the City Manager to request a joint session with the Council and Commission and will come back with this recommendation at another time.

ADJOURNMENT

The Planning Commission meeting adjourned 10:45 p.m. to the next Regular Planning Commission Meeting of **July 14, 2020**, which will be conducted on Zoom.

SUBMITTED BY:

Corinne Shinn, Recording Secretary

APPROVED BY:

Michael Krey, Chair

ATTEST:

Paul Kermoyan, Secretary



CITY OF CAMPBELL • PLANNING COMMISSION
Staff Report • July 14, 2020

PLN2019-213 Public Hearing to consider the application of Sean Rinde for a Site and Architectural Review Permit (PLN2019-213) to allow the construction of a new approximately 2,665 square-foot two-story single-family residence on property located at **1511 Van Dusen Lane** in the R-1-9 (Single-Family Residential) Zoning District.

STAFF RECOMMENDATION

That the Planning Commission take the following action:

1. **Adopt a Resolution** (Attachment 1), approving a Site and Architectural Review Permit to allow the construction of a new two-story approximately 2,665 square-foot single-family residence.

ENVIRONMENTAL DETERMINATION

Staff recommends that the Planning Commission find that this project is Categorically Exempt under Section 15303, Class 3 of the California Environmental Quality Act (CEQA), pertaining to the construction of single-family dwellings.

PROJECT DATA

Zoning Designation:	R-1-9 (Single-Family Residential)	
General Plan Designation:	Low-Density Residential (less than 4.5 units/gr. acre)	
Net Lot Area:	6,063 square-feet ¹	
Building Height:	26	28 feet (Max. Allowed)
Building Square Footage:		
First Floor Living:	1,603 square feet	
Second Floor Living:	631 square feet	
Attached Garage:	<u>431 square feet</u>	
	2,665 square feet (Total House Size)	
Floor Area Ratio (FAR):	.44 (2,665 sq. ft.)	.45 (2,728 sq. ft.) (Max. Allowed)
Parking:	2 spaces (covered)	2 spaces (Min. Required)
Building Coverage Areas:		
First Floor/Garage:	2,034 square feet	
Front Porch:	22 square feet	
Rear Patio:	<u>114 square feet</u>	
	2,170 square feet (Total Building Coverage)	

¹ Existing non-conforming lot (9,000 square-foot minimum lot size in the R-1-9 Zoning District)

Building (Lot) Coverage:	36% (2,170 sq. ft.)	40% (2,425 sq. ft.) (Max. Allowed) ²
Setbacks	<u>Proposed</u>	<u>Required</u>
Front	20 feet	20 feet
Garage	25 feet	25 feet
1 st -Story Side (north)	5 feet 6 inches	5 feet 3 inches ³
2 nd -Story Side (north)	10 feet 11 inches	10 feet 6 inches
1 st -Story Side (south)	5 feet 6 inches	5 feet 3 inches
2 nd -Story Side (south)	10 feet 11 inches	10 feet 6 inches
Rear	10 feet	10 feet ⁴

DISCUSSION

Project Location: The project site is a 6,063 square-foot property located on Van Dusen Lane, west of Harriet Avenue and north of Highway 85, within the City's San Tomas Area Neighborhood in the R-1-9 (Single-Family Residential) Zoning District (reference **Attachment 2** – Location Map). The site is currently developed with a single-family home that will be demolished as part of the project.

Project Description: The applicant is seeking approval of a Site and Architectural Review Permit to allow construction of a new approximately 2,665 square-foot two-story single-family residence (reference **Attachment 3** – Project Plans).

ANALYSIS

Zoning District: The project site has an R-1-9 (Single-Family Residential) Zoning District designation, and is within the boundaries of the San Tomas Area. Pursuant to the San Tomas Area Neighborhood Plan (STANP), demolition and reconstruction of a single-family residence – which characterizes a lot as “undeveloped” – requires Site and Architectural approval by the Planning Commission.

General Plan: The General Plan land use designation for the project site is Low Density Residential (less than 4.5 units per gross acre). The proposed project would be consistent with the following General Plan Land Use Strategy:

Strategy LUT-5.2a: Neighborhood Compatibility: Promote new residential development and substantial additions that are designed to maintain and support the existing character and development pattern of the surrounding neighborhood, especially in historic neighborhoods and neighborhoods with consistent design characteristics.

Design: Review of the Site and Architectural Review Permit application is governed by the [San Tomas Area Neighborhood Plan \(STANP\)](#). The Plan provides development standards (e.g., height,

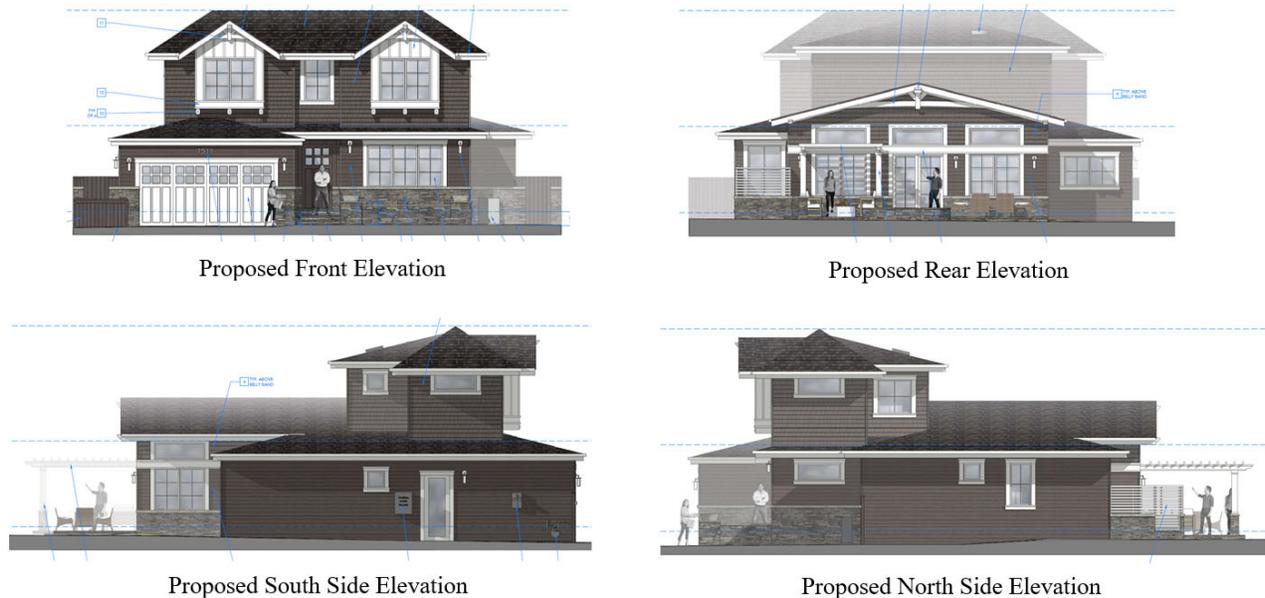
² STANP Section D – Exceptions for Legal Non-Conforming Lots allows for reduced side and rear setbacks and lot coverage requirements for legal non-conforming lots based on the standards of the zoning district in which the lot would be conforming (e.g. the setback and lot coverage requirement for a 6,063 square foot lot in an R-1-9 zoning district are to be based on the development standards of the R-1-6 zoning district).

³ 50% of the building wall height (for each side/story)

⁴ STANP Section B.3.b allows the Rear Yard Setback to be a minimum of 10 feet where the useable rear yard area is a minimum of 20 times the lot width. The proposed useable rear yard area is 1,548 square feet where 1,160 square feet is required (20 x 58-foot lot width).

setback, lot coverage, etc.) as well as design guidelines in terms of design compatibility, scale and mass, surface articulation, building orientation, and privacy. The guidelines are not meant to prescribe any particular style, but rather provide an overall framework for evaluating the design of new residences.

The proposed two-story, 2,665 square-foot single-family residence is presented in a traditional residential style incorporating hipped and gabled rooflines, asphalt composition roofing, shingle siding upper walls, and horizontal siding lower walls. The color scheme incorporates a brown body, white accents and trim, a dark brown roof, and earthtone stone wainscoting (reference **Attachment 4 – Materials Board**). The overall architectural style is consistent with the new residences built within the San Tomas Area that achieve compatibility by incorporating design elements and materials representative of the homes in the neighborhood.



Massing and Scale/Surface Articulation: The STANP speaks extensively to scale and mass indicating that "the perceived scale and mass of new homes should be compatible with homes in the surrounding area." Although the STANP identifies various methods for minimizing scale and mass, it neither precludes two-story homes nor sets a maximize size (other than what results from the maximum floor area ratio).

The subject property is adjacent to what appears to be a three-story home to the north and a small undeveloped parcel to the south. Out of the 13 other homes on this portion of Van Dusen Lane, nine are two-story and four are one-story (one of which was recently approved for replacement with a new two-story home). The table below provides a comparison of the proposed home and existing/approved two-story homes in the vicinity. The proposed house size and building height is well below all but one of the existing two-story homes.

Address	Total House Size	Second Story Floor Area	Second Story % of Total Floor Area	Building Height
1383 Van Dusen Ln	4,168 SF	1,690 SF	41%	-
1420 Van Dusen Ln	4,357 SF	1,984 SF	46%	28 feet
1450 Van Dusen Ln	6,811 SF	2,133 SF	31%	26 feet

1451 Van Dusen Ln	3,769 SF	-	-	-
1490 Van Dusen Ln	3,678 SF	1,093 SF	30%	28 feet
1405 Harriet Ct	4,136 SF	-	-	-
1513 Van Dusen Ln	2,360 SF	848 SF	36%	22 feet
1561 Van Dusen Ln	4,477 SF	1,694 SF	38%	28 feet
1570 Van Dusen Ln	4,442 SF	1,730 SF	39%	28 feet
1573 Van Dusen Ln	6,303 SF	2,550 SF	40%	28 feet
1511 Van Dusen Ln	2,665 SF	631 SF	24%	26 feet

Privacy: Construction of a two-story home may present privacy concerns to neighboring residents. In this respect, pursuant to the STANP second-story windows should be carefully placed to lessen privacy impacts. To minimize privacy impacts, the second-story side-facing windows are small and/or clerestory except for one larger window at the interior stairs. Larger bedroom windows are facing the front yard.

Landscaping/Hardscaping: The property's front yard will be fully landscaped with new drought tolerant vegetation in compliance with the State water efficiency standards and three trees as required by the STANP. There are several existing unprotected trees on the property however, the proposed home is located within the driplines of two protected oak trees located on the adjacent properties to the west and north. The applicant provided a deposit for staff to procure an independent arborist report to confirm whether it is possible to protect and retain the existing oak trees with construction of the proposed home. The arborist report stipulates specific construction and tree protection measures to be implemented to ensure the health and survival of the oak trees which have been incorporated into the plans (reference **Attachment 5** – Arborist Report).

Public Improvements: The required ultimate frontage improvements for this property (curb and gutter) are already in place. The applicant will be required to dedicate in fee the right-of-way for Van Dusen Lane.

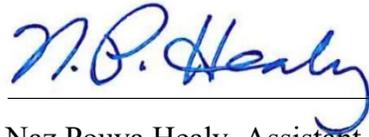
SARC Review: The application was reviewed by the Site and Architectural Review Committee (SARC) at its meeting of June 23, 2020. The SARC was supportive of the project as proposed and appreciated the efforts made to fit in with the neighborhood, avoid privacy impacts, and preserve the existing trees.

Public Comments: One letter of support was received (reference **Attachment 6**).

Attachments:

1. Draft Resolution
2. Location Map
3. Project Plans
4. Materials Board
5. Arborist Report
6. Public Comments

Prepared by:



Naz Pouya Healy, Assistant Planner

Approved by:



Paul Kermoyan, Community Development Director

RESOLUTION NO. 45XX

BEING A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMPBELL APPROVING A SITE AND ARCHITECTURAL REVIEW PERMIT (PLN2019-213) TO ALLOW THE CONSTRUCTION OF A NEW APPROXIMATELY 2,665 SQUARE-FOOT TWO-STORY SINGLE-FAMILY RESIDENCE ON PROPERTY LOCATED AT **1511 VAN DUSEN LANE.**

After notification and public hearing, as specified by law and after presentation by the Community Development Director, proponents and opponents, the hearing was closed.

The Planning Commission finds as follows with regard to file numbers PLN2019-213:

1. The project site is zoned R-1-9 (Single Family Residential) on the City of Campbell Zoning Map and within the boundaries of the San Tomas Area Neighborhood Plan (STANP).
2. The project site is designated Low Density Residential (<4.5 units/gr. acre) on the City of Campbell General Plan Land Use diagram.
3. The project site is a legal nonconforming 6,063 square-foot parcel located on Van Dusen Lane, west of Harriet Avenue and north of Highway 85.
4. The proposed project consists of the construction of a new approximately 2,665 square-foot two-story single-family residence.
5. The proposed project will result in a building coverage of 36% and a Floor Area Ratio (FAR) of .44, where a maximum 40% building coverage and .45 FAR are allowed in the R-1-9 Zoning District (for a legal nonconforming 6,063 square-foot lot pursuant to STANP Section D – Exceptions for Legal Non-Conforming Lots).
6. The proposed project will provide two covered parking spaces within an attached garage, satisfying the applicable parking requirement.
7. The proposed project will be compatible with the R-1-9 (Single Family Residential) Zone District with approval of a Site and Architectural Review Permit.
8. The project is compatible with the architecture of the adjacent neighborhood in that the project incorporates representative architectural features of homes in the San Tomas Area including hipped and gabled roof forms and simple rectangular shaped forms.
9. The proposal is consistent with the City adopted San Tomas Area Neighborhood Plan (STANP).

10. The proposal is consistent with the Considerations in Review of Applications (CMC Section 21.42.040) subject to Site and Architectural Review.
11. No substantial evidence has been presented which shows that the project, as currently presented and subject to the required Conditions of Approval, will have a significant adverse impact on the environment.

Based upon the foregoing findings of fact and pursuant to CMC Section 21.42.020, the Planning Commission further finds and concludes that:

1. The project will be consistent with the General Plan;
2. The project will aid in the harmonious development of the immediate area;
3. The project is consistent with applicable adopted design guidelines; and
4. This project is Categorically Exempt under per Section 15303 of the California Environmental Quality Act (CEQA), pertaining to the construction of single-family dwellings.

THEREFORE, BE IT RESOLVED that the Planning Commission approves a Site and Architectural Review Permit (PLN2019-213) to allow the construction of a new approximately 2,665 square-foot two-story single-family residence on property located at **1511 Van Dusen Lane**, subject to the attached Conditions of Approval (attached Exhibit "A").

PASSED AND ADOPTED this 14th day of July, 2020, by the following roll call vote:

AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners:
ABSTAIN: Commissioners:

APPROVED: _____
Michael Krey, Chair

ATTEST: _____
Paul Kermoyan, Secretary

CONDITIONS OF APPROVAL
Site & Architectural Review Permit (PLN2019-213)

Where approval by the Director of Community Development, City Engineer, Public Works Director, City Attorney or Fire Department is required, that review shall be for compliance with all applicable conditions of approval, adopted policies and guidelines, ordinances, laws and regulations and accepted engineering practices for the item under review. Additionally, the applicant is hereby notified that he/she is required to comply with all applicable Codes or Ordinances of the City of Campbell and the State of California that pertain to this development and are not herein specified.

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division:

1. Approved Project: Approval is granted for a Site and Architectural Review Permit (PLN2019-213) to allow the construction of a new approximately 2,665 square-foot two-story single-family residence on property located at **1511 Van Dusen Lane**. The project shall substantially conform to the Revised Project Plans and Material Board stamped as received by the Community Development Department on February 20, 2020 and March 9, 2020 respectively, except as may be modified by conditions of approval contained herein.
2. Permit Expiration: The Site and Architectural Review Permit approval shall be valid for one year from the date of final approval (expiring July 24, 2021). Within this one-year period, an application for a building permit must be submitted. Failure to meet this deadline or expiration of an issued building permit will result in the Site and Architectural Review Permit being rendered void.
3. Rough Framing and Planning Final Required: Planning Division clearance is required prior to rough framing and final Building Permit clearance. Construction not in substantial compliance with the approved project plans shall not be approved without prior authorization of the necessary approving body.
4. Plan Revisions: The construction plans submitted for a building permit shall incorporate the following revision(s):
 - a. Incorporate the January 21, 2020 Arborist Report from Walter Levison as a full-size sheet within the plan set.
 - b. Revise the Site Plan and Elevation drawings at the front entry steps for consistency with the Grading Plan.
5. Minor Modifications: Minor Modifications to the approved project plans are subject to review and approval by the Community Development Director. Minor modifications include alterations in floor area of no more than 50 square feet on the first floor (except for PD permits where additional floor area is considered a major modification), alterations to second story windows that are not oriented toward

neighboring yards and result in an increase in window area of no more than one square foot and horizontal relocation of no more than one foot from the approved window location, and minor alterations to façade material. All other modifications are subject to review at a public hearing.

6. Plan Revisions: Upon prior approval by the Community Development Director, all Minor Modifications to the approved project plans shall be included in the construction drawings submitted for Building Permit. Any modifications to the Building plan set during construction shall require submittal of a Building Permit Revision and approval by the Building Official prior to Final Inspection.
7. Fences/Walls: Any newly proposed fencing and/or walls shall comply with Campbell Municipal Code Section 21.18.060 and shall be submitted for review and approval by the Community Development Department.
8. Water Efficient Landscape Standards: As a new construction project with a total project landscape area equal to or less than 2,500 square feet, this project is subject to the updated California Model Water Efficient Landscape Ordinance (MWELo) and may comply with the Prescriptive Compliance Option in Appendix D. This document is available at: <http://www.cityofcampbell.com/DocumentCenter/View/176> or on the Planning Division's Zoning and Land Use webpage through www.cityofcampbell.com. The building permit application submittal shall demonstrate compliance with the applicable MWELo and landscaping requirements and shall include the following:
 - a. Planting and Irrigation Plans that meet all requirements of the Prescriptive Compliance Option in Appendix D.
 - b. The front yard landscaping shall include a combination of trees, shrubs, and groundcover spread throughout the yard.
 - c. A completed Landscape Information Form.
 - d. A note on the Cover Sheet in minimum 1/2" high lettering stating "Planning Final Required. The new landscaping indicated on the plans must be installed prior to final inspection. Changes to the landscaping plan require Planning approval."
9. Landscaping: Landscape areas in the aforementioned landscaping plan shall consist of a mix of plants including natural turf, ornamental grasses, groundcovers, shrubs, and trees and/or synthetic turf throughout and shall be provided with permanent irrigation, in compliance with the Water Efficient Landscape Standards and Campbell Municipal Code.
10. Trees: The aforementioned landscaping plan shall incorporate planting of (3) three trees on the property pursuant to STANP Land Use Policy 'J-1'. The selection of required trees shall be to the satisfaction of the Community Development Director and shall not include fruit trees or eucalyptus trees. Existing trees to remain (except for fruit trees and eucalyptus trees) count towards the required number of trees.

11. On-Site Lighting: On-site lighting shall be shielded away from adjacent properties and directed on site. The design and type of lighting fixtures and lighting intensity of any proposed exterior lighting for the project shall be reviewed and approved by the Community Development Director prior to installation of the lighting for compliance with all applicable Conditions of Approval, ordinances, laws and regulations. Lighting fixtures shall be of a decorative design to be compatible with the residential development and shall incorporate energy saving features.
12. Contractor Contact Information Posting: The project site shall be posted with the name and contact number of the lead contractor in a location visible from the public street prior to the issuance of building permits.
13. Construction Activities: The applicant shall abide by the following requirements during construction:
 - a. The project site shall be posted with the name and contact number of the lead contractor in a location visible from the public street prior to the issuance of building permits.
 - b. Construction activities shall be limited to weekdays between 8:00 a.m. and 5:00 p.m. and Saturdays between 9:00 a.m. and 4:00 p.m. No construction shall take place on Sundays or holidays unless an exception is granted by the Building Official.
 - c. All construction equipment with internal combustion engines used on the project site shall be properly muffled and maintained in good working condition.
 - d. Unnecessary idling of internal combustion engines shall be strictly prohibited.
 - e. All stationary noise-generating construction equipment, such as air compressors and portable power generators, shall be located as far as possible from noise-sensitive receptors such as existing residences and businesses.
 - f. Use standard dust and erosion control measures that comply with the adopted Best Management Practices for the City of Campbell.

Building Division:

14. PERMITS REQUIRED: A building permit application shall be required for the proposed new 2-story single family dwelling structure. The building permit shall include Electrical/Plumbing/Mechanical fees when such work is part of the permit.
15. PLAN PREPARATION: This project requires plans prepared under the direction and oversight of a California licensed Engineer or Architect. Plans submitted for building permits shall be "wet stamped" and signed by the qualifying professional person.
16. CONSTRUCTION PLANS: The conditions of Approval shall be stated in full on the cover sheet of construction plans submitted for building permit.

17. SIZE OF PLANS: The minimum size of construction plans submitted for building permits shall be 24 in. X 36 in.
18. SOILS REPORT: Two copies of a current soils report, prepared to the satisfaction of the Building Official, containing foundation and retaining wall design recommendations shall be submitted with the building permit application. This report shall be prepared by a licensed engineer specializing in soils mechanics.
19. SITE PLAN: Application for building permit shall include a competent site plan that identifies property and proposed structures with dimensions and elevations as appropriate. Site plan shall also include site drainage details. Elevation bench marks shall be called out at all locations that are identified as "natural grade" and intended for use to determine the height of the proposed structure.
20. FOUNDATION INSPECTIONS: A pad certificate prepared by a licensed civil engineer or land surveyor shall be submitted to the project building inspector upon foundation inspection. This certificate shall certify compliance with the recommendations as specified in the soils report and the building pad elevation and on-site retaining wall locations and elevations are prepared according to approved plans. Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered civil engineer for the following items:
- a. pad elevation
 - b. finish floor elevation (first floor)
 - c. foundation corner locations
21. TITLE 24 ENERGY COMPLIANCE: California Title 24 Energy Compliance forms shall be bluelined on the construction plans. 8% X 11 calculations shall be submitted as well.
22. SPECIAL INSPECTIONS: When a special inspection is required by C.B.C. Chapter 17, the architect or engineer of record shall prepare an inspection program that shall be submitted to the Building Official for approval prior to issuance of the building permits, in accordance with C.B.C Chapter 1, Section 106. Please obtain City of Campbell, Special Inspection forms from the Building Inspection Division Counter.
23. The City of Campbell, standard Santa Clara Valley Non-point Source Pollution Control Program specification sheet shall be part of plan submittal. The specification sheet (size 24" X 36") is available at the Building Division service counter.
24. APPROVALS REQUIRED: The project requires the following agency approval or consultation prior to issuance of the building permit:
- a. West Valley Sanitation District (378-2407)
 - b. Santa Clara County Fire Department (378-4010)
 - c. San Jose Water Company (408) 279-7900
 - d. School District:
 - i. Campbell Union School District (378-3405)

- ii. Campbell Union High School District (371-0960)
- iii. Moreland School District (379-1370)
- iv. Cambrian School District (377-2103)

Note: To Determine your district, contact the offices identified above. Obtain the School District payment form from the City Building Division, after the Division has approved the building permit application.

- e. Bay Area Air Quality Management District (Demolitions Only).

25. P.G.& E.: Applicant is advised to contact Pacific Gas and Electric Company as early as possible in the approval process. Service installations, changes and/or relocations may require substantial scheduling time and can cause significant delays in the approval process. Applicant should also consult with P.G. and E. concerning utility easements, distribution pole locations and required conductor clearances.

26. INTENT TO OCCUPY DURING CONSTRUCTION: Owners shall declare their intent to occupy the dwelling during construction. The Building Inspection Division may require the premises to be vacated during portions of construction because of substandard and unsafe living conditions created by construction.

27. CONSTRUCTION FENCING: This project shall be properly enclosed with construction fencing to prevent unauthorized access to the site during construction. The construction site shall be secured to prevent vandalism and/or theft during hours when no work is being done. All protected trees shall be fenced to prevent damage to root systems.

28. GREEN BUILDING CODE: This project shall submit documents provided to show compliance with 2019 Green Building Code, Chapter 4, Mandatory Requirements.

29. APPLICABLE CODE: Applicant is advised that applications for permit submitted after Jan. 1, 2020, shall be prepared under 2019 California Codes and current Campbell Municipal Code.

30. CONSTRUCTION SITE MANAGEMENT: This project shall use the following Site Management policies:

- Job Site Manager. Every permitted job must have an identified person to manage the work and be responsive to issues that come up during construction. It is important to identify this person and provide contact information to the Building Inspector at the beginning of the construction process. When a change is made concerning site manager, the inspector should be made aware of the new person and contact information.
- Construction Debris. At the end of each construction day, attention should be made to collect and manage construction waste and debris. Trash must be

covered and removed from the site as soon as reasonable. Respect the neighbors and keep a clean site! Sites that fail to manage trash can and will be cited.

- Construction Hours. Every Permitted job is required to observe the permitted hours of construction. Construction work is allowed from 8:00am to 5:00pm Monday thru Friday. Construction is allowed on Saturdays from 9:00am to 4:00pm. No work is allowed on Sundays or Legal U.S. Holidays. Workers showing up at job sites before the permitted times may create a problem and should be discouraged from arriving earlier than 15 minutes before permitted times. Material deliveries should never be scheduled before permitted hours. It is the responsibility of the Contractor to manage and coordinate deliveries. Citations and/or Stop Work Notices will be issued to Contractors violating the permitted hours.
- Dust and Dirt. Many jobs will create dust and dirt on the street. When it rains, sites may have mud running into the sidewalk and street. All job sites must keep all rain runoff on the site and prevent water from running from the site into the gutter and street. Vehicles tracking mud and dirt into the street require cleanup and keeping the sidewalks and streets clean. If you fail to manage your dirt, dust and mud, your site may be issued a 'Stop Work' notice and/or a citation.
- Music and Unnecessary Noise. Radios and loud music or other noise not related to construction is discouraged and will keep the neighbors from complaining. Earbuds are a good way to keep the music playing and not a problem for the neighbors. Job sites are not a good place for a worker's dog. Animals should be left at home.

PUBLIC WORKS DEPARTMENT

31. The scope of this project triggers the requirement for Frontage Improvements as required by Campbell Municipal Code 11.24.040. However, the ultimate frontage improvements for this property are already in place. The applicant will be required to dedicate in fee the right-of-way for Van Dusen Lane.

32. Right-of-Way for Public Street Purposes: Prior to issuance of any building permits for the site, the applicant shall fully complete the process to cause the Van Dusen right-of-way to be granted in fee for public street purposes along the frontage for Parcel 1, unless otherwise approved by the City Engineer. The applicant shall submit the necessary documents for approval by the City Engineer, pay the current fee, process the submittal with City staff's comments and fully complete the right-of-way process. The applicant shall cause all documents to be prepared by a Professional Land Surveyor, as necessary, for the City's review and recordation. Detailed requirements can be found here: <https://www.ci.campbell.ca.us/DocumentCenterView/430>

33. Single Legal Parcel: The grading plan (sheet C-2.0) makes reference to merging the separate parcels that make up this site. If the lot merger is needed to meet the

required setbacks, FAR, etc., then the applicant will need to process a lot line adjustment for lot merger as detailed below:

- a. **Lot Merger:** Prior to issuance of any building permits for the site, the applicant shall fully complete the lot line adjustment process for lot merger. The applicant shall submit an application for approval by the City Engineer, pay the current application processing fees, process the application with City staffs comments and fully complete the lot line adjustment.

34. **Encroachment Permit:** Any proposed modifications to the existing curb cut will require that the property owner obtain an encroachment permit from the Public Works Department, including the payment of fees and providing a refundable security deposit.

35. **Storm Drain Area Fee:** Prior to issuance of any grading or building permits for the site, the applicant shall pay the required Storm Drain Area fee, currently set at \$2,120.00 per net acre, which is \$515.00

36. **Water Meter(s) and Sewer Cleanout(s):** Proposed new water meter and sewer cleanout shall be installed on private property behind the new public right-of-way line.

37. The following conditions only apply if the applicant has a need to install I upgrade utility services (water, sewer, gas, etc.) in the street:

- a. **Utility Encroachment Permit:** Separate permits for the installation of utilities to serve the development will be required (including water, sewer, gas, electric, etc.). Applicant shall apply for and pay all necessary fees for utility permits for sanitary sewer, gas, water, electric and all other utility work.
- b. **Utility Coordination Plan:** Prior to issuance of building permits for the site, the applicant shall submit a utility coordination plan and schedule for approval by the City Engineer for installation and/or abandonment of all utilities. The plan shall clearly show the location and size of all existing utilities and the associated main lines; indicate which utilities and services are to remain; which utilities and services are to be abandoned, and where new utilities and services will be installed. Joint trenches for new utilities shall be used whenever possible.
- c. **Pavement Restoration:** The applicant shall restore the pavement in compliance with City standard requirements. In the event that the roadway has recently received a pavement treatment or reconstruction, the project will be subject to the City's Street Cut Moratorium. The applicant will be required to perform enhanced pavement restoration consistent with the restoration requirements associated with the Street Cut Moratorium. The City's Pavement Maintenance Program website (<https://www.ci.campbell.ca.us/219>) has detailed information

on the streets currently under moratorium and the enhanced restoration requirements.

38. Stormwater Pollution Prevention Measures: Prior to issuance of any grading or building permits, the applicant shall comply with the National Pollution Discharge Elimination System (NPDES) permit requirements, Santa Clara Valley Water District requirements, and the Campbell Municipal Code regarding stormwater pollution prevention. The primary objectives are to improve the quality and reduce the quantity of stormwater runoff to the bay.

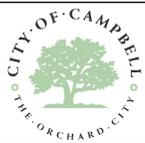
Resources to achieve these objectives include Stormwater Best Management Practices Handbook for New Development and Redevelopment ("CA BMP Handbook") by the California Stormwater Quality Association (CASQA), 2003; Start at the Source: A Design Guidance Manual for Stormwater Quality Protection ("Start at the Source") by the Bay Area Stormwater Management Agencies Association (BASMAA), 1999; and Using Site Design Techniques to Meet Development Standards for Stormwater Quality: A Companion Document to Start at the Source ("Using Site Design Techniques") by BASMAA, 2003.

FIRE DEPARTMENT

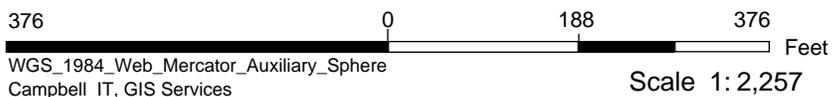
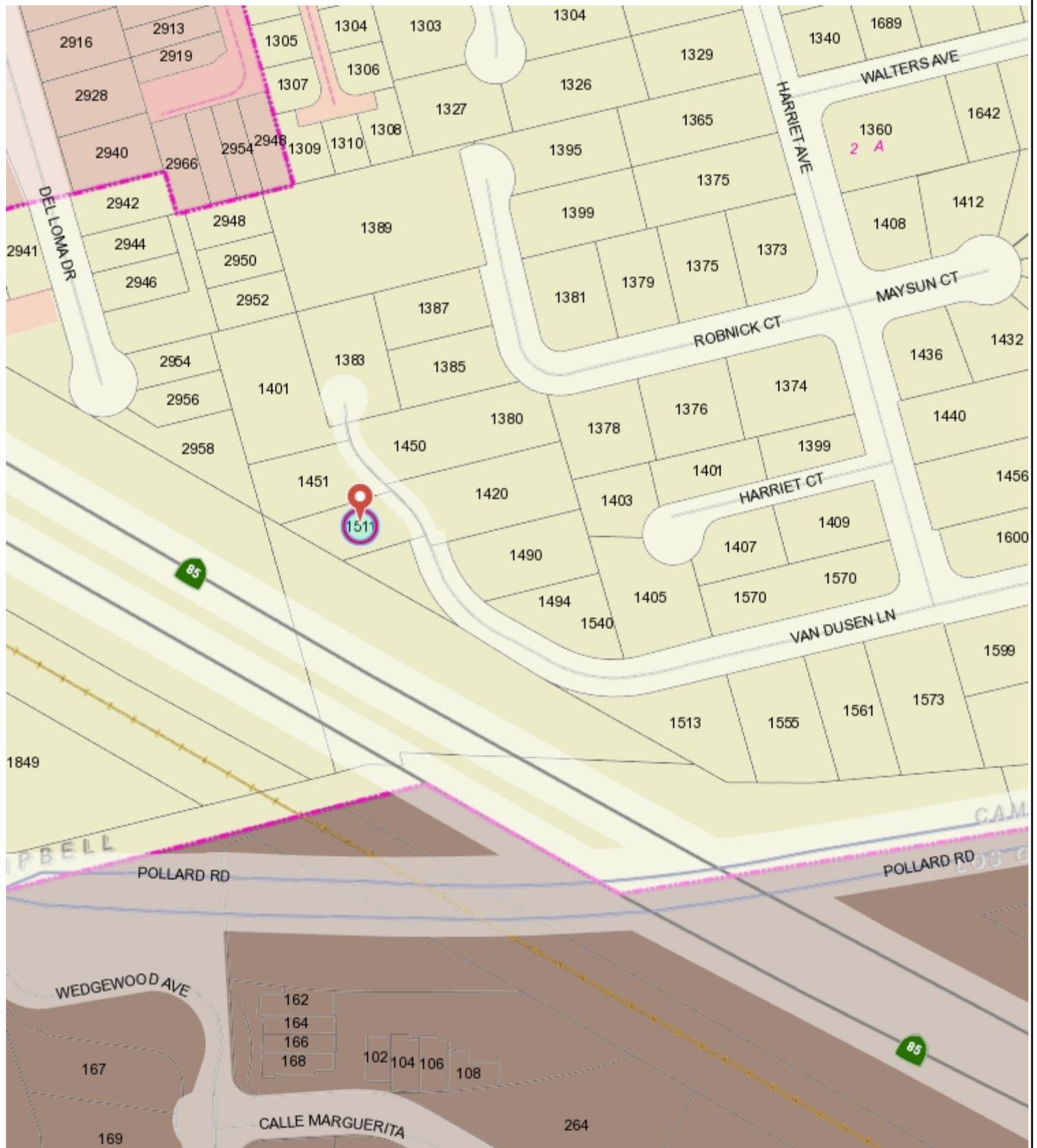
39. Development Review: Review of this development proposal is limited to acceptability of site access, water supply and may include specific additional requirements as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work, the applicant shall make application to, and receive from, the Building Department all applicable construction permits.
40. Fire Sprinklers Required: (As noted on Sheet A-0.0) An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings as follows: 1) In all new one- and two-family dwellings and in existing one- and two-family dwellings when additions are made that increase the building area to more than 3,600 square feet. Exception: One or more additions made to a building after January 1, 2011 that do not total more than 1,000 square feet of building area. 2) In all new basements and in existing basements that are expanded by more than 50%. NOTE: The owner(s), occupant(s) and any contractor(s) or subcontractor(s) are responsible for consulting with the water purveyor of record in order to determine if any modification or upgrade of the existing water service is required. A State of California licensed (C16) Fire Protection Contractor shall submit plans, calculations, a completed permit application and appropriate fees to this department for review and approval prior to beginning their work. CRC Sec. 313.2 as adopted and amended by CBLMC.
41. Water Supply Requirements: Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor

supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2016 CFC Sec. 903.3.5 and Health and Safety Code 13114.7

42. Construction Site Fire Safety: All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification SI-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33
43. Address identification: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1
44. No Violation: This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the Fire Code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance. [CFC, Ch.1, 105.3.6]



1511 Van Dusen Lane

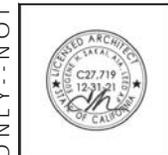


This map is based on GIS Information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors.



1000 S Winchester Blvd
San Jose, CA 95128
P : (408) 998 - 0983

VETERE-DAVIS RESIDENCE
NEW SINGLE FAMILY RESIDENCE
1511 VAN DUSEN LANE, CAMPBELL
GABRIELLA VETERE AND DERRICK DAVIS



DATE	DESCRIPTION	BY
10.31.2019	PLANNING PERMIT SUBMITTAL	SZR
02.18.2020	PLANNING PERMIT RESUBMITTAL	SZR

FOR PERMIT REVIEW ONLY - NOT FOR CONSTRUCTION



VETERE DAVIS RESIDENCE

NEW SINGLE FAMILY RESIDENCE

1511 VAN DUSEN LANE, CAMPBELL

SCOPE OF WORK DEFERRED SUBMITTALS SHEET INDEX PROJECT TEAM

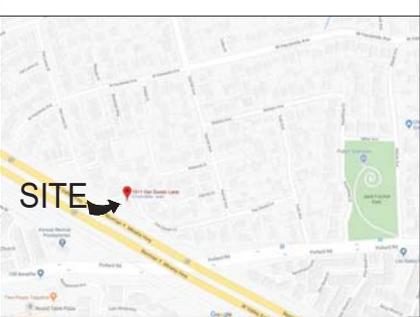
SCOPE OF WORK
NEW 4BR / 2.5BA SINGLE FAMILY RESIDENCE ON AN EXISTING 6,043.55 S.F. LOT. PROPOSED HOME TO HAVE 2,234.60 S.F. LIVING AREA AND 430.56 S.F. GARAGE TOTALING 2,665.16 S.F. -- SEE BELOW PROJECT SUMMARY FOR ADDITIONAL VALUES

DEFERRED SUBMITTALS
1. FIRE SPRINKLERS IN ACCORDANCE WITH NFPA 13D AND STATE AND LOCAL REQUIREMENTS--NOTE THAT PER CRC 313.3.7, A SIGN OR VALVE TAG SHALL BE INSTALLED AT THE MAIN SHUT-OFF VALVE TO THE WATER DISTRIBUTION SYSTEM STATING THE FOLLOWING: "WARNING: THE WATER SYSTEM FOR THIS HOME SUPPLIES FIRE SPRINKLERS THAT REQUIRE CERTAIN FLOWS AND PRESSURES TO FIGHT A FIRE. DEVICES THAT RESTRICT THE FLOW OR DECREASE THE PRESSURE OR AUTOMATICALLY SHUT OFF THE WATER TO THE FIRE SPRINKLER SYSTEM, SUCH AS WATER SOFTENERS, FILTRATION SYSTEMS AND AUTOMATIC SHUT-OFF VALVES, SHALL NOT BE ADDED TO THIS SYSTEM WITHOUT A REVIEW OF THE FIRE SPRINKLER SYSTEM BY A FIRE PROTECTION SPECIALIST. DO NOT REMOVE THIS SIGN"
2. STAIR GUARDRAIL SHOP DRAWINGS SIGNED AND STAMPED BY ENGINEER TO BE SUBMITTED TO BUILDING DEPARTMENT FOR REVIEW AND APPROVAL--NOTE THAT SHOP DRAWINGS TO DEMONSTRATE GUARDRAIL DESIGN IS ADEQUATE TO SUPPORT A SINGLE CONCENTRATED 200 POUND LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP OF THE RAIL PER CRC TABLE 301.5 AND 301.5 FOOTNOTE D
3. SOLAR PHOTOVOLTAIC SYSTEM TO BE UNDER A SEPARATE PERMIT

SHEET INDEX
ARCHITECTURAL
A0.0 COVER SHEET
A0.2 FLOOR AREA CALCULATIONS
A0.3 STREETScape ELEVATION
A0.4 EXISTING SITE PHOTOGRAPHS
A1.0 SITE PLAN
A2.1a 1ST FLOOR PLAN
A2.1b 2ND FLOOR PLAN
A2.2a LOWER ROOF PLAN
A2.2b UPPER ROOF PLAN
A3.0 EXTERIOR ELEVATIONS
A3.1 EXTERIOR ELEVATIONS
A3.2 EXTERIOR PERSPECTIVES
A5.0 SECTIONS
ARBORIST
AR ARBORIST REPORT
CIVIL
C-1.0 TITLE SHEET
C-2.0 GRADING & DRAINAGE PLAN
C-3.0 GRADING SPECIFICATIONS
C-4.0 DETAILS
ER-1 EROSION CONTROL PLAN
ER-2 EROSION CONTROL DETAILS
SW-1 BLUEPRINT FOR A CLEAN BAY
LANDSCAPE
L1.1 TITLE SHEET
L1.2 CONSTRUCTION PLAN
L2.1 CONSTRUCTION DETAILS
L2.2 CONSTRUCTION DETAILS
L3.1 CONSTRUCTION SPECIFICATIONS
L4.1 IRRIGATION PLANS
L5.1 IRRIGATION DETAILS
L5.2 IRRIGATION DETAILS
L5.3 IRRIGATION DETAILS
L6.1 IRRIGATION SPECIFICATIONS
L7.1 PLANTING PLAN
L8.1 PLANTING DETAILS
L9.1 PLANTING SPECIFICATIONS

PROJECT TEAM
OWNER
Gabriella Vetere and Derrick Davis
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Campbell, CA 95008
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ARCHITECT/INTERIOR DESIGNER
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BCA Structural Engineering
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email: Tom@THNorton.com
HVAC / TITLE-24 ENGINEER
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ph: 510 509 2362 x119
email: Vishnu@MREngCon.com
ARBORIST
Kelley Arborist Services LLC
attn: Kevin Kiely
ph: 650 515 9783
email: KKarbor0476@yahoo.com

LOCATION MAP



PROJECT SUMMARY

Assessor's Parcel No.	403-19-097
Zoning:	R-1-9 (subject to R-1-6 setbacks)
Jurisdiction:	Campbell
Type of Construction:	TYPE V-8, SPRINKLERED
Building Occ. Groups:	R-3/U (SINGLE FAMILY RESIDENTIAL)
Required Property Setbacks (1st / 2nd):	
Front	20'
Rear	10'
Right Side	greater of 1/2 wall height or 5'-0" min.
Left Side	greater of 1/2 wall height or 5'-0" min.
Proposed Property Setbacks (1st / 2nd):	
Front	20'-4"
Rear	10'-1"
Right Side	5'-6" / 10'-11"
Left Side	5'-6" / 10'-11"
Max. Allowed Building Height:	28'
Proposed Building Height:	25'-10" (AMSL=126.43')
Lot Area:	6,043.55
Total New Garage:	430.56
New First Floor Living Area:	1,403.40
New Living Second Floor Area:	631.20
Total New Living Area:	2,234.60
Total New Residence:	2,665.16
FAR Percentage:	43.95%
Building Coverage:	2,169.74
Building Coverage Percentage:	35.78%
Landscaping Coverage:	2,373.5F (39.0%)
Paving Coverage:	1,454.5F (27.5%)
Imperious / Pervious Coverage:	61% / 39%
Covered Parking Provided:	2 spaces 18' x 20'

ASSESSOR'S PARCEL MAP



REQ'D CONTRACTOR SUBMITTALS TO ARCHITECT

THE FOLLOWING ARE REQUIRED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL/REVIEW:
1. WINDOW/DOOR PACKAGE
2. CABINET SHOP DRAWINGS AND FINISH SAMPLES
3. MECHANICAL DUCTING PLAN
4. STAIR AND RAIL SHOP DRAWINGS
5. MSC. STEEL SHOP DRAWINGS
NOTE: SEE STRUCTURAL PLANS FOR ADDITIONAL REQUIRED SUBMITTALS FOR SHOP DRAWINGS, ETC.

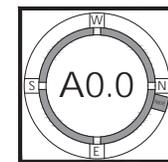
REQ'D CONTRACTOR SUBMITTALS TO BUILDING DEPT. PRIOR TO PERMIT ISSUANCE

- LICENSE NUMBER
- INSURANCE AND WORKER'S COMP POLICIES
- CONSTRUCTION STAGING PLAN
- CONSTRUCTION WASTE MANAGEMENT PLAN IN ACCORDANCE WITH CALGREEN 4.408.2

APPLICABLE CODES

APPLICABLE CODES (with Campbell Amendments)
2019 CALIFORNIA ADMINISTRATIVE CODE, CAC
2019 CALIFORNIA BUILDING CODE, CBC
2019 CALIFORNIA RESIDENTIAL BUILDING CODE, CRC
2019 CALIFORNIA ELECTRICAL CODE, CEC
2019 CALIFORNIA MECHANICAL CODE, CMC
2019 CALIFORNIA PLUMBING CODE, CPC
2019 CALIFORNIA ENERGY CODE, CECc
2019 CALIFORNIA HISTORICAL CODE, CHC
2019 CALIFORNIA FIRE CODE, CFC
2019 CALIFORNIA EXISTING BUILDING CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS
2019 CALIFORNIA REFERENCED STANDARDS
SANTA CLARA COUNTY STANDARD DETAIL AND SPECIFICATION S1.7 FOR CONSTRUCTION SITE SAFETY

COVER SHEET





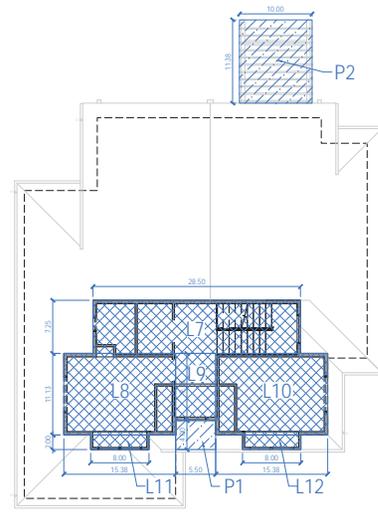
1000 S Winchester Blvd
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 P: (408) 998 - 0983

VETERE-DAVIS RESIDENCE
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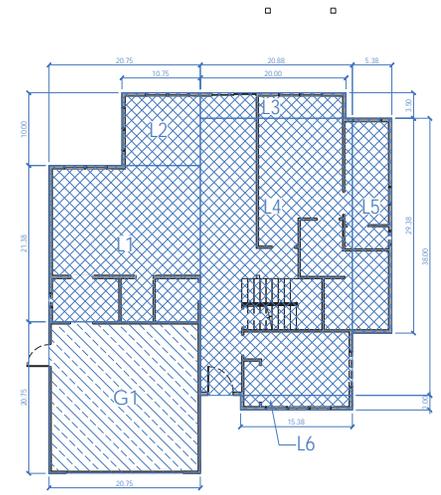


PROJECTING REVISION	DATE	DESCRIPTION	BY	CHKD BY
	10.31.2019	PLANNING PERMIT SUBMITTAL	STR	
	02.18.2020	PLANNING PERMIT RESUBMITAL	STR	

FOR PERMIT REVIEW ONLY - NOT FOR CONSTRUCTION



2ND FLOOR



1ST FLOOR

New First Floor Living Area			
	X	Y	Area
L1	20.75	21.38	443.44
L2	10.75	10.00	107.50
L3	20.00	3.50	70.00
L4	20.88	38.00	793.44
L5	5.38	29.38	158.04
L6	15.38	2.00	30.76
Subtotal			1,603.40

New Living Second Floor Area			
	X	Y	Area
L7	28.50	7.25	204.43
L8	15.38	11.13	171.18
L9	5.50	9.13	50.22
L10	15.38	11.13	171.18
L11	8.00	2.00	16.00
L12	8.00	2.00	16.00
Subtotal			631.20

New Garage Area			
	X	Y	Area
G1	20.75	20.75	430.56
Subtotal			430.56

Additional Building Coverage			
	X	Y	Area
P1	5.50	4.00	22.00
P2	10.00	11.38	113.80
Subtotal			135.80

LA	(of Area)	6,063.55	
NG	Total New Garage	430.6	
TNL+NFL+NSL	Total New Living Area	2,234.6	
TNR+NL+NG	Total New Residence	2,665.2	
TNR/LA	FAR Percentage	43.95%	<45% (OK)
BC+NFL+NG+P	Building Coverage	2,169.8	
BC/LA	Building Coverage Percentage	35.78%	<40% (OK)

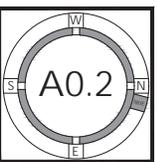
- L# = NEW LIVING AREA
- G# = NEW GARAGE AREA
- P# = ADDITIONAL AREAS THAT COUNT TOWARDS BUILDING COVERAGE SUCH AS PERGOLAS OR ROOF OVERHANGS IN EXCESS OF 24"

1 2 4 8 12 Feet

FLOOR AREA CALCS 1/8" 1

FLOOR AREA LEGEND

FLOOR AREA CALCULATION





1400 VAN DUSEN
EXISTING 2 STORY HOME



1420 VAN DUSEN
EXISTING 1 STORY HOME



1480 VAN DUSEN
EXISTING 2 STORY HOME



VACANT LOT



1511 VAN DUSEN
(SUBJECT PROPERTY)



1451 VAN DUSEN
EXISTING 4 STORY RESIDENCE

GOOGLE MAP SCREENSHOTS - MAY 2019 - 1



VACANT LOT

1511 VAN DUSEN
(SUBJECT PROPERTY)

1451 VAN DUSEN
EXISTING 4 STORY RESIDENCE

2 4 6 8 12
feet

VAN DUSEN LANE STREETScape ELEVATION 1/8" 2



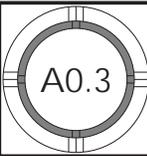
1000 S. Winchester Blvd
San Jose, CA 95128
P : (408) 998 - 0983

VETERE-DAVIS RESIDENCE
NEW SINGLE FAMILY RESIDENCE
1511 VAN DUSEN LANE, CAMPBELL
GABRIELLA VETERE AND DERRICK DAVIS



DATE	DESCRIPTION	STATUS
10.13.2019	PLANNING PERMIT SUBMITTAL	
02.18.2020	PLANNING PERMIT RESUBMITTAL	

STREETScape ELEVATION



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ADJACENT VACANT LOT



EXISTING FRONT OF HOUSE



EXISTING REAR YARD



EXISTING REAR OF HOUSE



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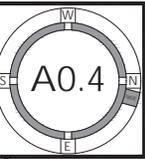
VETERE-DAVIS RESIDENCE
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1511 VAN DUSEN LANE, CAMPBELL
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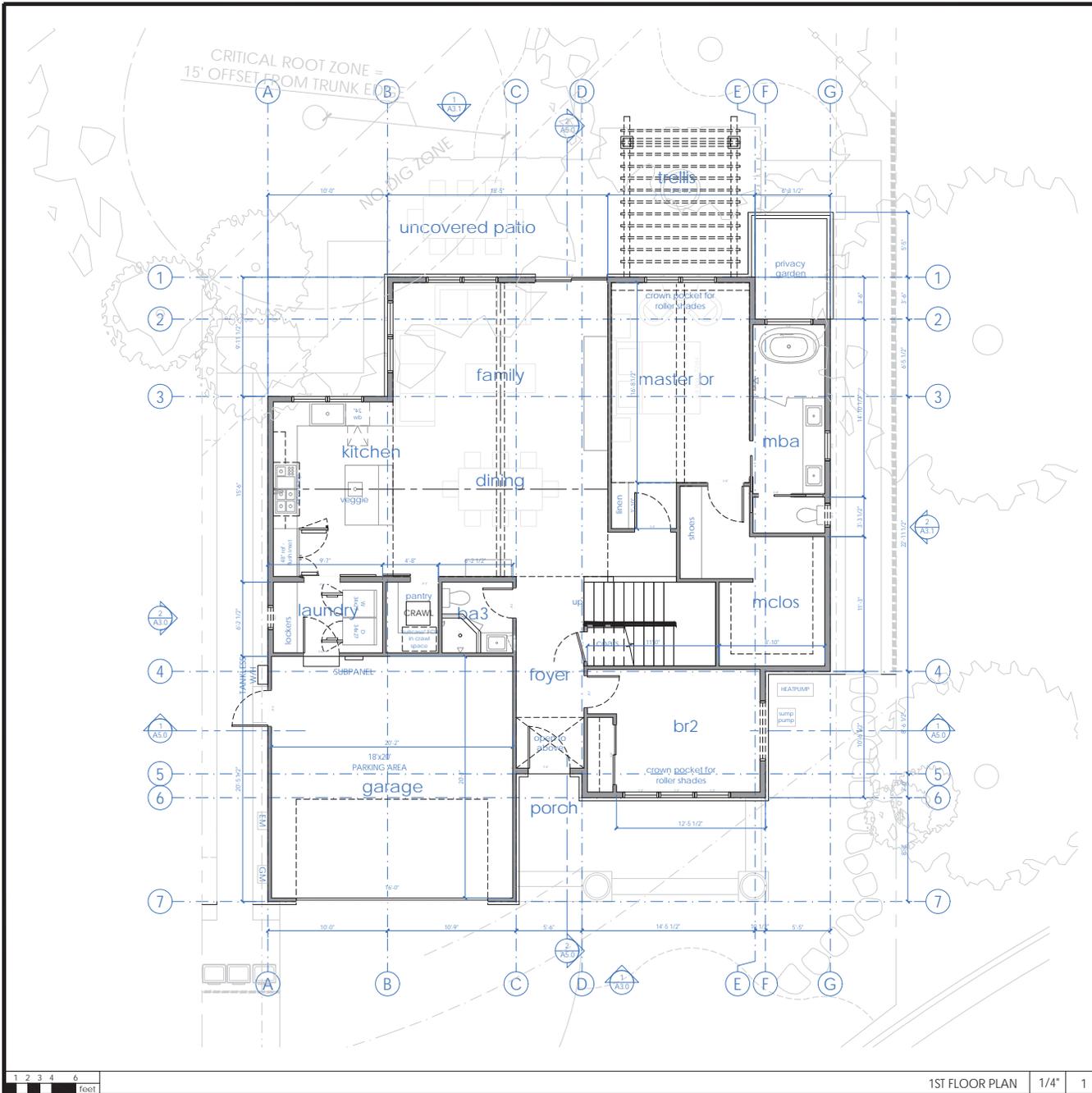


REVISION	DATE	DESCRIPTION	BY	DATE	DESCRIPTION
10001	10.31.2019	PLANNING PERMIT SUBMITTAL	SZR		
	02.18.2020	PLANNING PERMIT RESUBMITTAL	SZR		

EXISTING SITE PHOTOGRAPHS



FOR PERMIT REVIEW ONLY - NOT FOR CONSTRUCTION



- # = NUMBER TO KEY NOTE BELOW
- (N) CONCRETE STEP(S)-10" MIN. TREAD AND MAX. 7" RISER HEIGHT
 - (N) LANDING-MIN. 3" DEEP X WIDTH OF DOOR-MAX. 7-3/4" RISER HEIGHT TO TOP OF THE DOOR THRESHOLD OR DOOR TRACK TO THE EXTERIOR LANDING IN ORDER TO VERIFY COMPLIANCE WITH CRC R311.3.1 OR R311.3.2
 - LINE OF BEAM, SOFFIT AND/OR CROWN MOLDING ABOVE, TYP. SEE ALSO REFLECTED CEILING PLAN
 - STONE VENEER-SEE ELEVATIONS FOR MORE INFO
 - INDICATES PREFAB CLOSET SYSTEM (OWNER PROVIDE/CONTRACTOR INSTALL)
 - INDICATES ROD AND SHELF AT 4'-0" ABOVE T.O.S.-VERIFY HEIGHT WITH OWNER
 - (N) 18" X 24" MIN. CRAWLSPACE ACCESS
 - (N) 22" X 30" MIN. ATTIC ACCESS. ACCESS TO BE LARGE ENOUGH TO ALLOW FOR THE LARGEST PIECE OF EQUIPMENT TO FIT THROUGH
 - (N) WATER HEATER IN GARAGE ON 18" HIGH PLATFORM WITH 4" CONCRETE FILLED STEEL BOLLARD IN FRONT. WATER HEATER TO BE STRAPPED PER PLUMBING GENERAL NOTES ON A0.1a. PROVIDE FOR MAKEUP AIR PER CMC 701.4 INDOOR COMBUSTION AIR-SEE TITLE 24 REPORT FOR APPLIANCE REQUIREMENTS
 - (N) FURNACE IN GARAGE ON 18" HIGH PLATFORM WITH 4" CONCRETE FILLED STEEL BOLLARD IN FRONT. WATER HEATER TO BE STRAPPED PER PLUMBING GENERAL NOTES ON A0.1a. PROVIDE FOR MAKEUP AIR PER CMC 701.4 INDOOR COMBUSTION AIR-SEE TITLE 24 REPORT FOR APPLIANCE REQUIREMENTS AND HVAC PLANS
 - (N) FURNACE IN ATTIC. FIELD VERIFY UNOBSTRUCTED PASSAGEWAY TO FURNACE NOT LESS THAN 30" HIGH AND WIDE WITH SOLID FLOORING. ALSO PROVIDE 30" X 30" PLATFORM AND LIGHT ON SEPARATE SWITCH OVER SERVICE. FURNACE TO BE NO MORE THAN 20' TRAVEL DISTANCE FROM ATTIC ACCESS-SEE TITLE 24 REPORT AND HVAC PLANS FOR APPLIANCE REQUIREMENTS
 - (N) HEATPUMP SYSTEM-SEE MECHANICAL GENERAL NOTES FOR APPLIANCE REQUIREMENTS
 - CUSTOM CABINERY
 - FULL HEIGHT LINEN CABINET WITH KRAFFTMAID OR EQUAL
 - INSTALL MIN. 1/2" GYP.BD SOFFITS AT ENCLOSED ACCT UNDER-STAIR SURFACE, AND ANY SOFFITS AT ENCLOSED ACCT UNDER STAIRS PER CRC 302.7
 - ZURN 2880 OR EQ. 2-1/2" DIA DRAIN, DAYLIGHT AT EDGE OF PATIO (TO SIDEYARD)

- NOTE:
- SEE 2/A0.1 FOR MECHANICAL GENERAL NOTES
 - SEE 3/A0.1 FOR MECHANICAL GENERAL NOTES
 - SEE 4/A0.1 FOR MECHANICAL GENERAL NOTES
 - SEE 5/A0.1 FOR MECHANICAL GENERAL NOTES

FLOOR PLAN KEYNOTES	
	(N) WALL: EXTERIOR: 2x6 STUDS @16" O.C.; INTERIOR 2x4 STUDS @16" O.C.-SEE ELEVATIONS AND STRUCTURAL DRAWINGS FOR EXTERIOR WALL MATERIAL ASSEMBLIES. INSTALL 2 LAYERS OF BUILDING PAPER (FOR STUCCO ONLY) OR 1 LAYER (MIN.) OF WEATHER RESISTIVE BARRIER (TYVEK HOUSE WRAP OR EQ.) OVER EXTERIOR WALLS SHEATHING PER CRC 703.2-INSTALL PER MANUF. INSTRUCTIONS. PROVIDE 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE @ INTERIOR PARTITIONS. PROVIDE CEMENT BOARD OR TILE BACKER BOARD AT SHOWER/TUB LOCATIONS. ALL WALLS TO RECEIVE (N) PAINT FINISH. ALL CEILING AT TUB/SHOWERS TO BE M.R. BOARD
	(N) EXISTING WALL W/ 1 HOUR SEPARATION-5/8" TYPE 'X' GYP ON GARAGE SIDE FROM FOUNDATION TO ROOF SHEATHING
	(N)/(E) STAGGERED STUD ACOUSTICAL WALL PER DETAIL [X/XXX]
	DENOTES (N) HOSE BIBB. SEE PLANS FOR NEW LOCATION - INSTALL HOSE BIBBS PER CPC WITH APPROVED ANTI-SIPHON DEVICE. (E) HOSE BIBBS TO REMAIN.
	(N) GAS COCK-REFER TO MANUF. SPECS FOR ELECTRICAL AND GAS REQUIREMENTS. PLUMBER TO VERIFY GAS PIPE DIAMETER NEEDED FOR APPLIANCE FROM GAS METER LOCATION
	DOOR KEY--SEE A4.0 FOR MORE INFORMATION
	WINDOW KEY--SEE A4.0 FOR MORE INFORMATION
	FLOOR ELEVATION CHANGE--SEE CIVIL PLANS FOR MORE INFO



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P.: (408) 998-0983

VETERE-DAVIS RESIDENCE
NEW SINGLE FAMILY RESIDENCE
1511 VAN DUSEN LANE, CAMPBELL
GABRIELLA VETERE AND DERRICK DAVIS

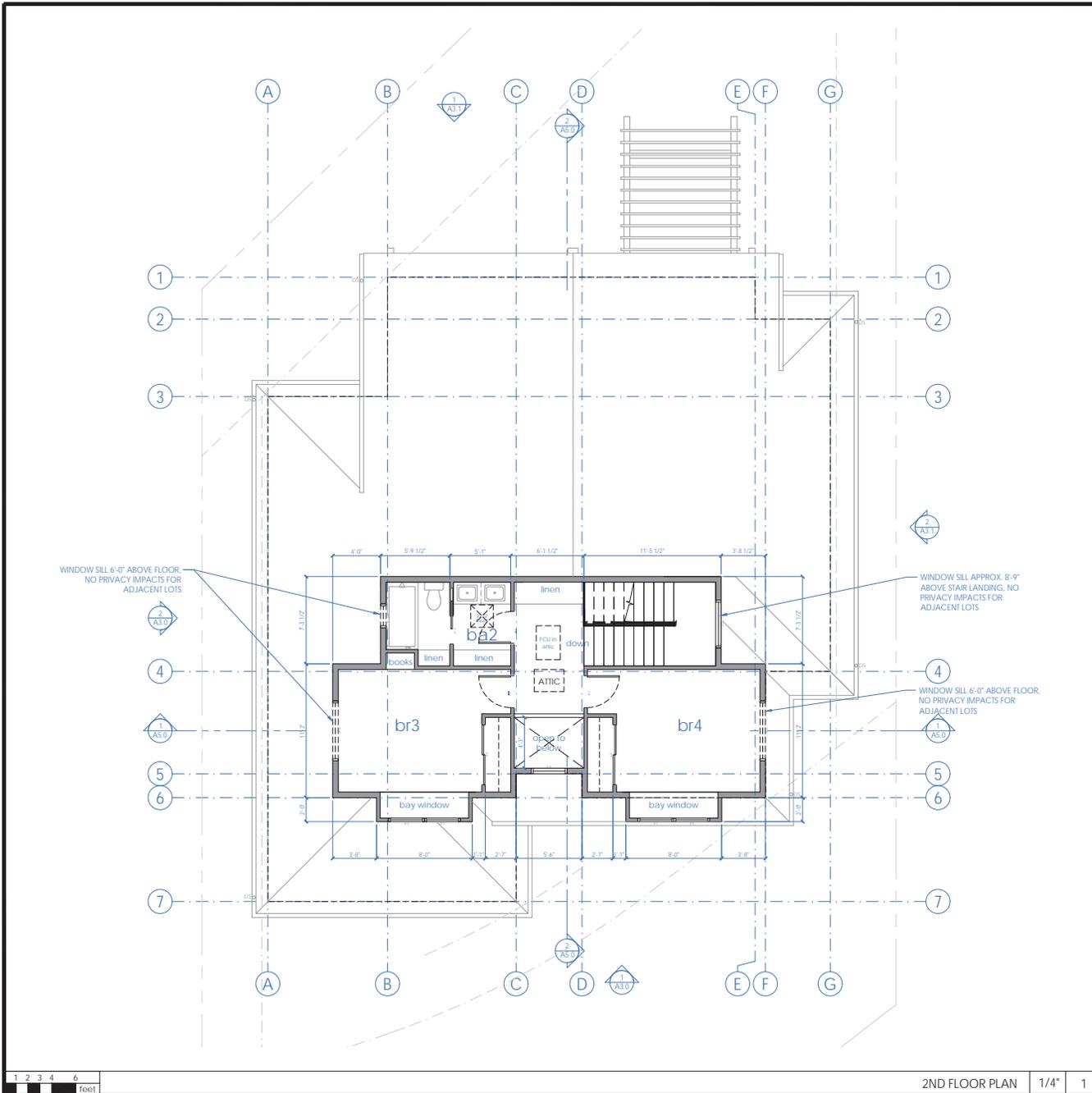


PROJECT NO.	DESCRIPTION	DATE
19001	PLANNING PERMIT SUBMITTAL	10.31.2019
	PLANNING PERMIT RESUBMITTAL	02.18.2020

FOR PERMIT REVIEW ONLY--NOT FOR CONSTRUCTION

1ST FLOOR PLAN

A2.1a



- # = NUMBER TO KEY NOTE BELOW
- (N) CONCRETE STEP(S)--10" MIN. TREAD AND MAX. 7" RISER HEIGHT
 - (N) LANDING--MIN. 3" DEEP x WIDTH OF DOOR--MAX. 7-3/4" RISER HEIGHT TO TOP OF THE DOOR THRESHOLD OR DOOR TRACK TO THE EXTERIOR LANDING IN ORDER TO VERIFY COMPLIANCE WITH CRC R311.3.1 OR R311.3.2
 - LINE OF BEAM, SOFFIT AND/OR CROWN MOLDING ABOVE, TYP. SEE ALSO REFLECTED CEILING PLAN
 - STONE VENEER--SEE ELEVATIONS FOR MORE INFO
 - INDICATES PREFAB CLOSET SYSTEM (OWNER PROVIDE/CONTRACTOR INSTALL)
 - INDICATES ROD AND SHELF AT ±6'-0" ABOVE T.O.S.--VERIFY HEIGHT WITH OWNER
 - (N) 18" X 24" MIN. CRAWLSPACE ACCESS
 - (N) 22" X 30" MIN. ATTIC ACCESS. ACCESS TO BE LARGE ENOUGH TO ALLOW FOR THE LARGEST PIECE OF EQUIPMENT TO FIT THROUGH
 - (N) WATER HEATER IN GARAGE ON 18" HIGH PLATFORM WITH 4" CONCRETE FILLED STEEL BOLLARD IN FRONT--PROVIDE 30" WIDE, HIGH AND DEEP CLEAR WORKING SPACE PER CMC 305.0. PROVIDE FOR MAKEUP AIR PER CMC 701.4 INDOOR COMBUSTION AIR--SEE TITLE 24 REPORT FOR APPLIANCE REQUIREMENTS
 - (N) FURNACE IN GARAGE ON 18" HIGH PLATFORM WITH 4" CONCRETE FILLED STEEL BOLLARD IN FRONT--PROVIDE 30" WIDE, HIGH AND DEEP CLEAR WORKING SPACE PER CMC 305.0. PROVIDE FOR MAKEUP AIR PER CMC 701.4 INDOOR COMBUSTION AIR--SEE TITLE 24 REPORT FOR APPLIANCE REQUIREMENTS AND HVAC PLANS
 - (N) FURNACE IN ATTIC, FIELD VERIFY UNOBSTRUCTED PASSAGEWAY TO FURNACE NOT LESS THAN 30" X 30" HIGH AND WIDE WITH SOLID FLOORING. ALSO PROVIDE 30" X 30" PLATFORM AND LIGHT ON SEPARATE SWITCH OVER SERVICE EQUIPMENT. FURNACE TO BE NO MORE THAN 20' TRAVEL DISTANCE FROM ATTIC ACCESS--SEE TITLE 24 REPORT AND HVAC PLANS FOR APPLIANCE REQUIREMENTS
 - (N) HEATPUMP SYSTEM--SEE TITLE 24 REPORT AND HVAC PLANS FOR APPLIANCE REQUIREMENTS
 - CUSTOM CABINERY
 - FULL HEIGHT LINEN CABINET WITH KRAFTMAID OR EQUAL
 - INSTALL MIN. 1/2" GYP.BD SOFFITS AT ENCLOSED ACCESS UNDER STAIR SURFACE, AND ANY UNDER STAIRS PER CRC 302.7
 - ZURN Z880 OR EQ. 2-1/2" DIA DRAIN, DAYLIGHT AT EDGE OF PATIO (TO SIDEYARD)

- NOTE:
- SEE 2/A0.1--MECHANICAL GENERAL NOTES
 - SEE 3/A0.1--ELECTRICAL GENERAL NOTES
 - SEE 4/A0.1--PLUMBING GENERAL NOTES
 - SEE 5/A0.1--ARCHITECTURAL AND INTERIOR GENERAL NOTES

PLACEHOLDER FOR NOW

FLOOR PLAN KEYNOTES

- (N) WALL: EXTERIOR: 2x6 STUDS @16" O.C.; INTERIOR 2x4 STUDS @16" O.C.--SEE ELEVATIONS AND STRUCTURAL DRAWINGS FOR EXTERIOR WALL MATERIAL ASSEMBLIES. INSTALL 2 LAYERS OF BUILDING PAPER (FOR STUCCO ONLY) OR 1 LAYER (MIN.) OF WEATHER RESISTIVE BARRIER (TYVEK HOUSE WRAP OR EQ.) OVER EXTERIOR WALLS SHEATHING PER CRC 703.2--INSTALL PER MANUF. INSTRUCTIONS. PROVIDE 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE @ INTERIOR PARTITIONS. PROVIDE CEMENT BOARD OR TILE BACKER BOARD AT SHOWER/TUB LOCATIONS. ALL WALLS TO RECEIVE (N) PAINT FINISH. ALL CEILINGS AT TUB/SHOWERS TO BE M.R. BOARD
- (N) EXISTING WALL W/ 1 HOUR SEPARATION--5/8" TYPE 'X' GYP ON GARAGE SIDE FROM FOUNDATION TO ROOF SHEATHING
- (N)/(E) STAGGERED STUD ACOUSTICAL WALL PER DETAIL [X/XXX]
- DENOTES (N) HOSE BIBB. SEE PLANS FOR NEW LOCATION - INSTALL HOSE BIBBS PER CPC WITH APPROVED ANTI-SIPHON DEVICE. (E) HOSE BIBBS TO REMAIN.
- (N) GAS COCK--REFER TO MANUF. SPECS FOR ELECTRICAL AND GAS REQUIREMENTS. PLUMBER TO VERIFY GAS PIPE DIAMETER NEEDED FOR APPLIANCE FROM GAS METER LOCATION
- DOOR KEY--SEE A4.0 FOR MORE INFORMATION
- WINDOW KEY--SEE A4.0 FOR MORE INFORMATION
- FLOOR ELEVATION CHANGE--SEE CIVIL PLANS FOR MORE INFO

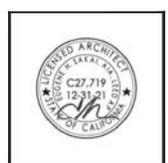
FLOOR PLAN LEGEND



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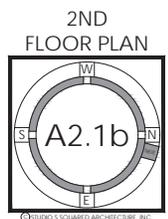
VETERE-DAVIS RESIDENCE
NEW SINGLE FAMILY RESIDENCE

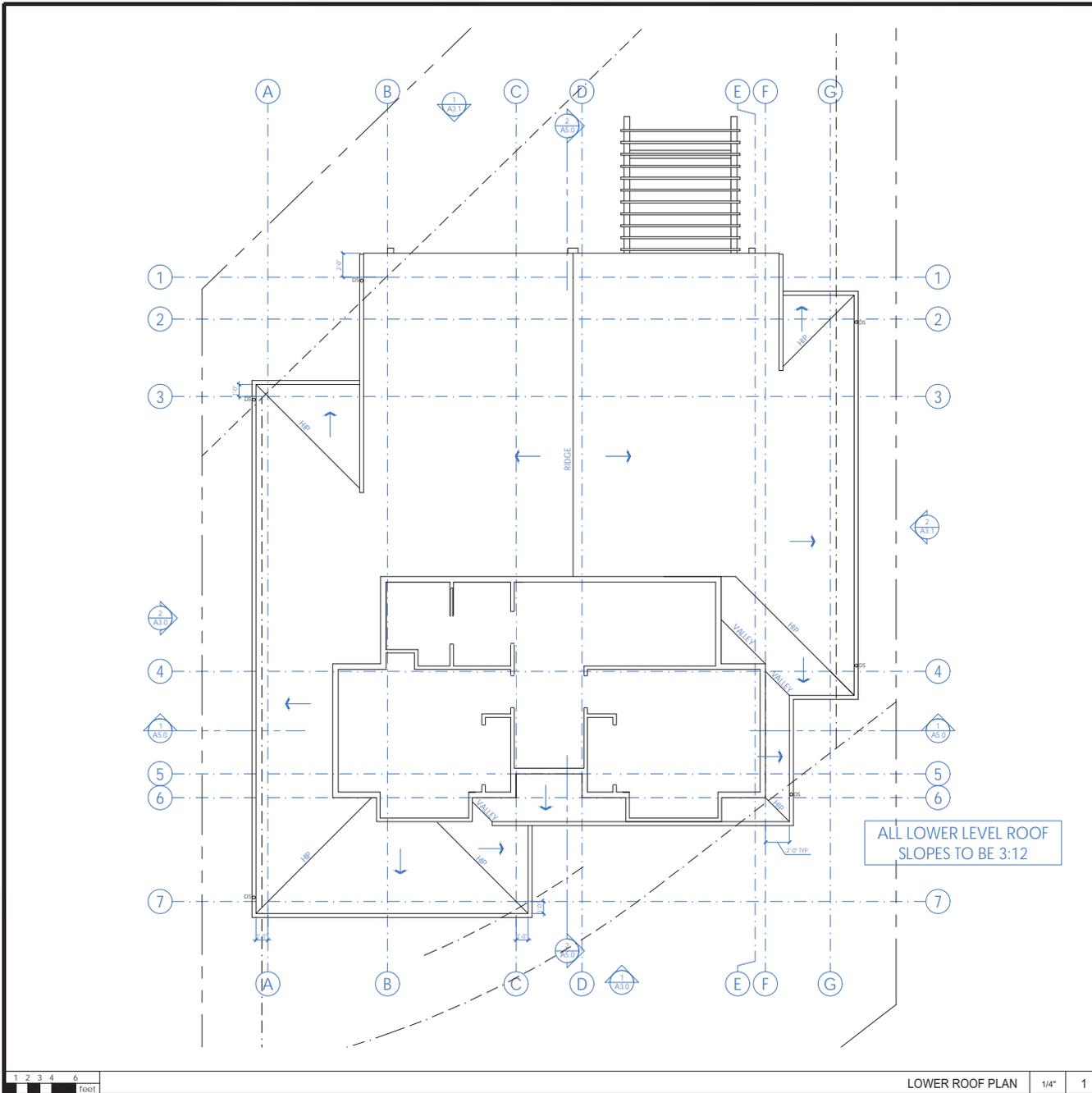
1511 VAN DUSEN LANE, CAMPBELL
GABRIELLA VETERE AND DERRICK DAVIS



PROJECT NUMBER	DESCRIPTION	DATE
190001	PLANNING PERMIT SUBMITTAL	10.31.2019
	PLANNING PERMIT SUBMITTAL	02.18.2020

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1. INSTALL ALL NEW ROOFING MATERIALS-SEE LEGEND BELOW FOR MATERIALS-CONFIRM COLOR SELECTION W/ OWNER PRIOR TO PLACING ORDER
2. PAINT ALL ROOF PENETRATIONS TO MATCH ROOFING COLOR.
3. PLUMBING VENTS TO BE MIN. 10' AWAY FROM, OR AT LEAST 3' ABOVE ANY OPERABLE WINDOW OR SKYLIGHT PER CPC 906.2.
4. ROUTE PLUMBING VENTS WITHIN ATTIC SPACE SO THAT ROOF PENETRATIONS ARE BEHIND MAIN ROOF RIDGE AND ARE NOT VISIBLE FROM THE STREET
5. FUTURE SOLAR PANELS PER CEC 110.10 (MINIMUM 250 S.F. ON A SOUTH SIDE ORIENTATION). KEEP AREA CLEAR OF ROOFING EYEBROW, MECHANICAL AND PLUMBING VENTS.
6. SEE ROOF PLAN FOR SLOPES
7. PROVIDE (N) GSM ROOF JACKS, TYP. CAULK ALL EXPOSED NAIL HEADS WITH SILICONE SEALANT.
8. PROVIDE (N) GUTTERS AND DOWNSPOUTS AT LOCATIONS SHOWN-GUTTERS TO SLOPE 1:240 FRONT-TO-BACK, BUT TO BE LEVEL SIDE TO SIDE
9. INSTALL KICKOUT FLASHING PER 8/A8.0 WHEREVER GUTTERS TERMINATE AT A WALL
10. ALL PLATE HEIGHTS PER SECTIONS AND RCP. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
11. CONNECT ALL DOWNSPOUTS TO FLEXIBLE PLASTIC DRAINPIPE AND RUN TO A LOCATION SPECIFIED BY CIVIL PLANS

NOTE:
 1. SEE 2/A0.1a FOR PLUMBING GENERAL NOTES
 2. SEE 3/A0.1a FOR MECHANICAL GENERAL NOTES
 3. SEE 4/A0.1a FOR ELECTRICAL GENERAL NOTES
 4. SEE 5/A0.1a FOR PLAN AND INTERIOR GENERAL NOTES

ROOF GENERAL NOTES

PROJECTING REVISION	DATE	DESCRIPTION	BY	CHK
	10.31.2019	PLANNING PERMIT SUBMITTAL	SZR	
	02.18.2020	PLANNING PERMIT RESUBMITTAL	SZR	

ATTIC VENTILATION CALCULATIONS AND NOTES

ALL ROOFING TO BE ASPHALT COMPOSITION SHINGLES w/ 1 LAYER 15# ROOF FELT (EXCEPT FOR AT ROOF SLOPES BETWEEN 2-4:12. INSTALL 2 LAYERS) PER CRC 905.2.7-MIN. CLASS C-MANUF. CERTAINTED. STYLE: PRESIDENTIAL TL SOLARIS (COOL ROOF). COLOR: SHADOW GRAY. LIFE EXPECTANCY: 30 YEAR MINIMUM-VERIFY FINAL SELECTION WITH OWNER PRIOR TO PLACING ORDER. INSTALL PER MANUF. WARRANTY INSTRUCTIONS AND ICC-ES EVALUATION REPORT #ESR-1389

DS DENOTES GUTTER DRAIN (3" DIA.) AND DOWNSPOUT (2" X 3") 26 GA ALUMINUM - FIELD VERIFY COLOR W/ OWNER. INSTALL PER MFR. INSTRUCTIONS

← DENOTES DIRECTION OF SLOPE FROM HIGH TO LOW-ROOF SLOPE APPROX. REFER TO ELEVATIONS FOR MAX HT AND VERTICAL CONTROL

--- LINE OF BLDG. BELOW



LOWER ROOF PLAN 1/4" 1

ROOF PLAN LEGEND



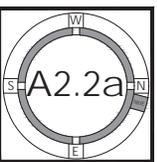
1000 S Winchester Blvd
 San Jose, CA 95128
 P: (408) 998-0983

VETTERE-DAVIS RESIDENCE
 NEW SINGLE FAMILY RESIDENCE
 1511 VAN DUSEN LANE, CAMPBELL
 GABRIELLA VETTERE AND DERRICK DAVIS

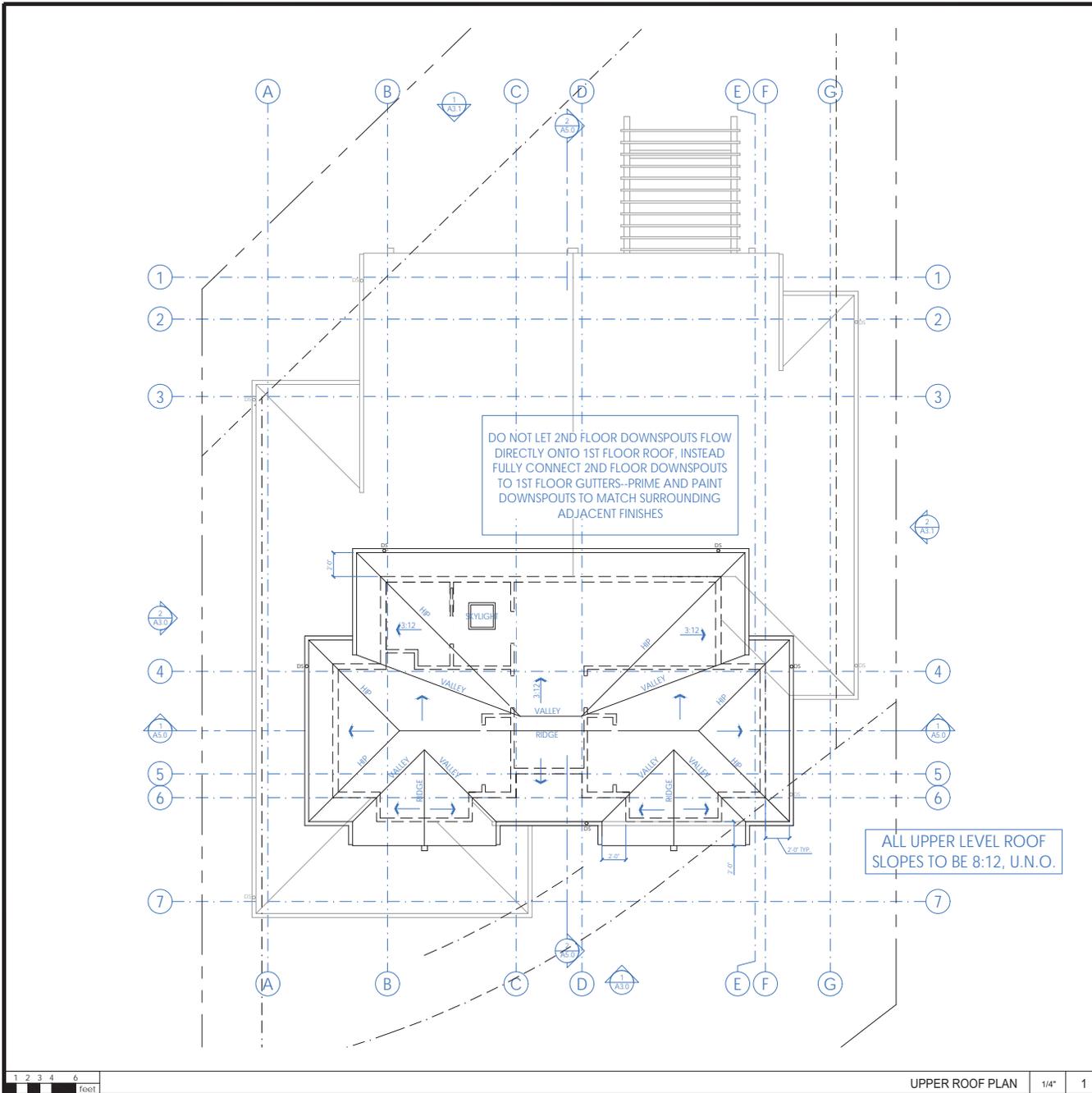


PROJECTING REVISION	DATE	DESCRIPTION	BY	CHK
	10.31.2019	PLANNING PERMIT SUBMITTAL	SZR	
	02.18.2020	PLANNING PERMIT RESUBMITTAL	SZR	

LOWER ROOF PLAN



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1. INSTALL ALL NEW ROOFING MATERIALS--SEE LEGEND BELOW FOR MATERIALS--CONFIRM COLOR SELECTION W/ OWNER PRIOR TO PLACING ORDER
2. PAINT ALL ROOF PENETRATIONS TO MATCH ROOFING COLOR.
3. PLUMBING VENTS TO BE MIN. 10' AWAY FROM, OR AT LEAST 3' ABOVE ANY OPERABLE WINDOW OR SKYLIGHT PER CPC 906.2.
4. ROUTE PLUMBING VENTS WITHIN ATTIC SPACE SO THAT ROOF PENETRATIONS ARE BEHIND MAIN ROOF RIDGE AND ARE NOT VISIBLE FROM THE STREET
5. FUTURE SOLAR PANELS PER CEC 110.10 (MINIMUM 250 S.F. ON A SOUTH SIDE ORIENTATION). KEEP AREA CLEAR OF ROOFING EYEBROW, MECHANICAL AND PLUMBING VENTS.
6. SEE ROOF PLAN FOR SLOPES
7. PROVIDE (N) GSM ROOF JACKS, TYP. CAULK ALL EXPOSED NAIL HEADS WITH SILICONE SEALANT.
8. PROVIDE (N) GUTTERS AND DOWNSPOUTS AT LOCATIONS SHOWN--GUTTERS TO SLOPE 1:240 FRONT-TO-BACK, BUT TO BE LEVEL SIDE TO SIDE
9. INSTALL KICKOUT FLASHING PER 8/A8.0 WHEREVER GUTTERS TERMINATE AT A WALL
10. ALL PLATE HEIGHTS PER SECTIONS AND RCP. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
11. CONNECT ALL DOWNSPOUTS TO FLEXIBLE PLASTIC DRAINPIPE AND RUN TO A LOCATION SPECIFIED BY CIVIL PLANS

NOTE:
 1. SEE 2/A0.1a FOR PLUMBING GENERAL NOTES
 2. SEE 3/A0.1a FOR MECHANICAL GENERAL NOTES
 3. SEE 4/A0.1a FOR ELECTRICAL GENERAL NOTES
 4. SEE 5/A0.1a FOR PLAN AND INTERIOR GENERAL NOTES

ROOF GENERAL NOTES

PROJECT NO.	DATE	DESCRIPTION	OWNER/CLIENT
19001	10.31.2019	PLANNING PERMIT SUBMITTAL	SZR
	02.18.2020	PLANNING PERMIT RESUBMITAL	SZR

ATTIC VENTILATION CALCULATIONS AND NOTES

ALL ROOFING TO BE ASPHALT COMPOSITION SHINGLES w/ 1 LAYER 15# ROOF FELT (EXCEPT FOR AT ROOF SLOPES BETWEEN 2-4:12. INSTALL 2 LAYERS) PER CRC 905.2.7--MIN. CLASS C--MANUF. CERTAINTED. STYLE: PRESIDENTIAL TL SOLARIS (COOL ROOF). COLOR: SHADOW GRAY. LIFE EXPECTANCY: 30 YEAR MINIMUM--VERIFY FINAL SELECTION WITH OWNER PRIOR TO PLACING ORDER. INSTALL PER MANUF. WARRANTY INSTRUCTIONS AND ICC-ES EVALUATION REPORT #ESR-1389

DS DENOTES GUTTER DRAIN (3" DIA.) AND DOWNSPOUT (2" X 3") 26 GA ALUMINUM - FIELD VERIFY COLOR W/ OWNER. INSTALL PER MFR. INSTRUCTIONS

← DENOTES DIRECTION OF SLOPE FROM HIGH TO LOW--ROOF SLOPE APPROX. REFER TO ELEVATIONS FOR MAX HT AND VERTICAL CONTROL

--- LINE OF BLDG. BELOW

ROOF PLAN LEGEND



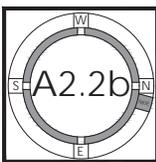
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VETERE-DAVIS RESIDENCE
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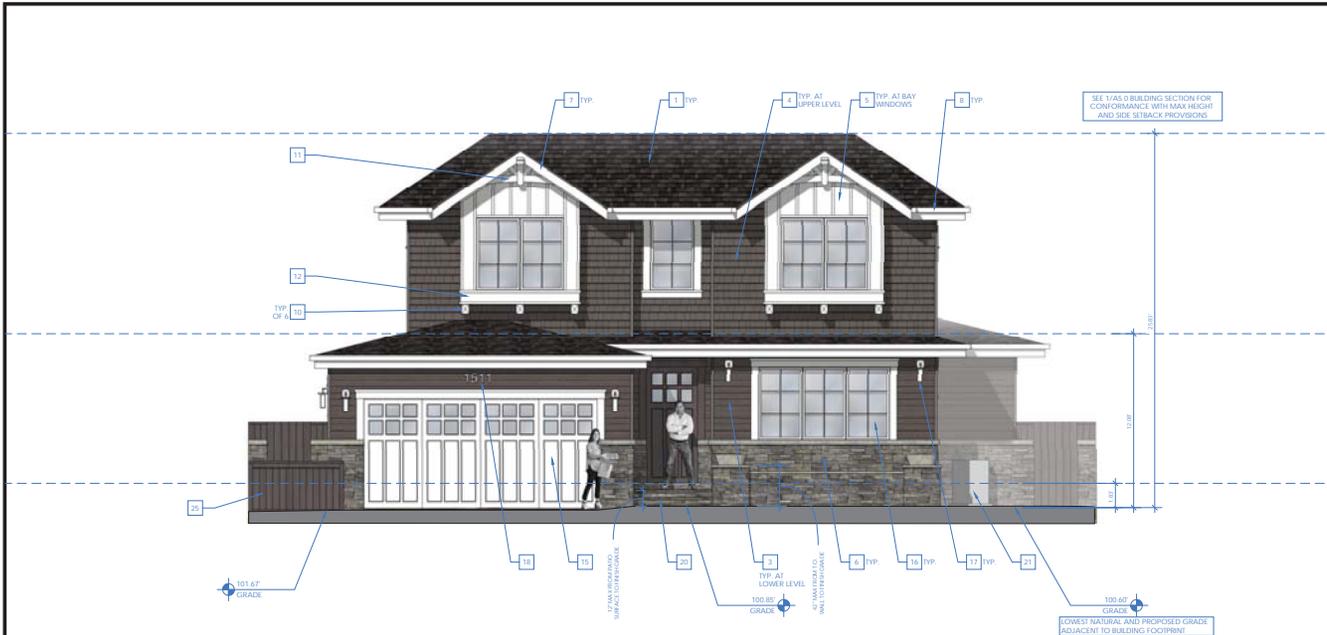


PROJECT NO.	DATE	DESCRIPTION	OWNER/CLIENT
19001	10.31.2019	PLANNING PERMIT SUBMITTAL	SZR
	02.18.2020	PLANNING PERMIT RESUBMITAL	SZR

UPPER ROOF PLAN



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1 2 3 4 6 feet EAST ELEVATION (FRONT) 1/4" 1



1 2 3 4 6 feet SOUTH ELEVATION (LEFT) 1/4" 2

- 1 - NUMBER OF KEYNOTE BELOW
- 1 ASPHALT COMP SHINGLE ROOFING--SEE ROOF PLAN FOR MORE INFO
 - 2 SKYLIGHT--SEE WINDOW SCHEDULE FOR MORE INFO
 - 3 FIELD PAINTED FIBER CEMENT LAP SIDING w/ 1 LAYER TYVEK HOUSE WRAP--MANUF. JAMES HARDIE. STYLE: ARTISAN. EXPOSURE: 6 INCHES. STYLE: SMOOTH--www.artisanhwy.com--SEE DETAILS [XXXXX]--SIDING TO CONFORM TO CRC TABLE 703.4--INSTALL PER MANUF. WARRANTY INSTRUCTIONS
 - 4 FIELD PAINTED FIBER CEMENT SHINGLE SIDING w/ 1 LAYER TYVEK HOUSE WRAP--MANUF. JAMES HARDIE. STYLE: STRAIGHT EDGE PANEL. EXPOSURE: 7"--www.jameshardie.com--SEE DETAILS [XXXXX]--SIDING TO CONFORM TO CRC TABLE 703.4--INSTALL PER MANUF. WARRANTY INSTRUCTIONS
 - 5 FIELD PAINTED FIBER CEMENT VERTICAL SIDING w/ 1 LAYER TYVEK HOUSE WRAP--MANUF. JAMES HARDIE. STYLE: SMOOTH--www.jameshardie.com--SEE DETAILS [XXXXX]--SIDING TO CONFORM TO CRC TABLE 703.4--INSTALL PER MANUF. WARRANTY INSTRUCTIONS
 - 6 ADHERED LIGHTWEIGHT STONE VENEER (<15 LBS/SF)--MANUF. ELDORADO STONE. STYLE: CLIFFSTONE. COLOR: BANFF SPRINGS. INSTALLATION STYLE: DRYSTACK. WAJNSCOT SILL OVER STEEL "L" ANGLE. SPLIT EDGE. SILL COLOR: GREY SKY--www.eldoradostone.com--USE POLYMER MODIFIED SETTING MORTAR--INSTALL PER MANUF. INSTRUCTIONS. ICC-ES EVALUATION REPORT ESR-1215, AND MVMA INSTALLATION GUIDE FOR COMPLIANCE WITH ASTM C1780. CONTACT TERESA VASQUEZ AT BORAL STONE GROUP (415-418-9730; Teresa.Vasquez@boral.com) FOR FIELD REVIEW OF LATH INSTALLATION PRIOR TO INSTALLING SCRATCH COAT. SEAL VENEER WITH SILANE OR SILOXANE BASED MASONRY TREATMENT SUCH AS CRAFTSHIELD PER MANUF. INSTRUCTIONS.
 - 7 PAINTED FIBER CEMENT TRM--2x8 BARGEBOARD AND 1x2 DRIP EDGE
 - 8 PAINTED FIBER CEMENT TRM--2x10 FASCIA WITH 4" SEAMLESS PAINTED SHEET METAL GUTTER--VERIFY GUTTER PROFILE WITH OWNER PRIOR TO FABRICATION--SEE ROOF PLAN FOR MORE INFO
 - 9 PAINTED REDWOOD OR A.Y.C. 6" x 6" SHAPED CORBEL/BRACKET--CUT BARGEBOARD TO FIT TIGHT TO TRIM ELEMENTS
 - 10 PAINTED REDWOOD OR A.Y.C. 6" x 8" SHAPED CORBEL
 - 11 PAINTED REDWOOD OR A.Y.C. CURVED 8" TRIM
 - 12 PAINTED FIBER CEMENT TRM--12" BELLYBAND
 - 13 PAINT GRADE FIBER CEMENT TRELLIS--SEE ROOF PLAN FOR MORE INFO
 - 14 ONE PIECE STRAIGHT FIBER GLASS COLUMN, 8" SQUARE BASE, 5'-0" HEIGHT OVER STONE VENEER BASE
 - 15 PAINT GRADE WOOD GARAGE DOOR WITH TEMPERED GLAZING PICTURE WINDOWS--SEE DOOR SCHEDULE FOR MORE INFO
 - 16 WINDOW/DOOR OPENING WITH SIMULATED DIVIDED LITES. GRIDS ON THE INTERIOR AND EXTERIOR OF THE GLASS AND A SPACER BAR BETWEEN THE PANES OF GLASS--SEE WINDOW AND DOOR SCHEDULES FOR MORE INFO--DOORS AND WINDOWS TO HAVE 6" PAINTED FIBER CEMENT TRM TYPICAL. U.N.O. EXTERIOR LIGHT. INSTALL PER MANUF. INSTRUCTIONS--dwell LED Nest 12" High Bronze LED Outdoor Wall Light, DARK SKY COMPLIANT FIXTURE
 - 18 PIN MOUNTED LED ILLUMINATED ADDRESS SIGNAGE. CLEARLY VISIBLE FROM ADJACENT STREET. HEIGHT: 8" STYLE: LUXELLO LED. MODERN NEURHA HOUSE NUMBERS LED BACKLIT. FINISH: ANODIZED--www.sunrounding.com/products/luxello--PROVIDE PHOTOSENSOR CONNECTED LED BACKLIGHTING @ EACH NUMBER
 - 19 A VENT--SEE CRAWLSPACE VENT CALCUS ON A2.1 FOR MORE INFO
 - 20 HARDSCAPE--SEE SITE PLAN AND FINISH FLOOR PLAN FOR MORE INFO
 - 21 HEATPUMP--SEE HVAC PLANS FOR MORE INFO--HVAC EQUIPMENT TO BE SCREENED FROM VIEW BY WELL MAINTAINED PLANTINGS; SEE LANDSCAPE PLANS FOR PLANTING DETAIL
 - 22 ELECTRICAL METER--SEE SITE PLAN AND CIVIL PLANS FOR MORE INFO
 - 23 GAS METER--SEE SITE PLAN AND CIVIL PLANS FOR MORE INFO
 - 24 TANKLESS WATER HEATER--SEE FLOOR PLAN A2.1a FOR MORE INFO
 - 25 WASTE/RECYCLING CONTAINERS SCREEN, HEIGHT TO BE AT LEAST AS TALL AS TALLEST CONTAINER--SEE LANDSCAPE PLANS FOR DETAILS

PAINT SCHEDULE:
SHINGLE SIDING / LAP SIDING: BROWN - BENJAMIN MOORE 2134 20 "MIDSUMMER NIGHT"
VERTICAL SIDING / TRIM: WHITE - BENJAMIN MOORE OC-68 "DISTANT GRAY"

DATE	DESCRIPTION	BY	CHKD BY
10.13.2019	PLANNING PERMIT SUBMITTAL		
02.18.2020	PLANNING PERMIT RESUBMITTAL		

- NOTES:
1. SEE 2/A0.1a FOR PLUMBING GENERAL NOTES
 2. SEE 3/A0.1a FOR MECHANICAL GENERAL NOTES
 3. SEE 3/A0.1a FOR ELECTRICAL GENERAL NOTES
 4. SEE 4/A0.1a FOR PLAN AND INTERIOR GENERAL NOTES
 5. EXTERIOR HARDSCAPE AND EXTERIOR STAIRS NOT SHOWN FOR CLARITY--SEE A0.3a FOR 3D MODEL VIEWS

KEYNOTES	-	-

ELEVATION GRID LINE KEY
A 1ST FLOOR TOP OF STRUCTURE = 102.43'
B 2ND FLOOR TOP OF STRUCTURE = 112.68'
C T.O. HIGHEST ROOF RIDGE = 128.43'

ELEVATION GRID LINE KEY	-	-



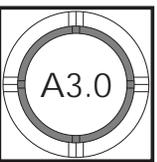
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San Jose, CA 95128
P : (408) 998 - 0983

VETERE-DAVIS RESIDENCE
NEW SINGLE FAMILY RESIDENCE
1511 VAN DUSEN LANE, CAMPBELL
GABRIELLA VETERE AND DERRICK DAVIS

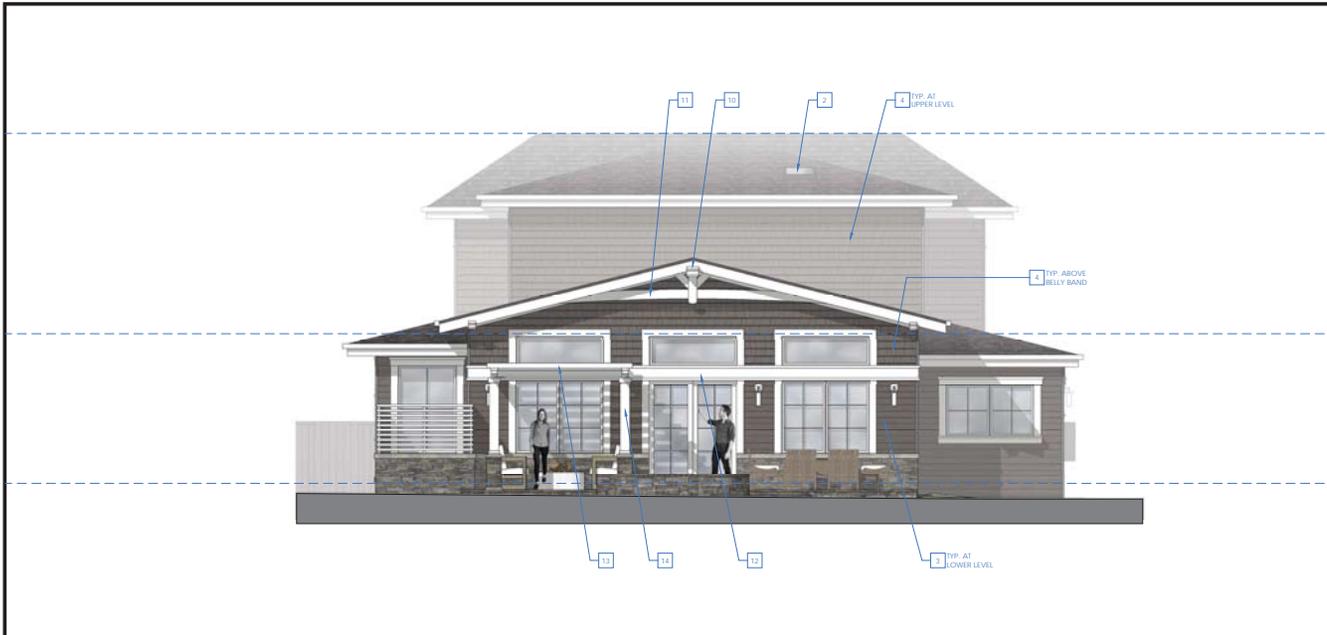


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EXTERIOR ELEVATIONS



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WEST ELEVATION (BACK) 1/4" 1



NORTH ELEVATION (RIGHT) 1/4" 2

- 1 - NUMBER OF KEYNOTE BELOW
- 1 ASPHALT COMP SHINGLE ROOFING--SEE ROOF PLAN FOR MORE INFO
 - 2 SKYLIGHT--SEE WINDOW SCHEDULE FOR MORE INFO
 - 3 FIELD PAINTED FIBER CEMENT LAP SIDING w/ 1 LAYER TYVEK HOUSE WRAP--MANUF.: JAMES HARDIE; STYLE: ARTISAN; EXPOSURE: 6 INCHES; STYLE: SMOOTH--www.artisanluxury.com--SEE DETAILS [XXXXX]--SIDING TO CONFORM TO CRC TABLE 703.4--INSTALL PER MANUF. WARRANTY INSTRUCTIONS
 - 4 FIELD PAINTED FIBER CEMENT SHINGLE SIDING w/ 1 LAYER TYVEK HOUSE WRAP--MANUF.: JAMES HARDIE; STYLE: STRAIGHT EDGE PANEL; EXPOSURE: 7"--www.jameshardie.com--SEE DETAILS [XXXXX]--SIDING TO CONFORM TO CRC TABLE 703.4--INSTALL PER MANUF. WARRANTY INSTRUCTIONS
 - 5 FIELD PAINTED FIBER CEMENT VERTICAL SIDING w/ 1 LAYER TYVEK HOUSE WRAP--MANUF.: JAMES HARDIE; STYLE: SMOOTH--www.jameshardie.com--SEE DETAILS [XXXXX]--SIDING TO CONFORM TO CRC TABLE 703.4--INSTALL PER MANUF. WARRANTY INSTRUCTIONS
 - 6 ADHERED LIGHTWEIGHT STONE VENEER (<15 LBS/SF)--MANUF.: ELDORADO STONE; STYLE: CLIFFSTONE; COLOR: BANFF SPRINGS; INSTALLATION STYLE: DRYSTACK; WAINGSOT SILL OVER STEEL "L" ANGLE; SPLIT EDGE; SILL COLOR: GREY SKY--www.eldoradostone.com--USE POLYMER MODIFIED SETTING MORTAR--INSTALL PER MANUF. INSTRUCTIONS; ICC-ES EVALUATION REPORT ESR-1215; AND MVMA INSTALLATION GUIDE FOR COMPLIANCE WITH ASTM C1780; CONTACT TERESA VASQUEZ AT BORAL STONE GROUP (415-418-9730; Teresa.Vasquez@boral.com) FOR FIELD REVIEW OF LATH INSTALLATION PRIOR TO INSTALLING SCRATCH COAT; SEAL VENEER WITH SILANE OR SILOXANE BASED MASONRY TREATMENT SUCH AS CRAFTSHIELD PER MANUF. INSTRUCTIONS.
 - 7 PAINTED FIBER CEMENT TRIM--2x8 BARGEBOARD AND 1x2 DRIP EDGE
 - 8 PAINTED FIBER CEMENT TRIM--2x10 FASCIA WITH 4" SEAMLESS PAINTED SHEET METAL GUTTER--VERIFY GUTTER PROFILE WITH OWNER PRIOR TO FABRICATION--SEE ROOF PLAN FOR MORE INFO
 - 9 PAINTED REDWOOD OR A.Y.C. 6" x 6" SHAPED CORBEL/BRACKET--CUT BARGEBOARD TO FIT TIGHT TO TRIM ELEMENTS
 - 10 PAINTED REDWOOD OR A.Y.C. 6" x 8" SHAPED CORBEL
 - 11 PAINTED REDWOOD OR A.Y.C. CURVED 8" TRIM
 - 12 PAINTED FIBER CEMENT TRIM--1 1/2" BELLYBAND
 - 13 PAINT GRADE FIBER CEMENT TRELLIS--SEE ROOF PLAN FOR MORE INFO
 - 14 ONE PIECE STRAIGHT FIBER GLASS COLUMN, 8" SQUARE BASE, 5'-0" HEIGHT OVER STONE VENEER BASE
 - 15 PAINT GRADE WOOD GARAGE DOOR WITH TEMPERED GLAZING PICTURE WINDOWS--SEE DOOR SCHEDULE FOR MORE INFO
 - 16 WINDOW/DOOR OPENING WITH SIMULATED DIVIDED LITES; GRIDS ON THE INTERIOR AND EXTERIOR OF THE GLASS AND A SPACER BAR BETWEEN THE PANE OF GLASS--SEE WINDOW AND DOOR SCHEDULES FOR MORE INFO--DOORS AND WINDOWS TO HAVE 6" PAINTED FIBER CEMENT TRIM TYPICAL, U.N.O. EXTERIOR LIGHT; INSTALL PER MANUF. INSTRUCTIONS--dwellLED Nest 1 1/2" High Bronze LED Outdoor Wall Light, DARK SKY COMPLIANT FIXTURE
 - 18 PIN MOUNTED LED ILLUMINATED ADDRESS SIGNAGE, CLEARLY VISIBLE FROM ADJACENT STREET; HEIGHT: 8" STYLE: LUXELLO LED; MODERN NEUTRA HOUSE NUMBERS LED BACKLIT; FINISH: ANODIZED--www.surrounding.com/products/luxello--PROVIDE PHOTOSENSOR CONNECTED LED BACKLIGHTING @ EACH NUMBER
 - 19 CRAWLSPACE VENT--SEE CRAWLSPACE VENT CALCUS ON A2.1 FOR MORE INFO
 - 20 HARDSCAPE--SEE SITE PLAN AND FINISH FLOOR PLAN FOR MORE INFO
 - 21 HEATPUMP--SEE HVAC PLANS FOR MORE INFO
 - 22 ELECTRICAL METER--SEE SITE PLAN AND CIVIL PLANS FOR MORE INFO
 - 23 GAS METER--SEE SITE PLAN AND CIVIL PLANS FOR MORE INFO

