



City Council Agenda

City of Campbell, 70 N. First St., Campbell, California

NOTE: To protect our constituents, City officials, and City staff, the City requests all members of the public follow the guidance of the California Department of Health Services', and the County of Santa Clara Health Officer Order, to help control the spread of COVID-19. Additional information regarding COVID-19 is available on the City's website at www.campbellca.gov.

This Regular City Council 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 Councilmembers of the Campbell City Council are listed to permit them to appear electronically or telephonically at the Regular City Council meeting on October 20, 2020: Councilmember Rich Waterman, Councilmember Anne Bybee, Councilmember Paul Resnikoff, Vice Mayor Elizabeth "Liz" Gibbons, and Mayor Susan M. Landry.

Members of the public will not be able to attend meetings at the Campbell City Council Chamber physically. The City Council 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_MwmTp41-Qhej9eKtbtArfA

After registering, you will receive a confirmation email containing information about joining the meeting.

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

REGULAR MEETING OF THE CAMPBELL CITY COUNCIL

Tuesday, October 20, 2020 7:30 p.m.

City Hall Council Chamber – 70 N. First Street

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

SPECIAL PRESENTATIONS AND PROCLAMATIONS

1. **West Valley College President Introduction**
Recommended Action: Accept presentation.

COMMUNICATIONS AND PETITIONS

ORAL REQUESTS

NOTE: This portion of the meeting is reserved for persons wishing to address the City Council on any matter not on the agenda. Persons wishing to address the Council are requested, but not required to complete a Speaker's Card. Speakers are limited to two (2) minutes. The law generally prohibits the Council from discussion or taking action on such items. However, the Council may instruct staff accordingly regarding Oral Requests.

COUNCIL ANNOUNCEMENTS

CONSENT CALENDAR

NOTE: All matters listed under consent calendar are considered by the City Council to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a request is made by a member of City Council, City staff, or a member of the public. Any person wishing to speak on any item on the consent calendar should ask to have the item removed from the consent calendar prior to the time the Council votes to approve. If removed, the item will be discussed in the order in which it appears.

2. **Minutes of City Council Regular Meeting of October 6, 2020**
Recommended Action: Approve the regular meeting minutes of October 6, 2020.
3. **Minutes of City Council Executive Session Meeting of October 8, 2020**
Recommended Action: Approve the executive session meeting minutes of October 8, 2020.
4. **Approving Bills and Claims**
Recommended Action: Approve the bills and claims in the amount of \$3,916,295.47.

PUBLIC HEARINGS AND INTRODUCTION OF ORDINANCES

NOTE: Members of the public may be allotted up to two (2) minutes to comment on any public hearing item. Applicants/Appellants and their representatives may be allotted up to a total of five (5) minutes for opening statements and up to a total of three (3) minutes maximum for closing statements. Items requested/recommended for continuance are subject to Council's consent at the meeting.

5. **Public Hearing to Consider the Application of Michael Schwager for a Planned Development Permit (PLN2019-206) to Allow Construction of an Approximately 7,000 Square-Foot Single-Story Industrial Building; a Parking Modification Permit to Allow a Reduction in the Number of Required Parking Stalls; and a Variance (PLN2019-207) to Allow Retention of Existing Overhead Utility Lines, for Property Located at 1055 Florence Way. (Resolutions/Roll Call Vote)**
Recommended Action: The Planning Commission recommends that the City Council take the following actions: Adopt a resolution approving a Planned

Development Permit with a Parking Modification Permit to allow construction of a 7,002 square-foot single-story industrial building; and Adopt a resolution approving a Variance to allow retention of existing overhead utility lines.

UNFINISHED BUSINESS

6. **Receive an Update from the City's General Plan Consultant on the Status of the General Plan Update and Next Steps Necessary to Advance the General Plan through the City's Decision Making Process**
Recommended Action: Accept the consultant's staff report presentation on the General Plan update and consider the next steps as discussed within the staff report.

NEW BUSINESS

7. **Receive a Monthly Fiscal Update for October 2020**
Recommended Action: That the City Council receive a monthly fiscal update for October 2020.

COUNCIL COMMITTEE REPORTS

8. **Council Committee Reports**
Recommended Action: Report on committee assignments and general comments.

ADJOURN

IMPORTANT NOTICE: Materials related to an item on this agenda submitted to the City Council after distribution of the agenda packet are available for public inspection with the agenda packet in the lobby of City Clerk's Office, 70 N. First Street, Campbell, CA 95008, during normal business hours. These materials will also be available on the City website at <https://www.ci.campbell.ca.us/agendacenter> with the agenda packet following the last item of the agenda, subject to staff's ability to post the documents prior to the meeting. All documents not posted prior to the meeting will be posted the next business day.

In compliance with the Americans with Disabilities Act, listening assistive devices are available for all meetings held in the City Council Chambers. If you require accommodation, please contact the City Clerk's Office, (408) 866-2117, at least one week in advance of the meeting.



*City
Council
Report*

Item: 1
Category: SPECIAL PRESENTATIONS
 AND PROCLAMATIONS
Meeting Date: October 20, 2020

TITLE: West Valley College President Introduction

RECOMMENDED ACTION

Accept presentation.

BACKGROUND

Ms. Stephanie Kashima began her career with the District in the ESL Department at Mission College and taught for seven years as an associate faculty member. She was hired as a full-time faculty member in 2001, earned tenure in 2005, and continued her distinguished teaching career until 2010. Ms. Kashima then served for two years as Dean of Instruction at Mission College and six years as Dean of Instruction at West Valley College. In addition to her service to the District, Ms. Kashima has also taught at the University of California, Berkeley and Yonsei University in South Korea.

DISCUSSION

Ms. Kashima holds a bachelor of arts in English from New York University, and a master of arts in English with an emphasis in applied linguistics from the University of Wisconsin at Madison. She is currently enrolled in the doctor of education program at the University of Southern California with degree conferral anticipated in 2020. Ms. Kashima became West Valley College President in January 2020.

Prepared by:

Andrea Sanders

Andrea Sanders, Deputy City Clerk

Approved by:



Brian Loventhal, City Manager

CITY COUNCIL MINUTES

City of Campbell, 70 N. First St., Campbell, California



REGULAR MEETING OF THE CAMPBELL CITY COUNCIL

Tuesday, October 6, 2020 – 7:30 p.m.

City Hall – 70 N. First Street

This City Council meeting was conducted pursuant to the Governor's Executive Order N-29-20.

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 on the regularly scheduled day of October 6, 2020, via telecommunication.

Mayor Landry stated that this City Council meeting was conducted pursuant to provisions of the Brown Act and an Executive Order issued by the Governor to facilitate teleconferencing to reduce the risk of COVID-19 transmission at public meetings.

ROLL CALL

Attendee Name	Title	Status
Susan M. Landry	Mayor	Remote
Elizabeth 'Liz' Gibbons	Vice Mayor	Remote
Rich Waterman	Councilmember	Remote
Anne Bybee	Councilmember	Remote
Paul Resnikoff	Councilmember	Remote

PLEDGE OF ALLEGIANCE

Mayor Landry led the Pledge of Allegiance.

SPECIAL PRESENTATIONS AND PROCLAMATIONS

There were no special presentations and proclamations.

COMMUNICATIONS AND PETITIONS

There were no communications and petitions.

ORAL REQUESTS

There were no oral requests.

COUNCIL ANNOUNCEMENTS

The City of Campbell continues to work closely with our partnering agencies to monitor how the coronavirus is impacting our communities. We are actively monitoring the information provided by the U.S. Centers for Disease Control and reviewing guidance provided by the County's Public Health Department. Please continue to visit the city's website for up to date information on COVID-19, adjusted City services, cancelled events, Police Department services, the Campbell Community Center, and Business Resources.

The City of Campbell has partnered with the County of Santa Clara to offer COVID-19 testing. Community testing is available at the Community Center's Orchard City Banquet Hall. The next testing dates are Thursday, October 8 and Thursday, October 22. Testing sites are not designated to test individuals with symptoms of COVID-19. For more information about testing requirements and testing sites, please visit www.sccfreetest.org.

The Campbell Museum is reaching out to our community and asking for their assistance to help document the COVID-19 pandemic. It is important to document this historic time. Museums will use these primary sources of journals, texts, emails, images, videos, etc., to curate what the community and the world experienced during the COVID-19 Global pandemic. Please visit www.campbellmuseums.com for more information.

"Be Heard by November 3rd!" Voting is now easier than ever in Santa Clara County. The "Voters Choice Act" emphasizes the convenience for voters. All registered voters will get a ballot mailed to them automatically and can vote by mail by using the prepaid envelope. Completed ballots can be dropped off in the ballot box placed just outside City Hall, or in any of the conveniently placed ballot boxes. Voters who prefer to vote in person can still do so at any of the voting centers that will be open throughout Santa Clara County, starting October 31. Voting centers will offer sanitary, in person options. Please visit the city's website at www.campbellca.gov for additional election information.

We have been sensitive to our constituents and their concerns related to mail service reliability. I have received a report that the Postmaster has implemented the following measures to ensure dependable mail service: new carriers have been hired to ensure consistent delivery to all routes; improper delivery status is being addressed; prior to delivery, carriers have been instructed to sort through the mail so that residents get their mail and not their neighbors, and finally the San Jose processing plant responsible for Campbell's election mail, has the capacity to process 21 million pieces of mail daily which supersedes the 7-12 million pieces of daily mail. This will ensure that our community will be able to effectively exercise its Constitutional right to vote. Moreover, USPS stated that ballot scanners and mail collection bins have not been removed. If you are concerned about your ballot making it in time and don't want to use the post

office, bring it either to City Hall's ballot box or take it to the Registrar of Voters office on Berger Drive.

The City Clerk's Office is currently accepting applications for an unscheduled vacancy on the Civic Improvement Commission and two vacant positions on the Bicycle and Pedestrian Advisory Committee. To be eligible for appointment on this volunteer advisory commission, applicants must reside within Campbell City limits and be at least eighteen years of age. For more information about the Civic Improvement Commission and Bicycle and Pedestrian Advisory Committee, please visit our website at www.campbellca.gov. Please contact the City Clerk's office for applicable deadlines and application information at (408) 866-2117 or email clerksoffice@campbellca.gov.

The International Council on Active Aging and Humana present "Active Aging Week." The City of Campbell is partnering with other local cities in the County to provide free weekly virtual classes to help adults 55 and older stay active for the month of October. For more information about this event, please visit our city's website at www.campbellca.gov.

CONSENT CALENDAR

Mayor Landry asked if there was anyone who wished to pull an item off the Consent Calendar.

Items one and six were pulled from the Consent Calendar.

The Consent Calendar was considered as follows:

2. **Minutes of City Council Regular Meeting of September 15, 2020**
Recommended Action: Approve the regular meeting minutes of September 15, 2020.

This action approves the regular meeting minutes of September 15, 2020.

3. **Minutes of City Council Special Meeting of September 21, 2020**
Recommended Action: Approve the special meeting minutes of September 21, 2020.

This action approves the special meeting minutes of September 21, 2020.

4. **Approving Bills and Claims**
Recommended Action: Approve the bills and claims in the amount of \$3,371,931.73.

This action approves the bills and claims in the amount of \$3,371,931.73 as follows: bills and claims checks dated August 28, 2020, in the amount of \$13,477.61; bills and claims checks dated August 31, 2020, in the amount of \$180,713.39; payroll checks dated September 3, 2020, in the amount of

\$72,325.64; bills and claims checks dated September 7, 2020, in the amount of \$2,797,733.38; and bills and claims checks dated September 14, 2020. In the amount of \$307,681.71.

5. **Approval of Parcel Map Including Abandonment of Existing Public Easements and Acceptance of Public Service Easements Shown on Said Map – 680 & 700 East McGlincy Lane (Resolution/Roll Call Vote)**

Recommended Action: That the City Council adopt a resolution approving the Parcel Map, abandoning existing public easements, and accepting the public service easements as shown on the map for the property located at 680 & 700 East McGlincy Lane.