PAINT SCHEDULE:
 SHINGLE SIDING / LAP SIDING: BROWN - BENJAMIN MOORE 2134-20 "MIDSUMMER NIGHT"
 VERTICAL SIDING / TRIM: WHITE - BENJAMIN MOORE OC-68 "DISTANT GRAY"

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KEYNOTES - -

ELEVATION GRID LINE KEY - -

ELEVATION GRID LINE KEY
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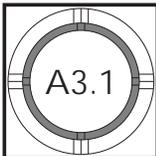
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VETERE-DAVIS RESIDENCE
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DATE	DESCRIPTION	REVISION	DATE	DESCRIPTION
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EXTERIOR ELEVATIONS



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EXTERIOR PERSPECTIVE BACK - 4



EXTERIOR PERSPECTIVE FRONT - 1



EXTERIOR PERSPECTIVE BACK LEFT - 5



EXTERIOR PERSPECTIVE FRONT LEFT - 2



EXTERIOR PERSPECTIVE BACK RIGHT - 6



EXTERIOR PERSPECTIVE FRONT RIGHT - 3

LANDSCAPING SHOWN THIS SHEET IS DIAGRAMMATIC ONLY. SEE LANDSCAPE PLANS FOR ACTUAL PLANTING AND LAYOUT



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VETERE-DAVIS RESIDENCE
NEW SINGLE FAMILY RESIDENCE

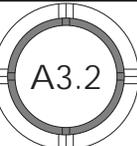
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GABRIELLA VETTER AND DERRICK DAVIS

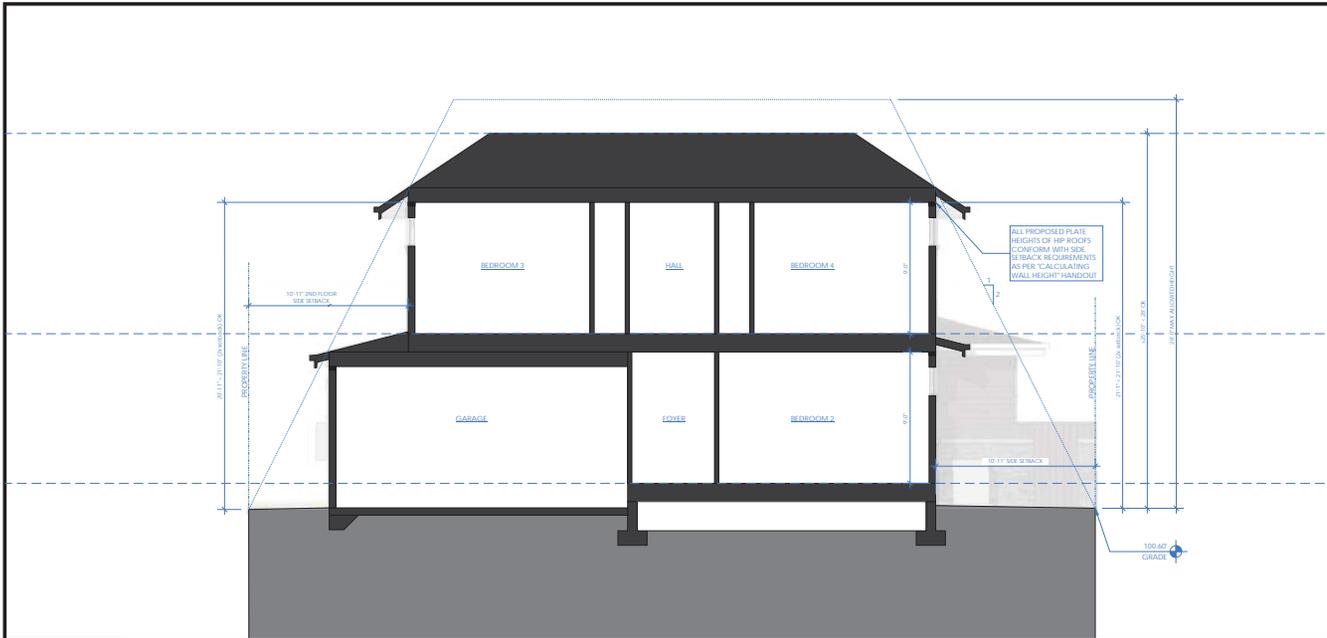


REVISION	DATE	DESCRIPTION	BY	CHKD

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EXTERIOR PERSPECTIVES





SECTION 1 1/4" 1



SECTION 2 1/4" 2

1 - NUMBER OF KEYNOTE BELOW

- 1 (N) OR (E) ROOF FRAMING OR TRUSS PACKAGE WITH PLYWOOD SHEATHING WITH RADIANT BARRIER-SEE STRUCTURAL PLANS FOR MORE INFO. INSTALL INSULATION PER BID INSTRUCTIONS AND T24 REPORT
- 2 (N) OR (E) PLYWOOD SHEATHING WITH RADIANT BARRIER-SEE STRUCTURAL PLANS FOR MORE INFO
- 3 SKYLIGHT-SEE ROOF PLAN AND WINDOW SCHEDULE FOR MORE INFO--CONTRACTOR TO USE SHARPED FRAMING MEMBERS TO ENSURE THE SKYLIGHT SHAFT HAS NO JOGS OR ANGLES THAT ARE NOT SHOWN IN PLANS
- 4 (N) OR (E) 2x4 OR 2x4 EXTERIOR WALL STUDS @16" O.C. U.N.O. -SEE FLOOR PLAN FOR MORE INFO. INSTALL INSULATION PER BID INSTRUCTIONS AND T24 REPORT
- 5 (N) OR (E) 2x4 INTERIOR WALL STUDS @16" O.C. U.N.O.
- 6 5/8" GYPSUM WALL BOARD ON WALLS AND CEILING, TYPICAL THROUGHOUT, U.N.O.
- 7 5/8" TYPE 'X' GYPSUM BOARD ON WALLS AND CEILING IN GARAGE, FIRE TAPED. APPLY 2 LAYERS OF GYPSUM BOARD WHERE FRAMING IS @24" O.C.
- 8 TRAY CEILING--SEE REFLECTED CEILING PLAN FOR MORE INFO
- 9 (N) OR (E) FLOOR/CEILING FRAMING WITH PLYWOOD SHEATHING--SEE STRUCTURAL PLANS FOR MORE INFO
- 10 (N) OR (E) FLOOR FRAMING WITH PLYWOOD SHEATHING--SEE STRUCTURAL PLANS FOR MORE INFO. INSTALL CRAWLSPACE INSULATION PER BID INSTRUCTIONS AND T24 REPORT
- 11 (N) OR (E) CONCRETE SLAB--SEE STRUCTURAL PLANS FOR MORE INFO
- 12 DIAGRAMMATIC REPRESENTATION OF (N) OR (E) CONCRETE FOUNDATION--SEE STRUCTURAL PLANS FOR MORE INFO
- 13 18" MIN. CLEAR CRAWLSPACE
- 14 CLASS 1 VAPOR BARRIER OVER GROUND SURFACE / UNDER 3" RAT SLAB WITH REINFORCING MESH IN CRAWLSPACE

NOTES:

1. SEE 2/A0.1a FOR PLUMBING GENERAL NOTES
2. SEE 3/A0.1a FOR MECHANICAL GENERAL NOTES
3. SEE 3/A0.1a FOR ELECTRICAL GENERAL NOTES
4. SEE 4/A0.1a FOR PLAN AND INTERIOR GENERAL NOTES
5. SEE BID INSTRUCTIONS FOR INSULATION VALUES. INSULATION TO BE NOT LESS THAN AS INDICATED IN T24 REPORT

KEYNOTES - -

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ELEVATION GRID LINE KEY - -



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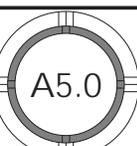
VETERE-DAVIS RESIDENCE
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1511 VAN DUSEN LANE, CAMPBELL
 GABRIELLA VETERE AND DERRICK DAVIS



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SECTIONS



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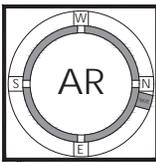
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VETERE-DAVIS RESIDENCE
NEW SINGLE FAMILY RESIDENCE
1511 VAN DUSEN LANE, CAMPBELL
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PROJECT NO.	19001
DATE	02/18/2020
DESCRIPTION	PLANNING PERMIT SUBMITTAL
DATE	10/31/2019
DESCRIPTION	PLANNING PERMIT SUBMITTAL
DATE	02/18/2020
DESCRIPTION	PLANNING PERMIT SUBMITTAL

ARBORIST REPORT



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<p>Kieley Arborist Services LLC Certified Arborist WE0476A P.O. Box 6187 San Mateo, CA 94401 650-515-9783</p> <p>July 9, 2019</p> <p>Derrick Davis derrykdv@gmail.com Site: 1511 Van Dusen Lane, Campbell, CA</p> <p>Dear Mr. Davis,</p> <p>As requested on Wednesday, April 3, 2019, I visited the above site for the purpose of inspecting and commenting on the trees. A new two-story home is being designed for this site and your concern as to the future health and safety of the trees has prompted this visit. A schematic design was reviewed with recommendations to be given. Once more plans are available, they should be sent to the Project Arborist for review.</p> <p>Method: All inspections were made from the ground; the trees were not climbed for this inspection. The trees in question were located on an existing topography map provided by you. The trees were then measured for diameter at 48 inches above ground level (DBH or diameter at breast height). The trees were given a condition rating for form and vitality. The tree condition rating is based on 50 percent vitality and 50 percent form, using the following scale:</p> <table border="1"> <tr><td>1 - 29</td><td>Very Poor</td></tr> <tr><td>30 - 49</td><td>Poor</td></tr> <tr><td>50 - 69</td><td>Fair</td></tr> <tr><td>70 - 89</td><td>Good</td></tr> <tr><td>90 - 100</td><td>Excellent</td></tr> </table> <p>The height of the trees were measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided.</p>	1 - 29	Very Poor	30 - 49	Poor	50 - 69	Fair	70 - 89	Good	90 - 100	Excellent	<p>1511 Van Dusen 7/9/19 (2)</p> <p>Survey:</p> <table border="1"> <thead> <tr> <th>Tree#</th> <th>Species</th> <th>DBH</th> <th>CON</th> <th>HT/SP</th> <th>Comments</th> </tr> </thead> <tbody> <tr> <td>1*</td> <td>Leyland cypress (<i>Scoparius nuytioria leylandii</i>)</td> <td>7.1</td> <td>50</td> <td>2010</td> <td>Fair vigor, fair to poor form, suppressed.</td> </tr> <tr> <td>2*</td> <td>Almond (<i>Prunus dulcis</i>)</td> <td>8x4</td> <td>40</td> <td>1510</td> <td>Poor vigor, poor form, suppressed.</td> </tr> <tr> <td>3*</td> <td>Coast live oak (<i>Quercus agrifolia</i>)</td> <td>20x8</td> <td>80</td> <td>4630</td> <td>Good vigor, good form.</td> </tr> <tr> <td>4</td> <td>Chinese pistache (<i>Pistacia chinensis</i>)</td> <td>4.4</td> <td>50</td> <td>2012</td> <td>Fair vigor, fair form, suppressed, codominant at grade.</td> </tr> <tr> <td>5</td> <td>Coast live oak (<i>Quercus agrifolia</i>)</td> <td>8.0</td> <td>50</td> <td>1510</td> <td>Fair vigor, fair form, suppressed.</td> </tr> <tr> <td>6*</td> <td>Coast live oak (<i>Quercus agrifolia</i>)</td> <td>8.0</td> <td>70</td> <td>2512</td> <td>Good vigor, fair form, suppressed.</td> </tr> <tr> <td>7*</td> <td>Valley oak (<i>Quercus lobata</i>)</td> <td>24x8</td> <td>80</td> <td>5045</td> <td>Good vigor, good form, aesthetically pleasing.</td> </tr> <tr> <td>8*</td> <td>Incense cedar (<i>Calocedrus decurrens</i>)</td> <td>19.5</td> <td>70</td> <td>5012</td> <td>Good vigor, good form, good screen.</td> </tr> <tr> <td>9**</td> <td>Incense cedar (<i>Calocedrus decurrens</i>)</td> <td>30x5</td> <td>65</td> <td>5015</td> <td>Fair vigor, fair form, minor canker caused die back.</td> </tr> <tr> <td>10**</td> <td>Incense cedar (<i>Calocedrus decurrens</i>)</td> <td>20x8</td> <td>40</td> <td>5012</td> <td>Fair vigor, fair form, in decline, large amounts of dead wood from canker.</td> </tr> <tr> <td>11*</td> <td>Crape myrtle (<i>Lagerströmia sp.</i>)</td> <td>4x8</td> <td>50</td> <td>83</td> <td>Fair vigor, poor form, topped.</td> </tr> </tbody> </table> <p>* indicates neighbors tree P-indicates protected tree by city ordinance (12 inches or larger) B-indicates tree proposed for removal for facilitate construction</p>	Tree#	Species	DBH	CON	HT/SP	Comments	1*	Leyland cypress (<i>Scoparius nuytioria leylandii</i>)	7.1	50	2010	Fair vigor, fair to poor form, suppressed.	2*	Almond (<i>Prunus dulcis</i>)	8x4	40	1510	Poor vigor, poor form, suppressed.	3*	Coast live oak (<i>Quercus agrifolia</i>)	20x8	80	4630	Good vigor, good form.	4	Chinese pistache (<i>Pistacia chinensis</i>)	4.4	50	2012	Fair vigor, fair form, suppressed, codominant at grade.	5	Coast live oak (<i>Quercus agrifolia</i>)	8.0	50	1510	Fair vigor, fair form, suppressed.	6*	Coast live oak (<i>Quercus agrifolia</i>)	8.0	70	2512	Good vigor, fair form, suppressed.	7*	Valley oak (<i>Quercus lobata</i>)	24x8	80	5045	Good vigor, good form, aesthetically pleasing.	8*	Incense cedar (<i>Calocedrus decurrens</i>)	19.5	70	5012	Good vigor, good form, good screen.	9**	Incense cedar (<i>Calocedrus decurrens</i>)	30x5	65	5015	Fair vigor, fair form, minor canker caused die back.	10**	Incense cedar (<i>Calocedrus decurrens</i>)	20x8	40	5012	Fair vigor, fair form, in decline, large amounts of dead wood from canker.	11*	Crape myrtle (<i>Lagerströmia sp.</i>)	4x8	50	83	Fair vigor, poor form, topped.	<p>1511 Van Dusen 7/9/19 (3)</p> <p>Summary: A mix of imported and native trees were surveyed on this property. All trees with a condition rating under 50 are considered poor trees and should receive mitigations if possible to increase the tree condition ratings. Trees #1-3 are located on the neighbor's property to the north. Almond tree #2 is in decline due to growing within the suppressed conditions. The neighbor's oak tree #3 is a protected tree. No impacts are expected for these trees as they are a good distance away from the proposed construction. The proposed home and existing home near these trees are near the same location. Property line fencing during construction will act as tree protection for these trees.</p> <p>Trees #4-7 are located within the south western corner of the property. Trees #6 & 7 are located outside of the property line. Valley oak tree #7 is the only protected tree in this area. Tree protection fencing will need to be placed 3 feet from the proposed foundation when underneath the drip line of the tree in order to allow for access. The foundation is recommended to be excavated carefully by hand when within 24 feet from valley oak tree #7. All encountered roots must be clearly cut using loppers or a hand saw while under the Project Arborist supervision. The proposed foundation is a good distance away from the tree. Impacts are expected to be minor to nonexistent. Depending on the number and size of roots disturbed, minor irrigation at the foundation may be needed. No turf or high irrigation plants shall be planted underneath the canopy of the native oak trees surveyed.</p>  <p>Showing valley oak tree #7</p>	<p>1511 Van Dusen 7/9/19 (4)</p> <p>Incense cedar tree #8 is located in the north western corner of the property and is in good condition. The client would like to know how close to the tree they could build. The trunk formula method for determining the tree protection zone radius, as seen in "Best Management Practices, Managing Trees During Construction", was used to determine a distance away from the tree where a foundation could be built. This method takes into consideration the species tolerance to construction damage and the tree's relative age. Incense cedar trees have a moderate tolerance to construction damage. The tree is relatively young for the species. After taking into consideration the age and construction tolerance of the tree, the tree was given a tree protection zone multiplication factor of 8. To then figure out the tree protection zone radius, the diameter of the tree is then multiplied by 8 and divided by 12 to get a tree protection zone radius of 13 feet from the tree. With the proposed foundation being a minimum of 13 feet from this tree, impacts are expected to be minor to nonexistent. Tree protection fencing must be placed as close as possible to the proposed foundation while still allowing for construction to safely continue. It is recommended the hand dig the foundation when within 20 feet from the tree. All encountered roots are recommended to be clearly cut. Irrigation for this tree is recommended to take place twice a month during the dry season. The area within 20 feet of the tree is recommended to be irrigated until the top foot of soil is saturated. This will keep the tree in good health. It is recommended to have the Project Arborist on site during the foundation excavation near this tree.</p>  <p>Showing cedar tree #8</p>
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11*	Crape myrtle (<i>Lagerströmia sp.</i>)	4x8	50	83	Fair vigor, poor form, topped.																																																																																
<p>1511 Van Dusen 7/9/19 (5)</p> <p>Neighbor's incense cedar trees #9 and #10 are located at an estimated 8 feet from the property line to the north. Cedar tree #9 is in fair condition and cedar tree #10 is in poor condition due to extensive die back caused by an incense cedar branch canker disease. The disease is likely to spread causing more dieback. The neighbor should have the diseased wood pruned out of the tree and disposed of off site. Both trees are recommended to be heavily irrigated on the property side every 2 weeks when possible. The Project Arborist is recommended to be called out to the site when the foundation excavation on the north side of the home is to take place. When within 25 feet of these trees it is recommended to hand dig the foundation. Encountered roots will need to be clearly cut and shown to the Project Arborist before being cut. The foundation is an estimated 13 feet from these trees. Impacts are expected to be minor. The recommended deep irrigation every 2 weeks will help to reduce impacts. Tree protection fencing for this tree is recommended to extend off of the property line fence out to the proposed foundation and to a width equal to the canopy spread.</p>  <p>Showing cedar trees #9 and #10</p> <p>Crape myrtle tree #11 is in fair condition. The tree has been topped in the past. The following tree protection plan will help to insure the future health of the retained trees on site.</p>	<p>1511 Van Dusen 7/9/19 (6)</p> <p>Tree Protection Plan: Tree protection zones should be established and maintained throughout the entire length of the project. Fencing for the protection zones should be 6 feet tall metal chain link (minimum 12 gauge) supported by 2 inch galvanized iron post pounded into the ground by no less than 2 feet. The support poles should be spaced no more than 10 feet apart on center. This detail shall appear on grading, demolition, and building permit plans. The location of the protection fencing during demolition, and any proposed grading and drainage, as well as construction must be placed at a distance equal to 6 times the diameter. Any deviation in determining the tree protection zone will require approval by the Site Arborist. No excavation shall be allowed inside tree protection zones without the Site Arborist consent. Signs should be placed on fencing notifying "Tree Protection Zone - Keep Out". No materials or equipment should be stored or cleaned inside the tree protection zones. It is recommended to match the tree protection zones using 4x4 inches of wood chips. Tree protection fencing can only be removed at the end of the project by approval from the city. A site meeting with the general contractor, and Site Arborist before the project starts is recommended.</p> <p>Root cutting Any roots to be cut should be monitored and documented. Large roots measuring 2 inches in diameter or larger will not be impacted by the site arborist before cut. If possible, roots should be cut back to sound lateral roots under the supervision of the Site Arborist. The site arborist will likely recommend irrigation if root cutting is significant. Cut all roots clean with a saw or loppers. Roots to be left exposed for a period of time should be covered with layers of hessian and kept moist. The site arborist will be on site for excavation near all protected trees on site. If injury is to take place to tree roots proper mitigation measures will need to be applied.</p> <p>Trenching Trenching for irrigation, electrical, drainage or any other reason should be hand dug in combination with an air spade when beneath the drip lines of protected trees. Hand digging and carefully laying pipes below or beside protected roots will dramatically reduce root loss of desired trees thus reducing trauma to the entire tree. Trenches should be backfilled as soon as possible with native material and compacted to near its original level. Trenches that must be left exposed for a period of time should also be covered with layers of hessian and kept moist. Plywood over the top of the trench will also help protect exposed roots below. All trenching within a tree protection zone will need to be observed by the Site Arborist so that proper mitigation measures can be applied.</p> <p>Grading The grading contractors are recommended to meet with the Project Arborist at the site prior to beginning grading to review tree protection measures. The Project Arborist shall perform an inspection during the course of rough grading adjacent to the tree protection zone to ensure trees will not be injured by compaction, cut or fill, drainage and trenching, and if required, inspect aeration systems, tree wells, drains and special paving. The Site Arborist shall be notified at least 48 hours before an inspection is needed. If compaction from grading has taken place within a tree protection zone proper mitigation measures will need to be applied.</p>	<p>1511 Van Dusen 7/9/19 (7)</p> <p>Irrigation The retained native oak trees on site shall not be irrigated unless their root zones are traumatized. All incense cedar trees, including the neighboring cedars, are recommended to be irrigated every 2 weeks during the dry season until the top foot of soil is saturated. Irrigation shall stay at least 2 feet away from the trunk of the trees.</p> <p>Kieley Arborist Services can be reached at (650) 515-9783 (Kevin), (650) 532-4418 (David), or by email at kiarbor@kiesquared.com. This information should be kept on site at all times. The information included in this report is believed to be true and based on sound arboricultural principles and practices.</p> <p>Sincerely, Kevin R. Kieley Certified Arborist WE0476A</p> <p>David P. Beckham Certified Arborist WE10724A</p>	<p>1511 Van Dusen 7/9/19 (8)</p> <p>Kieley Arborist Services P.O. Box 6187 San Mateo, CA 94401 650-515-9783</p> <p>ARBORIST DISCLOSURE STATEMENT</p> <p>Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or seek additional advice.</p> <p>Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like a medicine, cannot be guaranteed.</p> <p>Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures.</p> <p>Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risks is to eliminate all trees.</p> <p>Arborist: Kevin R. Kieley Date: July 9, 2019</p>																																																																																		

GRADING AND DRAINAGE NOTES

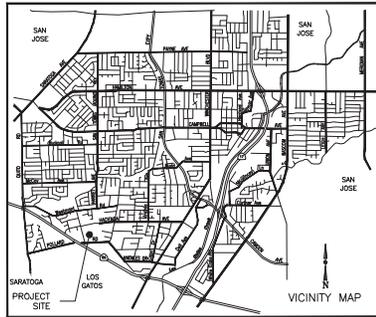
- CALIFORNIA BUILDING CODE**
ALL WORK SHALL COMPLY WITH THE 2013 CALIFORNIA BUILDING CODE.
- O.S.H.A. REGULATIONS**
ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE O.S.H.A. REGULATIONS.
- GEOTECHNICAL (SOILS) REPORT**
THE ENGINEER OF WORK HAS DESIGNED THIS PROJECT TO COMPLY WITH THE GRADING RECOMMENDATIONS IN THE PROJECT GEOTECHNICAL (SOILS) REPORT PREPARED BY ROMEO ENGINEERS, DATED JUNE 28, 2019, PROJECT NO. 47861.
- SPECIFICATIONS AND OBSERVATIONS**
ALL GRADING AND DRAINAGE WORK SHALL CONFORM TO APPROVED SPECIFICATIONS PRESENTED HEREON. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOILS ENGINEER OR ENGINEER OF WORK. THE SOILS ENGINEER/ENGINEER OF WORK AND CITY (866-2150) SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNAPPROVED GRADING WORK SHALL BE REMOVED AND REPLACED UNDER OBSERVATION.
- NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM**
PRIOR TO ISSUANCE OF ANY GRADING OR BUILDING PERMITS, THE APPLICANT SHALL COMPLY WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMITTING REQUIREMENTS AND THE CALIFORNIA STORM WATER BEST MANAGEMENT PRACTICES HANDBOOK PREPARED BY THE STORM WATER QUALITY TASK FORCE, SANTA CLARA VALLEY WATER DISTRICT AND THE CITY OF CAMPBELL MUNICIPAL CODE REGARDING STORM WATER POLLUTION PREVENTION.
- LOCAL NON-POINT SOURCE ORDINANCE**
COMPLIANCE WITH THE LOCAL NON-POINT SOURCE ORDINANCE CONCERNING DISCHARGE OF MATERIALS TO THE STORM DRAINAGE SYSTEM SHALL BE THE RESPONSIBILITY OF THE GRADING CONTRACTOR.
- UNDERGROUND UTILITIES AND STRUCTURES**
THE EXISTING AND APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN ON THESE PLANS WERE DETERMINED BY THE ENGINEER OF WORK BY SEARCHING THE AVAILABLE PUBLIC RECORDS. THEY ARE SHOWN FOR GENERAL INFORMATION ONLY. THE CITY OF CAMPBELL MAKES NO CLAIM OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY UTILITY LOCATIONS WITH THE APPROPRIATE AGENCY. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES, STRUCTURES AND ANY OTHER IMPROVEMENTS FOUND AT THE WORK SITE.
- EROSION CONTROL**
EROSION CONTROL, PLANTING AND OTHER SILT RETENTION OR EROSION CONTROL MEASURES MAY BE REQUIRED IN ALL GRADED AREAS. SEE LANDSCAPE PLAN, IF APPLICABLE, FOR DETAILS OF PLANTING.
- UTILITY ELEVATION VERIFICATION**
THE CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR DISCREPANCIES EXIST BETWEEN THE ACTUAL ELEVATIONS AND STORM DRAIN CONSTRUCTION PRIOR TO ANY SITE WORK. SHOULD LOCATIONS OF EXISTING STORM DRAIN CONNECTIONS AND THOSE AS SHOWN ON THESE PLANS, THE CONTRACTOR SHALL NOTIFY ENGINEER OF WORK BEFORE ADJUSTING THE DESIGN.
- UTILITY CROSSINGS**
THE CONTRACTOR SHALL UNCOVER AND EXPOSE ALL EXISTING UTILITY, SEWER AND STORM DRAIN LINES WHERE THEY ARE TO BE CROSSED ABOVE OR BELOW BY THE NEW FACILITY BEING CONSTRUCTED IN ORDER TO VERIFY THE GRADE AND TO ASSURE THAT THERE IS SUFFICIENT CLEARANCE. HE OR SHE SHALL CALL THE ENGINEER OF WORK REGARDING POTENTIAL CONFLICTS BEFORE FIELD WORK BEGINS.
- GRADING REQUIREMENTS**
DRAINAGE, INCLUDING ALL ROCK AND PATIO DRAINS, SHALL BE DIRECTED AWAY FROM THE STRUCTURE. IT SHALL BE THE OWNERS AND CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE DRAINAGE SYSTEM FACILITIES SHOWN HEREON ARE KEPT CLEAR OF OBSTRUCTIONS AND THE CONTRACTOR SHALL REGRADE AREAS THAT WILL NOT DRAIN AFTER FINAL GRADING. THE GROUND ADJACENT TO THE BUILDING SHALL SLOPE AWAY WITH A MINIMUM SLOPE OF 2% FOR AT LEAST 5 FEET. MINIMUM SLOPE IN ALL OTHER CASES SHALL BE NO LESS THAN 1%.
- GRADED SITE ELEVATIONS**
ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 2 INCHES (50 MM) PLUS 2 PERCENT. THE BUILDING OFFICIAL MAY APPROVE ALTERNATE ELEVATIONS, PROVIDED IT CAN BE DEMONSTRATED THAT REQUIRED DRAINAGE TO THE POINT OF DISCHARGE AND AWAY FROM THE STRUCTURE IS PROVIDED AT ALL LOCATIONS ON THE SITE.
- CLEAN, SAFE AND USABLE PUBLIC RIGHT-OF-WAY AND PRIVATE PROPERTY**
THE PERMITTEE SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PUBLICLY CONNECTED PROPERTY DURING CONSTRUCTION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
- TOPOGRAPHY SURVEY**
THE TOPOGRAPHY SURVEY MADE BY _____ ON _____
- TREE REMOVAL AND PRESERVATION**
THIS PLAN DOES NOT APPROVE REMOVAL OF TREES. APPROPRIATE TREE REMOVAL PERMITS AND METHOD OF TREE PRESERVATION SHOULD BE OBTAINED FROM THE PLANNING DIVISION.
- PROJECT PLANS**
THIS PLAN IS A PART OF PROJECT PLANS. SEE ARCHITECT AND LANDSCAPE PLANS, IF APPLICABLE, FOR DETAILS AND DIMENSIONS. FENCES AND WALLS ARE NOT A PART OF THESE PLANS.
- FINAL LETTER OF INSPECTION**
THE SOILS ENGINEER OR ENGINEER OF WORK SHALL PROVIDE FINAL LETTER OF INSPECTION AT COMPLETION OF THE GRADING.
- GRADE EVENLY**
THE CONTRACTOR SHALL GRADE EVENLY BETWEEN SPOT ELEVATIONS SHOWN.
- APPROVAL OF PLANS**
APPROVAL OF THIS PLAN APPLIES ONLY TO THE EXCAVATION, PLACEMENT, AND COMPACTION OF NATURAL EARTH MATERIALS. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERTY OR THE PRIVATE PROPERTY OF OTHERS. APPROVAL OF THIS PLAN ALSO DOES NOT CONSTITUTE APPROVAL OF ANY IMPROVEMENTS TO EXISTING REGULATIONS AND PERMITS ARE SUBJECT TO REVIEW AND APPROVAL BY THE RESPONSIBLE AUTHORITIES AND ALL OTHER REQUIRED PERMITS SHALL BE OBTAINED.
- LOCAL NOTICES**
ALL KNOWN WELL LOCATIONS ON THE SITE HAVE BEEN INCLUDED AND SUCH WELLS SHALL BE MAINTAINED OR ABANDONED ACCORDING TO CURRENT REGULATIONS ADMINISTERED BY THE SANTA CLARA VALLEY WATER DISTRICT. CALL 408-295-2600 EXTENSION 382 TO ARRANGE FOR DISTRICT OBSERVATIONS OF ALL WELL ABANDONMENTS.
- EARTHWORK QUANTITIES**
THE EARTHWORK QUANTITIES SHOWN ON THESE PLANS ARE ONLY TO BE USED TO DETERMINE THE GRADING PLAN REVIEW AND ADJUST FEES.
- ELEVATION ADJUSTMENTS**
ADJUSTMENTS OF PADS OR PARKING LOT ELEVATIONS TO ACHIEVE EARTHWORK BALANCE SHALL BE MADE ONLY WITH APPROVAL OF THE ENGINEER OF WORK AND THE CITY OF CAMPBELL BUILDING DIVISION.
- TRUCK ROUTE**
THE TRUCK ROUTE SHALL BE _____
- CONTRACTOR RESPONSIBILITIES**
THE SOILS ENGINEER/ENGINEER OF WORK WILL NOT DIRECTLY CONTROL THE PHYSICAL ACTIVITIES OF THE CONTRACTOR OR ANY SUBCONTRACTORS OF THE CONTRACTOR OR SUBCONTRACTORS WORKMANS ACCOMPLISHMENT OF WORK ON THE PROJECT. CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR WORKING CONDITIONS ON THE JOBSITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- HEAT AND CLEAN PREMISES**
DURING THE PROGRESS OF THE WORK, THE CONTRACTOR SHALL KEEP THE PREMISES OCCUPIED BY HIM IN A NEAT AND CLEAN CONDITION, DISPOSING OF REFUSE IN A SATISFACTORY MANNER AS OFTEN AS DIRECTED, OR AS MAY BE NECESSARY SO THAT THERE SHALL AT NO TIME BE ANY UNDESIRABLE ACCUMULATION OF RUBBISH

ON-SITE GRADING & DRAINAGE PLANS

PROJECT STREET ADDRESS: 1511 VAN DUSEN LANE
 BUILDING PERMIT NO. 20 _____ - _____
 ASSESSORS PARCEL NO.: 403-19-097
 PARCEL MAP _____



**CITY OF CAMPBELL
DEPARTMENT OF PUBLIC WORKS**



AGENCY INDEX

- | | |
|------------------------------------|----------------|
| SANTA CLARA COUNTY FIRE DEPARTMENT | (408) 378-4010 |
| CITY OF CAMPBELL - PUBLIC WORKS | (408) 866-2150 |
| CITY OF CAMPBELL - POLICE | (408) 866-2121 |
| SOC TELEPHONE | (408) 911-3000 |
| PACIFIC GAS & ELECTRIC | (408) 973-8980 |
| SAN JOSE WATER COMPANY | (408) 278-7900 |
| SANTA CLARA VALLEY WATER DISTRICT | (408) 295-2600 |
| COMCAST CABLE TELEVISION | (408) 452-9100 |
| WEST VALLEY SANITATION DISTRICT | (408) 378-2407 |

- ANY ABANDONED UNDERGROUND PIPES**
ANY ABANDONED UNDERGROUND PIPES EXPOSED DURING CONSTRUCTION SHALL BE REMOVED ADEQUATELY PLUGGED, OR A COMBINATION OF BOTH IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CAMPBELL BUILDING DIVISION.
- HUMAN REMAINS**
IF HUMAN REMAINS ARE DISCOVERED DURING THE CONSTRUCTION, UNLESS THE CORONER HAS NOTIFIED THE PERMITTEE IN WRITING THAT THE REMAINS DISCOVERED HAVE BEEN DETERMINED NOT TO BE NATIVE AMERICAN, THE PERMITTEE SHALL NOTIFY ALL PERSONS ON THE CITY'S NATIVE AMERICAN NOTIFICATION LIST OF SUCH DISCOVERY. SUCH NOTIFICATION SHALL BE SENT BY FIRST CLASS U.S. MAIL WITHIN SEVEN (7) DAYS OF THE DATE ON WHICH THE PERMITTEE NOTIFIED THE CORONER AND SHALL STATE THAT THE CORONER HAS BEEN NOTIFIED IN ACCORDANCE WITH CALIFORNIA STATE LAW.
- MAINTENANCE PROCEDURES**
THE CONTRACTOR SHALL ADVISE THE OWNER OF APPROPRIATE MAINTENANCE PROCEDURES OF THE DRAINAGE SYSTEMS.
- DUST CONTROL**
ALL EXPOSED OR DISTURBED SOIL SURFACES SHALL BE WATERED AS NECESSARY, BUT NOT LESS THAN TWICE DAILY TO CONTROL DUST. AREAS OF DIGGING AND GRADING SHALL BE CONSISTENTLY WATERED TO CONTROL DUST. GRADING OR OTHER DUST-PRODUCING ACTIVITIES SHALL BE SUSPENDED DURING PERIODS OF HIGH WIND WHEN DUST IS READILY VISIBLE IN THE AIR. STOCKPILES OF SOIL, DESIRE SAND, OR OTHER DUST-PRODUCING MATERIALS SHALL BE WATERED OR COVERED. THE CONSTRUCTION AREA AND THE SURROUNDING STREETS SHALL BE SWEEPED (NO WATER) AS NECESSARY, BUT NOT LESS THAN TWICE DAILY.
- CONSTRUCTION MITIGATION MEASURE**
HOURS OF CONSTRUCTION SHALL BE LIMITED TO 8:00 A.M. TO 5:00 P.M. MONDAY THROUGH FRIDAY, AND 9:00 A.M. TO 4:00 P.M. ON SATURDAY. CONSTRUCTION ACTIVITIES SHALL NOT TAKE PLACE ON SUNDAYS AND HOLIDAYS.
- CONSTRUCTION PERIMETER RETENTION WALLS**
ALL PROPERTY LINE RETENTION WALLS SHALL BE MADE OF CONCRETE OR MASONRY.
- STORMWATER TREATMENT FACILITIES**
ALL STORMWATER TREATMENT FACILITIES REQUIRE PUBLIC WORKS INSPECTIONS. CALL 408-866-2150 TO SCHEDULE INSPECTIONS 48-HOURS PRIOR.

ABBREVIATIONS

AB	AGGREGATE BASE	LOL	LAYOUT LINE
AC	ASPHALT CONCRETE	MAX	MAXIMUM
BC	BEGIN CURVE	MH	MANHOLE
BGR	BEGIN CURB RETURN	OG	ORIGINAL GRADE
CL	CLASS	PB	PULL BOX
DA	DIAMETER	PCC	PORTLAND CEMENT CONCRETE
DWY	DRIVEWAY	PVC	POLYVINYL CHLORIDE
EC	END CURVE	R	RADIUS
ECR	END CURB RETURN	RCP	REINFORCED CONCRETE PIPE
ED	EDGE DRAIN	RWI	RIGHT-OF-WAY
EX	EXISTING	STA	STATION
FC	FACE OF CURB	SW	SIDEWALK
FG	FINISH GRADE	TC	TOP OF CURB
FH	FIRE HYDRANT	TEMP	TEMPORARY
INV	INVERT	TYP	TYPICAL
IRR	IRRIGATION		

**CITY OF CAMPBELL
PLANNING DIVISION CLEARANCE**

PLAN CHECK # _____
 APPROVED BY: _____
 DATE: _____

**CITY OF CAMPBELL
PUBLIC WORKS DEPARTMENT CLEARANCE**

THIS PLAN WITH ATTACHED DOCUMENTS HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF CAMPBELL AND STATE OF CALIFORNIA CODES AND THE CURRENT NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. THIS PLAN SHALL NOT BE CHANGED OR MODIFIED WITHOUT AUTHORIZATION FROM THE BUILDING OFFICIAL. WORK PERFORMED RELATED TO THIS PLAN SHALL BE DONE IN ACCORDANCE WITH THE PERMIT. THIS PLAN SHALL BE VOID IF ANY CHANGES ARE MADE TO THE PLAN OR UNDERSTOOD AS TO BE AN APPROVAL OF A VIOLATION OF ANY CITY OR STATE LAW.

BY: _____ DATE: _____

INDEX OF DRAWINGS

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LEGEND

EXISTING	PROPOSED
SIDEWALK, CURB AND GUTTER	[Symbol]
CENTER LINE	[Symbol]
PROPERTY LINE	[Symbol]
EDGE OF PAVEMENT	[Symbol]
DRIVEWAY	[Symbol]
PCC OR AC REMOVAL	[Symbol]
STANDARD CITY MONUMENT	[Symbol]
BENCH MARK	[Symbol]
MANHOLE	[Symbol]
STORM DRAIN INLET	[Symbol]
WATER METER	[Symbol]
VALVE	[Symbol]
FIRE HYDRANT	[Symbol]
STREET LIGHT	[Symbol]
POWER POLE	[Symbol]
PULL BOX	[Symbol]
CABLE TELEVISION LINE	[Symbol]
CRAWLSPACE DRAIN LINE	[Symbol]
ELECTRICAL LINE	[Symbol]
IRRIGATION LINE	[Symbol]
NATURAL GAS LINE	[Symbol]
OVERHEAD LINE	[Symbol]
PRESSURE LINE	[Symbol]
SANITARY SEWER LINE	[Symbol]
STORM DRAIN LINE	[Symbol]
TELEPHONE LINE	[Symbol]
WATER LINE	[Symbol]
TRAFFIC SIGNAL CONDUIT	[Symbol]
LIGHTING CONDUIT	[Symbol]
ROADSIDE SIGN & SIGN CODE	[Symbol]
FENCE	[Symbol]
TREE/SHRUB	[Symbol]

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON PARCEL MAP RECORDED IN BOOK 662 OF MAPS AT PAGE 16 & 17, SANTA CLARA COUNTY RECORDS.

PROJECT BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED ON AN ASSUMED DATUM. A MAG. NAIL WAS SET IN THE STREET IN FRONT OF THE SITE. ELEVATION 100.00'.

SEAL OF ENGINEER OF WORK:

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED REASONABLE CARE OVER THE DESIGN OF THIS PROJECT AS DEFINED IN SECTION 6700 OF THE BUSINESS AND PROFESSIONS CODES, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS. THE DESIGN SHOWN HEREON IS NECESSARY AND REASONABLE AND DOES NOT RESTRICT ANY HISTORIC DRAINAGE FLOWS FROM ADJACENT PROPERTIES NOR INCREASE DRAINAGE TO ADJACENT PROPERTIES. THIS DESIGN INCLUDES PRINCIPLES AND TECHNIQUES TO REDUCE QUANTITY AND IMPROVE THE QUALITY OF STORM WATER RUNOFF, AS REQUIRED BY NPDES. I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF CAMPBELL IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

SIGNATURE: _____ P.E.
 TITLE: _____
 FIRM: LEA AND BRASE ENGINEERING INC.
 ADDRESS: 2445 INDUSTRIAL PARKWAY WEST, HAYWARD, CA 94545
 TELEPHONE: 510-887-4086

DATE: 11-01-19
 DRAWN BY: WA
 DESIGNED BY: TT

NO. _____
 PLAN CHECK _____

REVISION: _____

DATE: 11-01-19
 DRAWN BY: WA
 DESIGNED BY: TT

LEA & BRASE ENGINEERING, INC.
 2445 INDUSTRIAL PARKWAY WEST, HAYWARD, CA 94545
 (510) 887-4086
 WWW.LEA-AND-BRASE.COM

TITLE SHEET
 1511 VAN DUSEN LANE
 ENCROACHMENT PERMIT NO. _____

CAMPBELL, CALIFORNIA

SCALE: N.T.S.
 SHEET: C-1.0
 01 OF 07



GENERAL NOTES

ALL GENERAL NOTES, SHEET NOTES, AND LEGEND NOTES FOUND IN THESE DOCUMENTS SHALL APPLY TYPICALLY THROUGHOUT...

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND ALL SUBCONTRACTORS TO CHECK AND VERIFY ALL CONDITIONS, DIMENSIONS, LINES AND LEVELS INDICATED...

WORK SEQUENCE: IN THE EVENT ANY SPECIAL SEQUENCING OF THE WORK IS REQUIRED BY THE OWNER OR THE CONTRACTOR...

LEA AND BRAZE ENGINEERING, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS...

CONSTRUCTION IS ALWAYS LESS THAN PERFECT SINCE PROJECTS REQUIRE THE COORDINATION AND INSTALLATION OF MANY INDIVIDUAL COMPONENTS...

THE ENGINEER SHALL HAVE CONTROL OF OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES...

SITE PROTECTION: PROTECT ALL LANDSCAPING THAT IS TO REMAIN, ANY DAMAGE OR LOSS RESULTING FROM EXCAVATION, GRADING, OR CONSTRUCTION WORK SHALL BE REPAIRED...

STORMWATER POLLUTION PREVENTION NOTES

- 1) STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY...
2) CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS...
3) USE SEDIMENT CONTROL OR FILTRATION TO REMOVE SEDIMENT...
4) AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON SITE...
5) DELINEATE CLEARING LIMITS, EASEMENTS, SETBACKS...
6) PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS...
7) PERFORM CLEARING AND EARTH MOVING ACTIVITIES DURING DRY WEATHER...
8) LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS...
9) LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS...
10) AVOID TRACKING DIRT OR MATERIALS OFF-SITE...

- SUPPLEMENTAL MEASURES:
A. THE PHRASE "NO DUMPING - DRAINS TO BAY" OR EQUALLY EFFECTIVE PHRASE...
B. USING FILTRATION MATERIALS ON STORM DRAIN COVERS...
C. STABILIZING ALL DENIED AREAS AND MAINTAINING EROSION CONTROL MEASURES...
D. REMOVING SPILLS PROMPTLY AND AVOID STOCKPILING OF FILL MATERIALS...
E. STORING, HANDLING, AND DISPOSING OF CONSTRUCTION MATERIALS...
F. AVOIDING CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE...

GRADING & DRAINAGE NOTES:

1. SCOPE OF WORK: THESE SPECIFICATIONS AND APPLICABLE PLANS PERTAIN TO AND INCLUDE ALL SITE GRADING AND EARTHWORK ASSOCIATED WITH THE PROJECT...

2. GENERAL: ALL SITE GRADING AND EARTHWORK SHALL CONFORM TO THE RECOMMENDATIONS OF THESE SPECIFICATIONS...

3. CLEARING AND GRUBBING: A. THE CONTRACTOR SHALL ACCEPT THE SITE IN ITS PRESENT CONDITION... B. ALL ABANDONED BUILDINGS AND FOUNDATIONS, TREE EXCEPT THOSE SPECIFIED TO REMAIN...

4. SITE PREPARATION AND STRIPPING: A. ALL SURFACE ORGANICS SHALL BE STRIPPED AND REMOVED FROM BUILDING PADS... B. UPON THE COMPLETION OF THE ORGANIC STRIPPING OPERATION... C. EXCAVATION: UPON COMPLETION OF THE CLEARING AND GRUBBING, SITE PREPARATION AND STRIPPING...

6. PLAGING, SPREADING AND COMPACTING FILL MATERIAL: A. FILL MATERIALS: THE MATERIALS PROPOSED FOR USE AS COMPACTED FILL SHALL BE APPROVED BY THE SOILS ENGINEER...

B. FILL CONSTRUCTION: THE SOILS ENGINEER SHALL APPROVE THE NATIVE SOIL SUBGRADE BEFORE PLACEMENT OF ANY COMPACTED FILL MATERIAL...

7. CUT OR FILL SLOPES: ALL CONSTRUCTED SLOPES, BOTH CUT AND FILL, SHALL BE NO STEEPER THAN 2 TO 1 HORIZONTAL TO VERTICAL... 8. SEASONAL LIMITS AND DRAINAGE CONTROL: FILL MATERIALS SHALL NOT BE PLACED, SPREAD OR COMPACTED WHILE IT IS AT AN UNSATURABLE HIGH MOISTURE CONTENT...

9. DUST CONTROL: THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY FOR THE ALLEVIATION OR PREVENTION OF ANY DUST NUISANCE OR ON ABOUT THE SITE CAUSED BY THE CONTRACTOR'S OPERATION...

10. INDEMNITY: THE CONTRACTOR SHALL HOLD HARMLESS, INDemnIFY AND DEFEND THE ENGINEER, THE OWNER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS...

11. SAFETY: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK...

12. GUARANTEE: NEITHER THE FINAL PAYMENT NOR THE PROVISIONS IN THE CONTRACT NOR PARTIAL NOR ENTIRE USE OR OCCUPANCY OF THE PREMISES BY THE OWNER SHALL CONSTITUTE AN ACCEPTANCE OF THE WORK...

13. TRENCH BACKFILL: OTHER THAN THE ON-SITE INDIANIC SOIL OR APPROVED IMPORTED SOIL MAY BE USED AS TRENCH BACKFILL... THE BACKFILL MATERIAL SHALL BE MOISTURE CONTROLLED...

14. EROSION CONTROL: A. ALL GRADING, EROSION AND SEDIMENT CONTROL AND RELATED WORK UNDERTAKEN ON THIS SITE IS SUBJECT TO ALL TERMS AND CONDITIONS OF THE COUNTY GRADING ORDINANCE... B. THE CONTRACTOR WILL BE LIABLE FOR ANY AND ALL DAMAGES TO ANY PUBLICLY OWNED AND MAINTAINED ROAD CAUSED BY THE AFORESAID CONTRACTOR'S GRADING ACTIVITIES...

C. THE EROSION CONTROL MEASURES ARE TO BE OPERABLE DURING THE RAINY SEASON... D. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND CHANGES TO THIS EROSION CONTROL PLAN SHALL BE MADE TO MEET FILL CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE SOILS ENGINEER... E. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS...

F. ALL AREAS SPECIFIED FOR HYDROSEEDING SHALL BE NOZZLE PLANTED WITH STABILIZATION MATERIAL CONSISTING OF FRESH SEED, FERTILIZER AND WATER, MIXED AND APPLIED IN THE FOLLOWING PROPORTIONS: FRESH, 2000 LBS/ACRE SEED, 200 LBS/ACRE (SEE NOTE A BELOW) FERTILIZER (11-8-4), 500 LBS/ACRE WATER, AS REQUIRED FOR APPLICATION

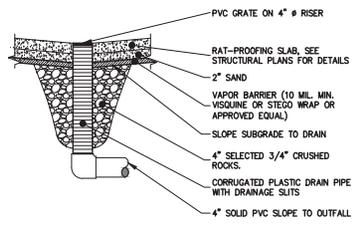
J. SEED MIX SHALL BE PER CALTRANS STANDARDS... K. WATER UTILIZED IN THE STABILIZATION MATERIAL SHALL BE OF SUCH QUALITY THAT IT WILL PROMOTE GROWTH AND STIMULATE GROWTH OF PLANTS... L. HYDROSEEDING SHALL CONFORM TO THE PROVISIONS OF SECTION 20, EROSION CONTROL AND HIGHWAY PLANTING...

M. A DISPERSING AGENT MAY BE ADDED TO THE HYDROSEEDING MATERIAL... N. STABILIZATION MATERIAL SHALL BE APPLIED AS SOON AS PRACTICABLE AFTER COMPLETION OF GRADING OPERATIONS AND PRIOR TO THE ONSET OF WINTER RAINS...

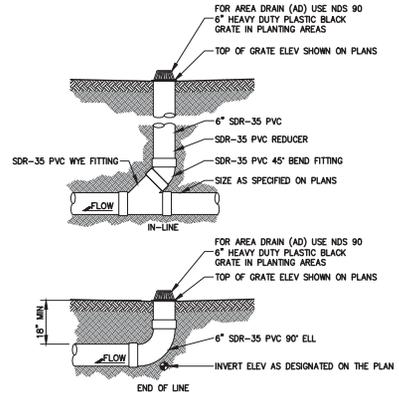
O. THE STABILIZATION MATERIAL SHALL BE APPLIED WITHIN 4-HOURS AFTER MIXING... P. THE CONTRACTOR SHALL MAINTAIN THE SOIL STABILIZATION MATERIAL AFTER PLACEMENT... 15. CLEANUP: THE CONTRACTOR MUST MAINTAIN THE SITE CLEAN, SAFE AND IN USABLE CONDITION...

NOTE: THESE NOTES ARE INTENDED TO BE USED AS A GENERAL GUIDELINE. THE REFERENCED SOILS REPORT FOR THE PROJECT AND GOVERNING AGENCY GRADING ORDINANCE SHALL SUPERSEDE THESE NOTES...

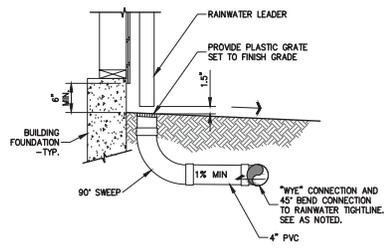
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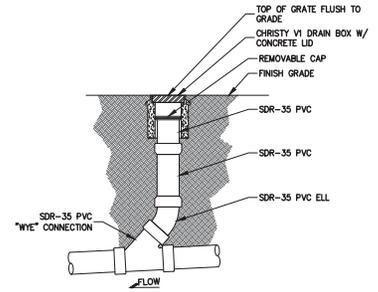
1 CRAWLSPACE DRAIN (CD) DETAIL
C-4.0 NTS



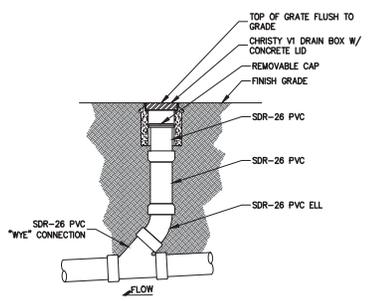
2 AREA DRAIN (AD)
C-4.0 NTS



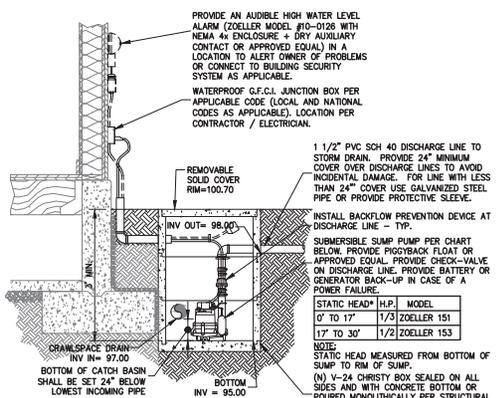
3 RAIN WATER LEADER TO TIGHTLINE CONNECTION
C-4.0 NTS



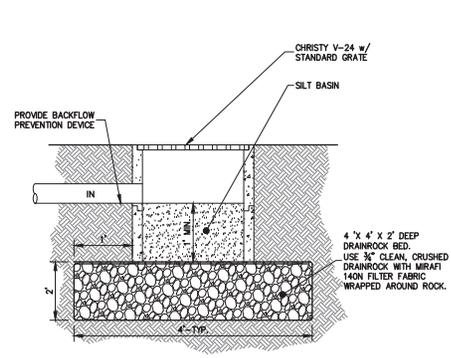
4 CLEANOUT TO GRADE (COTG)
C-4.0 NTS



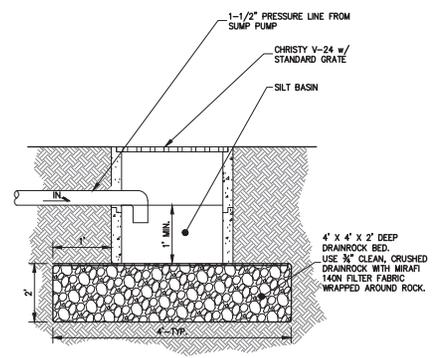
5 SANITARY SEWER CLEANOUT (SSCO)
C-4.0 NTS



6 CRAWLSPACE SUMP PUMP
C-4.0 NTS



7 BUBBLER BOX
C-4.0 NTS



8 BUBBLER BOX W/ PRESSURE LINE
C-4.0 NTS

LEA & BRADY ENGINEERING, INC.
 1511 VAN DUSEN LANE
 ENCROACHMENT PERMIT NO. _____
 CAMPBELL, CALIFORNIA

Chief	TT
Drawn	TT
Date	02-18-20
Revision	PLUM CHECK
No.	1
Date	11-01-19
Drawn By	WA
Designed By	TT

SCALE: N.T.S.
 SHEET: C-4.0 04 OF 07

PURPOSE:

THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING SITES, NATURAL AREAS, PUBLIC FACILITIES OR ANY OTHER AREAS THAT MIGHT BE AFFECTED BY SEDIMENTATION. ALL MEASURES SHOWN ON THIS PLAN SHOULD BE CONSIDERED THE MINIMUM REQUIREMENTS NECESSARY. SHOULD FIELD CONDITIONS DICTATE ADDITIONAL MEASURES, SUCH MEASURES SHALL BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL AND THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION. LEA & BRAZE ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.

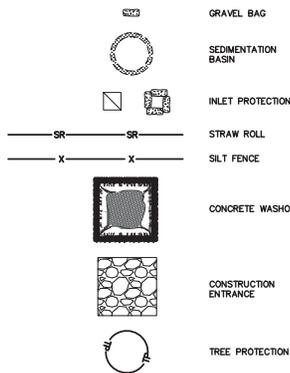
EROSION CONTROL NOTES:

- IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
- THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
- OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
- CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
- ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 15TH.
- EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS LONGER.
- IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
- MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
- EROSION CONTROL MEASURES SHALL BE ON-SITE FROM SEPTEMBER 15TH THRU APRIL 15TH.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS GREATER.
- PLANS SHALL BE DESIGNED TO MEET C3 REQUIREMENTS OF THE MUNICIPAL STORMWATER REGIONAL PERMIT(MRP) NPDES PERMIT CAS 612008.
- THE CONTRACTOR TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OR COUNTY STORM DRAIN SYSTEMS.
- THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ON-SITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
- THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN INSPECTOR. THE ADJACENT STREET SHALL AT ALL TIMES BE KEPT CLEAR OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THE BY THEIR CONSTRUCTION. METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE TOWN RIGHT-OF-WAY.
- SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INCEPTION OF ANY WORK ON-SITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO NOT INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
- THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTH PERMS IN CONJUNCTION OF ALL LANDSCAPING.
- STOCKPILED MATERIALS SHALL BE COVERED WITH WISQUEEN OR A TARPULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT IS SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
- EXCESS OR WASTE CONCRETE MUST NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE TOWN INSPECTOR.
- SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO SEPTEMBER 15TH AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS, TO PUBLIC OWNED FACILITIES.

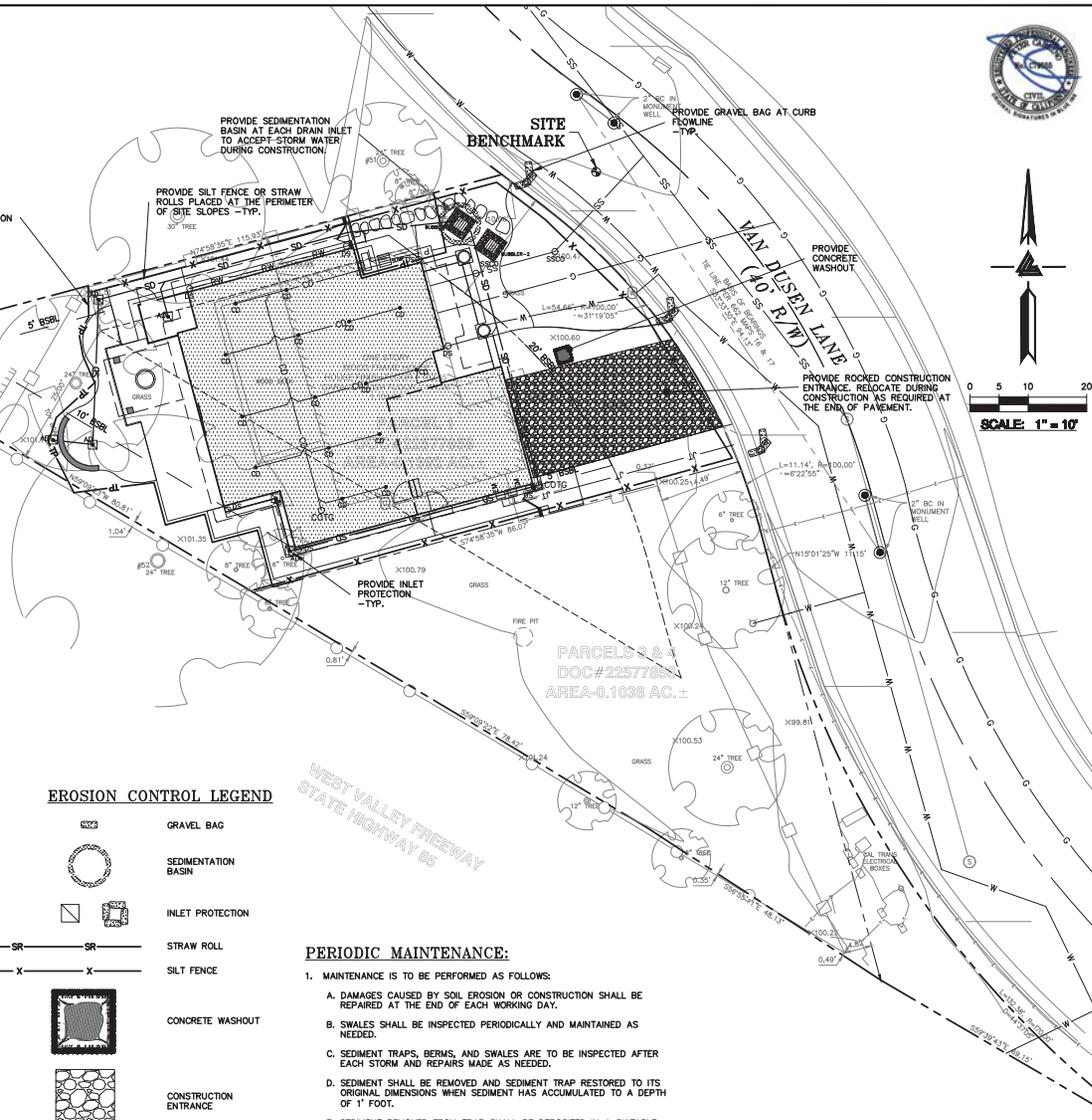
EROSION CONTROL MEASURES:

- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 15TH OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
- SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE GOVERNING AGENCY.
- ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEEDED. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 15, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL ANNETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20" EROSION CONTROL AND HIGHWAY PLANTING" OF THE STANDARD SPECIFICATIONS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
- INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL, ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN.
- THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. A REPRESENTATIVE OF LEA & BRAZE ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY LEA & BRAZE ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
- THE EROSION CONTROL MEASURES SHALL CONFORM TO THE LOCAL JURISDICTION'S STANDARDS AND THE APPROVAL OF THE LOCAL JURISDICTION'S ENGINEERING DEPARTMENT.
- STRAW ROLLS SHALL BE PLACED AT THE TOE OF SLOPES AND ALONG THE DOWN SLOPE PERIMETER OF THE PROJECT. THEY SHALL BE PLACED AT 25 FOOT INTERVALS ON GRADED SLOPES. PLACEMENT SHALL RUN WITH THE CONTOURS AND SHALL BE TIGHTLY END BUTTED. CONTRACTOR SHALL REFER TO MANUFACTURERS SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.

EROSION CONTROL LEGEND



NOTE:
SEAL ALL OTHER INLETS NOT INTENDED TO ACCEPT STORM WATER AND DIRECT FLOWS TEMPORARILY TO FUNCTIONAL SEDIMENTATION BASIN INLETS. -TYP



PERIODIC MAINTENANCE:

- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.
 - SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
 - SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 - SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1' FOOT.
 - SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - RILLS AND GULLIES MUST BE REPAIRED.
- GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
- STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL.
- SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
- CONSTRUCTION ENTRANCE SHALL BE REGRAVELLED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.
- ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION.

REFERENCES:

- CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL.
- CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION.

Scale: AS NOTED
Sheet: ER-1
05 OF 07
Erosion Control Plan
1511 Van Dusen Lane
Encroachment Permit No. _____
City of San Jose
San Jose, California
Date: 11-01-19
Drawn By: WA
Designed By: TT
Revision: PLAK CHECK
No. 1
By: TT
Date: 02-18-20



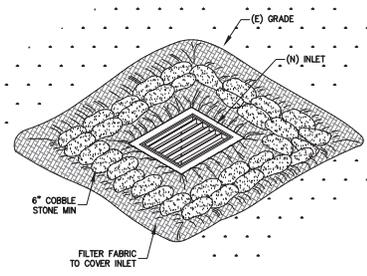
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Dwn	By	WA
DRN	02-18-20	
Revision	PLAK CHECK	
No.	1	
Date:	11-01-19	
Drawn By:	WA	
Designed By:	TT	

LEA & BLAKE ENGINEERING, INC.
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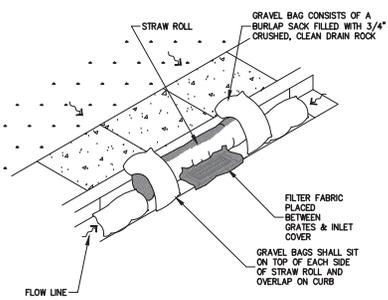
EROSION CONTROL DETAILS
 1511 VAN DUSEN LANE
 ENCINO, CALIFORNIA 91436
 ENCROACHMENT PERMIT NO. _____



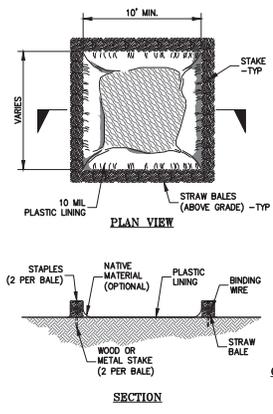
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06 OF 07



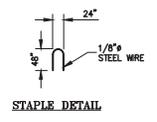
1 INLET PROTECTION
ER-2 NTS



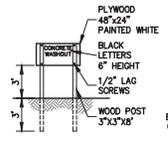
2 STREET INLET PROTECTION
ER-2 NTS



3 CONCRETE WASHOUT
ER-2 NTS

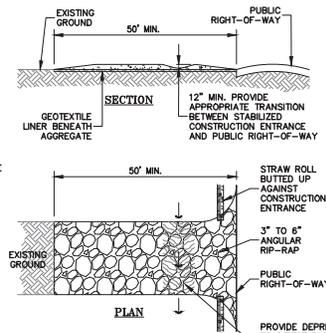


STAPLE DETAIL



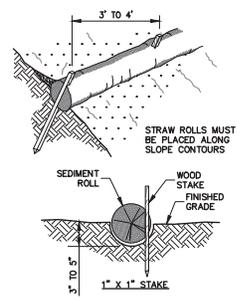
CONCRETE WASHOUT SIGN DETAIL

NOTES:
ACTUAL LAYOUT DETERMINED IN FIELD.
THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 10' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

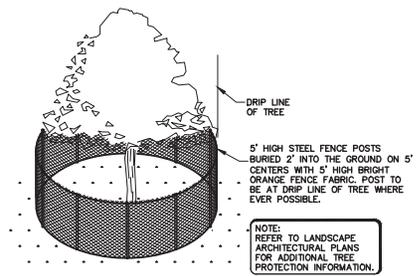


4 CONSTRUCTION ENTRANCE
ER-2 NTS

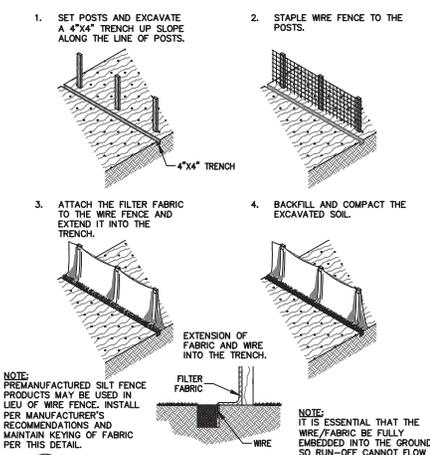
NOTES:
STABILIZED CONSTRUCTION SITE ACCESS SHALL BE CONSTRUCTED OF 3\"/>



5 STRAW ROLLS FLAT LOT
ER-2 NTS



6 EXISTING TREE PROTECTION DETAIL
ER-2 NTS



7 SILT FENCE
ER-2 NTS

NOTE:
PREMANUFACTURED SILT FENCE PRODUCTS MAY BE USED IN LIEU OF WIRE FENCE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND MAINTAIN KEYING OF FABRIC PER THIS DETAIL.
NOTE:
IT IS ESSENTIAL THAT THE WIRE FABRIC BE FULLY EMBEDDED INTO THE GROUND SO RUN-OFF CANNOT FLOW FREELY UNDER FENCE.



Date:	02-18-20
Drawn By:	TT
Checked By:	TT
Revision:	
No.:	
PLAN CHECK:	
Designated By:	TT

Date:	01-01-19
Drawn By:	WA
Checked By:	TT
Revision:	
No.:	
PLAN CHECK:	
Designated By:	TT

LEA & BRUCE ENGINEERING INC.
 1511 VAN DUSEN LANE
 CAMPBELL, CALIFORNIA 95008
 (408) 441-1195
 WWW.LEA-AND-BRUCE.COM



BLUEPRINT FOR A CLEAN BAY
 ENCROACHMENT PERMIT NO. _____

1511 VAN DUSEN LANE
 ENCROACHMENT PERMIT NO. _____

SCALE: NO SCALE

SHEET: 07 OF 07

Date:	07/07/03
Drawn By:	
Checked By:	
Revision:	
No.:	
PLAN CHECK:	
Designated By:	

PAINTING AND APPLICATION OF SOLVENTS AND ADHESIVES

BEST MANAGEMENT PRACTICES FOR THE: PAINTING CLEANUP

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water based paints, paint out brushes to the extent possible, and rinse to the sanitary sewer.
- For oil based paints, paint out brushes to the extent possible, filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.
- What CAN YOU DO?
 - Recharge leftover paints whenever possible.
 - Recycle excess water-based paint, or use up. Dispose of excess liquid, including sludges, as hazardous waste.
 - Reuse leftover oil-based paint. Dispose of excess liquid, including sludges, as hazardous waste.

PAINT REMOVAL

- Chemical paint stripping residue is a hazardous waste.
- Chips and dust from marine paint or paint containing lead or tributyl tin are hazardous wastes. Dry sweep and dispose of appropriately.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up and disposed as trash.
- When stripping or cleaning building exteriors with high-pressure water, block storm drains. Wash water onto a dirt area and grade into soil. Check with the local wastewater treatment authority to find out if you can collect (suck or vacuum) building cleaning water and dispose to the sanitary sewer.

STORM DRAIN POLLUTION FROM PAINTS, SOLVENTS, AND ADHESIVES

All paints, solvents, and adhesives contain chemicals that are harmful to the wildlife in our creeks and bays. Toxic chemicals may come from liquid or solid products used for cleaning residues or rags. It is especially important not to clean brushes in an area where paint residue can flow to a gutter, street, or storm drain.

HEAVY EQUIPMENT OPERATION

BEST MANAGEMENT PRACTICES FOR THE:

- Vehicle and equipment operators
- Site supervisors
- General contractors
- Home builders
- Developers

SITE PLANNING AND PREVENTIVE VEICULE MAINTENANCE

- Designate one area of the construction site, well away from streets or storm drain inlets, for auto and equipment parking, refueling, and routine vehicle and engine maintenance.
- Maintain all vehicles and heavy equipment. Inspect frequently for leaks.
- Perform major maintenance, repair job, vehicle, and equipment washing off site.
- If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers, and recycle whenever possible.
- Do not use diesel oil to lubricate equipment or parts.
- Clean up spills immediately when they happen.

STORM DRAIN POLLUTION FROM HEAVY EQUIPMENT ON THE CONSTRUCTION SITE

Poorly maintained vehicles and heavy equipment leaking fuel, oil, antifreeze or other fluids on the construction site are common sources of storm water pollution. Fuel, oil, and other fluids can be spilled and leaks by leaking hoses or hydraulic lines. Some common sources of this pollution include spillage of oil, fuel, and fluids from vehicles and heavy equipment, construction debris, landscaping runoff containing pesticides or weed killers, and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street or storm drain.

BEST MANAGEMENT PRACTICES FOR STORM WATER POLLUTION PREVENTION

Local Pollution Control Agencies

1. Dial 911
2. Santa Clara Valley Water District Environment Compliance Division (408) 927-0710.
3. Governor's Office of Emergency Services Warning Center (800) 552-7550 (24 hours).

Local Pollution Control Agencies

- Santa Clara County Office of Toxic and Solid Waste Management (408) 441-1195
- Santa Clara Valley Water District (408) 927-0710
- San Jose/Santa Clara Water Pollution Control Plant (408) 945-3300
- Serving Campbell, Cupertino, Los Gatos, Milpitas, Monte Sereno, San Jose, Santa Clara and Saratoga
- Sunnyside Water Pollution Control Plant (408) 730-7370
- Palo Alto Regional Water Quality Control Plant (415) 329-2595
- Serving East Palo Alto, Los Altos, Los Altos Hills, Mountain View, Palo Alto, and Stanford

Note:

The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. Owner and contractor may be held responsible for any environmental damage caused by the subcontractors or employees.

LANDSCAPING, GARDENING, AND POOL MAINTENANCE

BEST MANAGEMENT PRACTICES FOR THE:

- Use up pesticides. Rinse containers, and use rinse water as product. Dispose of rinsed containers in the trash.
- Dispose of unused pesticides as hazardous waste.
- Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost.
- In communities with curbside yard waste recycling, leave clippings and pruning waste for pickup in approved bags or containers. Or, take to a landfill that accepts yard waste.
- Do not place yard waste in gutters.
- Do not blow or rake leaves, etc. into the street.

STORM DRAIN POLLUTION FROM LANDSCAPING AND SWIMMING POOL MAINTENANCE

Many landscaping activities disperse soils and increase the likelihood that fertilizers and garden chemicals will runoff into the storm drain during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algaecides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

LANDSCAPING, GARDENING, AND POOL MAINTENANCE

BEST MANAGEMENT PRACTICES FOR THE:

- Landscapers
- Gardeners
- Swimming pool/spa service and repair workers
- General contractors
- Home builders
- Developers

GENERAL BUSINESS PRACTICES

- Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- Schedule grading and excavation projects for dry weather.
- Use temporary check dams or ditches to divert runoff away from storm drains.
- Protect storm drains with hay bales or other erosion controls.
- Revegetation is an excellent form of erosion control for any site.

FRESH CONCRETE AND MORTAR APPLICATION

BEST MANAGEMENT PRACTICES FOR:

- Masons and bricklayers
- Sidewalk construction crews
- Patio construction workers
- Construction inspectors
- General contractors
- Home builders
- Developers

GENERAL BUSINESS PRACTICES

- When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain.
- Place hay bales or other erosion control devices to capture runoff carrying mortar or cement before it reaches the storm drain.
- When breaking up paving, be sure to pick up all the pieces and dispose properly.
- Recycle large chunks of broken concrete as a landfill.
- Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.
- Never bury waste material.

STORM DRAIN POLLUTION FROM MASONRY AND PAVING

Fresh concrete and cement-related materials that wash into lakes, streams, or oceans are toxic to fish and the aquatic environment. Disposing of these materials in the storm drains or creeks causes serious problems and is prohibited by law.

DURING CONSTRUCTION

- Don't mix up more fresh concrete or cement than you will use in a day.
- Set up and operate small mixers on tarps or heavy plastic drop cloths.

Blueprint for a Clean Bay

BEST MANAGEMENT PRACTICES FOR THE CONSTRUCTION INDUSTRY.

SANTA CLARA VALLEY NONPOINT SOURCE POLLUTION CONTROL PROGRAM

EARTH MOVING ACTIVITIES

BEST MANAGEMENT PRACTICES FOR THE:

- Bulldozers, backhoes, and grading machine operators
- Dump truck drivers
- Site supervisors
- General contractors
- Home builders
- Developers

DURING CONSTRUCTION

- Remove existing vegetation only when absolutely necessary.
- Consider planting temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- Protect downslope drainage courses, streams, and storm drains with hay bales or temporary drainage swales.
- Use check dams or ditches to divert runoff around excavations.
- Cover stockpiles and excavated soil with silt control tarps or plastic sheeting.

GENERAL BUSINESS PRACTICES

- Schedule excavation and grading work for dry weather.
- Perform major equipment repairs away from the job site.
- When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains.
- Do not use diesel oil to lubricate equipment or parts.

ROADWORK AND PAVING

BEST MANAGEMENT PRACTICES FOR THE:

- Road Crews
- Driveway/sidewalk/parking lot construction crews
- Seal coat contractors
- Operators of grading equipment
- Concrete mixers
- Construction inspectors
- General contractors
- Developers

WHAT CAN YOU DO?

- Develop and implement erosion/sediment control plans for construction.
- Schedule excavation and grading work for dry weather.
- Check for and repair leaking equipment.
- Perform major equipment repairs in designated areas or your yard, away from the construction site.

ASPHALT/CONCRETE REMOVAL

- Avoid creating excess dust when breaking asphalt or concrete.
- After breaking old pavement, be sure to remove all chunks and pieces.
- Never hose down pavement dust nor cement brooms pavement dust onto storm drains with rainfall or runoff.
- Shovel or vacuum saw-cut slurry dust on site, designate a location away from storm drains and creeks.

STORM DRAIN POLLUTION FROM ROADWORK

Road paving, surfacing, and pavement removal happens right in the street, where there are numerous opportunities for storm drain contamination by asphalt, saw-cut slurry, or excavated material. Extra planning is required to store and dispose of materials properly and guard against pollution of storm drains and creeks.

GENERAL CONSTRUCTION AND SITE SUPERVISION

BEST MANAGEMENT PRACTICES FOR THE: MATERIALS/WASTE HANDLING

- Construction industry
- What CAN YOU DO?
 - Designate one area of the site for mud parking, vehicle refueling. The designated area should be well away from streams or storm drain inlets, and bordered if necessary. Make major repairs off site.
 - Keep materials out of the rain-preserved runoff composition at the source. Cover exposed piles of soil of construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
 - Keep pollutants off exposed surfaces. Place trash cans and recycling receptacles around the site to minimize litter.
 - Clean up leaks, drips, and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces.
 - Never hose down "silty" pavement or surfaces where materials have spilled. Use dry cleanup methods whenever possible.
 - Make sure brooms pavement dust nor cement brooms pavement dust onto storm drains with rainfall or runoff.
 - Shovel or vacuum saw-cut slurry dust on site, designate a location away from storm drains and creeks.

STORM DRAIN POLLUTION FROM ROADWORK

Construction sites are common sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter or street have a direct impact on storm drains and the Bay. As a contractor, site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

STORM DRAIN POLLUTION FROM ROADWORK

Road paving, surfacing, and pavement removal happens right in the street, where there are numerous opportunities for storm drain contamination by asphalt, saw-cut slurry, or excavated material. Extra planning is required to store and dispose of materials properly and guard against pollution of storm drains and creeks.

WATCH FOR ANY OF THESE CONDITIONS:

- Unusual soil conditions, discoloration, or odor
- Abandoned underground tanks
- Buried barrels, debris, or trash

STORM DRAIN POLLUTION FROM EARTH-MOVING ACTIVITIES

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains if handled improperly. Soil erodes due to a combination of increased soil erosion, increased runoff, and increased flow velocity. Some of the most effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or roughened ground surfaces.

DURING CONSTRUCTION

- Avoid paving and seal coating in wet weather, or when rain forecast before fresh pavement will have time to cure.
- Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, etc.
- Use check dams, ditches, or berms to divert runoff around excavations.

LANDSCAPE CONSTRUCTION DOCUMENTS

VETERE-DAVIS RESIDENCE LANDSCAPE IMPROVEMENTS

WATER USE CALCULATIONS

1511 VAN DUSEN COURT, CAMPBELL, CA

Eto	43	ZONE	WATER USE	PF	METHOD	IE	ETAF	HA	ETAF*HA	ETWU
Total HA	828	1 - MEADOW	MOD	0.4	DRIP	0.81	0.5	331	163	4,358
Special HA	0	2 - SHRUBS	MOD	0.4	DRIP	0.81	0.5	183	90	2,409
ETAF Average	0.49	3 - TREE	MOD	0.4	DRIP	0.81	0.5	40	20	527
ETAF Total	0.49	4 - POIS	MOD	0.4	DRIP	0.81	0.5	40	20	527
		5 - SHRUBS	MOD	0.4	DRIP	0.81	0.5	174	86	2,291
		6 - VINES	MOD	0.4	DRIP	0.81	0.5	60	30	790
		LS TOTALS						828	409	10,901

$$MAWA = (Eto) (0.62) [(0.7 \times LA) + 0.3 \times SLA]$$

MAWA

15,452 Gallons

2,066 HCF

$$ETWU = (Eto) (0.62) \times [(PF \times HA) / ED + SLA]$$

ETWU

10,901 Gallons

SLA	WATER USE	ETAF	HA	ETAF*HA	ETWU
WATER FEATURE	HIGH	1.0	0	0	0
SLA TOTALS					

SHRUB	6,282	88%
LAWN (25% MAX)	892	12%

PAVING COVERAGE CALCULATIONS

ELEMENT	AREA (SF)	COVERAGE %
FRONT YARD SF WITH SETBACK	1,318 SF	
FRONT YARD PAVING	521 SF	39%

*MAX ALLOWABLE PAVING IN FRONT YARD SETBACK 659 SF

LANDSCAPE COVERAGE CALCULATIONS

ELEMENT	AREA (SF)	COVERAGE %
TOTAL LOT S.F.	6,063 SF	
IMPERVIOUS SURFACE AREA		
BUILDING	2,034 SF	33.5%
HARDSCAPE (WALKS, PATIOS, DRIVEWAY)	1,656 SF	27.5%
PERVIOUS AREAS		
LANDSCAPE AREAS	2,373 SF	39%
50% OF IMPERVIOUS AREA = 1,845		

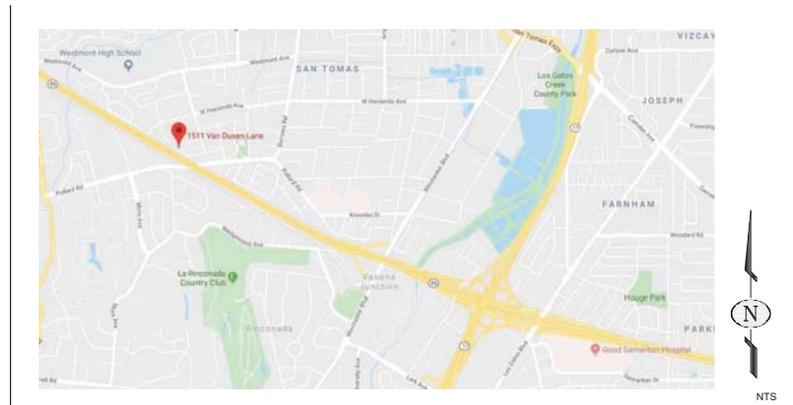
PRECONSTRUCTION MEETING & SITE OBSERVATION:

- CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT UPON BEING AWARDED THE CONTRACT TO SCHEDULE A PRE-CONSTRUCTION MEETING AND WALK THROUGH.
- THE LANDSCAPE ARCHITECT SHALL BE CONTACTED FOR SITE OBSERVATION AT LEAST 72 HOURS PRIOR TO EACH OF THE FOLLOWING:
 - PRE-CONSTRUCTION
 - CONCRETE FORMING AND HEADER LAYOUT
 - BACKFILLING OF UTILITIES, INCLUDING: IRRIGATION, MAINLINE, LATERALS, ELECTRICAL CONDUIT, GAS LINES, ETC.
 - IRRIGATION COVERAGE TEST - PRIOR TO PLANT INSTALLATION
 - PLANT DELIVERIES & SPECIMEN TREE INSTALLATION

EQUIPMENT SPECIFICATIONS & SUBSTITUTIONS:

- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT WITH ANY PROPOSED CHANGES/DEVIATIONS FROM THE PLANS, INCLUDING BUT NOT LIMITED TO: IRRIGATION EQUIPMENT, LIGHTING SPECIFICATIONS, PLANT SPECIES, SIZES, OR QUANTITIES, FINISH MATERIALS, LUMBER SELECTION, LANDSCAPE EDGING, ETC.
- CONTRACTOR TO SUBMIT CUT SHEETS FOR ANY AND ALL MATERIALS AND EQUIPMENT SUBSTITUTIONS
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ANY AND ALL UNAPPROVED MATERIALS AND EQUIPMENT AND FOR RE-INSTALLATION OF SPECIFIED EQUIPMENT AT NO ADDITIONAL COST TO THE CLIENT.

GENERAL NOTES



VICINITY MAP

CLIENT

GABRIELLA VETERE & DERRYK DAVIS
1511 VAN DUSEN LANE
CAMPBELL, CA

LANDSCAPE ARCHITECT

T.H. NORTON LANDSCAPE ARCHITECTURE, INC.
1220 DIAMOND WAY, SUITE 245
CONCORD, CA 94520
CONTACT: TOM NORTON
PHONE: (925) 822-3085
EMAIL: TOM@THNORTON.COM

CONTACT

TITLE SHEET	T.1.1
CONSTRUCTION PLAN	L.1.1
CONSTRUCTION DETAILS	L.2.1-2.2
CONSTRUCTION SPECIFICATIONS	L.3.1
IRRIGATION PLAN	L.4.1
IRRIGATION DETAILS	L.5.1-L.5.3
IRRIGATION SPECIFICATIONS	L.6.1
PLANTING PLAN	L.7.1
PLANTING DETAILS	L.8.1
PLANTING SPECIFICATIONS	L.9.1

SHEET INDEX

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VETERE-DAVIS RESIDENCE
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CAMPBELL, CA



Know what's below.
Call before you dig.

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REVISION	DATE

DATE	02/20/20
YEAR	19008
PROJECT	RESIDENTIAL

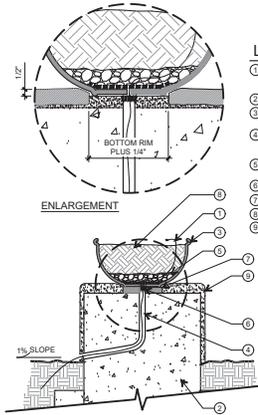


TITLE SHEET

T.1.1

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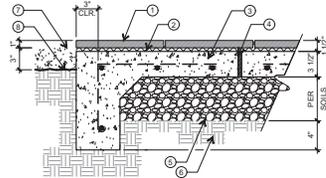
PLOT 000 - 001/19/10/2020



LEGEND

- ① 1/4" DRIP TUBE, CONNECT TO ADJACENT IRRIGATION WITH BUG CAP & 1/2" SPHERICAL Emitter
- ② POT BASE OR PILASTER
- ③ PLANTED POT - SEE POT SCHEDULE, SHEET D.1.1
- ④ 1 1/2" SCH 40, PVC DRAINLINE, DAYLIGHT TO PLANTING AREA OR CONNECT TO LANDSCAPE DRAIN
- ⑤ 2" DP, 3/4" DRAIN ROCK OVER FILTER FABRIC
- ⑥ 2" HDG PLAT DRAIN CAP
- ⑦ MORTAR BASE - SLOPE TO DRAIN
- ⑧ PLANTING MIX
- ⑨ CAP PER PLAN

G POT WATER FILTRATION

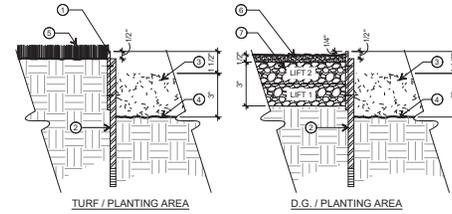


LEGEND

- ① FLAGSTONE VENEER, PER FINISH SCHEDULE
- ② MORTAR LEVELING BED
- ③ CONCRETE FOUNDATION WITH THICKENED EDGE - REINFORCEMENT PER STRUCTURAL ENGINEER
- ④ 1/4" POLY-FELT EXPANSION JOINT - LOCATE PER PLAN
- ⑤ BASE ROCK, PER SOILS REPORT
- ⑥ COMPACTED SUBGRADE, PER SOILS REPORT
- ⑦ 3" LAYER OF MULCH AT PLANTER AREAS
- ⑧ FINISH GRADE

NOTE: THIS DETAIL IS PROVIDED FOR DESIGN INTENT. REFER TO STRUCTURAL PLANS FOR FOOTINGS AND REINFORCEMENT. REFER TO SOILS REPORT FOR SUBGRADE.

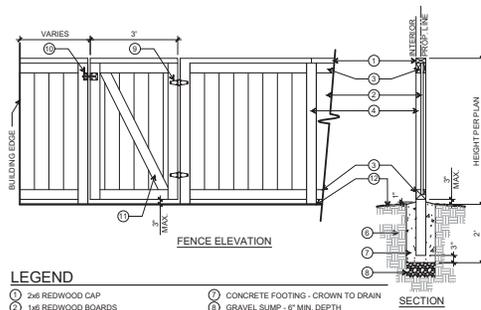
D IMPERMEABLE PAVER WALK



LEGEND

- ① 4" x 3/16" HEADER, PER FINISH SCHEDULE
- ② STEEL STAKE AT 4" MAX. SECURE PER MANUFACTURER SPECIFICATIONS
- ③ 3" LAYER OF MULCH
- ④ FINISH GRADE AT PLANTING AREA
- ⑤ FINISH GRADE AT TURF
- ⑥ 1/2" OF LOOSE GRAVEL / D.G. TOP DRESSING, PER FINISH SCHEDULE
- ⑦ DECOMPOSED GRANITE WALKWAY - STABILIZED AND COMPACTED TO 90%. INSTALL IN (G) LIFTS.

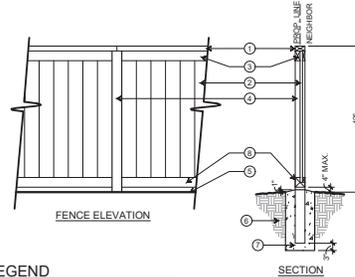
A STEEL HEADER



LEGEND

- ① 2x6 REDWOOD CAP
- ② 1x6 REDWOOD BOARDS
- ③ 2x4 RAILS ON OUTSIDE OF FENCE AND 1x4 RAILS ON INSIDE OF FENCE
- ④ 4x4 PT POST @ 8' O.C. MAX.
- ⑤ 4x4 BOTTOM RAIL - RABBIT TRIM WITH 1/2 FINISH TRIM INSIDE FENCE
- ⑥ 2x6 CONCRETE FOOTING - CROWN TO DRAIN
- ⑦ GRAVEL SLUMP - 6" MIN. DEPTH
- ⑧ HEAVY-DUTY, SELF-CLOSING GALVANIZED STRAP HINGES
- ⑨ LOCKABLE BOLT-ON LATCH
- ⑩ 2x4 CROSS BRACE ON INSIDE
- ⑪ FINISH GRADE

H PERIMETER FENCE



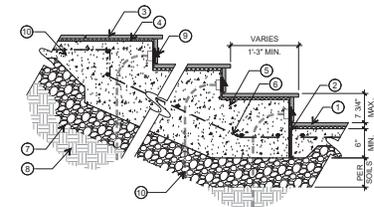
LEGEND

- ① 2x6 REDWOOD CAP
- ② 1x6 REDWOOD BOARDS (TYP.)
- ③ 2x4 RAILS ON OUTSIDE OF FENCE AND 1x4 RAILS ON INSIDE OF FENCE
- ④ 4x4 PT REDWOOD POST @ 8' O.C. MAX.
- ⑤ FINISH GRADE
- ⑥ COMPACTED SUB-GRADE PER SOILS REPORT
- ⑦ CONCRETE FOOTING - CROWN TO DRAIN
- ⑧ 4x4 BOTTOM RAIL - RABBIT TRIM WITH 1/2 FINISH TRIM OUTSIDE FENCE

NOTES:

FENCE SHALL BE INSTALLED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BOTH SIDES. VERIFY WITH CIVIL ENGINEERS GRADING PLAN.
WATERPROOF STAIN ALL WOOD SURFACES STAIN TO BE BEHR 909. APPLY PER MANUFACTURER'S RECOMMENDATIONS. VERIFY WITH OWNER.

E 42" LOW FENCE

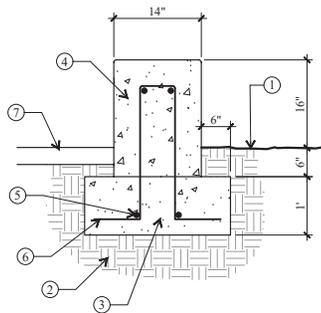


LEGEND

- ① ADJACENT PAVING, PER PLAN
- ② 1/2" POLY-FELT EXPANSION JOINT
- ③ STONE VENEER - REFER TO FINISH SCHEDULE. SLOPE MIN. 1/8" PER FOOT
- ④ 1/2" MORTAR LEVELLING BED
- ⑤ P.I.P. CONCRETE FOUNDATION
- ⑥ REINFORCEMENT, PER STRUCTURAL ENGINEER. 3" CLEAR, TYP.
- ⑦ MIN. 10" CLASS II AGGREGATE BASE, PER SOILS REPORT
- ⑧ COMPACTED SUBGRADE, PER SOILS REPORT
- ⑨ LOW-VOLTAGE LIGHT, TYP. - PER PLAN
- ⑩ ELECTRICAL CONDUIT, TYP. TERMINATE AT PULL BOX, VERIFY BOX LOCATION AND CONNECTION TO CONTROL IN FIELD

NOTE: THIS DETAIL IS PROVIDED FOR DESIGN INTENT. REFER TO STRUCTURAL PLANS FOR FOOTINGS AND REINFORCEMENT. REFER TO SOILS REPORT FOR SUB-BASE.

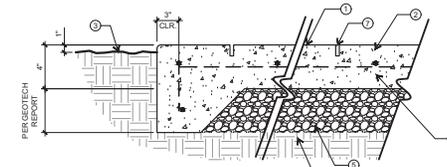
B STONE STEPS



LEGEND

- ① FINISHED GRADE
- ② COMPACTED SUBGRADE PER SOILS REPORT
- ③ P.I.P. CONCRETE FOOTING
- ④ P.I.P. CONCRETE SEAT WALL W/ NATURAL COLOR AND TOP CAST 25 FINISH
- ⑤ NO. 3 BAR CONTINUE @ TOP AND BOTTOM - MIN. 2" CLR.
- ⑥ NO. 4 BAR VERT. @ 24" O.C. ALT. BEND @ FOOTING - MIN. 2" CLR.
- ⑦ ADJACENT FINISH SURFACE

F CONCRETE SEAT WALL



LEGEND

- ① FINISH SURFACE - SEE FINISH SCHEDULE
- ② 1/2" RADIUS ALL EDGES
- ③ FINISH GRADE
- ④ REINFORCEMENT PER CIVIL PLANS
- ⑤ CLASS II BASE ROCK, SECTION PER GEOTECH REPORT
- ⑥ COMPACTED SUBGRADE PER GEOTECH REPORT
- ⑦ SMOOTH TROWEL JOINT - 1" DEEP MIN. SCORELINE PATTERN PER PLAN

C IMPERMEABLE PAVER DRIVE

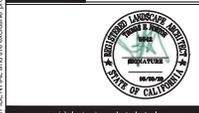
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VETERE-DAVIS RESIDENCE
1511 VAN DUSEN LANE
CAMPBELL, CA

811
Know what's below.
Call before you dig.

REVISION	DATE

APP	NTS.
DRAW	MY
DESIGN	TN
PERMIT	TN
DATE	02/20/20
PROJECT	19008
TYPE	RESIDENTIAL

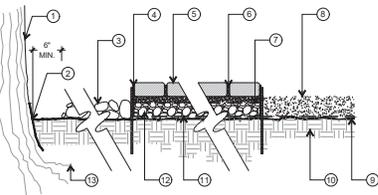


CONSTRUCTION DETAILS

L2.1
13

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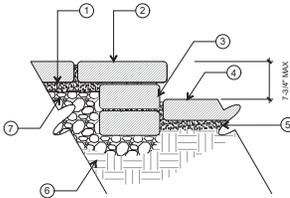
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LEGEND

- ① EXISTING HERITAGE TREE
- ② ROOT COLLAR
- ③ 4" DOUBLE LAYER WASHED RIVERSTONE MAINTAIN 6" CLEARANCE FROM ADJACENT TREE TRUNK
- ④ 5" x 14" STEEL HEADER, PER FINISH SCHEDULE STEEL STAKE AT 4" O" MAX. SECURE PER MANUFACTURER SPECIFICATIONS
- ⑤ PERMEABLE INTERLOCKING PAVERS, PER FINISH SCHEDULE
- ⑥ ASHTO NO. 8 (3/8") CRUSHED STONE INFILL PAVER JOINT
- ⑦ MIRAFI FILTER FABRIC
- ⑧ 3" MIN. MULCH LAYER AT PLANTING AREA
- ⑨ UNDISTURBED NATURAL GRADE
- ⑩ UNDISTURBED NATURAL SUBGR. Z1
- ⑪ TENSAR BX 1100 BI-AXIAL GEOTRID OVER EXISTING ROOT & SOIL SURFACE
- ⑫ 3" LAYER CLASS II PERMEABLE AGGREGATE BASE ROCK, HAND-TAMPED TO MAX. 75-80%
- ⑬ TREE ROOTS

D PERMEABLE PAVER PATIO/WALK



LEGEND

- ① 1" SAND LEVELING BED
- ② PAVER LANDING - TO MATCH ADJACENT PATIO/WALK
- ③ PAVER RISER - TO MATCH ADJACENT PATIO/WALK
- ④ ADJACENT PAVER WALK
- ⑤ REFER TO DETAIL D, SHEET L2.2 FOR SUBGRADE
- ⑥ SUBGRADE PER SOILS REPORT
- ⑦ AGGREGATE BASE - PER SOILS ENGINEER

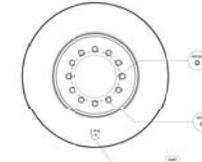
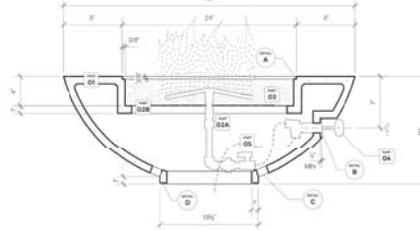
E PAVER STEP

TINDER FIRE TABLE / HEMISPHERE 40 / MATCH LIGHT

SPECIFICATIONS

PROJECT INFO

PROJECT #	
NAME	
COLOR / FINISH	
FUEL TYPE	
SHIPPING	
INFILL COVER	
ANCHORS	
GLASS SHIELD	



ADDITIONAL ACCESSORIES

SUNBELLA FABRIC COVER FIRE TABLE UNIT COVER TO PROTECT UNIT WHILE NOT IN USE
INFILL COVER 22 1/2" DIA. TO 6" ALUMINUM INFILL COVER

PARTS

Q1	Q0A	Q0B	Q0C	Q0D	Q0E
TINDER HEMI 40 360 LBS PRECAST GLASS FIBER REINFORCED CONCRETE HEMISPHERE FIRE TABLE.	BURNER - UNIT PENTA BURNER 18" DIA. 65,000 BTU CSA CERTIFIED FIRE-ASSEMBLED BURNER KIT (SEE PAGE 2 FOR CLEANANCE)	EXTENSION COLLAR 22 3/4" O.D. TO 10 1/2" I.D. SS EXTENSION COLLAR FLAT STAINLESS STEEL, PAN & COLLAR.	AGGREGATE 1.00 CUBIC FT (2 BAGS) 1-2" ROLLED LAVA ROCK	KEY & VALVE PEWTER ANGLED MANUAL BALL VALVE W/ KEY	FLEXLINE 24" (3/4" Z) WHISPER FLEX CAPACITY FLEX LINE SET 20' (3/4" Z) WHISPER FLEX LOW CAPACITY FLEX LINE SET 20' (3/4" Z) WHISPER FLEX LOW CAPACITY FLEX LINE SET 20' (3/4" Z) WHISPER FLEX LOW CAPACITY FLEX LINE SET

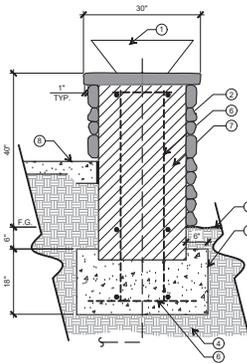
DETAILS

A RECESS FORMED FOR OPTIONAL ALUMINUM TABLE INSERT SOLD SEPARATELY	B KEYHOLE FORWARD OPENING FOR GAS KEY & FLAME SHUT OFF VALVE ON INTERIOR OF CONCRETE FIRE TABLE	C VENTILATION VENTILATION HOLES EQUALLY SPACED BUTTING TO ADJACENT TORNSKA INSULATION (Q1F)	D WEEP HOLES Ø 3/8" WEEP HOLE AT BASE (Q1F)
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Concreteworks

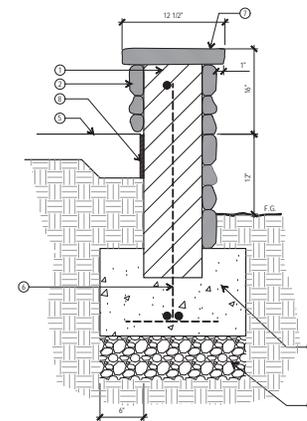
2013 Everett St. Alameda, CA 94501 concreteworks.com 510.534.7941

A 40" TINDER HEMISPHERE GAS FIRE PIT



LEGEND

- ① POT PER POT SCHEDULE, SHEET L7.1. REFER TO DETAIL FOR POT IRRIGATION AND DRAINAGE
- ② STONE VENEER - REFER TO FINISH SCHEDULE
- ③ CONCRETE FOOTING
- ④ 90% COMPACTED SUBGRADE
- ⑤ FINISHED GRADE
- ⑥ REINFORCEMENT PER STRUCTURAL ENGINEER
- ⑦ C.M.I. GROUT ALL CELLS SOLID
- ⑧ PATIO - PER ARCHITECT



LEGEND

- ① P.P. CONCRETE
- ② STONE VENEER, PER FINISH SCHEDULE
- ③ CONCRETE FOOTING
- ④ BASE ROCK, PER SOILS REPORT
- ⑤ PATIO, PER ARCHITECT
- ⑥ REINFORCEMENT PER STRUCTURAL ENGINEER
- ⑦ STONE CAP - FLUSH WITH FACE OF WALL
- ⑧ EXPANSION JOINT, SEE DETAIL

NOTE: DETAIL FOR DESIGN INTENT ONLY. FOOTINGS AND REINFORCEMENT PER STRUCTURAL ENGINEER.

F POTTED PILASTER

C POTTED PILASTER

B STONE ACCENT WALL

T H NORTON
landscape architecture, inc.
1220 DIAMOND WAY
Suite 245
CONCORD, CA 94520
PHONE: 925.822.8885

VETERE-DAVIS RESIDENCE
1511 VAN DUSEN LANE
CAMPBELL, CA

811
Know what's below.
Call before you dig.

REVISION	DATE

DATE	02/20/20
PROJECT	RESIDENTIAL

CONSTRUCTION DETAILS

L2.2

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PL07100 - 03/19/2020

GENERAL NOTES

- 1.0 BIDS, CONTRACTS AND INSURANCE
A. EACH BIDDER MUST INSPECT THE SITE BEFORE SUBMITTING HIS BID.
B. THE OWNER RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS.
C. SEPARATE CONTRACTS: THE OWNER RESERVES THE RIGHT TO LET OTHER CONTRACTS IN CONJUNCTION WITH THIS CONTRACT. THE CONTRACTOR SHALL AFFORD OTHER CONTRACTORS REASONABLE OPPORTUNITY FOR THE EXECUTION OF THEIR WORK AND SHALL PROPERLY COORDINATE HIS WORK WITH THEIRS.

- 2.0 PLANS AND PERMITS
A. ALL CONSTRUCTION SHALL BE ACCORDING TO CONSTRUCTION DOCUMENTS, UNLESS OTHERWISE APPROVED BY OWNER AND LANDSCAPE ARCHITECT.
B. CORRELATION OF DRAWINGS AND SPECIFICATIONS: ANY WORK NOT ACCORDING TO DRAWINGS AND SPECIFICATIONS OR ORDINANCES AND LAWS SHALL BE REMOVED.
C. DO NOT SCALE DRAWINGS. USE DIMENSIONS INDICATED.
D. ANY DISCREPANCY IN THE DRAWINGS OR SPECIFICATIONS SHALL BE CALLED TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT. FAILURE TO DO SO WILL PLACE RESPONSIBILITY ON THE CONTRACTOR.
E. PERMITS, FEES, ETC.: THE CONTRACTOR SHALL ARRANGE AND PAY FOR THE BUILDING PERMIT AND EACH SUBCONTRACTOR SHALL ARRANGE AND PAY FOR PERMITS FOR THEIR RESPECTIVE WORK.

- 3.0 EXECUTION
A. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATION OF ANY UNDERGROUND UTILITIES ON SITE.
B. DEMOLITION AND REMOVAL SHALL PROCEED ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT/OWNER.
C. CUT, CAP, OR PLUG AS REQUIRED. THOSE UTILITY LINES SERVING THE AREA WITHIN THE PROJECT LIMITS SHALL REMAIN UNINTERRUPTED DURING THE WORK PROGRESS.
D. CARE IS TO BE TAKEN NOT TO DEFACE, CRACK OR DAMAGE ANY EXISTING STRUCTURES, FENCES OR CONCRETE WORK. ALL DAMAGES TO BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
E. CUTTING AND PATCHING: THE CONTRACTOR SHALL DO ALL CUTTING, FITTING OR PATCHING OF HIS WORK THAT MAY BE REQUIRED TO MAKE IT COMPLETE AS SHOWN ON DRAWINGS AND SPECIFICATIONS. WHEN CONCRETE SLABS OCCUR NEAR TO WALLS, JOINTS SHALL BE MATCHED TO 90%.

- 4.0 EXTRAS AND SUBSTITUTIONS
A. ANY EXTRA TO BE APPROVED IN WRITING BY THE OWNER PRIOR TO ANY CONSTRUCTION.
B. THERE ARE TO BE NO SUBSTITUTIONS WITHOUT THE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.
5.0 PAYMENT
LIEN RELEASES FOR THE COMPLETED WORK SHALL BE SUBMITTED PRIOR TO PAYMENT FOR SAID WORK.

MASONRY SPECIFICATIONS

- 1.0 SCOPE OF WORK
A. GENERAL: THIS WORK SHALL CONSIST OF FURNISHING ALL LABOR AND MATERIAL FOR CONSTRUCTION OF OVERHEAD WOOD TRUSLS, FENCES AND SCREENS, AS DETAILED ON THE PLANS. THE WORK DOES NOT INCLUDE POST FOOTINGS AND HARDWARE SET IN PAVED AREAS.
B. COORDINATION: WOODWORKING CONTRACTOR SHALL LOCATE AND STAKE POST LOCATIONS FOR CONCRETE AND/OR MASONRY CONTRACTOR BEFORE PAVING OR MASONRY IS BEGUN.
C. SITE CONDITIONS: VERIFY ALL DIMENSIONS AND SITE CONDITIONS ON THE PRIOR TO BEGINNING WORK. ANY DISCREPANCY SHALL BE CALLED TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT.
D. PERMITS: CONTRACTOR TO OBTAIN ALL BUILDING PERMITS AND APPROVALS (REFER TO GENERAL NOTES).