Resolution 12641 approves the Parcel Map, abandoning existing public easements, and accepting the public service easements as shown on the map for the property located at 680 & 700 East McGlincy Lane.

7. **Biennial Review of the City of Campbell Conflict of Interest Code (Resolution/Roll Call Vote)**

Recommended Action: That the City Council adopt a Resolution approving the Conflict of Interest Code Appendix A and B.

Resolution 12642 approves the Conflict of Interest Code Appendix A and B.

8. **Approval of Budget Adjustment for Bike/Pedestrian Traffic Safety Improvements Project 19-DD (Resolution/Roll Call Vote)**

Recommended Action: That the City Council adopt a Resolution approving a budget adjustment for the Bike/Pedestrian Traffic Safety Project 19-DD.

Resolution 12643 approves a budget adjustment for the Bike/Pedestrian Traffic Safety Project 19-DD.

9. **Approve the Acceptance of the Community Development Block Grant for the Community Center Track Resurfacing; Authorize the City Manager to Execute the Grant Agreement with the County; and Authorize a Budget Adjustment (Resolution/Roll Call Vote)**

Recommended Action: That the City Council adopt a resolution to approve the acceptance of Community Development Block Grant (CDBG) funds in the amount of \$67,000 from the Santa Clara County Office of Supportive Housing (SCCOSH) for the Campbell Community Center Track Resurfacing (Project); authorize the City Manager to execute the grant agreement with the County to accept the CDBG funds; and, authorize a budget adjustment to allocate \$223,000 of the Parkland Dedication Fund to Fiscal Year (FY) 2021 to supplement the CDBG funds for a total Project budget of \$290,000.

The City Council adopts Resolution 12644 approving the acceptance of Community Development Block Grant (CDBG) funds in the amount of \$67,000 from the Santa Clara County Office of Supportive Housing (SCCOSH) for the

Campbell Community Center Track Resurfacing (Project); and authorizes the City Manager to execute the grant agreement with the County to accept the CDBG funds; and authorizes a budget adjustment to allocate \$223,000 of the Parkland Dedication Fund to Fiscal Year (FY) 2021 to supplement the CDBG funds for a total Project budget of \$290,000.

10. **Acceptance of Police Foundation Donations**

Recommended Action: It is recommended that the City Council accept donations in the aggregate amount of \$11,185.17 from the Campbell Police Foundation for equipment and supplies for the Campbell Police Department.

The City Council accepts donations in the aggregate amount of \$11,185.17 from the Campbell Police Foundation for equipment and supplies for the Campbell Police Department.

11. **Authorize a Resolution to Amend the Fiscal Year (FY) 2021 Operating Budget Pursuant to the City's Role as Fiscal Agent for the West Valley Solid Waste Management Authority (WVSWMA) Joint Powers Authority (JPA) (Resolution/Roll Call Vote)**

Recommended Action: That the City Council adopt a resolution to amend the Fiscal Year (FY) 2021 operating budget pursuant to the City's role as fiscal agent for the West Valley Solid Waste Management Authority (WVSWMA) Joint Powers Authority (JPA).

Resolution 12645 amends the Fiscal Year (FY) 2021 operating budget pursuant to the City's role as fiscal agent for the West Valley Solid Waste Management Authority (WVSWMA) Joint Powers Authority (JPA).

M/S: Bybee/Waterman - That the City Council approve the consent calendar with the exception of items one and six. The motion was adopted by the following roll call vote:

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bybee
SECONDER:	Waterman
AYES:	Landry, Gibbons, Waterman, Bybee, Resnikoff

ITEMS PULLED FROM CONSENT

1. **Minutes of City Council Regular Meeting of September 1, 2020**

Recommended Action: Approve the regular meeting minutes of September 1, 2020.

Mayor Landry passed the gavel to Vice Mayor Gibbons.

M/S: Landry/Bybee – That the City Council approve the September 1, 2020 Study Session minutes in memory of Jo-Ann Fairbanks who was on the

Minutes Acceptance: Minutes of Oct 6, 2020 7:30 PM (CONSENT CALENDAR)

General Plan Advisory Committee (GPAC) for four and a half years but passed away, prior to its completion. The motion was adopted by the following roll call vote:

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Landry
SECONDER:	Bybee
AYES:	Landry, Gibbons, Waterman, Bybee, Resnikoff

Mayor Landry thanked all the members of the GPAC that participated in the Study Session as well as Deputy City Clerk Sanders and Planning Commission Recording Secretary Shinn for preparing the comprehensive meeting minutes.

Vice Mayor Gibbons passed the gavel back to Mayor Landry.

6. **Approval of a Used Car Dealer Permit for Brad Clausen Dba the Motor Cafe (Resolution/Roll Call Vote)**

Recommended Action: That the City Council adopt a resolution approving the issuance of a used car dealer permit to sell used cars at 1011 Dell Avenue, Campbell, CA 95008.

Vice Mayor Gibbons commented on the loud noises that can be generated from motorcycles and requested adding a Condition of Approval requiring the business to hand out to all its retail clients, information on noise ordinances for Campbell and surrounding cities.

Council discussed the burden it may put on the business.

Police Chief Berg stated that the business could be provided the applicable vehicle and municipal code section so they can choose to educate their customers.

Vice Mayor Gibbons made a motion that the City Council adopt a resolution approving the issuance of a used car dealer permit to sell used cars at 1011 Dell Avenue.

Councilmember Waterman seconded the motion.

Community Development Director Kermoyan stated the business sells motorcycles and not used cars and the Conditional Use Permit was specifically for motorcycles.

City Attorney Seligmann confirmed the Use Permit would restrict them to just selling motorcycles.

To avoid misinterpretation of the resolution, Vice Mayor Gibbons withdrew her previous motion.

City Attorney Seligmann stated that the resolution could be revised to change everywhere it says motor vehicles to motorcycles.

M/S: Gibbons/Waterman – Resolution 12646 approves the application with the language change from new and used vehicles to new and used motorcycles throughout. The motion was adopted by the following roll call vote:

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Gibbons
SECONDER:	Waterman
AYES:	Landry, Gibbons, Waterman, Bybee, Resnikoff

PUBLIC HEARINGS AND INTRODUCTION OF ORDINANCES

There were no public hearing and introductions of ordinances.

NEW BUSINESS

- 12. **Rosemary Residential Permit Parking Program (Resolution/Roll Call Vote)**
Recommended Action: Adopt a resolution establishing the Rosemary Residential Permit Parking Program as permanent.

Administrative Analyst Mendoza presented a staff report dated October 6, 2020.

Gail Gitt, Campbell resident, thanked the City for their efforts and spoke in support of the Rosemary Permit program.

Joshua Chipps, Campbell resident thanked City staff and spoke in support of the parking program.

Council discussed the parking permit program including modifying it to an annual renewal, revising the fee next year and prohibiting residents from purchasing permits if found to be using the permits fraudulently.

M/S: Gibbons/Bybee – That the City Council adopt Resolution 12647 establishing the Rosemary Residential Permit Parking Program as permanent with a one-year renewal and the incorporation of a non-renewal if there is any fraud involved. The motion was adopted by the following roll call vote:

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Gibbons
SECONDER:	Bybee
AYES:	Landry, Gibbons, Waterman, Bybee, Resnikoff

Minutes Acceptance: Minutes of Oct 6, 2020 7:30 PM (CONSENT CALENDAR)

13. **Objective Standards – Kick-Off Meeting (Raimi + Associates)**

Recommended Action: That the City Council take the following action: Receive the report and provide general direction to staff on the approach and schedule for preparing Objective Standards.

Senior Planner Rose gave a brief overview of the item and introduced the consultant from Rami + Associates.

Simran Malhotra, Principal at Rami + Associates presented the item.

Council received the update, asked questions, provided feedback and discussed the timeline and schedule; the approach to the process; and review of the contract scope of services.

COUNCIL COMMITTEE REPORTS

14. **Council Committee Reports**

Recommended Action: Report on committee assignments and general comments.

--Councilmember Bybee attended the Unhoused Task Force Committee meeting.

--Councilmember Resnikoff attended the West Valley Sanitation meeting; and spoke on the upcoming West Valley Sanitation Treatment Plan Advisory Committee (TPAC).

--Vice Mayor Gibbons spoke about the upcoming Campbell Historical Museum events; Silicon Valley Clean Energy Board meeting; Association of Bay Area Governments (ABAG); and Cities Association of Santa Clara County.

--Mayor Landry spoke of the upcoming State Route (SR) 85 Corridor Advisory Policy Board.

ADJOURN

Mayor Landry adjourned the meeting at 9:52 p.m.

APPROVED:

ATTEST:

Susan M. Landry, Mayor

Andrea Sanders, Deputy City Clerk

Minutes Acceptance: Minutes of Oct 6, 2020 7:30 PM (CONSENT CALENDAR)

CITY COUNCIL MINUTES

City of Campbell, 70 N. First St., Campbell, California



CITY COUNCIL EXECUTIVE SESSION
Thursday, October 8, 2020 – 3:00 p.m.
City Hall – 70 N. First Street

This City Council meeting was conducted pursuant to the Governor's Executive Order N-29-20.

CALL TO ORDER

The City Council of the City of Campbell convened this day in the special meeting place, via telecommunication to discuss Executive Session Items A and D.

Attendee Name	Title	Status
Susan M. Landry	Mayor	Remote
Elizabeth 'Liz' Gibbons	Vice Mayor	Remote
Rich Waterman	Councilmember	Remote
Anne Bybee	Councilmember	Remote
Paul Resnikoff	Councilmember	Remote

City Manager Brian Loventhal and consultant from Messina & Assoc., Inc. were in attendance.

PUBLIC COMMENT

There was no public comment.

EXECUTIVE SESSION:

- A. Personnel** - Pursuant to G.C. Section 54957: Public Employee Performance Evaluation - City Attorney
- B. Litigation**
- C. Real Property**
- D. Labor Negotiations** - Pursuant to G.C. Section 54957.6: Conference with Labor Negotiator - Agency Designated Representatives: City Council and City Attorney Performance/ Compensation Subcommittee Members Susan M. Landry and Anne Bybee
Unrepresented Employee: City Attorney

The City Council met in Executive Session to discuss Items A and D.

ADJOURNMENT

Council adjourned at approximately 4:00 p.m.

APPROVED:

ATTEST:

Susan M. Landry, Mayor

Andrea Sanders, Deputy City Clerk

Minutes Acceptance: Minutes of Oct 8, 2020 3:00 PM (CONSENT CALENDAR)



*City
Council
Report*

Item: 4
Category: CONSENT CALENDAR
Meeting Date: October 20, 2020

TITLE: Approving Bills and Claims

RECOMMENDED ACTION

Approve the bills and claims in the amount of \$3,916,295.47.

DISCUSSION

The bills and claims that have been audited and approved by staff for payments made as noted below:

<u>Type</u>	<u>Check Date</u>	<u>Amount</u>
Payroll	September 17, 2020	\$31,409.35
Bills & Claims	September 21, 2020	\$175,219.91
Bills & Claims	September 28, 2020	\$3,709,666.21
	Total	\$3,916,295.47

FISCAL IMPACT

Adequate funding was available to cover all expenses as listed.

Prepared by:

Roberto Garcia-Acosta, Accounting Clerk
II

Reviewed by:

Norite Vong, Finance Manager

Approved by:



Brian Loventhal, City Manager



*City
Council
Report*

Item: 5
 Category: PUBLIC HEARINGS AND
 INTRODUCTION OF
 ORDINANCES
 Meeting Date: October 20, 2020

TITLE: Public Hearing to Consider the Application of Michael Schwager for a Planned Development Permit (PLN2019-206) to Allow Construction of an Approximately 7,000 Square-Foot Single-Story Industrial Building; a Parking Modification Permit to Allow a Reduction in the Number of Required Parking Stalls; and a Variance (PLN2019-207) to Allow Retention of Existing Overhead Utility Lines, for Property Located at 1055 Florence Way. (Resolutions/Roll Call Vote)

RECOMMENDED ACTION

The Planning Commission recommends that the City Council take the following actions: Adopt a resolution approving a Planned Development Permit with a Parking Modification Permit to allow construction of a 7,002 square-foot single-story industrial building; and Adopt a resolution approving a Variance to allow retention of existing overhead utility lines.