- 2.0 MATERIALS
A. GENERAL: ALL MATERIALS SHALL BE NEW AND PROPERLY GRADE-MARKED OR CERTIFIED. ONLY LUMBER CONSISTING OF SOUND WOOD, FREE OF DECAY, WARPING, SPLITS OR CHECKS WILL BE ACCEPTED.
B.1. ALL LUMBER SIZES SHOWN ON THE PLANS OR SPECIFIED REFER TO NOMINAL SIZES AND THE AMERICAN STANDARD ROUGH-DRESSED SIZES WILL BE ACCEPTED AS CONFORMING THEREIN.
B.2. DOUGLAS FIR SHALL BE OF THE SPECIES "PSEUDOTSUGA MENZIESII" AND SHALL BE GRADED IN ACCORDANCE WITH THE CURRENT STANDARD GRADING AND DRESSING RULES FOR DOUGLAS FIR.
B.3. CEDAR SHALL BE OF THE SPECIES "CHAMAECYPARIS LAWSONIANA" AND SHALL BE GRADED IN ACCORDANCE WITH THE CURRENT GRADING AND DRESSING RULES.
B.4. ALL WOOD BEARING ON CONCRETE OR MASONRY LESS THAN 4" ABOVE GRADE SHALL BE PRESSURE TREATED. WOOD JOINTS OR THE BOTTOM OF WOOD FLOORS LESS THAN 18" ABOVE GRADE SHALL ALSO BE PRESSURE TREATED.
B.5. ALL STRUCTURAL MEMBER (IE. BEAMS, RAFTERS, POSTS, JOINTS) TO BE DOUGLAS FIR NO. 1 OR BETTER UNLESS OTHERWISE NOTED. LATH AND DECKING AS SPECIFIED.
C.1. NAILS TO BE GENERAL FRAMING COMMON OF STANDARD SIZE AND KIND. HOT DIPPED GALVANIZED OR AS REQUIRED FOR FINAL APPROVAL BY THE ARCHITECT. BOX NAILS WILL BE ACCEPTED.
C.2. WASHERS TO BE REINFORCED MALLEABLE IRON, GALVANIZED.
D.1. ADMIXTURE FOR MORTAR: "RED LABEL" USED IN ACCORDANCE WITH THE SPECIFICATIONS.
D.2. MORTAR: FRESHLY PREPARED AND UNIFORMLY MIXED IN THE RATIO BY VOLUMES OF 1 PART CEMENT, 1/2 PART LIME PUTTY, 4 1/2 PARTS SAND. PUTTY SHALL BE OMITTED. MORTAR SHALL MATCH COLOR OF BLOCK.
D.3. MORTAR: FRESHLY PREPARED AND UNIFORMLY MIXED IN THE RATIO BY PARTS SAND, GROUT: FLUID CONSISTENCY AND MIXED IN THE RATIO BY PARTS SAND, 2 PARTS FEA GRAD.
LIME PUTTY: ASTM C8, HIGH CALCIUM LIME, COMPLETELY SLAKED BEFORE USING.

- 3.0 EXECUTION
A. EXECUTE WORK IN BEST WORKMANSHIP LIKE MANNER IN FULL COMPLIANCE WITH APPLICABLE BUILDING ORDINANCES.
B. CONCRETE BLOCK SHALL BE LAID AS REINFORCED FULL CELL UNIT MASONRY. BLOCK SHALL BE LAID ON 3" THICK FULL MORTAR BED ON ALL WEBS AND FACE SHELLS. VERTICAL FACED JOINTS SHALL BE FULL BUTTERED TO A DEPTH OF 1/2" FROM EXTERIOR FACES AND ALL JOINTS SHALL BE SHOVED INTO PLACE. SO THE MORTAR BONDS WELL WITH BOTH BLOCKS. FURROWING OF THE MORTAR IS NOT PERMITTED. INTERSECTING MASONRY SHALL BE GROUDED (4" X 4" MAXIMUM POURS. UNLESS OTHERWISE NOTED) ON PLANS. ALL CELLS CONTAINING REINFORCING SHALL BE SOLID GROUDED. PUDDLE THE GROUT WITH A STICK IN EACH CELL. EACH TIME IT IS POURED, GET A CLEAN COMPLETE FILLING OF THE VOIDS. RECONSTRUCT ALL GROUT. RUN ALL HORIZONTAL BARS IN BOND BEAM BLOCK AND LAP AROUND CORNER AND AT ALL SPICE 2' MINIMUM. RUN ALL VERTICAL BARS IN OPEN END BLOCK.
C. DO NOT START MASONRY IF THE HORIZONTAL OR VERTICAL ALIGNMENT OF THE FOUNDATION IS A MAXIMUM OF 1/4" TOTAL IN ERROR.
D. ALL UNITS SHALL BE CLEANED WHERE LAD. CONCRETE UNITS SHALL BE DRY. BRICK SHALL BE WETTED BUT HAVE NO FREE MOVING WATER WHEN LAD.

TUBULAR STEEL

- 1.0 SCOPE OF WORK
WORK INCLUDED:
A. FURNISH AND INSTALL TUBULAR STEEL PER PLANS, DETAILS AND SPECIFICATIONS.
RELATIONS TO BE MAINTAINED AS NOTED IN THIS SECTION.
2.0 QUALITY ASSURANCE
A. QUALIFICATIONS
A.1. PERFORM SHOP WELDING ON THE PREMISES OF A FABRICATOR LICENSED BY THE CITY BUILDING AND SAFETY DEPARTMENT.
A.2. WELDING SHALL BE TO WELDS APPROVED AND CERTIFIED IN ACCORDANCE WITH REQUIREMENTS OF AWS.
B.1. "AISC" STEEL CONSTRUCTION MANUAL.
B.2. "CODE FOR ARC AND GAS WELDING IN BUILDING CONSTRUCTION" AWS F1.0 OF THE AMERICAN WELDING SOCIETY.
B.3. "METAL FINISHES MANUAL" OF THE NATIONAL ASSOCIATION OF ARCHITECTURAL METAL MANUFACTURERS (NANMM).

- 3.0 SUBMITTALS
A. SUBMIT COMPLETE SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT AND/OR OWNERS REPRESENTATIVE FOR REVIEW IN ADVANCE OF FABRICATION.
A.1. SHOW DIMENSIONS, SIZES, THICKNESSES, GALVANES, FINISHES, JOINING, ATTACHMENTS AND RELATIONSHIP TO ADJACENT WORK.
A.2. WHERE WELDED CONNECTIONS, CONCRETE INSERTS, AND OTHER ITEMS ARE REQUIRED TO RECEIVE OTHER WORK, SHOW EXACT LOCATIONS REQUIRED.
A.3. FOR STANDARD MANUFACTURED ITEMS, SUBMIT WORK SHEETS SHOWING REQUIRED DIMENSIONS AND INDICATED CUTS OF ITEMS TO BE FURNISHED, SCALE, DETAILS AND DIMENSIONS.
4.0 MATERIALS
A. ROLLED STEEL SHAPES AND STEEL PLATES: ASTM A36.
B. STEEL TUBING: ASTM A500 GRADE A, OR ASTM 1501 SEAMLESS - G.A. PER DETAILS.
C. STEEL PIPE: ASTM A315, TYPE E OR S, GRADE A OR A120, GALVANIZED 6" DIAMETER.
D. STEEL BOLTS: ASTM A307, GRADE A.
E. WELDING RODS: CONFORM TO AWS REQUIREMENTS FOR INTENDED USE.
F. CONCRETE PATCHING: CONFORM TO THE SPECIFICATIONS.
G. SHOP PRIME-COAT PAINT: CONFORM TO EITHER FST-1P-86 TYPE I FOR RED LEAD/ALLOY TYPE PAINT OR TO FST-1P-86 FOR ZINC CHROMATE TYPE PAINT.
H. TOUCH-UP FOR GALVANIZED SURFACES: ALL STATE NO. 321 GALVANIZING POWDER, 20% ZINC, 80% IRON.
I. NON-SHRINK GROUT: MINN WAX CONSTRUCTION PRODUCTS DIVISION.
J. PORT ROCK, OR APPROVED EQUAL.
K. METAL CHANNEL: FS TP-31C (2 COATS).

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D.3. MORTAR: FRESHLY PREPARED AND UNIFORMLY MIXED IN THE RATIO BY PARTS SAND, GROUT: FLUID CONSISTENCY AND MIXED IN THE RATIO BY PARTS SAND, 2 PARTS FEA GRAD.
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- 3.0 EXECUTION
A. EXECUTE WORK IN BEST WORKMANSHIP LIKE MANNER IN FULL COMPLIANCE WITH APPLICABLE BUILDING ORDINANCES.
B. CONCRETE BLOCK SHALL BE LAID AS REINFORCED FULL CELL UNIT MASONRY. BLOCK SHALL BE LAID ON 3" THICK FULL MORTAR BED ON ALL WEBS AND FACE SHELLS. VERTICAL FACED JOINTS SHALL BE FULL BUTTERED TO A DEPTH OF 1/2" FROM EXTERIOR FACES AND ALL JOINTS SHALL BE SHOVED INTO PLACE. SO THE MORTAR BONDS WELL WITH BOTH BLOCKS. FURROWING OF THE MORTAR IS NOT PERMITTED. INTERSECTING MASONRY SHALL BE GROUDED (4" X 4" MAXIMUM POURS. UNLESS OTHERWISE NOTED) ON PLANS. ALL CELLS CONTAINING REINFORCING SHALL BE SOLID GROUDED. PUDDLE THE GROUT WITH A STICK IN EACH CELL. EACH TIME IT IS POURED, GET A CLEAN COMPLETE FILLING OF THE VOIDS. RECONSTRUCT ALL GROUT. RUN ALL HORIZONTAL BARS IN BOND BEAM BLOCK AND LAP AROUND CORNER AND AT ALL SPICE 2' MINIMUM. RUN ALL VERTICAL BARS IN OPEN END BLOCK.
C. DO NOT START MASONRY IF THE HORIZONTAL OR VERTICAL ALIGNMENT OF THE FOUNDATION IS A MAXIMUM OF 1/4" TOTAL IN ERROR.
D. ALL UNITS SHALL BE CLEANED WHERE LAD. CONCRETE UNITS SHALL BE DRY. BRICK SHALL BE WETTED BUT HAVE NO FREE MOVING WATER WHEN LAD.

CONCRETE

- 1.0 SCOPE OF WORK
FURNISH AND INSTALL ALL CONCRETE WORK COMPLETE AS INDICATED ON THE DRAWINGS AND SPECIFICATIONS INCLUDING, BUT NOT LIMITED TO:
A. FURNISH AND SET ALL REINFORCING STEEL, BOLTS AND ANCHORS.
B. INSTALL ALL ITEMS REQUIRED BY OTHER TRADES WHICH ARE TO BE CAST IN CONCRETE.
C. CONCRETE MOW CURBS, BANDING, OTHER FLATWORK, FOOTINGS, PADS AND SLABS FOR WALLS, FENCING, CONTROLLERS, ETC., WHERE APPLICABLE.
2.0 GENERAL
ALL REQUIREMENTS OF SUBSECTION 3.31, STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SHALL APPLY EXCEPT AS SPECIFIED HEREIN.
1.2 INSPECTION OF SITE
EXAMINE RELATED WORK AND SURFACES BEFORE STARTING WORK IN THIS SECTION. REPORT TO THE LANDSCAPE ARCHITECT IN WRITING, SITE CONDITIONS WHICH WILL PREVENT THE PROPER PERFORMANCE OF THIS WORK. BEGINNING THE WORK IN THIS SECTION WITHOUT REPORTING UNSUITABLE CONDITIONS TO THE LANDSCAPE ARCHITECT CONSTITUTES ACCEPTANCE OF SITE CONDITIONS BY THE CONTRACTOR. ANY REQUIRED REMOVAL, REPAIR, OR REPLACEMENT OF THIS WORK CAUSED BY UNSUITABLE CONDITIONS SHALL BE DONE AT NO ADDITIONAL COST TO OWNER.

- 2.2 PROTECTION OF EXISTING CONDITIONS
CONTRACTOR SHALL ACQUAINT HIMSELF WITH ALL SITE CONDITIONS. HE SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING SITE CONDITIONS. EXISTING UTILITIES TO BE MAINTAINED OR PROTECTED SHALL BE MAINTAINED IN ITS ORIGINAL CONDITION OR FURNISH AND INSTALL EXACT REPLACEMENT AT HIS OWN EXPENSE, TO THE SATISFACTION OF THE OWNER.
2.3 COORDINATION
A. COOPERATION ON-SITE: COORDINATE AND COOPERATE WITH OTHER CONTRACTORS AND THE TRADE TO PROCEED AS RAPIDLY AND EFFICIENTLY AS POSSIBLE.
B. WORK WITH OTHER TRADES: COORDINATE WITH GENERAL CONTRACTOR ITEMS OF OTHER TRADES TO BE FURNISHED AND SET IN PLACE. SUCH PORTIONS OF THEIR WORK AS ALL OR IN PART EMBEDDED, BUILT-IN, OR OTHERWISE EXECUTED, SHALL BE DONE IN AMPLIFIED TIME THAT PROGRESS OF THE WORK IS NOT DELAYED, ANY CUTTING OR PATCHING MADE NECESSARY TO COMPLY WITH THIS INJUNCTION SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.

- 2.4 APPROVAL
WHEREVER THE TERMS "APPROVAL", "APPROVED", OR "APPROVED" ARE USED IN THE SPECIFICATIONS, THEIR MEANING APPROVAL OF THE LANDSCAPE ARCHITECT IN THE OWNERS REPRESENTATIVE OR THEIR FIELD REPRESENTATIVES, IN WRITING.
2.5 SUBMITTALS
AFTER AWARD OF CONTRACT, CONTRACTOR SHALL SUBMIT FOR APPROVAL SAMPLES AND SPECIFICATIONS OF SPECIFIED ITEMS PRIOR TO BEGINNING WORK. APPROVED SAMPLES SHALL BE STANDARDS FOR COMPLETING WORK. SAMPLES SHALL CONSIST OF 3 SQUARE PANELS. CONTRACTOR SHALL PROVIDE ONE PANEL FOR EACH COLOR AND/OR FINISH ON THE JOB SITE. EACH SAMPLE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
2.6 SUBSTITUTIONS
A. STANDARDS: SPECIFIC REFERENCE TO MANUFACTURERS NAMES AND PRODUCTS SPECIFIED IN THIS SECTION ARE USED AS STANDARDS. THIS IMPLIES THE RIGHT TO SUBSTITUTE OTHER MATERIAL OR METHODS WITHOUT WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
B. APPROVAL: INSTALLATION OF ANY APPROVED SUBSTITUTIONS IS THE CONTRACTOR'S RESPONSIBILITY. ANY CHANGES REQUIRED FROM THE INSTALLATION OF ANY APPROVED SUBSTITUTION MUST BE MADE TO THE SATISFACTION OF THE ARCHITECT AND APPROVED IN WRITING BY THE ARCHITECT TO OWNER. APPROVAL BY LANDSCAPE ARCHITECT OF SUBSTITUTED MATERIALS AND/OR DIMENSIONAL DRAWINGS DOES NOT WAIVE THESE REQUIREMENTS.

- 2.7 WARRANTY
IN ADDITION TO MANUFACTURERS' GUARANTEES OR WARRANTIES, ALL WORK SHALL BE WARRANTED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP BY CONTRACTOR. WARRANTY SHALL ALSO COVER REPAIR OF DAMAGE TO ANY PART OF THE PREMISES.
3.0 MATERIALS
A. PORTLAND CEMENT SHALL CONFORM TO ASTM-C150, TYPE I OR TYPE II.
B. CONCRETE AGGREGATE SHALL CONFORM TO ASTM-C33.
C. CLEAN FREE FROM STRONG ACIDS, ALKALI, OIL OR ORGANIC MATTER.
D. ADMIXTURE FOR ALL FORMED CONCRETE SHALL BE SIKKA CHEMICAL CORP'S "PLASTIMET" OR APPROVED EQUAL, APPLIED IN STRICT ACCORDANCE WITH MANUFACTURERS DIRECTIONS.
E. FORMS:
E.1. LUMBER SHALL BE "CONSTRUCTION GRADE" DOUGLAS FIR.
E.2. PLYWOOD FOR FORMING OF CONCRETE WHICH IS EXPOSED SHALL BE 1/2" THICK AND EDGES SEALED.
E.3. FIBERGLASS JOINT FILLER SHALL CONFORM WITH ASTM-D7781 (PREMIUM).
E.4. FORMS SHALL BE CLEANED AND REPAIRED AS NECESSARY TO MAINTAIN THE SAME PROPERTIES OF REINFORCING BARS AND WELDED WIRE FABRIC.
G.1. REINFORCING BARS: DEFORMED BILLET STEEL BARS CONFORMING TO ASTM A618, CLEAN AND FREE FROM RUST, SCALE, OR COATING THAT WILL REDUCE BOND.
G.2. WELDED WIRE FABRIC:
G.2.1. CONFORM TO ASTM A185. TAGS DESIGNATING WIRE SIZE AND SPACING SHALL BE LEFT ON EACH ROLL UNTIL READY FOR USE.
G.2.2. BY THE LANDSCAPE ARCHITECT. WELDED WIRE MESH SHALL BE 6" X 6" NO. 10 TO 10 CONTINUOUS.

- 4.0 CONCRETE
A. QUALITY
A.1. CONTRACTOR ASSUMES RESPONSIBILITY FOR THE DESIGN MIX AND GUARANTEES THE SPECIFIED ULTIMATE STRENGTH AS INDICATED OR SPECIFIED HEREIN.
A.2. THE PROPER CURE AND PROTECTION OF AGGREGATE TO CEMENT SHALL PROVIDE A DENSE MIXTURE WHICH WILL REACT WITH ALL CORNERS OF THE FORMS. SHALL BE AVOIDED. SHALL BE AVOIDED WITHOUT ANY SEGREGATION OF THE MATERIALS, CAUSE EXCESS FREE WATER TO BE RELEASED ON THE SURFACE OR CAUSE EXCESS BLEEDING OF THE FORMS.
B.2. THE RECOMMENDED PRACTICES OF THE AMERICAN CONCRETE INSTITUTE SHALL BE FOLLOWED IN ALL APPLICABLE PROCEDURES, THE MAXIMUM SLUMP SHALL NOT EXCEED 4" FOUR INCHES FOR FOOTINGS, SLABS, CONCRETE, AND MASS CONCRETE. 5 INCHES FOR FOUNDATION WALLS.
C. CONTROL: THE CONCRETE QUALITY, PROPORTIONS, CONSISTENCY, ETC., IS SUBJECT TO THE APPROVAL OF THE OWNER, AND NO CHANGES SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL.

- 5.1 FORMWORK
A. FORMS FOR CONCRETE WORK SHALL BE EITHER METAL OR WOOD. FORMS THAT ARE WARPED OR THAT DO NOT HAVE A SMOOTH STRAIGHT UPPER EDGE SHALL NOT BE USED. FORMS SHALL BE SET WITH THE UPPER EDGE OF THE BOARD TRUE TO LINE AND GRADE AND SHALL BE STAKED RIGIDLY. NO MORE THAN THREE STAKES SET AT 45 DEGREE ANGLES TO EACH OTHER TO REMAIN IMMOVABLE THROUGHOUT THE CONSTRUCTION. ALL FORMS SHALL BE APPROVED BY LANDSCAPE ARCHITECT WITHIN A TOLERANCE OF ONE PERCENT (1%). NOTIFY LANDSCAPE ARCHITECT 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION. ALL MATERIALS SHALL BE ACCURATELY AND UNIFORMLY WEIGHTED THROUGHOUT THE CONSTRUCTION UNTIL THE DISTRIBUTION OF MATERIAL IS UNIFORM AND THE MASS OF CONCRETE IS HOMOGENEOUS.
B. TWO AND ONE-HALF (2 1/2) GALLONS OF WATER PER CUBIC YARD, SHALL BE WITHHELD FROM THE MIX AT THE PLANT, AND ALL OR A PORTION MAY BE ADDED TO THE MIX AT THE JOB SITE AS DIRECTED BY THE SUPERVISOR. THE CONCRETE SHALL BE MIXED AT LEAST 5 MINUTES AFTER SUCH WATER IS ADDED AND NOT LESS THAN 30 MINUTES OF THIS TIME SHALL BE IMMEDIATELY PRIOR TO THE DISCHARGE OF THE BATCH. TOTAL MIXING TIME AFTER ADDING ORIGINAL WATER SHALL BE AT LEAST 15 MINUTES.
C. CONCRETE WHICH IS NOT PLACED WITHIN 90 MINUTES AFTER THE INTRODUCTION OF CEMENT AND WATER, AND CONCRETE WHICH HAS STOOD FOR 30 MINUTES AFTER LEAVING THE MIXER, SHALL NOT BE USED.

- 5.2 REBAR
A. REINFORCING BAR SHALL BE SPACED WITH 30-BAR DIAMETERS MINIMUM OVERLAP.
B. ALL REINFORCING BAR SHALL BE PLACED WITH 7" MINIMUM CLEARANCE FROM CONCRETE EDGES.
6.0 CONVEYING AND PLACING
A. BEFORE POURING, ALL FORMS SHALL BE THOROUGHLY CLEANED AND MADE TRUE. THE BOTTOM OF TRENCHES SHALL BE WETTED DOWN WITH WATER. POURING FOOTINGS: EARTH SHALL NOT BE MUDDY AT THE TIME OF POURING. CONCRETE SHALL NOT BE PLACED UNTIL REINFORCEMENTS, ROUGH WORKING, AND FORMS ARE APPROVED BY OWNER OR LANDSCAPE ARCHITECT.
B. BEFORE DEPOSITING NEW CONCRETE AGAINST OLD CONCRETE, ALL LATANCE SHALL BE REMOVED, AND THE SURFACES ROUGHENED TO EXPOSE THE EMBEDDED AGGREGATE. THE SURFACES SHALL THEN BE COVERED WITH WETTED GROUT. CONCRETE SHALL BE PLACED IN LAYERS OF THE COURSE AGGREGATE OMITTED, 1 1/2 INCHES THICK.
C. CONCRETE SHALL BE PLACED IN LAYERS. CONCRETE SHALL BE DONE SO AS TO PREVENT SEPARATION OF INGREDIENTS, AND IN NO CASE SHALL THE FREE FALL EXCEED 6 FEET. TRIMMER SHALL BE USED AS REQUIRED. SURGES OF CONCRETE SHALL BE KEPT REASONABLY LEVEL, WITH A MINIMUM AMOUNT OF CONCRETE BEING ALLOWED TO FLOW AFTER BEING PLACED. PLACING SHALL BE PERFORMED AS A CONTINUOUS OPERATION UNTIL EACH SECTION IS COMPLETE.
D. CONCRETE SHALL BE SPADED AND VIBRATED WITH MECHANICAL VIBRATORS TO A MAXIMUM SUBSIDENCE, WITHOUT SEPARATION OF INGREDIENTS, THE MOVING OF CONCRETE BY VIBRATION WILL NOT BE PERMITTED.

- 6.1 COLORED CONCRETE
INTEGRAL COLOR SHALL BE PER PLAN WHERE APPLICABLE.
7.0 GROUTING
A. GROUT SHALL BE COMPOSED OF ONE PART PORTLAND CEMENT AND TWO PARTS OF FINE AGGREGATE BY VOLUME. MATERIALS SHALL BE MIXED DRY AND WATER ADDED JUST SUFFICIENT TO MAKE THE MIXTURE FLOW UNDER ITS OWN WEIGHT.
8.0 CURING AND PROTECTION
A. ALL EXPOSED SURFACES OF CONCRETE SHALL BE PROTECTED FROM DAMAGE DUE TO TEMPERATURE, ELEMENTS, AND CONSTRUCTION OPERATIONS.
B. ALL EXPOSED SURFACES OF CONCRETE SHALL BE PROTECTED FROM PREMATURE DRYING AND FRESHLY PLACED CONCRETE SHALL BE PROTECTED AGAINST WASH BY RAIN. ALL CONCRETE SHALL BE KEPT MOIST FOR A PERIOD OF 7 DAYS AFTER PLACING.
B.2. ALL LIQUID CURING COMPOUNDS SHALL BE USED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SHALL NOT BE USED ON SURFACES RECEIVING CONCRETE HARDENER.
9.0 DEFECTIVE CONCRETE
A. CONCRETE WHICH IS NOT IN ACCORDANCE WITH THESE SPECIFICATIONS, OUT OF LINE, LEVEL, OR PLUMB; SHOWING STRUCTURAL CRACKS, ROCK POCKETS, WOODS, SPALLS, HONEYCOMBING, EXPOSED REINFORCING OR OTHER DAMAGED SURFACES SHALL BE CONSIDERED AS DEFECTIVE.
B. ALL FINES AND IRREGULARITIES SHALL BE REMOVED FROM EXPOSED CONCRETE SURFACES WHILE THE CONCRETE IS STILL GREEN. WHERE PATCHING IS REQUIRED, ALL USE AND UNIFORM CONCRETE SHALL BE REMOVED PRIOR TO PATCHING.
10.0 CONCRETE FINISHES
FLAT SURFACES SHALL BE SCREED TO THE REQUIRED LEVELS AND SLOPES AND ANY EXCESS WATER OR LATANCE REMOVED. CONCRETE SHALL BE CONTRACTED WITH A GRID TAMBER AND THEN FLOATED TO A TRUE AND LEVEL SURFACE WITHIN THE TOLERANCE OF 1/8 INCH ALONG A 10 FOOT STRAIGHT EDGE. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE ON ALL FLATWORK. SEE PLANS FOR CONCRETE FINISH.
11.0 EXPANSION JOINTS
CONTROL JOINTS AND OTHER JOINTS SHALL BE FORMED IN FRESH CONCRETE USING A CLEAN EDGING OR EDGING TOOL TO PROVIDE A SMOOTH UNIFORM FINISH.

- 12.0 CLEAN-UP
UPON COMPLETION OF ALL CONCRETE WORK AND BEFORE FINAL ACCEPTANCE, CONTRACTOR SHALL REMOVE ALL EXCESS MATERIALS, APPROVED DEBRIS, ETC., FROM THE SITE AND THE SITE SHALL BE LEFT IN A CLEAN, NEAT CONDITION ACCEPTABLE TO OWNER.

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LATERAL PIPE SIZING CHART	
SCH. 40 PVC	
SIZE	FLOW (GPM)
3/4"	= 0- 8
1"	= 8.1- 12
1-1/4"	= 12.1- 22
1-1/2"	= 22.1- 30
2"	= 30.1- 50

DRIP EMITTER SCHEDULE	
PLANT SIZE	EMITTER No.
1 GAL. MATERIAL	2 - 2 GPH
5 GAL. MATERIAL	3 - 2 GPH*
15 GAL. MATERIAL	4 - 2 GPH*
24" BOX	6 - 2 GPH*
36" BOX	8 - 2 GPH*
* SPACE EQUALLY ABOUT TRUNK	

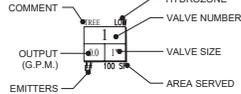
CONTRACTOR SHALL ADJUST EMITTER QUANTITIES AS REQUIRED FOR SOIL TYPES

IRRIGATION LEGEND

SYM	MFG	MODEL	GPM (GPH)	PSI	DETAIL
●	JAIN IRR.	OCTA-BUBBLER MODEL OCT168 - 1/4" DISTRIB. TUBING. SEE EMITTER SCHEDULE.	2.0 GPH / OUTLET	25	E,FL5.1
○	HUNTER	RZWS-36-25 - (2) PER TREE	0.25	15	IL/L5.1
■	HUNTER	FLOOD BUBBLER PROS-00-PCN-25	0.25	30	HL/L5.1
□	HUNTER	ECOMAT - INSTALL PER DETAILS AND MFR'S RECOMMENDATIONS.	0.6 GPH @ 12" O.C	15	FL/L5.2
□	NETAFIM	TECHLINE CV DRIFLINE - INSTALL PER DETAILS AND MFR'S RECOMMENDATIONS.	0.26 GPH @ 18" O.C	15	A-H/L5.3
M	EXISTING	DOMESTIC WATER METER			
⊕	NETAFIM	AUTOMATIC FLUSH VALVE W/ INSERT INLET (INSTALL IN BOX AT TERMINATION OF LINE)			FL/L5.3
⊖	NETAFIM	AIR RELIEF VALVE (INSTALL AT HIGH POINT OF EACH SYSTEM)			G,HL/L5.3
○	APPROVED	3/4" DEDICATED DOMESTIC SUB-METER			
■	FEBCO	3/4" BACKFLOW PREVENTER, MODEL LF825Y			CL/L5.1
EZ	EZ FLO	EZ-FLO FERTILIZER INJECTION SYSTEM MODEL EZ-005-KX WITHIN BLACK CARSON JUMBO VALVE BOX (OR APPROVED EQUAL).			E/L5.2
C	HUNTER	I-CORE AUTOMATIC IRRIGATION CONTROLLER - MODEL IC-600-PL. CONTRACTOR TO INCLUDE NECESSARY EXPANSION MODULES.			A/L5.1 A/L5.2
⊕	HUNTER	WIRELESS WEATHER STATION - MODEL WSS-SEN. COORDINATE LOCATION W/ G.C.			B/L5.1
⊗	NIBCO	SCH 80 PVC ISOLATION VALVE (LINE SIZE)			GL/L5.1
⊕	HUNTER	ICV-101 REMOTE CONTROL VALVE (SIZE PER PLAN).			D/L5.1 D/L5.2
⊕	HUNTER	ICZ-101 REMOTE CONTROL VALVE WITH DRIP ZONE KIT (SIZE PER PLAN).			D/L5.1 D/L5.2
---	APPROVED	PVC SCHED 40 LATERAL. SIZE PER PLAN.			B/L5.2
---	APPROVED	PVC SCHED 40 MAINLINE. SIZE PER PLAN. 18" COVER MIN.			B/L5.2
---	APPROVED	PVC SCHED 40 SLEEVE. 2x PIPE DIAMETER.			C/L5.2

NOTES:

1. COMBINE SCHEDULED IRRIGATION VALVES FOR A FLOW OF MIN. 6 GPM TO MAX. 15 GPM
2. INSTALL VALVES IN BLACK CARSON 1419 VALVE BOX, OR APPROVED EQUAL.
3. CONTRACTOR TO INSTALL NETAFIM SYSTEM PER MANUFACTURER'S RECOMMENDATIONS, DETAILS, AND SPECIFICATIONS. CONTACT LOCAL REPRESENTATIVE FOR INSTALLATION GUIDANCE PRIOR TO COMMENCEMENT OF WORK.
4. CONTRACTOR TO INSTALL TEMPORARY OVERHEAD SPRAY SYSTEM TO SUPPLEMENT ECO-MAT IRRIGATION DURING THE ESTABLISHMENT PERIOD OF THE SOD.
5. VALVE GPM/ BUBBLER QUANTITIES ARE ESTIMATES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A SUFFICIENT NUMBER BUBBLERS FOR PLANT MATERIAL SHOWN ON THESE PLANS. REFER TO DETAILS FOR EMITTER LAYOUT. CONTRACTOR SHALL ADJUST SYSTEM DESIGN AS REQUIRED TO MEET THE PLANT MATERIAL NEEDS.
6. CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT FOR FIELD INSPECTIONS PER SPECIFICATIONS.



IRRIGATION NOTES

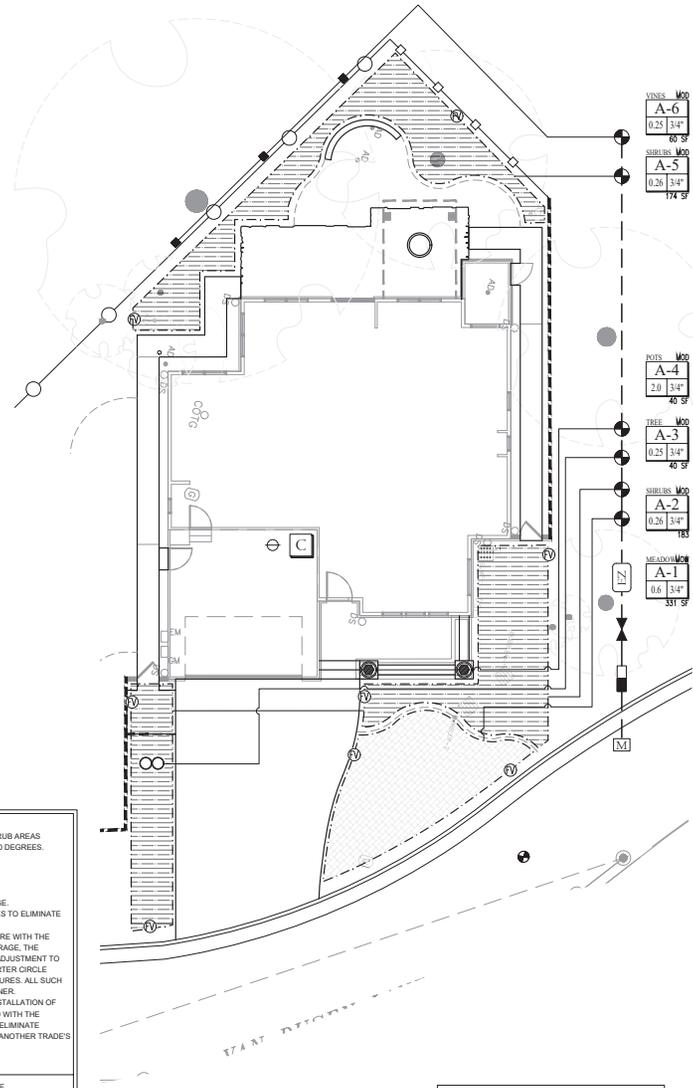
1. INSTALL ALL IRRIGATION COMPONENTS ACCORDING TO LOCAL CODES AND ORDINANCES.
2. THE CONTRACTOR SHALL OBTAIN, COORDINATE AND PAY FOR ANY AND ALL PERMITS AND ALL INSPECTIONS AS REQUIRED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ANY ENCROACHMENT INTO ADJACENT PROPERTY, R.O.W'S, EASEMENTS, SETBACKS OR ANY OTHER LEGAL PROPERTY RESTRICTIONS EITHER MARKED OR UNMARKED.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL REPAIR/REPLACE AT NO ADDITIONAL COST TO THE OWNER, ANY DAMAGE TO UNDERGROUND UTILITIES THAT MAY OCCUR.
5. THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ANY AND ALL DAMAGES TO OPERATIONS OR WORK OF OTHER CONTRACTORS. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ACTIVITIES WITH ALL AGENCIES AND OTHER TRADES.
6. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS SHOWN ON PLANS AT THE SITE PRIOR TO COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES SHALL BE IMMEDIATELY REPORTED TO LANDSCAPE ARCHITECT FOR DIRECTION. ANY CONTINUATION OF WORK IS AT THE CONTRACTOR'S RISK AND EXPENSE.
7. THE CONTRACTOR SHALL ONLY APPLY SUFFICIENT WATER TO PROMOTE HEALTHY GROWTH OF THE PLANT MATERIAL. AT NO TIME WILL THE CONTRACTOR APPLY WATER AT A RATE OF FREQUENCY WHICH CAUSES RUNOFF OR SOIL SATURATION.
8. REFER TO DETAILS AND SPECIFICATIONS FOR INSTALLATION OF ALL COMPONENTS.
9. THE WORK SHOWN ON THESE PLANS IS DIAGNOSTIC. ALL ITEMS, I.E. CONTROLLERS, VALVES, MAINLINES, SLEEVES, WIRES, IRRIGATION HEADS, ETC. ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ONLY. DO NOT SCALE DRAWINGS. DETAIL DRAWINGS MAY CLARIFY LOCATION OF SOME ITEMS. THE CONTRACTOR SHALL NOT LOCATE ANY ITEMS WHERE IT IS OBVIOUS THAT THEY ARE IN CONFLICT WITH UNDERGROUND UTILITIES, STRUCTURES, OTHER IMPROVEMENTS, OR VEHICULAR OR PEDESTRIAN SAFETY CONSIDERATIONS.
10. ADJUST ALL HEADS FOR MINIMUM OVERSPRAY ON ANY NONPLANTED AREAS AND COMPLETE COVERAGE OF LANDSCAPE AREAS. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING CONDITIONS (USE VARIABLE ARC NOZZLES AS NECESSARY).
11. LOCATE ALL SHRUB SPRAY HEADS 24" FROM EDGE OF PAVING.
12. DO NOT LOCATE ANY IRRIGATION HEADS CLOSER THAN 24" FROM HOUSE.
13. DO NOT USE FIXED RISERS IN TRAFFIC AREAS.
14. USE 6" POP-UP HEADS IN TURF AREAS, AND 12" POP-UP HEADS IN SHRUB AREAS.
15. USE VARIABLE ARC NOZZLES FOR AREAS OTHER THAN 90, 180, OR 360 DEGREES.
16. SLEEVE IRRIGATION WIRING UNDER ALL PAVING. SLEEVE LATERALS UNDER ALL PAVING 4 FEET AND WIDER. SLEEVE MAINLINE UNDER ALL PAVING 4 FEET AND WIDER. ALL SLEEVES TO BE 2x SIZE OF PIPE TO BE SLEEVED.
17. USE CHECK VALVES AS REQUIRED TO ELIMINATE LOW HEAD DRAINAGE. PRESSURE COMPENSATING DEVICES SHALL BE USED ON ALL NOZZLES TO ELIMINATE FOGGING.
18. WHERE VERTICAL OBSTRUCTIONS IN THE LANDSCAPE AREA INTERFERE WITH THE SPRAY PATTERN OF ANY SPRINKLER RESULTING IN IMPROPER COVERAGE, THE IRRIGATION CONTRACTOR SHALL RECTIFY THE SITUATION BY FIELD ADJUSTMENT TO THE IRRIGATION SYSTEM. THIS MAY REQUIRE THE ADDITION OF QUARTER CIRCLE SPRINKLERS TO EACH SIDE OF THE OBSTRUCTIONS OR OTHER MEASURES. ALL SUCH ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
19. PIRING AND WIRE CONDUIT PENETRATIONS THROUGH WALLS AND INSTALLATION OF ANY IRRIGATION EQUIPMENT UNDER PAVING MUST BE COORDINATED WITH THE GENERAL CONTRACTOR AND CONTRACTORS OF OTHER TRADES TO ELIMINATE PROBLEMS THAT MAY ARISE FROM INACCESSIBILITY OR DAMAGE TO ANOTHER TRADES WORK.

SCHEDULING NOTES

- NOTE: CONTRACTOR SHALL ADJUST THE IRRIGATION SCHEDULE FOR THE ESTABLISHMENT PERIOD AS FOLLOWS:
- RUN ALL STATIONS TO KEEP THE SOIL OPTIMALLY MOIST AT ALL TIMES DURING THE FIRST 90 DAYS OF ESTABLISHMENT.
 - ADJUST EACH STATION AS NECESSARY FOR ACTUAL SITE CONDITIONS.
 - AT NO TIME SHALL RUNOFF BE PERMITTED. ADJUST START TIMES TO ACCOMMODATE LOCAL SOIL PROFILES.

SMART CONTROLLER NOTE:

- DO NOT OVERRIDE SMART CONTROLLER FUNCTIONS.
- CONTRACTOR SHALL FOLLOW MANUFACTURER'S INSTRUCTIONS FOR INPUT OF ALL IRRIGATION SYSTEM REQUIREMENTS FOR SCHEDULING INCLUDING: PRECIPITATION RATES, PLANT TYPES, SOIL PROFILE, SLOPE, ETC.



I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED SUCH CRITERIA FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

10/29/19
THOMAS NORTON
DATE

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PROJECT	TN
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YEAR	19008
TYPE	RESIDENTIAL



IRRIGATION PLAN

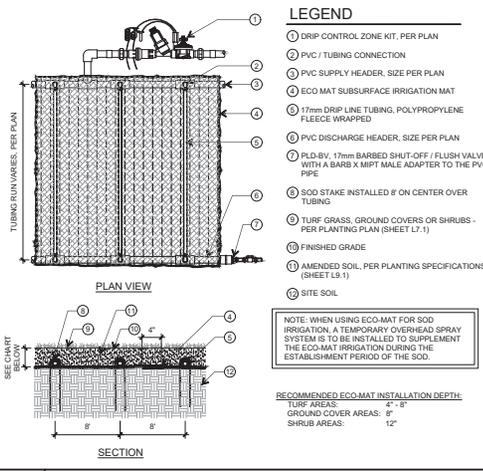
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REFER TO SHEET T1.1 FOR IRRIGATION CALCULATIONS
REFER TO SHEET L1.1 FOR CORRESPONDING CONSTRUCTION PLAN
REFER TO SHEET L7.1 FOR CORRESPONDING PLANTING PLAN

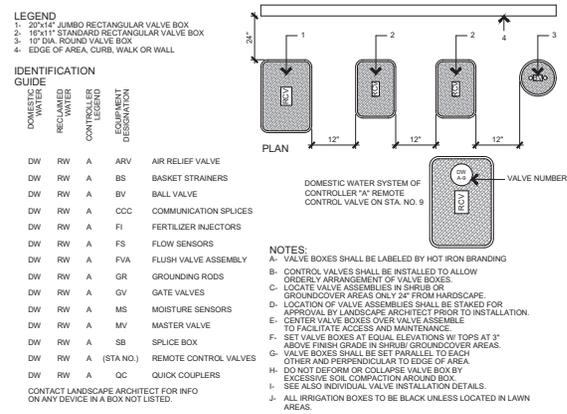
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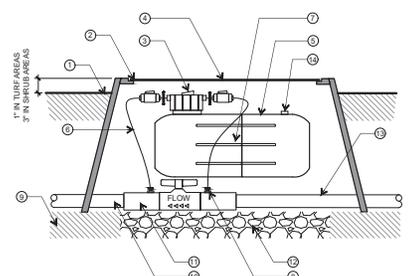
- LEGEND**
- 1 DRIP CONTROL ZONE KIT, PER PLAN
 - 2 PVC / TUBING CONNECTION
 - 3 PVC SUPPLY HEADER, SIZE PER PLAN
 - 4 ECO MAT SUBSURFACE IRRIGATION MAT
 - 5 17mm DRIP LINE TUBING, POLYPROPYLENE FLEECE WRAPPED
 - 6 PVC DISCHARGE HEADER, SIZE PER PLAN
 - 7 P.L.D-BY, 17mm BARBED SHUT-OFF / FLUSH VALVE WITH A BARB X MPT MALE ADAPTER TO THE PVC PIPE
 - 8 SOD STAKE INSTALLED IF ON CENTER OVER TUBING
 - 9 TURF GRASS, GROUND COVERS OR SHRUBS - PER PLANTING PLAN (SHEET L7.1)
 - 10 FINISHED GRADE
 - 11 AMENDED SOIL, PER PLANTING SPECIFICATIONS (SHEET L8.1)
 - 12 SITE SOIL
- NOTE: WHEN USING ECO-MAT FOR SOD IRRIGATION, A TEMPORARY OVERHEAD SPRAY SYSTEM IS TO BE INSTALLED TO SUPPLEMENT THE ECO-MAT IRRIGATION DURING THE ESTABLISHMENT PERIOD OF THE SOD.**
- RECOMMENDED ECO-MAT INSTALLATION DEPTH:**
 TURF AREAS: 4" - 8"
 GROUND COVER AREAS: 8"
 SHRUB AREAS: 12"

F ECO-MAT



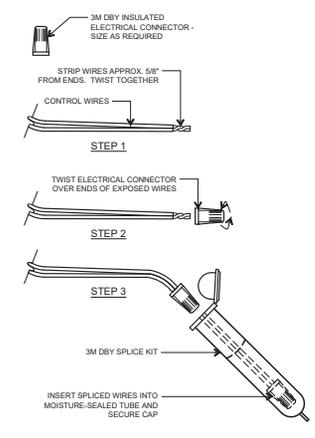
- LEGEND**
- 1- 20"x14" JUMBO RECTANGULAR VALVE BOX
 - 2- 16"x11" STANDARD RECTANGULAR VALVE BOX
 - 3- 10" DIA. ROUND VALVE BOX
 - 4- EDGE OF AREA, CURB, WALK OR WALL
- IDENTIFICATION GUIDE**
- | DW | RW | A | ARV | AIR RELIEF VALVE |
|----|----|---|-----------|-----------------------|
| DW | RW | A | BS | BASKET STRAINERS |
| DW | RW | A | BV | BALL VALVE |
| DW | RW | A | CCC | COMMUNICATION SPLICES |
| DW | RW | A | FI | FERTILIZER INJECTORS |
| DW | RW | A | FS | FLOW SENSORS |
| DW | RW | A | FVA | FLUSH VALVE ASSEMBLY |
| DW | RW | A | GR | GROUNDING RODS |
| DW | RW | A | GV | GATE VALVES |
| DW | RW | A | MS | MOISTURE SENSORS |
| DW | RW | A | MV | MASTER VALVE |
| DW | RW | A | SB | SPLICE BOX |
| DW | RW | A | (STA NO.) | REMOTE CONTROL VALVES |
| DW | RW | A | QC | QUICK COUPLERS |
- NOTES:**
- A. VALVE BOXES SHALL BE LABELED BY HOT IRON BRANDING
 - B. CONTROL VALVES SHALL BE INSTALLED TO ALLOW ORDERLY ARRANGEMENT OF VALVE BOXES.
 - C. LOCATE VALVE ASSEMBLIES IN SHRUB OR GROUND COVER AREAS ONLY 2" FROM HARDSCAPE.
 - D. LOCATION OF VALVE ASSEMBLIES SHALL BE STAKED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION TO FACILITATE ACCESS AND MAINTENANCE.
 - E. SET VALVE BOXES AT EQUAL ELEVATIONS W/ TOPS AT 3" ABOVE FINISH GRADE IN SHRUB/ GROUND COVER AREAS.
 - F. CENTER VALVE BOXES OVER VALVE ASSEMBLY
 - G. VALVE BOXES SHALL BE SET PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF AREA.
 - H. DO NOT DEFORM OR COLLAPSE VALVE BOX BY EXCESSIVE SOIL COMPACTION AROUND BOX.
 - I. SEE ALSO INDIVIDUAL VALVE INSTALLATION DETAILS.
 - J. ALL IRRIGATION BOXES TO BE BLACK UNLESS LOCATED IN LAWN AREAS.
- DOMESTIC WATER SYSTEM OF CONTROLLER "A" REMOTE CONTROL VALVE ON STA. NO. 9

D BOX IDENTIFICATION

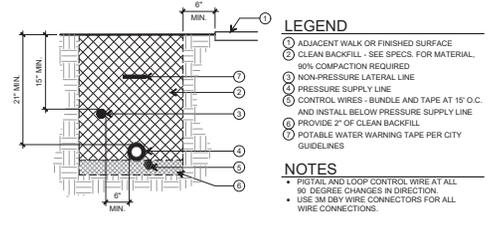


- LEGEND**
- 1 FINISHED GRADE
 - 2 VALVE BOX & COVER - 30" L x 18"W x 17"H
 - 3 PROPORTIONING CAP WITH FEED ADJUSTMENT KNOB
 - 4 EZ-FLO SHUT OFF VALVES WITH DISCONNECT WASHERS
 - 5 EZ-FLO FERTILIZING SYSTEM - PER PLAN, CONNECT CLEAR TUBE TO GREEN CONNECTIONS ON PROPORTIONING CAP AND COUPLING
 - 6 CONNECT BLACK TUBE TO BLUE CONNECTIONS ON PROPORTIONING CAP AND COUPLING
 - 7 WATER IN
 - 8 14" TUBING CLAMP - BOTH THE GREEN AND BLUE COUPLING TUBING CONNECTIONS
 - 9 APPROVED BACKFILL
 - 10 PVC MAIN LINE TO VALVE MANIFOLD
 - 11 EZ BALL VALVE COUPLING CONNECTOR - INSTALL ACCORDING TO WATER FLOW DIRECTION ARROW (PURCHASED SEPARATELY)
 - 12 1 CU. FT. PEA GRAVEL
 - 13 PVC MAINLINE FROM BACK FLOW PREVENTER
 - 14 PRESSURE RELIEF VALVE

E EZ-FLO FERTIGATION

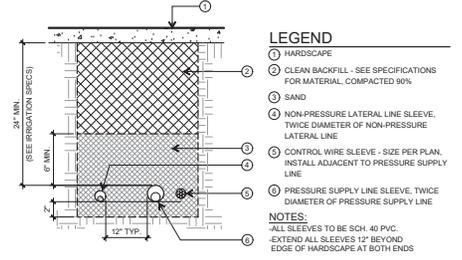


A WIRE CONNECTORS



- LEGEND**
- 1 ADJACENT WALK OR FINISHED SURFACE
 - 2 CLEAN BACKFILL - SEE SPECS. FOR MATERIAL, 90% COMPACTION REQUIRED
 - 3 NON-PRESSURE LATERAL LINE
 - 4 PRESSURE SUPPLY LINE
 - 5 CONTROL WIRES - BUNDLE AND TAPE AT 15" O.C. AND INSTALL BELOW PRESSURE SUPPLY LINE
 - 6 PROVIDE 2" OF CLEAN BACKFILL
 - 7 POTABLE WATER WARNING TAPE PER CITY GUIDELINES
- NOTES**
- 1. DIGITAL AND LOOP CONTROL WIRE AT ALL 90 DEGREE CHANGES IN DIRECTION.
 - 2. USE 3M DBY WIRE CONNECTORS FOR ALL WIRE CONNECTIONS.

B TRENCHING



- LEGEND**
- 1 HARDSCAPE
 - 2 CLEAN BACKFILL - SEE SPECIFICATIONS FOR MATERIAL, COMPACTED 90%
 - 3 SAND
 - 4 NON-PRESSURE LATERAL LINE SLEEVE, TWICE DIAMETER OF NON-PRESSURE LATERAL LINE
 - 5 CONTROL WIRE SLEEVE - SIZE PER PLAN, INSTALL ADJACENT TO PRESSURE SUPPLY LINE
 - 6 PRESSURE SUPPLY LINE SLEEVE, TWICE DIAMETER OF PRESSURE SUPPLY LINE
- NOTES:**
- 1. ALL SLEEVES TO BE SCH. 40 PVC.
 - 2. EXTEND ALL SLEEVES 12" BEYOND EDGE OF HARDSCAPE AT BOTH ENDS

C SLEEVING

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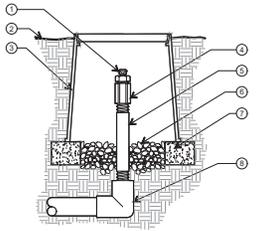
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DATE	19008
DATE	RESIDENTIAL



IRRIGATION DETAILS

L5.2
 13

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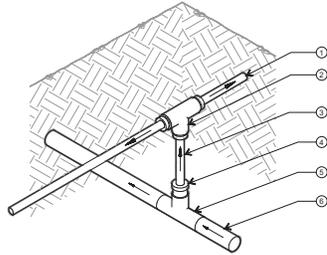


LEGEND

- ① NETAFIM TLAVRV AIR / VACUUM VALVE
- ② FINISHED GRADE
- ③ 6" ROUND VALVE BOX - BLACK
- ④ 1/2" PVC COUPLING (T x T)
- ⑤ 1/2" SCH. 80 NIPPLE (LENGTH AS REQUIRED)
- ⑥ PEA GRAVEL SUMP (6")
- ⑦ BRICK SUPPORTS
- ⑧ PVC PIPING AND FITTING

NOTES

- INSTALL AIR VAC. RELIEF VALVE AT HIGH POINT OF EACH DRIP SYSTEM
- USE FOR ZONES OF 7 GPM OR LESS ONLY (PLUMBED TO PVC)

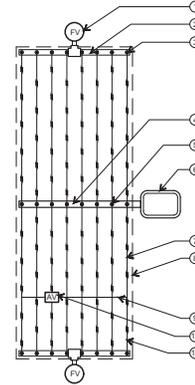


LEGEND

- ① NETAFIM TECHLINE DRIPPERLINE
- ② NETAFIM TL TEE ELBOW
- ③ NETAFIM TECHLINE BLANK TUBING
- ④ NETAFIM TL075MA ADAPTER
- ⑤ PVC TEE (S x S)
- ⑥ PVC PIPE

LEGEND

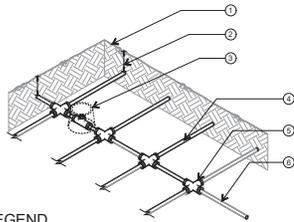
- ① NETAFIM TL FV - 1 LINE FLUSHING VALVE PLUMBED TO TUBING (T x T) - REFER TO "FLUSH VALVE" DETAIL
- ② PVC FLUSH MANIFOLD - REFER TO "MANIFOLD LAYOUT" DETAIL
- ③ NETAFIM TL TEE ELBOW TO MANIFOLD CONNECTION - REFER TO "MANIFOLD TO TEE" DETAIL
- ④ PVC SUPPLY MANIFOLD - REFER TO "CENTERFEED TO MANIFOLD" DETAIL
- ⑤ NETAFIM TL075TEE MANIFOLD TO TEE CONNECTION - REFER TO "MANIFOLD TO TEE" DETAIL
- ⑥ REMOTE CONTROL VALVE WITH FILTER AND PRESSURE REGULATOR - REFER TO "REMOTE CONTROL VALVE" DETAIL
- ⑦ NETAFIM TECHLINE DRIPPERLINE
- ⑧ AREA PERIMETER
- ⑨ AIR/VACUUM RELIEF LATERAL - CENTERED AT HIGH POINT OF SYSTEM. REFER TO "AIR RELIEF VALVE" DETAIL
- ⑩ NETAFIM TLAVRV AIR/VACUUM RELIEF VALVE TO NETAFIM TECHLINE BLANK TUBING AT EACH HIGH POINT - REFER TO "AIR RELIEF VALVE TO LATERAL" DETAIL
- ⑪ PERIMETER LATERALS 2'-4" FROM EDGE



G NETAFIM AIR RELIEF VALVE

D NETAFIM MANIFOLD TO TEE CONNECTION

A NETAFIM CENTER FEED LAYOUT

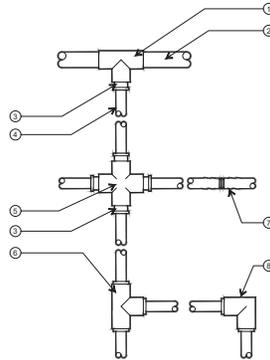


LEGEND

- ① FINISHED GRADE
- ② DEPTH PER SPECIFICATIONS
- ③ NETAFIM TLAVRV AIR/VACUUM VALVE IN BLACK VALVE BOX LOCATE AT HIGHEST POINTS IN SYSTEM
- ④ NETAFIM TECHLINE DRIPPERLINE
- ⑤ PVC CROSS TO NETAFIM TL075MA ADAPTERS. SEE DETAIL
- ⑥ NETAFIM TECHLINE BLANK TUBING

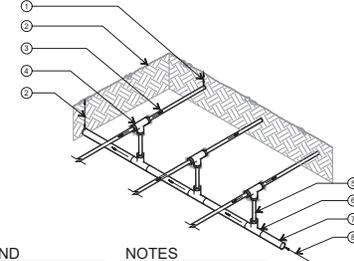
NOTES

- SEE PLANS & LEGEND FOR ALL DIMENSIONS AND NETAFIM TECHLINE LATERAL SPACING.
- RATIO OF NETAFIM TECHLINE LATERALS TO START MAY VARY PER HYDRAULIC DEMAND AT THE START CONNECTION (SEE PLANS & LEGEND)



LEGEND

- ① PVC TEE
- ② PVC PIPE
- ③ NETAFIM TL075MA ADAPTOR
- ④ NETAFIM TECHLINE DRIPPERLINE
- ⑤ PVC CROSS
- ⑥ NETAFIM TL COUP COUPLING
- ⑦ NETAFIM TL075TEE COMBINATION TEE
- ⑧ NETAFIM TL TEE ELBOW



LEGEND

- ① DEPTH PER CHART
- ② FINISHED GRADE
- ③ NETAFIM TECHLINE DRIPPERLINE
- ④ NETAFIM TL075TEE COMBINATION TEE
- ⑤ NETAFIM TECHLINE BLANK TUBING
- ⑥ PVC TEE TO TORO DL2000 COMPRESSION ADAPTER (CA*10). TYPICAL. SEE DETAIL.
- ⑦ PVC SUPPLY MANIFOLD
- ⑧ FLOW FROM VALVE

NOTES

- SEE PLANS & LEGEND FOR ALL DIMENSIONS AND NETAFIM TECHLINE LATERAL SPACING.
- RATIO OF NETAFIM TECHLINE LATERALS TO START MAY VARY PER HYDRAULIC DEMAND AT THE START CONNECTION (SEE PLANS & LEGEND)

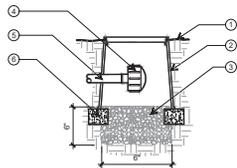
BURIAL DEPTH

TREE RINGS	ON SURFACE
SHRUB AREAS	2"
TURF AREAS	6"

H NETAFIM AIR RELIEF TO LATERAL

E NETAFIM 5/8" FITTINGS

B NETAFIM CENTER FEED TO MANIFOLD

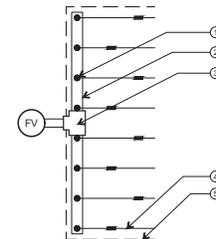


LEGEND

- ① FINISHED GRADE
- ② 6" ROUND VALVE BOX - BLACK
- ③ 6" PEA GRAVEL SUMP
- ④ NETAFIM TL FV - 1 LINE FLUSHING VALVE NETAFIM TL060MFV-1 BARBED FLUSH VALVE
- ⑤ NETAFIM TECHLINE
- ⑥ BRICK SUPPORTS

NOTES

- INSTALL FLUSH VALVES AT TERMINUS OF EACH RUN OF DRIPPER LINE



LEGEND

- ① NETAFIM TL TEE ELBOW - MANIFOLD CONNECTION
- ② PVC FLUSH MANIFOLD
- ③ NETAFIM TL FV - 1 LINE FLUSHING VALVE
- ④ NETAFIM TECHLINE DRIPPERLINE
- ⑤ AREA PERIMETER

F NETAFIM FLUSH VALVE

C NETAFIM MANIFOLD LAYOUT

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PROJECT	TN
DATE	02/20/20
YEAR	19008
TYPE	RESIDENTIAL



IRRIGATION DETAILS

L5.3

PART A PLANTING

- 1.0 SCOPE
2.0 APPROVALS
A. ALL IRIGATION WORK SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO THE START OF ANY PLANTING...

- INSPECTION AND STORED ON SITE UNTIL THE FURNISHING OF MATERIALS IS COMPLETED. DELIVERY MAY BEGIN UPON APPROVAL OF SAMPLES BY LANDSCAPE ARCHITECT.
A. ORGANIC FERTILIZER MAY BE PROCESSED SEWAGE SLUDGE WITH A MINIMUM CONTENT OF 1% NITROGEN AND 0.5% PHOSPHORIC ACID AND MAY TO "NRO-HUMUS" METHOD OF PROCESSING SHALL NOT DESTROY NORMAL BACTERIAL CONTENT...

- SETTLED BY WATER APPLICATION. (REFER TO PLANTING DETAILS AND SPACING DETAILS)
A. WATER TO BE APPLIED FROM A PIT IN A VERTICAL POSITION SO THAT CROWN OF BALL WILL BE LEVEL WITH FINISH GRADE AFTER ALLOWING FOR WATERING AND SETTLING OF MULCH TO THE MURWOUND OR SPACING DETAIL.
2.0 BERTICATES
IN ADDITION TO ANY OTHER CERTIFICATES SPECIFIED, CONTRACTOR SHALL FURNISH A CERTIFICATE WITH EACH DELIVERY OF BULK MATERIAL...

- 27.0 PROTECTION
CONTRACTOR SHALL CAREFULLY AND CONTINUOUSLY PROTECT ALL AREAS INCLUDED IN THE CONTRACT, INCLUDING PLANT MATERIALS, FENCES, SUPPORTS, ETC. UNTIL FINAL ACCEPTANCE OF THE WORK BY THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE.
28.0 MAINTENANCE
A. CONTRACTOR SHALL MAINTAIN A SUFFICIENT NUMBER OF MEN AND ADEQUATE EQUIPMENT TO PERFORM THE WORK HEREIN SPECIFIED. PLANT MAINTENANCE WORK SHALL CONSIST OF APPLYING TWO HERBICIDES BY A CERTIFIED SPRAYER...

- 7. REMOVAL OF TURF BY HAND, FROM WITHIN 12 INCHES OF TREE TRUNKS TO ELIMINATE DAMAGE POTENTIAL FROM MOWERS AND STRING TRIMMERS.
8. REGULAR CARE OF INSPECTING AND DISPOSAL OF LEAVES AND TRASH.
FREQUENCY:
1. MOWING OF GRASS WILL NEED TO BE DONE ON A WEEKLY BASIS. EDGE TRIMMING WILL NEED TO BE DONE 2 TIMES PER MONTH...



- 3.0 QUANTITIES AND TYPES
PLANT MATERIALS SHALL BE FURNISHED IN THE QUANTITIES AND/OR SPACING AS SHOWN OR NOTED FOR EACH LOCATION, AND SHALL BE OF THE SPECIES, KINDS, SIZES, ETC. AS SYMBOLIZED AND/OR DESCRIBED IN THE "PLANT MATERIAL LEGEND" ON THE DRAWINGS. THE LANDSCAPE ARCHITECT HAS PREPARED QUANTITIES ONLY AS A CONVENIENCE TO CONTRACTOR AND ASSUMES NO RESPONSIBILITY FOR ACCURACY...

- 9.0 STAKING MATERIALS
A. TREE STAKING SHALL BE AS PER DETAILS.
B. TIES FOR HOLDING TREES SHALL BE AS PER DETAILS.
C. TREE GUYSING SHALL BE AS PER DETAILS.
10.0 GRADING AND SOIL PREPARATION
A. CONTRACTOR IS TO FINISH GRADE TO WITHIN 1/10TH OF A FOOT BELOW THE TOP OF PAVING WHERE PAVING EXISTS PER DETAIL...

- 16.0 TREES OCCURRING IN LAWN
A. TREES OCCURRING IN LAWN SHALL BE PLANTED BEFORE FINAL PREPARATION OF THOSE AREAS.
B. A SPIN (NOT) HOLLOW SOUL BE PULLED BEHIND A MECHANICAL SEEDER OR TRACTOR.
17.0 CARE OF PLANTS BEFORE AND DURING PLANTING
A. PLANTS SHALL NOT BE STORED OR HELD BEING PLANTED. KEPT EXPOSED ROOTS MUST BY MEANS OF WET SAWDUST, FEAT MOSS OR BURLAP AT ALL TIMES DURING PLANTING OPERATIONS...

- 29.0 LAWN MAINTENANCE
A. CONTRACTOR SHALL WATER EVERY DAY ONCE PER DAY FOR TWO WEEKS AND THEREAFTER GRADUALLY REDUCE FREQUENCY OF WATERING TO THREE TIMES PER WEEK. CONTRACTOR SHALL CONTINUE TO MAINTAIN THE LAWN WATERED ONCE PER DAY UNTIL THE LAWN HAS GROWN TO A HEIGHT OF 3" TO 4" WITH A ROTOZ MOWER.
B. FERTILIZING - APPLY 12-12-12 (BEST OR EQUAL) AT THE RATE OF 4 POUNDS PER 1000 SQUARE FEET THREE TIMES PER YEAR...

- 1. PERIODIC PRUNING TO REMOVE DEAD, DISAPPEAR OR WEAKENED LIMBS TO PROMOTE HEALTHY AND SYMMETRIC GROWTH OF THE TREE.
2. SELECTED THINNING OR LACING OF TREES.
3. STAKING OF YOUNGER TREES TO PROMOTE GROWTH IN THE APPROPRIATE DIRECTION.
4. PERIODIC APPLICATION OF INSECTICIDES TO CONTROL INFESTATIONS.
5. PERIODIC APPLICATION OF FERTILIZERS TO PROMOTE HEALTHY GROWTH...

- 5.0 OBSERVATION / CERTIFICATION
A. ALL OBSERVATIONS SHALL BE MADE BY THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REQUEST INSPECTION AT LEAST TWO (2) WORKING DAYS IN ADVANCE OF THE TIME INSPECTION IS REQUESTED.
B. QUALITY CONTROL OBSERVATION SEQUENCES ARE AS FOLLOWS:
1. TESTING OF EACH CONTAINER (TENS PER HOUR) FOR 4 HOURS. CENTER FILLING OF MAIN LINE SHALL BE ALLOWED.
2. IRIGATION COVERING SHALL BE PRIOR TO PLANTING, BUT AFTER FINISH GRADING...

- 11.0 SOIL CONDITIONERS AND SOIL TESTING
A. UNLESS OTHERWISE INSTRUCTED BY AN AGRONOMY REPORT (SEE PLAN IN ALL PLANTING AREAS) THE FOLLOWING APPLICATION SHALL BE MADE PER 1000 SQUARE FEET OF AREA AND SHOWS:
1. WEST TO EAST IN TWO DIRECTIONS INTO THE TOP 6" OF SOIL, AND THE AREA WATERED DOWN.
2. 1/2 TO 1/3 NITROGEN FERTILIZER (AMOUNT/CONTAINER YARD)
A.1 160 LBS. GROW POWER PLUS FERTILIZER
A.2 160 LBS. AG GYPSUM
A.3 160 LBS. IRON SULFATE
A.4 10 LBS. SOIL SULFUR
A.5 20 LBS. IRON SULFATE

- 18.0 DROPP SEEDING
A. SLOPE AREAS: REFER TO PLANTING PLAN AND SLOPE MIX DESIGNS FOR TYPES AND AMOUNT OF SEEDS TO BE USED. ALTERNATE SEED MIXES MAY BE USED ONLY UPON APPROVAL OF THE LANDSCAPE ARCHITECT.
B. TURF AREAS: THE DESIGNED SEED AND SLURRY MIX SHALL BE APPLIED IN 1/2 HOUR TIME LIMIT PER CONTAINER MIX.
C. DAILY WORK SHEETS: DAILY WORK SHEETS SHALL BE SIGNED BY THE NOZZLEMAN AND SUBMITTED TO THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR PAYMENT APPROVAL...

- 30.0 GROUNDCOVER AND SHRUB AREA MAINTENANCE
A. WATERING: NEW PLANTINGS SHALL BE WATERED ONCE PER DAY FOR TWO (2) WEEKS. THEREAFTER WATER THREE (3) TIMES PER WEEK.
B. FERTILIZATION: FERTILIZE THREE (3) WEEKS AFTER PLANTING WITH 8 POUNDS 12-12-12 (BEST OR EQUAL) PER 1000 SQUARE FEET.
C. DISEASE AND PEST CONTROL: FOR CONTROL OF SLUGS AND SNAILS APPLY GRANULETTED DESIGNED SLURRY MIXES WITH AN ACCEPTABLE STAND OF GRASS (AS REQUIRED)...

- 1. PRUNING AND TREE THINNING SHOULD BE DONE ONCE A YEAR. TREE REMOVAL AND REPLACEMENT SHOULD BE DONE ON A YEARLY BASIS.
2. STAKING OF YOUNGER TREES TO PROMOTE GROWTH IN THE APPROPRIATE DIRECTION.
3. PERIODIC APPLICATION OF INSECTICIDES TO CONTROL INFESTATIONS.
4. APPLICATION OF FERTILIZERS IN MARCH AND SEPTEMBER OF EACH YEAR TO PROMOTE HEALTHY GROWTH.
5. TREE BREATER TRAPS SHOULD BE INSPECTED AS LEAST MONTHLY, AND MORE OFTEN WHERE TREES OCCUR IN DRAGGED SENSITIVE AREAS.

- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO WAVE, SHORTEN OR EXTEND EACH CONTAINER INSPECTION.
OBSERVATION VISITS: MIX BACKFILL IN ONE CENTRAL LOCATION NOT AT EACH CONTAINER SITE UNLESS OTHERWISE APPROVED.
OWNER'S REPRESENTATIVE SHALL BE SELECTION BY OWNER FOR STORAGE OF IRRIGATION EQUIPMENT IN CONTAINERS.
OBSERVATION REPORTS SHALL BE MADE FOR EACH VISIT BY THE LANDSCAPE ARCHITECT AND ONE COPY EACH SHALL BE SUBMITTED TO THE OWNER AND CONTRACTOR.
C. IF THE CONTRACTOR FAILS TO NOTIFY THE LANDSCAPE ARCHITECT FOR THE ABOVE OBSERVATION/APPRAISAL PURPOSES WHEN JOB CERTIFICATION IS REQUIRED BY A LOCAL AGENCY, THE CONTRACTOR SHALL REMAIN SOLELY RESPONSIBLE TO PROMOTE THE INTERESTS OF THE OWNER AND CONTRACTOR.
D. IF THE CONTRACTOR FAILS TO NOTIFY THE LANDSCAPE ARCHITECT FOR THE ABOVE OBSERVATION/APPRAISAL PURPOSES WHEN JOB CERTIFICATION IS REQUIRED BY A LOCAL AGENCY, THE CONTRACTOR SHALL REMAIN SOLELY RESPONSIBLE TO PROMOTE THE INTERESTS OF THE OWNER AND CONTRACTOR.
E. IF THE CONTRACTOR FAILS TO NOTIFY THE LANDSCAPE ARCHITECT FOR THE ABOVE OBSERVATION/APPRAISAL PURPOSES WHEN JOB CERTIFICATION IS REQUIRED BY A LOCAL AGENCY, THE CONTRACTOR SHALL REMAIN SOLELY RESPONSIBLE TO PROMOTE THE INTERESTS OF THE OWNER AND CONTRACTOR.

- 12.0 FINISH GRADING
WHEN PRELIMINARY GRADING (INCLUDING WEEDING AND FERTILIZING) HAS BEEN COMPLETED AND THE SOIL HAS DRIED SUFFICIENTLY TO BE READILY WORKED, ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO THE ELEVATIONS INDICATED ON THE DRAWINGS. GRADES NOT OTHERWISE INDICATED SHALL BE FORMAL LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE GIVEN.
MINOR ADJUSTMENTS OF FINISH GRADES SHALL BE MADE IN THE DIRECTION OF THE FINISH GRADE WHICH SHALL BE A SMOOTH EVEN AND UNIFORM PLANE WITHOUT ABRUPT CHANGES OF SURFACE.
SOIL AREAS ADJACENT TO BUILDINGS SHALL BE GRADED 5% MIN. FOR 1' TO ALLOW A NATURAL RUN-OFF OF WATER, AND SURFACE DRAINAGE SHALL BE DIRECTED AS INDICATED ON THE DRAWINGS BY RE-GRADING SURFACES TO FACTURE THE NATURAL "RUN-OFF" OF WATER, GRADING SHALL BE DONE WHEN SOIL IS AT OPTIMUM MOISTURE CONTENT FOR WORKING.

- 19.0 DROPP SEEDING
A. SLOPE AREAS: REFER TO PLANTING PLAN AND SLOPE MIX DESIGNS FOR TYPES AND AMOUNT OF SEEDS TO BE USED. ALTERNATE SEED MIXES MAY BE USED ONLY UPON APPROVAL OF THE LANDSCAPE ARCHITECT.
B. TURF AREAS: THE DESIGNED SEED AND SLURRY MIX SHALL BE APPLIED IN 1/2 HOUR TIME LIMIT PER CONTAINER MIX.
C. DAILY WORK SHEETS: DAILY WORK SHEETS SHALL BE SIGNED BY THE NOZZLEMAN AND SUBMITTED TO THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR PAYMENT APPROVAL.
D. PROTECTION/CLEAN-UP: PREVENT AND/OR LICENSE NUMBER CONCRETE RESERVOIRS, DRAINAGE DITCHES, CHANNELS, STRUCTURES, ROADS AND WALKWAYS. OVERSPRAY AND SPILLAGE INTO RESTRICTED AREAS SHALL BE REMOVED THE SAME DAY AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.

- 31.0 GUARANTEE AND REPLACEMENTS
A. ALL SHRUBS AND GROUNDCOVER SHALL BE GUARANTEED BY CONTRACTOR AS TO GROWTH AND HEALTH FOR A PERIOD OF 90 DAYS AFTER COMPLETION OF THE SPECIFIED MAINTENANCE PERIOD.
B. ALL PLANTS THAT SHOW SIGNS OF FAILING GROWTH AT ANY TIME DURING THE LIFE OF THE CONTRACT, INCLUDING THE MAINTENANCE PERIOD, OR THOSE PLANTS INJURED OR DAMAGED AS A RESULT OF BEING UNSUITABLE FOR THE SPECIFIED MAINTENANCE PERIOD, SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
C. CONTRACTOR SHALL WITHIN 14 DAYS AFTER THE END OF THE MAINTENANCE PERIOD REMOVE AND REPLACE ALL GUARANTEED PLANT MATERIALS THAT DO NOT SATISFY THE REQUIREMENTS OF THE GUARANTEE.

- 1. FAILURE TO PROVIDE MAINTENANCE REQUIRED WILL EVENTUALLY TAKE ITS TOLL LEADING TO DETERIORATION OF THE HEALTH AND GENERAL APPEARANCE OF THE PROJECT'S TREES.
2. TREE BREATER TRAPS SHOULD BE INSPECTED AS LEAST MONTHLY, AND MORE OFTEN WHERE TREES OCCUR IN DRAGGED SENSITIVE AREAS.
3. APPLICATION OF INSECTICIDES TO CONTROL INFESTATIONS (SUCH AS APHIDS) IS NECESSARY FOR HEALTHY GROWTH.
4. APPLICATION OF CHEMICALS FOR FUNGUS, BACTERIAL, AND VIRAL INFESTATIONS.
5. MONITORING OF VINES AND "SPIDERLIKE" PLANTS TO INSURE THEY ARE NEATLY PRUNED AND SECURELY ATTACHED TO WALLS OR FENCES.

- 6.0 MATERIALS
PLANT MATERIALS INDICATED ON THE DRAWINGS AND HEREIN SPECIFIED SHALL CONFORM TO THE FOLLOWING:
A. NOMENCLATURE - PLANT NAMES INDICATED ON THE DRAWINGS CONFORM TO "STANDARD PLANT NAMES" ESTABLISHED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE.
B. CONDITION - PLANTS SHALL BE SYMMETRICAL, TYPICAL FOR VARIETY AND SPECIES, SOUND, UNIFORM IN GROWTH, FREE FROM DISEASE, INSECT PESTS, OR THEIR EGGS, AND SHALL HAVE HEALTHY, NORMAL ROOT SYSTEMS, WILL FILLING THEIR CONTAINERS, BUT NOT TO THE POINT OF BEING ROOT BOUND.
C. DIMENSIONS - THE HEIGHT AND SPREAD OF ALL PLANT MATERIAL SHALL BE MEASURED WITH BRANCHES IN THEIR NORMAL POSITION, AND SHALL BE AS INDICATED ON THE DRAWINGS. THE CALIPER OF ALL TREES SHALL BE MEASURED AT ABOVE THE SURFACE OF THE GROUND, WHERE CALIPER OR OTHER INSTRUMENTS OF MEASUREMENT ARE NOT SPECIFIED, MEASUREMENT SHALL BE FROM THE "PLANT LEGEND." IT SHALL BE UNDERSTOOD THAT THESE PLANT MATERIALS SHALL BE THE NORMAL AMERICAN GROWN AND STOCK FOR THE LISTED.
D. INSPECTION - ALL PLANT MATERIALS MUST HAVE BEEN PREVIOUSLY INSPECTED AT THE NURSERY BY A STATE OR COUNTY HORTICULTURAL DEPARTMENT, AND SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE PLANTING.
E. PLANT LIST - IS INDICATED ON DRAWINGS AND LEGEND.
F. SIZES OF PLANTS - SHALL BE AS STATED ON THE LEGEND. PLANT SIZES SHALL MEET THE "AMERICAN STANDARD FOR NURSERY STOCK" AN S1, 2, 3, 1, 2, 6, 1 - 1996.
G. SUBSTITUTIONS - SUBSTITUTIONS FOR THE INDICATED PLANT MATERIALS WILL BE PERMITTED PROVIDED THE SUBSTITUTE MATERIALS ARE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT, AND THE SUBSTITUTIONS ARE MADE AT NO ADDITIONAL COST TO OWNER.
H. ALL SUBSTITUTE PLANT MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THIS SPECIFICATION. IF THE ACCEPTED SUBSTITUTE MATERIALS ARE OF A LESSER VALUE THAN THOSE INDICATED OR SPECIFIED, THE CONTRACTOR SHALL BE ADJUSTED IN ACCORDANCE WITH THE PROVISIONS OF THE CONTRACT.
I. PLANTS NOT APPROVED - PLANTS NOT APPROVED ARE TO BE REMOVED FROM THE SITE IMMEDIATELY AND RE-ORDERED TO THE PROVISIONS OF THE CONTRACT OR LAND ARCHITECT. REPRESENTS THE RIGHT TO SELECT ENTIRE LOTS OF PLANTS REPRESENTED BY DEFINITIVE SAMPLES.

- 13.0 METHOD OF PLANTING AND WORK PROCEDURE
A. NO PLANTING SHALL BE DONE UNTIL ALL OPERATIONS IN CONNECTION WITH THE INSTALLATION OF THE IRRIGATION SYSTEM HAVE BEEN COMPLETED. FINAL GRADES HAVE BEEN ESTABLISHED, THE PLANTING AREAS HAVE BEEN PREPARED AS SPECIFIED, AND THE WORK APPROVED BY THE LANDSCAPE ARCHITECT.
B. THE RELATIVE POSITION OF ALL TREES AND PLANTS IS SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND OWNER, AND THEY SHALL, IF NECESSARY, BE RELOCATED AS DIRECTED AS PART OF THE CONTRACT.
C. ALL PLANTS SHALL BE EXCAVATED EARLY IN THE CONTAINER AND SET SO THAT, WHEN SETTLED, THEY BEAR THE SAME RELATION TO THE REQUIRED GRADE THAT THEY WOULD BEAR TO THE NATURAL GRADE BEFORE BEING SET.
D. INSPECTION - ALL PLANT MATERIALS MUST HAVE BEEN PREVIOUSLY INSPECTED AT THE NURSERY BY A STATE OR COUNTY HORTICULTURAL DEPARTMENT, AND SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE PLANTING.
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- 20.0 WATERING
A. IMMEDIATELY AFTER PLANTING, WATER SHALL BE APPLIED BY HOSE IN A MODERATE STREAM IN THE PLANTING HOLES UNTIL THE MATERIAL ABOVE THE ROOTS IS MOIST. WATER SHALL BE APPLIED TO THE ENTIRE SURFACE OF THE PIT AND TOP OF THE GROUND.
B. PLANTS WHICH CANNOT BE WATERED EFFICIENTLY WITH THE EXISTING IRRIGATION SHALL BE WATERED BY MEANS OF A HOSE.
C. APPLY WATER IN SUFFICIENT QUANTITIES, AND AS OFTEN AS SEASONAL, AND SOIL CONDITIONS REQUIRE, TO KEEP THE GROUND WET AT ALL TIMES, WELL BELOW THE ROOT SYSTEM OF GRASS AND PLANTING, CARE IS TO BE TAKEN IN WATERING SLOPES SO AS NOT TO CAUSE EROSION DAMAGE.
D. FOLLOWING THE PLANTING OF GRASS AND PLANTS IMMEDIATELY AND THEREAFTER WATER BY THE IRRIGATION SYSTEM, OR BY A SLOW RUNNING HOSE SPRAYING.
21.0 WATERING BASINS
A. UNLESS A PLANT IS TO BE IRRIGATED BY A DRIP TUBING SYSTEM, CONSTRUCT A WATERING BASIN AT THE EDGE OF AND FOLLOWING THE SHAPE OF THE PLANTING PIT OR THE SHAPE OF THE PLANTING AREA.
B. ALL PLANTS IN LARGER OR LARGER CONTAINERS SHALL BE AT LEAST 4" HIGH. MOUNDS FOR ALL OTHER TREES, VINES, OR PLANTS NOT OTHERWISE SPECIFIED SHALL BE AT LEAST 2" HIGH.
C. ALL PLANTS SHALL BE EXCAVATED EARLY IN THE CONTAINER AND SET SO THAT, WHEN SETTLED, THEY BEAR THE SAME RELATION TO THE REQUIRED GRADE THAT THEY WOULD BEAR TO THE NATURAL GRADE BEFORE BEING SET.
D. INSPECTION - ALL PLANT MATERIALS MUST HAVE BEEN PREVIOUSLY INSPECTED AT THE NURSERY BY A STATE OR COUNTY HORTICULTURAL DEPARTMENT, AND SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE PLANTING.
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- 22.0 CLEAN-UP
UPON COMPLETION OF THE WORK IN THIS SECTION, CONTRACTOR SHALL REMOVE ALL RUBBISH, TRASH AND DEBRIS RESULTING FROM HIS OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF HIS SERVICE AND LEAVE THE AREA INVOLVED IN A NEAT AND ACCEPTABLE CONDITION IN ORDER TO GAIN RE-ENTRY TO THE SITE AS REQUIRED BY THE LANDSCAPE ARCHITECT.
23.0 TURF AND/OR GROUNDCOVERS
WEEDS WILL BE A CONTINUOUS PROBLEM, MORE SO DURING THE EARLY STAGES BEFORE PLANTINGS BECOME FULLY ESTABLISHED, AND TO A LESSER DEGREE THEREAFTER. ALL AREAS SHOULD BE MAINTAINED WEED-FREE.
PART B MAINTENANCE REQUIRED:
1. REGULAR MOWING AND EDGE TRIMMING OF GRASS AND TURF.
2. PERIODIC APPLICATION OF INSECTICIDES FOR CONTROL OF APHIDS, SNAILS, ETC. AND CHEMICALS TO CONTROL PLANT DISEASES AS DIRECTED BY A LICENSED PESTICIDE PROFESSIONAL.
3. PERIODIC APPLICATION OF FERTILIZERS TO CONTROL INFESTATIONS OF HERBICIDES FOR CONTROL OF WEEDS SUCH AS BERMUDA GRASS, CRABGRASS, ALTORRASS AND DANDELIONS AS DIRECTED BY A LICENSED HERBICIDE PROFESSIONAL.
4. PERIODIC APPLICATION OF ORGANIC FERTILIZERS TO REFRESH SOIL.
5. YEARLY AERATION OF TURF AREAS TO RELIEVE SOIL COMPACTION AND THATCH BUILDUP.
6. CUTTING BACK OF EXCESS GROUNDCOVER TO PREVENT "CHOKING" OF OTHER TREES AND SHRUBS, AND TO KEEP IT FROM GROWING OVER WALKWAYS AND DRIVEWAYS.

- 1. FAILURE TO PROVIDE MAINTENANCE REQUIRED WILL EVENTUALLY TAKE ITS TOLL LEADING TO DETERIORATION OF THE HEALTH AND GENERAL APPEARANCE OF THE PROJECT'S TREES.
2. TREE BREATER TRAPS SHOULD BE INSPECTED AS LEAST MONTHLY, AND MORE OFTEN WHERE TREES OCCUR IN DRAGGED SENSITIVE AREAS.
3. APPLICATION OF INSECTICIDES TO CONTROL INFESTATIONS (SUCH AS APHIDS) IS NECESSARY FOR HEALTHY GROWTH.
4. APPLICATION OF CHEMICALS FOR FUNGUS, BACTERIAL, AND VIRAL INFESTATIONS.
5. MONITORING OF VINES AND "SPIDERLIKE" PLANTS TO INSURE THEY ARE NEATLY PRUNED AND SECURELY ATTACHED TO WALLS OR FENCES.
6. CUTTING BACK OF EXCESS GROUNDCOVER TO PREVENT "CHOKING" OF OTHER TREES AND SHRUBS, AND TO KEEP IT FROM GROWING OVER WALKWAYS AND DRIVEWAYS.

VETERE-DAVIS RESIDENCE
1511 VAN DUSEN LANE
CAMPBELL, CA

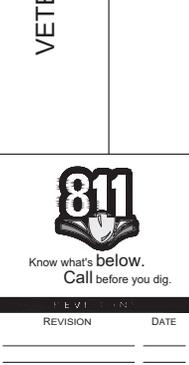


Table with columns: DATE, TIME, LOCATION, and other project details. Includes dates like 02/20/20 and 1908, and locations like RESIDENTIAL.

PLANTING SPECIFICATIONS
L9.1



1 ASPHALT COMPOSITION SHINGLE ROOFING

CERTAINEED:
PRESIDENTIAL TL SOLARIS;
COLOR: SHADOW GRAY



3 FIELD PAINTED FIBER CEMENT LAP SIDING

JAMES HARDIE; STYLE: ARTISAN
COLOR: BENJAMIN MOORE - MIDSUMMER NIGHT



4 FIELD PAINTED FIBER CEMENT SHINGLE SIDING

JAMES HARDIE; STYLE: STRAIGHT EDGE PANEL
COLOR: BENJAMIN MOORE - MIDSUMMER NIGHT



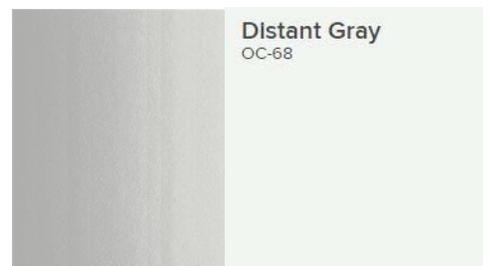
5 FIELD PAINTED FIBER CEMENT VERTICAL SIDING

JAMES HARDIE; STYLE: SMOOTH
COLOR: BENJAMIN MOORE - DISTANT GRAY



6 ADHERED LIGHTWEIGHT STONE VENEER

ELDORADO STONE; STYLE: CLIFFSTONE
COLOR: BANFF SPRINGS



8 PAINTED FIBER CEMENT TRIM

JAMES HARDIE; STYLE: SMOOTH
COLOR: BENJAMIN MOORE - DISTANT GRAY



KEYNOTES #2 AND #7 ARE NOT SHOWN ON THIS ELEVATION

VETERE-DAVIS RESIDENCE (PLN2019-213)
NEW SINGLE FAMILY RESIDENCE
1511 VAN DUSEN LANE, CAMPBELL
GABRIELLA VETERE AND DERRYK DAVIS





ISA Tree Risk Assessment Qualified

ASCA Registered Consulting Arborist #401

ISA Certified Arborist #WE-3172A

1/21/2020

Assessment of and recommendations for two (2) oak specimens

Adjacent to
1511 Van Dusen
Campbell, CA

Naz Pouya, RLA
Assistant Planner
City of Campbell Planning Division
70 N 1st St
Campbell, CA 95008

Dear Ms. Pouya,

Planning Division retained Walter Levison, Consulting Arborist (WLCA) to perform a site visit to the above-noted address, and assess two (2) neighboring oak specimens: one at the neighbor's property just north of the existing garage corner, and one in the Caltrans right of way behind the south side of the rear yard (see WLCA tree map markup for reference). WLCA was also requested by Planning Division to prepare a written report detailing the existing conditions of the trees, and make recommendations to support their long term viability in the landscape.

The following written report is the work product that encompasses the above scope of work. WLCA included a tree map markup and various digital images from his site visit 1/21/2020 below as additional reference of existing conditions. Various markups on the tree map were created using Adobe Acrobat Pro, and are best viewed using Adobe CS or Adobe Pro (they may or may not all be visible when this report is opened using a free version of Adobe reader).

Background

The site is a residential lot with a single story residence that is currently lived in by the owner Mr. Derry Davis.

The proposed plan will expand the footprint of the residence southwestward toward valley oak 52, and includes construction of a rear yard patio area that would further encroach into the canopy dripline of this very large Caltrans-owned California native oak specimen. The most damaging items on the proposed plans in terms of potentially causing severe root loss to oak 52 are as follows:

- a. The proposed patio foundation, which as currently proposed will encroach to 5 or 6 horizontal feet offset from the tree 52 trunk edge. The depth of cut below existing soil surface grade is currently shown on sheet C4.0 detail 2 (called "concrete walkways") as a 14 inch cut depth below grade, plus additional subbase work consisting of compaction of the parent soil below that excavated elevation of 14 inches below grade. This extent of excavation and compaction is not acceptable, and would cause severe damage to the oak 52 root system.
- b. The proposed storm drain, downspout drain, and area drain system as shown on grading and drainage plan sheet C2.0 encroach to even further within the canopy dripline than the patio footprint, and will be cut at approximately 4 feet of the oak 52 trunk edge. If the width of the storm drain trench is also taken into account, the actual distance from trunk may be as little as 3.0 or 3.5 horizontal feet offset from the trunk edge of oak 52. The extent of damage to the oak 52 root system caused by this proposed trenching work as currently shown on the plan set would be severe, and as such, is unacceptable.

The proposed plan would also involve construction of a 2nd story addition near to neighbor-owned oak 51. This coast live oak may be somewhat impacted by horizontal and/or vertical clearance pruning to clear the proposed 2nd story addition which will be set back from the property corner such that the roof corner facing north into the oak 51 area will be at least 16 to 18 horizontal feet from the trunk edge. Because the majority of the south-extended portion of the canopy extends only +/- 20 horizontal feet south of trunk at an elevation of 20 to 25 feet above grade, it is possible that only minor horizontal clearance pruning will be required. I scaled the north corner of the proposed 2nd story roof eave at 20 to 21 feet elevation above grade per the applicant's sheet A3.0 "Exterior Elevations", which means that there may only be 3 to 5 horizontal feet

of conflict here in terms of required clearance pruning of oak 51 to allow for the roof to be built by contractors working on top of the new finish elevation of roof itself. It is WLCA's opinion that pruning will not cause significant damage to oak 51.

Tree Data & Discussion of Impacts Based on Current Proposed Plan Documents

Oak 51 is a coast live oak (*Quercus agrifolia*) measuring 17.7 inches diameter at 4.5 feet above grade.

It stands 45 feet in height, with a canopy spread of approximately 30 feet, lopsided mainly to the south over the 1511 Van Dusen site.

On scales from 1 to 100% each, the tree rates out with a health of 80% and a structural rating of 70%, for an overall condition rating of 75% or "good".

Live twig density and extension is moderate to good.

The canopy extends some 15 feet southward past the 1511 Van Dusen property line, with the majority of the extended limbs located at 20 to 25 feet elevation above grade. The new 2nd story roofline will encroach to roughly 16 or 18 feet from the trunk of this tree.

One (1) 6" diameter limb extends southward at +/- 23 feet elevation, and is roughly horizontal in form. This is really the only limb in contention that might require pruning. Even if the entire limb were to be removed at its attachment point on the mainstem, that 6" diameter cut and the removal of that biomass would not significantly cause a decline in the tree's structure or health.

The presence of the existing property line fence (wooden) will act as a de-facto Root Protection Zone (RPZ) barrier during construction on the 1511 Van Dusen property. The trunk edge is roughly 6 to 7 feet northward offset from the property line fence, which means that all of that root zone between the trunk edge and south to the property line is protected by the presence of the fence, and will continue to be protected during construction if the fence remains as-is during site work.

Oak 52 is a California valley oak (*Quercus lobata*) measuring an estimated 30 inches diameter at 4.5 feet above grade (there was not access to the trunk due to the Caltrans property line chain link fence).

The tree stands approximately 55 feet in height, with a canopy spread of roughly 60 feet total diameter that is somewhat evenly distributed in terms of extension.

On scales from zero to 100% each, this tree rates out with a health rating of 70% and a structural rating of 65%, for an overall condition rating of 70% or "good".

The tree is out of leaf for winter, but given the existing twigs and buds visible from the ground, the live twig density and extension appears to be moderate.

Scaffold limbs and branches measuring 2 to 4 inches in diameter each extend as an eastward canopy system that is approximately 30 total horizontal feet east/northeastward toward the proposed residence and patio work area at elevations of +/- 18 feet above grade, which means that the proposed finish roof elevations will likely clear all of the existing canopy of this tree without any clearance pruning required, even accounting for airspace required for contractors to climb over the rooftops.

The root system is likely extended 50 to 100 feet radius in all directions out from trunk, and is impeded only by foundations such as the existing 1511 Van Dusen residence foundation at approximately 31 feet east from trunk edge. The root system will be severely compromised by both proposed storm drain trenching at 3 to 4 feet offset from trunk edge, and by proposed patio foundation excavation 14 inches cut depth plus additional compaction of the subbase which is shown on the applicant's grading and drainage plan at 5 to 6 horizontal feet of the trunk edge. Both of these impacts will need to be

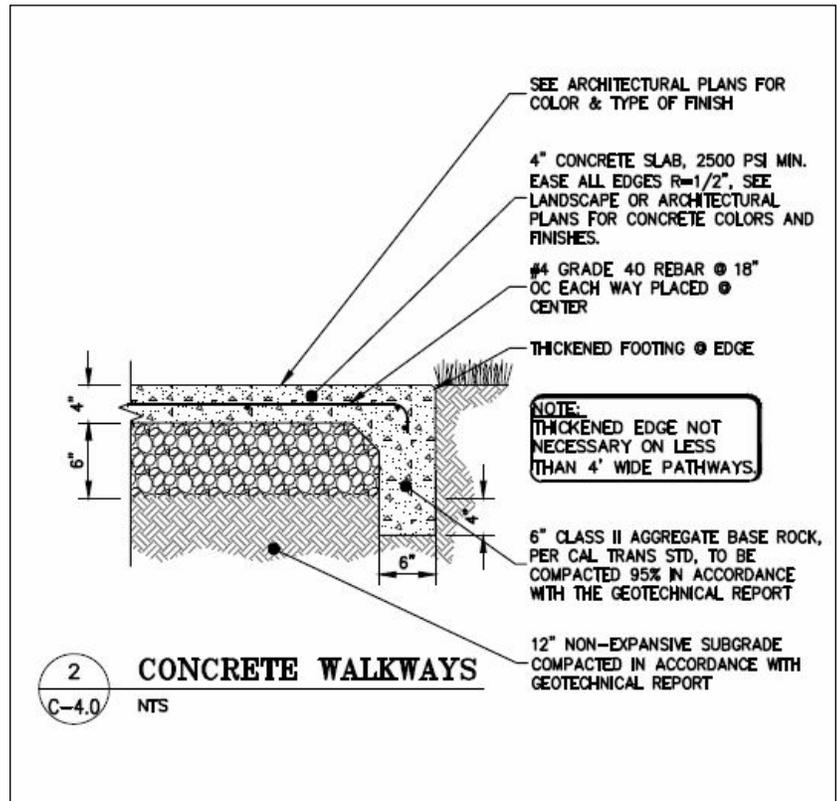
mitigated through either eliminating the items, moving the items, or using alternative methods/materials to float the work above grade as “no-dig” type construction, which is detailed below in the Recommendations section of this report.

Critical Root Zone Calculation

Critical Root Zone (CRZ) has been formally established internationally as of 2017 as “6 X diameter” in terms of an appropriate construction offset distance from the trunk edge of a tree.¹ Although it is not clarified in the text, WLCA assumes that the authors of this CRZ calculation assumed that a subject tree would be impacted around all sides of the trunk. However, on most construction projects, only one or two sides of a tree are typically impacted by new work. Therefore, it is possible that some leniency can be allowed in terms of construction encroachments into the CRZ offset distance from trunk edge.

The CRZ for oak 52 is calculated by WLCA to be 6 X (est. diameter of 30 inches) = a construction offset of 15 feet from trunk edge, measured as horizontal along grade. This means that the proposed residence addition, the proposed patio, and the proposed storm drain pipe trench route will all encroach within this CRZ if built as currently shown on the applicant’s sheet C2.0 grading and drainage plan. The proposed residence addition corner distance at 13 feet from trunk edge is acceptable to WLCA. However, the storm drain and patio construction offsets are so minimal that those items are deemed “severe impacts” to oak 52, and will either have to be eliminated or redesigned to mitigate impacts to a minor or moderate level of impact to oak 52. Refer to recommendations below in this report for details of how to achieve storm drain and patio construction impact mitigation.

Below Right: Snippet of detail 2 on applicant’s page C4.0 showing the footing to be used for both the proposed walkways and the proposed rear yard patio of concern due to its location in close proximity to rear yard oak 52.



¹ 2017. *Root Management*. A Best Management Practices handbook accompanying the ANSI A300 standards for tree care operations. International Society of Arboriculture press.

Recommendations

1. Storm Drain Proposed (see WLCA map magenta highlighted area):

Option a: Tightline the new storm drain against the southwest corner of the proposed new residence footprint to keep it at least 12 feet or more offset distance from the trunk edge of oak 52.

Option b: Eliminate the sections of storm drain, area drain, downspout drain, etc. within 12 or 13 feet of the oak 52 trunk edge.

Option c: Use a directional bore machine to install drain lines without cutting a trench.

2. Patio Proposed & Walkway Proposed (see WLCA map yellow highlighted area):

Option a: Eliminate the patio completely, such that the entire open soil area between the Caltrans fence and the new proposed residence southwest corner at 13 feet from trunk edge of oak 52 is retained as unadulterated soil root zone.

Option b: Push the proposed patio footprint to farther distance from the trunk edge of oak 52, such that there is roughly a 12 to 13 foot minimum offset distance between the patio edge and the oak 52 trunk edge.

Option c: Change the proposed construction spec for the patio foundation and walkway foundation such that it becomes a floating over-grade "no dig" type system per the sample spec on page 6 below. In order to allow for the entire baserock base section to be placed over existing soil grade with no compaction of the parent soil and no excavation prep, a geogrid of high quality and high load bearing spec will need to be utilized, such as **Tensar TriAx TX140 triaxial geogrid**, available locally from Dan Toda of Reed and Graham geosynthetics sales in their San Jose California office:

Dan Toda, geosynthetics sales
Reed and Graham
dan@rginc.com
(408) 425-3013

The geogrid layer is placed directly over the soil surface with no compaction prep, and baserock is then laid directly over the geogrid and tamped down before installing the finishing treatments. Construction proceeds as standard once the baserock is laid down over the grid.

WLCA has used this product on numerous parking lot, walkway, and driveway construction situations in the Bay Area over the last two years, including throughout Stanford University, Palo Alto, CA (see photos below on page 5, showing installs at Stanford (right) and a private residence driveway (left) in 2019).

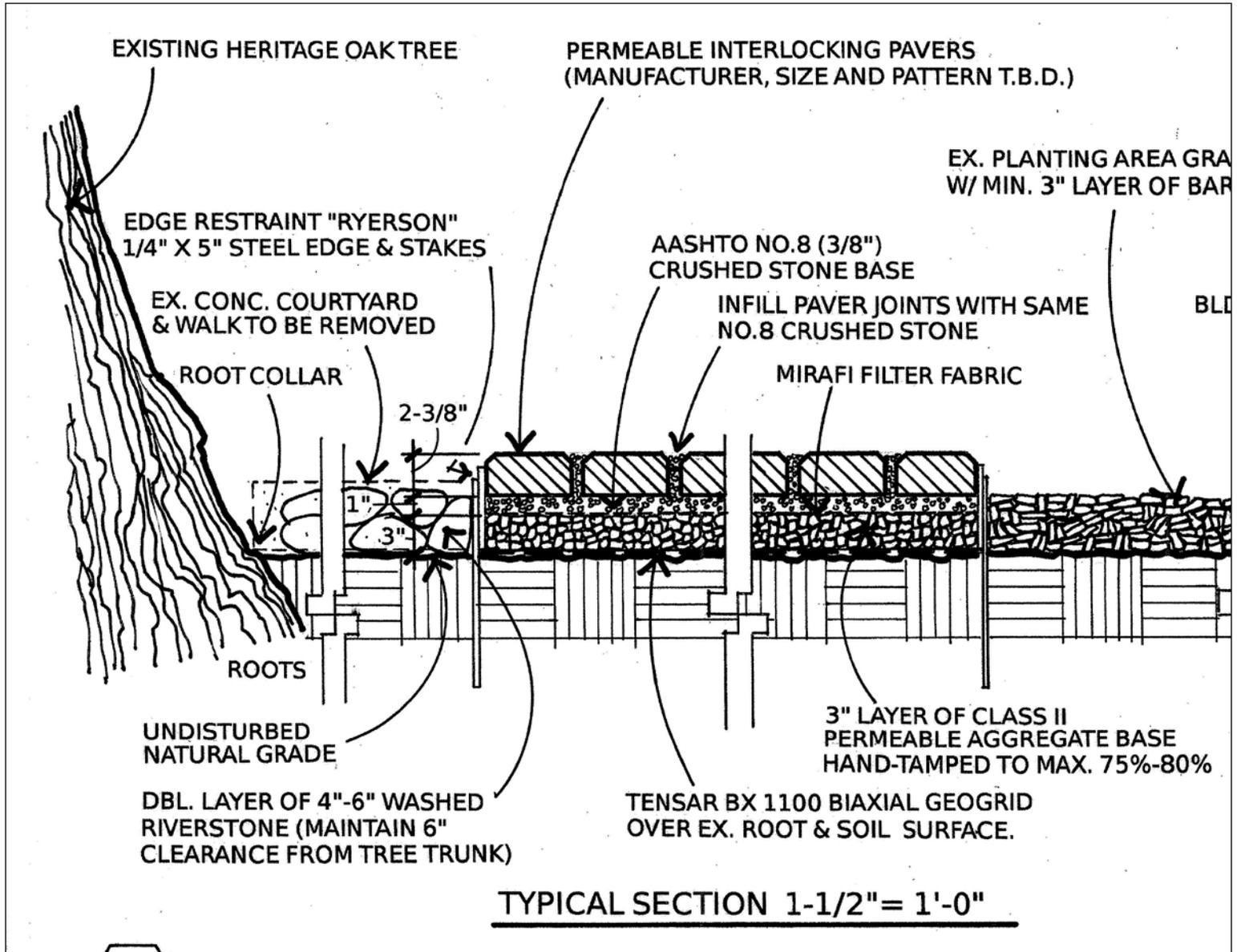
Important Note on Edging Treatments:

For edging restraints along the sides of a geogrid project where a geogrid is being installed and root zone is being preserved directly underneath the grid, all siding (edging) has to be poured as concrete that is flush in elevation with the geogrid, otherwise the tree root preservation aspect of the project will be nullified (i.e. keep all concrete perimeter work shallow with zero-cut. Simply pour it at grade with no excavation below existing soil surface).



Above left: Menlo Park driveway underlayment of Tensar TriAx TX140. The tree root systems being preserved are all at the left side of the image. The left side of driveway was set with baserock and pavers over this geogrid, and was allowed to remain without any edging restraints, in order to avoid cutting downward into the root system of the trees.

Above right: Stanford University Comstock parking lot using underlayment of Tensar TriAx. The curbs are all shallow cut with almost zero depth of excavation below grade. The curb bases are all poured at the elevation of the TriAx geogrid.



Above: Spec (copyrighted) for use at a local Palo Alto construction site where zero-cut (no-dig) spec was required to preserve a very large oak specimen in close proximity to the proposed new paver walkway project.

Note: the "Ryerson steel edge & stakes" are placed over grade with zero inches of cut into the ground. The lines running vertically downward into the ground in this side cut detail image are only small diameter steel landscape pins that hold the Ryerson steel edging in place.

3. Tree Protection Fencing:

- a. Set chain link fence panels on moveable concrete footings (per locations not yet determined as of the date of writing), prior to starting any demolition of the existing older concrete pads in the rear yard. See photo at right for a sample of how to set up the fencing.

Note on the tree map markup attached to this report there is no indication of the routing for this root protection zone (RPZ) fence, due to the fact that the current proposed patio and current proposed storm drain routing is within the 13 foot offset area west of the new residence addition that WLCA suggests to be retained as a virgin root zone “no dig” area.



The RPZ protective fence location will ideally be set up at roughly 10 feet minimum northeast of the rear yard property boundary chain link fence, so that a “construction corridor” of roughly 5 feet width is maintained between the RPZ fence and the proposed new residence exterior siding.

4. Pruning & Other Maintenance:

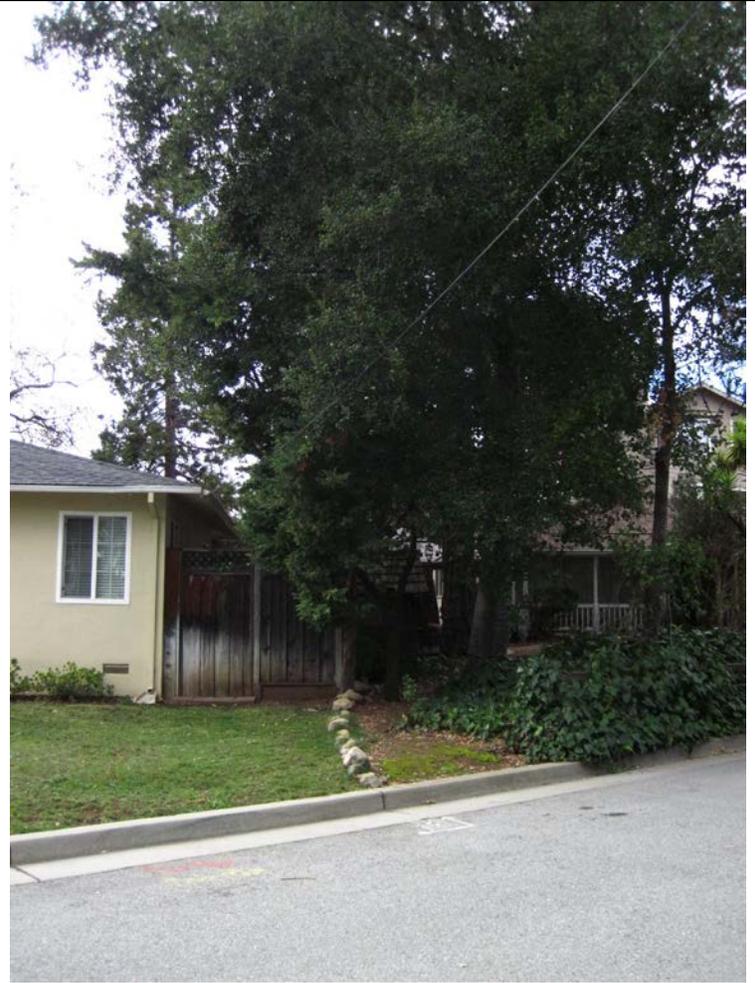
- a. All pruning shall be performed by or under full time site supervision of an ISA Certified Arborist.
- b. All pruning shall conform to ANSI A300 standards for woody plant maintenance / pruning (latest iterations).
- c. No pruning shall be performed on oak 52.
- d. Pruning of the canopy of oak 51 shall be limited (if possible) only to the outermost 5 horizontal feet of the southmost end of the south canopy, and shall consist of pruning cuts less than or equal to 2 inches diameter each.