ENVIRONMENTAL DETERMINATION

The Planning Commission recommends that the City Council find this project Categorically Exempt under Section 15303, Class 3 of the California Environmental Quality Act (CEQA), pertaining to construction of new commercial buildings not exceeding 10,000 square feet within an urbanized area.

BACKGROUND

Property Location: The project site is a 17,500 square-foot parcel located at the corner of E. Sunnyoaks Avenue and Florence Way (a private street).



Property History: In 2012, the City Council approved a Planned Development rezoning and a Tentative Parcel Map to allow the subdivision of the subject property into two parcels and construction of a 6,700 square-foot light industrial building designed to accommodate automotive repair businesses. Although the lot split was finalized and the property remains zoned Planned Development, the approved building was never constructed, and the approval lapsed. The property remains vacant:



Applicant's Proposal: The application submittal would allow construction of an approximately 7,000 square-foot light industrial building similar to that previously approved (reference Attachment **C** – Project Plans). The proposed building marries split-face block with a contemporary entry treatment consistent with General Plan design guidance. The application also includes a Parking Modification Permit to allow a three-stall parking reduction as well as a Variance to allow retention of existing overhead utility lines (reference Attachments **D** and **E** – Applicant's Transit Access Map and Undergrounding Examination).



DISCUSSION

Planning Commission Review: The Planning Commission considered this application at its meeting of September 22, 2020 (reference **Attachment F** – PC Staff Report). After a brief discussion largely regarding the parking reduction request the Commission adopted Resolutions No. 4575 and 4576 recommending approval of the application by a 6-0 vote. To address potential parking issues, the Planning Commission's recommendation incorporates a condition of approval restricting the use of the building to warehousing and manufacturing uses (which are less parking intensive). Establishment of any other use would require approval of an Administrative Planned Development Permit allowing the City to consider potential parking impacts on a case-by-case basis.

FISCAL IMPACT

Construction of the proposed industrial building would generate approximately \$6,500 in the roadway maintenance fees, \$2,700 in General Plan maintenance fees, and \$49,000 in building permit and plan-check fees.

ALTERNATIVES

1. If the City Council does not support the Parking Modification Permit request, the application may be referred back to staff and the Planning Commission with direction to work with the applicant to reduce the building size and/or add additional parking. However, given the constraints of the project site and the atypical parking configuration of the project, this may require significant changes to the site configuration and building design.

Prepared by:

Daniel Fama, Senior Planner

Reviewed by:



Paul Kermoyan, Community
Development Director

Approved by:



Brian Loventhal, City Manager

Attachment:

- a. CC Resolution (PD Permit)
- b. CC Resolution (Variance)
- c. Project Plans
- d. Applicant's Transit Access Map
- e. Undergrounding Examination
- f. Planning Commission Staff Report

RESOLUTION NO. _____

BEING A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMPBELL APPROVING A PLANNED DEVELOPMENT PERMIT (PLN2019-206) TO ALLOW CONSTRUCTION OF A 7,002 SQUARE-FOOT SINGLE-STORY INDUSTRIAL BUILDING AND A PARKING MODIFICATION PERMIT TO ALLOW A REDUCTION IN THE NUMBER OF REQUIRED PARKING STALLS, FOR PROPERTY LOCATED AT **1055 FLORENCE WAY**. FILE NO.: PLN2019-206

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 the recommended approval of a Planned Development Permit (PLN2019-206) with a Parking Modification Permit:

1. The Proposed Project is application for a Planned Development Permit (PLN2019-206) to allow construction of an approximately 7,000 square-foot single-story industrial building with a Parking Modification Permit to allow a reduction in the number of required parking stalls; and an associated Variance to allow retention of existing overhead utility lines, under separate approval.
2. The Project Site is an approximately 17,500 square-foot vacant parcel located at the corner of E. Sunnoaks Avenue and Florence Way.
3. The Project Site is an undeveloped component of a May 2012 City Council approval of a Planned Development rezoning and a Tentative Parcel Map to allow the subdivision of the subject property into two parcels and construction of a 6,700 square-foot light industrial building designed to accommodate automotive repair businesses. Although the lot split was finalized and the property remains zoned Planned Development, the approved building was never constructed, and the Planned Development Permit approval lapsed.
4. The Project Site is designated by the Campbell Zoning Map as P-D (Planned Development) and by the Campbell General Plan Land Use Diagram as *Light Industrial*.
5. Campbell Municipal Code Section 21.28.040, Table 3-1 (Parking Requirements by Land Use) specifies that 'General manufacturing, industrial, and processing uses' require parking in an amount equal to 1 stall per 400 square-feet of gross floor area. For the proposed 7,000 square-foot industrial building, this standard yields a requirement of 18 parking stalls (17.5 rounded up).
6. The requested Parking Modification Permit would allow a reduction in parking from 18 stalls to 15 stalls. The Project Applicant has requested the reduction due to the proximity public transportation and bicycle trails and incorporation of indoor bicycle and scooter parking, and personal showering facilities.

7. The Institute of Transportation Engineers (ITE) *Parking Generation* guide indicates a parking demand of five vehicles based on the average ITE rate or seven vehicles based on the ITE fitted curve for a 7,000 square-foot building.
8. The Planned Development Permit approval would restrict the allowable land uses to manufacturing and warehousing commensurate with the provided parking. Establishment of any other use would require discretionary review by Community Development Director through consideration of an Administrative Planned Development Permit.
9. The Proposed Project would be consistent with the following General Plan policies and strategies:

Policy LUT-5.7:	<u>Industrial Areas</u> : Industrial development should have functional and safe vehicular, bicycle and pedestrian circulation, good site and architectural design, be sensitive to surrounding uses, connect to public transit, and be energy efficient. New projects should contribute to the positive character of industrial areas and the overall image of the City.
Policy LUT-9.3:	<u>Design and Planning Compatibility</u> : Promote high quality, creative design and site planning that is compatible with surrounding development, public spaces and natural resources.
Strategy LUT-9.3d:	<u>Building Design</u> : 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-11.1d:	<u>Bicycle and Pedestrian Connections in Development</u> : Encourage new or redeveloping projects to provide logical bicycle and pedestrian connections on site, between parking areas, buildings, and street sidewalks and to existing or planned public right-of-way facilities and encourage pedestrian passages between street-front sidewalks and rear-lot parking areas. Ensure that the bicycle and pedestrian connections interface safely.
Strategy LUT-12.1c:	<u>Parking Lot Design</u> : Design parking lots to minimize impacts on the street system by providing adequate sized driveways, sufficient queuing and efficient circulation.
Strategy LUT-13.1:	<u>Variety of Uses</u> : 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.
Policy LUT-9.3:	<u>Design and Planning Compatibility</u> : Promote high quality, creative design and site planning that is compatible with surrounding development, public spaces, and natural resources.
Strategy LUT-9.3d:	<u>Building Design</u> : 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:	<u>Building Materials</u> : Encourage the use of long-lasting, high quality building materials on all buildings to ensure the long-term quality of the built environment.

Strategy LUT-5.7a: Industrial Design Guidelines: Industrial Design Guidelines: Develop Industrial Design Guidelines with specific policies including, but not limited to the following:

- Require varied, high-quality, finished construction materials such as glass, stucco, plaster, or brick. No exposed concrete block or flat sheet metal.
- Enhance the street frontage of building with landscaping and an emphasis on the office portion of the building.
- Orient service activities such as loading docks to the rear of the site.

10. In review of the proposed project, the City Council considered the site circulation, traffic congestion, and traffic safety effects of the project, including the effect of the site development plan on traffic conditions on abutting streets; the layout of the site with respect to locations and dimensions of vehicular and pedestrian entrances, exit driveways, and walkways; the arrangement and adequacy of off-street parking facilities to prevent traffic congestion; the location, arrangement, and dimensions of truck loading and unloading facilities; the circulation patterns within the boundaries of the development, and; the surfacing and lighting of the off-street parking facilities.

11. The City Council further considered the landscaping design of the proposed project, including the location, height, and material offences, walls, hedges, and screen plantings to ensure harmony with adjacent development or to conceal storage areas, utility installations, and other unsightly aspects of the development; the planting of groundcover or other surfacing to prevent dust and erosion, and the preservation of existing healthy trees.

12. The City Council further considered the proposed project's architectural and site layout, including the general silhouette and mass, including location on the site, elevations, and relation to natural plant coverage, all in relationship to the surrounding neighborhood; the exterior design in relation to adjoining structures in terms of area, bulk, height, openings, and breaks in the facade facing the street; and appropriateness and compatibility of the proposed uses in relation to the adjacent uses and the area as a whole.

13. 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, the City Council further finds and concludes that:

Planned Development Permit Findings (CMC Sec. 21.12.030.H.6)

1. The proposed development will clearly result in a more desirable environment and use of the land than would be possible under any other zoning district classification;
2. The proposed development will be compatible with the General Plan of the City and will aid in the harmonious development of the immediate area;

3. The proposed development will not result in allowing more residential units than would be allowed by other residential zoning districts, which are consistent with the General Plan designation of the property;
4. The proposed development will not be detrimental to the health, safety or welfare of the neighborhood or the City as a whole;
5. There is a reasonable relationship and a rough proportionality between the Conditions of Approval and the impacts of the project;
6. There is a reasonable relationship between the use of the fees imposed upon the project and the type of development project; and
7. No substantial evidence has been presented from which a reasonable argument could be made that shows that the project, as currently presented and subject to the required conditions of approval, will have a significant adverse impact on the environment.

Parking Modification Permit Findings (CMC Sec. 21.28.050.G)

8. Due to the unique nature and circumstances of the project, or special development features, the anticipated number of parking spaces necessary to serve the use or structure is less than that required by the applicable off-street parking standard, and would be satisfied by the existing or proposed number of parking spaces, as supported by review of the applicant's documentation and/or a parking demand study prepared by a qualified transportation engineer accepted by the decision-making body;
9. Conditions of approval have been incorporated into the project to ensure the long-term adequacy of the provided off-street parking; and
10. Approval of the parking modification permit will further the purpose of the Parking and Loading Chapter.

Environmental Findings (CMC Sec. 21.38.050):

11. The project is Categorically Exempt under Section 15303, Class 3 of the California Environmental Quality Act (CEQA), pertaining to new construction of small structures which allows up to four (4) commercial buildings with a floor area not exceeding 10,000 square feet in an urbanized area

THEREFORE, BE IT RESOLVED that the City Council approves a Planned Development Permit (PLN2019-206) to allow construction of an approximately 7,000 square-foot single-story industrial building and a Parking Modification Permit to allow a reduction in the number of required parking stalls, for property located at **1055 Florence Way**, subject to the attached Conditions of Approval (attached **Exhibit A**).

City Council Resolution
PLN2019-206 – P-D Permit w/Parking Modification Permit
1055 Florence Way

PASSED AND ADOPTED this ___ day of _____, _____, by the following roll call vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:
ABSTAIN: COUNCILMEMBERS:

APPROVED: _____
Susan M. Landry, Mayor

ATTEST: _____
Andrea Sanders, Deputy City Clerk

Attachment: CC Resolution (PD Permit) (PLN2019-206 ~ 1055 Florence Way)

CONDITIONS OF APPROVAL
Planned Development Permit (PLN2019-206) with a
Parking Modification Permit

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 Planned Development Permit (PLN2019-206) to allow construction of an approximately 7,000 square-foot single-story industrial building with a Parking Modification Permit to allow a reduction in the number of required parking stalls, for property located at **1055 Florence Way**. The project shall substantially conform to the Revised Project Plans, stamped as received by the Community Development Department on July 29, 2020, except as may be modified by the Conditions of Approval contained herein.
2. Permit Expiration: The Planned Development Permit (PLN2019-206) with a Parking Modification Permit ("Approval") shall be valid for two (2) years from the date of final approval. Within this two-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 Approval being rendered void.
3. 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.
4. 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.
5. Alternative Transportation Measures: The project must incorporate indoor bicycle, scooter, and motorcycle parking, and a personal showering facility, as shown on the Approved Project Plans.
6. Conditions of Approval: The adopted City Council Resolution, including these Conditions of Approval, shall be included in full behind the coversheet of the construction drawings submitted for a building permit.
7. Signage: All new signage shall require separate approval of a Sign Permit.

8. General Operational Standards: Occupancy of the approved industrial is subject to the following general operational standards:
- a. **Land Use Restriction**: The approved industrial building may only be occupied by a manufacturing and/or warehousing use (including contractor's indoor material and equipment storage). Establishment of any other use shall require approval of an Administrative Planned Development Permit.
 - b. **Hours of Operation**: Unless otherwise authorized by an Administrative Planned Development Permit, the hours of operation of any use within the approved industrial building is limited to 6:00 AM to 11:00 PM, daily.
 - c. **Smoking**: "No Smoking" signs shall be posted on the premises in compliance with CMC Sec. 6.11.060.
 - d. **Noise**: Regardless of decibel level, no noise generated within the approved industrial building 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. 11 (Revocation of Permit).
 - e. **Trash Disposal and Clean-Up**: Refuse and recycling receptacles shall be kept within the trash enclosure 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 "Hours of Operation."
 - f. **Parking Management**: If the establishment results in excessive parking demand, the Community Development Director may require preparation of a parking management plan. If the parking management plan fails to adequately address the site's parking demand, the Community Development Director may commence a revocation hearing pursuant Condition of Approval No. 11 (Revocation of Permit).
 - g. **Loitering**: There shall be no loitering allowed on the premises. The business owner is responsible for monitoring the premises to prevent loitering.
 - h. **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).
 - i. **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.

- j. **Outdoor Storage:** No outdoor storage is permitted on the subject property, including the storage equipment, materials, and inoperable vehicles.
 - k. **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).
 - l. **Security Plan:** If deemed necessary by the Police Department, the property owner shall prepare a security plan to the satisfaction of the Police Chief, including, but not limited to, provision of private security and/or installation of a security camera system.
9. **Landscaping:** This project is subject to the updated California Model Water Efficient Landscape Ordinance (MWELo). 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. A Landscape Documentation Package prepared by an authorized and licensed professional demonstrating compliance with the full MWELo requirements with the following required elements:
 - 1) Project Information per Section 492.3.
 - 2) 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.
 - 3) 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).
 - 4) Landscape Design Plan per Section 492.6.
 - 5) Irrigation Design Plan per Section 492.7.
 - 6) 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 "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."

10. 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.
11. Revocation of Permit: Occupancy of the approved industrial building 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 the Planned Development Permit if it is determined that operation a use has become a nuisance to the City's public health, safety or welfare or for violation of the Conditional Use Permit or any standards, codes, or ordinances of the City of Campbell.

At the discretion of the Community Development Director, if the property generates three (3) verifiable complaints related to violations of conditions of approval (e.g., noise, parking, etc.) within a twelve (12) month period, a public hearing before the City Council may be scheduled, upon recommendation of the Planning Commission, to consider modifying conditions of approval or revoking the Planned Development Permit. The Community Development Director may commence proceedings for the revocation or modification of the Approval upon the occurrence of less than three (3) complaints if the Community Development Director determines that the alleged violation warrants such an action. 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 establishment that are reasonably determined to be a direct result of patrons actions;
- b. The number of complaints received from residents, business owners and other citizens concerning the operation of an establishment regarding parking, noise, and/or other operational impacts.
- c. Violation of conditions of approval.

PUBLIC WORKS DEPARTMENT

12. General Note: The scope of this project triggers the requirement for Frontage Improvements as required by Campbell Municipal Code 11.24.040. The applicant will be required to apply for an Encroachment permit to construct frontage improvements as listed below.
13. Construction Drawings: The applicant shall submit the following permit applications prior to, or concurrent with the main Building permit application:
- a. Encroachment Permit for Street Improvement Plans: The frontage improvements for the project shall be shown on a separate street improvement plan as detailed here: <https://www.campbellca.gov/187/Street-Improvements>
 - b. Building Permit for On-Site / Grading & Drainage Plans: The on-site grading, drainage, stormwater, landscaping, ADA and site improvements for the project shall be shown on a separate building permit plan as detailed here: <https://www.campbellca.gov/DocumentCenter/View/16594>
14. Grading and Drainage Plan: Prior to issuance of any grading or building permits for the site, the applicant shall conduct hydrology studies based on a ten-year storm frequency, prepare an engineered grading and drainage plan, and pay fees required to obtain necessary grading permits. Prior to occupancy, the design engineer shall provide written certification that the development has been built per the engineered grading and drainage plans.
- In addition, a plan review letter will be required of the Geotechnical engineer for the entire grading and drainage system which should include but is not limited to a review of the subsurface of the non-compacted biotreatment material that may have potential for subsurface failure and surface failure due to vehicle loads.
15. Storm Water Information: On the preliminary grading/utility plans show the amount, in square footage, of:
- a. Existing impervious area
 - b. Proposed impervious area
 - c. Proposed pervious area
16. 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. Specifically the project must include source control, site design and treatment measures to achieve compliance with Provision C.3. of the NPDES Permit. Measures may include, but are not limited to, minimization of impervious surface area, vegetated swales, infiltration areas, and treatment devices. 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.

Upon submission of the preliminary site/grading plans, the applicant shall calculate and submit to the City the amount of impervious surface created by the development including the types of stormwater controls to be used. The applicant shall submit preliminary sizing and design showing stormwater controls meet the City’s requirements.

Prior to issuance of any grading or building permits:

- a. The applicant’s designer or engineer shall submit the required certification indicating that sizing, selection, and design of treatment BMP’s for the project site has been completed to meet the requirements of the City of Campbell’s NPDES permit, No. 01- 119, Provision C.3.
- b. The applicant shall sign the “Covenants for the Operation and Maintenance of Stormwater Facilities” and submit a Stormwater Management Plan.

Prior to occupancy:

- a. A qualified BMP certifier is required to inspect the stormwater management facilities, submit a complete set of as-built drawings to Public Works Engineering, and certify on these drawings that:
 - i. The stormwater management facilities were constructed in compliance with the approved plans.
 - ii. The as-built drawings show all pertinent constructed dimensions, elevations, shapes, and materials.
 - iii. All variations in construction from the approved design plan have been identified, including omissions to and additions from the approved plan.
 - iv. Any changes are in conformance with local, state, or federal regulations.

17. Water Meter(s) and Sewer Cleanout(s): Existing and proposed water meter(s) and sewer cleanout(s) shall be relocated or installed on private property behind the public right-of-way line. Revise plan to show the water meter and sewer clean out are behind the new property line.

18. Utilities: All on-site utilities shall be installed underground per Section 21.18.140 of the Campbell Municipal Code for any new or remodeled buildings or additions. Applicant shall comply with all plan submittals, permitting, and fee requirements of the serving utility companies.

19. Undergrounding Street Frontage Utilities: All overhead utility lines along the project's public street frontage shall be installed underground per Section 21.18.140 of the Campbell Municipal Code. Applicant shall comply with all utility applications, plan submittals, permitting, and fee requirements of the serving utility companies. Please note that the Municipal Code does not allow the setting of new poles, therefore the project is required to underground to the next existing pole beyond the project's frontage or receive a Variance.
20. 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.
21. 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.
22. Plans / Encroachment Permit / Fees / Deposits: Prior to issuance of any grading or building permits for the site, the applicant shall execute a street improvement agreement, cause plans for public street improvements to be prepared by a registered civil engineer, pay various fees and deposits, post security and provide insurance necessary to obtain an encroachment permit for construction of the standard public street improvements, as required by the City Engineer. The plans shall include the following, unless otherwise approved by the City Engineer:
- a. Show location of all existing utilities within the new and existing public right of way.
 - b. Relocation of all existing utilities including utility boxes, covers, poles, etc. outside of sidewalk area. No utility boxes, covers, etc. will be allowed in the sidewalk area.
 - c. Installation of City approved street trees *and irrigation* at 30 feet on center.
 - d. Connection to public storm drain main as necessary to serve the project.
 - e. Installation of City standard ADA compliant driveway approach. Installation of engineered structural pavement section to centerline, as required by the City Engineer.
 - f. Installation of asphalt concrete overlay per street pavement restoration plan for utility installation and/or abandonment, as required by the City Engineer.
 - g. Installation of streetlights, conduits, conductors and related facilities in accordance with the City of Campbell's Street Lighting Policies.

- h. Installation of traffic control, stripes and signs.
 - i. Construction of conforms to existing public and private improvements, as necessary.
 - j. Submit final plans in a digital format acceptable to the City.
23. Street Improvements Completed for Occupancy and Building Permit Final: Prior to allowing occupancy and/or final building permit signoff for any and/or all buildings, the applicant shall have the required *street improvements* installed and accepted by the City, and the design engineer shall submit as-built drawings to the City.
24. Property Corner Monuments: Prior to allowing occupancy and/or final building permit signoff for any and/or all buildings, Carroll Engineering shall set the monuments as shown on the recorded Parcel Map (878-M-29) for this property. Once completed, the monument bond deposit on file will be refunded.
25. Maintenance of Landscaping: Owner(s), current and future, are required to maintain the landscaped park strip and tree wells in the public right of way. This includes, but is not limited to: trees, lawn, plantings, irrigation, etc. Trees shall not be pruned in a manner that would not allow the tree to grow to a mature height.
26. Utility Encroachment Permit: Separate encroachment 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.
27. Additional Street Improvements: Should it be discovered after the approval process that new utility main lines, extra utility work or other work is required to service the development, and should those facilities or other work affect any public improvements, the City may add conditions to the development/project/permit, at the discretion of the City Engineer, to restore pavement or other public improvements to the satisfaction of the City.
28. Trash Enclosure Requirements:
- a. NPDES Permit No. CAS612008 (CRWQCB): C.3.a.i. (7):

For all new development and redevelopment projects that are subject to the Permittee's planning, building, development, or other comparable review, but not regulated by Provision C.3, encourage the inclusion of adequate source control measures to limit pollutant generation, discharge, and runoff. These source control measures should include: Covered trash, food waste, and compactor enclosures.
 - b. Campbell Municipal Code 14.02.030 "Stormwater Pollution Control / Requirements". The code states that no pollutants or water containing pollutants can be discharged into the City's storm drain system. Trash enclosures contain pollutants. During a rain event (or during general cleaning) water washes over and into roofless enclosures, collecting pollutants and discharging to the City's

storm drain system. Applicants are required to show how new trash enclosures will not discharge pollutants into the storm drain system. One possible method is to provide a sanitary drain in the trash enclosure.

- c. West Valley Sanitation District (WVSD), the local sanitary sewer agency, will require a roof on the enclosure if the trash enclosure drain connects to their sanitary sewer system.

FIRE DEPARTMENT

29. Fire Sprinklers Required: (As noted on Cover Sheet) 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. An automatic fire sprinkler system shall be provided and installed per NFPA 13 to include trash enclosure coverage.
30. Fire Alarm Requirements: (As noted on Cover Sheet) Refer to CFC Sec. 907 and the currently adopted edition of NFPA 72. Submit shop drawings (3 sets) and a permit application to the SCCFD for approval before installing or altering any system. Call (408) 378-4010 for more information.
31. 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.
32. Address Identification: (Address change to 1055 Florence Wy is in progress with the City of Campbell) 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. Please note new address on all future submittals.

33. 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 submittals, as appropriate to the project. CFC Chp. 33.
34. Buildings and Facilities Access: (As noted on Sheet A1.1) Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or with the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. [CFC, Section 503.1.1]. Hose pull lengths of no greater than 150' from the apparatus to all exterior portions of the structure along a path that is accessible to operations crews is now provided with a 5' emergency access easement between this parcel and the building.
35. Battery Storage and Charging: Battery type, quantities, storage methods and charging system information shall be submitted in accordance with CFC Section 608.