Digital Images (WLCA) 1/21/2020



Center of image:

Oak 51 viewed from the street in front of the neighboring property (tree owner).



Center of image:

Oak 51 as viewed from the street, looking due west down along the property line separating 1151 Van Dusen (left side of image) from the adjoining property where the tree is located (right side of image).



Center-left portion of image:

Oak 52 viewed looking northwestward.

The existing residence footprint shown at the right edge of the above image is roughly 30 horizontal feet offset from the trunk edge of this tree.

The proposed new residence will encroach to roughly 13 feet offset from trunk edge.



Oak 52 upper elevations of the 55 foot elevation canopy.

This tree is in good overall condition.



Left side of image: Oak 52, looking northwest.

Assumptions and Limiting Conditions

Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownership to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised and evaluated as through free and clean, under responsible ownership and competent management.

It is assumed that any property is not in violation of any applicable codes, ordinance, statutes, or other government regulations.

Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.

The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.

Unless required by law otherwise, the possession of this report or a copy thereof does not imply right of publication or use for any other purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser.

Unless required by law otherwise, neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales, or other media, without the prior expressed conclusions, identity of the consultant/appraiser, or any reference to any professional society or institute or to any initiated designation conferred upon the consultant/appraiser as stated in his qualifications.

This report and any values expressed herein represent the opinion of the consultant/appraiser, and the consultant's/appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

Sketches, drawings, and photographs in this report, being intended for visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys unless expressed otherwise. The reproduction of any information generated by engineers, architects, or other consultants on any sketches, drawings, or photographs is for the express purpose of coordination and ease of reference only. Inclusion of said information on any drawings or other documents does not constitute a representation by Walter Levison to the sufficiency or accuracy of said information.

Unless expressed otherwise:

information contained in this report covers only those items that were examined and reflects the conditions of those items at the time of inspection; and the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.

Loss or alteration of any part of this report invalidates the entire report.

Arborist Disclosure Statement:

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborist cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate the trees.

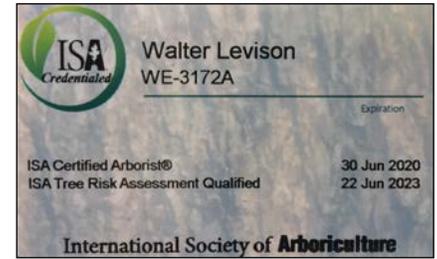
Certification

I hereby certify that all the statements of fact in this report are true, complete, and correct to the best of my knowledge and belief, and are made in good faith.

Signature of Consultant

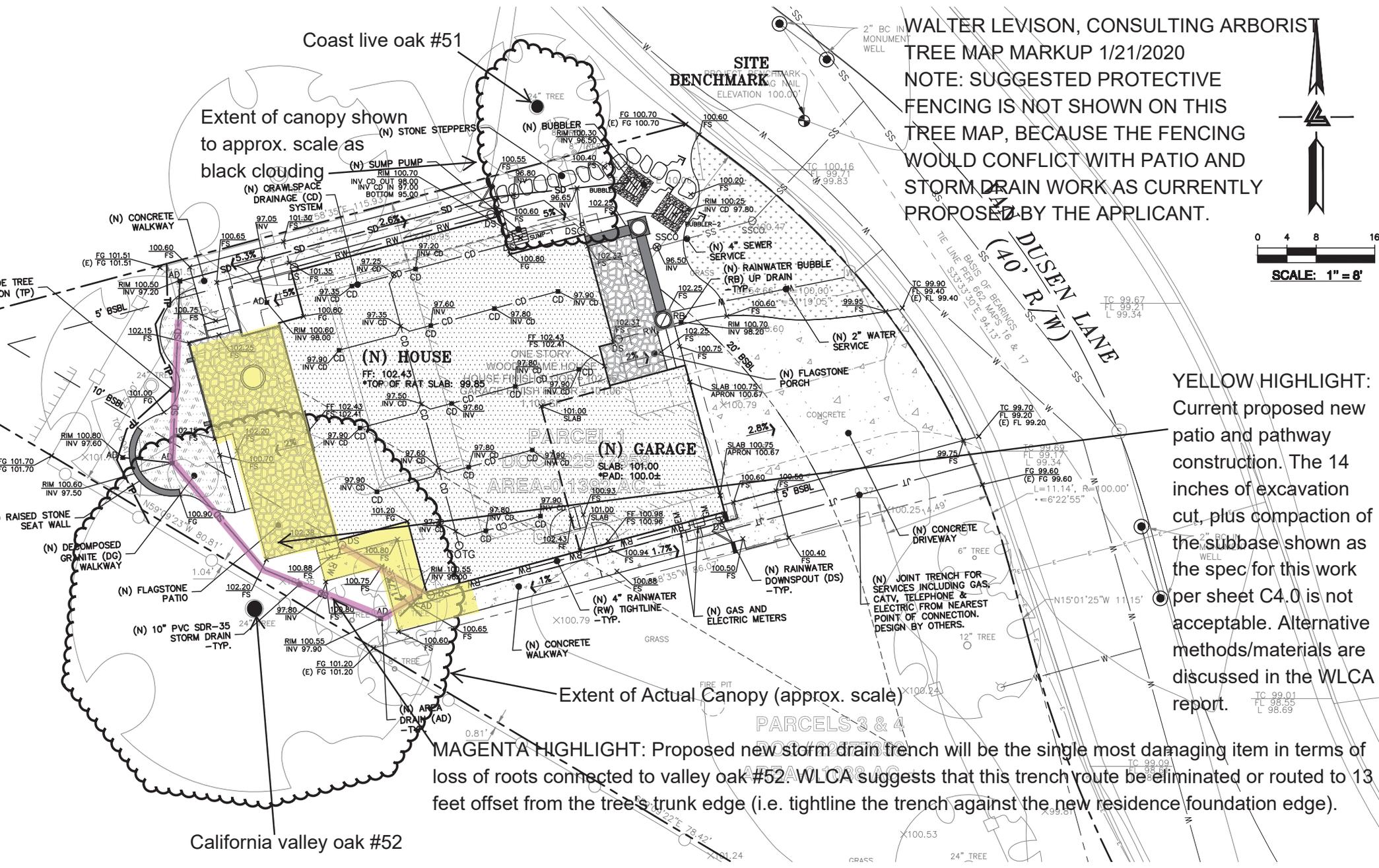


Walter Levison, Consulting Arborist



Attached:

Tree Map Markup (WLCA)



Coast live oak #51

Extent of canopy shown to approx. scale as black clouding

SITE BENCHMARK
ELEVATION 100.00'

WALTER LEVISON, CONSULTING ARBORIST

TREE MAP MARKUP 1/21/2020
NOTE: SUGGESTED PROTECTIVE FENCING IS NOT SHOWN ON THIS TREE MAP, BECAUSE THE FENCING WOULD CONFLICT WITH PATIO AND STORM DRAIN WORK AS CURRENTLY PROPOSED BY THE APPLICANT.



(N) HOUSE

(N) GARAGE

DUSEN LANE
(40' R/W)

YELLOW HIGHLIGHT: Current proposed new patio and pathway construction. The 14 inches of excavation cut, plus compaction of the subbase shown as the spec for this work per sheet C4.0 is not acceptable. Alternative methods/materials are discussed in the WLCA report.

Extent of Actual Canopy (approx. scale)

MAGENTA HIGHLIGHT: Proposed new storm drain trench will be the single most damaging item in terms of loss of roots connected to valley oak #52. WLCA suggests that this trench route be eliminated or routed to 13 feet offset from the tree's trunk edge (i.e. tightline the trench against the new residence foundation edge).

California valley oak #52



San Tomas Area Community Coalition

1509 Walnut Dr.
Campbell, CA 95008

408.410.6528 phone
info@staccna.org
<http://staccna.org>

City of Campbell
70 N. First Street
Campbell CA 95008

June 23, 2020

Attn: SARC Members
Paul Kermoyan, Director Community Development Department
Planning Commission Members
Naz Pouya Healy, Assistant Planner

Subject: PLN2019-213 - 1511 Van Dusen Lane

Dear SARC Committee Members, Planning Commission Members and Staff:

STACC members have reviewed PLN2019-213 - 1511 Van Dusen Lane, construction of a new approximately 2,665 square-foot two-story single-family residence.

Design: The San Tomas Area Neighborhood Plan encourages homes to breakup the large frontage, particularly of two story homes, to reduce the massing effect and appearance of the home. In addition, the STANP speaks to the design of homes (no turrets sticking out of a ranch home, etc) and encourage the use of materials such as stone, brick and siding to increase the appeal of the home.

The design submitted by applicants Gabriella Vetere and Derryk Davis is a wonderful example of a home that is consistent in style with the traditional styles in the San Tomas Area. The staff report goes into details, so we do not feel it is necessary, but the home has a nice use of both hip and gable roofs to break up the frontage, along with stone work.

Privacy: Again, we really appreciate the efforts the designer and homeowners have taken to meet the privacy requirements. Particularly the second story has placed the windows to the front and the sides. Where there are windows on the side they are higher up clerestory windows. One suggestion we always make is that windows for bathrooms

be obscured glass, and we often suggest the same or a stained glass window in the stairwell area for both increased privacy and artistic enjoyment.

Landscaping/Hardscape: We recommend that driveways and pathways in the front of the property be permeable materials such as pavers as much as possible to allow for water retention on the property. This is consistent with the need to reduce runoff and maintain our aquifers, which as you know are critical to reduce the current rate of land which is sinking. This is also a design consistent with the rural characteristics of the San Tomas Area Neighborhood Plan. Again, this design incorporates pavers, which while impermeable themselves are placed in sand and allow for water retention on site.

Trees: We do want to emphasize how important it is any trees removed be replaced by new trees as required by the STANP. Our landscape specialist has advised us that new 15 gallon size trees will actually grow faster and more quickly restore the green canopy. We therefore recommend that the city require new trees to be 15 gallon size (this size often saves the applicant money as it is smaller than the 24" trees often required by the city).

Fences: We believe that the current restrictions of fence heights to 6 feet does not reflect the changes in building methods and homes which are now being routinely built with 9 or 10 foot walls, and of course two story heights. In fact, we encourage the Planning Commission and City Council to consider a permanent change of the General Plan fence height to 8 feet.

Overall this is a very pleasing design which meets the standards as described in the San Tomas Area Neighborhood Plan and we look forward to it's completion and the day our neighbors can enjoy their home.

Best regards,



Audrey Kiehtreiber, President



CITY OF CAMPBELL • PLANNING COMMISSION
Staff Report • July 14, 2020

PLN2020-46 Public Hearing to consider the application of Adjin Krajnic for a
Krajnic, A. Modification (PLN-2020-46) to a previously approved Conditional Use Permit (PLN2017-337) to allow a motor vehicle sales (retail/wholesale) establishment on property located at **125 E. Sunnyoaks Avenue, Suite 100.**

STAFF RECOMMENDATION

That the Planning Commission take the following action:

1. **Adopt a Resolution**, approving a Modification (PLN-2020-46) to a previously approved Conditional Use Permit (PLN2017-337) to allow a motor vehicle sales (retail/wholesale) establishment.

ENVIRONMENTAL DETERMINATION

Staff recommends that the Planning Commission find that this project is Categorical Exempt under Section 15301, Class 1 of the California Environmental Quality Act (CEQA) pertaining to minor alterations to an existing private structure, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

PROJECT DATA

Zoning Designation:	M-1 (Light Industrial)
General Plan Designation:	Light Industrial
Net Lot Area:	.57 acres (25,077 square feet)
Site Utilization:	
Building Coverage:	10,247 square feet
Paving Coverage:	18,514 square feet
Landscaping Coverage:	1,600 square feet
Existing Tenant Space:	120 square feet
Proposed Tenant Space:	312 square feet
Parking Required:	
Existing Use/Tenant Space:	3 (2 dedicated spaces for display and 1 for office)
Proposed Use/Tenant Space:	3 (2 dedicated spaces for display and 1 for office)
Parking Provided:	56 spaces (53 standard, 3 accessible)
Hours of Operation:	9:00 AM to 8:00 PM, daily (by appointment only)

DISCUSSION

Project Location: The project site is located within the Sunnyoaks Executive Office Center at the northwest intersection of E. Sunnyoaks Avenue and San Tomas Expressway (reference **Attachment 2** – Location Map). The site is developed with a two-story multi-tenant commercial building (Sunnyoaks

Executive Offices) built in the early 1970's. The site is bordered by industrial uses to the east, west and south, and San Tomas Expressway to the north.

Project Proposal: The applicant is requesting approval of a Modification (PLN-2020-46) to a previously approved Conditional Use Permit (PLN2017-337) to allow the existing motor vehicle sales (retail/wholesale) establishment to relocate from a 120 square-foot tenant space on the second floor (Suite 209A) to a larger 312 square-foot tenant space on the first floor (Suite 100).

While relocating to a larger tenant space on the ground floor, no changes to the applicant's previously approved operational characteristics are proposed. The business will continue to engage in 'by-appointment' wholesale and retail car sales as well as administrative/office tasks between the hours of 9:00 AM to 8:00 PM, daily.

ANALYSIS

Zoning District: The project site is zoned M-1 (Light Industrial). This zoning district primarily allows by right a wide range of industrial and manufacturing uses and conditionally permits service commercial and automotive focused commercial uses. A wholesale and retail automotive sales use is formally categorized as a "motor vehicle – sales (new and/or used)" facility. The establishment would be allowed to relocate with an approval of a Modification of the previously approved Conditional Use Permit.

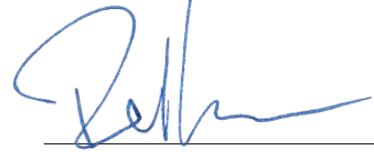
General Plan: The General Plan land use designation for the project site is *Light Industrial*. This land use designation is intended to accommodate uses such as manufacturing, industrial processing, warehousing, and various automobile uses that would be incompatible in commercial zoning districts. In continuing to provide retail automotive sales within the City, the applicant's proposal would further the following General Plan Policies and Strategies:

- Policy LU-2.1: Industrial Diversity: Promote a variety of industrial use opportunities that maintain diversified services and a diversified economic base.
- Policy LUT-13.1: Variety of Uses: Attract and maintain a variety of uses that create an economic balance within the City while maintaining a balance with other community land use needs, such as housing and open space, and while providing high quality services to the community.

Parking: The property is developed with a total of 56 parking spaces, exceeding the required parking for the office building (1 space per 225 square-feet) by 10 spaces. The building is occupied by professional office uses and three automotive sales uses (including the subject request) which reserve six parking spaces. Even with these spaces reserved, the property has a remaining surplus of four parking spaces per code.

Prior Approval: The Draft Resolution (reference **Attachment 1**) includes conditions of approval which serve to supersede the conditions found in the previously approved Conditional Use Permit (PLN2017-337). These conditions ensure that the prior suite (Suite 209A) may not be occupied or reoccupied by a motor vehicle sales facility without obtaining a new conditional use permit.

Prepared by: 
Stephen Rose, Senior Planner

Approved by: 
Paul Kermoyan, Community Development Director

Attachments:

1. Draft Resolution
2. Location Map
3. Written Description
4. Project Plans
5. DMV Required Signage

RESOLUTION NO.

BEING A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMPBELL APPROVING A MODIFICATION (PLN-2020-46) TO A PREVIOUSLY APPROVED CONDITIONAL USE PERMIT (PLN2017-337) TO ALLOW A MOTOR VEHICLE SALES (RETAIL/WHOLESALE) ESTABLISHMENT ON PROPERTY LOCATED AT **125 E. SUNNYOAKS AVENUE, SUITE 100** IN THE M-1 (LIGHT INDUSTRIAL) ZONING DISTRICT.

After notification and public hearing, as specified by law and after presentation by the Community Development Director, proponents and opponents, the hearing was closed.

After due consideration of all evidence presented, the Planning Commission did find as follows with respect to file number(s) PLN-2020-46 & PLN2017-337:

1. The project site is located within an existing professional office center (Sunnyoaks Executive Offices) at the northwest intersection of E. Sunnyoaks Avenue and San Tomas Expressway.
2. The project site is zoned M-1 (Light Industrial) as shown on the Campbell Zoning Map.
3. The project site is designated Light Industrial as shown on the Campbell General Plan Map.
4. The project site is bordered by industrial uses to the south, east, and west, and San Tomas Expressway to the north.
5. The project site is located is developed with a two-story multi-tenant commercial building built in the early 1970's.
6. The proposed business is considered a "motor vehicle – sales (new and/or used)", subject to approval of a Modification of a previously approved Conditional Use Permit consistent with CMC 21.68.040 (Permit Modification) and CMC 21.46 (Conditional Use Permits).
7. The previously approved land use permit (i.e. Conditional Use Permit – PLN2017-337) is being modified by the decision-making body that originally approved the permit (i.e. Planning Commission) with the consent of the property owner and operator.
8. The Planning Commission approved the previous Conditional Use Permit (PLN2017-337) by Resolution 4427 on February 13, 2018.
9. The Conditions of Approval provided in Planning Commission Resolution No. 4427 shall be void and shall permanently be superseded in their entirety by the Conditions of Approval specified herein.

10. The business currently operates from a tenant space located on the second floor, Suite 209A, which is 120 square feet in gross floor area.
11. The business is proposing to relocate their business from a 120 square foot tenant space located on the second floor (Suite 209A) to a 312 square foot tenant space located on the ground floor (Suite 100).
12. The hours of operation shall be restricted to 9:00 AM to 8:00 PM, daily.
13. The proposed wholesale and vehicle sales business results in a parking demand of three parking spaces; two of which shall be reserved for sales display purposes.
14. The center has a total of 56 spaces (53 standard; 3 accessible) shared by all tenants.
15. When calculating the parking demand of the entire center, inclusive of the proposed use, there is a net surplus of four (4) parking spaces on the project site.

Based upon the foregoing findings of fact, the Planning Commission further finds and concludes that:

1. The project will aid in the harmonious development of the immediate area.
2. The proposed project is consistent with the General Plan.
3. The proposed use is allowed within the applicable Zoning District with a Modification to the previously approved Conditional Use Permit and complies with all other applicable provisions of this Zoning Code and the Municipal Code.
4. The project is consistent with applicable adopted design guidelines.
5. The proposed use will not create a nuisance due to litter, noise, traffic, vandalism, or other factors.
6. The proposed site is adequate in terms of size and shape to accommodate the fences and walls, landscaping, parking and loading facilities, yards, and other development features required in order to integrate the use with uses in the surrounding area.
7. The proposed site is adequately served by streets of sufficient capacity to carry the kind and quantity of traffic the use would be expected to generate.
8. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses on-site and in the vicinity of the subject property.
9. The establishment, maintenance, or operation of the proposed use at the location proposed will not be detrimental to the comfort, health, morals, peace, safety, or general welfare of persons residing or working in the neighborhood of the proposed

use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city.

10. The proposed use will not significantly increase the demand on City services.
11. The project qualifies as a Categorical Exempt project under Section 15301 Class 1 of the California Environmental Quality Act (CEQA) pertaining to minor alterations to an existing private structure, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

THEREFORE, BE IT RESOLVED that the Planning Commission approves a Modification (PLN-2020-46) to a previously approved Conditional Use Permit (PLN2017-337) to allow a motor vehicle sales (retail/wholesale) establishment on property located at **125 E. Sunnyside Avenue, Suite 100**, subject to the attached Conditions of Approval (attached **Exhibit A**).

PASSED AND ADOPTED this 14th day of July, 2020, by the following roll call vote:

AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners:
ABSTAIN: Commissioners:

APPROVED: _____
Michael Krey, Chair

ATTEST: _____
Paul Kermoyan, Secretary

**CONDITIONS OF APPROVAL
Modification (PLN-2020-46)**

Where approval by the Director of Community Development, City Engineer, Public Works Director, City Attorney or Fire Department is required, that review shall be for compliance with all applicable conditions of approval, adopted policies and guidelines, ordinances, laws and regulations and accepted engineering practices for the item under review. Additionally, the applicant is hereby notified that he/she is required to comply with all applicable Codes or Ordinances of the City of Campbell and the State of California that pertain to this development and are not herein specified.

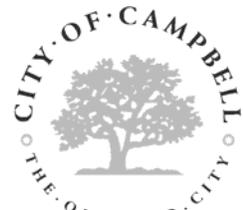
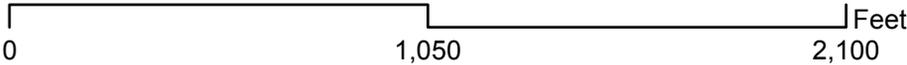
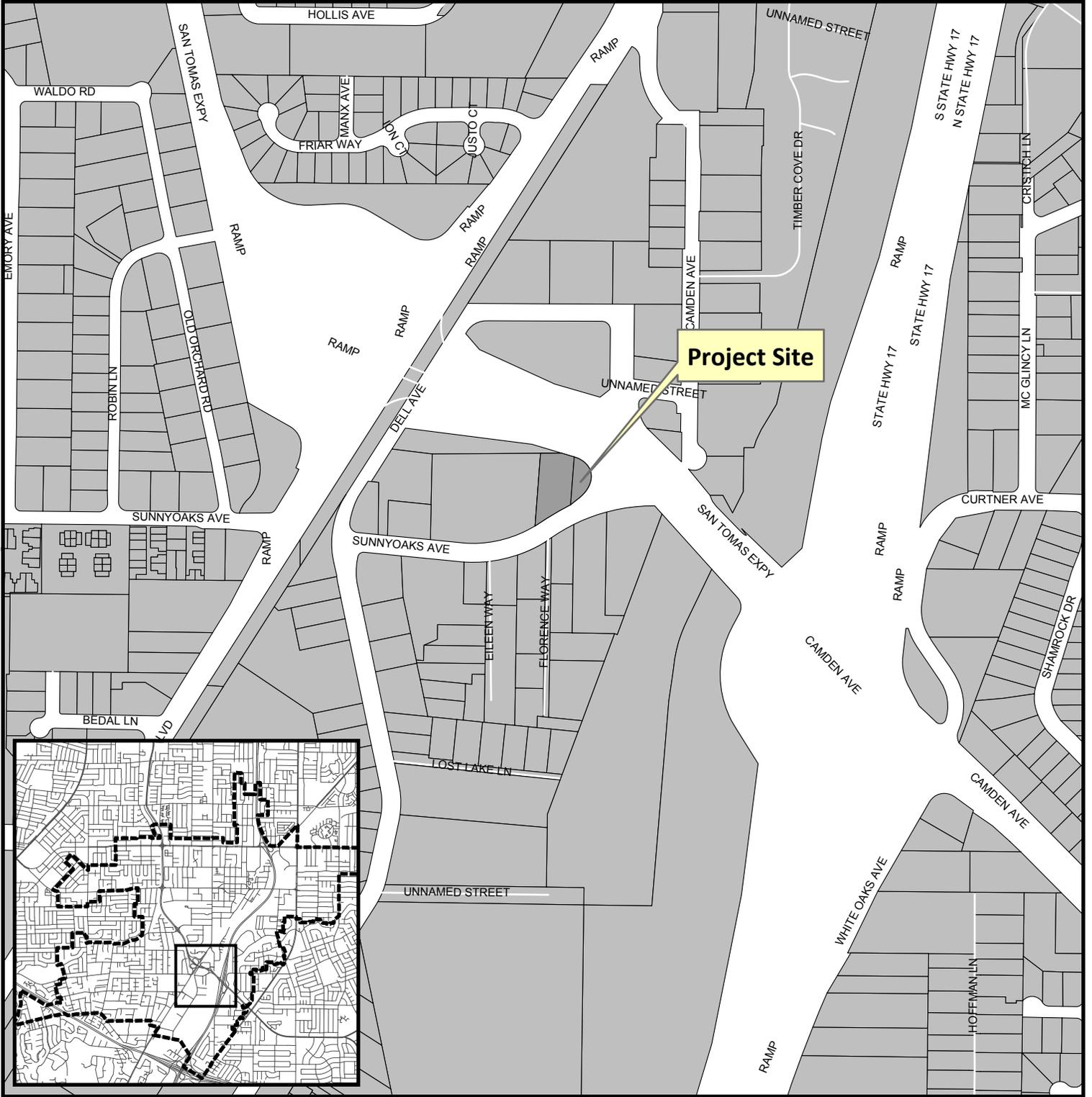
COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division:

1. Approved Project: Approval is granted for a Modification (PLN-2020-46) to a previously approved Conditional Use Permit (PLN2017-337) to allow a motor vehicle sales (retail/wholesale) establishment on property located at **125 E. Sunnyoaks Avenue, Suite 100**. The project shall substantially conform to the written business description and project plans stamped as received by the Planning Division on May 4, 2020, except as may be modified by the Conditions of Approval contained herein.
2. Permit Expiration: The Modification (PLN-2020-46) approved herein shall be valid for one year from the date of final approval (expiring July 24, 2021). Within this one-year period, the wholesale and retail automotive sales use shall be established at 125 E. Sunnyoaks Avenue, Suite 100. Once established, this entitlement shall be valid in perpetuity with continued operation of the use. Abandonment, discontinuation, or ceasing of operations for a continuous period of twelve months shall void the Modification of the previously approved Conditional Use Permit approved herein.
3. Previous Conditions of Approval: The previously approved Conditions of Approval provided in Planning Commission Resolution No. 4427 shall be void and shall permanently be superseded in their entirety by the Conditions of Approval specified herein upon vesting of the subject Modification (PLN-2020-46) approved herein.
4. Hours of Operation: The business hours that the establishment may be open to the public are limited to 9:00 AM to 8:00 PM, daily. The business's operating hours, when employees may be on site, shall be limited to 7:00 AM to 10:00 PM daily.
5. Appointment Only: All on-site sales activity shall be by-appointment only.
6. DMV Retail License: At all times, use of the subject tenant space for vehicle display will be contingent upon obtainment and maintenance in good standing of a California DMV Retail Used Auto-Commercial or New/Used Auto-Commercial license.

7. Business License: A valid City business license shall be maintained at all times that the business is in operation.
8. Used Motor Vehicle Permit: If used vehicles are to be sold from the premises, the business owner shall obtain a Used Motor Vehicle Permit from the City Council pursuant to Campbell Municipal Code Sec. 5.08.010(12).
9. Sign Permit: An application for a sign permit from the Planning Division and building permit from the Building Department will be required for all new signage.
10. On-Site Advertising: There shall be no form of temporary on-site advertising associated with the retail auto sales business, including, but not limited to, flags, strobe lights, banners, A-frames, and human sign advertisers.
11. Vehicle Advertising: Vehicles for sale shall only contain the minimum information necessary as required by the Department of Motor Vehicles. Vehicles shall not be advertised with painted letters or numbers, streamers, flags, or similar attention grabbing contrivances.
12. Designated Parking: No more than two vehicles for sale shall be permitted on the subject property at any time. Vehicles for sale shall be restricted to the two parking spaces designated for display purposes, as indicated on the project plans. Vehicles shall not be displayed, stored, or otherwise placed on the public street.
13. Property Maintenance: The owner/operator of the subject property shall maintain all exterior areas of the business free from graffiti, trash, rubbish, posters and stickers placed on the property.
14. Revocation of Permit: Operation of the use in violation of the Conditional Use Permit or any standards, codes, or ordinances of the City of Campbell or any laws of the State of California applicable to operation of the business, shall be grounds for consideration of revocation of this approval by the Planning Commission.
15. Noise Standard: Any noises, sounds and/or voices, including but not limited to amplified sounds, loud speakers, sounds from audio sound systems, and/or music, generated by the subject use shall not be audible to a person of normal hearing capacity from any residential property. Public address systems of all types are strictly prohibited.
16. Parking and Driveways: All parking and driveway areas shall be maintained in compliance with the standards in Chapter 21.28 (Parking & Loading) of the Campbell Municipal Code.
17. Vehicle Repair: No vehicle repair of any kind shall be permitted.

Project Location Map



Community Development Department
Planning Division

Written Description

Luxe Motorsports/ Ajdin Krajnic
125 E. Sunnyside Avenue #100 Campbell CA 95008

Project Description:

The sole purpose of Luxe Motorsports, is to engage in retail car sales as well as the administrative tasks that pertain to the selling of a vehicle. We currently operate in #209A a small 120SqFt office. A larger unit, downstairs became available that is 312SqFt, we would like to relocate downstairs. All business related activities will remain the same, along with our current parking.

The sole purpose of Luxe Motorsports, is to engage in retail car sales as well as the administrative tasks that pertain to the selling of a vehicle. Tasks include meeting with a customer by an appointment only to show them the vehicle, which will be outside in one of the two designated and reserved spots for Luxe Motorsports. Cars will not be stored overnight nor will any repairs be done on the premises. The purpose of the office space is strictly office use- negotiations, paperwork, and financing via online will be done in the office. The new office is a 260 square feet that will hold a desk, filing cabinet, couch, computer and laptop, wireless printer/ scanner (all- in one), telephone (use my cellular phone), and chair for myself and customers. The hours of operation will be by appointment only- between the hours of 9am-8pm, 7 days a week. This type of establishment will not cause any potential traffic generation or noise. There is one sole owner of the business, myself and no employees. I will provide full coverage insurance on the vehicles as well. Alternative areas that can be used will be on the FIRST FLOOR, GROUND LEVEL. This room is the conference room in which I have a key for and have been granted 24 hour access by the Landlord, James Ball. The conference rooms hold a very large conference table, with chairs, and electrical outlets that will accommodate the use of the wireless/ bluetooth printer/ scanner and laptop. There are bathrooms located on the first floor, both men and women, that are handicapped accessible. The bathrooms require a key, which I have possession of. The conference room is a shared space between the other tenants.

1.

As stated in my written statement, hours of operation are by appointment only- between the hours of 9am-8pm, 7 days a week.

3.

No site improvements are proposed. There will be NO tenant or site improvements whatsoever. I have rented my space AS-IS for the use of conducting office work and administrative tasks that relate to my retail car sales



business. Again, my office upstairs is 120 square feet and I'd like to relocate downstairs to a 260 square foot office. It houses a desk, filing cabinet, computer, couch and laptop, wireless printer/ scanner (all-in one), telephone (use my cellular phone), and chair for myself and customers.

Common areas that are shared with other tenants are the first and second floor restrooms and first floor conference room.

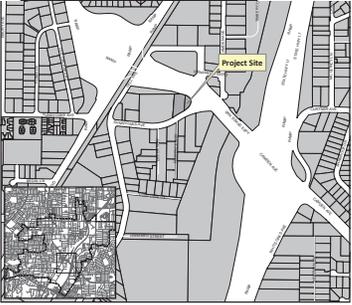
There will be no construction plans. Therefore, there is no need for a building permit. Again, this is a 312 square feet that holds a desk, filing cabinet, couch, computer and laptop, wireless printer/ scanner (all-in one), telephone (use my cellular phone), and chair for myself and customers.

Please note, our parking for Luxe Motorsports are spaces 1 and 2. There are two signs that are 24x24" which clearly state: RESERVED,LUXE MOTORSPORTS. This parking structure is to remain the same. Only change is the desire to move downstairs for the additional square footage for our growing business.

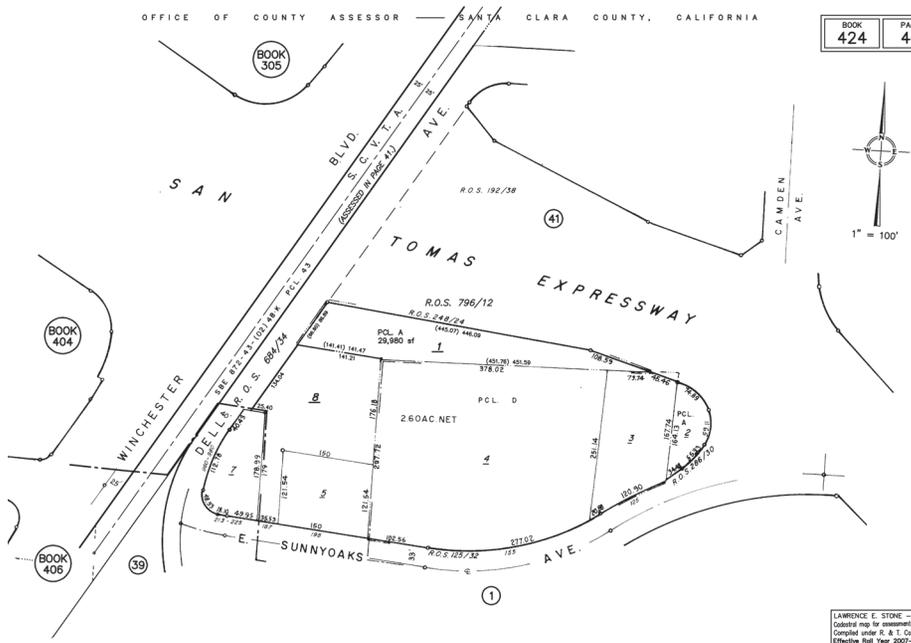
125 E SUNNYOAKS AVENUE CAMPBELL, CA 95008 UNIT 100

CONDITIONAL USE PERMIT SUBMITTAL-MODIFICATION

LOCATION MAP



ASSESSOR'S PARCEL MAP



SCOPE OF WORK:

APPLICATION FOR A CONDITIONAL USE PERMIT MODIFICATION FOR AN EXISTING AUTO DEALER (LUXE MOTORSPORTS). AUTOMOTIVE SALES IS ALLOWABLE ZONING DISTRICT (M-1) PER THE EXISTING CONDITIONAL USE PERMIT.

PROJECT SUMMARY:

APN: 424-40-003

ZONING: M-1

JURISDICTION: CITY OF CAMPBELL

EXISTING BUILDING STORIES: 2

LOT AREA: 25,124 (0.5768)

STYLE: L-SHAPE

INDEX SHEET:

GENERAL-COVER SHEET

A0.0

ARCHITECTURAL:

A1.0 SITE PLAN

A2.1 FLOOR PLAN

RECEIVED
5/04/2020

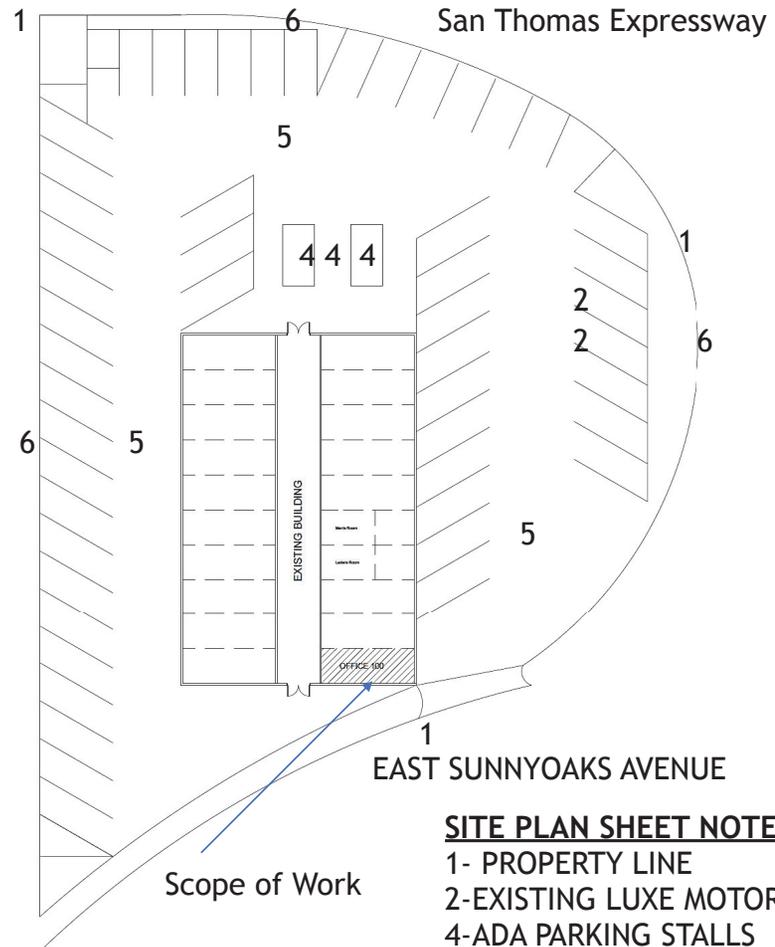
125 EAST SUNNYOAKS AVENUE UNIT #100 CAMPBELL, CA 95008

A1.0

SITE PHOTOS

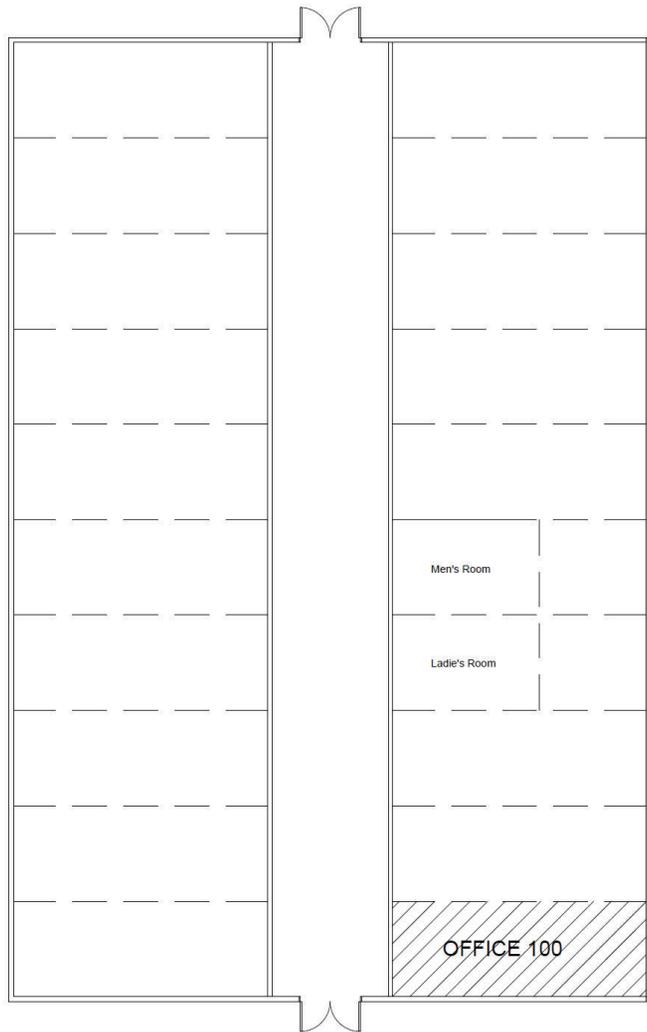


SITE PLAN

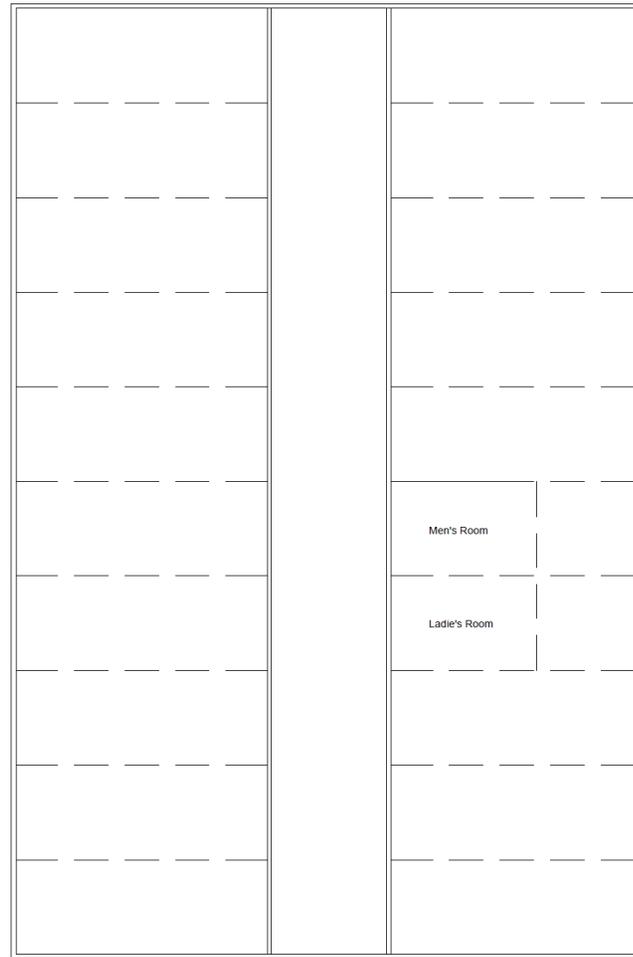


SITE PLAN SHEET NOTES:

- 1- PROPERTY LINE
- 2-EXISTING LUXE MOTORSPORTS PARKING
- 4-ADA PARKING STALLS
- 5-EXISTING DRIVEWAY
- 6-EXISTING FENCE



Floor 1

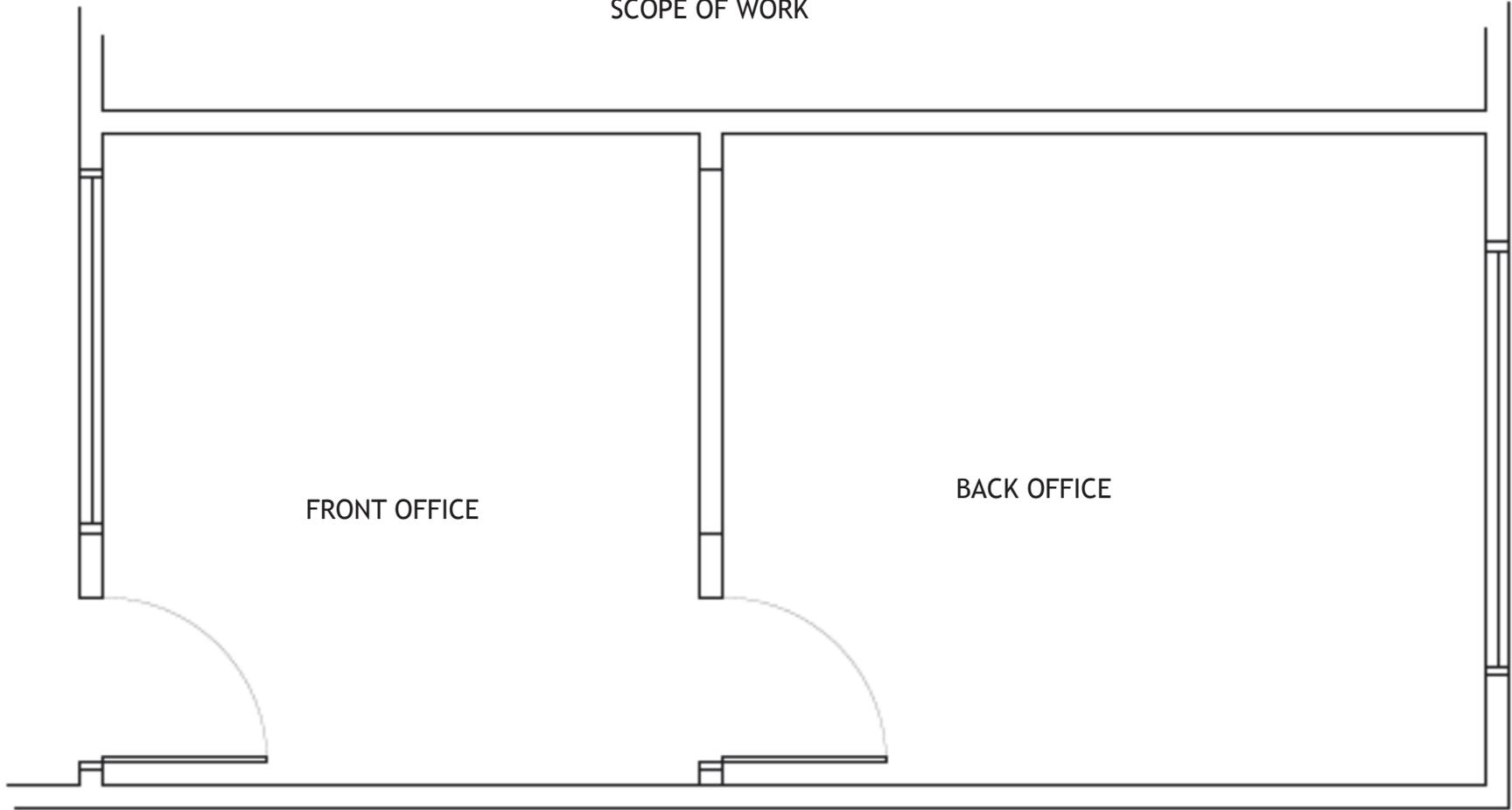


Floor 2

SCOPE OF WORK

FRONT OFFICE

BACK OFFICE







**CITY OF CAMPBELL • PLANNING COMMISSION
Staff Report • July 14, 2020**

PLN2019-176 Continued Public Hearing to consider the application of Nandini Bhattacharya and Buddhadeb Basu for a Variance (PLN2019-176) to allow a reduced side-yard setback to legalize an unpermitted accessory dwelling unit (ADU) on property located at **309 Redding Road** in the R-1-6 (Single Family Residential) Zoning District.

**Bhattacharya, N.
Basu, B.**

STAFF RECOMMENDATION

The Planning Commission take the following action:

- 1. Adopt a Resolution** (reference **Attachment 1**), approving a Variance (PLN2019-176).

ENVIRONMENTAL DETERMINATION

Staff recommends that the Planning Commission find that this project is Categorically Exempt under Section 15303, Class 3 of the California Environmental Quality Act (CEQA), pertaining to the construction of single-family dwellings.

DISCUSSION

At its meeting of June 23, 2020, the Planning Commission considered a Variance application to allow a reduction to a side-yard setback in order to allow legalization of an unpermitted accessory dwelling unit (reference **Attachment 2** – Staff Report). After due consideration, a majority of the Commission expressed a willingness to grant the Variance based on the circumstances of the property and providence of the structure (reference **Attachment 3** – Meeting Minutes). However, since staff's recommendation was for denial, a resolution for approval was not available. The Commission continued the public hearing to July 14, 2020 and directed staff to prepare a draft resolution for its consideration. Following the meeting, staff also provided the aerial photography requested by Commissioner Rivlin, which shows the expansion of the structure after its placement on the property (reference **Attachment 4**).

Since this matter originated as a code enforcement case, the recommended conditions of approval established specific deadlines to ensure that the ADU becomes fully permitted by October 31, 2020.

Attachments:

1. Draft Resolution (Approval)
2. PC Staff Report, dated June 23, 2020
3. PC Meeting Minute, dated June 23, 2020
4. Aerial Photography
5. Project Plans

Prepared by:



Daniel Fama, Senior Planner

Approved by:



Paul Kermoyan, Community Development Director

RESOLUTION NO. 455_

BEING A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMPBELL APPROVING A VARIANCE (PLN2019-176) TO ALLOW A REDUCED SIDE-YARD SETBACK TO LEGALIZE AN UNPERMITTED ACCESSORY DWELLING UNIT (ADU) ON PROPERTY LOCATED AT **309 REDDING ROAD** IN THE R-1-6 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT. FILE NO.: PLN2019-176.

After notification and public hearing, as specified by law and after presentation by the Community Development Director, proponents and opponents, the hearing was closed.

The Planning Commission finds as follows with regard to file numbers PLN2019-176:

1. The Project Site is zoned R-1-6 (Single Family Residential) on the City of Campbell Zoning Map.
2. The Project Site is designated Low Density Residential (less than 6 units/gr. acre) on the City of Campbell General Plan Land Use diagram.
3. The Project Site is located on Redding Road, west of Bascom Avenue, outside of the boundaries of any neighborhood or area plan.
4. The Project Site is improved with a 1,215 square-foot single-family residential dwelling with a detached 802 square-foot structure consisting of a 344 square-footage garage component and a 458 square-foot accessory dwelling unit, which is constructed at a 10-inch side-yard setback.
5. County of Santa Clara Building Department permit records indicate that the primary dwelling and associated garage were moved onto the Project Site in 1974.
6. Based on Cartwright Aerial Survey imagery taken on March 12, 1976, the detached garage structure did not yet include the accessory dwelling unit. Subsequent imagery shows the expansion of the garage into a larger building that would eventually be converted to an unpermitted dwelling unit. The City does not have permit records for expansion of the garage structure nor for its conversion to a dwelling unit, rendering the structure and its use as a dwelling unlawful.
7. Pursuant to Campbell Municipal Code (CMC) 21.58.020.D a property owner has no right to use or occupancy of a property containing an illegal use or structure, or any use or structure that was not legally created.
8. Upon a complaint filed by a Campbell resident on July 11, 2018, the City initiated a code enforcement investigation and confirmed the presence and use of an unpermitted dwelling on the Project Site.
9. Since CMC Section 21.23.030.E (Table 3-1(b)) and Section 21.58.050, specifically prohibit the expansion of a converted accessory structure into an accessory dwelling unit along a non-conforming setback line, the accessory dwelling unit

could not be legalized through normal permitting procedures. As such, the property owners' only administrative remedy was to apply for a Variance to allow for a substandard setback.

10. The Proposed Project is an application for a Variance (PLN2019-176) to allow a reduced side-yard setback to legalize an unpermitted accessory dwelling unit.
11. The Proposed Project would result in a building coverage of 23% and Floor Area Ratio (FAR) of 0.21.
12. The Project Site has a lot width of 55 ½ feet, which is less than the 60-foot minimum lot width otherwise required by the R-1-6 (Single-Family Residential) Zoning District.
13. The requested Variance would allow a 3-foot, 2-inch reduction in the otherwise required 4-foot setback, which would be commensurate with the substandard lot width.
14. Allowing a setback reduction commensurate with the substandard lot width recognizes that this unusual parcel condition does not generally apply to comparably zoned properties.
15. The setback reduction is the minimum necessary deviation from the applicable development standards necessary for the property owner to enjoy use of the property in the same manner as owners of other properties classified in the same zoning district.
16. Requiring conformance with a 4-foot setback would require removal and reconstruction of the accessory dwelling unit's kitchen, including all cabinetry, dishwasher, sink, and range, resulting in a practical difficulty and unnecessary hardship.
17. Allowing the retention of the existing unpermitted structure and legal conversion to an accessory dwelling would be in keeping the intent of the Government Code 65852.2(e)(1)(A)(i) to allow creation of an accessory dwelling unit within the existing space an accessory structure.
18. Prior to lawful use of the accessory dwelling unit, the property owner must obtain a building permit and secure a certificate of occupancy, as required by the conditions of approval imposed by this Variance approval.
19. Approval of a Variance would not allow further expansion of the accessory dwelling unit consistent with the Campbell Municipal Code Section 21.23.030.E (Table 3-1(b)) and Section 21.58.050.
20. Approval of a Variance does not relieve the property owners from all other applicable requirements of the Chapter 21.23 (Accessory Dwelling Units) of the Campbell Municipal Code.

Based upon the foregoing findings of fact, the Planning Commission further finds and concludes that:

Variance Findings (CMC Sec. 21.48.040):

1. The strict or literal interpretations and enforcement of the specified regulation(s) would result in a practical difficulty or unnecessary physical hardship inconsistent with the objectives of this Zoning Code;
2. The strict or literal interpretations and enforcement of the specified regulation(s) would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zoning district;
3. There are exceptional or extraordinary circumstances or conditions applicable to the subject property (i.e., size, shape, topography) which do not apply generally to other properties classified in the same zoning district;
4. The granting of the Variance constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zoning district; and
5. The granting of the Variance will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

Environmental Findings (CMC Sec. 21.38.050):

6. The project is Categorically Exempt under Section 15303, Class 3 of the California Environmental Quality Act (CEQA), pertaining to the construction of single-family dwellings.

THEREFORE, BE IT RESOLVED that the Planning Commission approves a Variance (PLN2019-176) to allow a reduced side-yard setback to legalize an unpermitted accessory dwelling unit (ADU) on property located at **309 Redding Road**, subject to the attached Conditions of Approval (attached Exhibit "A").

PASSED AND ADOPTED this 14th day of July, 2020, by the following roll call vote:

AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners:
ABSTAIN: Commissioners:

APPROVED: _____
Michael Krey, Chair

ATTEST: _____
Paul Kermoyan, Secretary

CONDITIONS OF APPROVAL
Variance (PLN2019-176)

Where approval by the Director of Community Development, City Engineer, Public Works Director, City Attorney or Fire Department is required, that review shall be for compliance with all applicable conditions of approval, adopted policies and guidelines, ordinances, laws and regulations and accepted engineering practices for the item under review. Additionally, the applicant is hereby notified that he/she is required to comply with all applicable Codes or Ordinances of the City of Campbell and the State of California that pertain to this development and are not herein specified.

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division:

1. Approved Project: Approval is granted for a Variance to allow a reduced side-yard setback to legalize an unpermitted accessory dwelling unit (ADU) on property located at **309 Redding Road**. The project shall substantially conform to the Project Plans, stamped as received by the Community Development Department on September 9, 2019, except as may be modified by the conditions of approval contained herein.
2. Permit Expiration/Deadline: The property owner shall submit an application for a new building permit (or make a request to the Building Official to reactive the expired permit application) to legalize the subject ADU no later than **July 31, 2020**. The building permit must be obtained no later than **September 30, 2020**. Final permit clearance and a certificate of occupancy must be granted no later than **October 31, 2020**. Failure to meet these deadlines will result in the Variance being rendered void and recommencement of code enforcement action. The Community Development Director may grant extensions to these deadlines in such circumstances where a delay resulted from City action or inaction.
3. Planning Final Required: Planning Division clearance is required prior to final Building Permit clearance. Construction not in substantial compliance with the approved project plans shall not be approved without prior authorization of the necessary approving body.
4. Interim Usage Restriction: The unpermitted ADU shall not be used for habitation purposes until such time that a certificate of occupancy has been granted.
5. Expansion Prohibited: The ADU may not be expanded consistent with Campbell Municipal Code Section 21.23.030.E (Table 3-1(b)) and Section 21.58.050.

ITEM NO. 2



CITY OF CAMPBELL • PLANNING COMMISSION
Staff Report • June 23, 2020

PLN2019-176 Continued Public Hearing to consider the application of Nandini Bhattacharya and Buddhadeb Basu for a Variance (PLN2019-176) to allow a reduced side-yard setback to legalize an unpermitted accessory dwelling unit (ADU) on property located at **309 Redding Road** in the R-1-6 (Single Family Residential) Zoning District.

Bhattacharya, N. Basu, B.

STAFF RECOMMENDATION

The Planning Commission take the following action:

- 1. Adopt a Resolution** (reference **Attachment 1**), denying a Variance (PLN2019-176).

ENVIRONMENTAL DETERMINATION

Staff recommends that the Planning Commission find that this project is Statutorily Exempt under Section 15270(a) of the California Environment Quality Act (CEQA), pertaining to projects which a public agency rejects or disapproves.

PROJECT DATA

Zoning Designation:	R-1-6 (Single-Family Residential)	
General Plan Designation:	Low-Density Residential (less than 6units/gr. acre)	
Net Lot Area:	10,022 square-feet	
Density:	3.7 units/gr. acre	6 units/gr. acre. (Max. Allowed)
Building Height:	11 feet	16 feet (Max. Allowed)
Building Square Footage:		
Primary Home:	1,215 square feet	
ADU :	458 square feet	
Garage:	344 square feet	
Shed:	<u>100 square feet</u>	
	2,117 square feet	
Floor Area Ratio (FAR):	.21 (2,117 sq. ft.)	.45 (4,500 sq. ft.) (Max. Allowed)
Building (Lot) Coverage:	23% (2,327 sq. ft.)	40% (4,000 sq. ft.) (Max. Allowed)
Parking:	2 spaces (covered)	2 spaces (Min. Required)
Setbacks	<u>Existing</u>	<u>Required</u>
Front (south)	90 feet	20 feet
Side (east)	37 feet	4 feet
Side (west)	10 inches	4 feet
Rear (north)	43 feet	4 feet

BACKGROUND

The Planning Commission had previously considered this item at its meeting of [December 10, 2020](#). Due to an even number of commissioners in attendance that evening, votes for denial and approval both failed on a 3-3 tie vote (reference **Attachment 2** – PC Meeting Minutes). To address the deadlock, the Commission continued the hearing to a date when all seven commissioners could confirm attendance.

Unfortunately, a hearing with all seven commissioners could not be scheduled. As such, in the interest of expediency the Variance was rescheduled to March 10, 2020 irrespective of Commissioner attendance. However, the COVID-19 pandemic forced cancellation of this meeting. If the Commission once again deadlocks, the applicants may file an appeal to allow the Variance request to be considered by the City Council.

Over the past several months, the applicants have also attempted to convince staff that the structure in question was lawfully permitted, thereby negating the need for a Variance. **Attachment 3** includes permit materials submitted by the applicant intended to substantiate the structure's legality. Staff has reviewed these materials and determined they only establish the lawfulness of the primary home and the original detached garage, not the expanded garage/workshop structure.

Additionally, historic aerial imagery clearly demonstrates that the detached garage was half the size at time of annexation into the City. Sometime later, the garage doubled in size meaning that it had been expanded unlawfully since no City permit records exist. This notwithstanding, questions of legality are an administrative function not within the Commission's purview. Moreover, by applying for a Variance, the applicants have effectively conceded that the structure is not legal. Otherwise, a Variance would not be necessary.

The applicants have also provided electronic copies of materials that they had originally intended to provide in binders to the Planning Commission (reference **Attachment 4**). In addition to their PowerPoint presentation (reference **Attachment 5**), these materials include the following (with staff comments):

- **Attachment 6 - Seller's Real-Estate Disclosures:** The seller's disclosures are not relevant in that any omissions or misrepresentations are a civil matter to which the City is not a party.
- **Attachment 7(a) - San Jose ADU Amnesty Form:** It is unclear what relevance this document has since San Jose's ADU amnesty program does not apply in Campbell.
- **Attachment 7(b) - Communication with San Jose ADU Coordinator.** It is also unclear what relevance communication with San Jose staff has on the applicants' Variance request.
- **Attachment 7(c) - Original MLS Listing from 2015:** Any misrepresentation of the property on an MLS listing is a civil matter not relevant to the Variance request.
- **Attachment 7(d) - Architect contract and Communication from 2016:** This is a private agreement not relevant to the Variance request.
- **Attachment 7(e) - Prior Approved City Permits (roofing and kitchen remodel):** Permits for roofing and interior remodel of the main house in no way legalize the unpermitted ADU.

DISCUSSION

Project Site: The project site is a single-family residential parcel located on the north side of Redding Road, west of Bascom Avenue (reference **Attachment 8** – Location Map). The R-1-6 zoned property is large at 10,000 square-feet in lot area, but substandard in width at 55 ½ feet (rather than the standard 60-feet) for newly created parcels.

The property is developed with a single-family residence constructed in 1940, which was relocated to the site in 1974. Based on historic aerial imagery, an unpermitted accessory dwelling unit (ADU) was constructed as an addition to the original detached garage sometime between the late 1980's and early 1990's. Photographs of the ADU are provided as **Attachment 9**. The aerial image (2018) below, shows the primary residence located towards the street and the garage/ADU structure behind it:



History: The City received a citizen complaint regarding the unpermitted ADU in July of 2018. As part of the Code Enforcement process, the applicants were directed to submit a building permit application to legalize the ADU. This direction was provided under the assumption that the ADU was constructed from the original garage. Under that circumstance, State law allows a “garage conversion” without compliance with setback requirements. This allowance is predicated on the original garage structure being lawfully constructed prior to the conversion to an ADU.

However, during the review of the building permit application it became apparent that the ADU was constructed largely as an addition connected to the rear of the garage rather than as a conversion of the garage itself. As such, legalization of the ADU would require conformance to applicable setback requirements. Since the garage/ADU is located less than one foot from the side property line, to satisfy the setback requirements—4-feet under the new ADU ordinance and as specified by State law—would require significant demolition of the structure. As a result, the applicants’ only other recourse was to apply for a Variance to request the Planning Commission grant a reduction to the setback requirement.

Application Request: The Variance request would allow legalization of the existing ADU with the existing substandard setback. The size and configuration of the ADU (458 SF, 1-bd/1-bth) would remain unchanged (reference **Attachment 10** – Project Plans). The applicants’ Project Description (reference **Attachment 11**) describes the circumstances that led them to purchase the property in 2015 and why they are requesting a Variance.

Variance Findings: In considering the Variance request, the Campbell Municipal Code (Sec. 21.48.040) requires that the Planning Commission make five specific findings in order to grant

approval. These findings are intended to ensure that granting of a Variance is limited to those situations where the unique physical characteristics of a site make it difficult to develop under standard regulations. Through numerous public appearances at City meetings, the applicants' demonstration that they are somehow victims to the process are not grounds to justify support of a Variance. State law establishes the findings which the City must follow and those pertain to unique topographical features which render the ability to construct a code-conforming structure impossible. A Variance should only be granted to bring the disadvantaged property up to a level of use shared by nearby properties in the same zoning district.

The applicants have provided a revised Variance Justification Statement to address the findings (reference **Attachment 12**). The original Variance Justification Statement that had been addressed in the previous staff report, is included as **Attachment 13**.

The applicants' statements and staff's responses for each findings are provided below.

1. *The strict or literal interpretations and enforcement of the specified regulation(s) would result in a practical difficulty or unnecessary physical hardship inconsistent with the objectives of this Zoning Code;*

Applicant Statement: (1) Moving the whole unit is not structurally feasible without demolishing it completely. Following the setback will reduce the area of the already small unit and the new bedroom will be unsafe and rather dangerous for our parents who are old and need access areas similar to handicapped people.

(2) My father is a cancer patient who has undergone colostomy and such small bedroom is not a feasible space for him. As a reference, a typical patient room size is 120 to 140 square feet, allowing a 4-foot clearance on each side of a bed.

(3) The kitchen is along the wall which is in question and addressing this setback will deprive us of having a proper ADU because if the kitchen has to be moved and building such an unit will cost us \$150,000.00 in today's market and the expense will not be financially viable for us. Adding the wall will cost around \$50000.00 which includes bringing the unit to a similar situation.

Staff Response: Although application of any code or standard may result in some degree of difficulty, codes and standards exists to further the purpose of the Zoning Code, to "protect the public health, safety, and general welfare while preserving and enhancing the aesthetic quality of the city" ([CMC Sec. 21.01.030](#)). The applicants' list of personal hardships are an expected outcome of purchasing a property with an unpermitted dwelling unit. Moreover, allowing a Variance to legalize a structure that was both illegally constructed and illegally converted does nothing to further the public health, safety, and general welfare nor to enhance the aesthetic quality of the city.

2. *The strict or literal interpretations and enforcement of the specified regulation(s) would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zoning district*

Applicant Statement: (1) The city allows us to have an in-laws unit based on our land and zoning. However the narrow lot with 55 feet width limits our option of having an

ADU situated optimally where we can follow zoning guidelines and still enjoy the lot with what it has to offer. (2) The unit was build 30 years back when zoning requirements were quite different. It impractical to map a structure to the present zoning rules, which was build decades before.

Staff Response: With a lot area of 10,000 square-feet, the subject property is more than adequately sized to accommodate an ADU irrespective of the substandard lot width. With regard to impracticality of modifying a decades-old structure, had the structure been lawfully constructed, the law provides for an expeditious means of converting it to a living unit. As such, the applicants are not being deprived of a privilege afforded to other similarly situated property owners.

3. *There are exceptional or extraordinary circumstances or conditions applicable to the subject property (i.e., size, shape, topography) which do not apply generally to other properties classified in the same zoning district;*

Applicant Statement: (1) The land was split in the 1950's and the 10,080 square foot lot width was assigned as 55 feet, so its not a standard lot within the zoning and more of a narrow strip. (2) A standard 10,000 sq feet lot falls under R-1-10 zoning with a lot width = 80 feet; we are 25 feet short.

Staff Response: Although the property may be 10,000 square-feet in area, it is nonetheless zoned R-1-6, which requires only a 6,000 square-foot lot size and 60-foot lot width. Any comparison to the R-1-10 Zoning District, therefore, is irrelevant. Moreover, although the subject property is 5-feet narrower than the standard 60-foot width required by the R-1-6 Zoning District, at 10,000 square-feet, it is also 66% larger than the typical lot size of 6,000 square-feet. The additional square-footage provides a greater amount of buildable area on the lot in order to accommodate an ADU that would comply with setbacks.

4. *The granting of the Variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zoning district; and*

Applicant Statement: (1) The ADU adheres to all the new and old city rules except the setback. There are very few lots with such a constrained aspect ratio under the same zoning district. The 309 Redding lot is un-natural and with limited scope and this variance cannot be deemed as a special privilege.

(2) In the city of Campbell, there are only 15 lots (greater than 10000 sq feet and Width less than 55 feet). These are on the following streets: WALTER (3 lots); CROCKETT (6 lots); STEINWAY (5 lots); [and] SONUCA (1 lot)

(3) Even if we build in 2X error margin in the above, its 30 lots. Campbell has 18095 houses and it comes to 0.165% of the whole Campbell lots.

(4) The percentage comes to 1.78% when we take into account all lots greater than 10,000 sq feet in Campbell city (1679 lots).

(5) The 10000 sq feet lot has a standard width of 80 feet (Campbell municipal code-table 2-2, R-1 zoning district). The above numbers speaks for themselves and tell us that

our lot is not the same when compared to lots with similar square footage (along with existing dwellings) & pose real architectural challenge.

Staff Response: The “special privilege” of this application is the ability to legalize an unpermitted ADU with a substandard setback. Notwithstanding the applicants’ statistics (which cannot be verified), should such a Variance be granted, numerous other individuals could claim disparate treatment by being forced to comply with the applicable setback requirement. Additionally, a moral hazard is created by treating those who ask for forgiveness rather than permission with preferential treatment. Overtime this would simply encourage individuals to seek permits after the fact.

5. *The granting of the Variance will not be detrimental to the public health, safety, or welfare, or be materially injurious to properties or improvements in the vicinity.*

Applicant Statement: It has gone through and passed safety and inspection from -

- Sewer department
- Fire department
- Building department
- Code enforcement officer dropped by and reviewed the unit and was satisfied.
- Without the variance the bedroom will be unsafe with restricted access points

Staff Response: Staff concurs with the applicants’ statement, except for the last bullet point. Legalization of the ADU through issuance of a building permit and associated inspections would not result in a safety concern. Should a Variance not be approved, and the applicants are compelled to modify the structure, a permit would not be issued unless it was in compliance with the Building Code.

Public Comment: Several letters regarding this application were provided and are included as **Attachment 14**.

Site and Architectural Review Committee: ADUs are not subject to architectural review by the City. As such, the Site and Architectural Review Committee did not review this application.

Attachments:

1. Draft Resolution
2. PC Meeting Minute (12/10/2019)
3. Applicant Permit Materials
4. Binder Photographs
5. Applicant’s PowerPoint Presentation
6. Seller’s Real-estate Disclosures
- 7(a). San Jose ADU Amnesty Form
- 7(b). Communication with San Jose ADU Coordinator
- 7(c). Original MLS listing from 2015
- 7(d). Architect contract and Communication from 2016
- 7(e). Prior Approved City Permits
8. Location Map
9. Site Photographs
10. Project Plans

11. Project Description
12. Variance Findings Statement (Revised)
13. Variance Findings Statement (Original)
14. Public Comment

Prepared by:



Daniel Fama, Senior Planner

Approved by:



Paul Kermoyan, Community Development Director

CITY OF CAMPBELL PLANNING COMMISSION
MINUTES

7:30 P.M.

TUESDAY

JUNE 23, 2020
REMOTE ON-LINE ZOOM MEETING

The Planning Commission meeting of June 23, 2020, was called to order at 7:36 p.m. by Chair Krey and the following proceedings were had, to wit:

ROLL CALL

Commissioners Present: Chair:	Michael Krey
Vice Chair:	Maggie Ostrowski <i>(joined at 7:42 pm)</i>
Commissioner:	Adam Buchbinder
Commissioner:	Stuart Ching
Commissioner:	Nick Colvill
Commissioner:	Terry Hines
Commissioner:	Andrew Rivlin

Commissioners Absent: None

Staff Present:	Community
Development Director:	Paul Kermoyan
Senior Planner:	Daniel Fama
Senior Planner:	Stephen Rose
Police Chief:	Gary Berg
City Attorney:	William Seligmann
Recording Secretary:	Corinne Shinn

APPROVAL OF MINUTES

Motion: Upon motion by Commissioner Buchbinder, seconded by Commissioner Colvill, the Planning Commission minutes of the meeting of June 9, 2020, were approved with a correction to the vote taken on bottom of page 11 and top of page 12 to reflect the accurate 4-2-1 vote. (6-0-1; Vice Chair Ostrowski arrived after this vote).

Chair Krey read Agenda Item No. 2 into the record as follows:

2. **PLN2019-176** Continued Public Hearing to consider the application of Nandini Bhattacharya and Buddhadeb Basu for a Variance (PLN2019-176) to allow a reduced side-yard setback to legalize an unpermitted accessory dwelling unit (ADU) on property located at **309 Redding Road**. Staff is recommending that this item be deemed Categorical Exempt under CEQA. Planning Commission action final unless appealed in writing to the City Clerk within 10 calendar days. Project Planner: *Daniel Fama, Senior Planner*.

Mr. Daniel Fama, Senior Planner, provided the staff report.

Chair Krey asked if there were questions for staff.

Vice Chair Ostrowski:

- Referenced two documents submitted by the applicant that included a 1974 Application for Moving Permit.
- Said it seems to indicate structures as consisting of 26 x 49 feet originally; and two support structures at 12 x 24 feet and 20 x 21 feet, which seem to support the structure being built legally.

Planner Daniel Fama:

- Advised that those are County permits and not Campbell permits.
- Explained that staff had reached out to the County asking them to provide a letter attesting to the legality of the construction on site.
- Reported that the County was not willing to do that.
- Added that this County documentation is not sufficiently clear to document the legality of the buildings on site.
- Added that the construction occurred following annexation of this area into Campbell.
- Said that the finding for legality, belongs to the Director.
- Concluded that the applicants stipulate that their building is not legal and as such are asking for a variance.

Director Paul Kermoyan:

- Reported that upon an aerial chronological review was done, it showed a much smaller garage and later a larger garage.
- Said that's where the argument made that it was legal fell apart.
- Concluded that the addition was added after annexation and without permits.

Planner Daniel Fama said that garage expansion occurred in the late 1980's to early 1990's.

Commissioner Colvill said that means the documents from the applicants do not clarify legality.

Planner Daniel Fama replied correct.

Commissioner Colvill asked if the potential to redraw property lines to allow a sufficient side setback had been discussed or considered by the applicant as this lot size is not conforming.

Planner Daniel Fama said that this lot is too narrow at 45-feet. The minimum lot size in this R-1-6-zoned neighborhood is 60-feet. He added that if the lot line was adjusted onto the neighboring site, that home next door would then encroach on its own required setbacks making that option unfeasible.

Commissioner Rivlin:

- Asked if the applicants explored the option not to have adjacency of the ADU at the property at all by creating a separate storage space next to the property line that is not part of the ADU.
- Admitted that option would require moving walls.
- Questioned whether the applicants are firm that such a change would cost too much.
- Reiterated his question whether there has been any such discussion over the last few months.

Planner Daniel Fama reminded that the wall that would have to be moved is the kitchen wall with all the cabinets and appliances along it and the utilities to serve them.

Vice Chair Ostrowski asked what if the buildings' footprints for the structures on the County permit are confirmed by the County.

Planner Daniel Fama:

- Said if the County would have documented in writing the legality of what had been constructed under their jurisdiction as it stands now, that would have avoided this process altogether.
- Pointed out that Campbell provides zoning letters outlining what is legal on a property, but the County was unwilling to do so. If they had, we would have accepted their position.

Vice Chair Ostrowski:

- Asked why the County would not.

Planner Daniel Fama said the County simply declined to document in writing the legality of what's on site.

Chair Krey opened the Public Hearing for Agenda Item No. 2.

Ms. Nandini Bhattacharya, Applicant and Property Owner:

- Thanked the Planning Commission for their time.
- Assured that they had done their due diligence and hired an architect.
- Reported that they received a code enforcement letter and had followed the process and done all that was asked of them.
- Advised that they have received numerous letters of support for their ADU to remain as it is. They have many supporters.
- Reminded that the State of California has a vision for housing and offers a five-year deferment from local enforcement of any building permit violations for ADUs.
- Suggested that their request for this variance could create precedent for others in Campbell with unpermitted ADUs.
- Explained that they have filed for a variance because they only realized their ADU was not permitted recently.
- Pointed out that some members of this Commission have visited their home to see this ADU.
- Thanked the Commission.

Commissioner Hines asked what the three different color lines reflect on the site exhibit provided by the applicants.

Mr. Buddhadeb Basu, Applicant and Property Owner:

- Said that the blue line depicts the garage. The yellow line is the portion of the ADU that is in question. The red line is the portion of the ADU that is not in dispute.
- Advised that he has gathered data on their land. It is quite narrow and 4 ½ feet short of minimum 60-foot required frontage for its zoning.
- Said that it would be appropriate to compare this to a 10,000-square-foot lot.
- Thanked the Commission and staff for their time on this matter.

Chair Krey said he was sorry for the time it has taken to get this matter back to the Planning Commission for further discussion and consideration.

Commissioner Colvill pointed out that there are lots of irregular sized parcels throughout the Bay Area. He asked if the applicants feel entitled to an ADU if it would never have been allowed as constructed if permits had been properly applied for prior to construction?

Mr. Buddhadeb Basu, Applicant and Property Owner:

- Said he provided the data that he could to support this ADU.
- Assured that he does not say that he is entitled.
- Concluded that he just wants due process.

Vice Chair Ostrowski said that she thought that there is a provision to allow side-yard setback encroachment.

Planner Daniel Fama said that if this ADU had been expanded with a permit, it would have been allowed to expand along the existing substandard setback and then it could have been legalized.

Commissioner Buchbinder asked whether they would have been allowed to extend the garage and convert it into an ADU.

Planner Daniel Fama clarified that prior to 2017, if a garage was extended with a permit it could have later been converted into an ADU. This expansion was not legal from day 1.

Commissioner Buchbinder asked whether the existing ADU could be converted back into a garage and then back to an ADU at a later date with permits.

Planner Daniel Fama said that it would have to have been legal when constructed and before January 1, 2017.

Vice Chair Ostrowski said she is concerned by calling this ADU illegal.

Director Paul Kermoyan stated that a 1974 photo refutes what you're saying. It was small. It got bigger after annexation into Campbell without permits.

Vice Chair Ostrowski said there remain a lot of unknowns.

Director Paul Kermoyan:

- Said that the old County permits are hard to read.
- Advised that he had looked back at historic aerials as he wanted to exhaust all available information. The visual there in those aerial photographs are precise.

Planner Daniel Fama:

- Reminded that the applicants filed for this variance. That in itself is a stipulation that they know it is illegal.
- Said that using this route of review, staff has to assess that this building is not legal.

Commissioner Colvill:

- Asked the applicants when they found out about the non-conformity of their ADU. Was it when they went to the City to legalize the structure?

Mr. Buddhadeb Basu, Applicant and Property Owner:

- Provided a history of sequence since they purchased this property in 2015.
- Stated that the property listing (MLS) indicated a 1,900-square foot house with four bedrooms and five bathrooms.
- Added they looked at City records and found permits for roof and remodel. As a result, they provided a \$36,000 escrow deposit on the purchase, which was non-refundable once paid.
- Said that the appraisal then came back as a three bedroom and 2 ½ bath home.
- Reported that they felt compelled to go ahead with their purchase despite that discrepancy so as not to lose their deposit.
- Said that they have a 9,980-square-foot lot. It is not a full 10,000 square foot lot. A lot less than 10,000 square feet did not allow an ADU at that time.
- Pointed out that there are a lot of inconsistencies with this house.

Commissioner Colvill:

- Said that at the time of sale a disclosure statement was provided to them. He asked if they marked “yes” for disclosure 4 that stipulates they were aware of alterations that had been made without permits?
- Pointed out the disclosure about zoning violations that has been marked with “yes” from them as the buyers. That indicated that the garage is closer to the property line.
- Asked whether that proves that they knew of the potential for problems with what they were buying.

Ms. Nandini Bhattacharya replied not before they put down their three-percent non-refundable deposit on the house.

Mr. Buddhadeb Basu admitted that they knew the ADU was illegal at time of purchase.

Commissioner Colvill asked whether they looked at the notes they were signing off on.

Mr. Buddhadeb Basu said only after escrow was already underway.

Commissioner Colvill:

- Asked for clarification about the applicants' use of this ADU.
- Said that they have claimed it was used as an in-law unit for visiting family and friends. They also say that their children use it as a play space.
- Asked what the use of the ADU had been since their purchase of this property.

Ms. Nandini Bhattacharya said that it's for their parents to stay in when they visit from India, as a kids' play space as well as a prayer room.

Commissioner Colvill:

- Asked the meeting coordinator to allow him to share his screen with the meeting.
- Showed a listing outlining the history of rentals on this property. It was offered for rent twice at a rent of \$2,200 per month.
- Said that the listing outlines some new construction in 2015 and a renovation in 2018. It seems there have been multiple tenants over time.
- Concluded that his question for the applicants is how the Commission should approach this information.

Ms. Nandini Bhattacharya:

- Admitted that they had listed it for rent.
- Assured that between 2015 and 2020, their parents have visited every year and used this ADU.
- Concluded that they never actually ended up renting it out to a tenant.

Mr. Buddhadeb Basu:

- Said that he's the one who listed the unit for rent but never actually rented it out.
- Added that he was just testing the market to determine the interest there might be in someone renting it.
- Pointed that he cannot legally rent it out since it is not legally permitted.

Commissioner Colvill thanked the applicants for their clarifications.

Raja Pallela, Resident on Hacienda Ave:

- Said that he has been working with Planner Daniel Fama over the last two years during the time of the ADU Ordinance update.
- Pointed out that Campbell rules allow a garage with a zero setback in this neighborhood.
- Added that this property was built about 30 to 40 years ago.
- Said that it doesn't make sense not to approve this request.
- Claimed that there are no permit records in Campbell.
- Reiterated that the intent of the State with ADUs is to provide additional housing units.
- Stated that he doesn't understand the City's logic. It is not ethical or legal.
- Admitted that he understands that staff is doing their duty, but the Planning Commission has to listen to the people.
- Said that every city is giving legalization.
- Reminded that Commissioner Buchbinder wants to put amnesty on non-conforming zoning for a five-year period at the last meeting but it didn't pass.
- Asked the Commission to listen to the neighbors.

Audrey Kietreiber, President of STACC (San Tomas Area Community Coalition):

- Admitted that this property is not located in their area (San Tomas) but is highly relevant.
- Stated that there are a large number of garages that have been converted without permits into ADUs. Included to that is one that is a second story ADU added above a garage.
- Reported that the San Tomas area was annexed into Campbell in 1979.
- Pointed out that if this particular ADU had been constructed with a permit as an extension to the garage and then into an ADU it would be allowed.
- Said that the County record doesn't seem to provide enough validation for what's on this property.
- Cautioned to Director Paul Kermoyan that staff needs to consider documents before you right now rather than aials that are not provided tonight.
- Added that she believes the intent of this homeowner. Besides whether it is rented out or for personal use, that issue is not a factor.
- Stated her disagreement with staff regarding the requirements. This lot is unique in size. It is smaller in width than normal. Allowing this ADU would not represent a special privilege. It would be an unnecessary hardship to make them chop off four feet of their existing ADU.
- Described herself as a big "law and order" girl. This was done 40 years ago. No one objected at that time. It was done to Code.
- Suggested that the ADU be inspected and the homeowners allowed to legalize it.
- Concluded that she wishes more property owners would attempt to legalize their illegal ADUs.

Chair Krey closed the Public Hearing for Agenda Item No. 2.

Commissioner Buchbinder:

- Said that there is a gap in our knowledge where it's possible this garage was converted legally and later converted into an ADU.
- Questioned, "Do we know that didn't happen?"

Planner Daniel Fama said that while it's possible that records have been lost after this County pocket was annexed into the City of Campbell, the focus of the conversation is the required findings to support the requested Variance for a substandard side setback.

Commissioner Buchbinder:

- Said that these property owners desire an ADU.
- Admitted that he is somewhat disappointed that they didn't mention trying to rent it out.
- Added that he can see reasoning not to grant a Variance and that it would still be possible to have an ADU property situated elsewhere on this property, but it feels Kafkaesque.
- Reminded that there has been no neighbor objection to this request. This is a non-conforming lot. He does not see any justification to demolish the unit.

Director Paul Kermoyan asked staff whether there had been a complaint.

Planner Daniel Fama replied yes, about two years ago. He clarified that a code complaint has a confidential reporting party, but they are not anonymous.

Commissioner Buchbinder said that another reason to have some kind of amnesty program is that people tend to harass other people using code complaints.

Vice Chair Ostrowski:

- Thanked everyone.
- Admitted that this is not a clear-cut case and we are trying to piece together what happened to get to this situation.
- Listed her feedback on the required findings:
 - 1 -- This lot is narrow. Construction was done in stages with unknown records.
 - 2 – Tied to the first finding whereby this lot is narrow at 54 feet where 60 feet lot width is required for R-1 zoning.
 - 3 – Lack of history and permits. Example of missing permit given by one speaker.
 - 4 - Not just this one situation. Making exceptions for all non-conforming ADUs.
 - 5 - This one was found to be true by staff.
 - 6 - Agree that this Variance would not be detrimental to the public.
- Reiterated that the State is trying to create housing to provide opportunities for those who want to live in this area and the need for more housing stock.

Commissioner Buchbinder asked staff what they think should be done with the existing non-permitted ADUs. He said that complaint-based enforcement equates to a bad outcome.

Commissioner Colvill:

- Said that he works in real estate.
- Added that in regard to these required findings, he is having a hard time not seeing them as black and white.
- Asked what happens if someone else were asked to build in this manner. They would be denied.
- Agreed that it is unfortunate, but we can't just buckle and give in.
- Pointed out that there are plenty of unpermitted units.
- Said that they were not completely truthful about their intent for their ADU. That was proven by the ads they placed seeking interested renters.
- Added that there is no proof as to whether they rented or not.
- Reminded that when one buys a house, disclosures about that property are given in writing. If a buyer goes forward with the purchase despite the disclosures, that buyer takes on a huge risk. They are not victims here
- Said that the owner prior to the current bought a \$600,000 house to flip and sold it quickly for \$1.3 million within 6 months. Why was that possible? Because of a major upgrade to the ADU. It's not uncommon for flippers to hand off their problems to a new buyer.
- Concluded that these current owners could possibly pursue legal action against the seller. This transaction and that seller were shady, and this buyer got caught up with a hot potato.

- Stated that the City has been fair in evaluating their request. It is unfair for them to do it as they have done it.
- Concluded that staff gave a great job in giving us all this information to consider and approving this Variance equates to a special privilege.

Commissioner Hines:

- Said that this family is trying to get a comfortable house and move on.
- Stated that he is trying to figure out whether this Commission should provide a Variance.
- Added that a Variance is not a precedent.
- Pointed out that this home is useable for this family.

Planner Daniel Fama reminded that the Variance belongs with the property. If granted, it will settle this setback issue forever.

Commissioner Hines:

- Said that this is a decision on a single property
- Added that it is impractical to move this ADU by 4-feet. There are costs and seems unnecessary physically.
- Stated that this Commission has spent lots of time discussing this over two meetings and he would suggest a motion be made at this point and see what we've got.

Commissioner Ching:

- Reminded that he was not at the last meeting.
- Reiterated that the Commission's purview is to make the findings required to approve this Variance.
- Admitted that whether this ADU was rented and not disclosed might be a bearing on the applicant's character or not. Requiring them to demolish or substantially change the existing ADU seems out of proportion for the "crime" of building it without permits.
- Stated he would support the Variance.

Commissioner Rivlin:

- Said that he was at both the first meeting on this item in December and this one.
- Stated his appreciation for the applicants' due diligence,
- Advised that it is not on the City to add value to their property despite their mistakes but there are practical difficulties moving this ADU.
- Said that it had been suggested that they could build one interior wall to create a storage space at the property line setback and then relocate the kitchen in the ADU.
- Stated that no other owner could have a building on the property line as this one is situated.
- Admitted that it is a shame that we can't get a letter authenticating this ADU from the County.
- Asked staff if four of five findings are sufficient.

Planner Daniel Fama said all five must be met.

Commissioner Rivlin asked staff to define "Special Privilege".

Planner Daniel Fama:

- Said that it is something that others are not being given as well.
- Added that someone else would not be given this Variance to build on a property line.
- Stated that a Special Privilege is one that others are not otherwise allowed to get and typically are supportable only when there are issues such as topography or geographical constraints or if a lot is substantially substandard and beyond the control of the property owner. The placement of this building belongs to this homeowner.

Commissioner Rivlin:

- Said that these are extraordinary circumstances.
- Agreed that this applicant's initials are on the disclosure they were given by the seller and they accepted that risk.
- Reminded that at the last meeting, the bar was not met for all five required findings for a Variance.
- Admitted that this is a hard decision to reach.

Chair Krey:

- Said that a great conversation has been held between the applicants, Commission and staff.
- Pointed out that he voted against this Variance at the December meeting and is leaning that way today.
- Stated that there is some subjectivity there in these findings, but he agrees with staff's assessment.
- Advised that the State wants ADUs as does this Commission and the owners of every single non-conforming ADU.
- Added that a lot of time was devoted to the new ADU Ordinance.
- Said that disparate treatment can be claimed by others with illegal ADUs who may prefer to seek forgiveness than permission for what they have built.
- Stated that the bigger question is how to get every ADU legalized with an emphasis on property owners.

Commissioner Colvill agreed that good opinions and conversation about this Variance have been raised. He said he has questions for staff in regard to the findings they have made.

Planner Daniel Fama said that if the Planning Commission wants to approve this Variance he would recommend a continuance to allow staff the time to prepare a resolution for approval. He said that staff has enough feedback from tonight's meeting.

Commissioner Colvill:

- Stated that Campbell is not anti-ADU or difficult to deal with.
- Added that some are having a hard time setting precedents.
- Pointed out that the seller made illegal upgrades and sold this property to the current owners. It seems there are no ramifications on the part of either party given the buyers signed off on the disclosure.
- Said that with a Variance a door opens up.

- Described this ADU as a very large income-producing structure. It should not be located where it is on that lot.

Vice Chair Ostrowski:

- Agreed that she doesn't want others to do illegal ADUs and come to us later to legalize them.
- Added that it seems that in this case the construction occurred 40 years ago although we have incomplete information to document that fact.
- Suggested that there is some ambiguity in this situation.
- Stated that owners of old ADUs are likely come forward in the future to legalize and bring their units up to Code and deemed safe to occupy. There is nothing negative to come out of that fact of people coming forward.

Commissioner Colvill agreed that fantastic points have been made but he still struggles with the knowledge that these owners posted their ADU for rent several times.

Vice Chair Ostrowski advised that being an engineer herself, like this property owner is, she too would have wanted to list it for rent in order to determine the interest out there. It is just a market research effort.

Commissioner Colvill said that they are claiming financial issues as the reason not to properly legalize the ADU's setback.

Commissioner Buchbinder thanked everybody. He said this is a terrible situation that demonstrates that the City should talk about a citywide policy to reflect predictable policy.

Motion: **Upon motion of Commissioner Hines, seconded by Vice Chair Ostrowski, the Planning Commission CONTINUED THIS ITEM TO THE JULY 14, 2020, PC MEETING and directed staff to draft a resolution for approval of a Variance (PLN2019-176) to allow a reduced side-yard setback to legalize an unpermitted accessory dwelling unit (ADU) on property located at 309 Redding Road, by the following roll call vote:**
AYES: **Buchbinder, Ching, Hines, Ostrowski and Rivlin**
NOES: **Colvill and Krey**
ABSENT: **None**
ABSTAIN: **None**

Commissioner Rivlin said that he'd like to see the aerial information provided at the next meeting.

Chair Krey advised that this item would be back before this Commission at its meeting on July 14, 2020.

REPORT OF THE COMMUNITY DEVELOPMENT DIRECTOR

Director Paul Kermoyan provided the following updates to his written report:



Date: 1968



FAIRBANKS AVE

SN

SN

Garage has not been expanded. Two years after the 1974 "move-on" permit

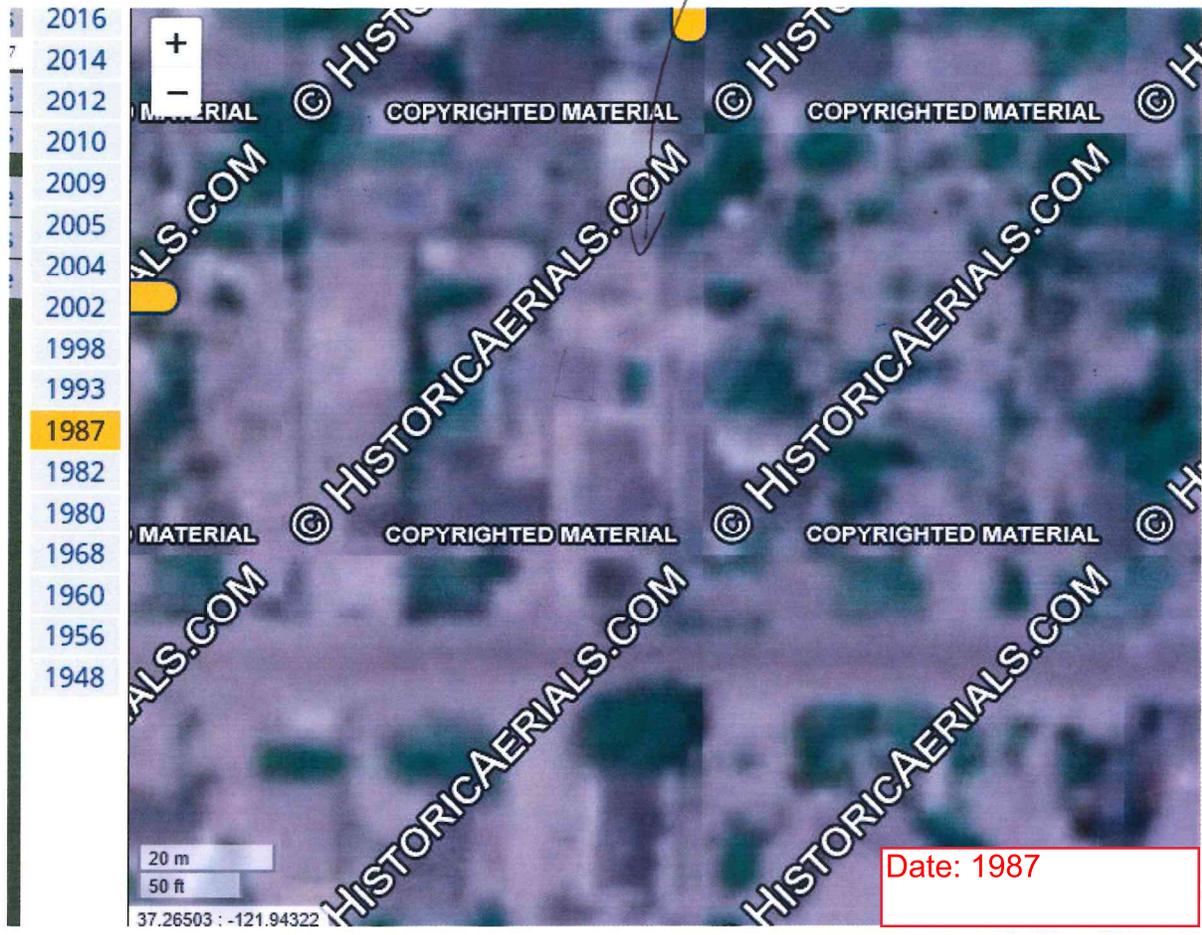
PARSONE

R2(25)

W56/N3

Date Flown: 3/12/1976
1" = 100'
Cartwright Aerial Surveys

Not there



Amesed 1979

6/1993 Build's there



Date: June 1993

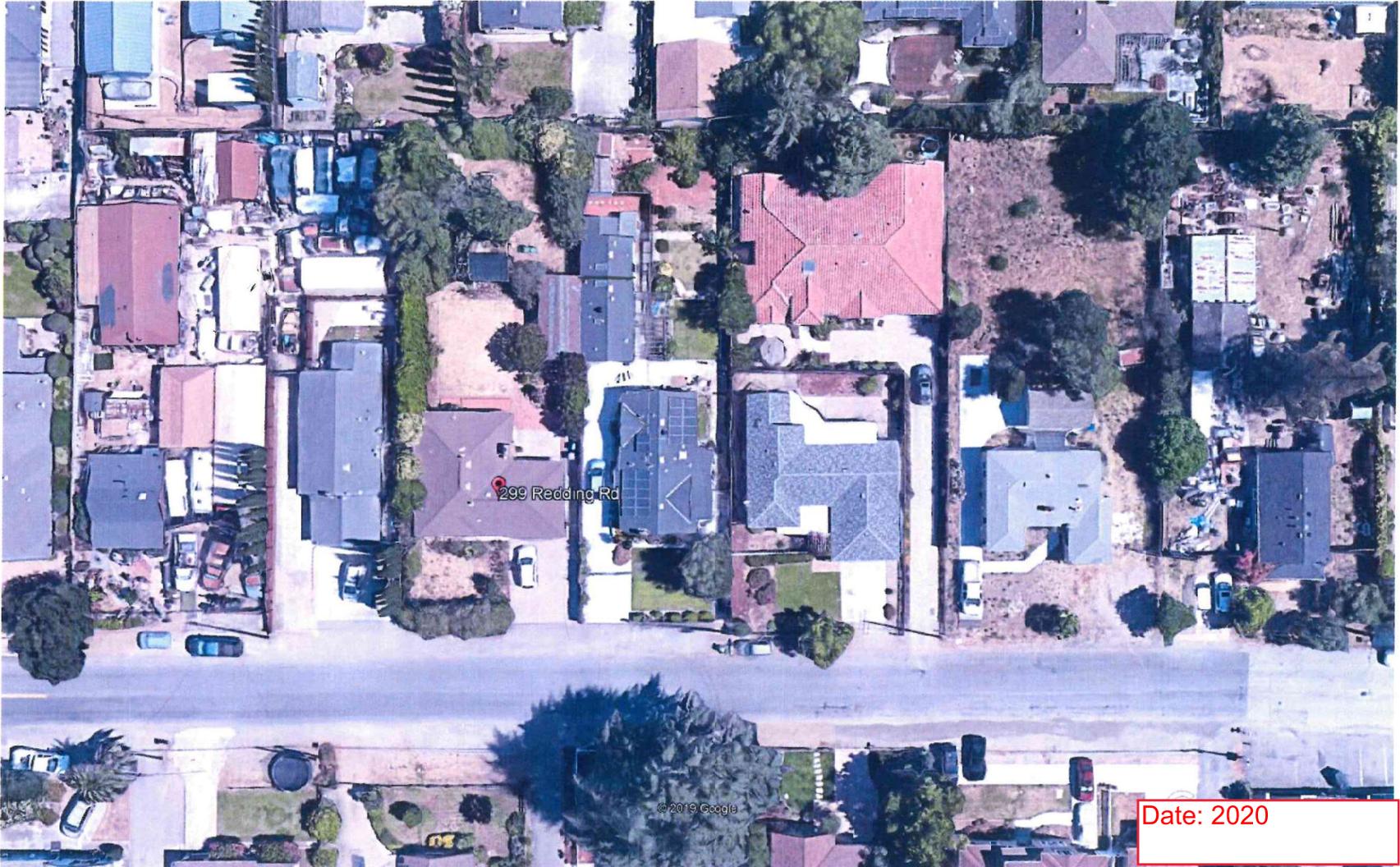
144



Date: 2010

161

Tody 2020



299 Redding Rd

Date: 2020

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A Second Dwelling Unit For:
Basu Residence
 309 Redding Rd, Campbell, CA 95008



CODE INFORMATION

- JURISDICTION: CAMPBELL
 - ZONING: RS-54
 - APN: 41433009
 - LOT SIZE: 10,022 +/- SF
 - OCCUPANCY TYPE: RSU
 - TYPE OF CONSTRUCTION: MB
 - MAXIMUM LOT COVERAGE: 4,008.8 SF, OR 40%
 - MAXIMUM FLOOR AREA: 4,559.9 OR 45%
 - MAXIMUM ADU HEIGHT: 14 FT
 - EXISTING FLOOR AREA INCLUDE GARAGE: 2,017 SF
 - EXISTING LOT COVERAGE: 2,170 SF
 - PROPOSED ADU FLOOR AREA: 498 SF
- SPRINKLER: NOT REQUIRED

SCOPE OF WORK

THIS IS A CONVERSION OF EXISTING RECREATION ROOM TO A SECOND DWELLING UNIT. PROPOSED WORK INCLUDES INTERIOR IMPROVEMENTS.

- CONSTRUCTION OF PARTITIONS.
- NEW FLOORING.
- REPLACING DOORS AND WINDOWS AT EXISTING LOCATION/SAME SIDE.
- CONSTRUCTION OF CEILING.
- NEW TANKLESS WATER HEATER.
- ONE BEDROOM, ONE FULL BATH ROOM, KITCHEN AND LIVING ROOM.

NO SITE IMPROVEMENT PROPOSED
 NO TREE REMOVAL PROPOSED

OWNER

Budhadab Basu
 309 Redding Rd,
 Campbell, CA 95008
 P: 408-695-2042
 F:
 E: dev3042@gmail.com
 CONTACT: Budhadab Basu

DESIGNER

Rolm Design Studio
 5045 McCoy Ave,
 San Jose, CA 95130
 P: 925-949-6662
 F:
 E: mehraj@rolmdesignstudio.com
 CONTACT: Mehraj Solhantash

DRAWING INDEX AND ISSUE DATES

Sheet Number	Sheet Name	Submittal Date 08/01/19
ARCHITECTURAL		
A1.02	SITE PHOTOS	o
A2.00	COVER SHEET	o
A2.06	GENERAL NOTES	o
A2.07	BEST MANAGEMENT PRACTICES	o
A1.01	EXISTING SITE PLAN	o
A2.11	EXISTING AND DEMOLITION AND IMPROVEMENT FLOOR PLAN	o
A2.21	REFLECTED CEILING PLAN AND ROOF PLAN	o
A2.22	ROOF FRAMING	o
A2.23	ELECTRICAL AND LIGHTING FLOOR PLAN	o
A3.01	ELEVATIONS	o
A4.01	BUILDING SECTIONS	o
A4.01	DETAILS	o
A4.02	DETAILS	o

Mehraj Solhantash

NOTE FOR CONTRACTOR:

1. ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT, AND COMPARTILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ROLM DESIGN STUDIO'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO HE SHALL BE PROCEEDING AT HIS OWN RISK, OMBESIDING FROM THE DRAWINGS AND SPECIFICATIONS OR THE REDescription OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY REFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MIS-DESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS. SITE CONDITIONS: ALL CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELEASE THEM FROM THE RESPONSIBILITY OF ESTIMATING THE WORK. IF ANY VARIATION, DISCREPANCY OR OMISSION BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS ARE FOUND, THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY ROLM DESIGN STUDIO IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM ROLM DESIGN STUDIO PRIOR TO PROCEEDING WITH ANY RELATED WORK.