RESOLUTION NO. _____

BEING A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMPBELL APPROVING A VARIANCE (PLN2019-207) TO ALLOW RETENTION OF EXISTING OVERHEAD UTILITY LINES TO SERVE A PROPOSED DEVELOPMENT ON PROPERTY LOCATED **1055 FLORENCE WAY**. FILE NO.: PLN2019-207

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 the recommended approval of a Variance (PLN2019-207):

1. The Proposed Project is application for a Variance (PLN2019-207) to allow retention of existing overhead utility lines in association with a proposed Planned Development Permit (PLN2019-206) to allow construction of an approximately 7,000 square-foot single-story industrial building with a Parking Modification Permit to allow a reduction in the number of required parking stalls.
2. Campbell Municipal Code (CMC) Section 21.18.140.B.2 requires that construction of a non-residential main structure located along an arterial or collector street—as identified by the Campbell Roadway Classifications Diagram—include removal of existing utility poles and associated overhead utility lines located along the abutting frontage the development site to be replaced with underground utilities. However, CMC Section 21.18.140.B.2 further provides that a Variance to the linear feet of overhead utility lines to be replaced underground may be granted in compliance with Chapter 21.48, (Variances).
3. Hacienda Avenue is "Commercial/Industrial Collector" street as identified by the Campbell Roadway Classifications Diagram. The proposed project is, therefore, subject to the frontage utility undergrounding requirements specified by CMC Sec. Section 21.18.140.B.2.
4. The proposed Variance would allow retention of existing overhead utility lines and use of overhead utilities to serve the proposed development pursuant to CMC Section 21.18.140.B.2
5. The proposed Variance (PLN2019-207) is considered in conjunction with and subject to, a Planned Development Permit (PLN2019-206) to allow construction of a 7,000 square-foot single-story industrial building.
6. Removal of the existing overhead utility lines located along the public street frontage of the project site would require placement of two additional utility poles and potential replacement of existing overhead utility service to multiple neighboring properties that are under control by the applicant.

- 7. A Variance to allow retention of existing overhead utility lines and installation of a new utility pole on private property would result in no new poles and not disrupt adjacent properties.

Based upon the foregoing findings of fact and pursuant, the City Council further finds and concludes that:

- 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 the 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 will not constitute a grant of special privileges inconsistent with the limitations on other properties classified in the same zoning district.
- 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 area.

THEREFORE, BE IT RESOLVED that the City Council approves a Variance (PLN2019-207) to allow retention of existing overhead utility lines, located at **1055 Florence Way**, subject to the attached Conditions of Approval (attached **Exhibit A**).

PASSED AND ADOPTED this ___ day of _____, _____, by the following roll call vote:

AYES: COUNCILMEMBERS:
 NOES: COUNCILMEMBERS:
 ABSENT: COUNCILMEMBERS:
 ABSTAIN: COUNCILMEMBERS:

APPROVED: _____
Susan M. Landry, Mayor

ATTEST: _____
Andrea Sanders, Deputy City Clerk

Attachment: CC Resolution (Variance) (PLN2019-206 ~ 1055 Florence Way)

**CONDITIONS OF APPROVAL
Variance (PLN2019-207)**

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 (PLN2019-207) to allow retention of existing overhead utility lines as indicated on Revised Project Plans, stamped as received by the Community Development Department on July 29, 2020, for property located at **1055 Florence Way**.
2. Final Design: The final utility plan, including the location and alignment of all new risers, new overhead utility lines, and underground utilities shall be to the satisfaction of the City Engineer and Community Development Director.

NEW BUILDING FOR:

FLORENCE INDUSTRIAL

1055 FLORENCE WAY
CAMPBELL, CA



1. PERSPECTIVE VIEW



2. PERSPECTIVE VIEW

PLAN CHECK RESPONSE: 7.29.2020 
FOR: SCHWAGER DEVELOPMENT

PROJECT LOCATION



SCOPE OF WORK

THE PROJECT CONSISTS OF A NEW PROPOSED 1-STORY 7,002 S.F. INDUSTRIAL BUILDING. PROPOSED SITE WORK INCLUDES NEW CIVIL WORK, LANDSCAPE AND PARKING.

BUILDING INFORMATION AND SITE DATA

LOCATION	1075 FLORENCE WAY CAMPBELL, CA 95008 	
GROSS SITE AREA	21,120 S.F. (WITH PUBLIC STREET)	
NET SITE AREA	17,487 S.F. (LOT ONLY)	
GROSS FLOOR AREA	7,002 S.F.	
ZONING	P-D	
PARCEL NUMBER	424-01-081	
OCCUPANCY	S-1	
CONSTRUCTION TYPE	VB	
NUMBER OF STORIES	-	
FIRE PROTECTION	YES, AUTOMATIC, NFPA 13 COMPLIANT (DEFERRED SUB.) BUILDING AND TRASH ENCLOSURE AN AUTOMATIC FIRE ALARM SYSTEM WILL BE PROVIDED AND INSTALLED.	
BICYCLE PARKING	1 LONG-TERM AND 1 SHORT-TERM BICYCLE PARKING SPACES ARE PROVIDED PER THE GREEN BUILDING CODE	
CLEAN AIR PARKING	1 DESIGNATED CLEAN AIR PARKING SPACE IS PROVIDED PER THE GREEN BUILDING CODE	
UTILIZATION (SEE CIVIL AND LANDSCAPE DWGS FOR MORE INFO):		
	<u>S.F.</u>	<u>PERCENT</u>
BUILDING COVERAGE:	7,002 S.F.	40.8%
LANDSCAPE COVERAGE:	2,254 S.F.	13.1%
PAVING COVERAGE:	7,904 S.F.	46.1%
FLOOR AREA RATIO:	7,002 (TOTAL BLDG AREA) 0.408 17,160 (NET SITE AREA)	
ADJACENT LAND USES:	<u>USE</u>	<u>ZONING</u>
NORTH	STREET	-
SOUTH	INDUSTRIAL	P-D
EAST	INDUSTRIAL	M-1
WEST	INDUSTRIAL	M-1
ADOPTED CODES	2016 CALIFORNIA BUILDING CODE 2016 CALIFORNIA MECHANICAL CODE 2016 CALIFORNIA ELECTRICAL CODE 2016 CALIFORNIA PLUMBING CODE 2016 CALIFORNIA FIRE CODE (WITH LOCAL AMENDMENTS) 2016 CALIFORNIA ENERGY CODE 2009 INTERNATIONAL PROPERTY MAINTENANCE CODE 2010 ADA STANDARDS FOR ACCESSIBILITY CITY OF CAMPBELL MUNICIPAL CODE	

SHEET INDEX

GENERAL	
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A0.2	CONTEXT PLAN AND SITE PHOTOS
CIVIL	
C1.1	NOTES, LEGEND, & ABBREVIATIONS
C1.2	DETAILS
C2.1	DEMOLITION PLAN
C2.2	HORIZONTAL CONTROL PLAN
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C4.1	UNDERGROUND UTILITY PLAN
C5.1	STORM WATER MANAGEMENT PLAN
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L1.1	PLANTING PLAN
L1.2	PLANTING NOTES AND DETAILS
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A1.1	SITE PLAN
A1.2	SITE DETAILS
A2.1	FLOOR AND ROOF PLANS
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS AND BUILDING SECTIONS
A4.1	MATERIALS AND COLORS
A4.2	3D PERSPECTIVE VIEWS
L1.1	LIGHTING PLAN

PROJECT CONTACT

ARCHITECT BANDUCCI ASSOCIATES ARCHITECTS, INC. 7011 KOLL CENTER PARKWAY SUITE 100 PLEASANTON, CALIFORNIA 94566 T 925.424.4701 CONTACT: WILL SHICHELE X 111 EMAIL: wshichele@baarchitects.com	OWNER SCHWAGER DEVELOPMENT 198 HILLSDALE AVE. SAN JOSE, CA 95136 T 408.281.9300 CONTACT: MIKE SCHWAGER EMAIL: mike@schwagerdev.com
CIVIL CARROLL ENGINEERING 1101 S. WINCHESTER BLVD. SAN JOSE, CA 95128 T 408.261.9000 F 408.261.0595 CONTACT: BRUCE CARROLL	CITY CITY OF CAMPBELL 70 NORTH FIRST STREET CAMPBELL, CA 95008 T 408.864.2130
LANDSCAPE THOMAS BARK AND ASSOCIATES LLP 1520 N. MAIN STREET SUITE #4 WALNUT CREEK, CA 94596 T 925.933.2883 x107 C 925.787.5524 CONTACT: ANDREA SWANSON EMAIL: aswanson@tbark.com	

Attachment: Project Plans (PLN2019-206 ~ 1055 Florence Way)

7.29.2020	GENERAL	18.36
5.5.2020	PLAN CHECK RESPONSE	
1.27.2020	PLAN CHECK RESPONSE	
10.24.19	PLANNING SUBMITTAL	



banducci associates architects, inc.

Attachment: Project Plans (PLN2019-206 ~ 1055 Florence Way)

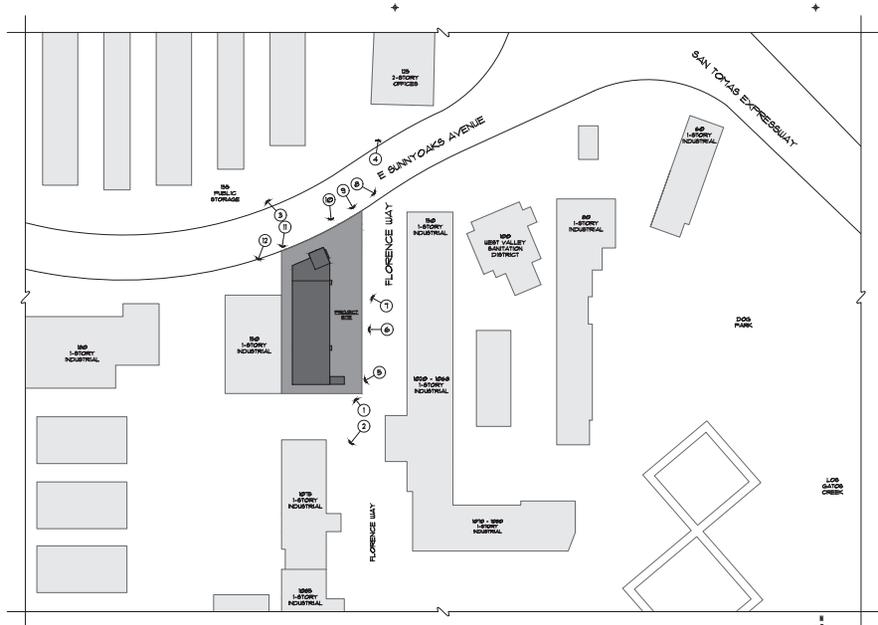
SHEET I

CONTEXT PLAN AND SITE PHOTOS

SCALE	N.T.S.
PROJECT I	19.36
DATE	5.5.2020
DRAWN BY	U

SHEET N

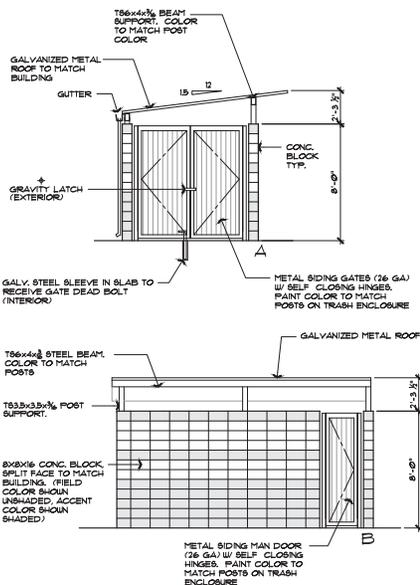
A0.2



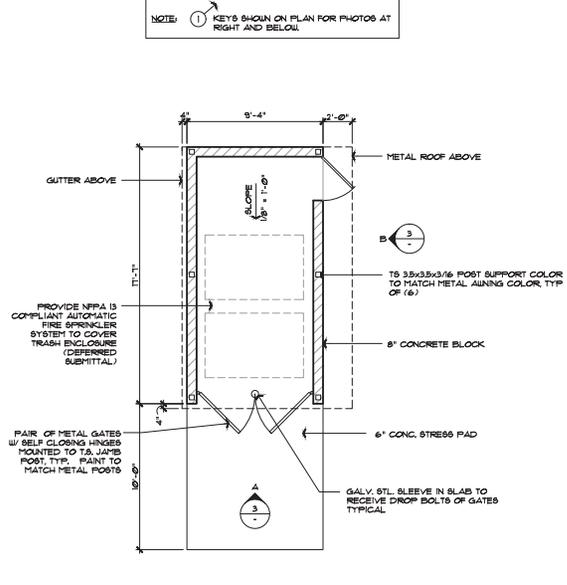
1. SURROUNDING SITE CONTEXT
 SCALE 1/4" = 1'-0"



NOTE: 1 KEYS SHOWN ON PLAN FOR PHOTOS AT RIGHT AND BELOW.