BUILDING AREA	Existing	Proposed	Total SF	%
Main Dwelling	1215 SF	1215 SF	1215	12.15
Garage	344 SF	344 SF	344	3.44
Accessory Dwelling	498 SF	498 SF	498	4.98
Covered Patio	210 SF	210 SF	210	2.10
Other (e.g. Shed)	100 SF	100 SF	100	1.00
TOTAL	2327 SF	2327 SF	2327	23.27

SETBACKS	Wall Height	Required Setback	Proposed Setback
Front of Secondary Dwelling	20'-0"	34'-10"	34'-10"
Front of Garage/Carport	25'-0"	89'-0"	89'-0"
Left Side ADU	5'-0"	10'	10'
Left Side Main Dwelling	5'-0"	13'-2" 1/2"	13'-2" 1/2"
Right Side ADU	5'-0"	37'-3"	37'-3"
Right Side Main Dwelling	5'-0"	7'-3"	7'-3"
Rear ADU	10'-0"	42'-10" 1/4"	42'-10" 1/4"
Rear Main Dwelling	11'-0"	103'-1" 1/2"	103'-1" 1/2"

DRAWING SYMBOL LEGEND

BUILDING SECTION (PLAN) BUILDING SECTION (PLAN) SHEET NUMBER

BUILDING SECTION (ELEVATION) BUILDING SECTION (ELEVATION) SHEET NUMBER

ELEVATIONS ELEVATIONS DETAIL NUMBER

WALL SECTION WALL SECTION DETAIL NUMBER

DETAIL CALLOUT DETAIL CALLOUT SHEET NUMBER

DETAIL CUT (PLAN/SECTION) DETAIL CUT (PLAN/SECTION) SHEET NUMBER

RELATED DETAIL CUT BELOW/ABOVE RELATED DETAIL CUT BELOW/ABOVE SHEET NUMBER

ROOM NAME WITH FLOOR FINISH ROOM NAME WITH FLOOR FINISH ROOM NAME ROOM NUMBER

DOOR TAG DOOR TAG ROOM NUMBER

WINDOW TAG WINDOW TAG ROOM NUMBER

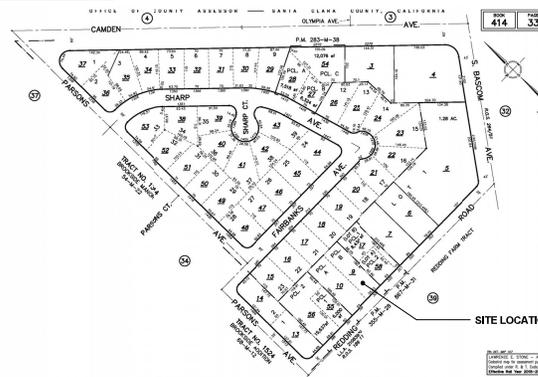
REVISION TAG REVISION TAG LEVEL NAME

LEVEL TAGS LEVEL TAGS LEVEL NAME LEVEL REFERENCE

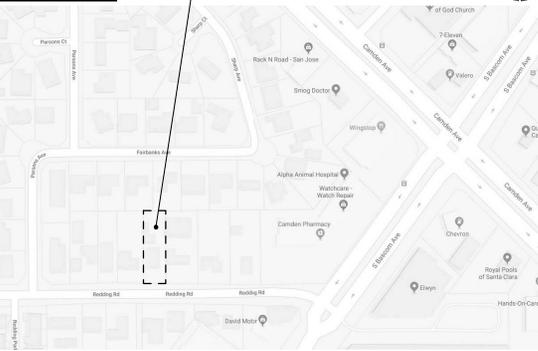
DRAWING TITLE DRAWING TITLE DRAWING NAME DATE

NORTH ARROWS NORTH ARROWS

PARCEL MAP



VICINITY MAP



A Second Dwelling Unit For:
Budhadab Basu
 309 Redding Rd, Campbell, CA 95008

Rev.	Date	Revision Description
1	1/31/19	PLING 01

Description	
COVER SHEET	
Project Date	11/12/2018
Drawn by	RCS
Checked by	RCS
Project Number	180711
Scale	1/2" = 1'-0"

A0.00

General Notes

- ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT, AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ROLM DESIGN STUDIO'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO HE SHALL BE PROCEEDING AT HIS OWN RISK, OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR THE MISDESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARY PRACTICE, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH UNNOTED OR MIS-DESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS. SITE CONDITIONS: ALL CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELEASE THEM FROM THE RESPONSIBILITY OF ESTIMATING THE WORK. IF ANY VARIATION, DISCREPANCY OR OMISSION (BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS ARE FOUND, THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY ROLM DESIGN STUDIO IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM ROLM DESIGN STUDIO PRIOR TO PROCEEDING WITH ANY RELATED WORK.
- ALL EXTERIOR LIGHTS WILL BE SHIELDED AND DOWNWARD DIRECTED.
- EXCAVATION ACTIVITIES ASSOCIATED WITH THE PROPOSED SCOPE OF WORK SHALL OCCUR NO CLOSER THAN 10 FEET FROM THE EXISTING STREET TREE, OR AS APPROVED BY THE URBAN FORESTRY DIVISION CONTACT 650-4952993, ANY CHANGES SHALL BE APPROVED BY THE SAME.
- DRYER VENTING SHALL TERMINATE ON THE EXTERIOR OF THE BUILDING AND WILL HAVE A BACK DRAFT DAMPER (FLAPPER), SCREENS SHALL NOT BE PERMITTED OR INSTALLED AT THE DRYER VENT TERMINATION. CLOTHES DRYER VENT PIPES SHALL NOT PASS THROUGH OR EXTEND INTO TO DUCTING OR PLENUMS, DRYER DUCTING SHALL NOT BE FASTENED WITH SCREW TYPE FASTENERS WHICH MAY IMPEDE THE AIR FLOW OR CATCH LINT. YET MUST BE FASTENED AND SEALED SUBSTANTIALLY AIR TIGHT AT EACH JOINT. (AN APPROVED FASTENING SYSTEM IS ALUMINUM DUCT TAPE.) A MINIMUM OF A 4-INCH DIAMETER DUCT IS REQUIRED.
- CLOTHES DRYER VENT DUCTS SHALL BE METAL AND SHALL HAVE A SMOOTH INTERIOR SURFACE. AN APPROVED FLEXIBLE DUCT CONNECTOR OF NOT MORE THAN 6 FEET IN LENGTH MAY BE USED TO CONNECT THE DRYER TO THE DRYER VENT DUCT. JOINTS, JOINTS SHALL NOT BE CONCEALED WITHIN THE CONSTRUCTION. (FLEX DUCT CONNECTORS SHALL NOT PASS INTO OR THROUGH A CONCEALED SPACE, THIS INCLUDES CABINETS, WALLS AND ATTIC SPACES).
- DISHWASHERS ARE REQUIRED TO HAVE A LISTED AIR GAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE. THE LISTED AIR GAP SHALL BE INSTALLED WITH THE FLOOD-LEVEL (FL) MARKING AT OR ABOVE THE FLOOD LEVEL OF THE SINK OR DRAIN-BOARD, WHICHEVER IS HIGHER.
- WINDOW & DOOR SIZES SHOWN ARE FOR DESIGN PURPOSES ONLY. ACTUAL WINDOW & DOOR SIZES SHALL BE FRAMED & SET PER MFG. SPECIFICATIONS, MAKE & MODEL. NUMBERS SHALL BE CALLED OUT PER SUPPLIER'S AND/OR OWNER'S SPECIFICATIONS. WINDOWS TO BE DUAL-PANED.
-
- ALL EXTERIOR DOORS SHALL BE AT LEAST 1 3/4" THICK.
- ALL GLASS DOORS, GLASS WITHIN 24" OF DOORS & WITHIN 18" OF FLOORS, GLASS SUBJECT TO HUMAN IMPACT, ETC., SHALL BE SAFETY TEMPERED.
- BEDROOM WINDOWS SHALL HAVE MAX 4" HIGH SILL & MIN. NET CLEAR OPENINGS OF 20" IN WIDTH & 24" IN HEIGHT W/ MIN. CLEAR OPENING OF 5.7 FEET PER C.B.C.
- PROVIDE MOISTURE RESISTANT UNDERPAYMENT TO A MIN. HEIGHT OF 72" ABOVE DRAIN IN ALL SHOWERS W/ TEMPERED GLASS ENCLOSURE PER CBC.
- PROVIDE TEMPERATURE MIXING VALVE @ ALL SHOWERS PER C.P.C.
- WATER HEATERS & FURNACES TO BE C.E.C. CERTIFIED. WATER HEATERS TO HAVE PRESSURE & TEMPERATURE RELIEF DEVICES & DISCHARGE TO OUTSIDE.
- CONTRACTOR SHALL PROVIDE ALL DOCUMENTATION FOR WASTE MANAGEMENT PLAN TO THE JURISDICTION PRIOR OF FIRST INSPECTION.
- ALL ADHESIVES, SEALANT, CAULKS, PAINTS, COATINGS, AND AEROSOL PAINT CONTAINERS MUST REMAIN ON THE SITE FOR FILED VERIFICATION BY THE BUILDING INSPECTOR.
- PRIOR THE FINAL INSPECTION, A LETTER SIGNED BY THE GENERAL CONTRACTOR OR OWNER MUST BE PROVIDED TO THE TOWN OF LOS GATOS BUILDING OFFICIAL CERTIFYING THAT ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATING, AEROSOL PAINTS, AEROSOL COATING, CARPET SYSTEM, RESILIENT FLOORING SYSTEM, AND COMPOSITE WOOD PRODUCTS INSTALLED ON THIS PROJECT ARE WITHIN THE EMISSION LIMITS SPECIFIED IN CGSBC SECTION 4.504.
- DEFERRAL OF ANY SUBMITTAL ITEMS SHALL HAVE THE PRIOR APPROVAL OF THE BUILDING OFFICIAL.
- WATER-RESISTANT GYPSUM BACKING BOARD SHOULD NOT BE USED IN THE FOLLOWING LOCATIONS PER CBC: a) OVER A VAPOR RETARDER, b) IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY, c) ON CEILING WHERE FRAME SPACING EXCEEDS 12 INCHES CENTER.
- PROVIDE FIRE-STOP IN OPENINGS @ FLOOR & CEILLINGS OF ALL FIREPLACES PER C.B.C.
- PROVIDE A/C/D SMOKE DETECTORS WITHIN EACH SLEEPING ROOM & CENTRALLY LOCATED IN CORRIDORS OR AREAS GIVING ACCESS TO EACH SLEEPING AREA. ALL DETECTORS TO BE INTERCONNECTED TYPICAL WRAP ALL EXTERIOR WALLS WITH CDX PLYWOOD TYPICAL THROUGHOUT.
- PROVIDE 18" DEEP x 12" TALL GYPSUM BOARD SOFT @ UPPER CABINETS @ KITCHEN & LAUNDRY ROOM.
- ALL HOSE BIBBS SHALL HAVE NON-REMOVABLE TYPE BACK-FLOW PREVENTION DEVICE.
- BASEMENTS (EXCEPT THOSE ONLY FOR MECHANICAL EQUIPMENT AND NOT OVER 200 SOFT IN FLOOR AREA), HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING, R3101 A) MIN. NET CLEAR OPENABLE DIMENSION OF 24 INCHES IN HEIGHT, R3101.12 B) MIN. NET CLEAR OPENABLE DIMENSION 20 INCHES IN WIDTH, R3101.13 C) MIN. NET CLEAR OPENABLE DIMENSION OF 5.7' SOFT IN AREA, GRADE FLOOR OPENINGS SHALL HAVE A MIN. NET CLEAR
- OPENING OF 5 SQFT, 3101.1 OPENING SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES MEASURED FROM THE FLOOR, 310.
- FOR KITCHEN, A CLEAR PASSAGEWAY OF NOT LESS THAN 34" FEET BETWEEN THE COUNTER FRONTS AND APPLIANCES OR COUNTS AND WALLS, CBC 1203.1 SHOWER COMPARTMENTS AND WALL ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO THE HEIGHT NOT LESS THAN 72 INCHES (6 FT), CRC R307.2
- THE DOOR BETWEEN GARAGE AND ENTRY REQUIRED TO BE SELF LATCHING AND SELF CLOSING, SOLID CORE DOOR NOT LESS THAN 1-3/8 INCH THICK.
- THE MAXIMUM RISER HEIGHT CAN BE 7.75-INCHES, MINIMUM TREAD DEPTH CAN BE 10-INCHES, FOR ANY TREAD DEPTH LESS THAN 11-INCHES, A NOSING OF NOT LESS THAN 0.75-INCHES, BUT NOT MORE THAN 1.25-INCHES SHALL BE PROVIDED.
- DOORS AND PANELS OF SHOWER AND BATHTUB ENCLOSURES SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC, CBC 2406.3, GLAZING IN SHOWERS OR BATHTUB ADJACENT WALL OPENINGS WITHIN 60 INCHES ABOVE A STANDING SURFACE AND DRAIN INLET SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC, CBC 2406.3, #5
- DOORS AND PANELS OF SHOWER AND BATHTUB ENCLOSURES SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC, CBC 2406.3, GLAZING IN SHOWERS OR BATHTUB ADJACENT WALL OPENINGS WITHIN 60 INCHES ABOVE A STANDING SURFACE AND DRAIN INLET SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC, CBC 2406.3, #5
- GLAZING IN AN INDIVIDUAL FIXED OR PORTABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF GLAZING IS LESS THAN 60-INCHES ABOVE THE WALKING SURFACE SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC (I.E. SIDE SLIGHT AT NEW MAIN ENTRY DOOR), CBC 2406.3, #6
- GLAZING IN AN INDIVIDUAL FIXED OR PORTABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF GLAZING IS LESS THAN 60-INCHES ABOVE THE WALKING SURFACE SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC (I.E. SIDE SLIGHT AT NEW MAIN ENTRY DOOR), CBC 2406.3, #6

General Notes

- MINIMUM 36" DEEP LANDING IN THE DIRECTION OF TRAVEL AT NEW EXTERIOR DOORS SHALL BE PROVIDED, LANDING TO BE NOT MORE THAN 7.4 INCHES LOWER THAN THE DOOR'S THRESHOLD FOR IN-SWINGING AND SLIDING GLASS DOORS AND NOT MORE THAN 7" FOR IN-SWINGING AND MAIN ENTRY DOOR.
- 1/2" GYPSUM BOARD FROM FOUNDATION TO ROOF SHEATHING TO BE INSTALLED ON THE GARAGE SIDE AT SEPARATION WALL BETWEEN GARAGE AND RESIDENCE. (GARAGE MUST BE SEPARATED FROM THE DWELLING AND ITS ATTIC AREA) CRC SEC. R302.6 AND TABLE R302.6 ALSO 5/8" TYPE "X" GYP. BOARD FINISH ON THE GARAGE SIDE OF THE WALL IS REQUIRED.
- 1/2" GYPSUM BOARD FROM FOUNDATION TO ROOF SHEATHING TO BE INSTALLED ON THE GARAGE SIDE AT SEPARATION WALL BETWEEN GARAGE AND RESIDENCE. (GARAGE MUST BE SEPARATED FROM THE DWELLING AND ITS ATTIC AREA) CRC SEC. R302.6 AND TABLE R302.6 ALSO 5/8" TYPE "X" GYP. BOARD FINISH ON THE GARAGE SIDE OF THE WALL IS REQUIRED.
- 22" MIN SHOWER DOOR CLEARANCE TEMPER GLAZING FOR THE SHOWER DOOR AND SLIDING WINDOWS FOR BATHROOMS AND KITCHEN
- CEMENT BOARD SUBSTRATE FOR SHOWER WALLS REQUIRED.
- THE FINISH GRADE WITHIN 10' OF HOUSE SHALL HAVE A 5% SLOPE AWAY FROM FOUNDATION.
- EXISTING DRAINAGE SHALL REMAIN THROUGHOUT CONSTRUCTION.
- PORTABLE WATER SUPPLY SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLY PER 2016 CFC SEC. 903.25
- APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED DOWN ALL NEW AND EXISTING BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY, PER 2016 CFC SEC. 505
- PHOTOELECTRIC SMOKE DETECTORS SHALL BE PROVIDED AT BOTH THE TOP AND BOTTOM OF THE STAIRCASE.
- PHOTOELECTRIC SMOKE ALARMS SHALL BE PROVIDED IN AREAS LEADING TO SLEEPING ROOMS AND ON EVERY LEVEL. SMOKE ALARMS WITHIN SLEEPING ROOMS SHALL BE DUAL SENSOR PHOTOELECTRIC IONIZATION.
- SMOKE DETECTORS AND TUBSHOWER COMBINATIONS SHALL BE INTERCONNECTED PER CBC. IN SHOWERS & TUBSHOWER COMBINATIONS, CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER CPC.
- WATER HEATERS SHALL BE STRAPPED WITHIN THE UPPER & LOWER 1/3 OF THE HEATER STRAPS SHALL BE LOCATED A MIN. OF 4" FROM ANY CONTROLS. WATER HEATER TO BE ON PLATFORM 18" MIN. A.F.F. - TYPICAL.
- PROVIDE A NON-COMBUSTIBLE HEATER/BOILER SUPPORTS IN FRONT OF FIREPLACE.
- COMBUSTIBLE MATERIAL SHOULD NOT BE PLACED WITHIN 6" OF THE FIREPLACE OPENING.
- COMBUSTIBLE MATERIALS WITHIN 12" OF THE FIREPLACE OPENING SHOULD NOT PROJECT MORE THAN 1/4" FOR EACH 1" CLEARANCE FROM THE FIREPLACE OPENING.
- GUEST ROOMS AND HABITABLE ROOMS WITHIN A DWELLING UNIT OR CONGREGATE RESIDENCE SHALL BE PROVIDED WITH ONE (1) EXTERIOR EMERGENCY EXIT DOOR TO AN AREA NOT LESS THAN ONE TENTH OF THE FLOOR AREA OF SUCH ROOMS WITH A MINIMUM OF 10 SQUARE FEET.
- WATER EFFICIENCY AND CONSERVATION INDOOR WATER USE (CGC 5.303) PLUMBING FIXTURES (WATER CLOSETS AND URINALS) SHALL COMPLY WITH THE FOLLOWING:
THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GAL/FLUSH (CGC 403.1.1)
THE EFFECTIVE FLUSH VOLUME OF URINALS SHALL NOT EXCEED 0.5 GAL/FLUSH (CGC 403.1.2)
FITTINGS (FAUCETS AND SHOWERHEADS) HAVE ALL APPROVED STANDARDS LISTED ON PLANS AND ARE IN ACCORDANCE TO CGC 4.203.1.3 AND CGC 403.1.4 AUTOMATIC IRRIGATION SYSTEM CONTROLLER FOR LANDSCAPE PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH CGC 4.304 ENHANCED DURABILITY AND REDUCED MAINTENANCE
- ANNUAL SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE ROENT PROTECTED BY GLOSBING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY PER CGC 4.061.1
- CONSTRUCTION waste reduction, disposal, and recycling (CGC 5.408) A MINIMUM OF 65% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE GENERATED AT THE SITE SHALL BE DIVERTED TO AN OFFSITE RECYCLE, DIVERSION, OR SALVAGE FACILITY PER CGC 4.68
- ENVIRONMENTAL QUALITY: ANY GAS FIREPLACES SHALL BE A DIRECT-VENT SEALED-COMBUSTIBLE TYPE, ANY WOOD STOVE OR PELLET STOVE SHALL COMPLY WITH US EPA PHASE II EMISSION LIMITS PER CGC 4.503.1
- POLLUTANT CONTROL (CGC 5.504) AT THE TIME OF ROUGH INSTALLATION, DURING STATION ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENTS OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METALS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST OR DEBRIS, WHICH MAY ENTER THE SYSTEM PER CGC 4.504.1.
- PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS PER CGC 4.504.2.2. AEROSOL PAINTS AND COATINGS SHALL MEET THE PROBABLY WEIGHTED MIX LIMITS FOR VOC AND OTHER REQUIREMENTS PER CGC 4.504.2.3. DOCUMENTATION WILL BE PROVIDED. AT THE REQUEST OF THE BUILDING DIVISION, TO VERIFY COMPLIANCE WITH VOC FINISH MATERIALS PER CGC 4.504.2.4. CARPET SYSTEM INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENT PER CGC 4.504.3. WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 90% OF THE FLOOR AREA RECEIVING RESILIENT FLOORING WILL COMPLY WITH THE REQUIREMENTS PER CGC 4.504.4. HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR AND EXTERIOR OF THE BUILDING SHALL COMPLY WITH THE LOW FORMALDEHYDE EMISSION STANDARDS PER CGC 4.504.5.
- INTERIOR MOISTURE CONTROL: A CAPILLARY BREAK SHALL BE INSTALLED IF A SLAB ON GRADE FOUNDATION SYSTEMS USED, THE USE OF A 4" THICK BASE OF 1/2" OR LARGER CLEAN AGGREGATE UNDER A 6 ML VAPOR RETARDER WITH JOINT LAPPED NOT LESS THAN 6" WILL BE PROVIDED PER CGC 4.505.2 AND CRC R506.2.3.
- HEATING AND AIR-CONDITIONING SYSTEM SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS:
HEAT LOSS/HEAT GAIN VALUES IN ACCORDANCE WITH ANSI/ACCA 2 MANUAL J-2004 OR EQUIVALENT.
DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1, MANUAL D-2009 OR EQUIVALENT.
SELECT HEATING AND COOLING EQUIPMENT IN ACCORDANCE WITH ANSI/ACCA 3, MANUAL S-2004 OR EQUIVALENT.
INSTALLER SPECIAL INSPECTOR QUALIFICATION HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS AND EQUIPMENT BY A RECOGNIZED TRAINING OR CERTIFICATION PROGRAM PER CGC 702.1.
- MIXING VALVE IN A SHOWER SHALL BE PRESSURE BALANCING SET A MAX. 120 °F. WATER-FILLER VALVE IN BATHTUBS SHALL HAVE A TEMP. LIMITING DEVICE SET AT 120 °F MAX.
- SHOWER STALLS SHALL BE A MIN. FINISHED INTERIOR OF 1.024 SQ. INCHES CLEAR CENTER DIMENSION OF A 30" x 60" DOORS SHALL SWING OUT WITH OPENINGS 22" MIN.
- THE WATER CLOSET SHALL HAVE MIN. CLEARANCES OF 30" WIDTH (15" ON AND 24" IN THE FRONT.
- ALL RECEPTACLES SHALL BE GFCI AND TAMPER-RESISTANT (TR), NEW OUTLETS SHALL HAVE A DEDICATED 20-AMP CIRCUIT.
- HYDRO-MASSAGE TUBS SHALL HAVE MOTOR ACCESS, A DEDICATED CIRCUIT, AND BE UL LISTED, ALL METAL, CABLES, FITTINGS, PIPING, ETC. WITHIN 5' OF THE INSIDE WALL OF THE TUB SHALL BE PROPERLY BONDED WITH AN ACCESS PANEL.
- LIGHTING FIXTURES LOCATED WITHIN 3' HORIZONTALLY AND 8' VERTICALLY OF THE TUBSHOWER SHALL BE LISTED FOR A DAMP LOCATION, OR WET LOCATIONS IF THE SUBJECT TO SHOWER SPRAY.
- AN EXHAUST FAN SHALL BE INSTALLED AND BE ON A SEPARATE SWITCH FROM THE LIGHTING, GLAZING IN TUB SHOWER ENCLOSURES SHALL BE SAFETY GLAZING WHEN >60" ABOVE THE STANDING SURFACE GLAZING WITHIN 60" OF A TUBSHOWER AND LESS THAN 60" ABOVE THE FINISHED FLOOR SHALL BE SAFETY GLAZING.
- INSTALLER SPECIAL INSPECTOR QUALIFICATION HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS AND EQUIPMENT BY A RECOGNIZED TRAINING OR CERTIFICATION PROGRAM PER CGC 702.1.

General Notes

- MIXING VALVE IN A SHOWER SHALL BE PRESSURE BALANCING SET A MAX. 120 °F. WATER-FILLER VALVE IN BATHTUBS SHALL HAVE A TEMP. LIMITING DEVICE SET AT 120 °F MAX. I,SHOWER STALLS SHALL BE A MIN. FINISHED INTERIOR OF 1.024 SQ. INCHES CLEAR CENTER DIMENSION OF A 30" x 60" DOORS SHALL SWING OUT WITH OPENINGS 22" MIN.
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- LIGHTING FIXTURES LOCATED WITHIN 3' HORIZONTALLY AND 8' VERTICALLY OF THE TUBSHOWER SHALL BE LISTED FOR A DAMP LOCATION, OR WET LOCATIONS IF THE SUBJECT TO SHOWER SPRAY.
- RECESSED LIGHTING FIXTURES SHALL BE RATED AS AIR-TIGHT (AT) AND, WHEN INSTALLED IN AN INSULATED CEILING SHALL HAVE AN APPROVED ZERO CLEARANCE INSULATION COVER (IC).
- CLOSET LIGHTS SHALL BE FLOURESCENT OR HAVE A SEALED LENS. (2016 CGC 410.16)
- LUMINAIRES OR CONTROLLED BY A VACUANCY SENSOR THAT COMPLIES WITH CGC SECTION 110.8(b) AND SHALL NOT HAVE A CONTROL THAT ALLOWS THE LUMINAIRES TO BE TURNED ON AUTOMATICALLY OR THAT HAS AN OVERRIDE ALLOWING THE LUMINAIRES TO BE ALWAYS ON.
- WHERE EMERGENCY AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" (1118 MM) MEASURED FROM THE FLOOR.(R3101)
- ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM OPENING OF 5.7 SQ.F. (0.503 SQ.M.)
- GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQ.F. (0.465 SQ.M.) R3101.1
- THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24" (610MM) R310.1,2
- THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20" (508MM) R310.1,2
- EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE MAINTAINED FREE OF ANY OBSTRUCTION OTHER THAN THOSE ALLOWED BY THIS SECTION AND SHALL BE OPERATIONAL.
- FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE, R310.1,4 TUCCO SHALL BE 7/8" THICK AND THREE COAT APPLIED OVER APPROVED WIRE LATH AND TWO LAYERS OF GRADE 'D' BUILDING PAPER, PROVIDE WEEP SCREED, (CBC 2510.6 CRC R703.6)
- SLIDING SHALL BE APPLIED OVER ONE LAYER OF GRADE 'D' BUILDING PAPER, (CBC 1404.2/CRC R703.2)
- PROVIDE A SPARK ARRESTOR FOR ANY NEW OR EXISTING CHIMNEY, (CBC 2113.9.1/CRC 1003.9.1)
- ROOF SLOPES >2:12 AND >4:12 WITH ASPHALT SHINGLES SHALL HAVE TWO LAYERS OF 15 LB FELT APPLIED SINGLE STYLE, (CBC 1507.2.2/CRC 905.2.2)
- PROVIDE ALL UNDER-FLOOR AREAS WITH CROSS VENTILLATION AT 1/150 FOR THE ENTIRE AREA WITH 50% OF THE REQUIRED VENT AREA BE VENTILLATORS LOCATED A MINIMUM OF 3' ABOVE EAVE OR CORNICE VENTS.
- PROVIDE ATTIC ACCESS (22' X 30") AND UNDER-FLOOR ACCESS (18' X 24") FOR NEW AREAS, (CBC 1209/R408.4)
- PROVIDE UNDER-FLOOR CLEARANCE OF 18" FOR JOISTS TO EARTH AND 12" CLEARANCE FROM GIRDERS TO EARTH, (CBC 2304.11.2.1/CRC R317.1)
- ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM 3 FEET FROM ANY OPENINGS INTO THE BUILDING
- THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION MANAGEMENT REQUIREMENTS PRESCRIBED IN CALIFORNIA FIRE CODE SECTIONS 4906 INCLUDING CALIFORNIA PUBLIC RESOURCES CODE 4291 OR CALIFORNIA GOVERNMENT CODE SECTION 51182 PER CGC R327.15



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A Second Dwelling Unit For:
Burdhadeb Basu
 306 Redding Rd, Campbell, CA 95008

Revisions		
No.	Date	Revision Description

Description	
GENERAL NOTES	
Project Date	11/12/2016
Drawn by	ROC
Checked by	ROC
Project Number	180711
Scale	

AO.06

FRESH CONCRETE AND MORTAR APPLICATION

BEST MANAGEMENT PRACTICES FOR:

- Masons and bricklayers
- Sidewalk construction crews
- Patio construction workers
- Construction inspectors
- General contractors
- Home builders
- Developers

- When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain.
- Place bag hales or other erosion controls down-slope to capture runoff carrying mortar or cement before it reaches the storm drain.

GENERAL BUSINESS PRACTICES

- Both at your yard and the construction site, always store both dry and wet materials under cover, protected from rainfall and runoff. Pallet dry materials from wind.
- Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from gutters, storm drains, rainfall, and runoff.
- Wash out concrete mixers only in designated wash-out areas in your yard, where the water will flow into containment ponds or into dirt. Whenever possible, recycle washout by pumping back into mixers for reuse. Never dispose of washout into the street, storm drains, drainage ditches, or streams.

STORM DRAIN POLLUTION FROM MASONRY AND PAVING

Fresh concrete and cement-related mortars that wash into lakes, streams, or estuaries are toxic to fish and the aquatic environment. Disposing of these materials to the storm drains or creeks causes serious problems and is prohibited by law.

DURING CONSTRUCTION

- Don't mix up more fresh concrete or cement than you will use in a day.
- Set up and operate small mixers on trays or heavy plastic drop cloths.

LANDSCAPING, GARDENING, AND POOL MAINTENANCE

BEST MANAGEMENT PRACTICES FOR THE:

- Landscapers
- Gardeners
- Swimming pool/spa service and repair workers
- General contractors
- Home builders
- Developers

GENERAL BUSINESS PRACTICES

- Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- Do not place yard waste in gutters.
- Schedule grading and excavation projects for dry weather.
- Use temporary check dams or ditches to divert runoff away from storm drains.
- Protect storm drains with hay bales or other erosion controls.
- Revegetation is an excellent form of erosion control for any site.
- Protect storm drains with hay bales or other erosion controls.

POOL/FOUNTAIN/SPA MAINTENANCE

- Never discharge pool or spa water to a street or storm drain.

OR

- When emptying a pool or spa, let chlorine dissipate for a few days, and then recycle/reuse water by draining it gradually onto a landscaped area.

LANDSCAPING/GARDEN MAINTENANCE

- Use up pesticides. Rinse containers, and use rinse water as product. Dispose of rinsed containers in the trash.
- Dispose of unused pesticide as hazardous waste.
- Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost.
- In communities with curbside yard waste recycling, leave clippings and pruning waste for pickup in approved bags or containers. Or, take to a landfill but compost yard waste.
- Do not place yard waste in gutters.
- Do not blow or rake leaves, etc. into the street.

STORM DRAIN POLLUTION FROM LANDSCAPING AND SWIMMING POOL MAINTENANCE

Many landscaping activities decompose soils and increase the likelihood that earth and garden chemicals will runoff into the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algaecides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

HEAVY EQUIPMENT OPERATION

BEST MANAGEMENT PRACTICES FOR THE:

- Vehicle and equipment operators
- Site supervisors
- General contractors
- Home builders
- Developers

SITE PLANNING AND PREVENTIVE VEHICLE MAINTENANCE

- Designate one area of the construction site, well away from streams or storm drain inlets, for auto and equipment parking, refueling, and routine vehicle and equipment maintenance.
- Maintain all vehicles and equipment working off site.
- Perform major maintenance, repair jobs, vehicle and equipment washing off site.
- If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers, and recycle whenever possible.
- Do not use diesel oil to lubricate equipment or parts.
- Clean up spills immediately when they happen.

STORM DRAIN POLLUTION FROM HEAVY EQUIPMENT ON THE CONSTRUCTION SITE

Poorly maintained vehicles and heavy equipment leaking fuel, oil, antifreeze or other fluids at the construction site are common sources of storm water pollution. Prevent spills and leaks by inspecting all equipment from runoff channels, and by washing for leaks and other maintenance problems. Remove construction equipment from the site as soon as possible.

PAINTING AND APPLICATION OF SOLVENTS AND ADHESIVES

BEST MANAGEMENT PRACTICES FOR THE: PAINTING/CLEANUP

- Painters
- Paperhangers
- Plasterers
- Graphic artists
- Dry wall crews
- Floor covering installers
- General contractors
- Home builders
- Developers

WHAT CAN YOU DO?

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water based paints, paint out brushes to the extent possible, and rinse to the sanitary sewer.
- For oil based paints, paint out brushes to the extent possible, filler and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.
- Recycle/reuse leftover paints whenever possible.
- Recycle excess water-based paint, or use up. Dispose of excess liquid, including sludges, as hazardous waste.
- Reuse leftover oil-based paint. Dispose of excess liquid, including sludges, as hazardous waste.

PAINT REMOVAL

- Chemical paint stripping residue is a hazardous waste.
- Chips and dust from marine paints or paints containing lead or tributyl tin are hazardous wastes. Dry sweep and dispose of appropriately.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up and disposed as trash.
- When stripping or cleaning building exteriors with high-pressure water, block storm drains. Wash water onto a dirt area and spade into soil. Or, check with the local wastewater treatment authority to find out if you can collect (mop or vacuum) building cleaning water and dispose to the sanitary sewer.

STORM DRAIN POLLUTION FROM PAINTS, SOLVENTS, AND ADHESIVES

All paints, solvents, and adhesives contain chemicals that are harmful to the wildlife in our creeks and Bay. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. It is especially important not to clean brushes in an area where paint residue can flow to a gutter, street, or storm drain.

EARTH MOVING ACTIVITIES

BEST MANAGEMENT PRACTICES FOR THE:

- Bulldozers, backhoes, and grading machine operators
- Dump truck drivers
- Site supervisors
- General contractors
- Home builders
- Developers

DURING CONSTRUCTION

- Remove existing vegetation only when absolutely necessary.
- Consider planting temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- Protect downslope drainage courses, streams, and storm drains with hay bales or temporary drainage swales.
- Use check dams or ditches to divert runoff around excavations.
- Cover stockpiles and excavated soil with secured tarps or plastic sheeting.

DETECTING CONTAMINATED SOIL OR GROUNDWATER

As you know, contaminated groundwater is a common problem in the Santa Clara Valley. It is essential that all contractors and subcontractors involved in excavation and grading know what to look for in detecting contaminated soil or groundwater, and test ponded groundwater before pumping. See Blueprint for a Clean Bay, a construction best management practices guide available from the Santa Clara Valley Nonpoint Source Pollution Control Program, for details.

WATCH FOR ANY OF THESE CONDITIONS:

- Unusual soil conditions, discoloration, or odor
- Abandoned underground tanks
- Abandoned wells
- Buried barrels, debris, or trash

STORM DRAIN POLLUTION FROM EARTH-MOVING ACTIVITIES

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains if handled improperly. Soil erodes due to a combination of decreased soil stability, increased runoff, and increased flow velocity. Some of the most effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or roughened ground surfaces.

GENERAL BUSINESS PRACTICES

- Schedule excavation and grading work for dry weather.
- Perform major equipment repairs away from the job site.
- When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains.
- Do not use diesel oil to lubricate equipment or parts.

ROADWORK AND PAVING

BEST MANAGEMENT PRACTICES FOR THE:

- Road Crews
- Driveway/sidewalk/parking lot construction crews
- Seal coat contractors
- Operators of grading equipment paving machines dump trucks concrete mixers
- Construction inspectors
- General contractors
- Developers

WHAT CAN YOU DO?

- Develop and implement erosion/sediment control plans for embankments.
- Schedule excavation and grading work for dry weather.
- Check for and repair leaking equipment.
- Perform major equipment repairs in designated areas at your yard, away from the construction site.
- When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.
- Do not use diesel oil to lubricate equipment or parts.
- Recycle used oil, concrete, broken asphalt, etc. whenever possible.

DURING CONSTRUCTION

- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, etc.
- Use check dams, ditches, or berms to divert runoff around excavations.

ASPHALT/CONCRETE REMOVAL

- Avoid creating excess dust when breaking asphalt or concrete.
- After breaking old pavement, be sure to remove all chunks and pieces.
- Make sure broken pavement does not come in contact with rainfall or runoff.
- Shovel or vacuum saw-cut slurry and remove from the site. Cover or barricade storm drain during saw-cutting if necessary.
- Never hose down streets to clean up tracked dirt.

STORM DRAIN POLLUTION FROM ROADWORK

Road paving, surfacing, and pavement removal all happen right in the street, where there are numerous opportunities for storm drain contamination by asphalt, saw-cut slurry, or excavated material. Extra planning is required to store and dispose of materials properly and guard against pollution of storm drains and creeks.

GENERAL CONSTRUCTION AND SITE SUPERVISION

BEST MANAGEMENT PRACTICES FOR THE: MATERIALS/WASTE/HANDLING

- Construction industry
 - Home builders
 - Developers
- WHAT CAN YOU DO?**
- Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, and berms if necessary. Make major repairs off site.
 - Keep materials out of the rain-prone runoff contamination at the source. Cover exposed piles of soil of construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
 - Keep pollutants off exposed surfaces. Place trash cans and recycling receptacles around the site to minimize litter.
 - Clean up leaks, drips, and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces.
 - Never hose down "dirty" pavement or surfaces where materials have spilled. Use dry cleaning methods whenever possible. If you must use water, use just enough to keep the dust down.
 - Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean a dumpster by hosing it down on the construction site.
 - Make sure portable toilets are in good working order. Check frequently for leaks.

STORM DRAIN POLLUTION FROM CONSTRUCTION ACTIVITIES

Construction sites are common sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter or street have a direct impact on local creeks and the Bay. As a contractor, site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

BEST MANAGEMENT PRACTICES FOR STORM WATER POLLUTION PREVENTION

Spill Response Agencies

1. Dial 911
 2. Santa Clara Valley Water District Environmental Compliance Division (408) 927-0710
 3. Governor's Office of Emergency Services Warning Center (800) 852-7550 (24 hours).
- Local Pollution Control Agencies
- Santa Clara County Office of Toxics and Solid Waste Management (408) 441-1195
 - Santa Clara Valley Water District (408) 927-0710
 - San Jose/Santa Clara Water Pollution Control Plant (408) 945-3300
 - Serving Campbell, Cupertino, Los Gatos, Milpitas, Monte Sereno, San Jose, Santa Clara and Saratoga
 - Sunnyvale Water Pollution Control Plant (408) 730-7270
 - Palo Alto Regional Water Quality Control Plant (415) 320-2598
 - Serving East Palo Alto, Los Altos, Los Altos Hills, Mountain View, Palo Alto, and Stanford

Note: The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. Owner and contractor may be held responsible for any environmental damage caused by the subcontractors or employees.

ORDINANCE OF THE CITY OF CAMPBELL ESTABLISHING REQUIREMENTS FOR STORM WATER POLLUTION CONTROL

A. Criminal Penalties. Any person who violates any provision of this chapter shall be guilty of a misdemeanor and upon conviction thereof shall be punishable by imprisonment for a term not to exceed six (6) months or by a fine not to exceed \$1000 or by both. Each and every violation of this chapter shall constitute a separate offense. Every day each such violation continues shall be an additional offense.

B. Civil Penalties. Any person who violates any provision of this chapter shall be civilly liable to the City of Campbell in a sum not to exceed \$1000 per day for each day in which the violation occurs. Each and every violation of this chapter shall constitute a separate offense. Every day each such violation continues shall be an additional offense.

C. Civil Liability. Any person who violates any provision of this chapter shall be civilly liable to the City of Campbell for all costs, including attorney's fees, associated with the investigation and remediation of environmental conditions caused by the discharge of pollutants into the Municipal Storm Drain System or a Watercourse in violation of this chapter.

D. Remedies Cumulative. The remedies provided for in this chapter are cumulative and not exclusive and shall be in addition to any and all other remedies available to the City of Campbell under State and Federal Law.

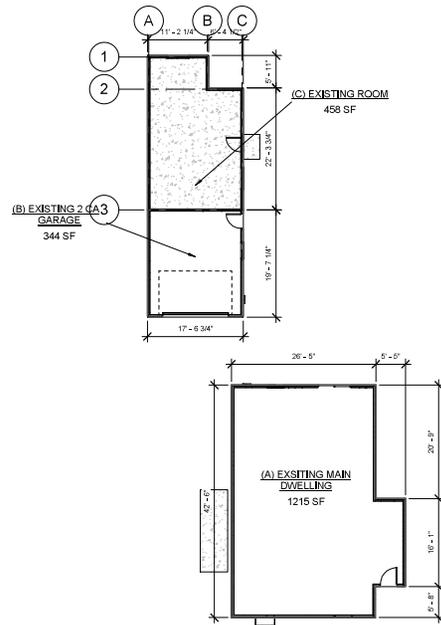
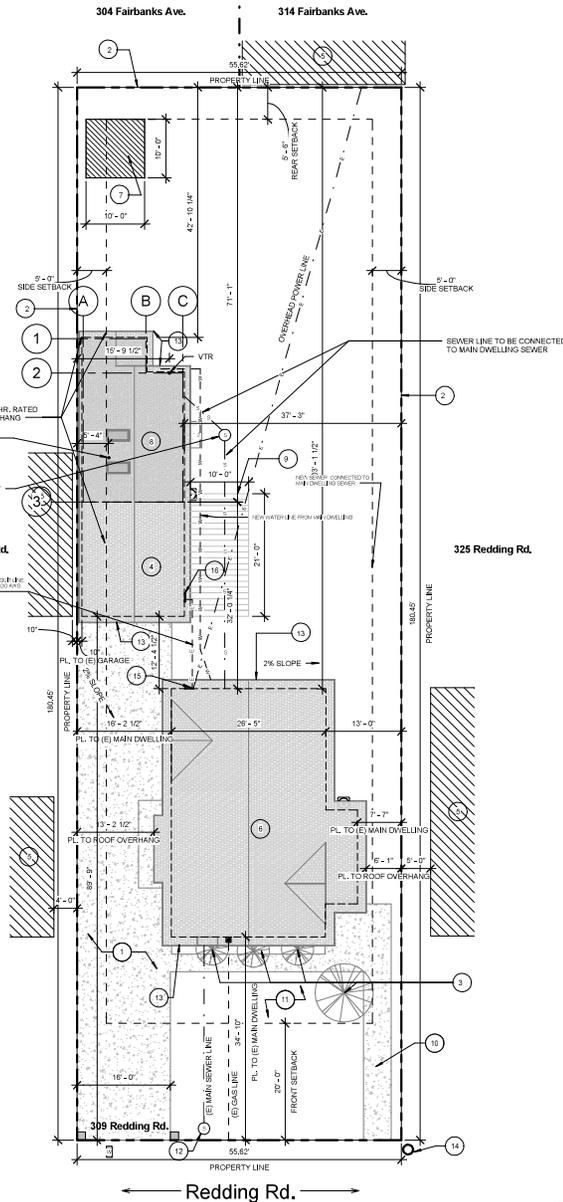
Blueprint for a Clean Bay
BEST MANAGEMENT PRACTICES FOR THE CONSTRUCTION INDUSTRY.

SANTA CLARA VALLEY NONPOINT SOURCE POLLUTION CONTROL PROGRAM

Check	By	Date	Revision	No.
		07/20/03		
Drawn By:	Designed By:			

PLAN FOR THE IMPROVEMENT OF
BLUEPRINT FOR A CLEAN BAY
ENRICHMENT PERMIT NO.

SCALE: N.T.S.
SHEET: OF



GENERAL NOTES

- A. ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT, AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ROADM DESIGN STUDIO'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO, HE SHALL BE PROCEEDING AT HIS OWN RISK. OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR THE MISDESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS OR WHICH IS CUSTOMARILY REFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MIS-DESCRIBED DETAILS OF THE WORK AS FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS. SITE CONDITIONS: ALL CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELIEVE THEM FROM THE RESPONSIBILITY OF ESTIMATING THE WORK. IF ANY VARIATION, DISCREPANCY OR OMISSION BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS ARE FOUND, THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY ROADM DESIGN STUDIO IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM ROADM DESIGN STUDIO PRIOR TO PROCEEDING WITH ANY RELATED WORK.
- B. EXCAVATION ACTIVITIES ASSOCIATED WITH THE PROPOSED SCOPE OF WORK SHALL OCCUR NO CLOSER THAN 18" FEET FROM THE EXISTING STREET LINE, OR AS APPROVED BY THE URBAN FORESTRY DIVISION CONTACT (608-860-8600). ANY CHANGES SHALL BE APPROVED BY THE SAME.
- C. MOVABLE EQUIPMENT, FURNITURE, ETC. SHALL BE REMOVED BY OWNER PRIOR TO COMMENCEMENT OF DEMOLITION WORK.
- D. CONTRACTOR SHALL MAINTAIN THE BUILDING IN A WEATHER TIGHT CONDITION.
- E. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO CONSTRUCTION TO REMAIN OR OCCUPIED AREAS WHERE VARIOUS SYSTEM CONNECTIONS OR EXTENSIONS ARE REQUIRED.
- F. THE OWNER WILL RETAIN SALVAGE ITEMS AS DESIGNATED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LEGAL REMOVAL OF CONSTRUCTION DEBRIS AND/OR ITEMS NOT RETAINED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR STORAGE AND PROTECTION OF SALVAGE ITEMS WHICH MAY BE REUSED.
- G. REMOVE MISCELLANEOUS EQUIPMENT ATTACHED TO WALLS, FLOORS OR CEILING WHERE INDICATED.
- H. REMOVE FLOORING AND BASE THROUGHOUT UNDO.
- I. WHERE REMOVAL OF FLOOR COVERINGS AND WALL BASE ARE REQUIRED, REMOVE ONLY MATERIAL NECESSARY TO COMPLETE DEMOLITION. DEMOLITION INCLUDES OF ADHESIVE, GROUTING BEDS, ETC., AND REQUIRES REMAINING REMOVAL SURFACES TO BE PREPARED FOR NEW CONSTRUCTION.
- J. CONTRACTOR SHALL PREVENT ACCESS OF UNAUTHORIZED PERSONS TO PARTLY DEMOLISHED STRUCTURES OR AREAS. PROVIDE BARRICADES OR REBARRIERS OF ZONES.
- K. ALL ITEMS FOR REUSE SHALL BE STORED BY CONTRACTOR ON SITE IN OWNER'S BUILDING AT SPECIFIED LOCATION. ITEMS TO BE REUSED ARE TO BE CLEANED, PATCHED, REFINISHED, PAINTED OR REPAIRED AS REQUIRED PRIOR TO INSTALLATION.
- L. ITEMS NOT TO BE RETAINED BY OWNER SHALL BE DEPOSITED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. THE STORING OF EXCESS MATERIAL ON SITE WILL NOT BE ALLOWED.
- M. DISCONNECT AND REMOVE ELECTRICAL EQUIPMENT AND WIRING BACK TO SOURCE FOR ALL EQUIPMENT AND LIGHTING TO BE DEMOLISHED.
- N. ALL EXISTING ON-SITE UTILITIES SHALL REMAIN UNLESS DESIGNATED FOR REMOVAL, OR SHOULD THEY INTERFERE WITH PROJECT CONSTRUCTION, CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES TO REMAIN.
- O. CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK WITH APPROPRIATE UTILITY COMPANIES PRIOR TO STARTING WORK.
- P. IF THE PROJECT DAMAGES THE CITY'S SIDEWALK OR CURB AND GUTTER AS RESULT OF CONSTRUCTION ACTIVITIES, THE PROPERTY OWNER WILL BE RESPONSIBLE TO REMOVE AND REPLACE ANY DAMAGES AS DIRECTED BY THE PUBLIC WORKS INSPECTOR. AN ENCROACHMENT PERMIT WILL ALSO BE REQUIRED.
- D. PUBLIC WORKS NOTES:
 - 1) APPROVAL OF THESE PLANS DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR OF THE RESPONSIBILITY FOR THE CORRECTIONS OF MISTAKES, ERRORS, OR OMISSIONS CONTAINED THEREIN. DURING THE COURSE OF CONSTRUCTING IMPROVEMENTS, PUBLIC INTEREST REQUIRES MODIFICATION OF OR A REPURPOSE FROM THE CITY OF CURBING SPECIFICATION OR THESE IMPROVEMENT PLANS. THE CITY ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUCH MODIFICATION OR REPURPOSE AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE COMPLETED, AT THE SOLE EXPENSE OF THE OWNER AND/OR CONTRACTOR.
 - 2) CONTRACT PUBLIC WORKS (408) 777-3164 FOR INSPECTION OF GRADING, STORM DRAINAGE, AND PUBLIC IMPROVEMENTS.
 - 3) ALL PUBLIC IMPROVEMENTS MUST BE COMPLETED PRIOR TO OCCUPANCY.
 - 4) CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL, AND ENSURING THE AREA ADJACENT TO THE WORK IS LEFT IN A CLEAN CONDITION.
 - 5) CONTRACTOR SHALL REVIEW CITY DETAIL 6-4 ON TREE PROTECTION PRIOR TO ACCOMPLISHING ANY WORK OR REMOVING ANY TREES.
 - 6) UTILIZE BEST MANAGEMENT PRACTICES (BMP'S), AS REQUIRED BY THE STATE WATER RESOURCES CONTROL BOARD, FOR ANY ACTIVITY WHICH DISTURBS THE SOIL.
 - 7) A WORK SCHEDULE OF GRADING AND EROSION AND SEDIMENT CONTROL PLAN SHALL BE PROVIDED TO THE CITY ENGINEER BY AUGUST 15. NO HILLSIDE GRADING SHALL BE PERFORMED BETWEEN OCTOBER 1 AND APRIL 1.
 - 8) TO INITIATE RELEASE OF BOND, CONTACT THE PUBLIC WORKS INSPECTOR FOR FINAL INSPECTION.
 - 9) ALL CONDUITS TO BE RELEASED TO THE GROUND SURFACE, DIRECTED AWAY FROM BUILDING FOUNDATIONS AND DIRECTED TO LANDSCAPED AREAS.
 - 10) PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, THE CONTRACTOR WILL BE RESPONSIBLE FOR PULLING AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT.

KEYNOTES

- 1 EXISTING DRIVEWAY, CONPAVERS TO REMAIN.
- 2 EXISTING 8 FT. FENCE.
- 3 EXISTING TREE TO REMAIN.
- 4 NOT IN SCOPE, EXISTING 2 CAR GARAGE.
- 5 EXISTING NEIGHBOR BUILDING.
- 6 NOT IN SCOPE, EXISTING MAIN DWELLING UNIT.
- 7 EXISTING SHED TO REMAIN.
- 8 GRAY POCHES INDICATE PROPOSED ADU OUTLINES.
- 9 EXISTING WOOD TRELLIS TO REMAIN.
- 10 EXISTING WALKWAY, CONPAVERS TO REMAIN.
- 11 EXISTING LAWN AND SHRUBS TO REMAIN.
- 12 EXISTING SEWER LINE TO REMAIN.
- 13 EXISTING UTILITY POLE.
- 14 200 AMP. EXISTING ELECTRICAL PANEL.
- 15 EXISTING SUB-PANEL.

Area Schedule (Gross Building)		
Number	Name	Area
1	(A) EXISTING MAIN DWELLING	1215 SF
2	(C) EXISTING ROOM	458 SF
3	(B) EXISTING 2 CAR GARAGE	344 SF
TOTAL FLOOR AREA		2017 SF

TOTAL LOT COVERAGE:

2017 SF, + 100 SF, (EXISTING SHED) + 210 (EXISTING TRELLIS)= 2327 SF.

RDS
 Roam Design Studio
 1822 W Campbell Ave., Suite 108
 Campbell, CA 95008
 moham@roamdesignstudio.com
 www.roamdesignstudio.com
 (925) 949-9002

Moham

A Second Dwelling Unit For:
Burdhadeb Basu
 308 Redding Rd., Campbell, CA 95008

No.	Date	Revision Description
1	1/21/19	PLM:01
2	6/7/19	PER:00

Description	
EXISTING SITE PLAN	
Project Date	11/12/2018
Drawn by	ROD
Checked by	ROD
Project Number	180711
Scale	As Indicated

A1.01

1 EXISTING SITE PLAN
 1" = 10'-0"

2 EXISTING GROUND LEVEL
 3/32" = 1'-0"



P5



P4



P3



P2



P1



P6



P7



BIRD EYE VEIW 01



BIRD EYE VEIW 02



BIRD EYE VEIW 03



GOOGLE EARTH PHOTO JULY 2007



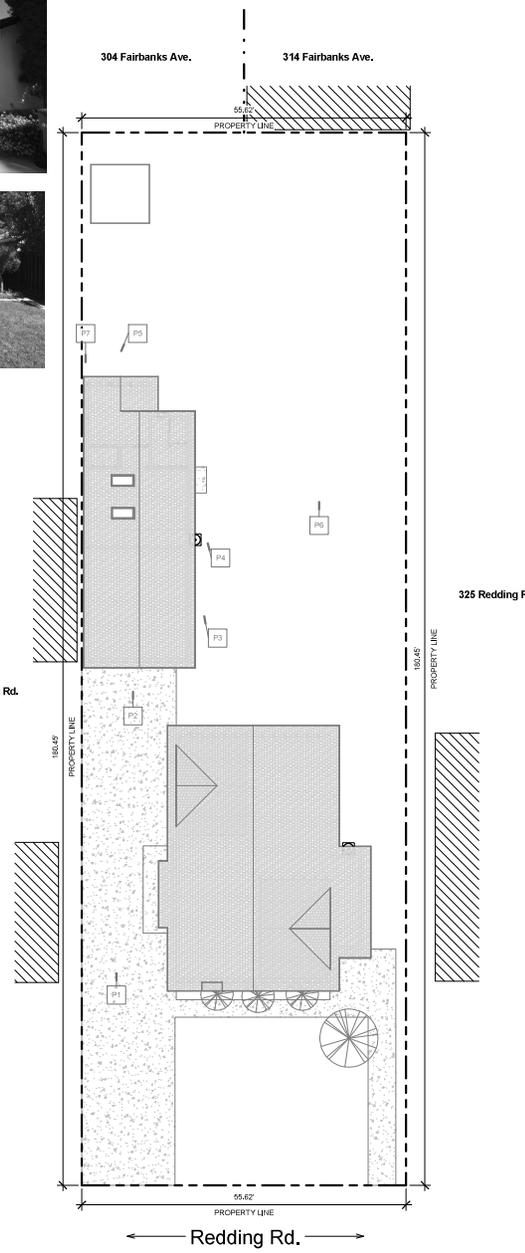
GOOGLE EARTH PHOTO SEP. 2008



GOOGLE EARTH PHOTO SEP. 2012



GOOGLE EARTH PHOTO AUG. 2018



1 KEY PLAN
1" = 100'

RDS
 Rollm Design Studio
 1822 W Campbell Ave. Suite 108
 Campbell, CA 95008
 mehnan@rolldesignstudio.com
 www.rolldesignstudio.com
 (925) 948-9092

PROFESSIONAL DESIGNER OF RECORD
 I AM NOT PROVIDING CONTRACT ADMINISTRATION
 OR CONSTRUCTION MANAGEMENT SERVICES
 AT ANY POINT IN THE PROJECT. THE CLIENT
 IS RESPONSIBLE FOR OBTAINING ALL NECESSARY
 PERMITS AND APPROVALS FROM THE
 APPLICABLE AGENCIES AND AUTHORITIES.

Mehnan

A Second Dwelling Unit For:
Burdhadeb Basu
 308 Redding Rd, Campbell, CA 95008

Revisions		
No.	Date	Revision Description

Description	
SITE PHOTOS	
Project Date	11/12/2018
Drawn by	RCS
Checked by	RCS
Project Number	180711
Scale	1" = 10'-0"

A1.02

8/12/2018 4:56:49 PM

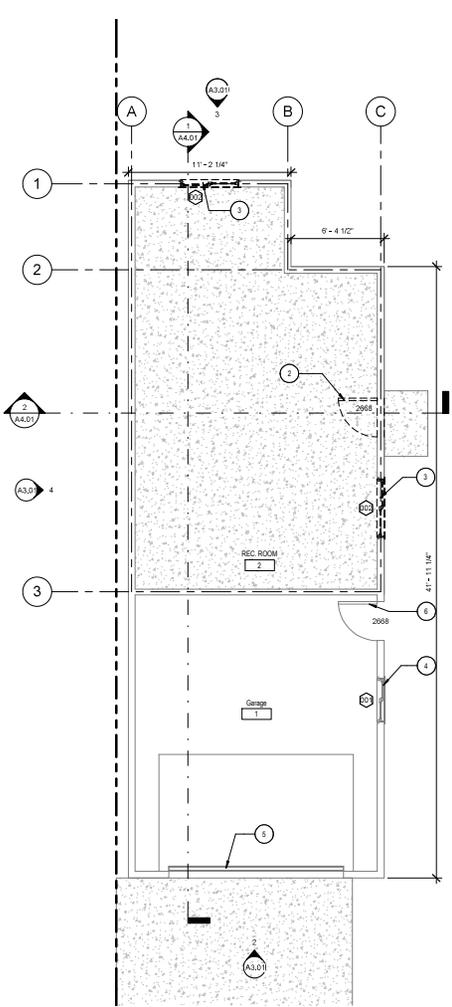
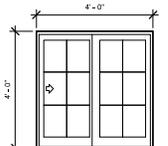
RESIDENTIAL BATHROOM NOTES (2016 CRC,CPC)

- A. MIXING VALVE IN A SHOWER SHALL BE PRESSURE BALANCING SET A MAX. 120°F. WATER-FILLER VALVE IN BATHTUBS SHALL HAVE A TEMP. LIMITING DEVICE SET AT 120°F MAX.
- B. SHOWER STALLS SHALL BE 6" MIN. FINISHED INTERIOR OF 1.04 SQ. INCHES. CLEAR CENTER DIMENSION OF A 30" x 60" DOORS SHALL SWING OUT WITH OPENINGS 22" MIN.
- C. THE WATER CLOSET SHALL HAVE MIN. CLEARANCES OF 30" WIDTH (10" ON CENTER) AND 30" IN THE FRONT.
- D. ALL RECEPT ACES SHALL BE GFCO AND TAMPER RESISTANT (TR). NEW OUTLETS SHALL HAVE A DEDICATED 20 AMP CIRCUIT.
- E. HYDROMASSAGE TUBS SHALL HAVE MOTOR ACCESS, A DEDICATED CIRCUIT, AND BE UL LISTED. ALL METAL CABLES FITTINGS, PIPING, ETC. WITHIN OF THE TUB SHALL BE PROPERLY BONDED WITH AN ACCESS PANEL.
- F. LIGHTING FIXTURES LOCATED WITHIN 7' HORIZONTALLY AND VERTICALLY OF THE TUB/SHOWER SHALL BE LISTED FOR A DAMP LOCATION, OR NET LOCATIONS IF THE SUBJECT TO SHOWER SPAN.
- G. AN EXHAUST FAN SHALL BE INSTALLED AND BE ON A SEPARATE SWITCH FROM THE LIGHTING.
- H. GLAZING IN TUB SHOWER ENCLOSURES SHALL BE SAFETY GLAZING WITHIN 48" ABOVE THE STANDING SURFACE.
- I. GLAZING WITHIN 60" OF A TUB/SHOWER AND LESS THAN 60" ABOVE THE FINISHED FLOOR SHALL BE SAFETY GLAZING.
- J. LIGHTING SHALL BE HIGH EFFICIENCY FIXTURES (E.G. FLUORESCENT) OR BE CONTROLLED BY A SWITCH WHICH REQUIRES MANUAL ACTIVATION AND AUTOMATICALLY "TURNS OFF" WITHIN 30 MIN. AFTER THE ROOM IS UNOCCUPIED.
- K. THE CALIFORNIA CIVIL CODE REQUIRES THAT ALL EXISTING NON-WATER EFFICIENT PLUMBING FIXTURES THROUGHOUT THE HOUSE BE UPGRADED. HOUSES CONSTRUCTED AFTER JANUARY 1, 1994 ARE EXEMPT.
- L. TOILETS - 1.6 GALLONS. SHALL BE REPLACED WITH 1.28 GALLONS/FLUSH.
- M. SHOWERHEADS - 2.5 GALLONS/MINUTE SHALL BE REPLACED WITH MAX. 2.0 GALLONS/MINUTE.
- N. BATH SINK FAUCETS - 2.2 GALLONS/MINUTE SHALL BE REPLACED WITH MAX. 1.4 GALLONS/MINUTE.
- O. KITCHEN SINK FAUCET - 2.2 GALLONS/MINUTE SHALL BE REPLACED WITH MAX. 1.8 GALLONS/MINUTE.

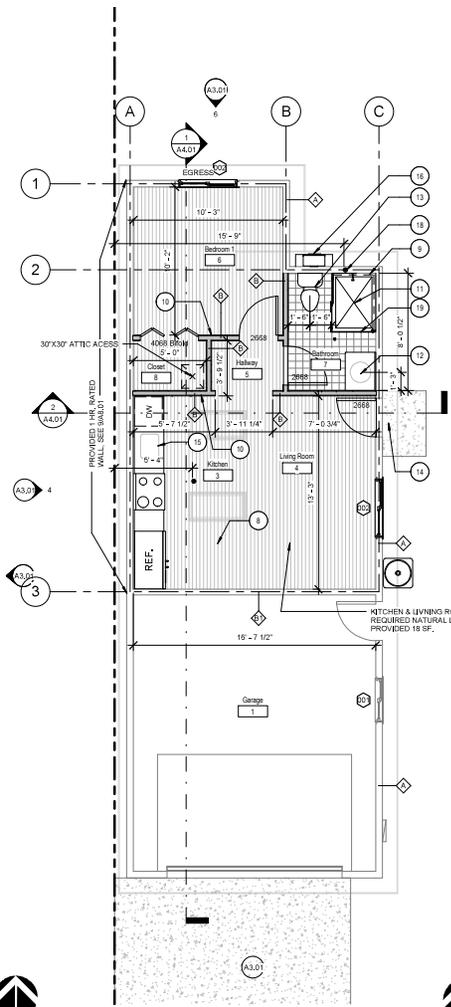
GENERAL NOTES

- A. ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT, AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE RDM DESIGN STUDIO'S ATTENTION IMMEDIATELY. DON'T PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO HE SHALL BE PROCEEDING AT HIS OWN RISK. OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR THE MISDESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY PERFORMED SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMISSIONS OR MIS-DESCRIPTIONS. DETAILS OF THE WORK ARE TO BE FULLY AND COMPLETELY SET FORTH IN THE DRAWINGS AND SPECIFICATIONS. SITE CONDITIONS, ALL CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELIEVE THEM FROM THE RESPONSIBILITY OF ESTIMATING THE WORK. IF ANY VARIATION, DISCREPANCY OR OMISSION (BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS ARE FOUND, THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY RDM DESIGN STUDIO IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM RDM DESIGN STUDIO PRIOR TO PROCEEDING WITH ANY RELATED WORK.
- B. ALL EXISTING LIGHTING SHALL BE REMOVED AND DOWNWARD DIRECTED.
- C. EXCAVATION ACTIVITIES ASSOCIATED WITH THE PROPOSED SCOPE OF WORK SHALL OCCUR AND OCCUR THEN 10 FEET FROM THE EXISTING STREET TIE OR AS APPROVED BY THE URBAN FORESTRY DIVISION CONTACT (650-466-8863). ANY CHANGES SHALL BE APPROVED BY THE SAME.
- D. DRYER VENTING SHALL TERMINATE ON THE EXTERIOR OF THE BUILDING AND WILL HAVE A BACK DRAFT DAMPER FLAPPER. SCREENS SHALL NOT BE PERMITTED OR INSTALLED AT THE DRYER VENT TERMINATION. CLOTHES DRYER VENT PIPES SHALL NOT PASS THROUGH OR EXTEND INTO TO DUCTING OR PLUMBING. DRYER DUCTING SHALL NOT BE FASTENED WITH SCREW TYPE FASTENERS WHICH MAY BRIDGE THE AIR FLOW OR CAVE IN. YES MUST BE FASTENED AND SEALED SUBSTANTIALLY AIRTIGHT AT EACH JOINT. APPROVED FASTENING SYSTEM IS ALUMINUM DUCT TAPE.
- E. A MINIMUM OF 4-INCH DIAMETER DUCT IS REQUIRED.
- F. CLOTHES DRYER VENT DUCTS SHALL BE METAL AND SHALL HAVE A SMOOTH INTERIOR SURFACE. AN APPROVED FLEXIBLE DUCT CONNECTOR OR NOT MORE THAN 18 INCH MAY BE USED TO CONNECT THE DRYER TO THE DRYER VENT PIPE. FLEXIBLE DUCT CONNECTORS SHALL NOT BE CONCEALED WITHIN THE CONSTRUCTION. FLEX DUCT CONNECTORS SHALL NOT PASS INTO OR THROUGH A CONCEALED SPACE. THIS INCLUDES CABINETS, WALLS AND ATTIC SPACES.
- G. ADJER VENT DUCT SHALL NOT EXCEED THE MAXIMUM LENGTH (HORIZONTAL AND/OR VERTICAL) OF 14 FEET INCLUDING TWO (2) 90 DEGREE (TURN) TURNS WITHOUT A MECHANICAL UPGRADE. TWO FEET OF LENGTH SHALL BE DEDUCTED FOR EACH ADDITIONAL 90 DEGREE TURN.
- H. MOVABLE EQUIPMENT, FURNITURE, ETC. SHALL BE REMOVED BY OWNER PRIOR TO COMMENCEMENT OF DEMOLITION WORK. CONTRACTOR SHALL MAINTAIN ACCESS TO THE BUILDING IN A WEATHER TIGHT CONDITION.
- I. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO CONSTRUCTION TO REMAIN OR EXISTING AREAS WHERE VARIOUS SYSTEM CONNECTIONS OR EXTENSIONS ARE REQUIRED.
- J. THE OWNER WILL RETAIN SALVAGE ITEMS AS DESIGNATED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LEGAL REMOVAL OF CONSTRUCTION DEBRIS AND ITEMS NOT RETAINED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR STORAGE AND PROTECTION OF SALVAGE ITEMS WHICH MAY BE REUSED.
- K. REMOVE UNDESIRABLE WALLS, FLOORS OR ATTACHMENTS INDICATED.
- L. REMOVE FLOORING AND BASE THROUGHOUT UNO.
- M. WHERE REMOVAL OF FLOORING AND BASE IS REQUIRED, REMOVE ONLY MATERIAL NECESSARY TO COMPLETE DEMOLITION. DEMOLITION INCLUDES OF ADHESIVES, GROUTING BEDS, ETC., AND REQUIRES REMAINING REMAINING SURFACES TO BE PREPARED FOR NEW CONSTRUCTION.
- N. CONTRACTOR SHALL PROVIDE ACCESS OF UNAUTHORIZED PERSONS TO PARTLY DEMOLISHED STRUCTURES OR AREAS PROVIDED BARRICADES OR BARRIERS OFF ZONES.
- O. ALL ITEMS FOR REUSE SHALL BE STORED BY CONTRACTOR ON SITE IN OWNER'S BUILDING AT SPECIFIED LOCATION. ITEMS TO BE REUSED ARE TO BE CLEANED, PATCHED, REFINISHED, PAINTED OR REPAIRED AS REQUIRED PRIOR TO INSTALLATION.
- P. ITEMS NOT TO BE REUSED BY THE CONTRACTOR SHALL BE DISPOSED BY THE CONTRACTOR AT HIS OWNERS EXPENSE. THE STOCKPILING OF EXCESS MATERIAL ON SITE WILL NOT BE ALLOWED.
- Q. PROTECTING AND REPAIRING EXISTING FLOORING AND FINISHES INDICATED.
- R. REMOVE EXCESS MATERIAL ON SITE WILL NOT BE ALLOWED.
- S. ALL EXISTING ON-SITE UTILITIES SHALL REMAIN UNLESS DESIGNATED FOR REMOVAL, OR SHOULD THEY INTERFERE WITH PROJECT CONSTRUCTION. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES TO REMAIN.
- T. CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK WITH APPROPRIATE UTILITY COMPANIES PRIOR TO STARTING WORK.

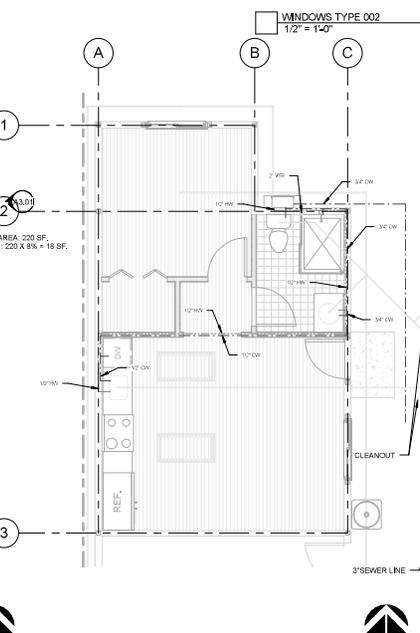
OVERALL WINDOW SCHEDULE			
TYPE MARK	WIDTH	HEIGHT	Comments
001	3'-0"	3'-0"	Vinyl Slider Window
002	4'-0"	4'-0"	Vinyl Slider Window
003	1'-10 1/2"	3'-11 1/4"	Fixed deck mtg. Skylight



1 EXISTING AND DEMOLITION FLOOR PLAN
1/4" = 1'-0"



2 IMPROVEMENT FLOOR PLAN
1/4" = 1'-0"



3 PLUMBING FLOOR PLAN
1/4" = 1'-0"

KEYNOTES

- 1 NOT IN SCOPE.
- 2 EXISTING DOOR, FRAME, HARDWARE, TO BE REMOVED. PATCH AND REPAIR AT DOOR OPENING WHERE IT'S OCCURED.
- 3 EXISTING WINDOW, FRAME, HARDWARE, TO BE REMOVED. PATCH AND REPAIR AT WINDOW OPENING WHERE IT'S OCCURED.
- 4 EXISTING WINDOW TO REMAIN.
- 5 EXISTING GARAGE DOOR TO REMAIN.
- 6 EXISTING DOOR TO REMAIN.
- 7 NO GYP. BD. IN THE BATHROOM.
- 8 NEW HARDWOOD FLOORING.
- 9 NONE ABSERBENT SURFACE WITH +6" MIN. HEIGHT ABOVE THE FINISH FLOOR.
- 10 NEW INTERIOR WOOD FRAME WALL WITH GYP. BOARD. REFER TO PARTITION TYPE A SHEET A2.11.
- 11 NEW SHOWER WITH TEMPERED GLAZING AND SHOWERHEAD SELECTED BY OWNER. SHOWERHEAD SHALL COMPLY WITH CALIFORNIA GREEN BLDG. RESIDENTIAL MANDATORY MEASURES. SEE 12A8.01 FOR TILE DETAIL.
- 12 NEW SINK CABINET AND FAUCET SELECTED BY OWNER. BATH SINK FAUCET SHALL COMPLY WITH CALIFORNIA GREEN BLDG. RESIDENTIAL MANDATORY MEASURES.
- 13 NEW FLOOR MOUNT TWO PIECES WATER CLOSET SELECTED BY OWNER. WATER CLOSET SHOWERHEAD SHALL COMPLY WITH CALIFORNIA GREEN BLDG. RESIDENTIAL MANDATORY MEASURES.
- 14 NEW CONCRETE STEPS WITH 2" MIN. LANDING.
- 15 NEW SINK/SHOWER AND WITHDRAW CABINETS. OTHER FAUCET SELECTED BY OWNER AND SHALL COMPLY WITH CALIFORNIA GREEN BLDG. RESIDENTIAL MANDATORY MEASURES.
- 16 NEW 40 TANKLESS WATER HEATER.
- 17 EXISTING ATTIC FURNACE 40 TON.
- 18 2" VTR. SEE VTR CALCULATION, SHEET 2.31 AND 2.04.02.
- 19 FRAMELESS 38" THICK TEMPERED GLASS PANEL WITH 1" ANODIZED ALUM. U-CHANNEL AT BOTTOM.
- 20 EXISTING GAS METER.

DEMOLITION FLOOR PLAN SYMBOLS LEGEND



FLOOR PLAN SYMBOLS LEGEND



WALL TYPE

- ◆ R3 HIGH DENSITY FIBERGLASS BATT INSULATION IN 2x4 EXTERIOR WOOD FRAMED WALL. CAUTIONS TYPICAL THROUGHOUT. 7/8" MIN. STUCCO (1/2" COAT) WITH 1/2" LATH OVER LAYER GRADE 0 PAPER TO MATCH EXISTING AND LAYER OF GYP. BD. INSIDE. AND PROVIDE 26 GA. GALVANIZED WEAP SCORED WITH A MINIMUM VERTICAL LATCH SPACING PLACES OF 1/2" INCHES. SHALL BE PROVIDED AT FOUNDATION PLATE LINE AT LEAST 1' ABOVE GRADE OR 1" INCHES ABOVE CONCRETE OR PAVING AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING.
- ◆ 2x4 INTERIOR WOOD FRAMED WALL WITH 1/2" GYPSUM WALLBOARD ON BOTH SIDES.
- ◆ SAME AS WALL TYPE EXCEPT A LAYER OF 5/8" TYPE "X" GYP. BOARD AT GARAGE SIDE. THIS WALL TO BE EXTENDED TO ROOF SHEATHING.

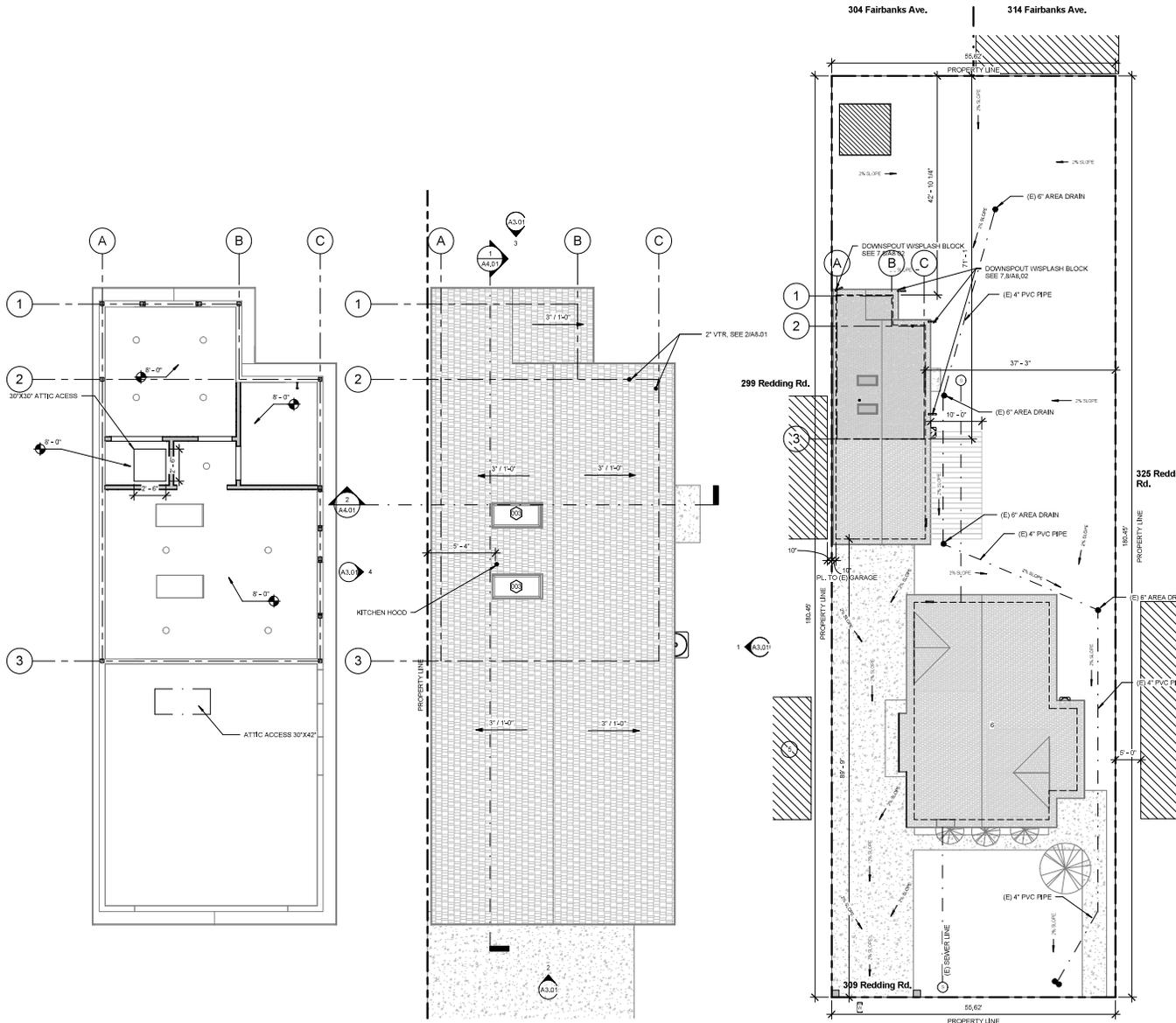
RDS
Rdm Design Studio
1822 W Campbell Ave, Suite 108
Campbell, CA 95008
www.rdmstudio.com
950 466-8863

A Second Dwelling Unit For:
Buddhadeb Basu
308 Redding Rd, Campbell, CA 95008

No.	Date	Description
1	1/31/19	PRELIM
2	6/7/19	PERM-02

Drawn by: **DRITING AND DEMOLITION AND IMPROVEMENT FLOOR PLAN**
Project Date: **1/15/2019**
Drawn by: **RSB**
Checked by: **RSB**
Project Number: **180711**
Scale: **As Indicated**

A2.11



GENERAL NOTES

- A. ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE PERFORMED TO DIMENSION, GRADE, EXTENT AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE RDM DESIGN STUDIO'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO HE SHALL BE PROCEEDING AT HIS OWN RISK. OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR THE MISDESCRIPTION OF THE WORK WHICH MANIFESTS ITSELF NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY PERFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMISSIONS OR WORK DESCRIBED AS PART OF THE WORK AS FULLY AND COMPLETELY AS DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS. SITE CONDITIONS, ALL CONTRACTORS AND SUB CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO THE BEGINNING OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELIEVE THEM FROM THE RESPONSIBILITY OF ESTIMATING THE WORK. IF ANY VARIATION, DISCREPANCY OR OMISSION BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE ACTING CONDITIONS ARE FOUND, THE CONTRACTOR OR SUB CONTRACTOR SHALL NOTIFY RDM DESIGN STUDIO IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM RDM DESIGN STUDIO PRIOR TO PROCEEDING WITH ANY RELATED WORK.
- B. ALL EXTERIOR LIGHTS WILL BE SHIELDED AND DOWNWARD DIRECTED.
- C. EXCAVATION ACTIVITIES ASSOCIATED WITH THE PROPOSED SCOPE OF WORK SHALL OCCUR NO CLOSER THAN 10 FEET FROM THE EXISTING STREET TREES, OR AS APPROVED BY THE URBAN FORESTRY DIVISION CONTACT (86) 884 883. ANY CHANGES SHALL BE APPROVED BY THE SAME.
- D. DRYER VENTS SHALL TERMINATE ON THE EXTERIOR OF THE BUILDING AND WILL HAVE A BACK DRAFT DAMPER (UPPER) SCREENS SHALL NOT BE PERMITTED OR INSTALLED AT THE DRYER VENT TERMINATION. CLOTHES DRYER VENT PIPES SHALL NOT PASS THROUGH OR ENTER INTO DUCTING OR PLUMBING. DRYER DUCTING SHALL NOT BE FASTENED WITH SCREW TYPE FASTENERS WHICH MAY IMPED THE AIR FLOW OR CAUTION UNIT. VENT MUST BE FASTENED AND SEALED SUBSTANTIALLY AIR TIGHT AT EACH JOINT. AN APPROVED FASTENING SYSTEM (ALUMINUM DUCT TAPE) A MINIMUM OF 4-INCH DIAMETER DUCT IS REQUIRED.
- E. CLOTHES DRYER VENT DUCTS SHALL BE METAL AND SHALL HAVE A SMOOTH INTERIOR SURFACE. AN APPROVED FLEXIBLE DUCT CONNECTOR OR NOT MORE THAN 8 FEET IN LENGTH MAY BE USED TO CONNECT THE DRYER TO THE DRYER VENT. FLEXIBLE DUCT CONNECTORS SHALL NOT BE CONCEALED WITHIN THE CONSTRUCTION. FLEX DUCT CONNECTORS SHALL NOT PASS INTO OR THROUGH CONDENSABLE SPACE. THIS INCLUDES CABINETS, WALLS AND ATTIC SPACES.
- G. AD DRYER VENT DUCT SHALL NOT EXCEED THE MAXIMUM LENGTH (HORIZONTAL AND/OR VERTICAL) OF 14 FEET INCLUDING TWO (2) 90 DEGREE TURNS WITHOUT A MECHANICAL UPSHADE. TWO FEET OF LENGTH SHALL BE REQUIRED FOR EACH ADDITIONAL 90 DEGREE TURN.
- H. MOBILE EQUIPMENT, FURNITURE, ETC. SHALL BE REMOVED BY OWNER PRIOR TO COMMENCEMENT OF DEMOLITION WORK.
- I. CONTRACTOR SHALL MAINTAIN THE BUILDING IN A WEATHER TIGHT CONDITION.
- J. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO CONSTRUCTION TO REMAIN OR OCCUPIED AREAS WHERE VARIOUS SYSTEM CONNECTIONS OR EXTENSIONS ARE REQUIRED.
- K. THE OWNER WILL RETAIN SALVAGE ITEMS AS DESIGNATED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF CONSTRUCTION DEBRIS AND ITEMS NOT DESIGNATED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR STORAGE AND PROTECTION OF SALVAGE ITEMS WHICH MAY BE REUSED.
- L. REMOVE MISCELLANEOUS EQUIPMENT ATTACHED TO WALLS, FLOORS OR CEILING WHERE INDICATED.
- M. REMOVE FLOORING AND BASE THROUGHOUT UNDO.
- N. WHERE REMOVAL OF FLOOR COVERINGS AND WALL BASE ARE REQUIRED, REMOVE ONLY MATERIAL NECESSARY TO COMPLETE DEMOLITION. DEMOLITION INCLUDES DEBRIS, GROUTING BEDS, ETC. AND REQUIRES REMOVAL SURFACES TO BE PREPARED FOR NEW CONSTRUCTION.
- O. CONTRACTOR SHALL PREVENT ACCESS OF UNAUTHORIZED PERSONS TO PARTLY DEMOLISHED STRUCTURES OR AREAS. PROVIDE BARRICADES OR REBUILT OF ZONES.
- P. ALL ITEMS FOR RE USE SHALL BE STORED BY CONTRACTOR ON SITE IN OWNER'S BUILDING AT SPECIFIED LOCATION. ITEMS TO BE REUSED ARE TO BE CLEANED, PATCHED, REFINISHED, PAINTED OR REPAIRED AS REQUIRED PRIOR TO INSTALLATION.
- Q. ITEMS NOT TO BE RETAINED BY OWNER SHALL BE DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. THE STORING OF EXCESS MATERIAL ON SITE WILL NOT BE ALLOWED.
- R. DISCONNECT AND REMOVE ELECTRICAL EQUIPMENT AND WIRING BACK TO SOURCE FOR ALL EQUIPMENT AND LIGHTING TO BE DEMOLISHED.
- S. ALL EXISTING ON SITE UTILITIES SHALL REMAIN UNLESS DESIGNATED FOR REMOVAL, OR SHOULD THEY INTERFERE WITH PROJECT CONSTRUCTION. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES TO REMAIN.
- T. CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK WITH APPROPRIATE UTILITY COMPANIES PRIOR TO STARTING WORK.
- U. APPROVAL OF THESE PLANS DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR OF THE RESPONSIBILITY FOR THE CORRECTIONS OF MISTAKES, ERRORS, OR OMISSIONS CONTAINED THEREIN. DURING THE COURSE OF CONSTRUCTING IMPROVEMENTS, PUBLIC INTEREST REQUIRES A MODIFICATION OF OR A DEPARTURE FROM THE CITY OF CUPERTINO SPECIFICATION OR THESE IMPROVEMENT PLANS. THE CITY ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUCH MODIFICATION OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE COMPLETED AT THE SOLE EXPENSE OF THE OWNER AND/OR CONTRACTOR.
- V. ALL PUBLIC IMPROVEMENTS MUST BE COMPLETED PRIOR TO OCCUPANCY.
- W. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND ENSURING THE AREA ADJACENT TO THE WORK IS LEFT IN A CLEAN CONDITION.
- X. CONTRACTOR SHALL REVIEW CITY DETAIL #4 ON TREE PROTECTION PRIOR TO ACCOMPLISHING ANY WORK OR REMOVING ANY TREES.
- Y. UTILIZE BEST MANAGEMENT PRACTICES (BMPs), AS REQUIRED BY THE STATE WATER RESOURCES CONTROL BOARD, FOR ANY ACTIVITY WHICH DISTURBS THE SOIL.
- AA. A WORK SCHEDULE OF GRADING AND EROSION & SEDIMENT CONTROL PLAN SHALL BE PROVIDED TO THE CITY ENGINEER BY AUGUST 15. NO RELEASE GRADING SHALL BE PERFORMED BETWEEN OCTOBER 1 AND APRIL 1.
- AB. TO INITIATE RELEASE OF BONDS, CONTACT THE PUBLIC WORKS INSPECTOR FOR FINAL INSPECTION.
- AC. ALL DOWNSPOUTS TO BE RELEASED TO THE GROUND SURFACE, DIRECTLY AWAY FROM BUILDING FOUNDATIONS AND DIRECTED TO UNPAVED AREAS.
- AD. PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, THE CONTRACTOR WILL BE RESPONSIBLE FOR PULLING AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT.
- AE. DRAINAGE IS RELOCATED/PAVED, THEREFORE, A STREET CUT MORTARIZATION IS IN PLACE FOR A PERIOD OF THREE YEARS. HOWEVER, EXCEPTIONS CAN BE MADE TO ANY UTILITY WORK IN THE PAVEMENT.
- AF. IF THE PROJECT DAMAGES THE CITY'S SIDEWALK OR CURB AND GUTTER AS RESULT OF CONSTRUCTION ACTIVITIES, THE PROPERTY OWNER WILL BE RESPONSIBLE TO REMOVE AND REPLACE ANY DAMAGES AS DIRECTED BY THE PUBLIC WORKS INSPECTOR. AN ENCROACHMENT PERMIT WILL ALSO BE REQUIRED.

ATTIC VENTILATION AND VTR CALCULATION

<ul style="list-style-type: none"> • PROVIDE 4"x16" ATTIC VENTS EVENLY SPACED AROUND PERIMETER OF ROOF FOR CROSS VENTILATION REQUIREMENTS. NEW NET ATTIC 1109 SF MIN. ROOF 	<ul style="list-style-type: none"> OR • PROVIDE 2"x16" EYEBROW VENTS EVENLY SPACED AROUND PERIMETER OF ROOF FOR CROSS VENTILATION REQUIREMENTS. 	<p>VTR CALCULATION:</p> <p>1'x2" VENT = 1 x 1.31416</p> <p>4 = 4</p>
<ul style="list-style-type: none"> • 30% x 438 SF = 131.4 SF • 229 SF / 57.5 = 3.99 SF • 2 SF x 144 = 288 SQ. IN. • FREE VENT SIZE 4" X 16" = 64 SQ. IN. EA. 288 / 64 = 4.5 	<ul style="list-style-type: none"> • 30% x 438 SF = 131.4 SF • 229 SF / 57.5 = 3.99 SF • 2 SF x 144 = 288 SQ. IN. • 288 / 64 = 4.5 	<ul style="list-style-type: none"> • 229 SF / 57.5 = 3.99 SF • 2 SF x 144 = 288 SQ. IN. • EYEBROW VENT TYP 2" X 24" = 304 SQ. IN. EA. 288 / 304 = 0.95

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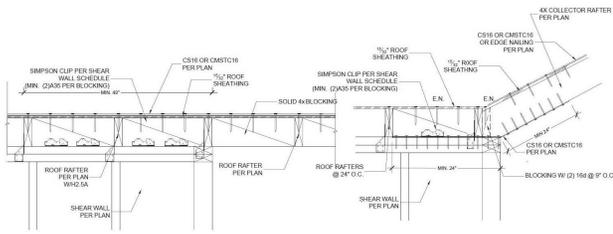
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A Second Dwelling Unit For:
Burdhadeb Basu
 309 Redding Rd., Campbell, CA 95008

Rev.	Date	Revision Description
1	1/31/19	PLM:01
2	6/7/19	PER:00

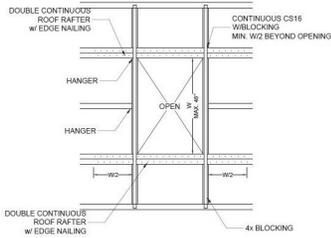
Preparation	REFLECTED CEILING PLAN AND ROOF PLAN
Project Date	11/12/2018
Drawn by	RCB
Checked by	RCB
Project Number	180711
Scale	As Indicated

A2.21



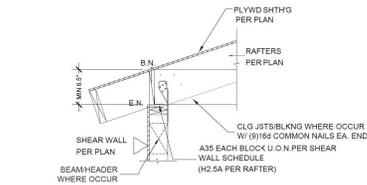
10 ROOF DIAPHRAGM STRAP

NTS



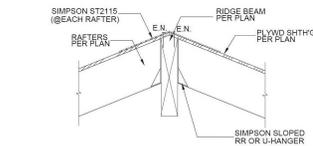
11 OPENING IN ROOF

NTS



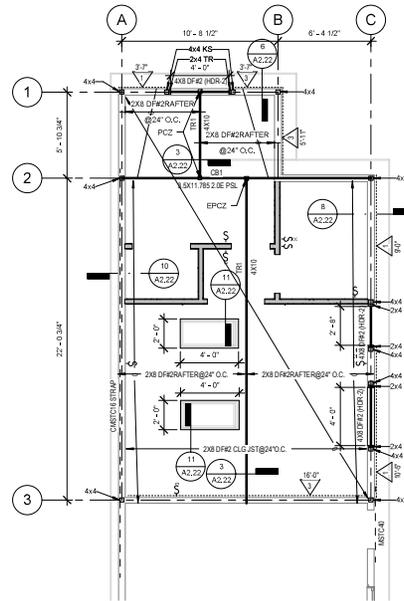
8 SHEAR TRANSFER AT SHEAR WALL

NTS



9 TOP RIDGE BEAM CONNECTION

NTS

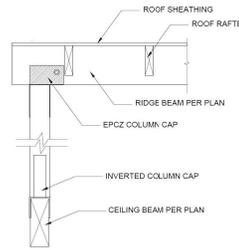


- ROOF RAFTER:
- 2X8 D.F. NO.2 @ 24" W/LSU28 FOR RAFTER SPAN UP TO 12'
 - 2X10 D.F. NO.2 @ 24" W/LSU28 FOR RAFTER SPAN UP TO 18'
 - 2X12 D.F. NO.2 @ 24" W/LSU20 FOR RAFTER SPAN UP TO 18'
- CEILING JOIST:
- 2X8 D.F. NO.2 @ 24" O.C. W/LSU28 MAX 12'
 - 2X6 D.F. NO.2 @ 24" O.C. W/LSU28 MAX 16'
 - 2X10 D.F. NO.2 @ 24" O.C. W/LSU20 MAX 20'
- HEADER (U.O.N):
- 4X6 D.F. NO.1 SPAN UP TO 6'
 - 4X10 D.F. NO.1 SPAN UP TO 9'
 - 4X12 D.F. NO.1 SPAN UP TO 10'
- ALL BEAM TO POSTS WITH EPCZ POST CAP UNLESS NOTED OTHERWISE IN DETAILS OR PLAN

5 FRAMING PLAN

1/4" = 1'-0"

REFERENCE ONLY



6 KING POST SUPPORT

NTS

MARK	SHEATHING	EDGE NAIL	SHEAR TRANSFER PLATE NAIL	SHEAR CLIP	SILL PLATE ANCHORS	ALLOWABLE SHEAR(LB/FT)
1	15/32" Sheathing	10# @ 6"	16# @ 6" O.C.	A35 @ 24"	5/8" x 12" @ 4'-0"	310
2	15/32" Sheathing	10# @ 4"	16# @ 4" O.C.	A35 @ 16"	5/8" x 12" @ 3'-0"	460
3	15/32" Sheathing	10# @ 3"	16# @ 3" O.C.	A35 @ 12"	5/8" x 12" @ 2'-0"	600
4	15/32" Sheathing	10# @ 2"	16# @ 2" O.C.	A35 @ 9"	5/8" x 12" @ 1'-6"	770
5	15/32" Sheathing (6th Side)	10# @ 3"	50225500 @ 3" O.C.	LTH @ 12"	5/8" x 12" @ 1'-0"	1200
6	15/32" Sheathing (6th Side)	10# @ 2"	50225500 @ 3" O.C.	LTH @ 8"	5/8" x 12" @ 8"	1540

SHEAR WALL NOTES:

- CONTRACTOR SHALL REVIEW ALL TYPICAL SHEAR WALL CONNECTION DETAILS PRIOR TO START CONSTRUCTION.
- SHEAR WALL SHEATHING SHALL BE 15/32" CD, CC OR BETTER PLYVD. W/ ALL EDGES BLOCKED AND NAILED PER THE SHEAR WALL SCHEDULE.
- TYPICAL FASTENERS: 10# COMMON UNLESS OTHERWISE NOTED. NAILS EXPOSED TO THE EXTERIOR SHALL BE GALVANIZED. FIELD NAILING IS 10# @ 12" O.C.
- LTH4 CAN BE USED INSTEAD OF ASS SHEAR CLIP.
- FRAMING: 2x D.F. TYP @ 16" O.C.
- FRAMING AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL OR WIDER AND NAIL SHALL BE STAGGERED WHERE SPACING IS 3' OR LESS ON CENTER.
- END NAIL STUDS TO SILL PLATE WITH (2) 20# BOX NAIL INSTEAD OF (2) 16# COMMON NAILS.
- IF NEW ANCHOR BOLTS REQUIRED AT EXISTING FOUNDATION: PROVIDE 9/8" X MIN 12" EMBEDMENT INTO EXISTING CONCRETE EPOXIED ANCHOR BOLTS SPACING SHOWN AT SHEAR WALL SCHEDULE. PROVIDE 3"X3"X1/4" PLATE WASHER.
- CONTRACTOR TO VERIFY THE EXISTING PLYWOOD EDGE NAILING. TYPE OF PLYWOOD USED AND SPACING ON EXISTING ANCHOR BOLTS IN FIELD.
- SPECIAL INSPECTION BY INSPECTOR REQUIRED FOR HOLD DOWN INSTALLATION INTO EXISTING FOUNDATION.
- SPECIAL INSPECTION IS REQUIRED FOR STRUCTURAL WOOD SHEAR WALL COMPONENTS WITH NAIL SPACING CLOSER THAN 4" OC PER CBC 1705.11.2.

3 SHEAR WALL SCHEDULE

NTS

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Mehng

A Second Dwelling Unit For:
Burdhadeb Basu
 305 Redding Rd, Campbell, CA 95008

NO.	DATE	REVISION DESCRIPTION
1	6/7/19	PLING 02

Description	
Project No.	11/12/2019
Drawn by	RCB
Checked by	RCB
Project Number	180711
Scale	As Indicated

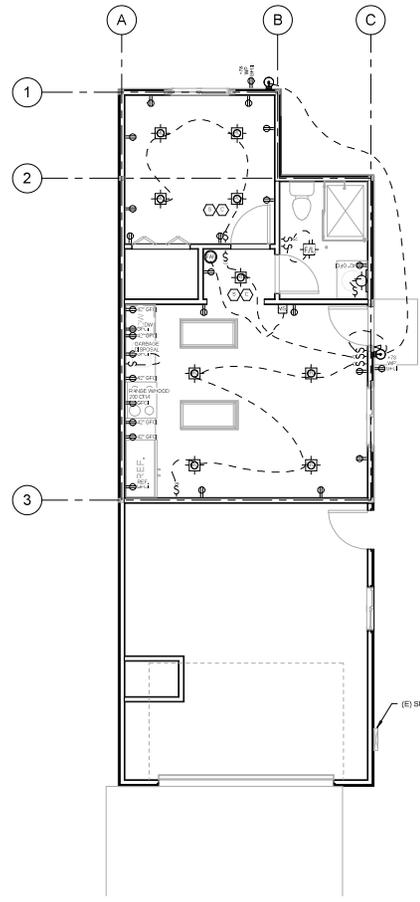
A2.22

M. S. Basu

A Second Dwelling Unit For:
Burdhadeb Basu
 300 Redding Rd, Campbell, CA 95008

GENERAL NOTES

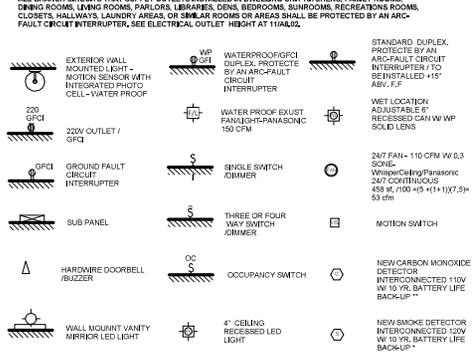
- a. ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE PERFORMED FOR DIMENSION, GRADE, EXTENT, AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO PROCEED, HE SHALL BE PROCEEDING AT HIS OWN RISK. OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR THE MISDESCRIPTION OF THE WORK WHICH IS NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMER REQUESTED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MISDESCRIBED DETAILS OF THE WORK AS FULLY AND COMPLETELY YET FAST AND ACCORDING TO THE DRAWINGS AND SPECIFICATIONS. SITE CONDITIONS, AND CONTRACTOR'S OBSERVATIONS, SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELIEVE THEM FROM THE RESPONSIBILITY OF ESTIMATING THE WORK. IF ANY VARIATION, DISCREPANCY OR OMISSION BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS ARE FOUND, THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM ROOM DESIGN STUDIO PRIOR TO PROCEEDING WITH ANY RELATED WORK.
- b. ALL EXTERIOR LIGHTS WILL BE SHIELDED AND DOWNWARD DIRECTED.
- c. REMOVABLE EQUIPMENT, FURNITURE, ETC., SHALL BE REMOVED BY OWNER PRIOR TO COMMENCEMENT OF DEMOLITION WORK.
- d. CONTRACTOR SHALL MAINTAIN THE BUILDING IN A WEATHER TIGHT CONDITION.
- e. THE OWNER WILL RETAIN SALVAGE ITEMS AS DESIGNATED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LEGAL REMOVAL OF CONSTRUCTION DEBRIS AND/OR ITEMS NOT RETAINED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR STORAGE AND PROTECTION OF SALVAGE ITEMS WHICH ARE REUSED.
- f. REMOVE MISCELLANEOUS EQUIPMENT ATTACHED TO WALLS, FLOORS OR CEILING WHERE INDICATED.
- g. WHERE REMOVAL OF FLOOR COVERINGS AND WALL BASE ARE REQUIRED, REMOVE ONLY MATERIAL NECESSARY TO COMPLETE DEMOLITION. DEMOLITION INCLUDES ADHESIVES, GROUTING BEDS, ETC., AND REQUIRES REMAINING REMOVAL SURFACES TO BE PREPARED FOR NEW CONSTRUCTION.
- h. CONTRACTOR SHALL PREVENT ACCESS OF UNAUTHORIZED PERSONS TO PARTLY DEMOLISHED STRUCTURES OR AREAS. PROVIDE BARRICADES OR RIBBONED OFF ZONES.
- i. ALL ITEMS FOR RE-USE SHALL BE STORED BY CONTRACTOR ON SITE IN OWNER'S BUILDING AT SPECIFIED LOCATION. ITEMS TO BE RE-USED ARE TO BE CLEANED, PATCHED, REFINISHED, PAINTED OR REHABED AS REQUIRED PRIOR TO INSTALLATION.
- j. ITEMS NOT TO BE RETAINED BY OWNER SHALL BE DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. THE STOOPIPING OF EXCESS MATERIAL ON SITE WILL NOT BE ALLOWED.
- k. DISCONNECT AND REMOVE ELECTRICAL EQUIPMENT AND WIRING BACK TO SOURCE FOR ALL EQUIPMENT AND LIGHTING TO BE DEMOLISHED.
- l. ALL EXISTING ON-SITE UTILITIES SHALL REMAIN UNLESS DESIGNATED FOR REMOVAL OR SHOULD THEY INTERFERE WITH PROJECT CONSTRUCTION. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES TO REMAIN.
- m. CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK WITH APPROPRIATE UTILITY COMPANIES PRIOR TO STARTING WORK.



RESIDENTIAL ENERGY REQUIREMENT NOTES

- a. RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS SHALL BE LISTED FOR ZERO CLEARANCE. SHALL BE CERTIFIED AS AIRTIGHT (INCLUDING EXHAUST FAN HOUSINGS), SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING AND CEILING. SHALL NOT CONTAIN SCREW BASE SOCKETS, AND ALL LIGHT SOURCES SHALL BE MARKED WITH "AN2016" AS SPECIFIED IN REFERENCE: JGIM APPROVED JIM.
- b. ALL FORWARD PHASE CUT DIMMERS USED WITH LED LIGHT SOURCES SHALL COMPLY WITH NEMA SLS7A.
- c. EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEM.
- d. LUMINAIRES SHALL BE SWITCHED WITH READILY ACCESSIBLE CONTROLS THAT PERMIT THE LUMINAIRES TO BE MANUALLY SWITCHED ON AND OFF.
- e. IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR.
- f. DIMMERS OR VACANCY SENSORS SHALL CONTROL ALL LUMINAIRES (EXCEPTIONS: LUMINAIRES IN CLOSETS LESS THAN 10 SQ. FT. AND HALLWAYS).
- g. UNDER CABINET LIGHTING SHALL BE SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS.
- h. RESIDENTIAL OUTDOOR LIGHTING SHALL BE CONTROLLED BY A MANUAL ON AND OFF SWITCH WITH PHOTOCELL AND MOTION SENSOR.
- i. RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS SHALL BE LISTED FOR ZERO CLEARANCE. SHALL BE CERTIFIED AS AIRTIGHT (INCLUDING EXHAUST FAN HOUSINGS), SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING AND CEILING. SHALL NOT CONTAIN SCREW BASE SOCKETS, AND ALL LIGHT SOURCES SHALL BE MARKED WITH "AN2016" AS SPECIFIED IN REFERENCE: JGIM APPROVED JIM.
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- o. UNDER CABINET LIGHTING SHALL BE SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS.
- p. RESIDENTIAL OUTDOOR LIGHTING SHALL BE CONTROLLED BY A MANUAL ON AND OFF SWITCH WITH PHOTOCELL AND MOTION SENSOR.
- q. COMPLETED DFR110-10 FORM MUST BE PROVIDED TO THE BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION. A CONDENSATE DRAIN THAT IS MORE THAN 2" ABOVE THE INSTALLED WATER HEATER, AND ALONG WITH NATURAL DRAINING WITHOUT PUMPS ASSISTANCE, PROVIDED VENTILATION HEATING AND AIR CONDITIONING SYSTEM WITH MERV 6 FILTERS OR BETTER.
- r. ALL BRANCH CIRCUITS THAT SUPPLY OUTLETS INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORES, DEN'S, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AN ARC-FULT CIRCUIT INTERRUPTER.
- s. TERMINATION OF ENVIRONMENTAL AIR DUCTS: ENVIRONMENTAL AIR DUCT EXHAUST SHALL TERMINATE A MINIMUM OF THREE (3) FEET (914 MM) FROM PROPERTY LINE AND THREE (3) FEET (914 MM) FROM SPRINGS INTO THE BUILDING.

ELECTRICAL LEGEND



THE EXHAUST SYSTEM SHALL TERMINATE AS FOLLOWS

- a. OUTSIDE THE BUILDING WITH A FAN OR DUCT THROUGH THE ROOF, OR TO THE ROOF FROM OUTSIDE, AS IN SECTION 910.8.2, OR THROUGH A WALL, AS IN SECTION 910.8.3, TO ROOF TERMINATIONS.
- b. ROOFTOP TERMINATIONS SHALL BE ARRANGED WITH THE FOLLOWING:
 - a. A MINIMUM OF TEN (10) FEET (3.05 MM) OF CLEARANCE FROM THE OUTLET TO ADJACENT BUILDINGS, PROPERTY LINES, AND AIR INTAKES, WHERE SPACE LIMITATIONS ABSOLUTELY PREVENT A TEN (10) FOOT (3.05 MM) HORIZONTAL SEPARATION FROM AN AIR INTAKE, A VERTICAL SEPARATION SHALL BE PERMITTED, WITH THE EXHAUST OUTLET BEING A MINIMUM OF THREE (3) FEET (914 MM) ABOVE ANY AIR INTAKE LOCATED WITHIN TEN (10) FEET (3.05 MM) HORIZONTALLY.
 - b. THE EXHAUST FAN SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEM.
 - c. THE ABILITY TO DRAIN GREASE OUT OF ANY TRAPS OR LOW POINTS FORMED IN THE FAN OR DUCT NEAR THE TERMINATION OF THE SYSTEM INTO A COLLECTION CONTAINER THAT IS NONCOMBUSTIBLE, CLOSED, RAINPROOF, STRUCTURALLY SOUND FOR THE SERVICE TO WHICH IT IS APPLIED, AND WILL NOT SUSTAIN COMBUSTION. A GREASE COLLECTION DEVICE THAT IS APPLIED TO EXHAUST SYSTEMS SHALL NOT IMPAIR THE PERFORMANCE OF ANY FAN.
 - d. EXCEPTION: GREASE CONTAINERS THAT ARE EVALUATED FOR EQUIVALENCY WITH THE PRECEDING REQUIREMENTS AND LISTED AS SUCH.
- c. A LISTED GREASE DUCT COMPLYING WITH SECTION 910.4, OR WITH DUCTWORK COMPLYING WITH SECTION 910.5.
- d. A MINIMUM OF TEN (10) FEET (3.05 MM) OF CLEARANCE FROM THE OUTLET TO ADJACENT BUILDINGS, PROPERTY LINES, AND AIR INTAKES, WHERE SPACE LIMITATIONS ABSOLUTELY PREVENT A TEN (10) FOOT (3.05 MM) HORIZONTAL SEPARATION FROM AN AIR INTAKE, A VERTICAL SEPARATION SHALL BE PERMITTED, WITH THE EXHAUST OUTLET BEING A MINIMUM OF THREE (3) FEET (914 MM) ABOVE ANY AIR INTAKE LOCATED WITHIN TEN (10) FEET (3.05 MM) HORIZONTALLY.
- e. THE ABILITY TO DRAIN GREASE OUT OF ANY TRAPS OR LOW POINTS FORMED IN THE FAN OR DUCT NEAR THE TERMINATION OF THE SYSTEM INTO A COLLECTION CONTAINER THAT IS NONCOMBUSTIBLE, CLOSED, RAINPROOF, STRUCTURALLY SOUND FOR THE SERVICE TO WHICH IT IS APPLIED, AND WILL NOT SUSTAIN COMBUSTION. A GREASE COLLECTION DEVICE THAT IS APPLIED TO EXHAUST SYSTEMS SHALL NOT IMPAIR THE PERFORMANCE OF ANY FAN.
- f. EXCEPTION: GREASE CONTAINERS THAT ARE EVALUATED FOR EQUIVALENCY WITH THE PRECEDING REQUIREMENTS AND LISTED AS SUCH.
- g. A LISTED GREASE DUCT COMPLYING WITH SECTION 910.4, OR WITH DUCTWORK COMPLYING WITH SECTION 910.5.
- h. A MINIMUM OF TEN (10) FEET (3.05 MM) OF CLEARANCE FROM THE OUTLET TO ADJACENT BUILDINGS, PROPERTY LINES, AND AIR INTAKES, WHERE SPACE LIMITATIONS ABSOLUTELY PREVENT A TEN (10) FOOT (3.05 MM) HORIZONTAL SEPARATION FROM AN AIR INTAKE, A VERTICAL SEPARATION SHALL BE PERMITTED, WITH THE EXHAUST OUTLET BEING A MINIMUM OF THREE (3) FEET (914 MM) ABOVE ANY AIR INTAKE LOCATED WITHIN TEN (10) FEET (3.05 MM) HORIZONTALLY.
- i. THE ABILITY TO DRAIN GREASE OUT OF ANY TRAPS OR LOW POINTS FORMED IN THE FAN OR DUCT NEAR THE TERMINATION OF THE SYSTEM INTO A COLLECTION CONTAINER THAT IS NONCOMBUSTIBLE, CLOSED, RAINPROOF, STRUCTURALLY SOUND FOR THE SERVICE TO WHICH IT IS APPLIED, AND WILL NOT SUSTAIN COMBUSTION. A GREASE COLLECTION DEVICE THAT IS APPLIED TO EXHAUST SYSTEMS SHALL NOT IMPAIR THE PERFORMANCE OF ANY FAN.
- j. EXCEPTION: GREASE CONTAINERS THAT ARE EVALUATED FOR EQUIVALENCY WITH THE PRECEDING REQUIREMENTS AND LISTED AS SUCH.
- k. A LISTED GREASE DUCT COMPLYING WITH SECTION 910.4, OR WITH DUCTWORK COMPLYING WITH SECTION 910.5.
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- m. THE ABILITY TO DRAIN GREASE OUT OF ANY TRAPS OR LOW POINTS FORMED IN THE FAN OR DUCT NEAR THE TERMINATION OF THE SYSTEM INTO A COLLECTION CONTAINER THAT IS NONCOMBUSTIBLE, CLOSED, RAINPROOF, STRUCTURALLY SOUND FOR THE SERVICE TO WHICH IT IS APPLIED, AND WILL NOT SUSTAIN COMBUSTION. A GREASE COLLECTION DEVICE THAT IS APPLIED TO EXHAUST SYSTEMS SHALL NOT IMPAIR THE PERFORMANCE OF ANY FAN.
- n. EXCEPTION: GREASE CONTAINERS THAT ARE EVALUATED FOR EQUIVALENCY WITH THE PRECEDING REQUIREMENTS AND LISTED AS SUCH.

MIDDLE - 4F-30-0A-CC	MIDDLE - 4F-30-0A-CC
POWER SOURCE: 120VAC, 9V BATTERY BACKUP	POWER SOURCE: 120VAC, 9V BATTERY BACKUP
AUXILIARY: 1500 BTU AT 100F (37.4C)	AUXILIARY: 1500 BTU AT 100F (37.4C)
TEMPERATURE RANGE: 40F (4.4C) TO 100F (37.4C)	TEMPERATURE RANGE: 40F (4.4C) TO 100F (37.4C)
HUMIDITY RANGE: UP TO 85% RELATIVE HUMIDITY (RH)	HUMIDITY RANGE: UP TO 85% RELATIVE HUMIDITY (RH)
SENSOR: MONITATION	SENSOR: MONITATION
WIRING: QUICK CONNECT PLUG WITH 8' PRETALS	WIRING: QUICK CONNECT PLUG WITH 8' PRETALS
SIZE: 5.75" IN DIAMETER X 1.25" DEPTH	SIZE: 5.75" IN DIAMETER X 1.25" DEPTH
WEIGHT: 66.68 (NO BATTERIES)	WEIGHT: 66.68 (NO BATTERIES)
INTERCONNECTS: UP TO 24 DEVICES OF WHICH 16 CAN BE INITIATORS	INTERCONNECTS: UP TO 24 DEVICES OF WHICH 16 CAN BE INITIATORS
	MIDDLE - 4F-30-0A-PL
	THREE AA BATTERIES (INCLUDED)
	ELECTROCHEMICAL
	AUXILIARY: 1500 BTU AT 100F (37.4C)
	TEMPERATURE RANGE: 40F (4.4C) TO 100F (37.4C)
	HUMIDITY RANGE: UP TO 85% RELATIVE HUMIDITY (RH)
	SIZE: 4.51" X 2.75" X 1.51" D
	WEIGHT: 66.68 (NO BATTERIES)
	WIRING: NO
	INTERCONNECTS: (NO BATTERIES)
	WARRANTY: 10 YEAR LIMITED

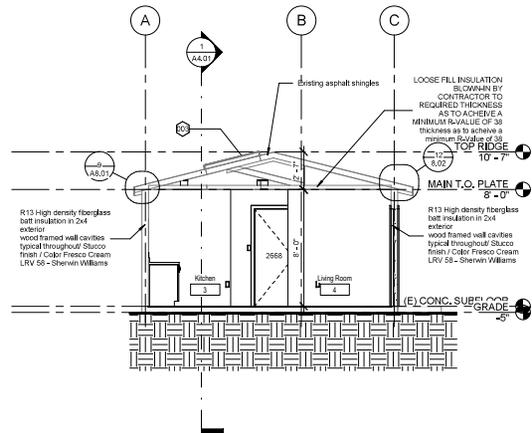
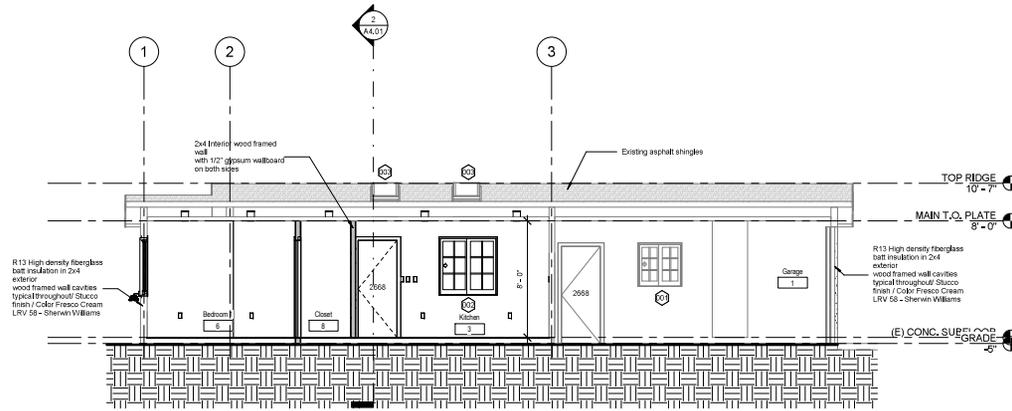
Rev	Date	Revision Description
3	7/2/19	PHASED

Description	ELECTRICAL AND LIGHTING FLOOR PLAN
Project Date	11/12/2018
Drawn by	RDS
Checked by	RDS
Project Number	180711
Scale	As Indicated

A2.23

GENERAL NOTES

- A. ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE PERFORMED TO DIMENSION, GRADE, EXTENT, AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE RDM DESIGN STUDIO'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCY UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO HE SHALL BE PROCEEDING AT HIS OWN RISK. OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR THE NEGLECT OR OMISSION OF DETAILS OF THE WORK AS FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS, SITE CONDITIONS, ALL CONTRACTORS AND SUBCONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS BEFORE THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY RDM DESIGN STUDIO IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM RDM DESIGN STUDIO PRIOR TO PROCEEDING WITH ANY RELATED WORK.
- B. EDUCATION ACTIVITIES ASSOCIATED WITH THE PROPOSED SCOPE OF WORK SHALL OCCUR NO CLOSER THAN 10 FEET FROM THE EXISTING STREET TREE, OR AS APPROVED BY THE URBAN FORESTRY DIVISION CONTACT 650-496-5993. ANY CHANGES SHALL BE APPROVED BY THE SAME.
- C. MOVABLE EQUIPMENT, FURNITURE, ETC. SHALL BE REMOVED BY OWNER PRIOR TO COMMENCEMENT OF DEMOLITION WORK.
- D. CONTRACTOR SHALL MAINTAIN THE BUILDING IN A WEATHER TIGHT CONDITION.
- E. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO CONSTRUCTION TO REMAIN OR OCCUPIED AREAS WHERE VARIOUS SYSTEM CONNECTIONS OR EXTENSIONS ARE REQUIRED.
- F. THE OWNER WILL RETAIN SALVAGE ITEMS AS DESIGNATED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LEGAL REMOVAL OF CONSTRUCTION DEBRIS AND/OR ITEMS NOT RETAINED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR STORAGE AND PROTECTION OF SALVAGE ITEMS WHICH MAY BE REUSED.
- G. REMOVE MISCELLANEOUS EQUIPMENT ATTACHED TO WALLS, FLOORS OR CEILING WHERE INDICATED.
- H. REMOVE FLOORING AND BASE THROUGHOUT UNL.
- I. REMOVE REMOVAL OF FLOOR COVERINGS AND WALL BASE ARE REQUIRED. REMOVE ONLY MATERIAL NECESSARY TO COMPLETE DEMOLITION. DEMOLITION INCLUDES JOISTS, GROUTING BEDS, ETC., AND REQUIRES REMAINING REMAIN SURFACES TO BE PREPARED FOR NEW CONSTRUCTION.
- J. CONTRACTOR SHALL PREVENT ACCESS OF UNAUTHORIZED PERSONS TO PARTLY DEMOLISHED STRUCTURES OR AREAS. PROVIDE BARRICADES OR RED ZONE OFF ZONES.
- K. ALL ITEMS FOR REUSE SHALL BE STORED BY CONTRACTOR ON SITE IN OWNER'S BUILDING AT SPECIFIED LOCATION. ITEMS TO BE REUSED ARE TO BE CLEANED, PATCHED, REFINISHED, PAINTED OR REPAIRED AS REQUIRED PRIOR TO INSTALLATION.
- L. ITEMS NOT TO BE RETAINED BY OWNER SHALL BE DEPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. THE STOCKPILING OF EXCESS MATERIAL ON SITE WILL NOT BE ALLOWED.
- M. DISCONNECT AND REMOVE ELECTRICAL EQUIPMENT AND WIRING BACK TO SOURCE FOR ALL EQUIPMENT AND LIGHTING TO BE DEMOLISHED.
- N. ALL EXISTING ON-SITE UTILITIES SHALL REMAIN UNLESS DESIGNATED FOR REMOVAL OR SHOULD THEY INTERFERE WITH PROJECT CONSTRUCTION CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES TO REMAIN.
- O. CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK WITH APPROPRIATE UTILITY COMPANIES PRIOR TO STARTING WORK.
- P. GASOLINE OR IS RECENTLY PAVED, THEREFORE, A STREET CLOSURE PERMIT IS IN PLACE FOR A PERIOD OF THREE YEARS. HOWEVER, EXCEPTIONS CAN BE GRANTED FOR PRIOR PAVEMENT RESTRICTIONS SUCH AS SURF SEAL. THEREFORE, ADDITIONAL COST MAY BE ADDED TO ANY UTILITY WORK IN THE PAVEMENT.
- Q. IF THE PROJECT DAMAGES THE CITY'S SIDEWALK OR CURB AND GUTTER AS RESULT OF CONSTRUCTION ACTIVITIES, THE PROPERTY OWNER WILL BE RESPONSIBLE TO REMOVE AND REPLACE ANY DAMAGES AS DIRECTED BY THE PUBLIC WORKS INSPECTOR. AN ENCROACHMENT PERMIT WILL ALSO BE REQUIRED.
- R. PUBLIC WORKS NOTES:
 - 1) APPROVAL OF THESE PLANS DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR OF THE RESPONSIBILITY FOR THE CORRECTIONS OF BUSINESS ERRORS, OR OMISSIONS CONTAINED THEREIN DURING THE COURSE OF CONSTRUCTING IMPROVEMENTS. PUBLIC INTEREST REQUIRES A MODIFICATION OF OR A DEPARTURE FROM THE CITY OF CUPERTINO SPECIFICATION OR THESE IMPROVEMENT PLANS. THE CITY ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUCH MODIFICATION OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE COMPLETED, AT THE SOLE EXPENSE OF THE OWNER AND/OR CONTRACTOR.
 - 2) CONTACT PUBLIC WORKS (408) 777-3154 FOR INSPECTION OF GRADING, STORM DRAINAGE, AND PUBLIC IMPROVEMENTS.
 - 3) ALL PUBLIC IMPROVEMENTS MUST BE COMPLETED PRIOR TO OCCUPANCY.
 - 4) CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND ENSURING THE AREA ADJACENT TO THE WORK IS LEFT IN A CLEAN CONDITION.
 - 5) CONTRACTOR SHALL REVIEW CITY DETAIL 6-4 ON TREE PROTECTION PRIOR TO ACCOMPLISHING ANY WORK OR REMOVAL ANY TREES.
 - 6) UTILIZE BEST MANAGEMENT PRACTICES (BMP'S), AS REQUIRED BY THE STATE WATER RESOURCES CONTROL BOARD, FOR ANY ACTIVITY WHICH DISTURBS THE SOIL.
 - 7) A WORK SCHEDULE OF GRADING AND EROSION & SEDIMENT CONTROL PLAN SHALL BE PROVIDED TO THE CITY ENGINEER BY AUGUST 15. NO FURTHER GRADING SHALL BE PERFORMED BETWEEN OCTOBER 1 AND APRIL 15.
 - 8) TO INITIATE RELEASE OF BONDS, CONTACT THE PUBLIC WORKS INSPECTOR FOR FINAL INSPECTION.
 - 9) ALL DOWNSPOUTS TO BE RELEASED TO THE GROUND SURFACE, DIRECTED AWAY FROM BUILDING FOUNDATIONS AND DIRECTED TO LANDSCAPED AREAS.
 - 10) PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, THE CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT.



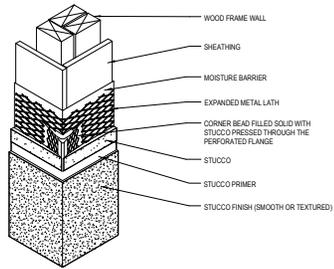
M. S. S.

A Second Dwelling Unit For:
Burdhadeb Basu
308 Redding Rd., Campbell, CA 95008

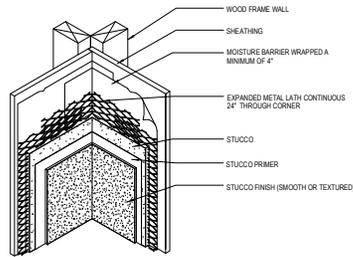
Rev	Date	Description

Description	
BUILDING SECTIONS	
Project Date	11/12/2018
Drawn by	RCS
Checked by	RCS
Project Number	180711
Scale	1/4" = 1'-0"

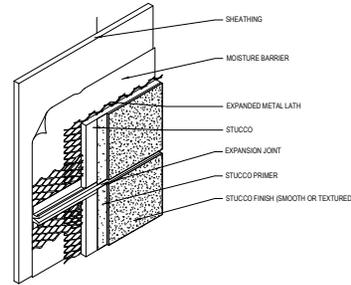
A4.01



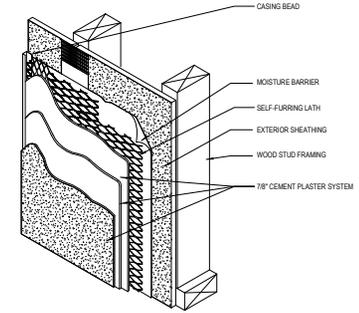
10 STUCCO AT OUTSIDE CORNER
6'-1" 0"



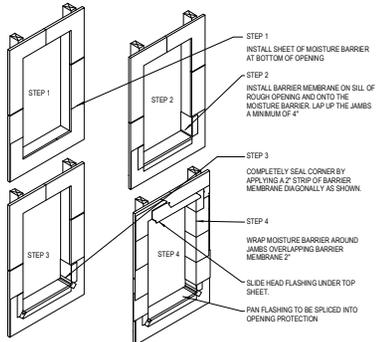
7 STUCCO INSIDE CORNER
6'-1" 0"



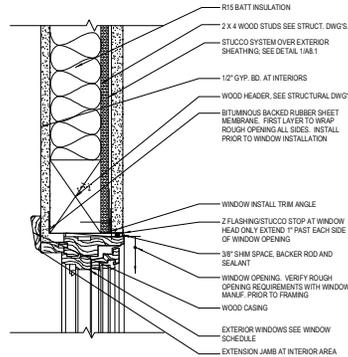
4 STUCCO CONTROL JOINT
NTS



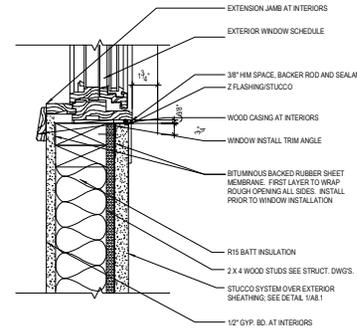
1 TYPICAL EXTERIOR THREE-COAT STUCCO SYSTEM OVER CEMENT BOARD
NTS



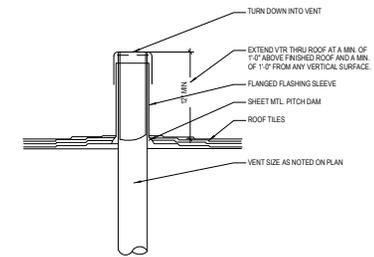
11 STUCCO - PREPARATION OF ROUGH OPENING
3'-1" 0"



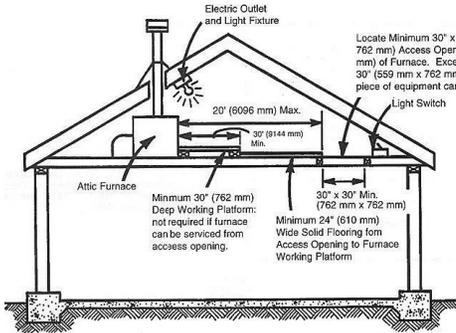
8 TYP. WINDOW HEAD DETAIL
3'-1" 0"



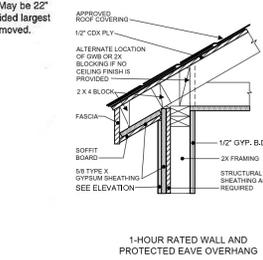
5 WINDOW SILL DETAIL
3'-1" 0"



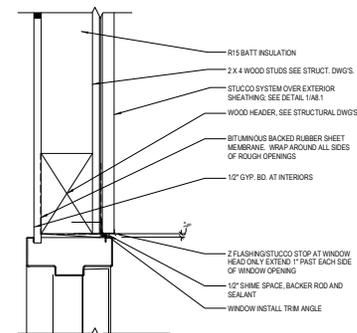
2 VENT TRHU ROOF DETAIL
1 1/2" = 1' 0"



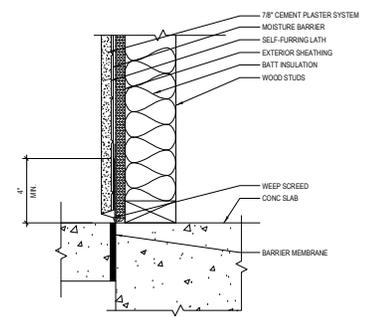
12 FURNANCE AT ATTIC DETAIL
NTS



9 TYPICAL EAVE DETAIL - 1 HR. RATED
3/8" = 1' 0"



6 DOOR JAMB AT STUCCO
3'-1" 0"

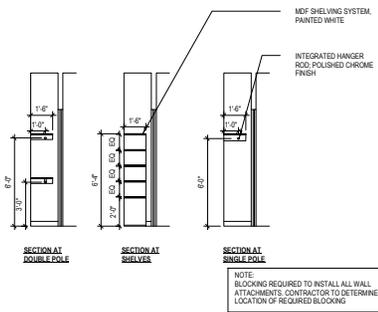


3 STUCCO TERMINATION AT SLAB EDGE
3'-1" 0"

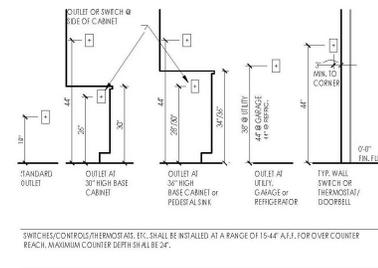
Mehran

Rev.	Date	Description

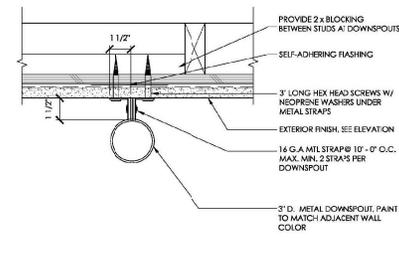
Description	
DETAILS	
Project Date	11/12/2015
Drawn by	RCS
Checked by	RCS
Project Number	180711
Scale	As Indicated



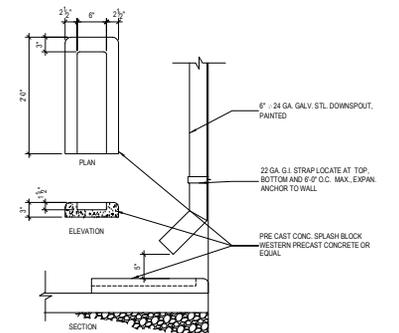
10 CLOSET SECTIONS
 1/4" = 1'-0"



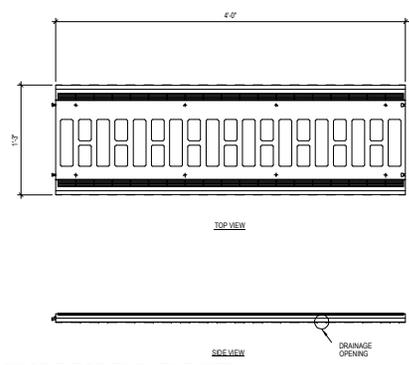
11 ELECTRICAL FIXTURE HEIGHTS
 1/4" = 1'-0"



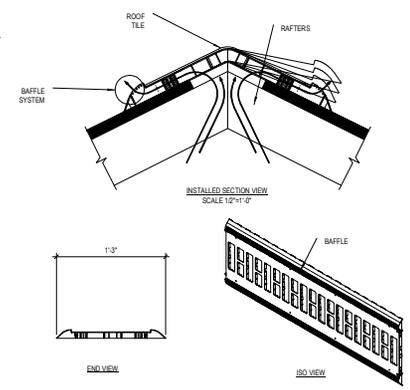
7 DOWNSPOUT ATTACHMENT DETAIL
 3/8" = 1'-0"



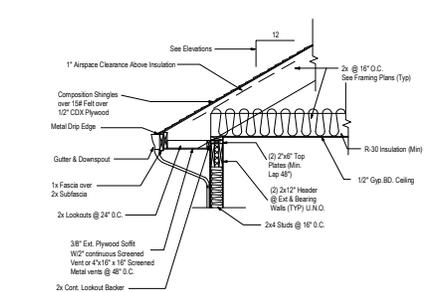
8 DOWNSPOUT SPLASH BLOCK
 1" = 1'-0"



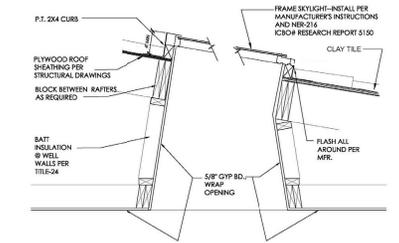
4 ROOF RIDGE TOP VENT DETAIL
 NTS



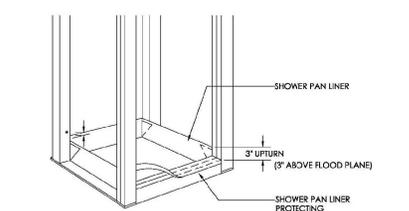
EXTERIOR FOOTING AND SLAB DETAIL AT NEW LIVABLE AREA
 3/8" = 1'-0"



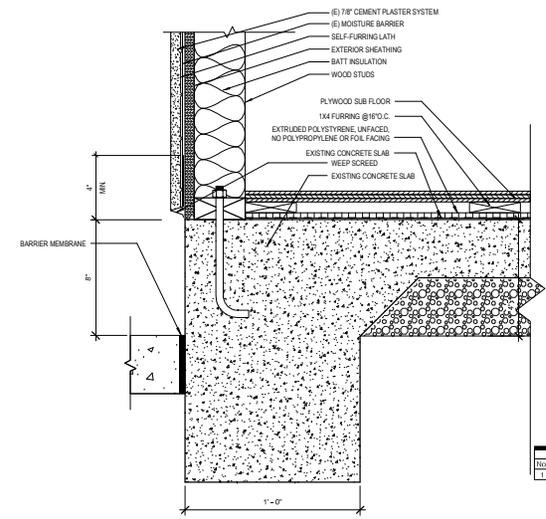
12 NON-RATED ROOF EAVE VENTILATION
 1" = 1'-0"



9 SKYLIGHT DETAIL
 3/8" = 1'-0"



6 SHOWER PAN LINER
 3/8" = 1'-0"



A Second Dwelling Unit For:
Burdhadeb Basu
 305 Redding Rd, Campbell, CA 95008

Revisions		
NO.	DATE	REVISION DESCRIPTION
1	1/21/19	PLM-01

Description	
DETAILS	
Project Date	11/12/2018
Drawn by	RCS
Checked by	RCS
Project Number	180711
Scale	As Indicated

A8.02



CITY OF CAMPBELL • PLANNING COMMISSION
Staff Report • July 14, 2020

PLN2020-30
Trojan Storage

Public Hearing to consider the application of Trojan Storage for a Modification (PLN-2020-30) of a previously approved Conditional Use Permit (PLN2018-337) to amend the approved self-storage facility Hours of Operation of 7:00 AM to 8:00 PM Monday through Friday and 8:00 AM to 7:00 PM Saturday and Sunday to 6:00 AM to 9:00 PM, daily, on property located at **680 E. McGlincy Lane** in the M-1 (Light Industrial) Zoning District.

STAFF RECOMMENDATION

That the Planning Commission take the following action:

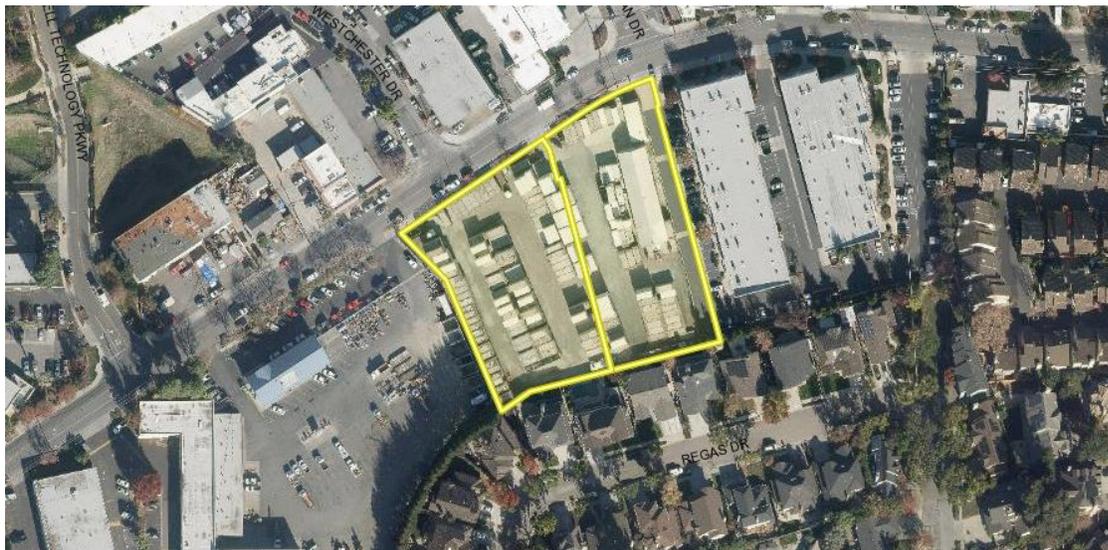
1. **Adopt a Resolution** (reference **Attachment 1**), recommending that the City Council deny a Modification (PLN-2020-30) of a previously approved Conditional Use Permit (PLN2018-337).

ENVIRONMENTAL DETERMINATION

Staff recommends that the Planning Commission find that this project is Statutorily Exempt under Section 15270(a) of the California Environment Quality Act (CEQA), pertaining to projects which a public agency rejects or disapproves.

DISCUSSION

Project Site: The project site is the former location of Instant Storage Service, an open-air cargo storage container facility located along McGlincy Lane west of Union Avenue. The property is bordered by industrial uses to the east, west, and north, and single-family residences along Regas Drive to the south, as shown on the map:



Background: At its meeting of December 3, 2019 the City Council approved a zoning change and a Conditional Use Permit to allow development of a 143,000 square-foot self-storage facility on the subject property. The Council concurred with the Planning Commission’s recommendation of reducing the height of the rear half of the building. The applicant submitted applications for permits in June, which are currently under review.

The following materials are included for the Planning Commission’s reference:

- **Attachment 2** – Planning Commission Staff Report, dated November 12, 2019
- **Attachment 3** – Planning Commission Meeting Minutes, dated November 12, 2019
- **Attachment 4** – City Council Staff Report, dated December 13, 2019
- **Attachment 5** – City Council Meeting Minutes, dated December 13, 2019
- **Attachment 6** – Revised Project Plans
- **Attachment 7** – Approved Conditional Use Permit (CC Reso. 12539)

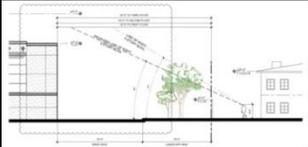
Proposal: The applicant has applied to modify the Conditional Use Permit to revise the operational hours to 6:00 AM to 9:00 PM, daily, as noted in the submitted Written Description (reference **Attachment 8**). No other changes to approved project are proposed.

ANALYSIS

As discussed in the November 12, 2019 Planning Commission staff report and accompanying PowerPoint presentation (see below), staff recommended that public access be limited to 7:00 AM to 8:00 PM, Monday through Friday and 8:00 AM to 7:00 PM on Saturday and Sunday. These hours were intended to strike a reasonable balance between the applicant’s desire to provide flexibility to its customers and the neighbors’ right to peaceful enjoyment of the property. This recommendation was informed in part by staff’s experience with the McGlincy Business Center, located next door, which has had some history of noise complaints in the past. Tenants within the center are allowed to operate as early as 6:00 AM and as late as 11:00 PM without special approval.

Other Review Considerations

- Hours**
 - **Proposed:** 6:00 AM to 9:00 PM, daily
 - **Recommended:** 7:00 AM to 8:00 PM, M-F
8:00 AM to 7:00 PM, Sat/Sun.
- Privacy**
 - No direct privacy impact since . Line-of-sight drawing:



The applicant had originally proposed operational hours of 6:00 AM to 9:00 PM, daily. Although these hours do not constitute a “late-night activity”—defined hours between 11:00 PM and 6:00 AM—given the proximity of residential properties to the rear, a more restrictive limitation was deemed appropriate by the Planning Commission. The meeting minutes (reference **Attachment 3**) reflect that Commissioners Buchbinder and Ching commented on the operational hours and concurred with staff’s recommendation.

This limitation is also keeping with the General Plan's discussion on land use compatibility, which notes the importance of controlling industrial properties adjacent to residential uses:

Land Use Compatibility (Pg. LUT-30)

The regulation of land use is intended to promote land use compatibility. Land use incompatibility will result if development standards do not adequately address conflicts between different land use types. Incompatibility can occur when noise, traffic, parking, fumes or mechanical vibration disturbs adjacent uses. Incompatible land uses may occur where residential homes are adjacent to non-residential uses (such as commercial or industrial) or significantly higher density residential uses. Land uses typically incompatible with residential uses include, automobile and truck repair shops, late night and early morning uses, fast food establishments, and entertainment establishments such as nightclubs, bars, dance clubs, video arcade and liquor establishments. Limiting their number, controlling their locations and hours or methods of operation, or otherwise restricting their development or expansion can mitigate the negative effects of incompatible uses.

The applicant has noted that other self-storage facilities operate with earlier hours. However, all these other facilities were approved over 20 years ago under a different General Plan and Zoning Ordinance. Moreover, discussions about appropriateness of operational hours and similar restrictions are site-specific as no two properties are exactly the same. In this regard, the presence of roll-up doors along the back edge of the building (photo, below) would suggest that restricting hours is warranted to limit potential noise disturbance, even considering the 65-foot rear setback.



The applicant's noise study, originally submitted for the CEQA review, did review this concern and found that what noise may be generated would be "significantly below the exterior threshold of 60 dBA for residential use areas" (reference **Attachment 9**). This is the threshold for a "significant impact" under CEQA, which should not be taken to mean that there would be no impact whatsoever, particularly given individual sensitivities to noise. As such, maintaining limitations on operational hours is a reasonable restriction commonly applied in these types of situations.

However, if the Planning Commission and City Council are not supportive of the expanded hours, the applicant may apply again in one year. Perhaps once the facility has been operational for a period of time it may be appropriate to reconsider the operational hours. At that point, there would be "real-world" observations and a history of noise complaints (or lack thereof) to consider, which could support a different decision. Absent this information, the applicant's request to extend the facility's hours is premature.

Public Comments: No public comments were received as of the writing of this report.

Site and Architectural Review Committee: As not architectural changes were proposed, the SARC did not review this request.

ALTERNATIVE

If the Planning Commission wishes to recommend approval of the applicant's request, the following action may be taken:

1. **Adopt a Resolution** (reference **Attachment 1**), recommending that the City Council approve a Modification (PLN-2020-30) of a previously approved Conditional Use Permit (PLN2018-337), with the following revisions:
 - Strike evidentiary findings #8-13; and
 - Revise the concluding language: The Planning Commission recommends that the City Council approve the Modification of a Conditional Use Permit, by amending Condition of Approval No. 12.c to allow facility hours of 6:00 AM to 9:00 PM, daily.

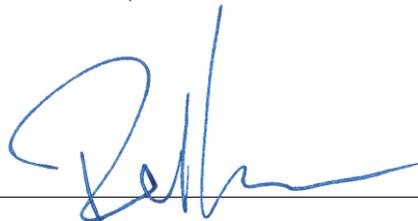
Attachments:

1. Draft Resolution
2. Planning Commission Staff Report, dated November 12, 2019
3. Planning Commission Meeting Minutes, dated November 12, 2019
4. City Council Staff Report, dated December 13, 2019
5. City Council Meeting Minutes, dated December 13, 2019
6. Revised Project Plans
7. Approved Conditional Use Permit (CC Reso. 12539)
8. Applicant's Written Description
9. Noise Study



Prepared by:

Daniel Fama, Senior Planner



Approved by:

Paul Kermoyan, Community Development Director

RESOLUTION NO. 455_

BEING A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMPBELL RECOMMENDING THAT THE CITY COUNCIL DENY A MODIFICATION (PLN-2020-30) OF A PREVIOUSLY APPROVED CONDITIONAL USE PERMIT (PLN2018-337) TO AMEND THE APPROVED SELF-STORAGE FACILITY HOURS OF OPERATION OF 7:00 AM TO 8:00 PM MONDAY THROUGH FRIDAY AND 8:00 AM TO 7:00 PM SATURDAY AND SUNDAY TO 6:00 AM TO 9:00 PM, DAILY, ON PROPERTY LOCATED AT **680 E. MCGLINCY LANE** IN THE M-1 (LIGHT INDUSTRIAL) ZONING DISTRICT) ZONING DISTRICT. FILE NO.: PLN-2020-30

After notification and public hearing, as specified by law and after presentation by the Community Development Director, proponents and opponents, the hearing was closed.

The Planning Commission finds as follows with regard to file number PLN-2020-30:

1. The Project Site is composed of two approximately one-acre parcels, located along the south side of E. McGlinCY Lane, between Westchester and Forman Drives, and is currently developed with an outdoor cargo storage container facility.
2. The Project Site is located within the M-1 (Light Industrial) Zoning District as shown on the City of Campbell Zoning Map.
3. The Project Site is designated *Light Industrial* as shown on the General Plan Land Use Diagram.
4. On December 3, 2019, the City Council adopted Resolution No. 12539 approving a Conditional Use Permit with Site and Architectural Review (PLN2018-337) to allow construction of a self-storage facility with a basement level and caretaker/employee housing unit, including associated site, lighting, parking, and landscaping improvements, an increase to the allowable fence height, and an adjustment to the landscape requirements.
5. Condition of Approval No. 12.c of City Council Resolution No. 12539 limited the approved facility hours to 7:00 AM to 8:00 PM Monday through Friday and 8:00 AM to 7:00 PM Saturday and Sunday.
6. The Proposed Project is a Modification (PLN-2020-30) to the previously approved Conditional Use Permit with Site and Architectural Review (PLN2018-337) to amend the approved self-storage facility hours to 6:00 AM to 9:00 PM, daily.
7. The Proposed Project constitutes a "Major Change" pursuant to Campbell Municipal Code (CMC) Sec. 21.56.060 in that the requested change to the operational hours involves both a basis for a condition of approval for the project and a specific

consideration by the decision-making body in granting the permit, which must be processed in the same manner as the original approval.

8. In limiting the operational hours of the approved self-storage facility, the City Council and Planning Commission recognized the presence of residential properties to the south along Regis Drive, such that it was necessary to restrict the hours in which customers may access storage units due to the noise generated by vehicles and movement of stored items in furtherance of the City of Campbell's noise policy pursuant to CMC Section 21.16.070 (Noise).
9. In review of the original project the City Council and Planning Commission weighed the public need for, and the benefit to be derived from, the project, against any impacts it may cause. The Condition of Approval limiting the approved self-storage facility operational hours were a factor in this consideration such that it was necessary to ensure an appropriate balance of benefits and impacts.
10. The presence of roll-up doors along the back edge of the self-storage facility supports a limitation on operational hours in that customers loading and unloading storage units will generate noise likely audible to neighboring residents, irrespective of the building's rear setback.
11. Although the applicant's noise study, submitted for the original project, did review operational noise related to the approved self-storage facility and found what noise may be generated would be "significantly below the exterior threshold of 60 dBA for residential use areas" this is the threshold for a "significant impact" under CEQA, which does not mean that there would be no impact whatsoever, particularly given individual sensitivities to noise.
12. No change of facts or conditions have been presented by the applicant that warrant a change in consideration of the Condition of Approval to restrict the approved self-storage facility operational hours.
13. The limitation on operational hours is in keeping with General Plan guidance on land use compatibility, which notes the importance of controlling industrial properties adjacent to residential uses:

Land Use Compatibility (Pg. LUT-30)

The regulation of land use is intended to promote land use compatibility. Land use incompatibility will result if development standards do not adequately address conflicts between different land use types. Incompatibility can occur when noise, traffic, parking, fumes or mechanical vibration disturbs adjacent uses. Incompatible land uses may occur where residential homes are adjacent to non-residential uses (such as commercial or industrial) or significantly higher density residential uses. Land uses typically incompatible with residential uses include, automobile and truck repair shops, late night and early morning uses, fast food establishments, and entertainment establishments such as nightclubs, bars, dance clubs, video arcade and liquor establishments. Limiting their number, controlling their locations and hours or methods of operation, or otherwise restricting their development or expansion can mitigate the negative effects of incompatible uses

Conditional Use Permit Findings (CMC Sec. 21.46.040):

1. The approved use, as proposed to be modified, is *not* consistent with the General Plan;
2. As proposed to be modified the operating characteristics of the approved use are *not* compatible with the existing land uses in the vicinity of the subject property;
3. The establishment, maintenance, or operation of the approved use, as proposed to be modified, at the location proposed *will be* detrimental to the comfort, health, morals, peace, safety, or general welfare of persons residing or working in the neighborhood of the use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city;

Environmental Findings (CMC Sec. 21.38.050):

1. The project is Statutorily Exempt under Section 15270(a) of the California Environment Quality Act (CEQA), pertaining to projects which a public agency rejects or disapproves.

THEREFORE, BE IT RESOLVED that the Planning Commission recommends that the City Council deny a Modification (PLN-2020-30) of a previously approved Conditional Use Permit (PLN2018-337) for property located at **680 E. McGlincy Lane**.

PASSED AND ADOPTED this 14th day of July, 2020, by the following roll call vote:

AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners:
ABSTAIN: Commissioners:

APPROVED: _____
Michael Krey, Chair

ATTEST: _____
Paul Kermoyan, Secretary

ITEM NO. 1



CITY OF CAMPBELL • PLANNING COMMISSION
Staff Report • November 12, 2019

PLN2018-339 (MND)
PLN2018-336 (ZMA)
PLN2018-337(CUP)
PLN2018-338 (TM)
PLN2019-114 (Mod)

Trojan Storage

Public Hearing to consider the application of Kelly Snider on behalf of Trojan Storage of Campbell, LLC for a Zoning Map Amendment (PLN2018-336) to rezone the project site from C-PD (Condominium Planned Development) to M-1 (Light Industrial); a Conditional Use Permit with Site and Architectural Review (PLN2018-337) to allow construction of an approximately 156,500 square-foot 3-story self-storage facility with a basement level and caretaker/employee housing unit, including associated site, lighting, parking, and landscaping improvements, an increased floor area ratio (FAR) of 1.26, an increase to the allowable fence height, and an adjustment to the landscape requirements; a Vesting Tentative Parcel Map (PLN2018-338) to merge existing parcels, abandon existing public and private easements, and to establish a new parcel with associated public and private easements, on property located at **680 and 700 E McGlincy Lane** and a Major Modification (PLN2019-114) to a previously approved Planned Development Permit (PLN2005-126/PLN2009-159) to eliminate the second phase of the McGlincy Business Center Project affecting property located at **680, 700, 710, and 750 E McGlincy Lane** in the C-PD (Condominium Planned Development) Zoning District.

STAFF RECOMMENDATION

That the Planning Commission take the following actions:

1. **Adopt a Resolution** (reference **Attachment 1**), recommending that the City Council adopt a Mitigated Negative Declaration (PLN2018-339);
2. **Adopt a Resolution** (reference **Attachment 2**), recommending that the City Council adopt an ordinance approving a Zoning Map Amendment (PLN2018-336);
3. **Adopt a Resolution** (reference **Attachment 3**), recommending that the City Council approve a Conditional Use Permit with Site and Architectural Review (PLN2018-337) with a revision to reduce the self-storage facility to 1-story and a 0.40 FAR;
4. **Adopt a Resolution** (reference **Attachment 4**), recommending that the City Council approve a Vesting Tentative Parcel Map (PLN2018-338); and
5. **Adopt a Resolution** (reference **Attachment 5**), recommending that the City Council adopt an ordinance approving a Major Modification (PLN2019-114) to a previously approved Planned Development Permit (PLN2005-126/PLN2009-159).

ENVIRONMENTAL (CEQA) DETERMINATION

As required by the California Environmental Quality Act (CEQA), an Initial Study was prepared to evaluate the potential environmental impacts of the project, resulting in a Mitigated Negative Declaration finding that with incorporation of certain mitigation measures the proposed project would have a less than significant effect on the environment. The Notice of Intent to adopt the Mitigated Negative Declaration was published in the *Campbell Express* newspaper and posted with the County Clerk-Recorder on October 7th beginning a 20-day public comment period concluding on October 29th.¹ The NOI was also mailed to all property owners within 300-feet of the project site and to those individuals and organizations requesting notification. The Initial Study and Mitigated Negative Declaration and supporting technical documents are available online on the City's [environmental noticing page](#). The following summarizes the mitigation measures that have been included in the Mitigated Negative Declaration for the project. These measures are all standard requirements common to development projects of this scale. No unusual site conditions, such as contaminated soil, were identified by the environmental site analysis that would have required any extensive or atypical mitigation.

- **Air Quality.** Normal operation of self-storage facility would not conflict with or obstruct implementation of the regional air quality plan. However, construction activity could result in short-term emission of dust, exhaust, and other air pollutants that could also cumulatively contribute to air quality impacts in the San Francisco Bay Area Air Basin. *Mitigation Measures AQ-1* will require conformance to the Bay Area Air Quality Management District's (BAAQMD) "best management practices" to ensure the project will not result in any significant air quality impacts. *Mitigation Measures AQ-2* would also require construction equipment to satisfy more stringent EPA standards to reduce exhaust emissions.
- **Cultural Resources.** Construction activity can unearth prehistoric human remains and archaeological, paleontological, or other cultural resources, which if not properly handled could result in a significant impact. *Mitigation Measures CUL-1 and CUL-2* require proper handling of human remains, and archaeological, paleontological, or other cultural resources, respectively, in compliance with applicable law.
- **Seismic Risk.** All construction in California is subject to some level of seismic risk from earthquakes. To ensure seismically sound construction, *Mitigation Measure GEO-1* requires the project to comply with the recommendations of the geotechnical report prepared for the project.
- **Hazardous Materials.** Demolition and removal of existing structures could create a significant hazard by exposing construction workers to asbestos-containing materials (ACBM) and lead-based paint. *Mitigation Measure HAZ-1* will require the applicant to prepare a remediation plan to the satisfaction of the Building Official.
- **Construction Noise.** Construction activity could result in temporary levels of noise in excess of applicable standard that may cause a disturbance to neighboring residents. *Mitigation Measures NOISE-1* will, therefore, require compliance with various best management practices, which will limit construction noise to reasonable levels. Additionally, construction activity will also need to abide with the City's Hours of Construction.

¹ The NOI was posted two days early due to an anticipated County labor strike.

PROJECT DATA

Existing Zoning: C-PD (Condominium Planned Development)

Proposed Zoning: M-1 (Light Industrial)

General Plan Designation: *Light Industrial* (No Proposed Change)

Net Lot Size: 45,439 sq. ft.
45,838 sq. ft.
 91,277 sq. ft. (2.1 acres)

Building Areas:

	Storage Areas	Other Areas
1st Level:	34,821 sq. ft.	1,152 sq. ft. (office)
2nd Level:	35,329 sq. ft.	857 sq. ft. (office + living area)
3rd Level:	<u>42,713 sq. ft.</u>	<u>0 sq. ft.</u>
	112,863 sq. ft.	2,009 sq. ft.

Total Area (Above Grade): 114,872 sq. ft.

Basement Level: 41,585 sq. ft.
 156,457 sq. ft (Total Building Area)

Floor Area Ratio (FAR): 1.26 (114,872 sq. ft.)² .40 (Max Allowed)³

Landscaping Coverage: 17% (15,281 sq. ft.) 8% (Minimum Required)

Building Coverage: 49% (44,901 sq. ft) No Maximum Standard

Building Height: 40 feet 45 feet (Max. Allowed)

Parking: 49 spaces No Specified Requirement

Setbacks	<u>Proposed</u>	<u>Required</u>
Front (North):	10 feet	10 feet
Side (East):	36 ¾ feet	5 feet (or ½ wall height)
Side (West):	22 ½ feet	5 feet (or ½ wall height)
Rear (South):	65 feet	5 feet

DISCUSSION

Project Site: The primary project site is composed of two approximately one-acre parcels, located along the south side of E. McGlincy Lane, between Westchester and Forman Drives, and is currently developed with an outdoor cargo storage container facility (reference **Attachment 6** – Site Photographs). A secondary component of the project site is the McGlincy Business Center, a commercial/industrial condominium complex to the east. The parcels are located within the C-PD (Condominium Planned Development) Zoning District and the *Light Industrial* General Plan Land Use District. The entirety of the project site borders single-family residences along Regis Drive to the south, as shown in the map on the following page:

² The FAR does not include the basement area or the interior drive lane per CMC Section 21.72.20.F.

³ The Planning Commission may allow an increased FAR beyond the stated maximum per CMC Section 21.10.080.



Previous Project: The project site was intended as a second phase of the McGlincy Business Center commercial/industrial condominium project, located next door to the east. That project was originally approved in 2005-2006. However, due to the economic downturn, only the first phase was completed. The most recent extension of the project's approval expired in May 2014. However, the Parcel Map for the entire site was recorded and all off-site public improvements were completed (e.g., sidewalk, street trees, etc.). The previous property owner had indicated that he would not seek to re-entitle the expired project, believing that a commercial/industrial condominium development was no longer economically viable. He initially sought to develop a self-storage facility himself but subsequently sold the property to the applicant, Southern-California based [Trojan Storage](#).

Proposed Project: The proposed project includes an application for a Conditional Use Permit with Site and Architectural Review to allow construction of a three-story self-storage facility with a basement level, totaling approximately 156,000 square-feet. The facility would include a ground-floor office and a second-floor caretaker living unit (reference **Attachments 7 and 8** – Project Plans and Project Description). To facilitate the construction, the proposed project also includes a Zoning Map Amendment to revert the zoning to M-1 (Light Industrial) and a Vesting Tentative Parcel Map to merge the two existing parcels into one and remove and replace existing private easements. A Planned Development Permit Modification is also proposed to sever the relationship between the project site and the adjacent McGlincy Businesses Center property so that each may maintain its own independent land use approval.

Study Session: The Planning Commission reviewed preliminary plans for this project at its meeting of [July 24, 2018](#). At that time, the proposal would have maintained the current condominium zoning and lot configuration resulting in a self-storage facility consisting of two buildings that could have supported multiple ownership interests. As noted in the minutes (reference **Attachment 9**), the Commission discussed the condominium arrangement of the property, the proposed floor area ratio (FAR), the architectural design and massing of the buildings, the benefits of a single-building versus a two-building configuration, and the land use appropriateness of a self-storage facility.

ANALYSIS

Zoning District: The proposed zoning for the project site is M-1 (Light Industrial). According to the Zoning Code, this district “is designed to encourage sound industrial development (e.g., light manufacturing, industrial processing, storage and distribution, warehousing), in addition to service commercial uses (e.g., motor vehicle repair facilities)...” This zoning district is the only area of the City where the described industrial activities may occur. Unfortunately, residential properties are often located behind these industrial zoned properties such that it is anticipated that normal operations of industrial businesses may produce noise, light, and traffic, which may be perceivable to neighboring residents. Through the development review process, such effects may be minimized by appropriate building design, thoughtful site planning, and imposition of reasonable operational restrictions

The proposed self-storage facility and caretaker/employee housing unit are both conditionally allowable land uses consistent with the purpose of the M-1 Zoning District, upon approval of a Conditional Use Permit. The project is also consistent with applicable development standards of the M-1 Zoning District (e.g., height, setbacks, etc.), with the exception of Floor Area Ratio (FAR), which is discussed further in this report.

General Plan/Land Use Policy: In response to concerns that Campbell had a disproportionate number of self-storage facilities—relative to population—as compared to neighboring jurisdictions, Strategy LUT-9.3o (Single-Purpose Buildings) was included in the 2001 General Plan:

Strategy LUT-9.3o: Single-Purpose Buildings: Discourage the development of single-purpose buildings (i.e. self-storage facilities).

The General Plan’s discussion on land use compatibility (Page LUT-31), as excerpted below, expands on the reasoning for this policy. Specifically, that self-storage facilities limit the flexibility for the structures to be used for different uses in the future. Once constructed, they generally cannot be converted to other uses due to their physical form and layout.

Land Use Compatibility (Page LUT-31)

...

Another type of potential incompatible use within a commercial neighborhood is a single purpose building. Single-purpose buildings have a greater likelihood of remaining vacant through changing economic times. **In particular, buildings specifically designed for self storage limit the flexibility and types of future uses.** Commercial buildings should be flexibly designed to accommodate a variety of tenant types and to ensure they remain viable and contribute to the success and vitality of the surrounding commercial or industrial district. A key element in retaining flexibility is the provision of sufficient parking, landscaping and an enhanced street appearance.

Strategy LUT-9.3o (Single-Purpose Buildings) was implemented in 2004, as part of the first round of Zoning Code changes following adoption of the 2001 General Plan. As noted in the excerpted matrix, from the 2004 Zoning Code Update file, on the following page, the City designated self-storage facilities as a conditional use allowable only in the M-1 (Light Industrial) Zoning District. Prior to that, these facilities were permitted *without* a Conditional Use Permit in both the M-1 (Light Industrial) and C-M (Controlled Manufactured) Zoning Districts. More significantly, the City also adopted a numeric cap allowing no more than one facility per 5,000 residents.⁴ In this manner, the City opted not to

⁴With the 2013 annexation of the Campbell Village neighborhood, the City's population grew to over 40,000 residents, meaning that a maximum of eight self-storage facilities may be permitted within the City. The City is currently at the maximum number of self-storage facilities, however, as the project site is a recognized storage facility, the proposed project would not result in a net increase in self-storage facilities within the City.

prohibit self-storage facilities outright, but rather to allow new proposals to be considered on a case-by-case basis as the City’s population increased over time. Lastly, the City has not experienced abandonment or redevelopment of any of the existing self-storage facilities as compared to other commercial and industrial uses.

GENERAL PLAN POLICIES & STRATEGIES	ZONING TEXT CHANGES
Strategy LUT-9.3o: <u>Single-Purpose Buildings</u> : Discourage the development of single-purpose buildings (i.e. self-storage facilities).	M-1: Require CUP for mini storage , C-M: Remove warehouse and distribution facilities including mini-storage and crop and tree farming as permitted uses Permit incidental warehouse and distribution facilities with CUP

To what extent Strategy LUT-9.3o (Single-Purpose Buildings) should be applied to a particular development project is a matter for the Planning Commission to discuss. In addition to resulting in a building with limited reusability, approval of the proposed self-storage facility precludes establishment of other industrial activities on the property that would be consistent with the *Light Industrial* land use district as described by the General Plan:

This designation is intended to provide and protect industrial lands for a wide range of light manufacturing, industrial processing, general service, warehousing, storage and distribution and service commercial uses, such as automobile repair facilities. Industries producing substantial amounts of hazardous waste or odor and other pollutants are not permitted. Businesses serving commercial uses such as food services or office supply would be allowed as ancillary uses, subject to appropriate standards.

The applicant’s Project Description (reference **Attachment 8**) attempts to address this matter by explaining that the building’s design would use modular demising wall and door systems allowing the floor plans to be altered in the future to accommodate future uses. Nonetheless, the economics of these types of facilities is such that they are unlikely to change use since the business model provides a continuous source of income with little overhead as compared to other tenant types. Moreover, even if the building itself can accommodate a different use, the provided parking would unlikely support such a conversion (unless it happens well into the future when autonomous vehicles may reduce the need for dedicated parking).

Alternative uses of the site would be those identified as permitted by the M-1 Zoning District. Many of these uses are relegated to the M-1 Zoning District due to their potential to affect adjacent properties. For instance, manufacturing, machining, and automotive businesses generate audible noise that can be detrimental to residents or office workers who have an expectation of quiet enjoyment. Although the project is designated *Light Industrial*, its adjacency to single-family residences along the rear presents a practical impediment for these "typical" industrial uses. In this regard, the proposed self-storage facility may be less obtrusive than the existing use of the property as an outdoor storage facility. It would also generate less activity than the previously-approved commercial/industrial buildings (the City has some history of noise complaints with tenants located in the McGlincy Business Center, such as early deliveries).

Floor Area Ratio: The M-1 Zoning District establishes a maximum 0.40 FAR, whereas the project proposes a 1.26 FAR (excluding the basement square-footage and the interior drive aisle). However, the FAR standard indicates that the Planning Commission may grant an increase "when it determines that circumstances warrant an adjustment." While the Zoning Code does not provide specific guidance to the Planning Commission as to what circumstance may warrant an increased FAR, General Plan Strategy LUT-5.5c suggests that the intent was to encourage research and development uses:

Strategy LUT-5.5c: Floor Area Ratio (FAR) Guidelines: Develop guidelines for Industrial designated land use, including a provision that allows higher FARs for larger parcels that encourage research and development uses in the Dell and McGlincy neighborhoods

Notwithstanding the General Plan policy, the Commission should also consider the practical effect of the proposed FAR increase. FAR is generally a measure of land use intensity, comparable to the density (units/acre) for residential projects. Typically, the more building area, the more activity (traffic) may be associated due to the addition of employees and machinery. Self-storage facilities are unique in this regard in that after initial occupancy, there is a low level of associated trips. For this reason, other self-storage facilities have exceeded the standard FAR, as noted in the table below:

#	Name	Address	Year Approved	Facility Size (square-feet)	Lot Area (acres)	FAR
1	Trojan Storage	680- 700 E. McGlincy Ln.	-	114,872*	2.1	1.26
2	Kirk’s Mini Storage	61 Dillon Ave.	1986	15,000	0.31	1.09
3	Public Storage	155 E. Sunnyoaks Ave.	1973	49,500	2.53	.45
4	Public Storage	509 Salmar Ave.	1987	78,000	3.32	.54
5	Public Storage	175 S. Curtner Ave.	1984	105,500	2.11	1.15
6	Extra Space Storage	241 W. Sunnyoaks Ave.	1979	38,000	1.04	.87
7	Extra Space Storage	187 E. Sunnyoaks Ave.	1995	55,000	.82	1.53
8	Extra Space Storage	50 Curtner Ave.	1997	94,500	1.66	1.3

*Excluding basement level

Nevertheless, for the proposed project, the 1.26 FAR has a direct impact to the building’s overall size and massing by resulting a structure over three times as large as would otherwise be allowed. Perhaps if the project site was located more interior within the McGlincy Lane industrial neighborhood, this result could be considered appropriate because the building’s size would not materially impact neighboring industrial businesses. However, since the project site borders multiple single-family homes along Regis Drive to the south, a taller and larger building would result in an evident visual impact as compared to a code-compliant building of the same footprint

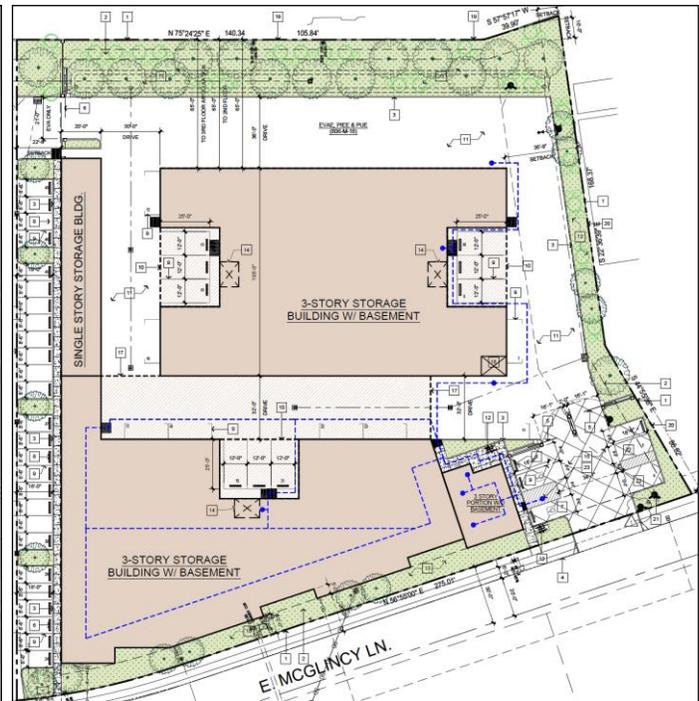
Therefore, in recognition of General Plan Strategy LUT-5.5c and to the extent that the Planning Commission must established certain findings to approve a Conditional Use Permit, particularly, that the “the design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses on-site and in the vicinity of the subject property,” staff cannot support the requested FAR increase. Staff’s recommendation is for the project to be approved subject to the upper two levels being removed to achieve a .40 FAR, which would result in a single-story facility of approximately 36,000 square-feet.

A recommended condition of approval would require the applicant to submit revised architectural drawings for review by the Community Development Director prior to the submittal of a building permit consistent with this requirement. The revised plans would need to maintain the overall site layout, but depict a single-story (20-foot tall) building with the same placement.

Site Layout/Circulation: As noted, the proposed project now incorporates a single-building design rather than a two-building design, as depicted below. Although a single building, the proposal includes an interior drive-aisle that would extend into the building’s first and second floors as a tunnel, which lends the project the appearance of two-buildings in plan-view. However, both portions would be connected at the third floor and at the basement level. This relationship is clear on the floor plans (Sheets A3 and A4).



Pre-App Layout



Current Layout

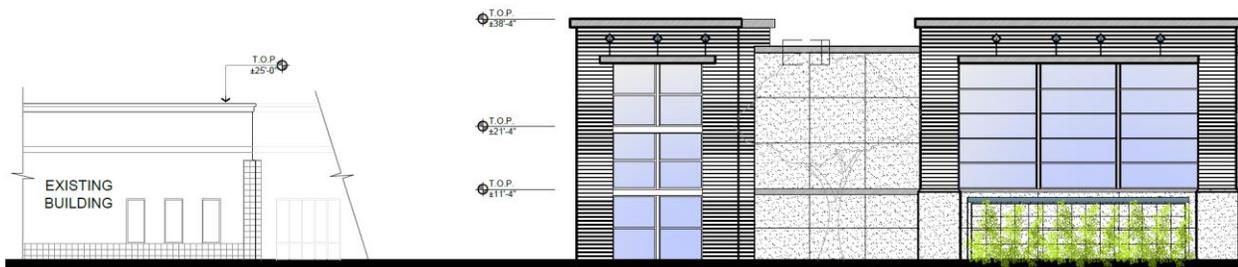
As before, the proposed self-storage facility would be situated towards E. McGlincy Lane and away from the residential neighboring properties at a 65-foot rear setback. Vehicular access would be provided from two driveways with Fire Department approved drive-aisles around the perimeter of the site. The westerly driveway would lead into a small parking lot providing parking for the facility’s front office. Beyond that a controlled-gate would provide access into the interior of the site for customers to park and load/unload items into their storage units. On the east side, a driveway located on the adjacent McGlincy Business Center property would provide access to the site’s parking stalls via a reciprocal access easement.

Architectural Design: The proposed architectural design is typical of most self-storage facilities of this type. The body of the structure would incorporate stucco paneling with the lower third of the building delineated by a banding line and a separate color to convey an appearance of a wainscot. To provide visual interest and articulation, the front elevation and the two front corners incorporate elongated tower features with corrugated metal paneling, glazing, and metal awnings. However, the sides and rear of the building would largely exclude these details. To address feedback provided by the Site and Architectural Review Committee (SARC) regarding the backside of the building, the applicant has submitted two revised illustrations that incorporate diamond-shaped accents or awning features to soften the building’s appearance (reference **Attachment 10**).

Due to the scope of this project, the City’s Architectural Advisor, Kurt Anderson, prepared a design review report, included as **Attachment 11**. Most of Mr. Anderson’s comments were technical in nature such as ensuring adequate vehicular vertical clearance, basement ventilation and waterproofing, etc. In terms of design, he found that the project is a “very good example of a mini-storage facility” comparable to other self-storage facilities in the area. Mr. Anderson did make minor comments about the suitability of the green-screens on the back of the building due to the required maintenance (since removed) and encouraged that the canopies be removed and replaced with an inset in the glazing area.

Massing: In terms of massing, Mr. Anderson commented that the building corners could be cut back to create a less boxy appearance. However, since Mr. Anderson’s review, the project’s perceived massing has increased due to the need to satisfy Fire Department access requirements. Earlier versions of the plans included stepped-back upper-stories at the back of the building to minimize the perceived massing from the neighboring residents. Unfortunately, to provide ladder access to the building’s roof, this articulation has been removed entirely resulting in a 30-ft+ tall vertical wall facing the neighboring properties.

As noted, the building’s massing is a direct result of the proposed FAR, which would result in a building three times as large as it would otherwise be. For the project to comply with the 0.40 FAR maximum, the second and third floors would need to be entirely removed. In comparison, the neighboring McGlincy Business Center had a conforming FAR of 0.36. The differential in scale is evident in the street view:



Traffic: Due to the "leave it and forget it" nature of self-storage facilities, the trip generation of this land use is very low. According to the ITE (Institute of Transportation Engineers) *Trip Generation Manual*, self-storage facilities may generate up to 1.5 trips per 1,000 square-foot or about 256 daily trips a day for the proposed project. Of these trips, only a nominal number may occur during the AM and PM "peak hours", 18 and 29 trips, respectively, which is well below the threshold for a traffic study of 100 net new peak hour trips.

Parking: The Zoning Code has no adopted parking standard for self-storage facilities. However, using the ITE *Parking Generation Manual* the project would incur a peak PM parking demand of 20 stalls, again reflecting the "leave it and forget it" of this land use. Since the project would include 49 parking stalls, the parking demand would be more than satisfied. As noted, the additional parking would be available for use by the McGlincy Business Center, due to the shared access and parking arrangement.

Landscaping: The project site would be landscaped in compliance with the City’s landscaping provisions and the State's Model Water Efficient Landscaping Ordinance (MWELo). In total, the project would result in a landscape area of approximately 15,000 square-foot or 17% of the site's lot area, exceeding the City's minimum 8% requirement for M-1 (General Commercial) zoned properties.

However, due to the shared access and parking proposed along the easterly property line, the project includes a request for an adjustment to the landscape requirements to waive the otherwise required 5-foot landscaping requirement. The Landscape Ordinance also indicates that if the required landscaping is not provided, that additional landscaping elsewhere on the site should be provided as a substitute. The project would include double the minimum required landscaping (17% v 8%), consistent with this requirement.

Lighting: The project would include site lighting as shown on Sheet A26 (Site Lighting Photometric Plan). Lighting would be provided by wall-mounted fixtures. Free-standing light poles are not proposed. These lighting fixtures would comply with the City's Lighting Design Standards, as demonstrated by the photometric plan, which indicates nominal light spillage at the property lines. In total, the proposed lighting plan would be consistent with the lighting design criteria that states: "Exterior lighting should be considerate of both the neighbors and the community as a whole. Each new lighting scheme should actively strive to reduce negative light impacts".

Hours: The proposed facility would be open to the public 6:00 AM to 9:00 PM, daily with accesses limited by the gate controls. The office would be open 9:00 to 6:00 PM, Monday through Saturday and 10:00 AM to 4:00 PM on Sunday. Although these hours are in keeping with standard business operations and do not constitute "late-night activity," given the proximity of residential properties, a recommended Condition of Approval would restrict public access to 7:00 AM to 8:00 PM, Monday through Friday and 8:00 AM to 7:00 PM.

Security: As noted, the project includes a proposal for an on-site caretaker/employee housing unit to allow for 24-hour oversight by a professional full-time manager. The applicant's written description also notes that the facility would include close-caption video monitoring, electronic door controls, security-coded vehicle gates.

Noise: As part of the project's environmental (CEQA) review, a noise and vibration assessment was prepared. The analysis found that operation of the facility would not result in a significant noise impacts under the applicable CEQA impact thresholds.

Privacy: Neighbors to the rear have previously expressed a concern about privacy and views being affected by the project. The proposed self-storage facility would be situated 65-feet away from the rear property lines, far exceeding the minimum 5-foot setback requirement. However, given the scale and height of the proposal, the applicant has included a line-of-sight illustration depicting the relationship with the neighboring properties (see Sheet A-15). It should be noted, however, the properties located immediately behind the building have varying rear setbacks such that the illustration does not reflect every property situation. The view angle of the illustration is also quite high, likely overestimating the extent to which people look upwards rather than straight ahead.

McGlincy Business Center: The proposed "Major Modification" to the McGlincy Business Center Planned Development Permit would formally terminate the second phase of the project leaving the Planned Development Permit operative for just the two buildings that constitute the center. Because the first phase of the project was parked beyond the minimum necessary, it was never dependent on the second phase being completed. The applicant has also taken independent steps to sever the CC&R relationships that had previously bound the two sides of the original project. And as noted, an easement agreement would allowed shared access and parking between the two sites.

Public Comment/Outreach: The applicant held a voluntary community meeting on April 4, 2019 at the Denny's restaurant on Bascom Avenue, which had a modest showing (reference **Attachment 12** – Applicant's Meeting Summary). Staff has also received multiple emails in opposition to the project from neighboring residents (reference **Attachment 13**).

Site and Architectural Review Committee: The Site and Architectural Review Committee reviewed this application at its meeting of October 8, 2019. The Committee had the following comments:

- Mike Krey
 - Back of the building not a great view.
 - Not a big problem with the size.
 - Nice colors, setbacks, and landscaping, but size and rear wall is a challenge.
 - Consider solar panels on the roof.
 - Overall a good project.

- Maggie Ostrowski
 - Looks good
 - Lighting could be a concern (photometric plan shows nominal light exposure at property lines)
 - Did the setbacks increase? (yes from 50' to 65')
 - Building looks nice

The SARC additionally asked that the applicant to provide two rear elevation exhibits with windows, awnings and/or additional colors for consideration by the Planning Commission. As noted, this exhibit was provided as **Attachment 10**.

Attachments:

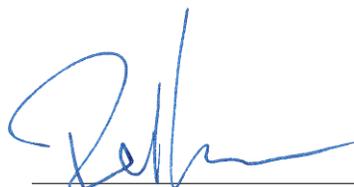
1. Draft Resolution (MND)
2. Draft Resolution (Zoning Map Amendment)
3. Draft Resolution (CUP/SA)
4. Draft Resolution (Parcel Map)
5. Draft Resolution (Major Modification)
6. Site Photographs
7. Project Plans
8. Project Description
9. PC Meeting Minutes, dated July 24, 2018
10. Revised Rear Renderings
11. Architectural Advisor's Design Review Report
12. Community Meeting Summary
13. Email Correspondence

Prepared by:



Daniel Fama, Senior Planner

Approved by:



Paul Kermoyan, Community Development Director

CITY OF CAMPBELL PLANNING COMMISSION

MINUTES

7:30 P.M.

TUESDAY

NOVEMBER 12, 2019
CITY HALL COUNCIL CHAMBERS

The Planning Commission meeting of November 12, 2019 was called to order at 7:30 p.m., in the Council Chambers, 70 North First Street, Campbell, California by Chair Rivlin and the following proceedings were had, to wit:

ROLL CALL

Commissioners Present: Chair:	Andrew Rivlin
Vice Chair:	Mike Krey
Commissioner:	Adam Buchbinder
Commissioner:	Stuart Ching
Commissioner:	Terry Hines
Commissioner:	Maggie Ostrowski

Commissioners Absent: None

Staff Present:	Community
Development Director:	Paul Kermoyan
Senior Planner:	Daniel Fama
Senior Planner:	Cindy McCormick
City Attorney:	William Seligmann
Recording Secretary:	Corinne Shinn

APPROVAL OF MINUTES

Motion: Upon motion by Commissioner Buchbinder, seconded by Commissioner Ching, the Planning Commission minutes of the meeting of October 22, 2019, were approved as submitted. (5-0-0-1; Commissioner Ching abstained from the vote on the portion of minutes reflecting the Public Hearing for Item 2, from which he had recused from participation.)

COMMUNICATIONS

Director Paul Kermoyan listed the following item(s):

- Faxes and emails of both support and opposition to Agenda Item No. 3.

AGENDA MODIFICATIONS OR POSTPONEMENTS

None

ORAL REQUESTS

None

PUBLIC HEARINGS

Chair Rivlin read Agenda Item No. 1 into the record as follows:

1. **PLN2018-336 (ZMA)**
PLN2018-337(CUP/S&A)
PLN2018-338 (TM)
PLN2019-114 (PD Mod)

Public Hearing to consider the application of Kelly Snider on behalf of Trojan Storage of Campbell, LLC for a Zoning Map Amendment (PLN2018-336) to rezone the project site from C-PD (Condominium Planned Development) to M-1 (Light Industrial); a Conditional Use Permit with Site and Architectural Review (PLN2018-337) to allow construction of an approximately 156,500 square-foot 3-story self-storage facility with a basement level and caretaker/employee housing unit, including associated site, lighting, parking, and landscaping improvements, an increased floor area ratio (FAR) of 1.26, an increase to the allowable fence height, and an adjustment to the landscape requirements; a Vesting Tentative Parcel Map (PLN2018-338) to merge existing parcels, abandon existing public and private easements, and to establish a new parcel with associated public and private easements, on property located at **680 and 700 E McGlincy Avenue** and a Major Modification (PLN2019-114) to a previously approved Planned Development Permit (PLN2005-126/PLN2009-159) to eliminate Phase 2 of the McGlincy Business Center Project affecting property located at **680, 700, 710, and 750 E McGlincy Avenue**. A Mitigated Negative Declaration (PLN2018-339) has been prepared for this project. Tentative City Council Meeting Date: December 3, 2019. Project Planner: *Daniel Fama, Senior Planner*

Mr. Daniel Fama, Senior Planner, provided the staff report.

Chair Rivlin asked if there were questions for staff.

Commissioner Krey:

- Stated that Planner Daniel Fama provided a good report.
- Said that there are a lot of good reasons for and against this project that is three times bigger.
- Added that there are no big traffic issues with a storage facility.
- Asked the reason for the staff objection to the FAR requested by the applicant. Is it due to anticipated impacts on other projects anticipated in the area?

Planner Daniel Fama explained that there are eight self-storage facilities City-wide, which is the maximum allowed until the City's population reaches 45,000. The Code allows one such facility for every 5,000 in population.

Director Paul Kermoyan:

- Explained that staff looks at FAR conservatively. FAR is an issue that he sees as described in an unclear manner in the Code, adopted in 2004.
- Added that he wasn't yet here at that time.
- Said that the Code wasn't written simply and requires interpretation of that Code as subtle increases.
- Concluded that it is up to the Planning Commission to forward its recommendation on to Council.

Commissioner Buchbinder asked what a "demising wall" is.

Planner Daniel Fama explained that they are walls that divide larger space into smaller spaces.

Commissioner Buchbinder asked why staff's recommendation is for a one-story building with a maximum height of 45 feet.

Planner Daniel Fama replied that without the top two stories this project reaches .40 FAR. That is the most straightforward way to modify the project.

Commissioner Buchbinder asked if it is staff's intent to control the parking and usage.

Planner Daniel Fama replied yes.

Commissioner Ching asked if the McGlinchy Office Building is two-story.

Planner Daniel Fama replied it is a one-story but a tall one-story.

Commissioner Ching added that the office building has more articulation in design than the one for storage.

Planner Daniel Fama replied yes and added that the Business Park was compliant.

Commissioner Hines asked for some additional input from staff on the difference between using the Zoning Code versus FAR and for the P-D (Planned Development) versus M-1 (Light Industrial) Zoning allowances.

Planner Daniel Fama:

- Explained that the Business Center is commercial condo. There is a condition required for such developments that they be zoned C-PD (Condominium-Planned Development).
- Added that at the time of approval, the entire site was so zoned (C-PD) as the plan was for the use of the entire site in phases.
- Said that the plan at this time is to revert the zoning for the project site to M-1 or alternatively to P-D that would allow for a different use. The applicant chose to go with the more traditional zoning for the site.

Commissioner Hines asked if the FAR is the same between the two zoning districts (P-D and M-1).

Planner Daniel Fama replied no, as there is no established FAR in a P-D zoning.

Commissioner Buchbinder asked how tall the stacks of shipping containers are that are currently stored on this project site.

Planner Daniel Fama replied that they are stacked three high, but he was not sure of the total height of three.

Chair Rivlin opened the Public Hearing for Agenda Item No. 1.

Kelly Snider, Project Representative:

- Advised that she is here this evening with Brett Henry, owner of Trojan Storage and the project architect, Bruce Jordan. Both have some comments and will be available for questions.
- Encouraged the Commission to engage in conversation with them and the public this evening.
- Stated their objection to the staff recommendation to take two stories off their proposed building.
- Pointed out all the customers their facility would serve. It is a safe facility for all, including women, and a benefit to the City and this neighborhood.
- Reminded that there are 26 owners of the commercial condos while this self-storage facility will be sole ownership of Brett Henry.
- Stated that the allowed height in M-1 zoning is 45 feet while adjacent residential properties have a maximum height of 35 feet.
- Added that their proposed building is lower than the maximum allowed height.
- Said that they are just asking for parity. The staff-proposed .40 FAR is both arbitrary and unusual.

Bruce Jordon, Project Architect:

- Reported that he often assists cities in processing self-storage facilities.

- Said that if another building were to be built on this site, it could be situated five-feet from the rear property line.
- Reminded that they have been working on this project for two years now. They have listened to staff, the Planning Commission and to the neighbors in numerous meetings. They have responded to comments.
- Pointed out that as a result of all feedback they pulled their building back 65-feet from the back-property line when again it could be just five-feet.
- Advised that self-storage facilities are less impactful than any warehouse with heavy equipment used.
- Said that they are at the mid-point in terms of size range from among the existing storage facilities in Campbell. Theirs is not the highest.
- Reiterated that an industrial building with a .40 FAR would result in more traffic than their proposed 1.26 FAR self-storage facility. This business owner would be respectful of their neighbors and are an appropriate use for this neighborhood.

Brett Henry, Owner/Operator of Trojan Storage:

- Said that they worked hard to get out of the pre-existing CC&R arrangement for this property currently connected to the commercial condos in order to eliminate easements that would have prevented them from putting up gates to secure their entire site.
- Added that their gate would have code access and they would incorporate 45 high-definition cameras and an on-site manager for complete site security.
- Stated that he was happy to work with his neighbors and the City but the staff-proposed .40 FAR is not workable for them.
- Reminded that other types of M-1 uses would be much noisier than their self-storage use. Noise will not be heard from their site once construction is complete.
- Concluded that he was available for any question.

Commissioner Ching said that the height concerns would be alleviated with trees being planted at the boundary. He asked what types and size of trees are proposed.

Brett Henry replied that mature trees were promised at the neighborhood meeting.

Bruce Jordon, Project Architect, said that there will be two rows of trees at the back of property.

Kelly Snider:

- Reported the tree species currently proposed for the rear are Coast Redwood and Ironwood as well as bushes and other landscaping materials.
- Said that she is advised that Redwoods are fast-growing trees (by three feet in height each year) until full grown.
- Added that they removed all parking from the rear of site adjacent to the residential properties.

Commissioner Hines asked staff to respond to concerns about its FAR recommendation.

Planner Daniel Fama clarified that the other locations referenced by the applicant are in other jurisdictions than Campbell. He agreed that there are some existing self-storage facilities in Campbell that are at a higher than .40 FAR.

Commissioner Ostrowski clarified with staff that those that are larger were approved prior to current standards.

Planner Daniel Fama agreed that they were pre-2001 General Plan adoption approvals.

Commissioner Ostrowski asked about a greater than .40 strategy.

Chair Rivlin said that while he appreciates the security and technology aspects the owner will incorporate in this new facility, what about when power outages occur? Will there be a generator in use? At what noise impact?

Brett Henry said that without power the gates are locked. They would clear the building if there was no power.

Chair Rivlin asked if there are plans to incorporate solar on the roof.

Brett Henry said they had looked into solar and have solar at three of their existing locations.

Chair Rivlin asked why not include solar now with this location.

Brett Henry replied that they had challenges but could add solar to their project as a condition of approval.

Chair Rivlin referred to the changing FAR as proposed through the last few years from 1.5 in 2018, down to 1.1 FAR and then back up to the currently proposed 1.26 FAR.

Brett Henry:

- Said that the proposed 1.5 in 2015 was brought down to a 1.1 FAR in 2018 when they reduced their four-level building to a three-level building.
- Added that their 2019 proposal is more modern in appearance without being bright. However, it is also more expensive to build resulting in an increase of their FAR to 1.26.
- Reminded that they have moved their building to the front of McGlincy. This land is expensive and so is the building.

Chair Rivlin closed the Public Hearing for Agenda Item No. 1.

Chair Rivlin asked Mr. Henry how many storage facilities he has in this area.

Brett Henry said he is building three of them right now.

Chair Rivlin asked what the next closest existing location is to this one proposed for Campbell.

Brett Henry replied he has five located in Sacramento.

Chair Rivlin asked if they are the same size as proposed here.

Brett Henry replied that they range between 90,000 and 155,000 square feet.

Chair Rivlin asked if those buildings are 100 percent leased out.

Brett Henry said storage facilities in California range between a 92 and 94 percent rental level.

Chair Rivlin asked Mr. Henry how long he thinks it might take to fill his Campbell facility.

Brett Henry replied 18 months to be at between a 95 and 96 percent occupancy.

Commissioner Ostrowski asked the height of each floor.

Bruce Jordon, Project Architect, said approximately 10-foot height for each floor.

Commissioner Hines asked the height of the existing two buildings (commercial condos).

Brett Henry said they are 25-feet tall for single-story.

Commissioner Ostrowski asked about the modular wall and door system and if heights could be changed.

Brett Henry replied that it would be hard to do and expensive.

Commissioner Ostrowski asked how the modular wall and door system works.

Brett Henry said that it can be done.

Chair Rivlin asked about the potential for converting use of this building in the future. Would the spacing between columns work to allow that conversion to occur?

Bruce Jordon, Project Architect, said they use a 10-foot loft grid. It would be easy to expand that by installing beams.

Chair Rivlin thanked the applicants for presenting their current proposal to the Commission. He asked what was wrong with the original plan for two buildings.

Brett Henry:

- Reported that the two-building proposal wasn't an efficient use.
- Added that he is happy to get a single building instead.
- Advised that the cost of construction for this building is between \$85 and \$110 per square foot. That equates to a cost between \$15 million and \$16 million.

Bruce Jordon, Project Architect, said that using a single building allows them to consolidate elevators so as not to be visible/seen by residential adjacencies.

Tim Franklin, Resident on Regas Drive, Campbell:

- Thanked the Commission for its time.
- Advised that he is a resident in the vicinity having lived in Campbell for 11 years now.
- Stated that he has great neighbors and over the years have worked out noise impact issues from a construction company situated behind the residences on his street.
- Added that the existing container storage on this site has not been an issue in the past.
- Admitted that his concern is the mass of this proposed structure.
- Cautioned that it will be seen from both far and wide. It will be very intrusive and adversely impact their property values. It will be an eyesore.
- Declared the size of this structure to be intrusive and difficult to hide.
- Pointed out that this is a critical decision that is in the Planning Commission's hands this evening and he hopes the Commission will respect the .40 FAR recommendation from staff and it be retained within a one-story structure.

Sandeep Deshmukh, Resident on Regas Drive, Campbell:

- Informed that he is a nine-year resident of this quiet neighborhood.
- Expressed concern for an increase in traffic as well as the proposed size and height of the proposed building. It will be much taller than existing homes adjacent.
- Stated that it would have a direct impact on property value.
- Added that he has noise concerns especially with a 6 a.m. start time for access to this facility.
- Concluded that trees would not be tall enough to high this building.

Francisco Jimenez, Resident on Regas Drive, Campbell:

- Said he is here this evening in two roles. One is being in opposition to this proposal. The other is being both a neighbor and citizen of Campbell.
- Stated that a three-story building is too tall and wrong for this neighborhood that is a balanced mix of industrial and residential uses.
- Said that having one and two stories above our homes, even if diminished by increased setbacks, this building will still be visible from blocks away.
- Reported that there are six existing storage facilities nearby.
- Reiterated that this building is just too tall for this neighborhood and would adversely alter the look and feel of their neighborhood and result in driving down values of our homes.

Tomi Ito, Resident on Sweetbriar Drive, Campbell:

- Said that he was here previously when this site was proposed to be a storage facility.
- Admitted that he was against it originally, but it passed anyway.
- Concluded that he remains against it.

Francoise Thompson, Resident on Regas Drive, Campbell:

- Said that her home is right behind the construction company.

- Stated that she is against this project as the height is obtrusive and an eyesore. There will be increased noise including loading and unloading of items. It will operate daily from early to night. It will alter the lifestyle of our neighborhood.
- Added that even the tall fence proposed would be obtrusive to their neighborhood.
- Admitted that while there may be the need for more storage facilities, she suggests another site be considered that is closer to higher density and not so close to high-end high-priced homes.

Luis Chanu, Resident on Regas Drive, Campbell:

- Stated that his major concern with this proposal is the height of the building and its impact on property values.

Commissioner Krey asked Mr. Henry if he has every had to close a self-storage facility.

Brett Henry:

- Emphatically replied "never."
- Reported that self-storage facilities have the lowest foreclosure rate of all categories.
- Said that self-storage facilities are under-supplied. There is a need for more of them.
- Advised that all the Campbell-based self-storage facilities are full.
- Assured that residents of Campbell will use this facility. Most clients will be living within two to four miles of this facility.

Commissioner Krey asked Mr. Henry whether the suggested two-story option is out of the picture as far as he is concerned.

Brett Henry:

- Replied that it doesn't really pencil out.
- Reiterated that the land and building costs are expensive.
- Assured he would be respectful of all his neighbors.
- Advised that he currently has nine facilities that abut residential.
- Pointed out that they get single-passenger cars.
- Reported that once built, the neighbors won't know when there are customers on site.
- Admitted that the issue of line-of-site is very tough. This is an industrial property with an allowed 45-foot height.

Chair Rivlin closed the Public Hearing for Agenda Item No. 1.

Commissioner Buchbinder asked the hours of operation for the facility currently on this parcel.

Planner Daniel Fama replied between the hours of 6 a.m. and 11 p.m.

Commissioner Ostrowski questioned the recommendation from the allowed maximum FAR of .45 to the recommended maximum at .40. Why a reduced FAR from allowed standard in this M-1 Zoning.

Planner Daniel Fama said that is an accurate representation of the proposed FAR.

Director Paul Kermoyan:

- Said that there is no building in Campbell with a 30-foot ceiling height for a single-floor. That height would serve for an airplane hangar.
- Stressed that, "We don't see it!"
- Added that in the event such heights become routinely requested an Ordinance would need to be drafted to appropriately deal with those excessive ceiling heights.

Commissioner Ostrowski asked what the typical one-story height is in this area.

Director Paul Kermoyan said that it is hard to gauge that. It can be compared to the building that is next to it; to what's existing in the neighborhood and gauge that information to what is proposed here.

Commissioner Buchbinder said that the proposal includes changing the zoning back from C-PD to M-1. What would be the maximum height as a result of that change?

Planner Daniel Fama:

- Reminded that there is no established maximum height in a C-PD zoned property up to the maximum-standard of 75 feet established by voter initiative.

Commissioner Buchbinder asked what the standard maximum height is in a M-1 zoned property.

Planner Daniel Fama replied 45 feet for any type of industrial building.

Commissioner Ostrowski pointed out that the original C-PD project was intended to include four buildings but only two were built. What was their height?

Planner Daniel Fama replied 25 feet, which is the same height as two of the proposed four buildings that were built.

Commissioner Buchbinder:

- Said that "the service level you provide is the service level you defend."
- Reminded that this site had been zoned M-1 since the 1970's. There could have been a 45-foot building here in the last 18 years or more.
- Admitted that this proposal seems like the most compatible use adjacent to the existing residential.
- Added that both traffic and aesthetics have been considered and this seems the most compatible.

Chair Rivlin:

- Cautioned that there can be a resulting change in scenery no matter what goes in there. That's the conundrum he is going through.
- Pointed out that he couldn't see the existing 25-foot buildings on the C-PD site from the residential neighborhood.
- Added that what is proposed here is just eight-feet taller than the existing adjacent building.

Commissioner Buchbinder said that a 45-foot high sheer wall located five-feet from someone's backyard would be more impactful than what is proposed here. The allowed M-1 rear setback is either five-feet or half of the wall height, whichever is greater.

Commissioner Ostrowski:

- Said that the maximum height and FAR must be considered in conjunction.
- Added that this proposal would have to reduce its footprint by 60 to 70 percent.
- Opined that this project is so beyond the M-1 zoning code standards as to FAR as proposed.
- Agreed that it is a low-impact use.

Planner Daniel Fama corrected the rear setback as being 10 feet minimum not five-feet as he previously stated. He added that the Planning Commission can grant an exception even so far as to allow a building on the property line.

Commissioner Ostrowski said she would encourage any building be set further back from the rear property line.

Commissioner Hines:

- Said it is important to consider the mass.
- Admitted that the proposed FAR that is 2.5 times the standard is a very large change and sets a precedent/standard.

Commissioner Buchbinder said that land is that expensive. Self-storage is a needed use. He would prefer to see just one building rather than a very large yard.

Commissioner Ostrowski:

- Agreed that would be optimal.
- Reminded that the policy was put in place in 2001.
- Said in her view the massing and fact that FAR is three times allowed is problematic.

Chair Rivlin said that General Plan strategies were put in place after the 2001 General Plan Update was completed.

Planner Daniel Fama said it they were put in place in 2004 and 2006.

Chair Rivlin pointed out that there have been no new storage facilities in Campbell since 1997. He asked staff to verify whether basement space is not counted against FAR.

Planner Daniel Fama replied no. He added that same applies for internal drive aisles.

Commissioner Buchbinder:

- Said that it becomes an economic question. The Commission could tell them to excavate down two stories but that could be cost-prohibitive.
- Reiterated that there have been no new self-storage facilities coming into Campbell since 1997.

Commissioner Ostrowski added that this one is not a new one either as it is replacing an existing facility on the same site.

Planner Daniel Fama confirmed that comment.

Commissioner Buchbinder said that it would be increasing the amount of storage space available.

Planner Daniel Fama said the current total population count for Campbell is currently 43,200.

Commissioner Hines said that the Commission would be setting a new FAR in an M-1 Zone with this project.

Commissioner Ostrowski asked if there are other projects that are outside of their allowable FAR standards by this much?

Commissioner Hines added, "...and with the proximity to residential uses?"

Chair Rivlin:

- Said this (McGlincy) is not a residential street.
- Reminded that the proposed self-storage use is allowed there.
- Added that regarding the generation of traffic, a self-storage facility is the least impactful use possible allowed within the M-1 Zoning District.

Commissioner Ostrowski said that FAR is the measure we have. This proposal is three times as much FAR as allowed.

Commissioner Krey:

- Said that he is leaning to approval on this one as it represents the lowest impact use you can have there than any other project.
- Stated that it seems like a good use with lower impact and lower traffic.
- Admitted that he has been wrestling with the visual impact on the adjacent residential properties ever since he got this project's staff report.

Commissioner Hines:

- Said the Commission has heard from the public that the size of the proposed building is of concern and it is believed by the adjacent residents that there would be a very-significant impact on their properties.

Commissioner Ostrowski:

- Said there are trade offs between massing, height, site and view versus noise.
- Stated that the residents are clear they hear noises from use of this property.
- Reiterated that mass and size are the main concerns.
- Reminded that Fire wouldn't allow a stepped back building design due to firefighting standards.

Chair Rivlin asked staff to comment.

Planner Daniel Fama:

- Said that comment is correct. The building could not be stepped back in order to have required ladder accessibility.
- Added that changes to the structure cannot be easily done by the Planning Commission.

Chair Rivlin suggested that the from the rear, the proposed building be lowered from the proposed three stories to just two-stories.

Commissioner Krey said that seems like a doable approach.

Director Paul Kermoyan said that a .40 may not be appropriate. It may be necessary to see how to justify/go over the proposal and see what the outstanding factors may be.

Chair Rivlin reminded that this site would require limited access therefor representing a lower traffic impact. It would create less of an impact than would warehouse or industrial uses.

Commissioner Krey said that low impact use equals low-traffic activity inside.

Director Paul Kermoyan:

- Agreed that this would be a big building covering this site.
- Gave as an example a large building where the user is taking trash inside of it. As a result, the activity inside cannot be overheard.
- Added that the Commission would need to justify the criteria for an increase in FAR.
- Said we'd have, or will have, to have a lot of them.

Commissioner Buchbinder said this will be a giant soundproof building.

Commissioner Ostrowski jokingly replied that she would only approve that if it were both soundproof and invisible.

Commissioner Buchbinder asked what the proposed justification is.

Commissioner Ching:

- Listed things such as traffic noise, property values and the visual impacts of building height.
- Added that economic enjoyment and best use of space are others.
- Admitted that he can understand the neighbors' concerns and would have the same concerns.
- Reminded that as to the issue of traffic and noise, there would be no big trucks other than during the time of site construction.
- Stated at a building with a .45 FAR and 10-foot setback is possible on this property.
- Reiterated that this site will be industrial not residential use.

- Opined that the State of California will mandate higher density. There are going to be more people in smaller areas and as a result the need for storage is going to increase.
- Suggested that a technical site at approximately 45-foot-high building doesn't detract from the overall area.
- Added that there is the potential issue for neighbors that could be mitigated by trees and a 65-foot rear setback.
- Said this is a run-down area. This project, if done right, will improve it.
- Stated that it is a more efficient use of land and space by going up rather than spreading out.
- Advised his preference is for a two-story structure while allowing an increased FAR. He will support.

Commissioner Buchbinder:

- Said that the general allowed business hours are between 6 a.m. and 11 p.m.
- Added that the staff recommendation is to limit the business hours to 7 a.m. and 8 p.m. (weekdays) and from 8 a.m. to 7 p.m. (weekends).
- Questioned why the reduction is being recommended by staff.

Planner Daniel Fama said that staff is simply working with adjacencies being taken into consideration.

Commissioner Ching said he supports staff's recommended hours for this use.

Commissioner Buchbinder said he agreed.

Chair Rivlin said it makes sense to him.

Commissioner Hines:

- Thanked the applicant and his team for considering Campbell.
- Assed that the Commission will figure out the right way.
- Asked if the existing two buildings (commercial condos) are compliant as far as FAR.
- Added that the applicant can figure if that works or not.

Chair Rivlin:

- Suggested giving this applicant some flexibility to have some three-story space.
- Added keeping the rear portion at two-stories north of the internal drive aisle remain the third floor. That would take the FAR down under 1.0.
- Suggested that we not go hog wild for this use that doesn't impact.
- Stated that it is hinted that use of this building could change but he said he didn't think it would need to.

Planner Daniel Fama advised that any change of use that may be proposed in the future would be required to undergo review and changes to the Use Permit.

Commissioner Ostrowski suggested some sort of compromise regarding the height of the building including the planting of large trees at the back.

Commissioner Buchbinder:

- Supported a compromise but said that this self-storage space is needed in this area.
- Said that if the Commission were going to ask for compromises, we'd ask for trees to be planted, for a larger setback and for terracing; the applicant has done all of that but the last, which the Fire Department prohibited.
- Suggested taking one floor out and bringing the first floor out further to make up for it, but noted that this would not change the FAR.

Commissioner Ostrowski said that this Commission must figure out how to develop this land located its neighborhood and within Code standards.

Commissioner Krey said it's clear the Commission is divided here. He suggested a straw poll to see where we are at as a Commission vote wise.

The straw vote indicated three of the Commissioners supporting this application as proposed by the applicant (Buchbinder, Ching and Krey).

Director Paul Kermoyan:

- Reminded that staff's recommendation is to go with a one-story building with a .40 maximum FAR.
- Continued that the Planning Commission seems okay with the .40 FAR and allowing minor changes to the facades located closer to the residential neighbors.

Commissioner Buchbinder said that the expanded setback sufficiently mitigates the impacts of the height appropriately.

Chair Rivlin suggested have the final approval of the tree species to be planted at the rear of site be left to the discretion of the Community Development Director.

Planner Daniel Fama said that provision should be added to the conditions of approval.

Motion: Upon motion of Commissioner Ostrowski, seconded by Commissioner Hines, the Planning Commission took the following actions:

- Adopted Resolution No. 4542 recommending that the City Council adopt a Mitigated Negative Declaration;
- Adopted Resolution No. 4543 recommending that the City Council approve a Zoning Map Amendment (PLN2018-336) to rezone the project site from C-PD (Condominium Planned Development) to M-1 (Light Industrial);
- Adopted Resolution No. 4544 recommending that the City Council approve a Conditional Use Permit with Site and Architectural Review (PLN2018-337) to allow construction of an approximately 156,500 square-foot 3-story self-storage facility with a basement level and caretaker/employee housing unit, including associated site, lighting, parking, and landscaping improvements, an increased floor area ratio (FAR), an increase

to the allowable fence height, and an adjustment to the landscape requirements, with the following changes:

- Revision to the plan to reduce the self-storage facility's building height for the back half of the building from three stories down to two stories;
- Modifying the landscaping plan subject to trees being of enough size and proportion in terms of height subject to the discretion and approval by the Community Development Director;
- Finding 4 (CUP) – rear half of storage unit to be reduced to two stories;
- Finding 9 to be stricken;
- Condition 1 – conform with motion reducing the rear half of the building to two stories and revise plans to conform with Condition 9;
- Condition 9 – Reduction of the rear half of building down to two stories (these same resolution changes apply to Resolution 4546 below that applies to Modifications to the previously-approved Planned Development Permit);
- Adopted Resolution No. 4545 recommending that the City Council approve a Vesting Tentative Parcel Map (PLN2018-338) to merge existing parcels, abandon existing public and private easements, and to establish a new parcel with associated public and private easements on property located at 680 and 700 E McGlincy Avenue; and
 - Adopted Resolution No. 4546 recommending that the City Council approve a Major Modification (PLN2019-114) to a previously approved Planned Development Permit (PLN2005-126/PLN2009-159) to eliminate Phase 2 of the McGlincy Business Center Project affecting property located at 680, 700, 710, and 750 E McGlincy Avenue, with the change to Finding 4 (CUP) requiring that the rear half of the storage unit to be reduced to two stories;

by the following roll call vote:

AYES: Buchbinder, Hines, Krey, Ostrowski and Rivlin

NOES: None

ABSENT: None

ABSTAIN: Ching

Chair Rivlin advised that this item would be considered by the City Council for final action tentatively at their meeting on December 3, 2019.

Chair Rivlin called for a short recess at 9:45 p.m. and reconvened the meeting at 9:50 p.m.

Chair Rivlin read Agenda Item No. 2 into the record as follows:

Motion: Upon motion of Commissioner Krey, seconded by Commissioner Ching, the Planning Commission took the following actions:

- Adopted Resolution No. 4548 adopting a Mitigated Negative Declaration;
- Adopted Resolution No. 4549 approving a Conditional Use Permit with Site and Architectural Review (PLN2018-206) to allow construction of a new drive-through fast-food restaurant, associated site and landscaping improvements, as revised; and
- Adopted Resolution No. 4550 approving a Tree Removal Permit (PLN2018-207) to allow the removal of protected trees;

on property located at 2060 S Bascom Avenue; by the following roll call vote:

AYES: Ching, Hines, Krey and Rivlin
NOES: Buchbinder and Ostrowski
ABSENT: None
ABSTAIN: None

Chair Rivlin advised that this action is final unless appealed in writing to the City Clerk within 10 calendar days.

REPORT OF THE COMMUNITY DEVELOPMENT DIRECTOR

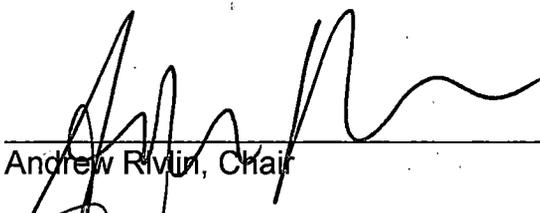
Director Paul Kermoyan had nothing new to add to his written report:

ADJOURNMENT

The Planning Commission meeting adjourned at 12:20 a.m. to the next Regular Planning Commission Meeting of **November 26, 2019**.

SUBMITTED BY: 

 Corinne Shinn, Recording Secretary

APPROVED BY: 

 Andrew Rivlin, Chair

ATTEST: 

 Paul Kermoyan, Secretary

Attachment 4



*City
Council
Report*

Item: 16
 Category: PUBLIC HEARINGS AND
 INTRODUCTION OF
 ORDINANCES
 Meeting Date: December 3, 2019

TITLE: Public Hearing to Consider the Application of Kelly Snider on Behalf of Trojan Storage of Campbell, LLC for a Zoning Map Amendment (PLN2018-336) to Rezone the Project Site from C-PD (Condominium Planned Development) to M-1 (Light Industrial); a Conditional Use Permit with Site and Architectural Review (PLN2018-337) to Allow Construction of an Approximately 156,500 Square-Foot 3-Story Self-Storage Facility with a Basement Level and Caretaker/Employee Housing Unit, Including Associated Site, Lighting, Parking, and Landscaping Improvements, an Increased Floor Area Ratio (FAR) of 1.26, an Increase to the Allowable Fence Height, and an Adjustment to the Landscape Requirements; a Vesting Tentative Parcel Map (PLN2018-338) to Merge Existing Parcels, Abandon Existing Public and Private Easements, and to Establish a New Parcel with Associated Public and Private Easements, on Property Located at 680 and 700 E. McGlincy Lane and a Major Modification (PLN2019-114) to a Previously Approved Planned Development Permit (PLN2005-126/PLN2009-159) to Eliminate the Second Phase of the McGlincy Business Center Project Affecting Property Located at 680, 700, 710, and 750 E McGlincy Lane in the C-PD (Condominium Planned Development) Zoning District. a Mitigated Negative Declaration (PLN2018-339) Has Been Prepared for This Project (Introduction of Ordinances/Resolutions/Roll Call Vote)

RECOMMENDED ACTION

The Planning Commission recommends that the City Council take the following actions: (1) adopt a resolution adopting a Mitigated Negative Declaration (PLN2018-339); (2) introduce an ordinance approving a Zoning Map Amendment (PLN2018-336); (3) adopt a resolution approving a Conditional Use Permit with Site and Architectural Review (PLN2018-337); (4) adopt a resolution approving a Vesting Tentative Parcel Map (PLN2018-338); and (5) introduce an ordinance approving a Major Modification (PLN2019-114) to a previously approved Planned Development Permit (PLN2005-126/PLN2009-159).

ENVIRONMENTAL DETERMINATION

All development projects are subject to some degree of review under the California Environmental Quality Act (CEQA). The level of review required under CEQA is

generally commensurate with the scale and complexity of the proposed development. For this project, an Initial Study was prepared, which analyzed various potential environmental impacts, including air and water pollution, greenhouse gas emissions, seismic risk, noise, etc. Where the potential impacts of a project are found to be less than significant or can be made less than significant with incorporation of mitigation measures, a Negative Declaration (ND) or Mitigated Negative Declaration (MND), respectively, may be prepared.

The project's CEQA review did not identify any unusual site conditions, such as contaminated soil or endangered wildlife on the property. The recommended mitigation measures are various "best management practices" for protecting cultural resources, minimizing seismic risks, and addressing construction-related air quality (dust, exhaust), hazardous material (asbestos, lead-based paint), and noise impacts.

As such, the Planning Commission recommends that the City Council find that the Initial Study and resulting Mitigated Negative Declaration provide a full and adequate environmental review of the potential environmental impacts of the proposed project, in compliance with the California Environmental Quality Act. The Initial Study and Mitigated Negative Declaration and supporting technical documents are available on the City's environmental noticing page and directly at the following links: [Part I](#) (MND/IS), [Part II](#) (Air Quality and Greenhouse Gas Report, Geotechnical Evaluation), and [Part III](#) (Phase I Environmental Site Analysis, Noise Study, "Will-Serve" letters).

BACKGROUND

Project Site: The primary project site is composed of two approximately one-acre parcels, located along the south side of E. McGlincy Lane, between Westchester and Forman Drives, and is currently developed with an outdoor cargo storage container facility (reference **Attachment 6** – Site Photographs). A secondary component of the project site is the McGlincy Business Center, a commercial/industrial condominium complex to the east. The parcels are located within the C-PD (Condominium Planned Development) Zoning District and the *Light Industrial* General Plan Land Use District. The entirety of the project site borders single-family residences along Regis Drive to the south, as shown in the map, below:



Proposed Project: The proposed project includes an application for a Conditional Use Permit with Site and Architectural Review to allow construction of a three-story self-storage facility with a basement level, totaling approximately 156,000 square-feet. The facility would include a ground-floor office and a second-floor caretaker living unit (reference **Attachments 7 and 8** – Project Plans and Project Description). Of note, the proposal includes a request for a floor area ratio (FAR) increase from 0.40 to 1.26.

To facilitate the construction, the proposed project also includes a Zoning Map Amendment to revert the zoning to M-1 (Light Industrial) and a Vesting Tentative Parcel Map to merge the two existing parcels into one and remove and replace existing private easements. A Planned Development Permit Modification is also proposed to sever the relationship between the project site and the adjacent McGlinchy Businesses Center property so that each may maintain its own independent land use approval.

DISCUSSION

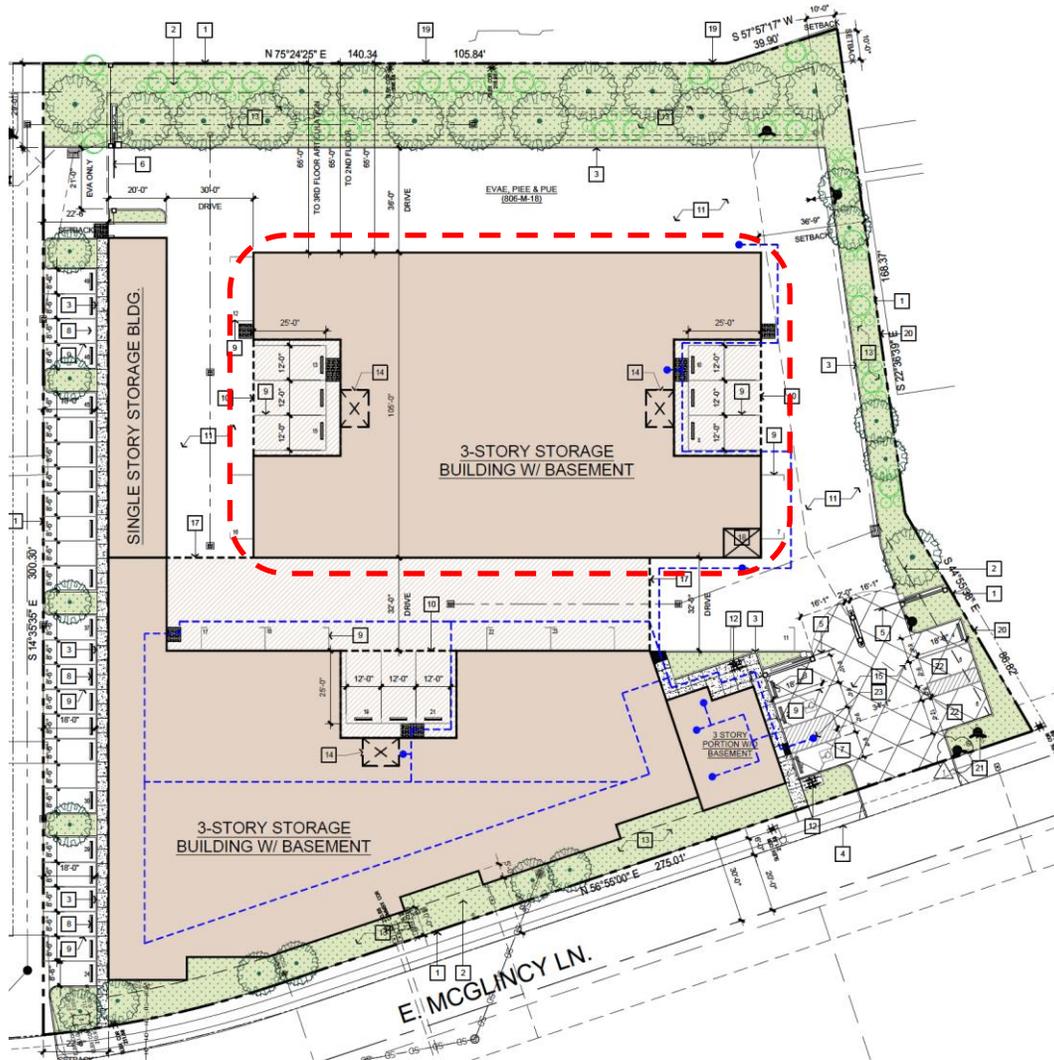
Planning Commission Review: The Planning Commission considered this project at its meeting of November 12, 2019 (reference **Attachment 9** – Planning Commission Staff Report). During the public hearing, several neighbors spoke to raise concerns about the building's height, size, and massing, as well as noise and privacy (reference **Attachment 10** – Planning Commission Meeting Minutes). The Planning Commission's discussion largely focused on the proposed FAR increase, the building's size and height, and alternative land uses for the property. The Commission supported the proposed self-storage use on the property, noting that other industrial activities allowed in the M-1 Zoning District would be more impactful to neighboring residents. The Commission also supported the notion that an increase to the FAR is warranted for self-storage facilities due to the low-intensity nature of the use. However, the Commission recognized that the resulting size and height could create an impact to the neighboring residences.