3. TRASH ENCLOSURE ELEVATIONS
 SCALE 1/4" = 1'-0"



2. TRASH ENCLOSURE PLAN
 SCALE 1/4" = 1'-0"

GENERAL NOTES

- All work shall be done in accordance with the following:
 - Applicable sections of the State of California Department of Transportation Standard Specifications, latest edition, hereinafter called "Caltrans";
 - California Plumbing Code and California Building Code Provisions;
 - AWWA standards and specifications;
 - City of Campbell Standard Details and Specifications where applicable;
 - These plans and details shown hereon;
 - Standards of the United States Department of Labor, Occupational Safety and Health Administration, Office of Standards and rules of the State Division of Industrial Safety;
 - Latest edition of the California State Code of Regulations Title 24;
 - The Project Specifications;
 - Soils Investigation prepared by Milstone Geotechnical entitled "Preliminary Geotechnical Investigation, 1075 Florence Way, Campbell, California" dated December 15, 2013, Project No. 4150
 - City of Campbell Grading Permit for
- Where conflicts exist between any of the above listed specifications, the most stringent listed specification shall prevail.
- It is the responsibility of the Contractor to secure all permits necessary to perform the work, including but not limited to, work in the public right-of-way, grading, tree removal, and utility modifications.
 - Contractor shall supply all equipment, labor, and materials necessary to perform the work shown on this plan.
 - It shall be the responsibility of the various contractors to coordinate their work so as to eliminate conflicts and work toward the general good and completion of the entire project.
 - All workmanship and materials furnished by Contractor shall be of the kind and quality described in the specifications and shall be first class throughout. Neither final acceptance nor final payment by Owner shall relieve the Contractor of responsibility for faulty materials or workmanship.
 - In the event of any conflict of information shown in these plans or any conflict between these plans and the intent of a consistent and functional product, the Contractor shall notify the Owner in writing, upon which notice the Owner shall resolve the conflict by the issuance of a written order, revised plans or both. The Contractor shall bear full cost and responsibility for work affected by such conflicts and performed by Contractor prior to such notice to the Owner and issuance of such order and/or revised plans.
 - Contractor shall provide adequate dust control at all times as required by Owner's representative.
 - Contractor shall exercise all necessary caution to avoid damage to any existing trees, or surface improvements, or to any existing drainage structure, water structures, sewer cleanouts, manholes, or junction boxes for underground electric, telephone, or cable TV, or storm sewer, sanitary sewer, water line, and underground utilities, which are to remain in place and shall bear full responsibility for any damage thereto.
 - All known existing utility lines are shown for information only. Contractor shall exercise all necessary caution to avoid damage to any existing utility lines or facilities to remain in place, whether or not such lines or facilities are shown on these plans, and shall bear full responsibility for any damage thereto. Contractor is advised to Contact Underground Service Alert (USA) at 811 or a private Underground Locator Service (at contractor's expense) and the affected utility company for marking underground lines prior to beginning work.
 - Inspection work: The City of Campbell Public Works Department will inspect all work involving conformance to grading permit. A representative of Owner will inspect all work, including grades and compaction of earthwork. Contractor shall notify the City of Campbell Design and Construction Department at 408-858-4980 forty eight (48) hours prior to any work within the Public Right of Way.
 - Engineer shall have no responsibility for Contractor's work methods and procedures, jobsite conditions, jobsite safety or adherence to safety procedures and requirements.
 - The Contractor agrees that, in accordance with generally accepted construction practices, the Contractor will be required to assume sole and complete responsibility for jobsite conditions during the course of construction of the project, including safety of all persons and property. This requirement shall apply continuously and not be limited to normal working hours. The contractor agrees to defend, indemnify and hold Owner and Engineer harmless from any and all liability, real or alleged, in connection with the performance of the work on this project, exempting liability arising from the sole negligence of the Engineer or Owner.
 - Parking lot striping shall be laid out in accordance with the Horizontal Control Plan, and in accordance with the City of Campbell Standard specifications.
 - Contractor shall provide appropriate traffic control measures as outlined in the City of Campbell specifications and as directed by the City Engineer.
 - Contractor shall use Best Management Practices (BMPs) consistent with CASQA and local jurisdiction requirements.
 - Existing accessible routes and accessible parking serving facilities and buildings that are operational during construction shall remain unobstructed, save and usable by people with disabilities.

UNDERGROUND NOTES

- Contractor shall expose and verify location and elevation of existing utilities, including sanitary and storm sewers, and water lines before constructing new facilities. Contractor shall cap existing irrigation lines where necessary so that the remaining irrigation system will continue to be operational for the existing landscaping to remain.
- Materials for pipe, storm water inlets and cleanouts and installation procedures shall be in accordance with applicable California Building Code sections and the City of Campbell Standard Specifications, the Project Specifications and these plans and details shown hereon.

Storm Sewer Pipe designated "SD" shall be concrete pipe or SDR 26 PVC pipe appropriate for such use.

Sanitary Sewer Pipe designated "SS" shall be vitrified clay pipe or SDR 26 PVC pipe appropriate for such use.
- Ensure grates are ADA compliant for all existing inlets to remain in travelled access paths, subject to pedestrian traffic. Replace as necessary.
- All trench excavation and backfill for sewer lines shall conform to requirements of the City of Campbell Standard Specifications. Jetting of backfill materials to achieve compaction is not allowed.
- All trenches and excavations shall be constructed in strict compliance with the applicable sections of California and Federal O.S.H.A. requirements and other applicable safety ordinances. Contractor shall bear full responsibility for trench shoring design and installation.
- Materials for pipe and installation requirements for domestic water lines shall be in accordance with applicable California Plumbing Code sections and the City of Campbell Standard Specifications and these plans and details shown hereon.

GRADING AND PAVING NOTES

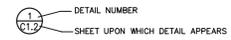
- Work shall consist of all clearing, grubbing, and stripping, preparation of land to be filled, excavation, spreading, compaction and control of the fill, and all subsidiary work necessary to complete the grading to conform to the lines, grades and slopes, as shown on the accepted plans and as specified in the Geotechnical Investigation Report.
- The contractor's attention is directed to the Geotechnical Investigation prepared by Milstone Geotechnical entitled "Preliminary Geotechnical Investigation, 1075 Florence Way, Campbell, California" dated December 15, 2013, Project No. 4150
- The Contractor's attention is directed to the City of Campbell Grading Permit (#) for the project. Contractor shall adhere to the requirements thereof.
- The Contractor shall notify the Soil Engineer, Milstone Geotechnical, phone 408-353-5528 and the City of Campbell, at least forty-eight (48) hours prior to commencement of any grading operations on-site.
- A representative of the Soils Engineer shall be on site during grading operations and shall perform such testing as deemed necessary. The representative shall observe the grading operation for conditions that should be corrected, and identify those conditions with recommended corrective measures to the Contractor.
- In the event that any unusual conditions not covered by these notes and the Soils Investigation are encountered during grading operations, the Soils Engineer shall be immediately notified for recommendations.
- All existing trash, debris, roots, tree remains and other rubbish shall be removed from the site so as to leave the areas that have been disturbed with a neat and finished appearance free from unsightly debris. No burning shall be permitted.
- Contractor shall grade to the line and elevations shown on the plan within the following horizontal and vertical tolerance, in the areas indicated:

	Horizontal	Vertical
a. Building Pad Subgrade	0.50"+	0.05"+
b. Driveway and parking area subgrade preparation	0.05"+	0.05"+

Compaction of subgrade materials shall extend a minimum of five (5) feet beyond building limits and three (3) feet beyond pavement, walkway, and curb and gutter limits.
- All aggregate base material and the handling and placement thereof shall be in accordance with the Caltrans Standard Specifications. Aggregate base materials shall be Class II.
- Compacted building pads shall extend 5 feet minimum beyond building footprint.
- Asphalt concrete (AC) shall be Type B, 3/4" maximum aggregate size for base course and 1/2" maximum aggregate size for surface course, as specified for surface course material in the Caltrans Specification. 2" thickness may be placed in one lift.
- SS-1 emulsified asphalt paint binder conforming to the provisions of the Caltrans Specification shall be applied at the rate of 0.07+ gallons per square yard to existing asphalt concrete surface and vertical concrete surfaces to receive asphalt concrete.
- Contractor shall adjust all inlets, valve boxes, manhole rims, and sewer cleanouts to new finish grade.
- Materials handling and placement of Portland Cement Concrete shall be in accordance with applicable sections of the Caltrans Standard Specifications and these plans and details shown hereon. Concrete to be Class A, 6 sack, 3000 PSI concrete.

LEGEND

DESCRIPTION	DETAIL	PROPOSED	EXISTING
PROPERTY LINE			
CENTERLINE			
AC PAVEMENT	1 1/2		
CURB & GUTTER			
VALLEY GUTTER	2 1/2		
CONCRETE STRESS PAD	3 1/2		
PERVIOUS CONCRETE	4 1/2		
VERTICAL CURB	5 1/2		
CONCRETE WALK	6 1/2		
TRENCH DRAIN	7 1/2		
STORM DRAIN INLET	8 1/2		
FIRE HYDRANT			
ELECTROUTER			
FIRE LINE			
SANITARY SEWER			
STORM DRAIN			
WATER LINE			
DIRECTION & RATE OF SLOPE	0.015		
SWALE			
FENCE			
EDGE OF PAVEMENT			
CONTOUR			



ABBREVIATIONS

NOTE: NOT ALL ABBREVIATIONS MAY BE USED FOR ALL PROJECTS

AB	AGGREGATE BASE	FOC	FACE OF CURB	RWL	RAIN WATER LEADER
AC	ASPHALT CONCRETE	G	GAS	S=	SLOPE
ACC	ACCESSIBLE	GB	GRADE BREAK	S.A.D.	SEE ARCH DRAWINGS
ARCH	ARCHITECTURAL	GND	GROUND ELEVATION	SD	STORM DRAIN
BOS	BOTTOM OF STEP ELEVATION	HC	ACCESSIBLE	S.E.D.	SEE ELEC DRAWINGS
BR	BOTTOM OF RAMP	HORIZ	HORIZONTAL	SL	STREET LIGHT
BS	BOTTOM OF STEP ELEVATION	JP	JOINT POLE	S.L.D.	SEE LANDSCAPE DRAWINGS
BSM	BIORETENTION SOIL MIX	ICV	IRRIGATION CONTROL VALVE	SOV	SHUT-OFF VALVE
BTM	BOTTOM OF SLOPE	INV	INVERT	SS	SANITARY SEWER
BW	BACK OF WALK ELEVATION	LF	LINEAR FEET	SSCO	SANITARY SEWER CLEANOUT
BOW	BOTTOM OF WALL ELEVATIONS	LS	LANDSCAPE	STD	STANDARD
CB	CATCH BASIN	MAX	MAXIMUM	S/W	SIDEWALK
CI	CAST IRON	(ME)	MATCH EXISTING ELEVATION	STL	STREET LIGHT
CL	CENTER LINE	MH	MANHOLE	T	TELEPHONE
C&G	CURB AND GUTTER	MIN	MINIMUM	TOB	TOP OF BANK
DIA	DIAMETER	ML	MONUMENT LINE	TOE	TOE OF BANK
DS	DOWNSPOUT	(N)	NEW (PROPOSED)	TOP	TOP OF SLOPE
DW	DOMESTIC WATER	O.C.	ON CENTER	TC	TOP OF CURB
DWY	DRIVEWAY	OFG	OUTSIDE FINISH GRADE	TOS	TOP OF STEP ELEVATION
E	ELECTRICAL	P	PAVEMENT SURFACE ELEVATION	TOW	TOP OF WALL ELEVATION
(E)	EXISTING	PERF	PERFORATED	TP	TELEPHONE POLE
EB	ELECTRICAL BOX	PP	POWER POLE	TR	TOP OF RAMP
EP	EDGE OF PAVEMENT	P	PROPERTY LINE	TS	TOP OF STEP ELEVATION
ETW	EDGE OF TRAVELED WAY	PSD	PERFORATED STORM DRAIN	TSB	TRAFFIC SIGNAL BOX
EV	ELECTRICAL VAULT	(RD)	RECORD DOCUMENT	TYP	TYPICAL
FNC	FENCE	REINF	REINFORCED	VERT	VERTICAL
FH	FIRE HYDRANT	RM	RIM ELEVATION	VL	VAULT
FF	FINISHED FLOOR ELEVATION	RS	RAT SLAB	W	WATER
FL	FLOW LINE			WV	WATER VALVE

Attachment: Project Plans (PLN2019-206 ~ 1055 Florence Way)

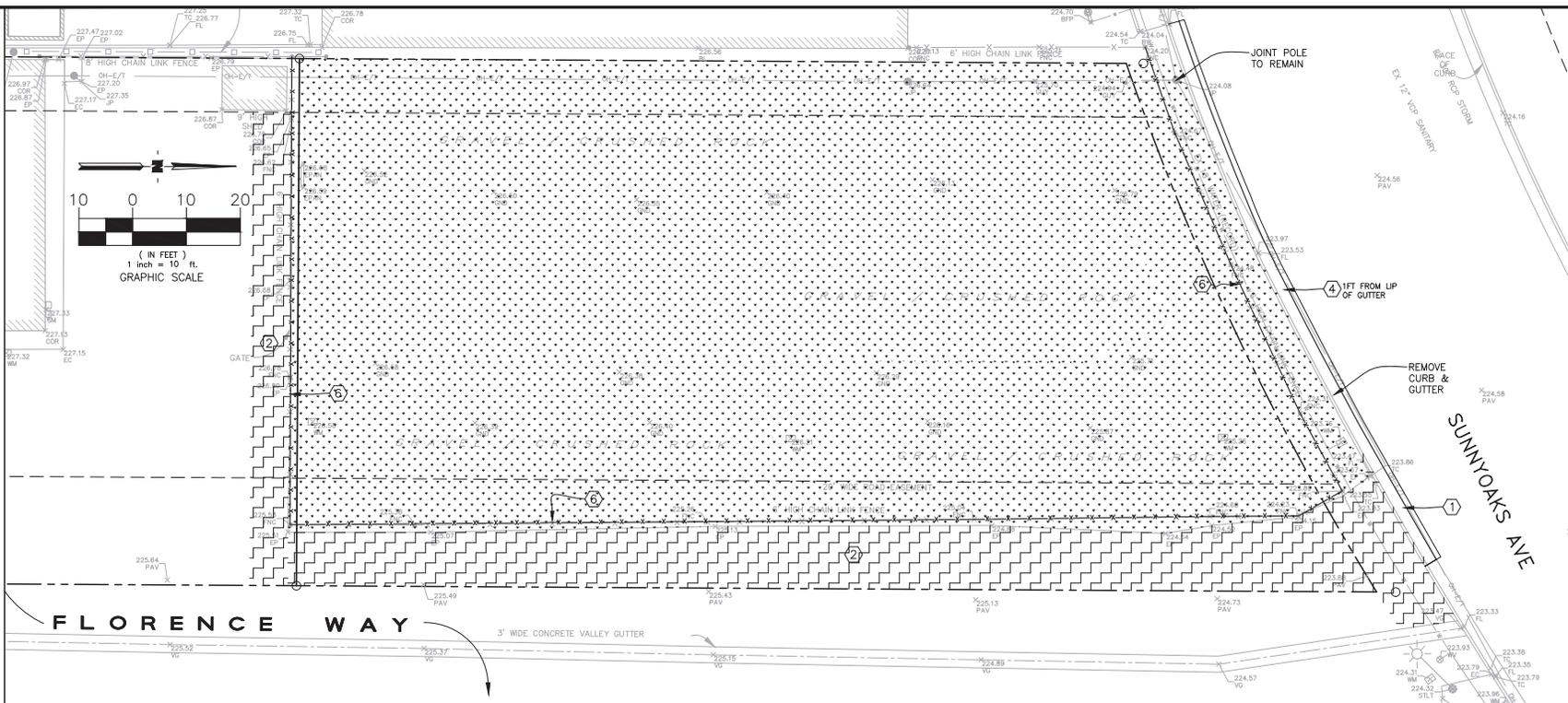
DATE: 10/7/2019
 REVISION: 01/10/2020
 CITY COMMENTS: REVISIONS
 No. 10/7/2019
 DATE: 10/7/2019
 DRAWN BY: STAFF
 DESIGNED BY: RVH

APPROVED: [Signature]
 PROJECT MANAGER: [Signature]
 CIVIL ENGINEER: [Signature]
 LICENSE NO. 44444
 LICENSE NO. 44444
 LICENSE NO. 44444

NOTES, LEGEND, & ABBREVIATIONS
 ON-SITE GRADING & DRAINAGE PLANS
 FLORENCE INDUSTRIAL-1075 FLORENCE WAY

SCALE: AS SHOWN
 SHEET: C1.1

UNAUTHORIZED CHANGES & USES: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.



FLORENCE WAY

SUNNYSIDE AVE

LEGEND

- TREE TO REMAIN
CONTRACTOR TO PROVIDE TREE PROTECTION FENCING.
NO STORAGE OF MATERIALS UNDER TREE CANOPIES ALLOWED.
- ① CONCRETE TO BE REMOVED
INCLUDING BASE ROCK
- ② PAVING TO BE OVERLAID
- ③ WALL OR CURB TO BE REMOVED
INCLUDING FOOTING
- ④ SAWCUT PAVEMENT
SEE SHEET C3.1 FOR EXACT LIMITS
- ⑤ SHRUBS AND/OR LANDSCAPING
TO BE REMOVED
- ⑥ FENCE TO BE REMOVED INCLUDING POSTS & FOOTING

NOTES:

1. THE LIMITS OF DEMOLITION SHOWN HEREON ARE TO PROVIDE THE CONTRACTOR WITH A GENERAL SCOPE OF WORK. PRECISE LIMITS OF PAVEMENT REMOVAL AND GRADING SHOULD BE TAKEN FROM THE GRADING AND DRAINAGE PLAN. THE CONTRACTOR SHOULD ALSO REFERENCE LANDSCAPE ARCHITECT PLANS, ARCHITECTURAL PLANS, AND THE CONSTRUCTION DOCUMENTS FOR A COMPLETE SCOPE OF WORK.
2. DEMOLITION WORK SHALL CONFORM TO CAL GREEN CODE SECTIONS 5.408.3 (CONSTRUCTION WASTE REDUCTION BY AT LEAST 50%) AND 5.408.4 (EXCAVATED SOIL AND LAND CLEARING DEBRIS), AND LOCAL CONSTRUCTION WASTE MANAGEMENT REQUIREMENTS. THE MOST STRINGENT CODE SHALL PREVAIL.
3. ALL SIGNS, POSTS, AND FOOTINGS TO BE REMOVED WITHIN THE LIMITS OF DEMOLITION UNLESS NOTED OTHERWISE.

Attachment: Project Plans (PLN2019-206 ~ 1055 Florence Way)

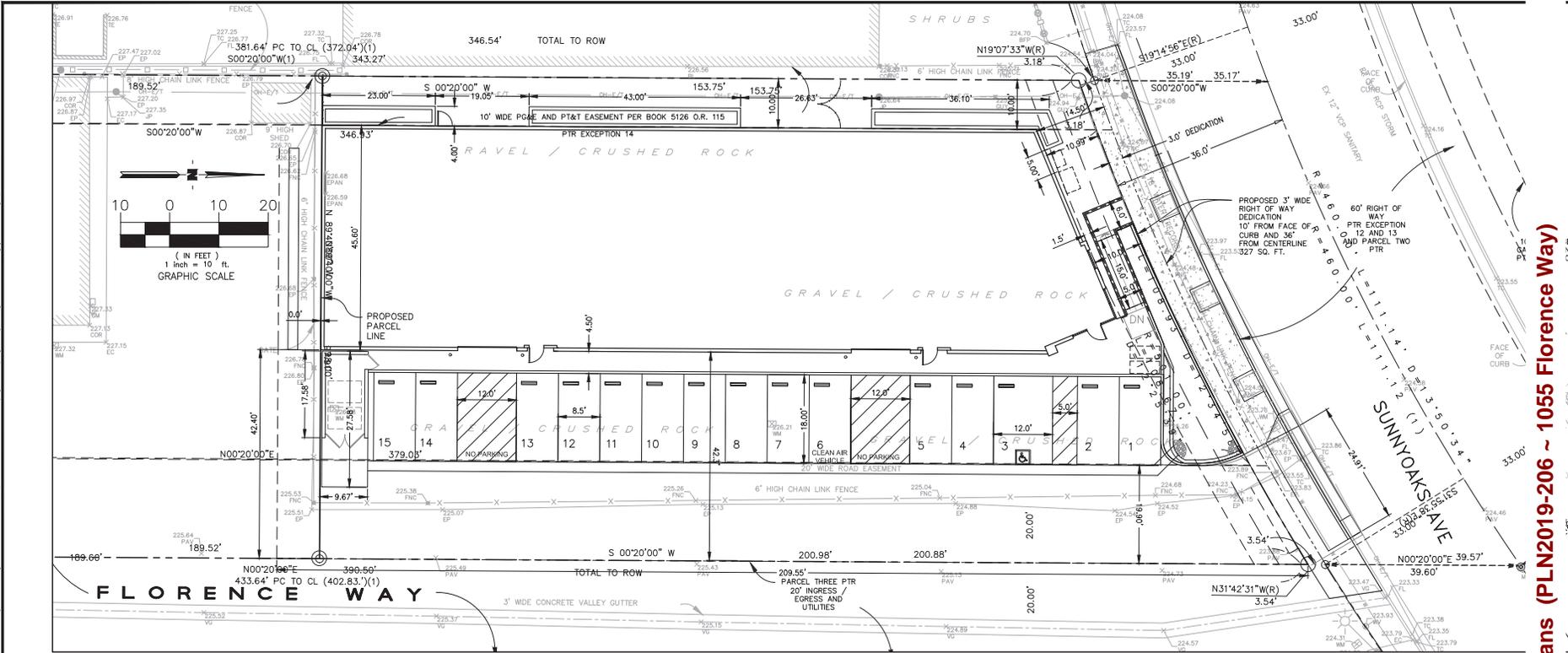
	Revision	Date	By	Checked
CITY COMMENTS REVISIONS	01/10/2020	CN	RVH	RVH
No.	Date:	10/7/2019	Drawn By:	STAFF
DESIGNED BY:	RVH			

GEORGI ENGINEERING
INC.