After discussion, the Planning Commission took action to recommend approval of the project with a revised Condition of Approval to require that the third story of the facility

be removed from the rear half of the building. This would result in a two-story building mass adjacent to the residential properties. The condition would require that the applicant submit revised plans consistent with this requirement to the Community Development Director prior to submitting for a building permit. Other than partial removal of the third-story, the project should otherwise maintain the overall appearance and configuration as shown on the project plans. If the Community Development Director determines that the revised plans are substantially different than the project plans, the applicant would either need to correct the revised plans or submit a Modification request that would be reviewed and approved by the Planning Commission.

It should also be noted that the Planning Commission's recommendation has not been reviewed by the Fire District. If the Council is supportive of the Commission's recommendation (or some variation of it), the Fire District will still need to review and approve the revised building design. If the Fire District cannot approve the revised design or requires substantial changes, the project may need to return to the Planning Commission for consideration of a Modification request, as specified by the Condition of Approval.

Lastly, the wording of the Planning Commission's motion did not specify a target FAR or particular reduction in square-footage to achieve. However, staff anticipates that the portion of the building outlined in red, below, would be affected by the condition. Approximately 18,000 square-feet would be removed, reducing the FAR from 1.26 to 1.06.



FISCAL IMPACTS

If approved, the proposed project would generate approximately \$250,000 in various building permit fees according to the Building Official's adjusted valuation.

ALTERNATIVES

1. Approve the proposed project as presented by the applicant, without a reduction in square-footage.
2. Approve the proposed project subject to additional and/or modified Conditions of Approval.
3. Continue for further review.
4. Deny the proposed project.

Prepared by: 
Daniel Fama, Senior Planner

Reviewed by: 
Paul Kermoyan, Community
Development Director

Approved by: 
Brian Loventhal, City Manager

Attachment:

1. Draft Resolution (MND)
2. Draft Ordinance (Zoning Map Amendment)
3. Draft Resolution (CUP)
4. Draft Resolution (T-Map)
5. Draft Ordinance (Major PD Mod)
6. Site Photos
7. Project Plans
8. Project Description
9. PC Staff Report
10. Draft PC Minutes
11. Revised Rear Renderings
12. Architectural Advisor Report
13. Community Meeting Summary
14. Public Correspondence



CITY COUNCIL MINUTES

City of Campbell, 70 N. First St., Campbell, California

CITY COUNCIL EXECUTIVE SESSION

Tuesday, December 3, 2019 – 6:15 p.m.

City Hall Council Chamber – 70 N. First Street

- A. Personnel
- B. Litigation
- C. Real Property
- D. Labor Negotiations - Pursuant to G.C. Section 54957.6: Conference with Labor Negotiator – Agency Negotiator: Jill Lopez, Human Resources Manager. Employee Organization: Campbell Peace Officers Association (CPOA)

The City Council met in Executive Session to discuss item D. Executive Session adjourned at 6:45 p.m.

REGULAR MEETING OF THE CAMPBELL CITY COUNCIL

Tuesday, December 3, 2019 - 7:30 p.m.

City Hall Council Chamber – 70 N. First Street

This City Council meeting was duly noticed pursuant to open meeting requirements of the Ralph M. Brown Act (G.C. Section 54956).

This meeting was recorded and can be viewed in its entirety at www.cityofcampbell.com/agendacenter.

CALL TO ORDER

The City Council of the City of Campbell convened this day in the regular meeting place, the City Hall Council Chamber, 70 N. First St., Campbell, California.

ROLL CALL

Attendee Name	Title	Status
Richard M. Waterman	Mayor	Present
Susan M. Landry	Vice Mayor	Present
Paul Resnikoff	Councilmember	Present
Anne Bybee	Councilmember	Present
Elizabeth 'Liz' Gibbons	Councilmember	Present

PLEDGE OF ALLEGIANCE

Mayor Waterman led the Pledge of Allegiance.

SPECIAL PRESENTATIONS AND PROCLAMATIONS

1. U.S. Census 2020 Presentation and Proclamation

Recommended Action: Accept presentation and present a proclamation in recognition of the City's commitment to promote the U.S. 2020 Census in order to ensure a complete, fair, and accurate count of all Californians.

Bureau of the Census Northern California Partnership Specialist, Raymond Mueller, gave a presentation on the upcoming 2020 Census.

Mayor Waterman presented Mr. Mueller with a proclamation stating the City's support of the efforts to promote the U.S. Census to ensure a complete, fair and accurate count of all Californians.

COMMUNICATIONS AND PETITIONS

There were no communications or petitions.

ORAL REQUESTS

There were no oral requests.

COUNCIL ANNOUNCEMENTS

City offices will be closed for business beginning Monday, December 23, through Wednesday, January 1, however, the Police Department will remain open for business.

The Campbell Community Toy Program is collecting toys at various locations including City Hall, the Campbell Library, the Community Center and the Union and Sunnyside fire stations. The program is in need of all types of toys, books, balls, and games.

Celebrate "Holidays at the Ainsley House and Campbell Historical Museum." The Museum's Holiday Boutique and Ainsley House are open for public tours through Sunday, December 22. For more information, please visit www.campbellmuseums.com.

The annual downtown Campbell Carol of Lights celebration will be held on Saturday, December 7, from 5:00 p.m. to 8:00 p.m. This is a free event for the community.

The City is offering grant funding through the Neighborhood Association Assistance Grant Program. Applications must be submitted by 5:00 p.m. on January 3, 2020. Campbell Neighborhood Associations are encouraged to apply. For more information, please visit the city's website at www.cityofcampbell.com.

Tis the season for potential thefts and holiday crimes. Please do not leave packages or valuables on the seat of your car, always lock them in the trunk. Keep all car doors

locked, windows closed, and set your alarm. If shopping at night, remember to park in a well-lit area. Please be sure to report suspicious activity to the Campbell Police Department at (408) 866-2101 or if you encounter an emergency, please call 9-1-1.

CONSENT CALENDAR

Mayor Waterman referenced desk items received for items 2 and 13.

Mayor Waterman asked if any Councilmember or anyone in the audience wished to pull an item from the Consent Calendar.

Members of the public requested that item 13 be pulled from consent.

Councilmember Gibbons asked to pull items 7 and 15.

The Consent Calendar was considered as follows:

2. **Minutes of City Council Regular Meeting of November 19, 2019**
Recommended Action: Approve the regular meeting minutes of November 19, 2019.

This action approves the regular meeting minutes of November 19, 2019, including the desk item.

3. **Minutes of City Council Executive Session Meeting of November 20, 2019**
Recommended Action: Approve the Executive Session meeting minutes of November 20, 2019.

This action approves the Executive Session meeting minutes of November 20, 2019.

4. **Minutes of City Council Special Meeting of November 20, 2019**
Recommended Action: Approve the special meeting minutes of November 20, 2019.

This action approves the special meeting minutes of November 20, 2019.

5. **Approving the Bills and Claims**
Recommended Action: Approve the bills and claims in the amount of \$596,238.11.

This action approves the bills and claims in the amount of \$596,238.11 as follows: bills and claims checks dated November 11, 2019, in the amount of \$292,089.45; payroll checks dated November 14, 2019, in the amount of \$77,433.67; and bills and claims checks dated November 19, 2019, in the amount of \$226,714.99.

6. **Second Reading of Ordinance 2255 to Amend Chapter 1.01 & Title 18 and Repeal and Replace Chapter 17.04 of the Campbell Municipal Code to Implement the 2019 Editions of the California Building & Fire Codes**

(Ordinance/Roll Call Vote)

Recommended Action: That the City Council approve the second reading and adopt Ordinance 2255 to amend Chapter 1.01 & Title 18 and repeal and replace Chapter 17.04 of the Campbell Municipal Code to implement the 2019 Editions of the California Building & Fire Codes.

Ordinance 2255 amends Chapter 1.01 & Title 18 and repeals and replaces Chapter 17.04 of the Campbell Municipal Code to implement the 2019 Editions of the California Building & Fire Codes.

8. **Note and File Community Facilities District #1 Report**

Recommended Action: Note and file the Annual Bond Accountability Report for the City's Community Facilities District No. 1 ("CFD") for fiscal year ending June 30, 2019, as mandated by the California Government Code sections 53411 and 50075.3.

This action notes and files the Annual Bond Accountability Report for the City's Community Facilities District No. 1 ("CFD") for fiscal year ending June 30, 2019, as mandated by the California Government Code sections 53411 and 50075.3.

9. **Note and File Community Facilities District #2 Report**

Recommended Action: Note and file the Annual Bond Accountability Report for the City's Community Facilities District No. 2 ("CFD") for fiscal year ending June 30, 2019, as mandated by the California Government Code sections 53411 and 50075.3.

This action notes and files the Annual Bond Accountability Report for the City's Community Facilities District No. 2 ("CFD") for fiscal year ending June 30, 2019, as mandated by the California Government Code sections 53411 and 50075.3.

10. **Resolution Accepting the Annual Status Report on Project Development Fees (AB-1600) (Resolution/Roll Call Vote)**

Recommended Action: That the City Council adopt a resolution in compliance with AB-1600's annual reporting requirement for the fiscal year ending June 30, 2019.

Resolution 12533 accepts the annual status report on project development fees (AB-1600) in compliance with the annual reporting requirement for the fiscal year ending June 30, 2019.

11. **Accept the Resignation of Richard Capatosto from the Civic Improvement Commission**

Recommended Action: That the City Council accept the resignation of Richard Capatosto from the Civic Improvement Commission and direct the City Clerk to advertise the vacancy and prepare the appropriate recognition of service.

This action accepts the resignation of Richard Capatosto from the Civic Improvement Commission and directs the City Clerk to advertise the vacancy and prepare the appropriate recognition of service.

12. **Resolution Declaring Weeds a Public Nuisance and Scheduling a Public Hearing (Resolution/Roll Call)**

Recommended Action: That the City Council adopt a resolution, declaring weeds a public nuisance, and sets January 21, 2020, as the date for a public hearing to hear protests.

Resolution 12534 declares weeds a public nuisance, and sets January 21, 2020, as the date for a public hearing to hear protests.

14. **Rosemary Pilot Permit Parking Program Update**

Recommended Action: Accept this informational report on the one year status of the Rosemary Pilot Residential Permit Parking program.

This action accepts the informational report on the one year status of the Rosemary Pilot Residential Permit Parking program.

M/S: Gibbons/Resnikoff - that the City Council approve the consent calendar with the exception of items 7, 13, and 15. The motion was adopted by the following roll call vote

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Gibbons
SECONDER:	Resnikoff
AYES:	Waterman, Landry, Resnikoff, Bybee, Gibbons

ITEMS PULLED FROM CONSENT

7. **Accept Donation of \$1,500 from Sherrie Doherty to the Campbell Historical Museum & Ainsley House and Amend the City's Operating Budget for FY 2019-20 as Necessary (Resolution/Roll Call Vote)**

Recommended Action: That the City Council adopt a resolution to accept a donation of \$1,500 from Sherrie Doherty to support the Campbell Museum program and that the City Council approve a \$1,500 budget appropriation increase to expenditure account 101.528.7427, offset by a \$1,500 revenue estimate increase to revenue account 101.528.4812.

Councilmember Gibbons expressed the City's appreciation for the generous donation made by Sherrie Doherty to help continue the operation and maintenance of the Ainsley House and Campbell Historical Museum.

M/S: Gibbons/Resnikoff - that the City Council adopt Resolution 12535 to accept a donation of \$1,500 from Sherrie Doherty to support the Campbell Museum program and that the City Council approve a \$1,500 budget appropriation increase to expenditure account 101.528.7427, offset by a \$1,500 revenue estimate increase to revenue account 101.528.4812. The motion was adopted unanimously.

RESULT:	ADOPTED [UNANIMOUS]
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MOVER:	Gibbons
SECONDER:	Resnikoff
AYES:	Waterman, Landry, Resnikoff, Bybee, Gibbons

13. **Resolution Adopting the Neighborhood Association Assistance Grant Policy Changes (Resolution/Roll Call Vote)**

Recommended Action: The Civic Improvement Commission recommends that the City Council adopt a resolution approving the Neighborhood Association Assistance Grant policy changes.

Senior Services Supervisor, Wong-Erling presented the staff report dated December 3, 2019.

Joanne Carroll, Campbell resident, commented on concerns with the proposed changes to the definitions and general guidelines of recusal and disclosure.

Audrey Kietreiber, Campbell resident, commented on concerns with the proposed changes to the definitions and endorsements and submitted a letter for the record.

Mike Krisman, Campbell resident and representative of the Campbell Neighborhood Association, commented on concerns with the proposed change to the general guidelines of recusal and disclosure.

Member of the public commented on concerns with the proposed changes and request that Council deny this request.

Council discussed concerns with the proposed change to the general guidelines of recusal and disclosure.

After further discussion, **M/S: Gibbons/Landry - that the City Council make no changes to the Neighborhood Association Assistance Grant Policy.**

Vice Mayor Landry made a friendly amendment to add the words "or homeowner" to section 1.28.2, to reflect the recommendation of the Civic Improvement Commission.

Councilmember Gibbons accepted the friendly amendment.

After discussion, Councilmember Gibbons restated her motion as follows, **M/S: Gibbons/Landry - that the City Council adopt Resolution 12536 to modify the Neighborhood Association Assistance Grant Policy adding the term "or homeowners" in section 1.28.2(a) Definitions and under section 1.28.2(a) changing the language in the last sentence to state "Business owners or individuals who work, but are not residents or homeowners within a particular neighborhood are not recognized as part of a neighborhood association."** The motion was adopted by the following roll call vote:

RESULT:	ADOPTED [UNANIMOUS]
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MOVER:	Gibbons
SECONDER:	Landry
AYES:	Waterman, Landry, Resnikoff, Bybee, Gibbons

15. **Resolution to Issue a Request for Proposals (RFP) to Solicit Potential Vendors of Unified Communications as a Services (UCaaS/Hosted Voice) to Replace the Existing Phone System; and Authorize the City Manager to Award a Contract to Proposal is Determined to be the Most Advantageous to the City (Resolution/Roll Call Vote)**

Recommended Action: That the City Council adopt a resolution authorizing the issuance of a Request for Proposals (RFP) to qualified vendors of Unified Communications as a Services (UCaaS/Hosted Voice) to replace the existing phone system; and authorize the City Manager to award the contract for this system to the vendor whose proposal is determined to be the most advantageous to the City.

Councilmember Gibbons commented on concerns with the language in the RFP and the lack of an authorized dollar amount.

Information and Technologies Manager Lawson provided some clarification.

After discussion, **M/S: Gibbons/Landry** - that the City Council adopt **Resolution 12537** to authorize the issuance of a Request for Proposals (RFP) to qualified vendors of Unified Communications as a Services (UCaaS/Hosted Voice) to replace the existing phone system; and authorize the City Manager to award the contract for this system to the vendor whose proposal is determined to be the most advantageous to the City. The motion was adopted by the following roll call vote:

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Gibbons
SECONDER:	Landry
AYES:	Waterman, Landry, Resnikoff, Bybee, Gibbons

PUBLIC HEARINGS AND INTRODUCTION OF ORDINANCES

16. **Public Hearing to Consider the Application of Kelly Snider on Behalf of Trojan Storage of Campbell, LLC for a Zoning Map Amendment (PLN2018-336) to Rezone the Project Site from C-PD (Condominium Planned Development) to M-1 (Light Industrial); a Conditional Use Permit with Site and Architectural Review (PLN2018-337) to Allow Construction of an Approximately 156,500 Square-Foot 3-Story Self-Storage Facility with a Basement Level and Caretaker/Employee Housing Unit, Including Associated Site, Lighting, Parking, and Landscaping Improvements, an Increased Floor Area Ratio (FAR) of 1.26, an Increase to the Allowable Fence Height, and an Adjustment to the Landscape Requirements; a Vesting Tentative Parcel Map (PLN2018-338) to Merge Existing Parcels, Abandon Existing Public and Private Easements, and to Establish a New Parcel with Associated Public and Private Easements, on Property Located**

at 680 and 700 E. McGlincy Lane and a Major Modification (PLN2019-114) to a Previously Approved Planned Development Permit (PLN2005-126/PLN2009-159) to Eliminate the Second Phase of the McGlincy Business Center Project Affecting Property Located at 680, 700, 710, and 750 E. McGlincy Lane in the C-PD (Condominium Planned Development) Zoning District. A Mitigated Negative Declaration (PLN2018-339) Has Been Prepared for this Project (Introduction of Ordinances/Resolutions/Roll Call Vote)

Recommended Action: The Planning Commission recommends that the City Council take the following actions: (1) adopt a resolution adopting a Mitigated Negative Declaration (PLN2018-339); (2) introduce an ordinance approving a Zoning Map Amendment (PLN2018-336); (3) adopt a resolution approving a Conditional Use Permit with Site and Architectural Review (PLN2018-337); (4) adopt a resolution approving a Vesting Tentative Parcel Map (PLN2018-338); and (5) introduce an ordinance approving a Major Modification (PLN2019-114) to a previously approved Planned Development Permit (PLN2005-126/PLN2009-159).

This is the time and place for a public hearing to consider the application of Kelly Snider on behalf of Trojan Storage of Campbell, LLC for a Zoning Map Amendment (PLN2018-336) to rezone the project site from C-PD (Condominium Planned Development) to M-1 (Light Industrial); a Conditional Use Permit with site and architectural review (PLN2018-337) to allow construction of an approximately 156,500 square-foot 3-story self-storage facility with a basement level and caretaker/employee housing unit, including associated site, lighting, parking, and landscaping improvements, an increased floor area ratio (FAR) of 1.26, an increase to the allowable fence height, and an adjustment to the landscape requirements; a Vesting Tentative Parcel Map (PLN2018-338) to merge existing parcels, abandon existing public and private easements, and to establish a new parcel with associated public and private easements, on property located at 680 and 700 E. McGlincy Lane and a Major Modification (PLN2019-114) to a previously approved Planned Development Permit (PLN2005-126/PLN2009-159) to eliminate the second phase of the McGlincy Business center project affecting property located at 680, 700, 710, and 750 E. McGlincy Lane in the C-PD (Condominium Planned Development) Zoning District.

Senior Planner Fama presented the staff report dated December 3, 2019.

Council discussed concerns with the proposed project and clarified the Planning Commission's recommendation in relation to the original proposed project.

Mayor Waterman declared the public hearing open and asked if there was anyone in the audience wishing to be heard.

Applicant Kelly Snider addressed the Council's concerns and introduced Brett Henry to talk about the storage facility. Brett Henry, owner of Trojan Storage, commented on the facility and the services it provides. Kelly Snider commented on the project's landscaping, setbacks, and asked that Council approve the original, three-story proposed project.

Francisco Jimenez, Campbell resident, stated an objection to the height of the project and encouraged Council to shorten the height of the project.

Jeff Lola, Campbell resident, stated concerns with a three-story building being so close to residential homes.

Mike Krisman, Campbell resident, commented on concerns with the project.

Tim Franklin, Campbell resident, commented on the surrounding neighborhood and urged Council to go with a one or two-story building.

Ashuma Yadava, Campbell resident, stated that the landscaping buffer is not sufficient, commented on concerns with the project and urged the Council to consider making it one-story.

Bruce Jordan of Jordan Architects Inc spoke about the project, the process and requested that the Council approve the original design.

There being no one else wishing to speak, Mayor Waterman closed the public hearing.

Council discussed the three-story and two-story heights.

After further discussion, **M/S: Landry/Bybee - that the City Council approve the Planning Commission's recommendation of reducing the building height on the back half of the third floor to keep it to two floors; adopt Resolution 12538 adopting a Mitigated Negative Declaration (PLN2018-339); introduce Ordinance 2256 approving a Zoning Map Amendment (PLN2018-336); adopt Resolution 12539 approving a Conditional Use Permit with Site and Architectural Review (PLN2018-337); adopt Resolution 12540 approving a Vesting Tentative Parcel Map (PLN2018-338); and introduce Ordinance 2257 approving a Major Modification (PLN2019-114) to a previously approved Planned Development Permit (PLN2005-126/PLN2009-159). Motion was adopted by the following roll call vote:**

RESULT:	ADOPTED [4 TO 1]
MOVER:	Landry
SECONDER:	Bybee
AYES:	Waterman, Landry, Resnikoff, Bybee
NAYS:	Gibbons

City Clerk Wood read the title of Ordinance 2256.

M/S: Bybee/Landry - that the City Council waive further reading of Ordinance 2256. The motion was adopted by a 4-1 vote (Councilmember Gibbons voted no).

City Clerk Wood read the title of Ordinance 2257.

M/S: Bybee/Landry - that the City Council waive further reading of Ordinance 2257. The motion was adopted by a 4-1 vote (Councilmember Gibbons voted no).

Council took a ten-minute recess.

17. **Public Hearing to Consider the Application of Cresleigh Homes Corporation, for a Zoning Map Amendment (PLN2016-383) to Amend the Campbell Zoning Map to Rezone the Project Site from P-D (Planned Development) to C-P-D (Condominium Planned Development); a Planned Development Permit with Density Bonus (PLN2016-378) to Allow Construction of a Mixed-Use Development Project Consisting of 59 Residential Condominium Units, Two Commercial Spaces Totaling 6,512 Square Feet, and Associated Improvements; a Vesting Tentative Subdivision Map (PLN2016-380) to Create 59 “Air Space” Residential Condominium Unit Parcels, One Commercial Unit Parcel, and One Common Lot with Associated Site Improvements; and a Tree Removal Permit (PLN2016-382) to Allow Removal of On-Site Protected Trees on Properties Located at 540, 558 and 566 East Campbell Avenue and 24 and 34 Dillon Avenue. A Mitigated Negative Declaration (PLN2016-381) Has Been Prepared for this Project. (Ordinance/Resolutions/Roll Call Vote)**

Recommended Action: The Planning Commission recommends that the City Council take the following actions: (1) adopt a resolution adopting a Mitigated Negative Declaration (PLN2016-381); (2) introduce an ordinance approving a Zoning Map Amendment (P-D to C-PD) (PLN2016-383); (3) introduce an ordinance approving a Planned Development Permit (PLN2016-378); (4) adopt a resolution approving a Vesting Tentative Subdivision Map (PLN2016-380); and (5) adopt a resolution approving a Tree Removal Permit (PLN2016-382).

This is the time and place for a public hearing to consider the application of Cresleigh Homes Corporation, for a Zoning Map Amendment (PLN2016-383) to amend the Campbell Zoning Map to rezone the project site from P-D (Planned Development) to C-P-D (Condominium Planned Development); a Planned Development Permit with density bonus (PLN2016-378) to allow construction of a mixed-use development project consisting of 59 residential condominium units, two commercial spaces totaling 6,512 square feet, and associated improvements; a vesting tentative subdivision map (PLN2016-380) to create 59 “air space” residential condominium unit parcels, one commercial unit parcel, and one common lot with associated site improvements; and a Tree Removal Permit (PLN2016-382) to allow removal of on-site protected trees on properties located at 540, 558 and 566 East Campbell Avenue and 24 and 34 Dillon Avenue.

Senior Planner McCormick presented the staff report dated December 3, 2019.

Mayor Waterman declared the public hearing open and asked if there was anyone in the audience wishing to be heard.

Deana Ellis, Vice President Land Resources for Cresleigh Home Corporation, spoke about the project design, the process, and the public outreach.

Doctor Mary Kilkenny, Campbell business owner, stated that her business is across from the proposed project, she supports it, and would like it to be approved.

Michele Ralls, Campbell resident, and Campbell business owner, commented on issues with the current vacant lot, stated support for the proposed project and would like the project to be approved.

Deana Ellis, Vice President Land Resources for Cresleigh Home Corporation, commented on the process and the public response.

There being no one else wishing to speak, Mayor Waterman closed the public hearing.

Council discussed the overall project and commented on some concerns.

M/S: Resnikoff/Bybee - that the City Council adopt Resolution 12541 adopting a Mitigated Negative Declaration (PLN2016-381); introduce Ordinance 2258 approving a Zoning Map Amendment (P-D to C-PD) (PLN2016-383); introduce Ordinance 2259 approving a Planned Development Permit (PLN2016-378); adopt a Resolution 12542 approving a Vesting Tentative Subdivision Map (PLN2016-380); and adopt a Resolution 12543 approving a Tree Removal Permit (PLN2016-382). The motion was adopted by the following roll call vote:

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Resnikoff
SECONDER:	Bybee
AYES:	Waterman, Landry, Resnikoff, Bybee, Gibbons

City Clerk Wood read the title of Ordinance 2258.

M/S: Gibbons/Bybee - that the City Council waive further reading of Ordinance 2258. The motion was adopted unanimously.

City Clerk Wood read the title of Ordinance 2259.

M/S: Gibbons/Bybee - that the City Council waive further reading of Ordinance 2259. The motion was adopted unanimously.

18. **Resolution Approving Amendments to 2019-20 Schedule of Fees and Charges Adding a Transaction Processing Fee for Credit Card, Debit Card, and eCheck (ACH) Transactions (Resolution/Roll Call Vote)**
Recommended Action: That the City Council approve a resolution amending the FY 2019-20 Schedule of Fees and Charges to add a Transaction Processing Fee for credit card, debit card, and eCheck (ACH) transactions.

Finance Director Fuentes presented the staff report dated December 3, 2019.

Council discussed the fees and commented on some concerns.

After further discussion, **M/S: Gibbons/Bybee - that the City Council adopt Resolution 12544 amending the FY 2019-20 Schedule of Fees and Charges to add a Transaction Processing Fee for credit card, debit card, and eCheck (ACH) transactions. The motion was adopted by the following roll call vote:**

RESULT:	ADOPTED [4 TO 1]
MOVER:	Gibbons
SECONDER:	Bybee
AYES:	Landry, Resnikoff, Bybee, Gibbons
NAYS:	Waterman

NEW BUSINESS

19. **Resolution Introducing the Legislative Advocacy Principles (Resolution/Roll Call Vote)**

Recommended Action: Adopt a resolution introducing the Legislative Advocacy Principles Policy as Section 1.31 of the City Council Policy Manual.

City Manager Loventhal presented the staff report dated December 3, 2019.

Council commented on the policy, expressed concerns with the language, and discussed revising the proposed policy.

After further discussion, Council decided to take no action on this item.

20. **Resolution Approving Revisions to the Street Names Policy (Resolution/Roll Call Vote)**

Recommended Action: The Civic Improvement Commission recommends that the City Council adopt a resolution approving the Street Names Policy changes.

Senior Services Supervisor, Wong-Erling presented the staff report dated December 3, 2019.

Council discussed concerns with criteria D (4) and suggested that naming criteria not allow living individuals.

After discussion, **M/S: Landry/Resnikoff - that the City Council adopt Resolution 12545 approving the Street Names Policy changes, with an amendment to take out D (4) and adding that it has to be a person that is deceased.**

After discussion, Vice Mayor Landry clarified that the word "deceased" will be added to the first sentence in section D so that it will state "The following criteria shall be used in evaluating the merit of naming requests for deceased individual(s) of historical significance:"

Councilmember Resnikoff accepted the clarification.

Motion was adopted by the following roll call vote:

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Landry
SECONDER:	Resnikoff
AYES:	Waterman, Landry, Resnikoff, Bybee, Gibbons

21. **Receive an Update on Review of Payroll Processes and Systems and Suggested Improvements**

Recommended Action: That the City Council receive an update on the review of payroll processes and systems and suggested improvements.

City Manager Loventhal stated that this item is an update and there is no action requested.

Council accepted the report.

COUNCIL COMMITTEE REPORTS

22. **Council Committee Reports**

Recommended Action: Report on committee assignments and general comments.

This item was continued.

ADJOURN

Mayor Waterman adjourned the meeting at 11:43 p.m.

APPROVED:

ATTEST:

Richard M. Waterman, Mayor

Wendy Wood, City Clerk

TROJAN SELF-STORAGE

680 & 700 E. MCGLINCY LANE
CAMPBELL, CA 95008

PROJECT SUMMARY	PROJECT DATA TABLE	CODE ANALYSIS	VICINITY MAP	PROJECT TEAM	SHEET INDEX																																																																																			
<p>PROJECT LOCATION: ADDRESS: 680 & 700 E. MCGLINCY LANE, PARCELS 3 & 4 CAMPBELL, CA 95008</p> <p>ASSESSOR'S PARCEL NUMBER: PARCEL 3: 412-35-040 PARCEL 4: 412-35-028</p> <p>GENERAL PLAN: CITY OF CAMPBELL GENERAL MAP 2013 LIGHT INDUSTRIAL</p> <p>ZONING: EXISTING: C-PD (CONDOMINIUM PLANNED DEVELOPMENT) PROPOSED: M-1 (LIGHT INDUSTRIAL), MIN. PARCEL SIZE = 6000 S.F.</p> <p>SCOPE OF WORKS: A NEW SELF-STORAGE FACILITY, OFFICE AND MANAGERS' RESIDENCE WITH SITE HARDSCAPE & LANDSCAPE IMPROVEMENTS</p> <p># OF STORAGE UNITS: 1002</p>	<p>SITE DATA</p> <table border="1"> <tr> <td>PARCEL 3 (412-35-040)</td> <td>45,438</td> <td>SQ. FT.</td> </tr> <tr> <td>PARCEL 4 (412-35-028)</td> <td>45,538</td> <td>SQ. FT.</td> </tr> <tr> <td>TOTAL LOT SIZE (PARCELS 3 & 4)</td> <td>91,277</td> <td>SQ. FT.</td> </tr> <tr> <td colspan="3" style="text-align: center;">- 2.1 -</td> </tr> <tr> <td>PROPOSED F.A.R. 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NET STORAGE AREA = ± 106,000 S.F.</p> <p>BUILDING CONSTRUCTION TYPE: I-B OCCUPANCY CLASSIFICATION: S-1 - BUILDINGS ARE EQUIPPED WITH AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13. - PROPOSED ON-SITE EMPLOYEE RESIDENCE TO BE 960 S.F. AS REQUIRED BY CMC SEC. 21.36.040</p>	PARCEL 3 (412-35-040)	45,438	SQ. FT.	PARCEL 4 (412-35-028)	45,538	SQ. FT.	TOTAL LOT SIZE (PARCELS 3 & 4)	91,277	SQ. FT.	- 2.1 -			PROPOSED F.A.R. (MAX. 0.40)	1.28	ACROSS	STANDARDS	30	ACCESSIBLE	2	LOADING	9	TOTAL:	40	ZONE	M-1 (LIGHT INDUSTRIAL)	STRUCTURE HEIGHT	45 FT. MAX. / 40 FT. PROVIDED	SETBACKS:		FRONT	10 FT. / 5 FT. OR ONE-HALF THE HEIGHT OF THE BUILDING WALL ADJACENT TO THE SIDE PROPERTY LINE (WHICHEVER IS GREATER)	SIDE (EACH)	VARIES (22' MIN.)	REAR	10 FT. / 80 FT.	STREET SIDE	10 FT. / 10 FT.		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EACH PORTION OF A BUILDING SEPARATED BY ONE OR MORE FIRE WALLS COMPLYING WITH SECTION 706 SHALL BE CONSIDERED TO BE A SEPARATE BUILDING.</p> <p>CBC TABLE 503: ALLOWABLE BUILDING HEIGHTS AND AREAS</p> <table border="1"> <thead> <tr> <th>GROUP</th> <th>S-1 W/ AUTOMATIC SPRINKLER SYSTEM</th> </tr> </thead> <tbody> <tr> <td>CONSTRUCTION TYPE</td> <td>TYPE I-B</td> </tr> <tr> <td>HEIGHT (FEET)</td> <td>75</td> </tr> <tr> <td>STORIES</td> <td>3</td> </tr> <tr> <td>AREA</td> <td>60,000</td> </tr> </tbody> </table> <p>CBC 554.2 AUTOMATIC SPRINKLER SYSTEM INCREASE WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.5.1.1 THE VALUE SPECIFIED IN TABLE 503 FOR MAXIMUM BUILDING HEIGHT IS INCREASED BY 20' AND THE MAXIMUM NUMBER OF STORIES IS INCREASED BY 1.</p> <p>PROJECT DATA (CONT.)</p> <p>BUILDING LOT COVERAGE: 44,901 sq. ft. / 91,277 sq. ft. = 49.2%</p> <p>LANDSCAPING COVERAGE: 15,281 sq. ft. / 91,277 sq. ft. = 17%</p> <p>PAVING COVERAGE: 34,831 sq. ft. / 91,277 sq. ft. = 38%</p> <p>IMPERVIOUS COVERAGE: 72,130 sq. ft. / 91,277 sq. ft. = 79%</p>	GROUP	S-1 W/ AUTOMATIC SPRINKLER SYSTEM	CONSTRUCTION TYPE	TYPE I-B	HEIGHT (FEET)	75	STORIES	3	AREA	60,000	 <p>KEYPLAN</p> 	<p>OWNER TROJAN STORAGE BRETT HENRY 1732 AVIATION BLVD, SUITE 217 REDONDO BEACH, CA 90278 TELEPHONE: (310) 863-8437</p> <p>APPLICANT KELLY SNIDER KELLY SNIDER CONSULTING TELEPHONE: (850) 381-3132</p> <p>ARCHITECT BRUCE JORDAN ARCHITECT 131 CALLE SOLENA, SUITE 100 SAN CLEMENTE, CA 92673 TELEPHONE: (949) 388-8080 FACSIMILE: (949) 388-8200 E-MAIL: bjordan@jordanarchitects.com</p> <p>CIVIL + LANDSCAPE RUGGERI-JENSEN-AZAR 8655 CAMINO ARROYO GILROY, CA 95020 TELEPHONE: (408) 848-0300 FACSIMILE: (408) 848-0302 CONTACT: JIM SCHUL (ENGINEERING) JOHN MONIZ (PLANNING) LORNAE ROY (LANDSCAPING)</p>	<p>ARCHITECTURAL</p> <ul style="list-style-type: none"> A1 COVER SHEET A2 DEVELOPMENT SITE PLAN A3 BASEMENT & 1ST FLOOR PLAN A4 2ND & 3RD FLOOR PLAN A5 OFFICE AND RESIDENCE PLAN A6 BUILDING CROSS SECTIONS A7 BUILDING GROUND SECTIONS A8 NORTH & SOUTH ELEVATIONS A9 EAST & WEST ELEVATIONS A10 NORTH & SOUTH ELEVATIONS CONT. A11 EAST & WEST ELEVATIONS CONT. A12 COLOR ELEVATION A13 STREET SCAPE DRAWING A14 FLOOR AREA DIAGRAM A15 LINE OF SIGHT/PRIVACY PLAN, CIRCULATION PLAN A16 PARKING PLAN, EMERGENCY ACCESS PLAN, MAINTENANCE PLAN A17 ACCESSIBILITY PLAN A18 EMERGENCY ACCESS/FIRE PLAN A19 LADDER ACCESS DIAGRAMS A20 SITE PHOTOGRAPHS A21 COLOR MATERIAL SHEET A22 RENDERING A23 RENDERING A24 RENDERING A25 RENDERING A26 PHOTO MTRIC PLAN <p>CIVIL</p> <ul style="list-style-type: none"> C1 DELETED (MERGED TO A2) C2 GRADING & UTILITY PLAN C3 GRADING SECTIONS C4 STORMWATER CONTROL PLAN C5 EXISTING CONDITIONS C6 VESTING TENTATIVE MAP <p>LANDSCAPE</p> <ul style="list-style-type: none"> L1 LANDSCAPE PLAN L2 PLANT PALLET L3 HYDROZONE PLAN L4 IRRIGATION DETAILS 1 L5 IRRIGATION DETAILS 2 L6 IRRIGATION DETAILS 3
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BRETT HENRY
TROJAN STORAGE
CAMPBELL, CA

COVER SHEET

REV.	DATE	COMMENT
1	09-13-19	FIRE HYDRANT
2	1-15-20	CITY COUNSEL REVISIONS

JOB NUMBER: 15-411
SCALE: N/A
DATE: 01/23/2020

A1

jordan
ARCHITECTS, INC.

131 CALLE SOLENA, SUITE 100
SAN CLEMENTE,
CA 92672-7511
Telephone: 949.388.8080
Fax: 949.388.8200

THE GENERAL APPLICANT OR SUBMITTER OF THESE PLANS IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND FOR OBTAINING ALL NECESSARY RECORDS FROM THE PROJECT RECORD OFFICE AND FOR OBTAINING ALL NECESSARY RECORDS FROM THE PROJECT RECORD OFFICE AND FOR OBTAINING ALL NECESSARY RECORDS FROM THE PROJECT RECORD OFFICE AND FOR OBTAINING ALL NECESSARY RECORDS FROM THE PROJECT RECORD OFFICE.

**BRETT HENRY
TROJAN STORAGE
CAMPBELL, CA**

DEVELOPMENT SITE PLAN

REV.	DATE	COMMENT
△	09-13-19	FIRE HYDRANT
△	1-15-20	CITY COUNSEL REVISIONS

JOB NUMBER: 18-411
SCALE: 1"=20'-0"
DATE: 01/23/2020

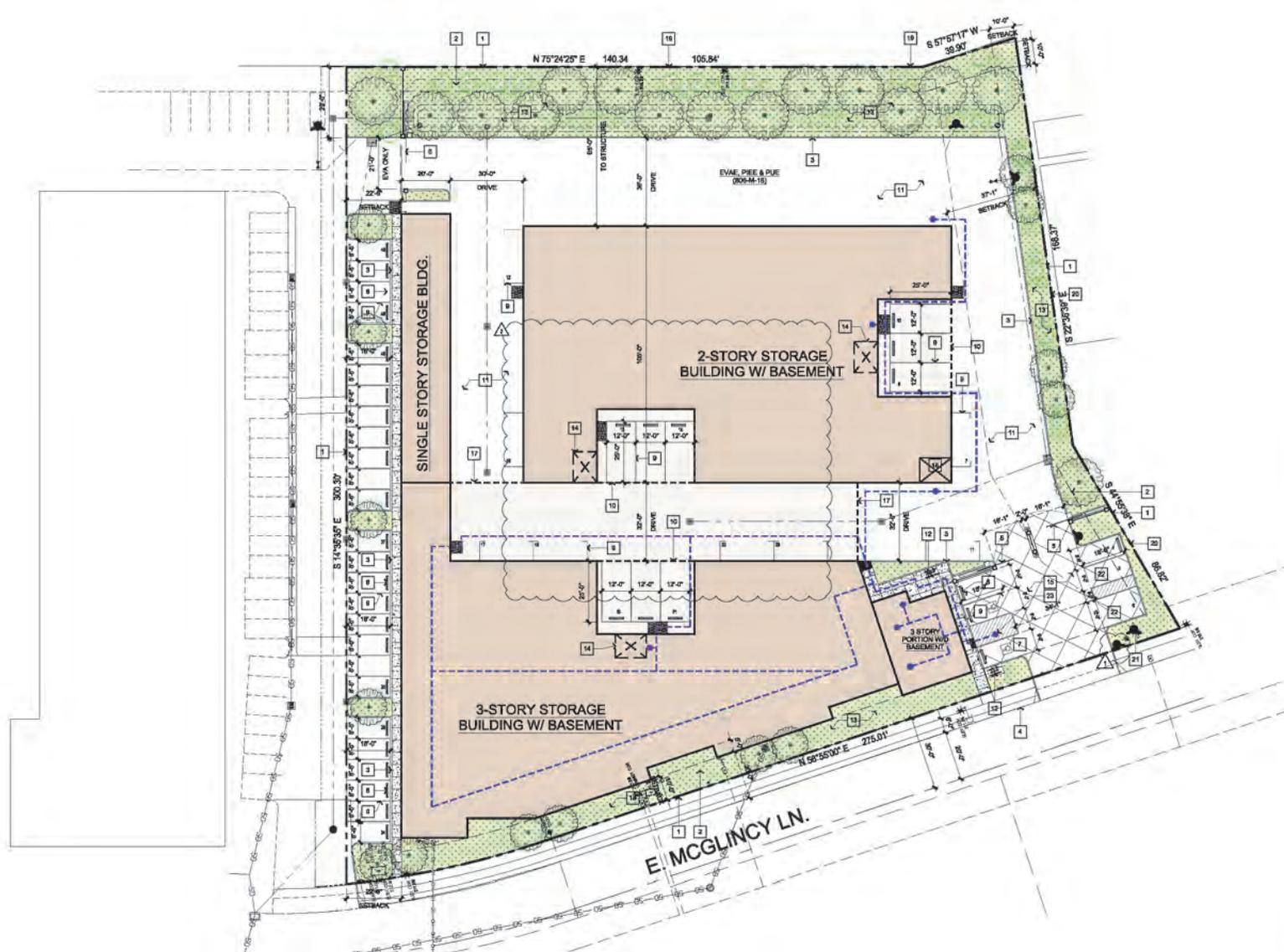
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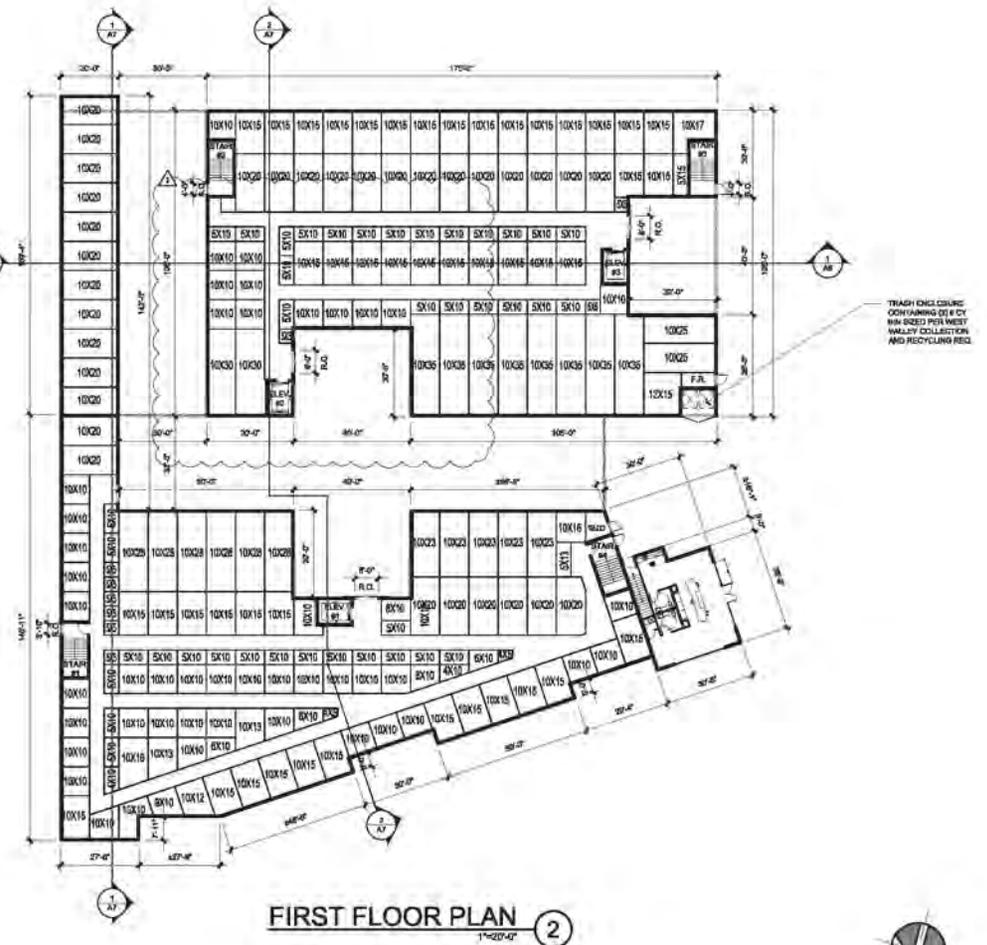
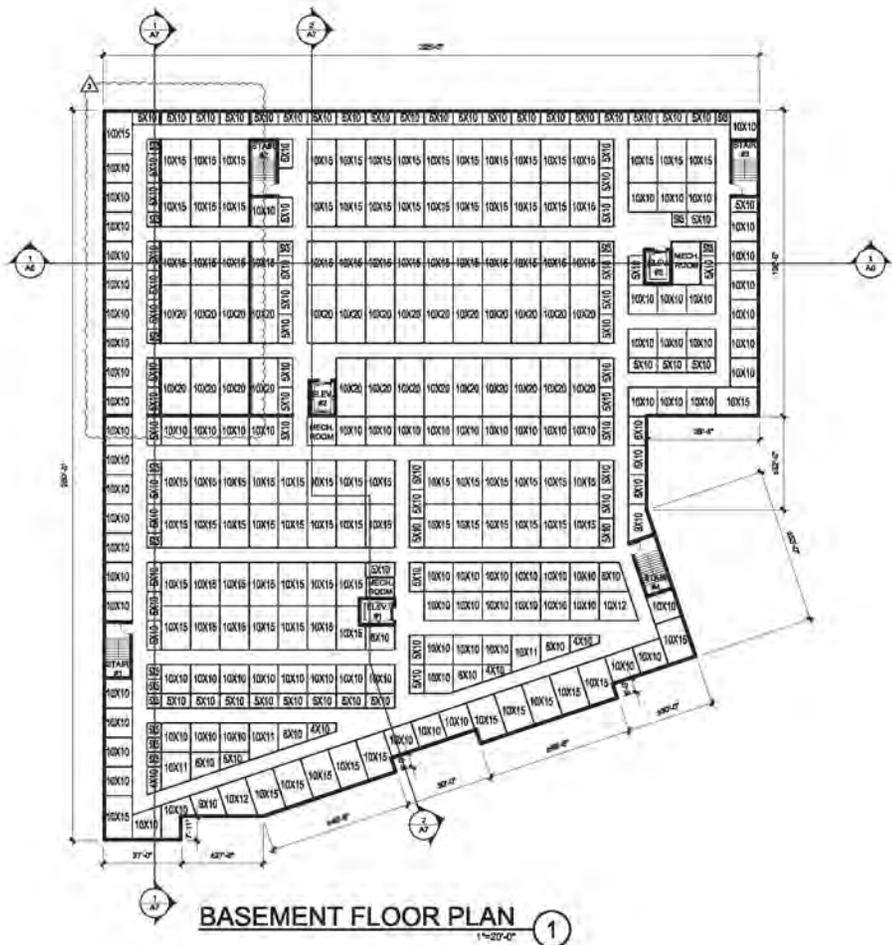
jordan
ARCHITECTS, INC.

131 GULF (2) RD., SUITE 100
SAN CLEMENTE,
CA 92672-7541
Telephone: 949.382.0596
Fax: 949.382.9286

KEY NOTES	
1	PROPERTY LINE
2	LINE OF SETBACK
3	CONCRETE CURB
4	CONCRETE SIDEWALK
5	METAL SLIDING GATE (ENTRANCE)
6	METAL SLIDING GATE (EMERGENCY VEHICLE ACCESS ONLY)
7	VAN-ACCESSIBLE PARKING SPACE & ACCESS AISLE
8	CONCRETE WHEEL STOP
9	4" PAINTED PARKING STRIPING WHITE OR COMPLY W/ CITY STANDARDS.
10	LINE OF BUILDING COVERED LOADING AREA.
11	PAVEMENT DRIVE PER CIVIL DRAWINGS.
12	BIKE RACK
13	LANDSCAPE AREA, SEE CIVIL AND LANDSCAPE DWGS.
14	ELEVATOR WITH VESTIBULE
15	ORNAMENTAL ENTRY WAY W/ CONCRETE PAVING
16	NOT USED
17	NOT USED
18	TRASH ENCLOSURE, SEE 1ST FLOOR PLAN.
19	EXISTING 8'-0" HT. SITEWALL, BLOCK
20	PROPOSED 8'-0" HT. WROUGHT IRON FENCE, BLACK
21	(E) FIRE DEPARTMENT CONNECTION
22	FUTURE EV PARKING SPACES
23	ADA PATH OF TRAVEL



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BRETT HENRY
TROJAN STORAGE
CAMPBELL, CA

PRELIMINARY FLOOR PLANS

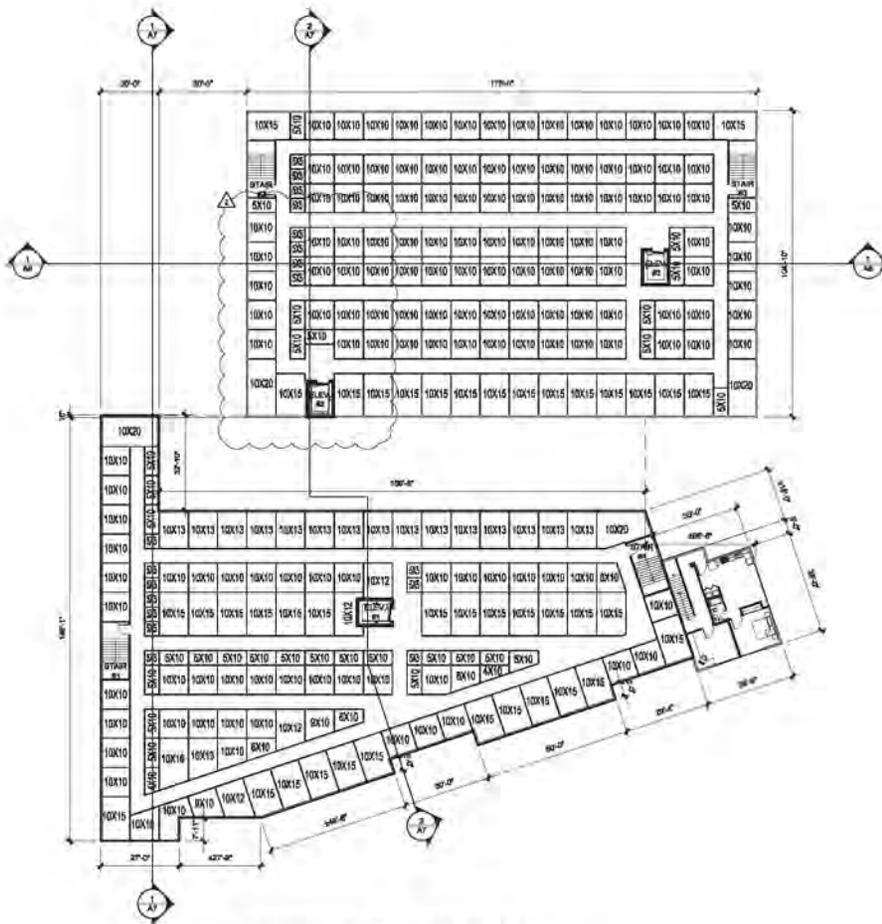
REV.	DATE	COMMENT
△	05-13-19	FIRE HYDRANT
△	1-15-20	CITY COUNSEL REVISIONS

JOB NUMBER: 15-411
SCALE: 1"=20'-0"
DATE: 01/23/2020

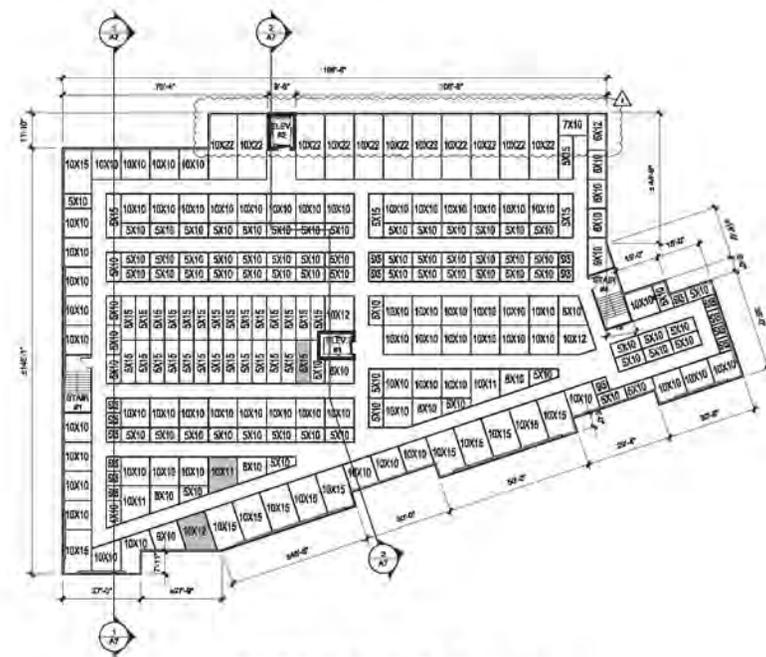
A3



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SECOND FLOOR PLAN ①
1"=20'-0"



THIRD FLOOR PLAN ②
1"=20'-0"

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PRELIMINARY FLOOR PLANS

REV.	DATE	COMMENT
△	05-13-19	FIRE HYDRANT
△	1-15-20	CITY COUNSEL REVISIONS

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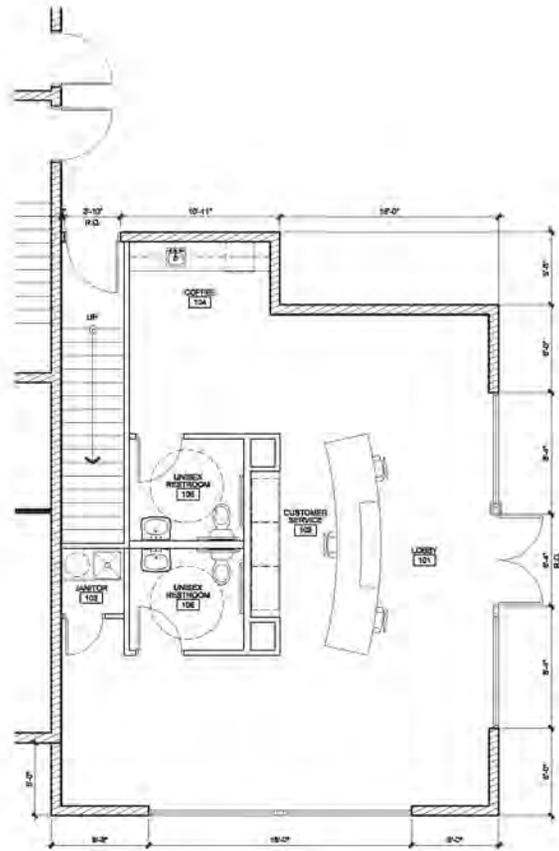
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SCALE: 1"=20'-0"
DATE: 01/23/2020

A4

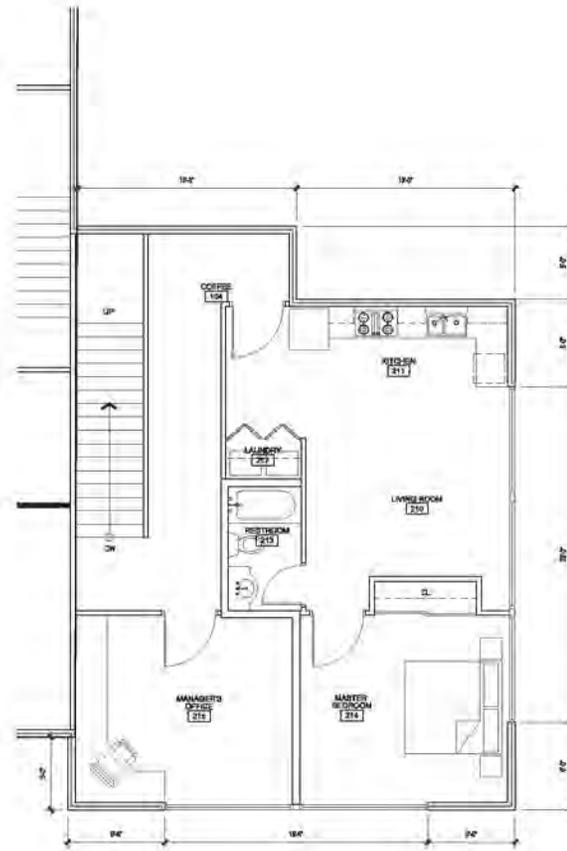
NORTH

jordan
ARCHITECTS, INC.

101 CHIEF OF STATE DRIVE
SAN CLEMENTE
CA 95072-7341
Tel: 951.251.2000
Fax: 951.251.2002



OFFICE FLOOR PLAN ①
1/8"=1'-0"



MANAGER'S RESIDENCE & OFFICE FLOOR PLAN ②
1/8"=1'-0"

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CAMPBELL, CA

PRELIMINARY FLOOR PLANS

REV.	DATE	COMMENT
▲	09-13-19	FIRE HYDRANT
▲	1-15-20	CITY COUNSEL REVISIONS

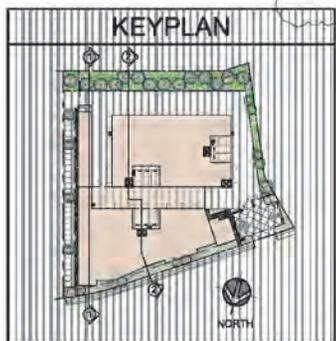
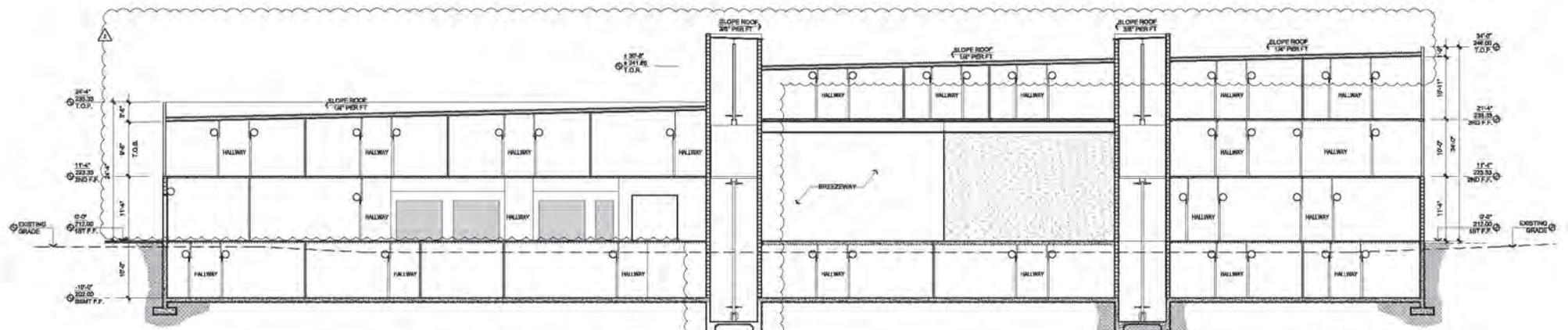
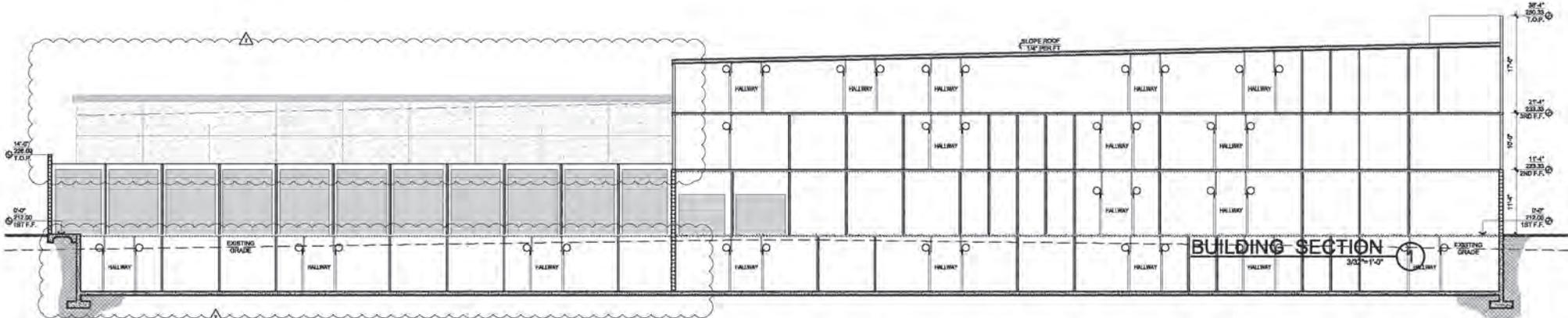
100 COLUMBIAN AVENUE, SUITE 100, SAN JOSE, CA 95128
408.255.1100
WWW.JORDANARCHITECTS.COM

JOB NUMBER: 15-411
SCALE: 1/8"=1'-0"
DATE: 01/23/2020

A5



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CAMPBELL, CA**

PRELIMINARY BUILDING SECTION

REV.	DATE	COMMENT
△	09-13-19	FIRE HYDRANT
△	1-15-20	CITY COUNSEL REVISIONS

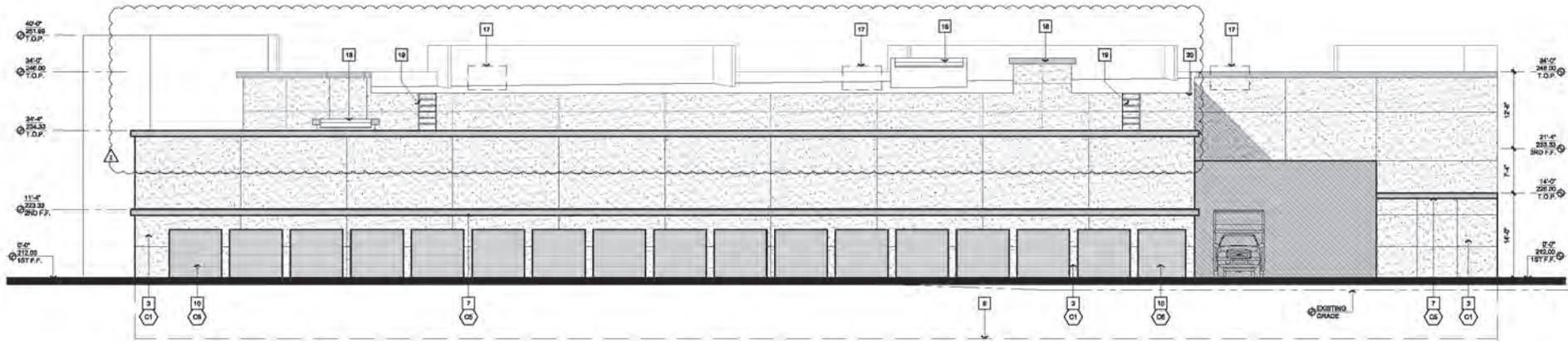
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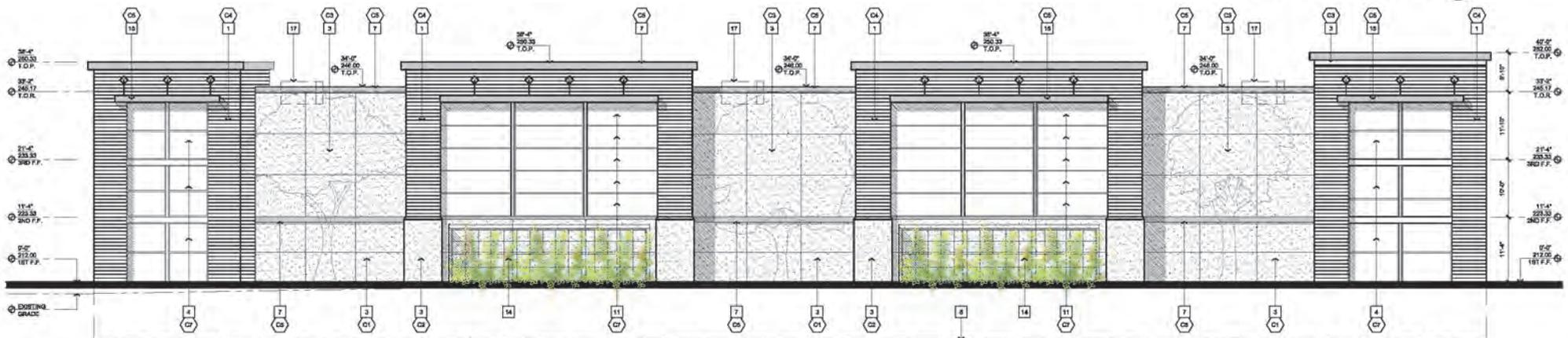
JOB NUMBER: 15-411
SCALE: 1/8"=1'-0"
DATE: 01/23/2020

A7

101 RILEY RD. STE. 100
SAN CLEMENTE,
CA 92675-7511
Telephone: 949.282.8006
Fax: 949.282.8006



SOUTH ELEVATION ①
1/8" = 1'-0"



NORTH ELEVATION ②
1/8" = 1'-0"

KEYNOTES	
1 ARCHITECTURAL METAL PANEL BY MCELROY METAL	10 STORAGE UNIT ROLL UP DOOR BY JANUS
2 ROOF LINE BEYOND	11 SPANDREL GLASS BY VITRO
3 PAINTED STUCCO FINISH, COLOR BY QUINN EDWARDS	12 MAIN DOOR
4 STOREFRONT GLAZING IN ALUMINUM FRAME BY VITRO	13 OFFICE ENTRANCE
5 STUCCO REVEAL CHANNEL	14 ACCENT TRELLIS
6 WALL MOUNTED SIGN (SIGNS SHOWN FOR CONCEPT ONLY, SIGNAGE TO BE A SEPARATE SUBMITTAL & PERMIT)	15 PRE-FINISHED METAL AWNING
7 CORNICE / ACCENT BAND	16 TRASH ENCLOSURE
8 EXTENT OF BASEMENT LEVEL	17 FUTURE ROOF-MOUNTED HVAC UNIT (APPROX.-ACTUAL PLACEMENT SHALL VARY)
9 BESAM SL820 BI-PARTING GLASS DOORS	18 ELEVATOR PENTHOUSE
	19 ROOF ACCESS LADDER FOR FIRE DEPT.
	20 PRE-FINISHED LIGHT GA. METAL SOUPERS & DOWNPOUTS



**BRETT HENRY
TROJAN STORAGE
CAMPBELL, CA**

PRELIMINARY ELEVATIONS

REV.	DATE	COMMENT
△	09-13-19	FIRE HYDRANT
△	1-15-20	CITY COUNSEL REVISIONS

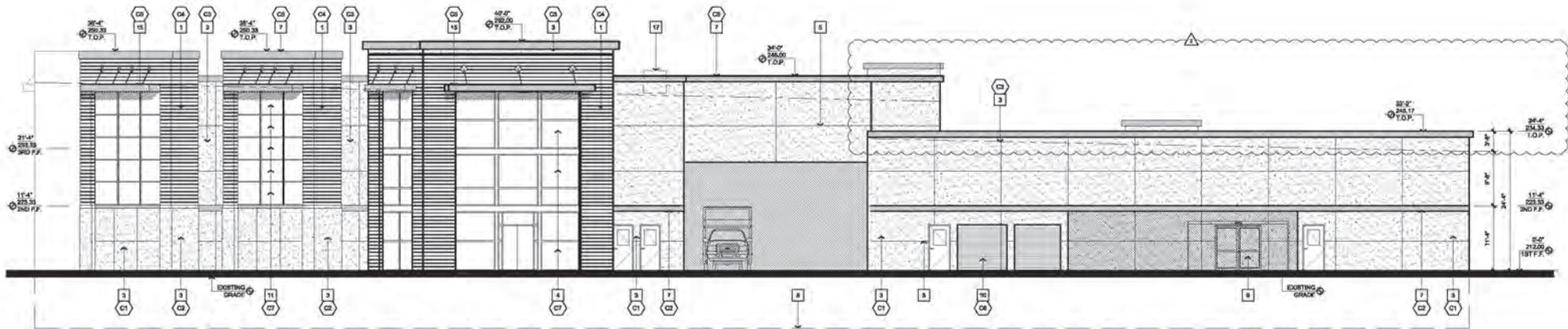
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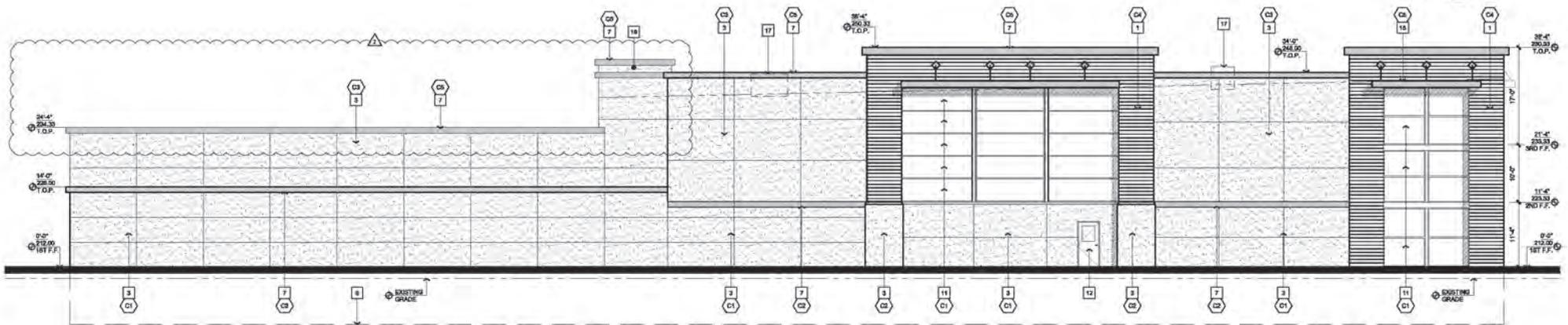
JOB NUMBER: 18-411
SCALE: 1/8" = 1'-0"
DATE: 01/23/2020

A8

131 GULF COAST BLVD SUITE 100
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CA 92672-7511
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Fax: 949.262.0596



WEST ELEVATION ①
1/8" = 1'-0"



EAST ELEVATION ②
1/8" = 1'-0"



KEYNOTES	
1	ARCHITECTURAL METAL PANELS BY MICELUNDY METAL
2	ROOF LINE BEYOND
3	PAINTED STUCCO FINISH, COLOR BY DAVID EDWARDS
4	STOREFRONT GLAZING IN ALUMINUM FRAME BY VITRO
5	STUCCO REVEAL CHANNEL
6	WALL MOUNTED SIGN (SIGNS SHOWN FOR CONCEPT ONLY, SIGNAGE TO BE A SEPARATE SUBMITTAL & PERMIT)
7	CORNING / ACCENT BAND
8	EXTENT OF BASEMENT LEVEL
9	BUSMAN BLISS SHIFAWING GLASS DOORS
10	STORAGE UNIT ROLL UP DOOR BY JAMES
11	SPANDREL GLASS BY VITRO
12	MAIN DOOR
13	OFFICE ENTRANCE
14	ACCENT TRELLIS
15	PRE-FINISHED METAL AWNING
16	TRASH ENCLOSURE
17	FUTURE ROOF-MOUNTED HVAC UNIT (APPROX. ACTUAL PLACEMENT SHALL VARY)
18	ELEVATOR PENTHOUSE
19	ROOF ACCESS LADDER FOR FIRE DEPT.
20	PRE-FINISHED LIGHT GA. METAL SCUPPONS & DOWNSPOUTS

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CAMPBELL, CA

PRELIMINARY ELEVATIONS

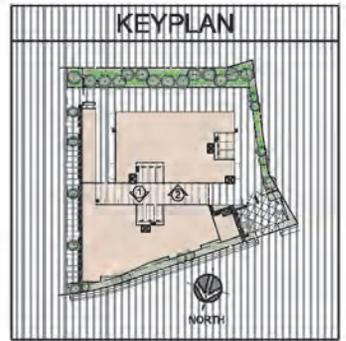
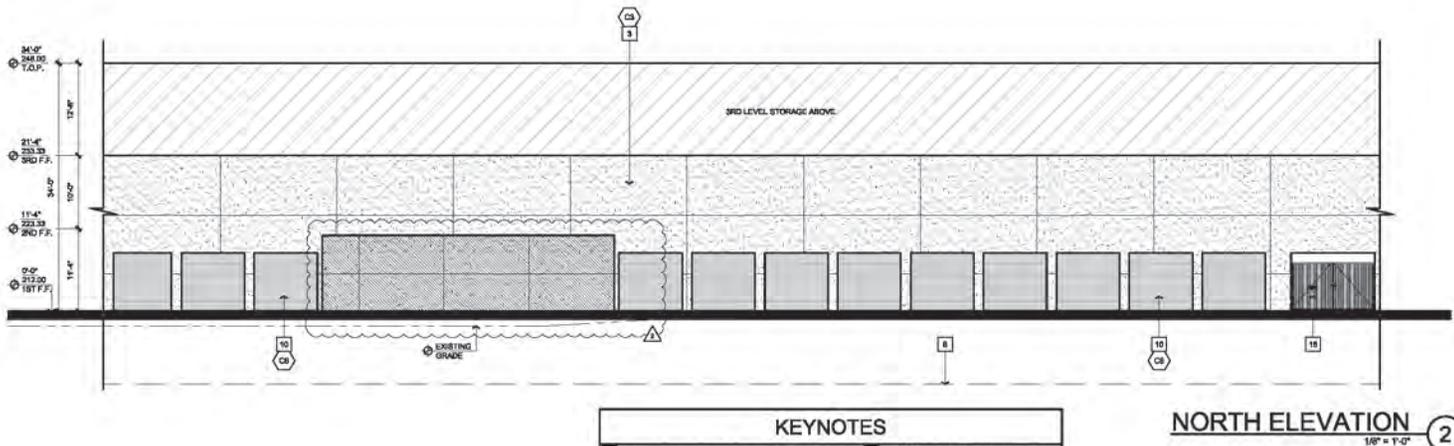
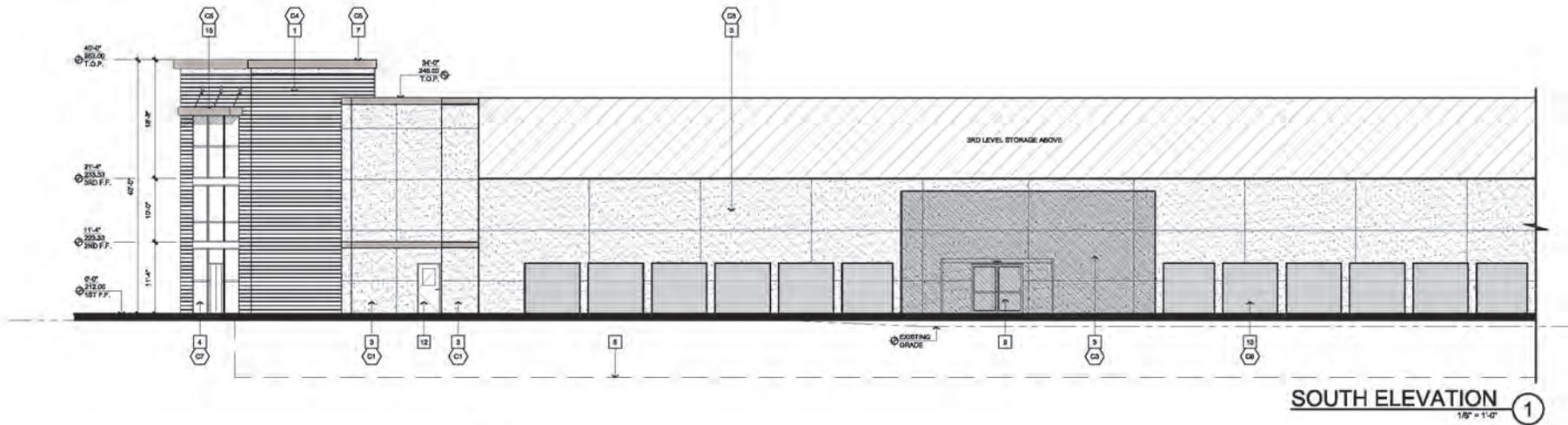
REV.	DATE	COMMENT
▲	09-13-19	FIRE HYDRANT
▲	1-15-20	CITY COUNSEL REVISIONS

JOB NUMBER: 16-411
SCALE: 1/8" = 1'-0"
DATE: 01/23/2020

A9

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KEYNOTES	
1 ARCHITECTURAL METAL PANEL, BY MCELROY METAL.	10 STORAGE UNIT ROLL UP DOOR BY JAKUS
2 ROOF LINE BEYOND.	11 SPANDREL GLASS BY VITRO
3 PAINTED STUCCO FINISH, COLOR BY DUNN EDWARDS	12 MAIN DOOR
4 STOREFRONT GLAZING IN ALUMINUM FRAME BY VITRO	13 OFFICE ENTRANCE
5 STUCCO REVEAL CHANNEL	14 ACCENT TRELLIS
6 WALL MOUNTED SIGN, (SIGNS SHOWN FOR CONCEPT ONLY, SIGNAGE TO BE A SEPARATE SUBMITTAL & PERMIT)	15 FIRE FINISHED METAL AWNING
7 DOWNICE / ACCENT BAND	16 TRASH ENCLOSURE
8 EXTENT OF BASEMENT LEVEL	17 FUTURE ROOF-MOUNTED HVAC UNIT (ADDITIONAL ACTUAL PLACEMENT SHALL VARY)
9 BEAM BLIND IN-PARTING GLASS DOOR.	18 ELEVATOR PENTHOUSE
	19 ROOF ACCESS LADDER FOR FIRE DEPT.
	20 PRE-FINISHED LIGHT GA. METAL ROUPERS & DOWNSPUTS.

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TROJAN STORAGE
 CAMPBELL, CA

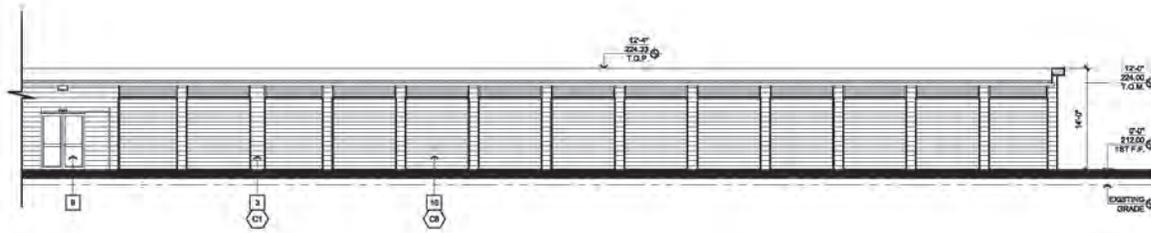
PRELIMINARY ELEVATIONS

REV.	DATE	COMMENT
△	09-13-19	FIRE HYDRANT
△	1-15-20	CITY COUNSEL REVISIONS

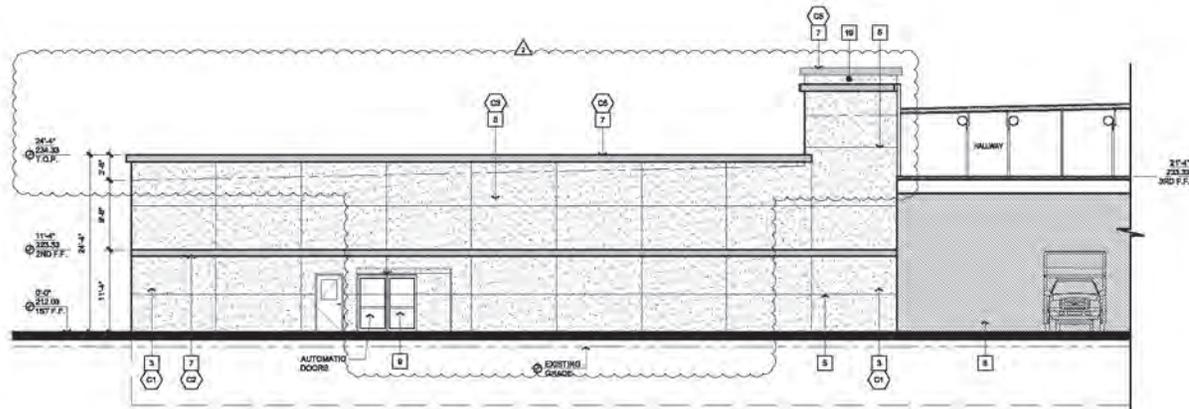
JOB NUMBER: 18-411
 SCALE: 1/8" = 1'-0"
 DATE: 01/23/2020

A10

jordan
 ARCHITECTS, INC.
 131 GULF COAST BLVD SUITE 100
 SAN CLEMENTE
 CA 92672-7541
 Telephone: 949.362.0596
 Fax: 949.362.9296



WEST ELEVATION ①
1/8" = 1'-0"



EAST ELEVATION ②
1/8" = 1'-0"

KEYNOTES		KEYPLAN
1 ARCHITECTURAL METAL PANEL BY MCELROY METAL.	10 STORAGE UNIT ROLL UP DOOR BY JVALIS	
2 ROOF LINE BEYOND.	11 SPANDREL GLASS BY VITRO	
3 PAINTED STUCCO FINISH, COLOR BY DURKEEDWARDS	12 MAIN DOOR	
4 STOREFRONT GLAZING IN ALUMINUM FRAME BY VITRO	13 OFFICE ENTRANCE	
5 STUCCO REVEAL CHANNEL	14 ACCENT TRELLIS	
6 WALL MOUNTED SIGN (SIGNS SHOWN FOR CONCEPT ONLY, SIGNAGE TO BE A SEPARATE SUBMITTAL & PERMIT)	15 PRE-FINISHED METAL AWNING	
7 CORNICE / ACCENT BAND	16 TRASH ENCLOSURE	
8 EXTENT OF BASEMENT LEVEL.	17 FUTURE ROOF-MOUNTED HVAC UNIT (APPROX.-ACTUAL PLACEMENT SHALL VARY)	
9 SESAM BL300 BI-PARTING GLASS DOORS.	18 ELEVATOR PENTHOUSE	
	19 ROOF ACCESS LADDER FOR FIRE DEPT.	
	20 PRE-FINISHED LIGHT GA. METAL SCUPPERS & DOWNPOUTS.	

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CAMPBELL, CA

PRELIMINARY ELEVATIONS

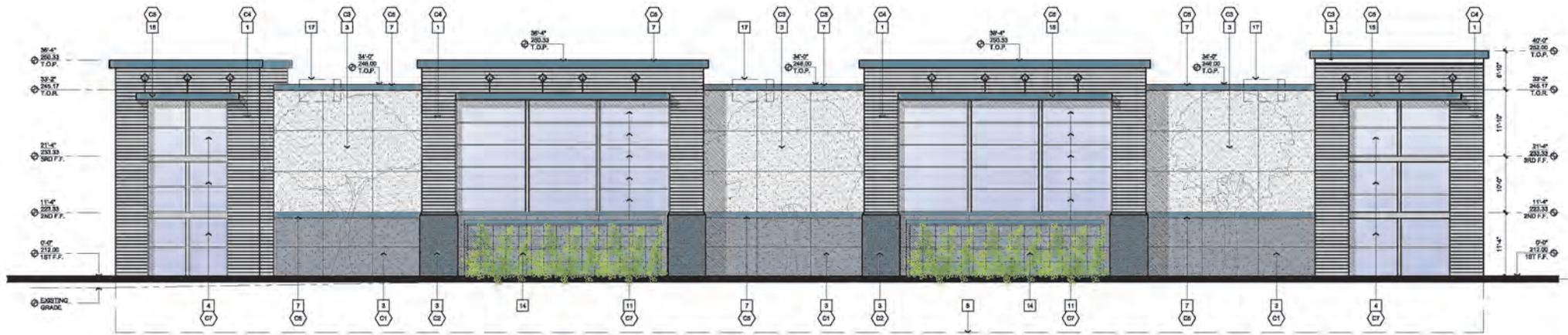
REV.	DATE	COMMENT
△	09-13-19	FIRE HYDRANT
△	1-15-20	CITY COUNSEL REVISIONS

JOB NUMBER: 15-411
SCALE: 1/8" = 1'-0"
DATE: 01/23/2020

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ARCHITECTS, INC.

101 RILEY (2) PHIL. SUITE 100
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CA 92672-7241
Telephone: 951-252-5506
Fax: 951-252-5236

A11



NORTH ELEVATION ①
1/8" = 1'-0"

KEYNOTES	
1	ARCHITECTURAL METAL PANEL BY MICELRIDY METAL
2	ROOF LINE BEYOND
3	PAINTED STUCCO FINISH. COLOR BY DUAN EDWARDS
4	STOREFRONT GLAZING IN ALUMINUM FRAME BY VITRO
6	STUCCO REVEAL CHANNEL
6	WALL MOUNTED SIGN. (SIGNS SHOWN FOR CONCEPT ONLY. SIGNAGE TO BE A SEPARATE SUBMITTAL & PERMIT)
7	CORNICHE / ACCENT BAND
8	EXTENT OF BASEMENT LEVEL
9	BESAM GLASS SH-FASTING GLASS DOORS
10	STORAGE UNIT ROLL UP DOOR BY JANUS
11	SPANDREL GLASS BY VITRO
12	MAN DOOR
13	OFFICE ENTRANCE
14	ACCENT TRELLIS
16	PRE-FINISHED METAL AWNING
18	TRASH ENCLOSURE
17	FUTURE ROOF-MOUNTED HVAC UNIT (MFR/GRK; ACTUAL PLACEMENT SHALL VARY)
15	ELEVATOR PENTHOUSE
18	ROOF ACCESS LADDER FOR FIRE DEPT.
20	PRE-FINISHED LIGHT GA. METAL SCUFFERS & DOWNSPUTS

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TROJAN STORAGE
CAMPBELL, CA

PRELIMINARY COLOR ELEVATION

REV.	DATE	COMMENT
△	09-13-19	FIRE HYDRANT
△	1-15-20	CITY COUNSEL REVISIONS

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A12

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Fax: 949.362.0596



STREETSCAPE ELEVATION 1
3/32" = 1'-0"

**BRETT HENRY
TROJAN STORAGE
CAMPBELL, CA**

PRELIMINARY STREETSCAPE ELEVATION

REV.	DATE	COMMENT
△	09-13-19	FIRE HYDRANT
△	1-15-20	CITY COUNSEL REVISIONS

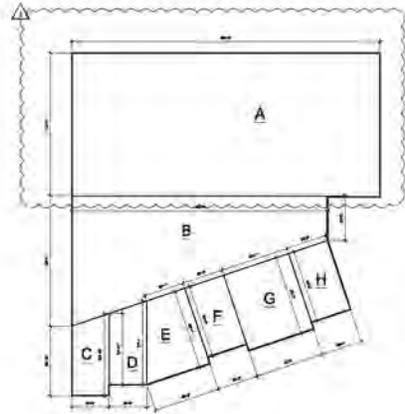
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JOB NUMBER: 15-411
SCALE: 3/32" = 1'-0"
DATE: 01/23/2020

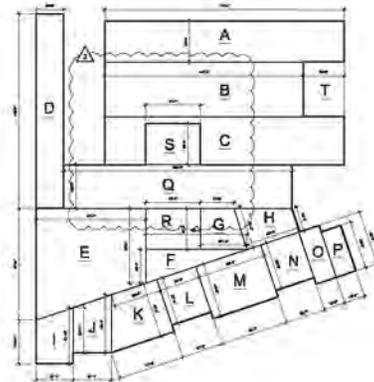
A13

101 RILEY (60) 1011 100
SAN CLEMENTE,
CA 92672-7541
Telephone: 949.262.0596
Fax: 949.262.0596



BASEMENT:

A: 228'-0" X 104'-4"	= 23,474.9 SQ. FT.
B: (85'-1" + 32'-6 1/4") 168'-0" / 2	= 11,325.01 SQ. FT.
C: (55'-10" + 59'-10 3/8") 27'-0" / 2	= 1,494.38 SQ. FT.
D: (51'-11 3/8" + 61'-2 5/8") 27'-0" / 2	= 1,570.01 SQ. FT.
E: (29'-1 1/8" + 48'-6 1/4") 58'-3/4" / 2	= 2,253.01 SQ. FT.
F: 30'-0" X 53'-3/4"	= 1,601.89 SQ. FT.
G: 50'-0" X 58'-1/2"	= 2,902.24 SQ. FT.
H: 53'-1/2" X 30'-0"	= 1,591.50 SQ. FT.
TOTAL:	= 45,832.27 SQ. FT.

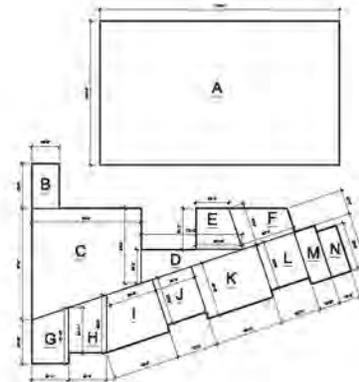


1ST FLOOR:

A: 179'-0" X 30'-0"	= 5,250 SQ. FT.
B: 148'-0" X 40'-0"	= 5,800 SQ. FT.
C: 119'-0" X 36'-0" - 5	= 4,220 SQ. FT.
D: 142'-0" X 20'-0"	= 2,840 SQ. FT.
E: (81'-5 1/8" + 54'-6 1/4") 80'-0" / 2	= 5,444.38 SQ. FT.
F: (73'-10 1/8" X 24'-6 1/4") / 2	= 911.44 SQ. FT.
G: (84'-5 1/8" + 33'-10 1/8") 30'-0" / 2	= 874.34 SQ. FT.
H: (18'-3/8" + 31'-5 1/4") 42'-3 5/8" / 2	= 1,000.01 SQ. FT.
I: (31'-9 7/8" + 40'-10 1/8") 27'-0" / 2	= 961.14 SQ. FT.
J: (32'-11 1/4" + 42'-2 1/2") 27'-0" / 2	= 1,042.54 SQ. FT.
K: (35'-1 1/2" + 48'-6 1/4") 40'-3/8" / 2	= 1,874.18 SQ. FT.
L: 35'-3/8" X 20'-0"	= 1,050.83 SQ. FT.
M: 50'-0" X 40'-1/4"	= 2,000.8 SQ. FT.
N: 29'-4" X 35'-1/8"	= 1,029.8 SQ. FT.
O: 40'-0" X 15'-0"	= 600.00 SQ. FT.
P: 35'-0" X 15'-0"	= 525.00 SQ. FT.
TOTAL:	= 36,973.13 SQ. FT.

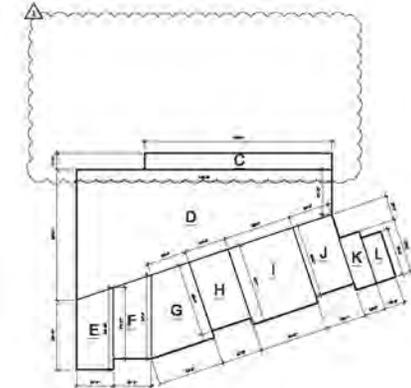
1ST FLOOR INTERNAL VEHICULAR CORRIDOR AND COVERED PARKING:

Q: 186'-8" X 57'-0"	= 5,333.12 SQ. FT.
R: 40'-0" X 30'-0"	= 1,200 SQ. FT.
S: 40'-0" X 30'-0"	= 1,200 SQ. FT.
T: 40'-0" X 30'-0"	= 1,200 SQ. FT.
TOTAL:	= 8,933.12 SQ. FT.



2ND FLOOR:

A: 175'-0" X 105'-0"	= 18,375 SQ. FT.
B: 32'-8" X 20'-0"	= 653.3 SQ. FT.
C: (81'-5 1/8" + 54'-6 1/4") 80'-0" / 2	= 5,444.38 SQ. FT.
D: (74'-2" + 33'-10 1/8") 30'-0" / 2	= 875.4 SQ. FT.
E: (24'-2" + 33'-10 1/8") 30'-0" / 2	= 875.4 SQ. FT.
F: (18'-6/8" + 31'-6 1/4") 40'-3 5/8" / 2	= 999.92 SQ. FT.
G: (31'-9 7/8" + 40'-10 1/8") 27'-0" / 2	= 981.14 SQ. FT.
H: (32'-1 1/2" + 48'-6 1/4") 40'-3/8" / 2	= 1,874.18 SQ. FT.
I: (35'-1 1/2" + 48'-6 1/4") 40'-3/8" / 2	= 1,874.18 SQ. FT.
J: 35'-3/8" X 20'-0"	= 1,050.83 SQ. FT.
K: 50'-0" X 40'-1/4"	= 2,000.8 SQ. FT.
L: 29'-4" X 35'-1/8"	= 1,029.8 SQ. FT.
M: 40'-0" X 15'-0"	= 600.00 SQ. FT.
N: 35'-0" X 15'-0"	= 525.00 SQ. FT.
TOTAL:	= 36,186.44 SQ. FT.



3RD FLOOR:

C: 136'-0" X 11'-10"	= 1,617.09 SQ. FT.
D: (65'-2" + 32'-10 1/8") 186'-0" / 2	= 11,954.00 SQ. FT.
E: (55'-10" + 59'-10 3/8") 27'-0" / 2	= 1,494.28 SQ. FT.
F: (51'-11 3/8" + 61'-2 5/8") 27'-0" / 2	= 1,570.01 SQ. FT.
G: (29'-1 1/8" + 48'-6 1/4") 58'-3/4" / 2	= 2,253.01 SQ. FT.
H: 30'-0" X 53'-3/4"	= 1,601.89 SQ. FT.
I: 50'-0" X 58'-1/2"	= 2,902.24 SQ. FT.
J: 53'-1/2" X 30'-0"	= 1,597.88 SQ. FT.
K: 40'-0" X 15'-0"	= 600.00 SQ. FT.
L: 35'-0" X 15'-0"	= 525.00 SQ. FT.
TOTAL:	= 26,101.74 SQ. FT.

BRETT HENRY
TROJAN STORAGE
 CAMPBELL, CA

FLOOR AREA DIAGRAM

REV.	DATE	COMMENT
△	05-13-19	FIRE HYDRANT
△	1-15-20	CITY COUNSEL REVISIONS

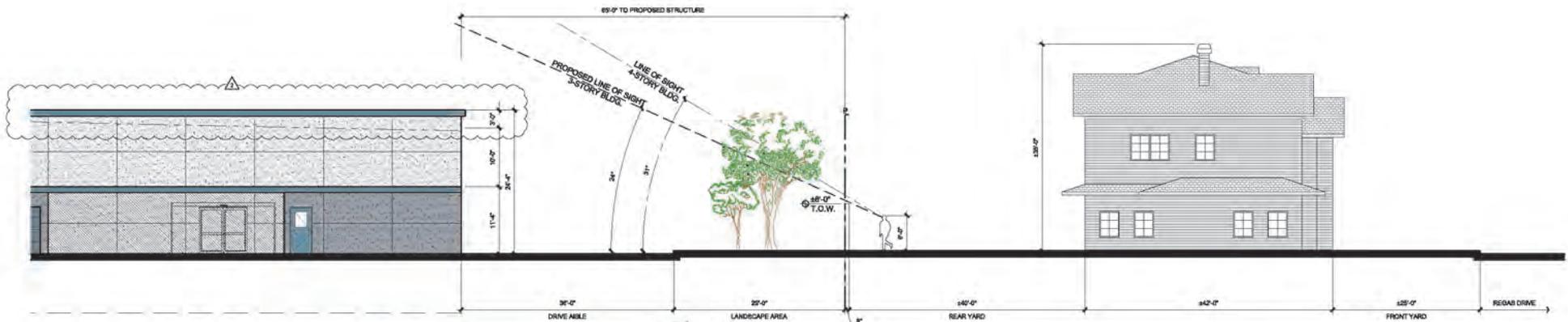


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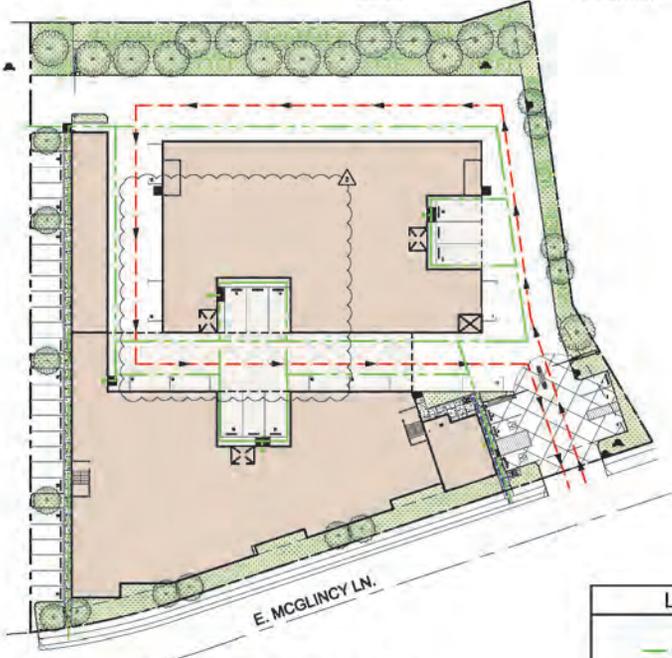
JOB NUMBER: 15-411
 SCALE: 1" = 40'
 DATE: 01/23/2020

A14

DR. PHILIP W. BISHOP, REGISTERED ARCHITECT
 SAN FRANCISCO, CALIFORNIA
 OR 55072-7341
 Telephone: (415) 433-2000
 Fax: (415) 433-2000

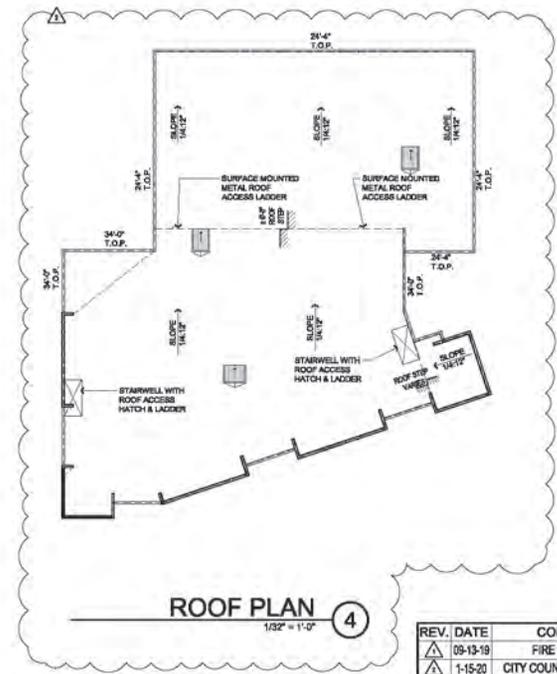


LINE OF SIGHT / PRIVACY PLAN ②
N.T.S.



CIRCULATION PLAN ③
1/32" = 1'-0"

LEGEND	
	PEDESTRIAN
	VEHICULAR
	BICYCLE



ROOF PLAN ④
1/32" = 1'-0"

REV.	DATE	COMMENT
△	09-13-19	FIRE HYDRANT
△	1-15-20	CITY COUNSEL REVISIONS

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TROJAN STORAGE
CAMPBELL, CA**

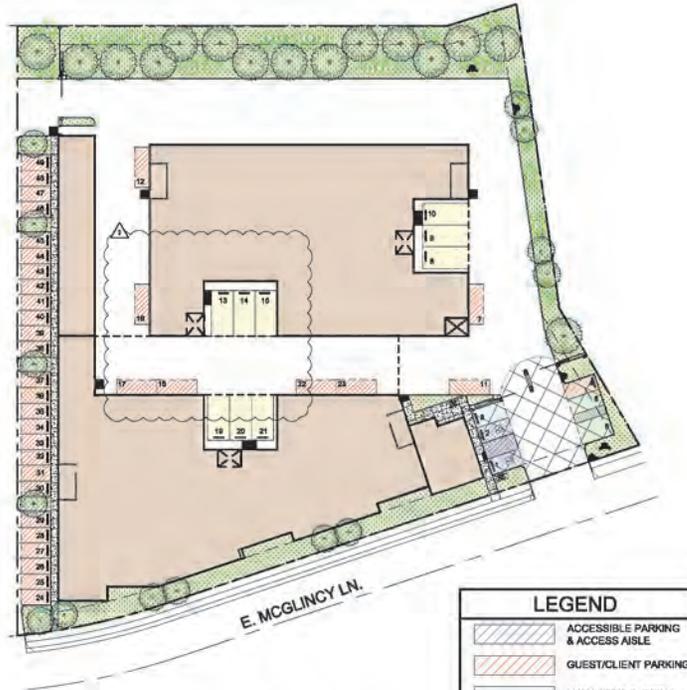
DIAGRAMS & PLANS

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JOB NUMBER: 18-411
SCALE: AS NOTED
DATE: 01/23/2020

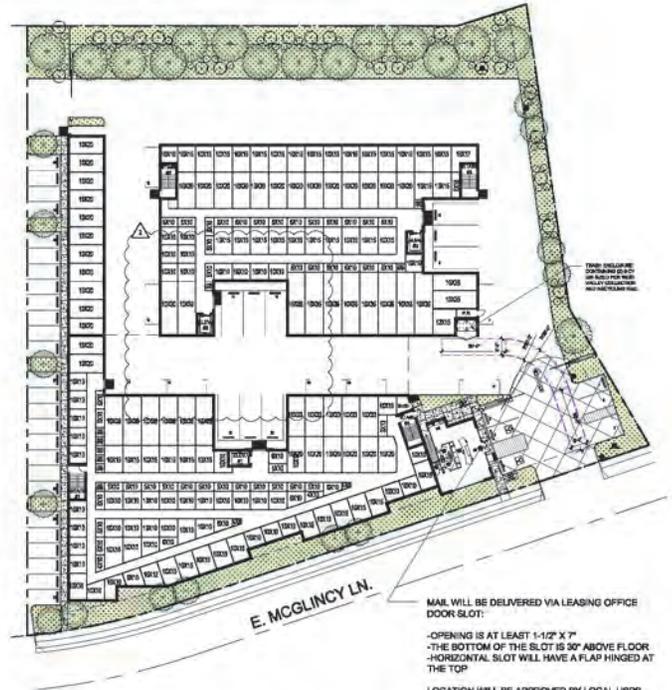
A15

jordan
ARCHITECTS, INC.
131 GILLET (2) TRL. SUITE 100
SAN CLEMENTE,
CA 92672-7541
Telephone: 949.352.3996
Fax: 949.352.9296



PARKING PLAN ①
1/32" = 1'-0"

LEGEND	
	ACCESSIBLE PARKING & ACCESS AISLE
	GUEST/CLIENT PARKING
	MANAGER'S PARKING
	LOADING SPACES
	EV CHARGING SPACES



MAIL DELIVERY PLAN / TRASH MANAGEMENT PLAN ②
1/32" = 1'-0"

MAIL WILL BE DELIVERED VIA LEASING OFFICE DOOR SLOT:
 -OPENING IS AT LEAST 1-1/2" X 7"
 -THE BOTTOM OF THE SLOT IS 30" ABOVE FLOOR
 -HORIZONTAL SLOT WILL HAVE A FLAP HINGED AT THE TOP
 LOCATION WILL BE APPROVED BY LOCAL USPS POSTMASTER

**BRETT HENRY
TROJAN STORAGE
CAMPBELL, CA**

DIAGRAMS & PLANS

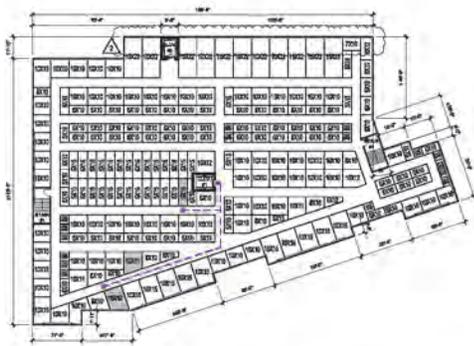
REV.	DATE	COMMENT
△	09-13-19	FIRE HYDRANT
△	1-15-20	CITY COUNSEL REVISIONS

JOB NUMBER: 18-411
 SCALE: AS NOTED
 DATE: 01/23/2020

A16

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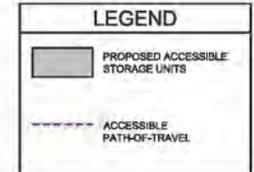
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ACCESSIBILITY PLAN - 3RD FLR. 1/32" = 1'-0" 1



ACCESSIBILITY PLAN - 1ST FLR. 1/32" = 1'-0" 1



TOTAL STORAGE UNITS (ENTIRE FACILITY): 1172
 PER CBC TABLE 11B-225.3 MINIMUM NUMBER OF
 STORAGE UNITS REQUIRED TO BE ACCESSIBLE
 FOR 1172 UNITS: 10 UNITS PLUS 2% OF UNITS
 OVER 200

TOTAL REQUIRED ACCESSIBLE STORAGE UNITS:

- 4 X 5: 1 UNIT
- 4 X 10: 1 UNIT
- 5 X 8: 3 UNITS
- 5 X 10: 3 UNITS
- 5 X 15: 1 UNIT
- 8 X 10: 1 UNIT
- 8 X 10: 1 UNIT
- 8 X 10: 1 UNIT
- 10 X 10: 3 UNITS
- 10 X 11: 1 UNIT
- 10 X 12: 1 UNIT
- 10 X 13: 1 UNIT
- 10 X 15: 4 UNITS
- 10 X 16: 1 UNIT
- 10 X 17: 1 UNIT
- 10 X 20: 1 UNIT
- 10 X 22: 1 UNIT
- 10 X 26: 1 UNIT
- 10 X 28: 1 UNIT
- 10 X 30: 1 UNIT
- 12 X 15: 1 UNIT
- TOTAL: 30 UNITS

BRETT HENRY
 TROJAN STORAGE
 CAMPBELL, CA

DIAGRAMS & PLANS

REV.	DATE	COMMENT
△	09-13-19	FIRE HYDRANT
△	1-15-20	CITY COUNSEL REVISIONS

jordan
 ARCHITECTS, INC.

JOB NUMBER: 15-411
 SCALE: AS NOTED
 DATE: 01/23/2020

A17

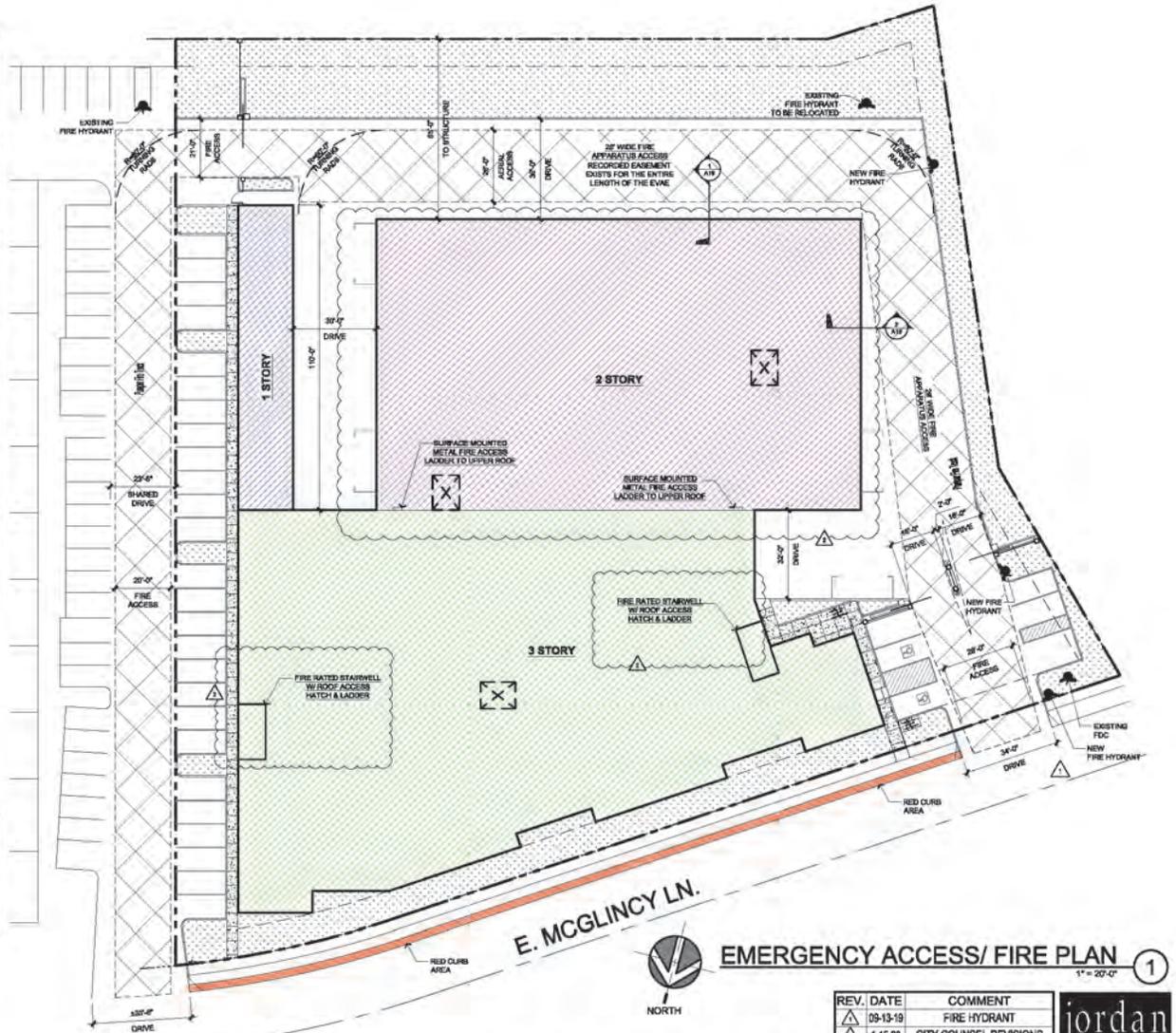
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1311 BULLY HILL DRIVE
 SAN CLEMENTE
 CA 92675-7211
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 Fax: 949.282.9296

FIRE DEPARTMENT NOTES

2. **Fire Sprinkler (Required):** (Based on sheet A) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.18 whichever is the more restrictive. For the purposes of this section, firewalls used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations. NOTE: The owner(s), occupant(s) and any contractor(s) or subcontractor(s) are responsible for consulting with the water purveyor of record in order to determine any modification or upgrades of the existing water service is required. A State of California (C-16) Fire Protection Contractor shall submit plans, calculations, a completed permit application and appropriate fees to the district fire marshal and approval prior to beginning their work. CFC Sec. 903.2 as adopted and amended by CSLM.C.
3. **Standpipes (Required):** Standpipe systems shall be provided in new buildings and structures in accordance with this section. Fire hose threads used in connection with standpipe systems shall be approved and shall be compatible with fire department hose threads. The location of fire department hose connections shall be approved. Standpipes shall be manual wet type. In buildings used for high-piled combustible storage, fire hose protection shall be in accordance with Chapter 22. Installation standard. Standpipe systems shall be installed in accordance with this section and NFPA 14 as amended in Chapter 47. CFC Sec. 909.
4. **Public/Private Fire Hydrant(s) (Required):** Provide public fire hydrant(s) at location(s) to be determined jointly by the Fire Department and San Jose Water Company. Maximum hydrant spacing shall be 500 feet, with a minimum single hydrant flow of 4000 GPM at 20 psi, residual. Fire hydrants shall be provided along required fire apparatus access roads and adjacent public streets. CFC Sec. 507, and Appendix B and associated Tables, and Appendix C. Identify the location of all existing and new fire hydrants to comply with above mentioned code section. Provide one utility sheet that identify the location of the fire hydrants and all new hydrant to comply with hydrant spacing requirements.
5. **Water Supply Requirements:** Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as being met by the applicant(s). 2010 d.c. sec. 903.3.5 and health and safety code 13114.7.
6. **Emergency Radio Responder Coverage:** Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction of the address of the building. This section shall not require improvement of the existing public safety communication systems. refer to CFC Sec. 510 for further requirements. Emergency radio responder coverage requirements applies to all buildings.
7. **Required Fire Dept. Access:** Commercial and Industrial Developments 1. Buildings exceeding three stories or 30 feet in height Buildings or facilities exceeding 30 feet (9144 mm) or three stories (9200 square feet) in area. Buildings or facilities having a gross building area of more than 62,000 square feet (5780 mm) shall be provided with two separate and approved fire apparatus access roads. Exception: Projects having a gross building area of up to 124,000 square feet (11520 mm) that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems. CFC Sec.903 as adopted and amended by CSLM.C.
8. **Required Aerial Access:** 1. Where required: Buildings or portions of buildings or facilities exceeding 30 feet (9144 mm) in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway. 2. Width: Fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925) in the immediate vicinity of any building or portion of building more than 30 feet (9144) in height. 3. Proximity to building: At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572) and a maximum of 30 feet (9144mm) from the building, and shall be postmarked parallel to one entire side of the building, as approved by the fire code official. CFC Chp. 5 and SCOFD SOAS A-1. Provide additional information on the site access plans to show compliance with above requirements. Include all required measurements and all required turn radius on the plans.
9. **Testing of Installations:** When fire apparatus access roads or a water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection when construction of new roadways allow passage by vehicles in accordance with Section 506.2 CFC Sec. 501.4 Fire Alarm Requirements. Refer to CFC Sec. 507 and the currently adopted edition of NFPA22.
10. **Fire Alarm Requirements:** Refer to CFC Sec. 907 and the currently adopted edition of NFPA 72.
11. **Two-way Communications System:** Two-way communication systems shall be designed and installed in accordance with NFPA 72 (2018 edition), the California Electrical Code (2013 edition), the California Fire Code (2018 edition), the California Building Code (2018 edition), and the city ordinances where two way system is being installed, policies, and standards. Other standards also contain design / installation criteria for specific life safety related equipment. These other standards are referred to in NFPA 72.
12. **Construction Site Fire Safety:** All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan iterations, as appropriate to the project. CFC Chp. 33
13. **Address Identification:** New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or marker shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 506.1.

LEGEND	
	1ST FLOOR
	2ND FLOOR
	3RD FLOOR



**BRETT HENRY
TROJAN STORAGE
CAMPBELL, CA**

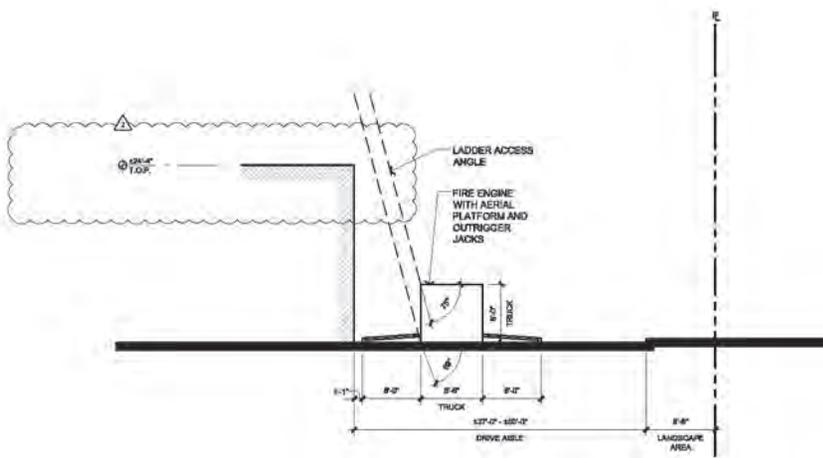
EMERGENCY ACCESS/ FIRE PLAN ①
1" = 20'-0"

REV.	DATE	COMMENT
△	09-13-19	FIRE HYDRANT
△	1-15-20	CITY COUNSEL REVISIONS

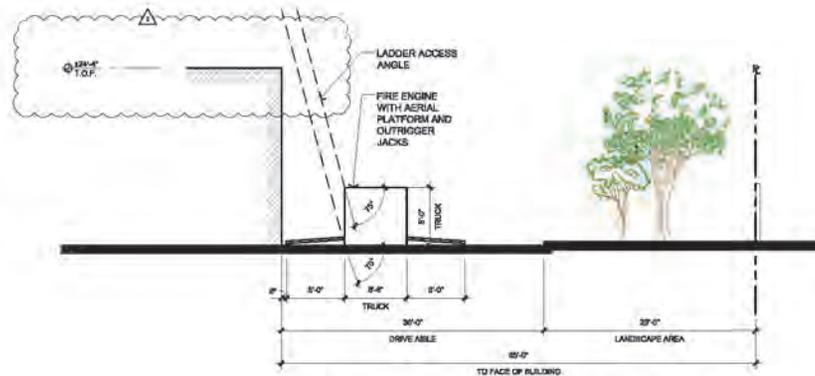
FIRE ACCESS PLAN

JOHN JORDAN ARCHITECTS, INC.
131 GILLETT HILL, SUITE 100
SAN CLEMENTE,
CA 92672-7541
Telephone: 949.382.3996
Fax: 949.382.9296

JOB NUMBER: 16-411
SCALE: AS NOTED
DATE: 01/23/2020
A18



LADDER ACCESS DIAGRAM (WEST) ②
N.T.S.



LADDER ACCESS DIAGRAM (SOUTH) ①
N.T.S.

BRETT HENRY
TROJAN STORAGE
CAMPBELL, CA

LADDERING DIAGRAM

REV.	DATE	COMMENT
△	09-13-19	FIRE HYDRANT
△	1-15-20	CITY COUNSEL REVISIONS

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JOB NUMBER: 18-411
SCALE: AS NOTED
DATE: 01/23/2020

A19

jordan
ARCHITECTS, INC.
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Fax: 949.322.3236



EXISTING PHOTO ①



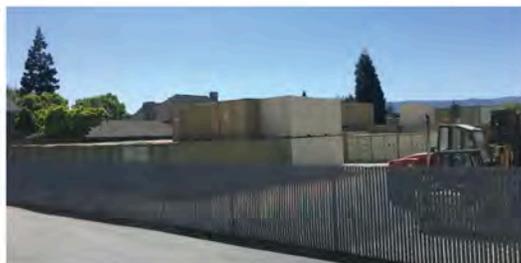
EXISTING PHOTO ②



EXISTING PHOTO ③



EXISTING PHOTO ④



EXISTING PHOTO ⑤



PHOTO
KEYPLAN

BRETT HENRY
TROJAN STORAGE
CAMPBELL, CA

CURRENT PHOTOS OF SUBJECT PROPERTY

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JOB NUMBER: 18-411
SCALE: N.T.S.
DATE: 08/07/2019

A20

jordan
ARCHITECTS, INC.

131 CALLE IGLESIA, SUITE 100
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CA 92672-7541
Telephone: 949.352.0090
Fax: 949.352.0200



C1

PAINTED STUCCO FINISH
DUNN EDWARDS
COLOR: DE6347 "SHINING KNIGHT"



C2

PAINTED STUCCO FINISH
DUNN EDWARDS
COLOR: DE6334 "LONG LAKE"



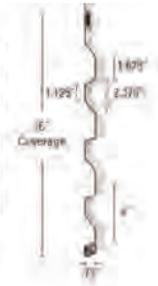
C3

PAINTED STUCCO FINISH
DUNN EDWARDS
COLOR: DE6358 "VAPOR"



C4

METAL PANEL
McELROY METAL - WAVE PANEL
COLOR: "ASH GRAY"



C5

METAL AWNING & CORNICE ACCENT
McELROY METAL
COLOR: "ROMAN BLUE"



C6

METAL ROLL-UP DOORS
JANUS
COLOR: "POLAR BLUE"



C7

STOREFRONT GLAZING
VITRO
COLOR: SOLARCOOL® SOLARBLUE®

BRETT HENRY
TROJAN STORAGE
CAMPBELL, CA

COLOR MATERIAL BOARD

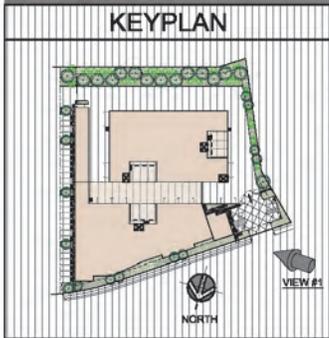
REV.	DATE	COMMENT
△	09-13-19	FIRE HYDRANT
△	1-15-20	CITY COUNSEL REVISIONS

JOB NUMBER: 18-411
SCALE:
DATE: 01/23/2020

A21

jordan
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131 CALLE DEL PERO, SUITE 100
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Telephone: 857-2533766
Facsimile: 857-3333266



**BRETT HENRY
TROJAN STORAGE
CAMPBELL, CA**

PRESENTATION ELEVATION #1

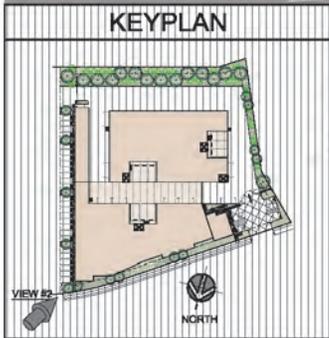
REV.	DATE	COMMENT
1	09-13-19	FIRE HYDRANT
2	1-15-20	CITY COUNSEL REVISIONS

JOB NUMBER: 18-411
SCALE: N.T.S.
DATE: 01/23/2020

A22

jordan
ARCHITECTS, INC.
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Facsimile: 949.365.0230

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**BRETT HENRY
TROJAN STORAGE
CAMPBELL, CA**

PRESENTATION ELEVATION #2

REV.	DATE	COMMENT
△	09-13-19	FIRE HYDRANT
△	1-15-20	CITY COUNSEL REVISIONS

JOB NUMBER: 18-411
SCALE: N.T.S.
DATE: 01/23/2020

A23

jordan
ARCHITECTS, INC.
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Facsimile: 949-363-0220

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TROJAN STORAGE
CAMPBELL, CA**

PRESENTATION ELEVATION #3

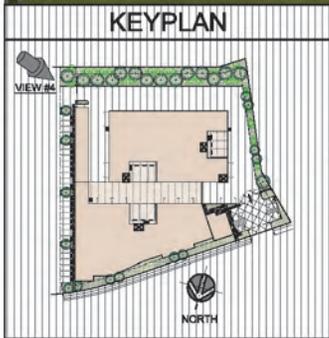
REV.	DATE	COMMENT
△	09-13-19	FIRE HYDRANT
△	1-15-20	CITY COUNSEL REVISIONS

JOB NUMBER: 18-411
SCALE: N.T.S.
DATE: 01/23/2020

A24

jordan
ARCHITECTS, INC.
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**BRETT HENRY
TROJAN STORAGE
CAMPBELL, CA**

PRESENTATION ELEVATION #4

REV.	DATE	COMMENT
1	09-13-19	FIRE HYDRANT
2	1-15-20	CITY COUNSEL REVISIONS

JOB NUMBER: 18-411
SCALE: N.T.S.
DATE: 01/23/2020

A25

jordan
ARCHITECTS, INC.
131 GILFILLAN DRIVE
SAN CLEMENTE, CA 92672-7541
Telephone: 949.383.2090
Facsimile: 949.383.0290

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RESOLUTION NO. 12539

BEING A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMPBELL APPROVING A CONDITIONAL USE PERMIT WITH SITE AND ARCHITECTURAL REVIEW (PLN2018-337) TO ALLOW CONSTRUCTION OF A SELF-STORAGE FACILITY WITH A BASEMENT LEVEL AND CARETAKER/EMPLOYEE HOUSING UNIT, INCLUDING ASSOCIATED SITE, LIGHTING, PARKING, AND LANDSCAPING IMPROVEMENTS, AN INCREASE TO THE ALLOWABLE FENCE HEIGHT, AND AN ADJUSTMENT TO THE LANDSCAPE REQUIREMENTS ON PROPERTY LOCATED AT **680 AND 700 E MCGLINCY LANE**. FILE NO.: PLN2018-337

After notification and public hearing, as specified by law and after presentation by the Community Development Director, proponents and opponents, the hearing was closed.

The City Council finds as follows with regard to File Number PLN2018-337:

Environmental Finding

1. An Initial Study has been prepared for the proposed project which provides documentation for the factual basis for concluding that a Mitigated Negative Declaration may be adopted since no substantial evidence exists, in light of the whole record, that the project may have a significant effect on the environment as conditioned.

Evidentiary Findings

1. The Project Site is composed of two approximately one-acre parcels, located along the south side of E. McGlinicy Lane, between Westchester and Forman Drives, and is currently developed with an outdoor cargo storage container facility.
2. The Project Site would be located within the M-1 (Light Industrial) Zoning District as shown on the City of Campbell Zoning Map upon approval of a concurrently considered Zoning Map Amendment. The purpose of the M-1 (Light Industrial) Zoning District is as follows (CMC Sec. 21.10.080.A.):

The M-1 zoning district is designed to encourage sound industrial development (e.g., light manufacturing, industrial processing, storage and distribution, warehousing), in addition to service commercial uses (e.g., motor vehicle repair facilities) in the city by providing and protecting an environment exclusively for this type of development, subject to regulations identified in this Zoning Code which are necessary to ensure the protection of nearby residential uses from hazards, noises, or other related disturbances. Industries producing substantial amounts of hazardous waste, odor, or other pollutants would be prohibited. Businesses serving commercial uses (e.g., food service or office supply) would generally be allowed as ancillary uses, subject to appropriate development and design standards and guidelines. The M-1 zoning district is consistent with the light industrial land use designation of the General Plan.

3. The Project Site is designated *Light Industrial* as shown on the General Plan Land Use Diagram. The purpose of the *Light Industrial* Land Use designation (General Plan Pg. LUT-11) is as follows:

This designation is intended to provide and protect industrial lands for a wide range of light manufacturing, industrial processing, general service, warehousing, storage and distribution and service commercial uses, such as automobile repair facilities. Industries producing substantial amounts of hazardous waste or odor and other pollutants are not permitted. Businesses serving commercial uses such as food services or office supply would be allowed as ancillary uses, subject to appropriate standards.

4. The Proposed Project is an application for a Zoning Map Amendment (PLN2018-336) to rezone the project site from C-PD (Condominium Planned Development) to M-1 (Light Industrial); a Conditional Use Permit with Site and Architectural Review (PLN2018-337) to allow construction of an approximately 156,500 square-foot 3-story self-storage facility with a basement level and caretaker/employee housing unit, including associated site, lighting, parking, and landscaping improvements, an increased floor area ratio (FAR) of 1.26, an increase to the allowable fence height, and an adjustment to the landscape requirements; a Vesting Tentative Parcel Map (PLN2018-338) to merge existing parcels, abandon existing public and private easements, and to establish a new parcel with associated public and private easements, on property located at 680 and 700 E McGlincy Lane and a Major Modification (PLN2019-114) to a previously approved Planned Development Permit (PLN2005-126/PLN2009-159) to eliminate the second phase of the McGlincy Business Center Project affecting property located at 680, 700, 710, and 750 E McGlincy Lane.
5. The Proposed Project would result in a "self-storage facility" with a "caretaker/employee housing unit," which are both conditionally permissible land uses in the M-1 (Light Industrial) Zoning District, allowable upon approval of a Conditional Use Permit.
6. The M-1 (Light Industrial) Zoning District limits storage facilities to "one facility per every five thousand people of the population" (CMC Section 21.10.080.C.43). The California Department of Finance indicates that the City of Campbell's population is 43,250 residents as of January 1, 2019, allowing establishment of eight (8) self-storage facilities within the City. Since the Proposed Project would replace a recognized storage facility, the total number of self-storage facilities would remain at eight, as shown in the table below.

#	Name	Address	Year Approved
1	Trojan Storage (Proposed Project)	680- 700 E. McGlincy Ln.	-
2	Kirk's Mini Storage	61 Dillon Ave.	1986
3	Public Storage	155 E. Sunnyoaks Ave.	1973
4	Public Storage	509 Salmar Ave.	1987
5	Public Storage	175 S. Curtner Ave.	1984
6	Extra Space Storage	241 W. Sunnyoaks Ave.	1979
7	Extra Space Storage	187 E. Sunnyoaks Ave.	1995
8	Extra Space Storage	50 Curtner Ave.	1997

7. The Proposed Project would not conflict with General Plan Land Use Strategy LUT-9.30 (Single-Purpose Buildings), below, because the strategy had been implemented with the 2004 Zoning Code Update that made self-storage facilities a conditionally permitted use. Additionally, the Proposed Project would incorporate a modular demising wall and door systems allowing the floor plans to be altered to accommodate future uses.

Strategy LUT-9.30: Single-Purpose Buildings: Discourage the development of single-purpose buildings (i.e. self-storage facilities).

8. The Proposed Project would result in a land use—self-storage facility—that would be less obtrusive to abutting residential properties than traditional industrial activities such as manufacturing, machining, and automotive businesses that would generate greater amounts of noise, light, and traffic.

9. The Proposed Project's internal configuration would substantially comply with the following General Plan strategies pertaining to the design of parking lots to minimize the impact to the public street system through appropriate placement of driveways and provision of an efficient circulation design.

Strategy LUT-12.b: Driveways: Ensure that driveways are a sufficient distance from intersections.

Strategy LUT-12.c: Parking Lot Design: Design parking lots to minimize impacts on the street system by providing adequate sized driveways, sufficient queuing and efficient circulation.

10. The Proposed Project incorporates high quality features and materials consistent with the following General Plan policy and strategies:

Policy LUT-9.3: Design and Planning Compatibility: Promote high quality, creative design and site planning that is compatible with surrounding development, public spaces, and natural resources.

Strategy LUT-9.3d: Building Design: Design buildings to revitalize streets and public spaces by orienting the building to the street, including human scale details and massing that engages the pedestrian.

Strategy LUT-9.3e: Building Materials: Encourage the use of long-lasting, high quality building materials on all buildings to ensure the long-term quality of the built environment.

11. The Proposed Project would provide 49 parking stalls. The Campbell Municipal Code does not provide a specific standard for self-storage facilities such that the Community Development Director may establish a standard pursuant to CMC Section 21.28.040.E (Uses not listed). Absent a comparable standard from which the Community Development Director could use as a guide in determining the minimum number of parking spaces to be provided, the Institute of Transportation Engineers (ITE) *Parking Generation Manual* was referred, which indicates provision of 20 stalls would be adequate for the facility. Therefore, the Proposed Project would provide adequate parking in compliance with the following General Plan Policy:

Policy LUT-5.3h: Parking and Circulation: Provide adequate parking and encourage circulation patterns to serve commercial districts so as to discourage commercial traffic into adjacent residential zones.

12. The Proposed Project is expected to generate up to 1.5 trips per 1,000 square-foot or approximately 256 daily trips a day for the proposed project (including trips generated by the on-site caretaker/employee unit) according to the *ITE Trip Generation Manual*. Of these trips, only a nominal number may occur during the AM and PM "peak hours", 18 and 29 trips, respectively, which is below the threshold for a traffic impact analysis of 100 net new peak hour trips as specified by the *VTA Transportation Impact Analysis Guidelines*.
13. The Proposed Project would result in a landscape area of approximately 15,000 square-foot or 17% of the site's net lot area, exceeding the City's minimum 8% requirement for M-1 (Light Industrial) zoned properties consistent with the following General Plan policy, which encourages the use of landscaping treatment as a means to improve the aesthetic quality and functional use of new development projects.

Policy LUT-10.1: Landscaping: Encourage the retention and planting of landscaping to enhance the natural and built environment.
14. The Proposed Project includes an associated adjustment to the landscape requirement to accommodate the shared access and parking proposed along the easterly property line as permitted by CMC Section 21.26.050.
15. The Proposed Project maintains and proposes eight-foot fencing in order to provide adequate buffer with adjacent land uses consistent with CMC Section 21.18.120 (Screening and Buffering).
16. In recognition of the presence of residential properties to the south along Regis Drive, it is necessary to restrict the hours in which customers may access storage units due to the noise generated by vehicles and movement of stored items in furtherance of the City of Campbell's noise policy pursuant to CMC Section 21.16.070 (Noise).
17. The Proposed Project will not have an impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.
18. In review of the Proposed Project, the City Council considered the proposed project's traffic safety, traffic congestion, site circulation, landscaping, structure design, and site layout.
19. In review the Proposed Project, the City Council also weighed the public need for, and the benefit to be derived from, the project, against any impacts it may cause.
20. No substantial evidence has been presented which shows that the Proposed Project, as currently presented and subject to the required conditions of approval, will have a significant adverse impact on the environment.

21. There is a reasonable relationship and a rough proportionality between the Conditions of Approval and the impacts of the project.
22. There is a reasonable relationship between the use of the fees imposed upon the project and the type of development project.
23. No substantial evidence has been presented from which a reasonable argument could be made that shows that the Proposed Project, as currently presented and subject to the required conditions of approval, will have a significant adverse impact on the environment.

Based upon the foregoing findings of fact pursuant to CMC Section 21.46.040 and Section 21.46.050 and in consideration of the entire administrative record, the City Council further finds and concludes that:

Conditional Use Permit Findings (CMC Sec. 21.46.040):

1. As conditioned, the proposed use is allowed within the applicable zoning district with Conditional Use Permit approval, and complies with all other applicable provisions of this Zoning Code and the Campbell Municipal Code;
2. As conditioned, the proposed use is consistent with the General Plan;
3. As conditioned, the proposed site is adequate in terms of size and shape to accommodate the fences and walls, landscaping, parking and loading facilities, yards, and other development features required in order to integrate the use with uses in the surrounding area;
4. As conditioned, the proposed site is adequately served by streets of sufficient capacity to carry the kind and quantity of traffic the use would be expected to generate;
5. As conditioned, the design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses on-site and in the vicinity of the subject property;
6. As conditioned, the establishment, maintenance, or operation of the proposed use at the location proposed will not be detrimental to the comfort, health, morals, peace, safety, or general welfare of persons residing or working in the neighborhood of the proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city;

Site and Architectural Review Permit Finding (CMC Sec. 21.42.060.B):

7. As conditioned, the project will be consistent with the general plan;
8. As conditioned, the project will aid in the harmonious development of the immediate area;

9. As conditioned, the project is consistent with applicable adopted design guidelines, development agreement, overlay district, area plan, neighborhood plan, and specific plan(s);

Fence Exception Findings (CMC Sec. 21.18.060.E):

10. The change would not impair pedestrian or vehicular safety;
11. The change would result in a more desirable site layout;
12. The change would not be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in the neighborhood of the change;
13. The change would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city;

Landscape Adjustment Finding (CMC Sec. 21.26.050):

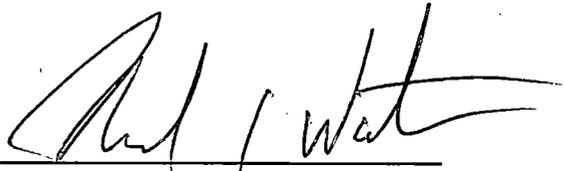
14. There are unique or special circumstances that warrant an adjustment to the landscaping requirement (side yard landscaping);

THEREFORE, BE IT RESOLVED that the City approves a Conditional Use Permit with Site and Architectural Review (PLN2018-337) to allow construction of a self-storage facility with a basement level and caretaker/employee housing unit, including associated site, lighting, parking, and landscaping improvements, an increase to the allowable fence height, and an adjustment to the landscape requirements on property located at **680 and 700 E McGlincy Lane**, subject to the attached Conditions of Approval (attached **Exhibit A**).

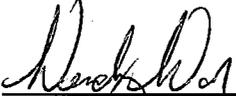
PASSED AND ADOPTED this 3rd day of December, 2019, by the following roll call vote:

AYES: COUNCILMEMBERS: Resnikoff, Bybee, Landry, Waterman
NOES: COUNCILMEMBERS: Gibbons
ABSENT: COUNCILMEMBERS: None
ABSTAIN: COUNCILMEMBERS: None

APPROVED: _____


Richard M. Waterman, Mayor

ATTEST: _____


Wendy Wood, City Clerk

CONDITIONS OF APPROVAL
Conditional Use Permit with Site and Architectural Review

Where approval by the Director of Community Development, City Engineer, Public Works Director, City Attorney or Fire Department is required, that review shall be for compliance with all applicable conditions of approval, adopted policies and guidelines, ordinances, laws and regulations and accepted engineering practices for the item under review. Additionally, the applicant is hereby notified that he/she is required to comply with all applicable Codes or Ordinances of the City of Campbell and the State of California that pertain to this development and are not herein specified.

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

1. Approved Project: Approval is granted for a Conditional Use Permit with Site and Architectural Review (PLN2018-337) to allow construction of a self-storage facility with a basement level and caretaker/employee housing unit, including associated site, lighting, parking, and landscaping improvements, an increase to the allowable fence height, and an adjustment to the landscape requirements on property located at **680 and 700 E McGlincy Lane**. The project shall substantially conform to the Revised Project Plans (consisting of architectural, civil engineering, and landscaping drawings) and Written Description stamped as received by the Planning Division on September 16, 2019 and September 11, 2019, respectively, except as modified by the required revisions specified by Conditions of Approval No. 9 (Redesign of Facility) and No. 10 (Plan Revisions).
2. Permit Expiration: The Conditional Use Permit with Site and Architectural Review (heron "Approval") shall be valid for one year from the effective date established by Condition approval No. 3 (Approval Effectiveness). Within this one-year period, a building permit must be issued to "establish" the Approval pursuant to Campbell Municipal Code (CMC) Section 21.56.030.B.1 (Issuance of Building Permit). Failure to meet this deadline will result in the Approval being rendered void. Once established, this Approval shall be valid in perpetuity on the property, except upon revocation pursuant to Condition of Approval No. 17 (Revocation of Permit).
3. Approval Effectiveness: This Approval shall not be effective until Ordinance No. 2256 and 2257 are effective (30 days following passage and adoption), approving the associated Zoning Map Amendment (PLN2018-336) and Major Planned Development Permit Modification (PLN2019-114), respectively, have become effective.
4. Planning Final Required: Planning Division clearance is required prior to Building Permit final. Construction not in substantial compliance with the approved project plans shall not be approved without prior authorization of the necessary approving body.
5. Signage: No signage is authorized as part of this Approval. All new signage shall be subject to approval of a Sign Permit in compliance with CMC Chapter 21.30 (Signs).
6. Tract Map: Exercise of this Approval is contingent upon recordation of the Parcel Map to merge existing parcels, abandon existing public and private easements, and to establish

a new parcel with associated public and private easements. The Parcel Map shall be recorded prior to the issuance of building or grading permits.

7. **Park Impact Fee**: Prior to issuance of a Building Permit, payment of a park impact fee at the “secondary living unit” rate shall be paid pursuant to Chapter 13.08 (Park Impact Fee and Park Land Dedication Developments).
8. **Indemnity Agreement**: Within five (5) working days following this Approval and before recordation of a Notice of Determination (NOD) the applicant and property owner shall enter into an agreement satisfactory to the City Attorney to indemnify and defend the City of Campbell, its officers, officials, employees, and agents from any and all actions, liabilities, losses, and torts, including attorney’s fees arising out of or connected unto any challenge to the decision of the City on this application. Failure to satisfy this requirement shall be cause for revocation of the Approval pursuant to Condition of Approval No. 17 (Revocation of Permit).
9. **Redesign of Facility**: Prior to submittal of a building permit application for the approved self-storage facility, the applicant shall submit revised architectural and site improvement drawings depicting removal of the third story along the rear half of the building. The revised design shall substantially maintain the building placement and site layout depicted in the Approved Project Plans. If the Community Development Director finds the revised plans in substantial compliance with this Approval, they shall be approved by a Zoning Clearance. If the Community Development Director determines that the revised plans are not in substantial compliance with this Approval, the Zoning Clearance shall be denied, and the applicant informed of the deficiencies that resulted in the denial. At such time, the applicant may either correct the identified deficiencies or apply for a Modification to this Approval to be reviewed by the Site and Architectural Review Committee and considered by the Planning Commission. The Planning Commission’s decision shall be final unless appealed to the City Council.
10. **Plan Revisions**: The construction and on-site improvements plans submitted for building and grading permits shall incorporate the following revision(s) and/or additional sheet(s):
 - a. A sectional drawing showing that roof-mounted mechanical equipment will be completely concealed by the parapet.
 - b. Appropriate notes and details to demonstrate compliance with the relevant requirements of the Condition of Approval No. 12 (Operational Standards).
 - c. Appropriate notes and details to demonstrate compliance with the Mitigation Measures as specified by Condition of Approval No. 16 (Mitigation Measures).
 - d. The landscaping drawings shall incorporate all necessary revisions that may be required by Condition of Approval No. 11 (Water Efficient Landscape Ordinance).
 - e. The adopted City Council Resolution, including these Conditions of Approval, shall be included in full behind the coversheet of the construction drawings.

- f. A final utility plan indicating the placement and proposed screening of PG&E utility (transformer) boxes and San Jose Water Company back-flow preventers, prepared to the satisfaction of the Community Development Director.

Compliance with these requirement(s) and plan revision(s) shall be subject to the satisfaction of the Director of Community Development.

11. Water Efficient Landscape Standards: This project is subject to the California Model Water Efficient Landscape Ordinance (MWELo). The site improvement (grading & drainage) permit plans shall demonstrate compliance with the applicable MWELo and landscaping requirements and shall include the following:

- a. A Landscape Documentation Package prepared by an authorized and licensed professional demonstrating compliance with the full MWELo requirements with the following required elements:
 - a. Project Information per Section 492.3.
 - b. Water Efficient Landscape Worksheet per Section 492.4 (Appendix B of the MWELo).
 - i. Include the worksheet within the plan set AND
 - ii. Provide a separate 8.5x11 hard copy or pdf via email to the project planner.
 - c. Soil Management Report per Section 492.5 (unless significant mass grading is planned, in which case the report shall be submitted prior to permit final).
 - d. Landscape Design Plan per Section 492.6.
 - e. Irrigation Design Plan per Section 492.7.
 - f. Grading Design Plan per Section 492.8.

Note that a Soil Management Report (if not submitted as part of the Landscape Documentation Package) and Certificate of Completion will be required prior to permit final.

- b. A completed Landscape Information Form.
- c. A note on the Cover Sheet in minimum 1/2" high lettering stating "An Irrigation Audit, Certificate of Completion, and Certificate of Installation shall be submitted prior to building permit final".

Note: Trees along the rear property line shall be of a specie(s) determined by the Community Development Director to ensure adequate screening of the facility.

12. Operational Standards: Operation of the approved self-storage facility shall conform to the following operational standards. Significant deviations from these standards (as determined by the Community Development Director) shall require approval by the City Council upon recommendation by the Planning Commission.

- a. **Approved Use:** The approved use is a "self-storage facility," which is a subset of the "storage facility" land use, as defined by the Campbell Municipal Code

and limited by the operational standards listed herein. Activity inconsistent with this land use definition is prohibited, specifically including “warehousing” and “wholesaling and distribution”. An ancillary “caretaker/employee housing” unit is also permitted, as limited by the operational standards listed herein.

- b. **Caretaker/Employee Housing Unit:** Consistent with CMC Section 21.36.040 (Caretaker or employee housing), the caretaker/employee housing unit shall be occupied by a caretaker/employee for the purpose of providing security for the self-storage facility. This restriction shall not be construed as to prohibit residency of the housing unit by family member(s) of the caretaker/employee.
- c. **Hours of Operation:** Hours of operation for the self-storage facility shall be as follows. Customers shall only be allowed to access storage units during the “Facility Hours.” General customer-related office activity shall occur only during the specified “Office Hours,” excluding the customary and reasonable use of the Caretaker/Employee Housing Unit office for administrative activity.
 - Facility Hours: 7:00 AM to 8:00 PM, Monday – Friday
8:00 AM to 7:00 PM, Saturday – Sunday
 - Office Hours: 9:00 AM to 6:00 PM, Monday – Friday
10:00 AM to 4:00 PM, Saturday – Sunday
- d. **Controlled Access:** Access to the storage units by customers shall be limited to the approved “Facility Hours”, as restricted by a security-coded gating system.
- e. **Smoking:** "No Smoking" signs shall be posted on the premises in compliance with CMC Sec. 6.11.060.
- f. **Noise:** Regardless of decibel level, no noise generated by the self-storage facility shall obstruct the free use of neighboring properties so as to unreasonably interfere with the comfortable enjoyment of the neighboring residents. In the event verified complaints are received by the City regarding such noise, the Community Development Director may immediately curtail the Hours of Operation, pursuant to Condition of Approval No. 17 (Revocation of Permit).
- g. **Limitation on Storage:** Lease agreements shall specifically prohibit the storage of hazardous or toxic materials as defined by the California Building and Fire Codes.
- h. **Trash Disposal and Clean-Up:** Refuse and recycling receptacles shall be kept within the trash room except during collection in compliance with CMC Chapter 6.04 (Garbage and Rubbish Disposal). Emptying of trash receptacles and placement of refuse and recyclable materials into the trash enclosure receptacles shall occur only during the approved “Facility Hours”.

- i. **Loitering:** There shall be no loitering allowed on the premises. The business owner is responsible for monitoring the premises to prevent loitering.
 - j. **Property Maintenance:** The property is to be maintained free of any combustible trash, debris, and weeds until the time that actual construction commences. Any vacant existing structures shall be secured, by having windows boarded up and doors sealed shut, or be demolished or removed from the property (Section 11.201 and 11.414, 1985 Ed. Uniform Fire Code).
 - k. **Landscape Maintenance:** All landscaped areas shall be continuously maintained in accordance with CMC Chapter 21.26. Landscaped areas shall be kept free of weeds, trash, and litter. Dead or unhealthy plants shall be replaced with healthy plants of the same or similar type.
 - l. **Outdoor Storage:** No outdoor storage is permitted on the subject property, including the storage equipment, materials, and inoperable vehicles.
 - m. **Parking and Driveways:** All parking and driveway areas shall be maintained in compliance with the standards provided in CMC Chapter 21.28 (Parking and Loading).
 - n. **Security Cameras:** The facility shall be monitored by a high-definition security camera system, which shall cover all exterior areas of the property. Surveillance video shall be retained for a minimum of thirty (30) days and be made available to the Police Department upon request.
 - o. **Security Plan:** If deemed necessary by the Police Department, the business owner shall prepare a security plan to the satisfaction of the Police Chief, including, but not limited to, provision of private security and/or additional security cameras.
13. **Planning Mitigation Monitoring Fee:** Prior to issuance of building or grading permits the applicant shall pay a Mitigation Monitoring Fee as established by the Schedule of Fees.
14. **Construction Hours/Fines/Stop Work Notice:** Failure to comply with permitted working hours that result in verified complaints may result in the issuance of a Stop Work Notice issued to the project with cessation of work for a minimum of seven (7) days from the date of issuance and an Administrative fine of up to \$1,000.00.
15. **Timely Completion:** Once under construction it shall be the obligation of the property owner and contractor to demonstrate continued progress on the project. In the event the building permit expires, the City may impose fines or exercise administrative remedies to compel timely completion of work.
16. **Mitigation Measures:** The approved project shall incorporate all Mitigation Measures identified in the Mitigated Negative Declaration (MND), as restated below for reference:
- **Mitigation Measure AQ-1:** During any construction period ground disturbance, the applicant shall ensure that the project contractor implement measures to control

dust and exhaust. Implementation of the measures recommended by BAAQMD and listed below would reduce the air quality impacts associated with grading and new construction to a less-than-significant level. Additional measures are identified to reduce construction equipment exhaust emissions. The contractor shall implement the following best management practices that are required of all projects:

- 1) All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
 - 2) All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
 - 3) All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
 - 4) All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).
 - 5) All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
 - 6) Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
 - 7) All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
 - 8) Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
- **Mitigation Measure AQ-2:** The project shall develop a plan demonstrating that the off-road equipment used on-site to construct the project would achieve a fleet-wide average 85-percent reduction in DPM exhaust emissions or greater. Specifically, all diesel-powered off-road equipment, larger than 25 horsepower, operating on the site for more than two days continuously shall, at a minimum, meet U.S. EPA NOx and particulate matter emissions standards for Tier 3 engines and this equipment shall include CARB-certified Level 3 Diesel Particulate Filters⁹ or equivalent. Equipment that meets U.S. EPA Tier 4 interim standards or use of equipment that is electrically powered or uses non-diesel fuels would meet this requirement.
 - **Mitigation Measure CUL-1:** If archaeological or paleontological resources are encountered during excavation or construction, construction personnel shall be

instructed to immediately suspend all activity in the immediate vicinity of the suspected resources and the City and a licensed archeologist or paleontologist shall be contacted to evaluate the situation. A licensed archeologist or paleontologist shall be retained to inspect the discovery and make any necessary recommendations to evaluate the find under current CEQA guidelines prior to the submittal of a resource mitigation plan and monitoring program to the City for review and approval prior to the continuation of any on-site construction activity.

- **Mitigation Measure CUL-2:** In the event a human burial or skeletal element is identified during excavation or construction, work in that location shall stop immediately until the find can be properly treated. The City and the Santa Clara County Coroner's office shall be notified. If deemed prehistoric, the Coroner's office would notify the Native American Heritage Commission who would identify a "Most Likely Descendant (MLD)." The archeological consultant and MLD, in conjunction with the project sponsor, shall formulate an appropriate treatment plan for the find, which might include, but not be limited to, respectful scientific recording and removal, being left in place; removal and reburial on site, or elsewhere. Associated grave goods are to be treated in the same manner.
- **Mitigation Measure GEO-1:** The applicant shall comply with the recommendations in the Geotechnical Evaluation, dated August 24, 2018 prepared by EEI Engineering Solutions. Such recommendations shall be incorporated into the project's final engineering design as submitted to the Campbell Building Division for issuance of a building permit. The project shall use standard engineering techniques and conform to the requirements of the International Building Code to reduce the potential for seismic damage and risk to future occupants.
- **Mitigation Measure HAZ-1:** Prior to issuance of a demolition permit, a qualified contractor shall assess the property for presence of Lead-based paint (LBP) and Asbestos containing building materials (ACBM), and if present, prepare a plan, to the satisfaction of the Building Official, to properly manage and dispose of such materials.
- **Mitigation Measure NOI-1:** The following measures shall be implemented during all phases of the project (e.g. demolition, grading, and construction):
 - 1) In accordance with the Campbell Municipal Code, construction activities shall be limited to the hours between 8:00 a.m. and 5:00 p.m., Monday through Friday, and between 9:00 a.m. to 4:00 p.m. on Saturdays, with no construction occurring on Sundays or Holidays.
 - 2) Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.
 - 3) Unnecessary idling of internal combustion engines should be strictly prohibited.
 - 4) Locate stationary noise-generating equipment, such as air compressors or portable power generators, as far as possible from sensitive receptors as feasible.

- 5) Utilize "quiet" air compressors and other stationary noise sources where technology exists.
- 6) Construction staging areas shall be established at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.
- 7) Control noise from construction workers' radios to a point where they are not audible at existing residences bordering the project site.
- 8) The contractor shall prepare a detailed construction plan identifying the schedule for major noise-generating construction activities and notify in writing all adjacent business, residences, and other noise-sensitive land uses of the construction schedule. The construction plan shall identify a procedure for coordination with adjacent residential land uses so that construction activities can be scheduled to minimize noise disturbance.
- 9) Designate a "disturbance coordinator" who would be responsible for responding to any complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., bad muffler, etc.) and will require that reasonable measures be implemented to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include in it the notice sent to neighbors regarding the construction schedule.

17. Revocation of Permit: Operation of the self-storage facility pursuant to this Approval is subject to Sections 21.68.020, 21.68.030 and 21.68.040 of the Campbell Municipal Code authorizing the appropriate decision making body to modify or revoke a land use permit if it is determined that the land use has become a nuisance to the City's public health, safety or welfare or for violation of Conditions of Approval or any standards, codes, or ordinances of the City of Campbell. The business owner shall be obligated to cover the actual cost of all staff time associated with revocation proceedings. This obligation may be enforced by the City as permitted by law.

At the discretion of the Community Development Director, if self-storage facility generates three (3) verifiable complaints related to violations of Conditions of Approval, including noise and hours of operation within a six (6) month period, a public hearing before the City Council, upon recommendation of the Planning Commission, may be scheduled to consider modifying Conditions of Approval or revoking the Approval. The Community Development Director may commence proceedings for the revocation upon the occurrence of less than three (3) complaints if the Community Development Director determines that the alleged violation warrants such an action. The Director may also at such time immediately restrict the facility's hours of operation. In exercising this authority, the decision-making body may consider the following factors, among others:

- a. The number and types of Police Department calls for service at or near the facility that are reasonably determined to be a direct result of the business;
- b. The number of complaints received from residents, business owners and other citizens concerning the operation of an establishment; and
- c. Observed violations of Conditions of Approval.

Building Division

18. Construction Activity: The following standards shall apply to construction of the project:

- *Construction Hours (CMC 18.04.052)*: Construction activity shall be limited to the hours of 8:00 AM to 5:00 PM daily, Monday through Friday. Saturday hours of construction shall be 9:00 AM to 4:00 PM. There shall be no construction activity on Sundays or National Holidays.
- *Construction Noise (CMC 18.04.052)*: No loud environmentally disruptive noise over fifty dbs., such as air compressors without mufflers, continuously running motors or generators, loud playing musical instruments or radios will be allowed during the authorized hours of construction, Monday through Saturday, where such noise may be a nuisance to adjacent residential neighbors. Such nuisances shall be discontinued.
- *Contractor Contact Information Posting*: The project site shall be posted with the name and contact number of the lead contractor in a location visible from the public street prior to the issuance of building permits.
- *Best Management Practices*: Use standard dust and erosion control measures that comply with the adopted Best Management Practices for the City of Campbell.

19. Permits Required: A building permit application shall be required for the proposed new commercial storage structure. The building permit shall include Electrical/Plumbing/Mechanical fees when such work is part of the permit.

20. Conditions of Approval: The conditions of Approval shall be stated in full on the cover sheet of construction plans submitted for building permit.

21. Size of Plans: The minimum size of construction plans submitted for building permits shall be 24 in. X 36 in.

22. Plan Preparation: This project requires plans prepared under the direction and oversight of a California licensed Engineer or Architect. Plans submitted for building permits shall be "wet stamped" and signed by the qualifying professional person.

23. Site Plan: Application for building permit shall include a competent site plan that identifies property and proposed structures with dimensions and elevations as appropriate. Site plan shall also include site drainage details. Site address and parcel numbers shall also be clearly called out. Site parking and path of travel to public sidewalks shall be detailed.

24. Soils Report: Two copies of a current soils report, prepared to the satisfaction of the Building Official, containing foundation and retaining wall design recommendations shall be submitted with the building permit application. This report shall be prepared by a licensed engineer specializing in soils mechanics.

25. Foundation Inspection: A pad certificate prepared by a licensed civil engineer or land surveyor shall be submitted to the project building inspector upon foundation inspection. This certificate shall certify compliance with the recommendations as specified in the

soils report and the building pad elevation and on-site retaining wall locations and elevations are prepared according to approved plans. Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered civil engineer for the following items:

- a. pad elevation
- b. finish floor elevation (first floor)
- c. foundation corner locations

26. Title 24 Energy Compliance: California Title 24 Energy Standards Compliance forms shall be blue-lined on the construction plans. Compliance with the Standards shall be demonstrated for conditioning of the building envelope and lighting of the building.
27. Special Inspections: When a special inspection is required by C.B.C. Chapter 17, the architect or engineer of record shall prepare an inspection program that shall be submitted to the Building Official for approval prior to issuance of the building permits, in accordance with C.B.C Chapter 1, Section 106. Please obtain City of Campbell, Special Inspection forms from the Building Inspection Division Counter.
28. Non-Point Source: The City of Campbell, standard Santa Clara Valley Non-point Source Pollution Control Program specification sheet shall be part of plan submittal. The specification sheet (size 24" X 36") is available at the Building Division service counter.
29. Title 24 Accessibility – Commercial: On site general path of travel shall comply with the latest California Title 24 Accessibility Standards. Work shall include but not be limited to accessibility to building entrances from parking facilities and sidewalks.
30. Title 24 Accessibility – New Commercial: This project shall comply fully with Chapter 11B of the California Building Code 2016 ed.
31. Approvals Required: The project requires the following agency approval prior to issuance of the building permit:
 - a. West Valley Sanitation District
 - b. Santa Clara County Fire Department
 - c. School District:
 - i) Campbell Union School District (378-3405)
 - ii) Campbell Union High School District (371-0960)
 - iii) Moreland School District (874-2900)
 - iv) Cambrian School District (377-2103)
 - d. Bay Area Air Quality Management District (Demolitions Only)
 - e. Santa Clara County Department of Environmental Health
 - f. San Jose Water Company (279-7900)
32. P.G.& E.: Applicant is advised to contact Pacific Gas and Electric Company as early as possible in the approval process. Service installations, changes and/or relocations may require substantial scheduling time and can cause significant delays in the approval process. Applicant should also consult with P.G. and E. concerning utility easements, distribution pole locations and required conductor clearances.

33. Storm Water Requirements: Storm water run-off from impervious surface created by this permitted project shall be directed to vegetated areas on the project parcel. Storm water shall not drain onto neighboring parcels.

PUBLIC WORKS DEPARTMENT

34. Tentative Vesting Parcel Map: All Conditions of Approval of the Tentative Vesting Parcel Map (PLN2019-338) shall be implemented and fulfilled to the satisfaction of the City Engineer.

COUNTY FIRE DISTRICT

Note: Review of this Developmental proposal is limited to acceptability of site access and water supply as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work the applicant shall make application to, and receive from, the Building Department all applicable construction permits.

35. Fire Sprinklers Required: Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.18 whichever is the more restrictive. For the purposes of this section, firewalls used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations. NOTE: The owner(s), occupant(s) and any contractor(s) or subcontractor(s) are responsible for consulting with the water purveyor of record in order to determine if any modification or upgrade of the existing water service is required. A State of California licensed (C-16) Fire Protection Contractor shall submit plans, calculations, a completed permit application and appropriate fees to this department for review and approval prior to beginning their work. CFC Sec. 903.2 as adopted and amended by CBLMC.
36. Standpipes Required: Standpipe systems shall be provided in new buildings and structures in accordance with this section. Fire hose threads used in connection with standpipe systems shall be approved and shall be compatible with fire department hose threads. The location of fire department hose connections shall be approved. Standpipes shall be manual wet type. In buildings used for high-piled combustible storage, fire hose protection shall be in accordance with Chapter 32. Installation standard. Standpipe systems shall be installed in accordance with this section and NFPA 14 as amended in Chapter 47. CFC Sec. 905
37. Public/Private Fire Hydrant(s) Required: Provide public fire hydrant(s) at location(s) to be determined jointly by the Fire Department and San Jose Water Company. Maximum hydrant spacing shall be 500 feet, with a minimum single hydrant flow of 1,500 GPM at 20 psi, residual. Fire hydrants shall be provided along required fire apparatus access roads and adjacent public streets. CFC Sec. 507, and Appendix B and associated Tables, and Appendix C. Sheet C36 identifies location of the existing fire hydrants.

38. Water Supply Requirements: Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2010 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.
39. Emergency Radio Responder Coverage: Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. Refer to CFC Sec. 510 for further requirements. Emergency Radio Responder Coverage requirements applies to all buildings.
40. Required Fire Dept. Access: (1) Commercial and Industrial Developments: Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have at least two means of fire apparatus access for each structure. (2) Buildings exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet (5760 mm) shall be provided with two separate and approved fire apparatus access roads. Exception: Projects having a gross building area of up to 124,000 square feet (11520 mm) that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems. CFC Sec.903 as adopted and amended by CBLMC.
41. Required Aerial Access: (1) Where required: Buildings or portions of buildings or facilities exceeding 30 feet (9144 mm) in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway. (2) Width: Fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925) in the immediate vicinity of any building or portion of building more than 30 feet (9144 mm) in height. (3) Proximity to building: At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572) and a maximum of 30 feet (9144mm) from the building, and shall be positioned parallel to one entire side of the building, as approved by the fire code official. CFC Chp. 5 and SCCFD SD&S A-1.
42. Timing of installation. When fire apparatus access roads or a water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when approved

alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles in accordance with Section 505.2 CFC Sec. 501.4

43. Construction Site Fire Safety: All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification SI-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33.
44. Fire Alarm Requirements: Refer to CFC Sec. 907 and the currently adopted edition of NFPA 72.
45. Two-way Communication System: Two-way communication systems shall be designed and installed in accordance with NFPA 72 (2016 edition), the California Electrical Code (2013 edition), the California Fire Code (2016 edition), the California Building Code (2016 edition), and the city ordinances where two way system is being installed, policies, and standards. Other standards also contain design / installation criteria for specific life safety related equipment. These other standards are referred to in NFPA 72.
46. Construction Site Fire Safety: All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification SI-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33.
47. Address identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.

Project Description

Trojan Storage is requesting to revise the facility hours from the Conditional Use Permit which was approved on December 3, 2019 for a Self-Storage facility located on 680 and 700 E McGlincy Lane (File No: PLN2018-337).

Operational Hours are allowed to be from 6 AM to 11 PM daily for M-1 zoning district. However, Item 12c of the Conditions of Approval from Resolution No. 12539 limited the facility hour to:

7 AM to 8 PM, Monday – Friday

8 AM to 7 PM, Saturday to Sunday

Although the applicant presented the proposed hours (6 AM to 9 PM daily) during the City Council public hearing, due to the overwhelming amount of discussion on other subjects such as FAR, architectural design, height of the building, and removing the 3rd level on the back building, the councils never discussed their preference between the proposed hours by the applicant and the limited hours from the staff report. Therefore, by way of this application, the applicant would like to bring forward the subject once again.

Limiting facility hours will put Trojan Storage at a less competitive position in the marketplace for storage. Table below lists the facility hours for every other self-storage in Campbell. Almost all of them have a similar operating schedule from 6 AM to 9 PM daily. It's also worth noting that the Extra Space Storage located on 187 E. Sunnyoaks is also adjacent to residential units with a setback at 25'. The Trojan facility has a setback of 65' between the back of building and the property line adjacent to the residential units.

	Name	Address	Daily Hours
1	<i>Extra Space Storage</i>	187 E. Sunnyoaks	6 AM – 10 PM
2	Extra Space Storage	50 Curtner Ave	6 AM – 10 PM
3	Public Storage	175 S. Curtner Ave	6 AM – 9 PM
4	Extra Space Storage	241 W. Sunnyoaks	6 AM – 10 PM
5	Kirk's Mini-Storage	61 Dillon Ave.	7 AM – 7 PM
6	Public Storage	509 Salmar	6 AM – 9 PM
7	Public Storage	155 E. Sunnyoaks	6 AM – 9 PM

In addition, the property is currently operating as an out-door container storage facility, and the operating hour is also from 6 AM to 9 PM daily.

TROJAN STORAGE FACILITY NOISE AND VIBRATION ASSESSMENT

Campbell, California

January 15, 2019

Prepared for:

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ILLINGWORTH & RODKIN, INC.
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429 E. Cotati Avenue
Cotati, CA 94931
(707) 794-0400

I&R Job No.: 18-209

INTRODUCTION

The project proposes to demolish existing structures and construct a three story self-storage facility with a one-level basement. A 640 square foot manager's residential unit will be provided within the project. The site is located at 680 and 700 East McGlincy Lane in Campbell, California. The project is planned to be constructed within a period of 10 months.

This report evaluates the project's potential to result in significant environmental noise or vibration impacts with respect to applicable California Environmental Quality Act (CEQA) guidelines. The report is divided into three sections: 1) the Setting Section provides a brief description of the fundamentals of environmental noise and vibration, summarizes applicable regulatory criteria, and discusses the results of the ambient noise monitoring survey completed to document existing conditions; 2) the General Plan Consistency section discusses land use compatibility utilizing noise and vibration-related policies in the City's General Plan; and, 3) the Impacts and Mitigation Measures Section describes the significance criteria used to evaluate project impacts and provides a discussion of each project impact. No significant noise impacts were identified for the project; therefore, mitigation is not provided.

SETTING

Fundamentals of Environmental Noise

Noise may be defined as unwanted sound. Noise is usually objectionable because it is disturbing or annoying. The objectionable nature of sound could be caused by its *pitch* or its *loudness*. *Pitch* is the height or depth of a tone or sound, depending on the relative rapidity (*frequency*) of the vibrations by which it is produced. Higher pitched signals sound louder to humans than sounds with a lower pitch. *Loudness* is intensity of sound waves combined with the reception characteristics of the ear. Intensity may be compared with the height of an ocean wave in that it is a measure of the amplitude of the sound wave.

In addition to the concepts of pitch and loudness, there are several noise measurement scales which are used to describe noise in a particular location. A *decibel (dB)* is a unit of measurement which indicates the relative amplitude of a sound. The zero on the decibel scale is based on the lowest sound level that the healthy, unimpaired human ear can detect. Sound levels in decibels are calculated on a logarithmic basis. An increase of 10 decibels represents a ten-fold increase in acoustic energy, while 20 decibels is 100 times more intense, 30 decibels is 1,000 times more intense, etc. There is a relationship between the subjective noisiness or loudness of a sound and its intensity. Each 10 decibel increase in sound level is perceived as approximately a doubling of loudness over a fairly wide range of intensities. Technical terms are defined in Table 1.

There are several methods of characterizing sound. The most common in California is the *A-weighted sound level (dBA)*. This scale gives greater weight to the frequencies of sound to which the human ear is most sensitive. Representative outdoor and indoor noise levels in units of dBA are shown in Table 2. Because sound levels can vary markedly over a short period of time, a method for describing either the average character of the sound or the statistical behavior of the variations must be utilized. Most commonly, environmental sounds are described in terms of an

average level that has the same acoustical energy as the summation of all the time-varying events. This *energy-equivalent sound/noise descriptor* is called L_{eq} . The most common averaging period is hourly, but L_{eq} can describe any series of noise events of arbitrary duration.

The scientific instrument used to measure noise is the sound level meter. Sound level meters can accurately measure environmental noise levels to within about plus or minus 1 dBA. Various computer models are used to predict environmental noise levels from sources, such as roadways and airports. The accuracy of the predicted models depends upon the distance the receptor is from the noise source. Close to the noise source, the models are accurate to within about plus or minus 1 to 2 dBA.

Since the sensitivity to noise increases during the evening and at night -- because excessive noise interferes with the ability to sleep -- 24-hour descriptors have been developed that incorporate artificial noise penalties added to quiet-time noise events. The *Community Noise Equivalent Level (CNEL)* is a measure of the cumulative noise exposure in a community, with a 5 dB penalty added to evening (7:00 pm - 10:00 pm) and a 10 dB addition to nocturnal (10:00 pm - 7:00 am) noise levels. The *Day/Night Average Sound Level (DNL or L_{dn})* is essentially the same as CNEL, with the exception that the evening time period is dropped and all occurrences during this three-hour period are grouped into the daytime period.

Effects of Noise

Sleep and Speech Interference

The thresholds for speech interference indoors are about 45 dBA if the noise is steady and above 55 dBA if the noise is fluctuating. Outdoors the thresholds are about 15 dBA higher. Steady noises of sufficient intensity (above 35 dBA) and fluctuating noise levels above about 45 dBA have been shown to affect sleep. Interior residential standards for multi-family dwellings are set by the State of California at 45 dBA CNEL. Typically, the highest steady traffic noise level during the daytime is about equal to the CNEL and nighttime levels are 10 dBA lower. The standard is designed for sleep and speech protection and most jurisdictions apply the same criterion for all residential uses. Typical structural attenuation is 12-17 dBA with open windows. With closed windows in good condition, the noise attenuation factor is around 20 dBA for an older structure and 25 dBA for a newer dwelling. Sleep and speech interference is therefore possible when exterior noise levels are about 57-62 dBA CNEL with open windows and 65-70 dBA CNEL if the windows are closed. Levels of 55-60 dBA are common along collector streets and secondary arterials, while 65-70 dBA is a typical value for a primary/major arterial. Levels of 75-80 dBA are normal noise levels at the first row of development outside a freeway right-of-way. In order to achieve an acceptable interior noise environment, bedrooms facing secondary roadways need to be able to have their windows closed, those facing major roadways and freeways typically need special glass windows.

Annoyance

Attitude surveys are used for measuring the annoyance felt in a community for noises intruding into homes or affecting outdoor activity areas. In these surveys, it was determined that the causes for annoyance include interference with speech, radio and television, house vibrations, and

interference with sleep and rest. The CNEL as a measure of noise has been found to provide a valid correlation of noise level and the percentage of people annoyed. People have been asked to judge the annoyance caused by aircraft noise and ground transportation noise. There continues to be disagreement about the relative annoyance of these different sources. When measuring the percentage of the population highly annoyed, the threshold for ground vehicle noise is about 50 dBA CNEL. At a CNEL of about 60 dBA, approximately 12 percent of the population is highly annoyed. When the CNEL increases to 70 dBA, the percentage of the population highly annoyed increases to about 25-30 percent of the population. There is, therefore, an increase of about 2 percent per dBA between a CNEL of 60-70 dBA. Between a CNEL of 70-80 dBA, each decibel increase increases by about 3 percent the percentage of the population highly annoyed. People appear to respond more adversely to aircraft noise. When the CNEL is 60 dBA, approximately 30-35 percent of the population is believed to be highly annoyed. Each decibel increase to 70 dBA adds about 3 percentage points to the number of people highly annoyed. Above 70 dBA, each decibel increase results in about a 4 percent increase in the percentage of the population highly annoyed.

Fundamentals of Groundborne Vibration

Ground vibration consists of rapidly fluctuating motions or waves with an average motion of zero. Several different methods are typically used to quantify vibration amplitude. One method is the Peak Particle Velocity (PPV). The PPV is defined as the maximum instantaneous positive or negative peak of the vibration wave. In this report, a PPV descriptor with units of mm/sec or in/sec is used to evaluate construction generated vibration for building damage and human complaints. Table 3 displays the reactions of people and the effects on buildings that continuous or frequent intermittent vibration levels produce. The guidelines in Table 3 represent syntheses of vibration criteria for human response and potential damage to buildings resulting from construction vibration.

Construction activities can cause vibration that varies in intensity depending on several factors. The use of pile driving and vibratory compaction equipment typically generates the highest construction related groundborne vibration levels. Because of the impulsive nature of such activities, the use of the PPV descriptor has been routinely used to measure and assess groundborne vibration and almost exclusively to assess the potential of vibration to cause structural damage and the degree of annoyance for humans.

The two primary concerns with construction-induced vibration, the potential to damage a structure and the potential to interfere with the enjoyment of life, are evaluated against different vibration limits. Human perception to vibration varies with the individual and is a function of physical setting and the type of vibration. Persons exposed to elevated ambient vibration levels, such as people in an urban environment, may tolerate a higher vibration level.

Structural damage can be classified as cosmetic only, such as paint flaking or minimal extension of cracks in building surfaces; minor, including limited surface cracking; or major, that may threaten the structural integrity of the building. Safe vibration limits that can be applied to assess the potential for damaging a structure vary by researcher. The damage criteria presented in Table 3 include several categories for ancient, fragile, and historic structures, the types of structures most

at risk to damage. Most buildings are included within the categories ranging from “Historic and some old buildings” to “Modern industrial/commercial buildings”. Construction-induced vibration that can be detrimental to the building is very rare and has only been observed in instances where the structure is at a high state of disrepair and the construction activity occurs immediately adjacent to the structure.

The annoyance levels shown in Table 3 should be interpreted with care since vibration may be found to be annoying at lower levels than those shown, depending on the level of activity or the sensitivity of the individual. To sensitive individuals, vibrations approaching the threshold of perception can be annoying. Low-level vibrations frequently cause irritating secondary vibration, such as a slight rattling of windows, doors, or stacked dishes. The rattling sound can give rise to exaggerated vibration complaints, even though there is very little risk of actual structural damage.

TABLE 1 Definition of Acoustical Terms Used in this Report

Term	Definition
Decibel, dB	A unit describing, the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure. The reference pressure for air is 20 micro Pascals.
Sound Pressure Level	Sound pressure is the sound force per unit area, usually expressed in micro Pascals (or 20 micro Newtons per square meter), where 1 Pascal is the pressure resulting from a force of 1 Newton exerted over an area of 1 square meter. The sound pressure level is expressed in decibels as 20 times the logarithm to the base 10 of the ratio between the pressures exerted by the sound to a reference sound pressure (e. g., 20 micro Pascals). Sound pressure level is the quantity that is directly measured by a sound level meter.
Frequency, Hz	The number of complete pressure fluctuations per second above and below atmospheric pressure. Normal human hearing is between 20 Hz and 20,000 Hz. Infrasonic sound are below 20 Hz and Ultrasonic sounds are above 20,000 Hz.
A-Weighted Sound Level, dBA	The sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the frequency response of the human ear and correlates well with subjective reactions to noise.
Equivalent Noise Level, L_{eq}	The average A-weighted noise level during the measurement period.
L_{max} , L_{min}	The maximum and minimum A-weighted noise level during the measurement period.
L_{01} , L_{10} , L_{50} , L_{90}	The A-weighted noise levels that are exceeded 1%, 10%, 50%, and 90% of the time during the measurement period.
Day/Night Noise Level, L_{dn} or DNL	The average A-weighted noise level during a 24-hour day, obtained after addition of 10 decibels to levels measured in the night between 10:00 pm and 7:00 am.
Community Noise Equivalent Level, CNEL	The average A-weighted noise level during a 24-hour day, obtained after addition of 5 decibels in the evening from 7:00 pm to 10:00 pm and after addition of 10 decibels to sound levels measured in the night between 10:00 pm and 7:00 am.
Ambient Noise Level	The composite of noise from all sources near and far. The normal or existing level of environmental noise at a given location.
Intrusive	That noise which intrudes over and above the existing ambient noise at a given location. The relative intrusiveness of a sound depends upon its amplitude, duration, frequency, and time of occurrence and tonal or informational content as well as the prevailing ambient noise level.

Source: Handbook of Acoustical Measurements and Noise Control, Harris, 1998.

TABLE 2 Typical Noise Levels in the Environment

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
	110 dBA	Rock band
Jet fly-over at 1,000 feet		
	100 dBA	
Gas lawn mower at 3 feet		
	90 dBA	
Diesel truck at 50 feet at 50 mph		Food blender at 3 feet
	80 dBA	Garbage disposal at 3 feet
Noisy urban area, daytime		
Gas lawn mower, 100 feet	70 dBA	Vacuum cleaner at 10 feet
Commercial area		Normal speech at 3 feet
Heavy traffic at 300 feet	60 dBA	
		Large business office
Quiet urban daytime	50 dBA	Dishwasher in next room
Quiet urban nighttime	40 dBA	Theater, large conference room
Quiet suburban nighttime		
	30 dBA	Library
Quiet rural nighttime		Bedroom at night, concert hall (background)
	20 dBA	
	10 dBA	Broadcast/recording studio
	0 dBA	

Source: Technical Noise Supplement (TeNS), California Department of Transportation, September 2013.

TABLE 3 Reaction of People and Damage to Buildings from Continuous or Frequent Intermittent Vibration Levels

Velocity Level, PPV (in/sec)	Human Reaction	Effect on Buildings
0.01	Barely perceptible	No effect
0.04	Distinctly perceptible	Vibration unlikely to cause damage of any type to any structure
0.08	Distinctly perceptible to strongly perceptible	Recommended upper level of the vibration to which ruins and ancient monuments should be subjected
0.1	Strongly perceptible	Threshold at which there is a risk of damage to fragile buildings with no risk of damage to most buildings
0.25	Strongly perceptible to severe	Threshold at which there is a risk of damage to historic and some old buildings.
0.3	Strongly perceptible to severe	Threshold at which there is a risk of damage to older residential structures
0.5	Severe - Vibrations considered unpleasant	Threshold at which there is a risk of damage to new residential and modern commercial/industrial structures

Source: Transportation and Construction Vibration Guidance Manual, California Department of Transportation, September 2013.

Regulatory Background

The State of California and the City of Campbell have established regulatory criteria that are applicable in this assessment. The State CEQA Guidelines, Appendix G, are used to assess the potential significance of impacts pursuant to local General Plan policies, Municipal Code standards, or the applicable standards of other agencies. A summary of the applicable regulatory criteria is provided below.

2018 State CEQA Guidelines. The CEQA contains guidelines to evaluate the significance of effects of environmental noise attributable to a proposed project. Under CEQA, noise impacts would be considered significant if the project would result in:

- (a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies;
- (b) Generation of excessive groundborne vibration or groundborne noise levels;
- (c) For a project located within the vicinity of a private airstrip or an airport land use plan or where such a plan has not been adopted within two miles of a public airport or public use airport, if the project would expose people residing or working in the project area to excessive noise levels.

Checklist items (a) and (b) are applicable to the proposed project. The project would not expose people residing or working in the project area to excessive aircraft noise levels; therefore, item (c) is not carried further in this analysis.

City of Campbell General Plan. The Noise Element in Conservation and Natural Resources Chapter in the City of Campbell General Plan sets forth goals, policies and strategies that address noise the City of Campbell. The following policies are applicable to the proposed project:

Policy CNR-10.1: Noise Reduction: Reduce noise levels at the source.

Strategy CNR-10.1a: Noise Ordinance: Adopt and strictly enforce a Noise Ordinance that establishes noise standards for various noise-sensitive land uses and for all Zoning Districts.

Strategy CNR-10.1b: Minimization of Noise Exposure and Generation: Encourage practices and technologies that minimize noise exposure and noise generation in new development and redevelopment.

Strategy CNR-10.1c: Noise and New Development: New residential development shall conform to a traffic-related noise exposure standard of 60 dBA CNEL for outdoor noise in noise-sensitive outdoor activity and 45 dBA CNEL for indoor noise.

Strategy CNR-10.1e: Construction Noise Mitigation: Require mitigation measures during construction, including limits on operating times of noise-producing activities (including vehicles).

Strategy CNR-10.1i: Vehicle Noise Reduction: Employ roadway design, traffic signalization, reduced speed limits and other management techniques to reduce noise caused by speed or acceleration of vehicles.

Strategy CNR-10.1j: Truck Traffic Limits: Limit commercial, industrial and construction truck traffic in residential areas.

City of Campbell Municipal Code. Chapter 21.16.070 of City of Campbell's Municipal Code prescribes standards for and to provide an effective and readily available remedy for violations of noise standards. The chapter states that private construction between the hours of 8 a.m. and 5 p.m. Monday through Friday, and between the hours of 9 a.m. and 4 p.m. Saturday, would be in compliance with the Municipal Code.

Chapter 21.16.090 of City of Campbell's Municipal Code states that uses, activities, and processes shall not generate ground vibration that is perceptible without instruments by average person at any point along or beyond the property line of the parcel containing the activities. Vibrations from temporary construction, demolition and vehicles that enter and leave the subject parcel (e.g., construction equipment, trains, trucks, etc.) shall be exempt.

Existing Noise Environment

The project site is located at 680 and 700 McGlincy Lane in Campbell, California. The site is surrounded by existing residential uses to the south and industrial uses to the north, east and west. A noise monitoring survey was performed from Tuesday, November 13, 2018 through Friday, November 16, 2018 to quantify and characterize ambient noise levels at the site and in the project vicinity. The monitoring survey included one long-term noise measurements (LT-1) and two short-term noise measurements (ST-1 and ST-2), as shown in Figure 1. The noise environment at the site and at the nearby land uses results primarily from vehicular traffic along East McGlincy Lane and distance traffic along US 17.

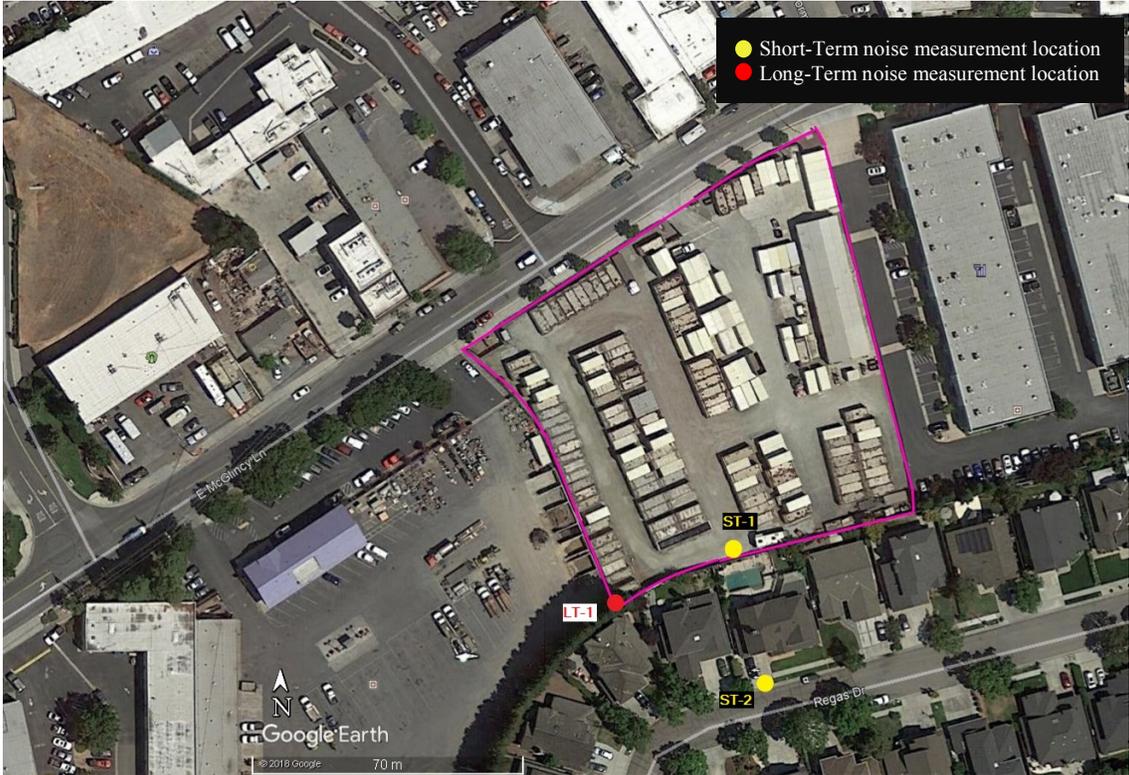
Long-term noise measurement LT-1 was made at the southwest corner of the project site, approximately 250 feet from the centerline of East McGlincy Lane. Hourly average noise levels at this location ranged from 50 to 65 dBA L_{eq} during the day and from 45 to 57 dBA L_{eq} at night. The day-night average noise level on Wednesday, November 14, 2018 and November 15, 2018 was 60 dBA CNEL. The daily trend in noise levels at LT-1 is shown in Figure 2 and 3.

Short-term noise measurements ST-1 and ST-2 were conducted on Tuesday, November 13, 2018 in ten-minute intervals starting at 1:40 p.m. and concluding at 1:50 p.m. ST-1 was made approximately 10 feet from the southern property line of the site and ST-2 was made in front of 669 Regas Drive, south of project area. Table 4 summarizes the results of the short-term measurements.

TABLE 4 Summary of Short-Term Noise Measurement Data (dBA)

ID	Location (Start Time)	Measured Noise Levels, dBA					Primary noise source
		L ₁₀	L ₅₀	L ₉₀	L _{eq}	CNEL	
ST-1	10 feet from the wall at southern property line, approximately 300 feet from centerline of East McGlincy Lane (11/13/18, 1:40 p.m. to 1:50 p.m.)	53	50	48	51	54	Traffic on East McGlincy Lane and US 17
ST-2	669 Regas Drive, 25 feet from centerline of Regas Drive. (11/13/18, 1:40 p.m. to 1:50 p.m.)	48	45	45	46	48	Distant traffic

FIGURE 1 Noise Measurement Locations



Source: Google Earth

FIGURE 2 Daily Trend in Noise Levels at LT-1, November 14th, 2018

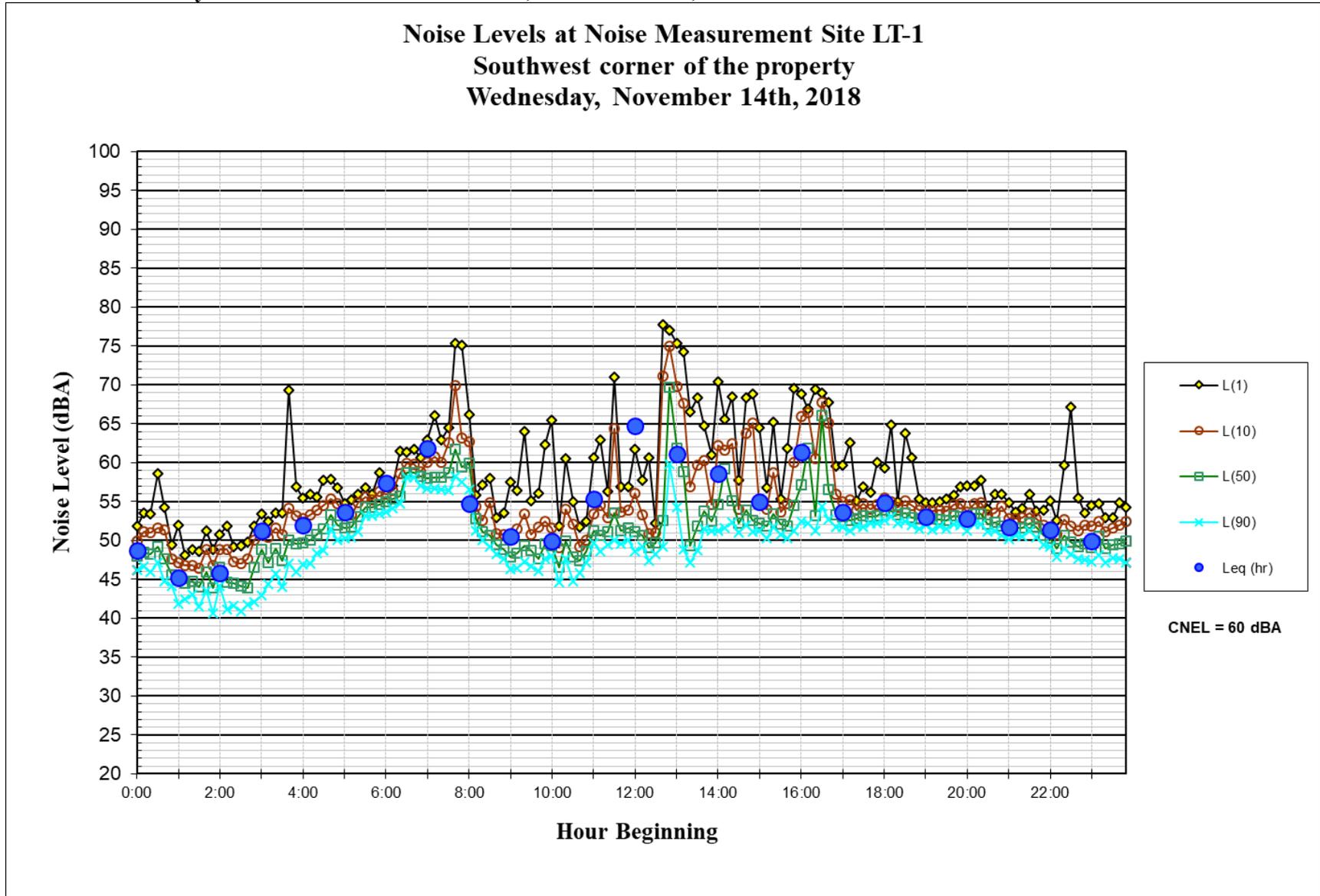
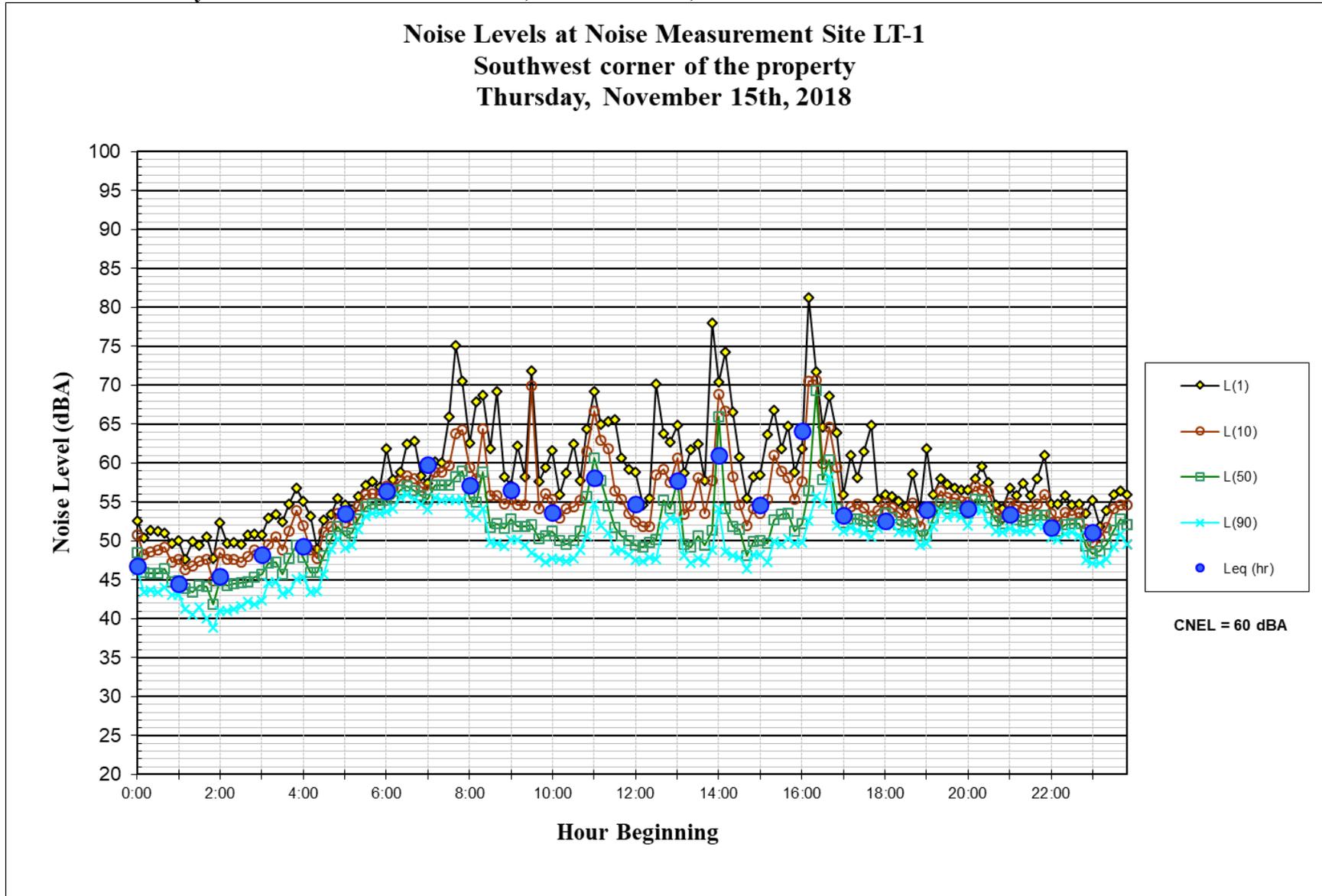


FIGURE 3 Daily Trend in Noise Levels at LT-1, November 15th, 2018



GENERAL PLAN CONSISTENCY ANALYSIS

The impacts of site constraints such as exposure of the proposed project to excessive levels of noise are not considered under CEQA. This section addresses Noise and Land Use Compatibility for consistency with the policies set forth in the City's General Plan.

Noise and Land Use Compatibility

The only noise sensitive interior use proposed with the project is a manager's residential unit, provided within the proposed building. There are no exterior noise sensitive areas proposed for the project. The City of Campbell requires that interior noise levels be maintained at 45 dBA CNEL or less for residences.

Future Interior Noise Environment

The manager's residential unit will be on the second floor of the storage building with the façade facing East McGlincy Lane. The exterior noise level at the unit façade, based on the results of the noise monitoring survey, is 70 dBA CNEL.

Interior noise levels would vary depending upon the design of the buildings (relative window area to wall area) and the selected construction materials and methods. Standard residential construction provides approximately 15 dBA of exterior-to-interior noise reduction, assuming the windows are partially open for ventilation. Standard construction with the windows closed provides approximately 20 to 25 dBA of noise reduction in interior spaces. Where exterior noise levels range from 60 to 65 dBA CNEL, the inclusion of adequate forced-air mechanical ventilation is often the method selected to reduce interior noise levels to acceptable levels by providing a habitable interior environment and closing the windows to control noise. Where noise levels exceed 65 dBA CNEL, forced-air mechanical ventilation systems and sound-rated construction methods are normally required. Such methods or materials may include a combination of smaller window and door sizes as a percentage of the total building façade facing the noise source, sound-rated windows and doors, sound-rated exterior wall assemblies, and mechanical ventilation so windows may be kept closed at the occupant's discretion.

Interior noise levels with standard construction and open windows would exceed the City's 45 dBA CNEL threshold in the manager's residential unit. With the inclusion of forced air mechanical ventilation and windows with STC 28 rating or higher, interior noise levels in this unit would comply with the 45 dBA CNEL interior noise threshold. The calculations for minimum required STC ratings were made assuming a window to wall ratio of 40 % or less and a wall construction with a sound rating of STC 39 or higher.

NOISE AND VIBRATION IMPACTS AND MITIGATION MEASURES

This section describes the significance criteria used to evaluate project impacts under CEQA, provides a discussion of each project impact. No significant noise impacts were identified for the project; therefore, mitigation is not provided.

Significance Criteria

The following criteria were used to evaluate the significance of environmental noise resulting from the project:

1. **Temporary or Permanent Noise Increases in Excess of Established Standards:** A significant impact would be identified if project operations or construction would result in a substantial temporary or permanent increase in ambient noise levels at sensitive receivers in excess of the local noise standards contained in the Campbell General Plan or Municipal Code, as follows:
 - Operational Noise in Excess of Standards. A significant noise impact would be identified if the project would expose persons to or generate noise levels that would exceed applicable noise standards presented in the Campbell General Plan or Municipal Code.
 - Permanent Noise Increase. The City of Campbell does not define the permanent noise level increase that is considered substantial. Typically, a permanent increase of 3 dBA CNEL or greater at noise-sensitive receptors would be considered significant when projected noise levels would exceed those considered satisfactory for the affected land use. An increase of 5 dBA CNEL or greater would be considered significant when projected noise levels would continue to meet those considered satisfactory for the affected land use. The City of Campbell defines a noise level of 60 dBA CNEL or less to be normally acceptable for residential land uses.
 - Temporary Noise Increase. The City of Campbell does not define the temporary noise level increase that is considered substantial. Based on the thresholds for speech interferences (see Setting Section), a significant temporary noise increase would be identified if hourly average construction noise levels exceed 60 dBA L_{eq} and the ambient by at least 5 dBA L_{eq} at residential land uses for a period of more than one year.
2. **Groundborne Vibration from Construction:** The City of Campbell exempts vibrations from temporary construction, demolition and vehicles that enter and leave the subject parcel from its vibration criteria. To avoid structural damage, the California Department of Transportation recommends a vibration limit of 0.5 in/sec PPV for buildings structurally sound and designed to modern engineering standards, which typically consist of buildings constructed since the 1990s. A conservative vibration limit of 0.3 in/sec PPV has been used in this report for buildings that are found to be structurally sound but where structural damage is a major concern (see Table 3).

Impact 1: Temporary or Permanent Noise Increases in Excess of Established Standards. Project construction, operations, and traffic would not generate noise levels that exceed the applicable noise thresholds or result in a substantial temporary or permanent noise level increase at existing noise-sensitive land uses in the project vicinity. **This is a less-than-significant impact.**

Permanent Noise from On-site Operational Noise

Based on the site plans¹, rooftop HVAC equipment is not anticipated. On-site mechanical equipment will be housed on the ground floor of the building and would not be anticipated to be audible outside the building structure. A portion of the ground floor storage on the north, south and west side of the building, will be equipped with roll-up doors. The nearest sensitive receptors (residences) would be located 50 feet south of the roll-up doors. With a worst-case assumption that a motorized roll-up door generates noise level of 70 dBA at 3 feet, the closest residences would be exposed to up to 46 dBA L_{max}. It is anticipated that use of the door mechanisms would be infrequent, resulting in substantially lower levels on an hourly or daily average basis. Noise levels generated by the door mechanisms would be below those generated by existing noise sources, would not substantially contribute to the noise environment, and would result in noise levels that are significantly below the exterior threshold of 60 dBA for residential use areas. This is a **less-than-significant** impact.

Permanent Noise Increases from Project Traffic

A permanent increase in the day-night average noise level of 3 dBA CNEL or greater at noise-sensitive receptors would be considered significant when projected noise levels would exceed those considered satisfactory for the affected land use. An increase of 5 dBA CNEL or greater would be considered significant when projected noise levels would continue to meet those considered satisfactory for the affected land use. The City of Campbell defines a noise level of 60 dBA CNEL or less to be normally acceptable for residential land uses and 70 dBA CNEL or less to be normally acceptable for commercial land uses. For reference, a doubling in traffic volumes would result in a noise level increase of 3 dBA.

Based on project trip generation estimates, the proposed project would generate approximately 207 trips over a 24-hour period, with approximately 23 trips occurring during the AM peak hour and 40 trips occurring during the PM peak hour. Vehicles would access the site from McGlincy Lane. A comparison with existing traffic noise levels generated along McGlincy Lane indicates that project traffic would result in traffic noise increases of less than 1 dBA at noise sensitive locations. This noise increase is below the 5 dBA CNEL and 3 dBA CNEL criteria and would not be anticipated to be perceptible or measurable. This is a **less-than-significant** impact.

Temporary Noise Increases from Project Construction

The City of Campbell General Plan requires that all construction operations within the City to use best available noise suppression devices and techniques and to limit construction hours near residential uses per the Municipal Code allowable hours between 8 a.m. and 5 p.m. Monday

¹ Trojan Self-Storage, 680 and 700 E. McGlincy Lane, Campbell, CA, Jordan Architects, Inc.; dated November 12, 2018.

through Friday, and between 9 a.m. and 4 p.m. Saturday. The City of Campbell does not specify quantitative thresholds for the impact of temporary increases in noise due to construction. The threshold for speech interference indoors is 45 dBA. Assuming a 15 dB exterior-to-interior reduction for standard residential construction with windows open and a 25 dB exterior-to-interior reduction for standard commercial construction, assuming windows closed, this would correlate to an exterior threshold of 60 dBA L_{eq} at residential land uses and 70 dBA L_{eq} at commercial land uses. Therefore, the project would be considered to generate a significant temporary construction noise impact if project construction activities exceeded 60 dBA L_{eq} at nearby residences or exceeded 70 dBA L_{eq} at nearby commercial land uses and exceeded the ambient noise environment by 5 dBA L_{eq} or more for a period longer than one year.

Noise impacts resulting from construction depend upon the noise generated by various pieces of construction equipment, the timing and duration of noise-generating activities, and the distance between construction noise sources and noise-sensitive areas. Construction noise impacts primarily result when construction activities occur during noise-sensitive times of the day (e.g., early morning, evening, or nighttime hours), the construction occurs in areas immediately adjoining noise-sensitive land uses, or when construction lasts over extended periods of time.

Typical construction noise levels at a distance of 50 feet are shown in Tables 5 and 6. Table 5 shows the average noise level ranges, by construction phase and Table 6 shows the maximum noise level ranges for different construction equipment. Most demolition and construction noise falls within the range of 80 to 90 dBA at 50 feet from the source. Construction-generated noise levels drop off at a rate of about 6 dBA per doubling of the distance between the source and receptor. Shielding by buildings or terrain can provide an additional 5 to 10 dBA noise reduction at distant receptors.

TABLE 5 Typical Ranges of Construction Noise Levels at 50 Feet, L_{eq} (dBA)

	Domestic Housing		Office Building, Hotel, Hospital, School, Public Works		Industrial Parking Garage, Religious Amusement & Recreations, Store, Service Station		Public Works Roads & Highways, Sewers, and Trenches	
	I	II	I	II	I	II	I	II
	Ground Clearing	83	83	84	84	84	83	84
Excavation	88	75	89	79	89	71	88	78
Foundations	81	81	78	78	77	77	88	88
Erection	81	65	87	75	84	72	79	78
Finishing	88	72	89	75	89	74	84	84
I - All pertinent equipment present at site. II - Minimum required equipment present at site.								

Source: U.S.E.P.A., Legal Compilation on Noise, Vol. 1, p. 2-104, 1973.

TABLE 6 Construction Equipment 50-Foot Noise Emission Limits

Equipment Category	L_{max} Level (dBA)^{1,2}	Impact/Continuous
Arc Welder	73	Continuous
Auger Drill Rig	85	Continuous
Backhoe	80	Continuous
Bar Bender	80	Continuous
Boring Jack Power Unit	80	Continuous
Chain Saw	85	Continuous
Compressor ³	70	Continuous
Compressor (other)	80	Continuous
Concrete Mixer	85	Continuous
Concrete Pump	82	Continuous
Concrete Saw	90	Continuous
Concrete Vibrator	80	Continuous
Crane	85	Continuous
Dozer	85	Continuous
Excavator	85	Continuous
Front End Loader	80	Continuous
Generator	82	Continuous
Generator (25 KVA or less)	70	Continuous
Gradall	85	Continuous
Grader	85	Continuous
Grinder Saw	85	Continuous
Horizontal Boring Hydro Jack	80	Continuous
Hydra Break Ram	90	Impact
Impact Pile Driver	105	Impact
Insitu Soil Sampling Rig	84	Continuous
Jackhammer	85	Impact
Mounted Impact Hammer (hoe ram)	90	Impact
Paver	85	Continuous
Pneumatic Tools	85	Continuous
Pumps	77	Continuous
Rock Drill	85	Continuous
Scraper	85	Continuous
Slurry Trenching Machine	82	Continuous
Soil Mix Drill Rig	80	Continuous
Street Sweeper	80	Continuous
Tractor	84	Continuous
Truck (dump, delivery)	84	Continuous
Vacuum Excavator Truck (vac-truck)	85	Continuous
Vibratory Compactor	80	Continuous
Vibratory Pile Driver	95	Continuous
All other equipment with engines larger than 5 HP	85	Continuous

Notes:

¹ Measured at 50 feet from the construction equipment, with a “slow” (1 sec.) time constant.² Noise limits apply to total noise emitted from equipment and associated components operating at full power while engaged in its intended operation.³ Portable Air Compressor rated at 75 cfm or greater and that operates at greater than 50 psi.

Construction activities would include demolition, site preparation, excavation, grading, trenching, building construction, paving, and architectural coating and is anticipated to occur over a period of 10 months. During each stage of construction, there would be a different mix of equipment operating, and noise levels would vary by stage and vary within stages, based on the amount of equipment in operation and the location at which the equipment is operating. The hauling of excavated materials and construction materials would generate truck trips on local roadways as well. Table 7 shows the anticipated project specific construction noise levels calculated using the Federal Highway Administration (FHWA) software - Roadway Construction Noise Model (RCNM).

TABLE 7 Calculated Construction Noise Levels for Each Phase of Construction

Construction Phase	At Distance of 50 ft.	
	L _{eq} , dBA	L _{max} , dBA
Demolition (20 days)	85	90
Site Preparation (10 days)	83	85
Grading/Excavation (30 days)	84	85
Trenching (10 days)	78	81
Building-Exterior (300 days)	78	81
Building-Interior (20 days)	74	78
Paving (20 days)	80	80

The closest residences to project construction are located about 50 feet from construction activity. As shown in Table 7, at 50 feet from the noise source maximum instantaneous noise levels generated by project construction equipment are calculated to range from 78 to 90 dBA L_{max} and hourly average noise levels are calculated to range from 74 to 85 dBA L_{eq}. Residential receptors to the south of the project, on Regas Drive, are exposed to existing daytime ambient noise levels in the range of 45 to 60 dBA L_{eq} (see ST-1 and ST-2) and commercial receptors, located 30 feet to the east of the project site, have existing daytime ambient noise levels in the range of 55 to 70 dBA L_{eq} (see LT-1). Noise levels at these receptors would be anticipated to exceed 60 dBA L_{eq} at residences and 70 dBA L_{eq} at commercial uses and the ambient by more than 5 dBA. However, construction will occur over a period of only 10 months, less than the 12-month long threshold used to identify significant impacts. With inclusion of the best management practices provided below, this is a **less-than-significant** impact.

Implementation of the *Best Construction Management Practices* below measures would reduce construction noise levels emanating from the site, limit construction hours, and minimize disruption and annoyance.

- In accordance with the Campbell Municipal Code, construction activities shall be limited to the hours between 8:00 a.m. and 5:00 p.m., Monday through Friday, and between 9:00 a.m. to 4:00 p.m. on Saturdays, with no construction occurring on Sundays or Holidays.
- Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.
- Unnecessary idling of internal combustion engines should be strictly prohibited.

- Locate stationary noise-generating equipment, such as air compressors or portable power generators, as far as possible from sensitive receptors as feasible.
- Utilize "quiet" air compressors and other stationary noise sources where technology exists.
- Construction staging areas shall be established at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.
- Control noise from construction workers' radios to a point where they are not audible at existing residences bordering the project site.
- The contractor shall prepare a detailed construction plan identifying the schedule for major noise-generating construction activities and notify in writing all adjacent business, residences, and other noise-sensitive land uses of the construction schedule. The construction plan shall identify a procedure for coordination with adjacent residential land uses so that construction activities can be scheduled to minimize noise disturbance.
- Designate a "disturbance coordinator" who would be responsible for responding to any complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., bad muffler, etc.) and will require that reasonable measures be implemented to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include in it the notice sent to neighbors regarding the construction schedule.

With implementation of the standard best management practices, this impact is **less-than-significant**.

Mitigation Measure 1: None required.

Impact 2: Generation of Excessive Groundborne Vibration due to Construction. Existing structures adjoining the project site would not be exposed to excessive vibration from project construction. **This is a less-than-significant impact.**

For structural damage, the California Department of Transportation recommends a vibration limit of 0.5 in/sec PPV for buildings structurally sound and designed to modern engineering standards, 0.3 in/sec PPV for buildings that are found to be structurally sound but where structural damage is a major concern, and a conservative limit of 0.08 in/sec PPV for ancient buildings or buildings that are documented to be structurally weakened (see Table 3). The 0.3 in/sec PPV vibration limit would be applicable to properties in the vicinity of the project site.

The construction of the project may generate perceptible vibration when heavy equipment or impact tools (e.g. jackhammers, hoe rams) are used. Construction activities would include demolition, site preparation, excavation, grading, trenching, building construction, paving, and architectural coating. Project construction equipment to be used on the project is anticipated to

include concrete saws, excavators, graders, dozers, backhoes, forklifts, cement mixers, aerial lifts, cranes, welders, generators, pavers, paving equipment, rollers, and pick-up trucks. Pile driving, a typically high vibration generating activity, is not anticipated during the project. Table 8 presents typical vibration levels that could be expected from construction equipment at a distance of 25 feet.

TABLE 8 Vibration Source Levels for Construction Equipment

Equipment		PPV at 25 ft. (in/sec)
Clam shovel drop		0.202
Hydromill (slurry wall)	in soil	0.008
	in rock	0.017
Vibratory Roller		0.210
Hoe Ram		0.089
Large bulldozer		0.089
Caisson drilling		0.089
Loaded trucks		0.076
Jackhammer		0.035
Small bulldozer		0.003

Source: Transit Noise and Vibration Impact Assessment, United States Department of Transportation, Office of Planning and Environment, Federal Transit Administration, September 2018.

Vibration levels would vary depending on soil conditions, construction methods, and equipment used. Construction activities, such as drilling, the use of jackhammers, rock drills and other high-power or vibratory tools, and rolling stock equipment (tracked vehicles, compactors, etc.) may generate substantial vibration in the immediate vicinity. The nearest structures are located approximately 25 feet south of the shared property line. At 25 feet, construction vibration is anticipated to range from about 0.21 in/sec PPV during use of a vibratory roller to 0.003 in/sec PPV during use of smaller construction vehicles circulating the site. These vibration levels may be perceptible to occupants, but would be below the 0.3 in/sec PPV vibration limit and would not be anticipated to cause architectural or structural damage. As construction moves away from the shared property lines, vibration levels would be even lower. This is a **less-than-significant** impact.

Mitigation Measure 2: None required.

CEQA Initial Study Checklist Questions

The California Environmental Quality Act (CEQA) includes qualitative guidelines for determining the significance of environmental noise impacts. The CEQA Initial Study Checklist questions are listed below:

- a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

*Mechanical equipment will be housed on the ground floor of the building and would not be anticipated to be audible outside the building structure. Maximum noise levels generated by mechanical roll-up door mechanisms would result in noise levels below those generated by existing noise sources and would not substantially contribute to the noise environment. **Less-than-Significant Impact.***

*Project traffic would result in traffic noise increases of less than 1 dBA at noise sensitive locations. This noise increase would be below the 5 dBA CNEL and 3 dBA CNEL criteria and would not be anticipated to be perceptible or measurable. **Less-than-Significant Impact.***

*Construction would be conducted within allowable hours and would occur over a period of less than one-year. With implementation of standard best management practices this would be a **Less-than-Significant Impact.***

- b) Generation of excessive groundborne vibration or groundborne noise levels?

*Project construction is anticipated to result in groundborne vibration levels of 0.021 to 0.003 in/sec PPV at the nearest structures when construction is located adjacent to shared property lines. These vibration levels would be below the 0.3 in/sec PPV vibration limit and would not be anticipated to cause architectural or structural damage. As construction moves away from the shared property lines, vibration levels would be even lower. **Less-than-Significant Impact.***

- c) For a project located within the vicinity of a private airport or airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

*The project site is not located in the vicinity of an existing airport or airport land use zone and would not expose people residing or working in the project area to excessive aircraft noise levels. **No Impact.***

3. Public Hearing to Consider Planning Commission Initiation of a Zoning Code Text Amendment (PLN-2020-80) to adopt **reduced parking standards** for properties located within proximity of public transportation.
4. Study Session to consider a Preliminary Application (PLN-2020-15) for a proposed 5-story hotel on property located at **577 Salmar Avenue**.

C. **Use of Zoom for remote on-line PC Meetings until further notice:** This and all of your regular schedule of PC meetings will continue to be conducted via Zoom for the foreseeable future. This Planning Commission meeting will be conducted via telecommunication and is compliant with provisions of the Brown Act and Executive Order N-29-20 issued by the Governor. The following Commissioners of the Campbell Planning Commission are listed to permit them to appear electronically or telephonically at the Regular Planning Commission meeting on July 14, 2020: Chair Michael Krey, Vice-Chair Maggie Ostrowski, Commissioners Adam Buchbinder, Andrew Rivlin; Nick Colvill; Stuart Ching; and Terry Hines.

While members of the public will not be able to attend the meeting of the Campbell City Planning Commission physically, the meeting will be live-streamed on YouTube at (<https://www.youtube.com/user/CityofCampbell>). Interested persons may register to participate at https://us02web.zoom.us/webinar/register/WN_uavFQC2sT1m_-cJvrGV1oA

After registering, you will receive a confirmation email containing information about joining the webinar itself on July 14th at 7:30 p.m. Additionally, the complete agenda packet will be posted by Friday, July 10th, on the website at <https://www.ci.campbell.ca.us/AgendaCenter/Planning-Commission-6>, and will include all materials for this meeting. Please be advised that if you challenge the nature of the above project in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this Notice, or in written correspondence delivered to the City of Campbell Planning Commission at, or prior to, the Public Hearing by email to planning@campbellca.gov. Questions may be addressed to the Community Development Department at (408) 866-2140.