DEMOLITION PLAN
ON-SITE GRADING & DRAINAGE PLANS
FLORENCE INDUSTRIAL-1075 FLORENCE WAY

No. _____
Exp. C
C

UNAUTHORIZED CHANGES & USES: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

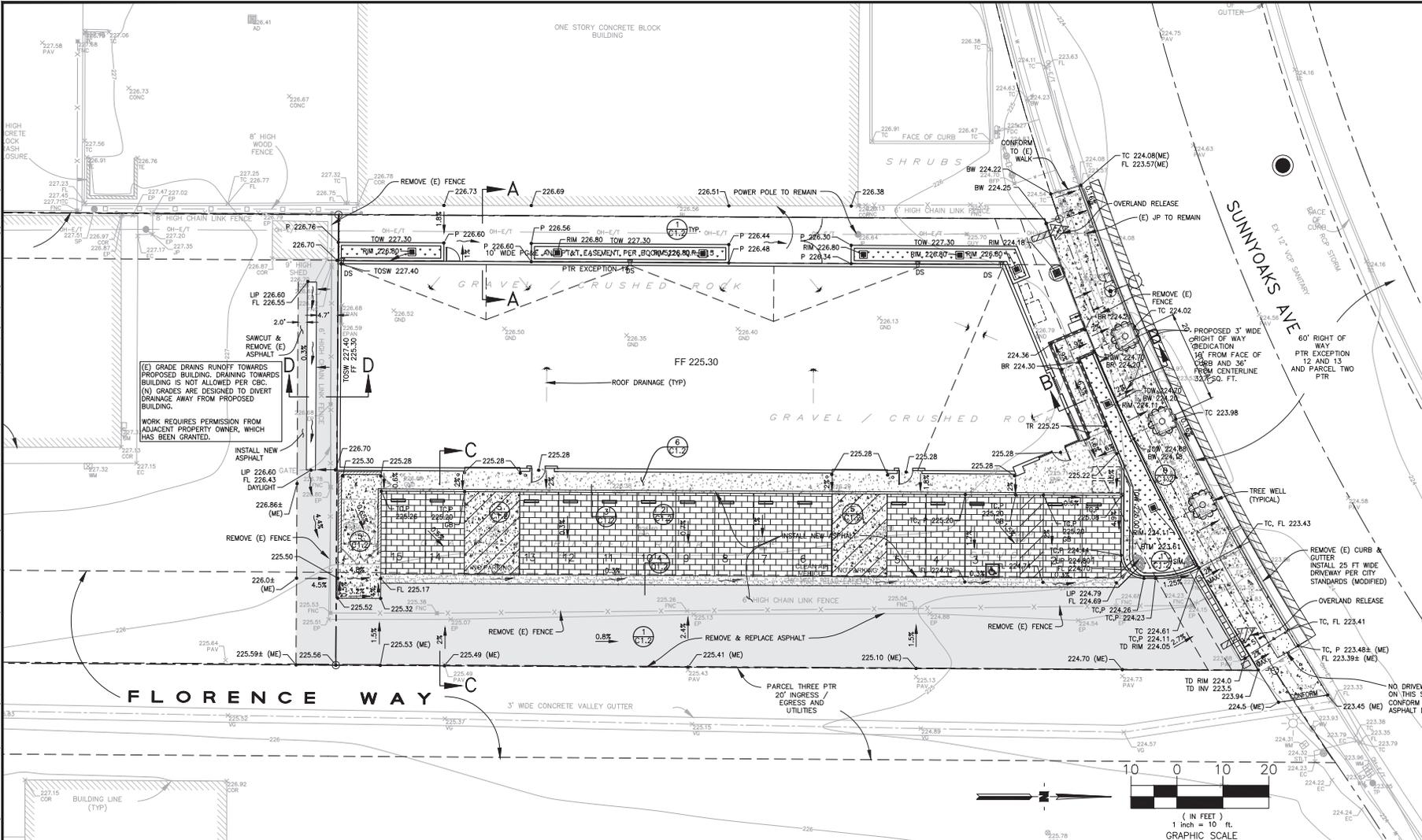


Attachment: Project Plans (PLN2019-206 ~ 1055 Florence Way)

Date: 10/7/2019 Drawn By: STAFF Designed By: RVH		No. 49 Date: 10/7/2019 Revision: STAFF CITY COMMENTS REVISIONS: 01/10/2020 CN RVH
GE ENGINEERING ENGINEERS AND SURVEYORS		
HORIZONTAL CONTROL PLAN ON-SITE GRADING & DRAINAGE PLANS FLORENCE INDUSTRIAL-1075 FLORENCE WAY		
SCALE: AS SHOWN		
SHEET: C2.2		

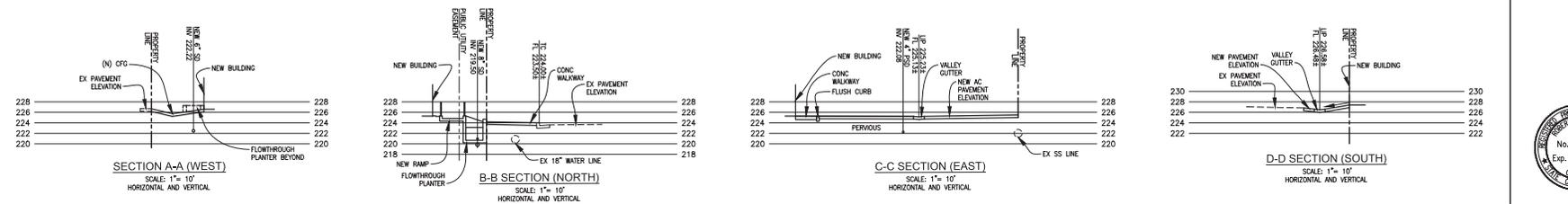
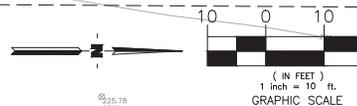


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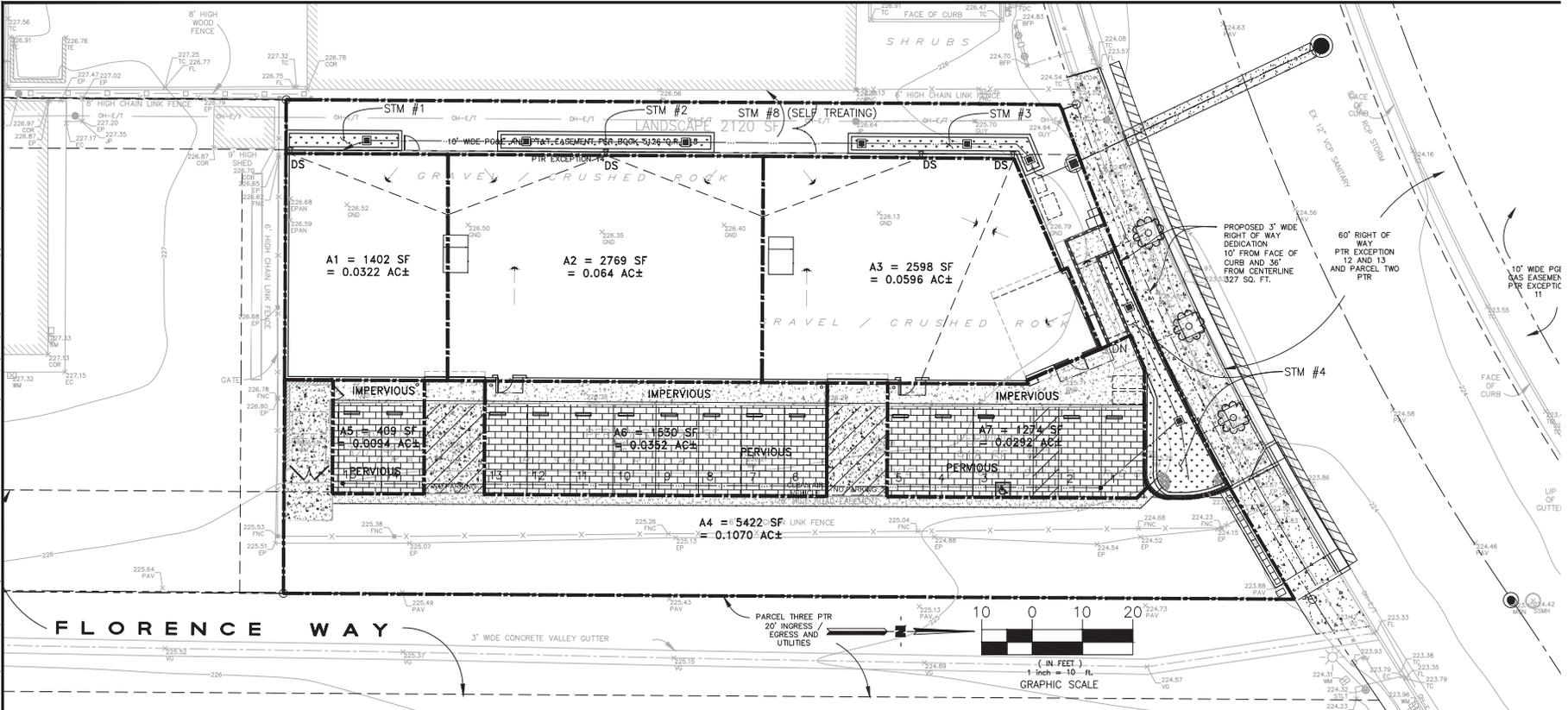
(E) GRADE DRAINS RUNOFF TOWARDS PROPOSED BUILDING DRAINING TOWARDS BUILDING IS NOT ALLOWED PER CBC. (N) GRADES ARE DESIGNED TO DIVERT DRAINAGE AWAY FROM PROPOSED BUILDING.

WORK REQUIRES PERMISSION FROM ADJACENT PROPERTY OWNER, WHICH HAS BEEN GRANTED.



Attachment: Project Plans (PLN2019-206 ~ 1055 Florence Way)

No.	Date	By	Checked
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TREATMENT CONTROL MEASURE SUMMARY TABLE

A #	STM #	Location	Treatment Type	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area (s.f.)	Pervious Area (Permeable Pavement) (s.f.)	Pervious Area (Other) (s.f.)	% Onsite Area Treated by LID or Non-LID TCM	Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)	Storage Depth Required (ft)	Storage Depth Provided (ft)	# of Cartridges Required	# of Cartridges Provided	Media Type	Cartridge Height (inches)	# of Credit Trees	Treatment Credit (s.f.)	Comments
1	1	Onsite	Flow-Through planter concrete lined w/ underdrain	LID	2C Flow: 4% Method **	1,402	1,402	0	0	8.15%	56	57	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
2	2	Onsite	Flow-Through planter concrete lined w/ underdrain	LID	2C Flow: 4% Method **	2,769	2,769	0	0	16.10%	111	111	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
3	3	Onsite	Flow-Through planter concrete lined w/ underdrain	LID	2C Flow: 4% Method **	2,598	2,598	0	0	15.10%	104	105	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
4	4	Onsite	Bioretention lined w/ underdrain	LID	2C Flow: 4% Method **	4,660	5,422	0	0	27.09%	187	275	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
5	5	Onsite	Pervious pavement w/ underdrain	LID	2C Flow: 4% Method **	409	82	327	0	2.38%	N/A	N/A	N/A	0.05	0.07	N/A	N/A	N/A	N/A	N/A	N/A	
6	6	Onsite	Pervious pavement w/ underdrain	LID	2C Flow: 4% Method **	1,530	308	1,222	0	8.90%	N/A	N/A	N/A	0.05	0.07	N/A	N/A	N/A	N/A	N/A	N/A	
7	7	Onsite	Pervious pavement w/ underdrain	LID	2C Flow: 4% Method **	1,274	323	914	0	7.41%	N/A	N/A	N/A	0.07	0.07	N/A	N/A	N/A	N/A	N/A	N/A	
8	8	Onsite	Self-treating areas	LID	2C Flow: 4% Method **	2,558	1,130	0	1,428	14.87%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Totals:						17,200	14,034	2,463	1,428	100.00%												

Footnotes:
 * "Lined" refers to an impermeable liner placed on the bottom of a Bioretention basin or a concrete Flow-Through Planter, such that no infiltration into native soil occurs.
 ** Sizing for Bioretention Area Required calculated using the 4% Method (Impervious Area x 0.04)
 *** Per Chapter 2.3 of the C3 Stormwater Handbook Roadway projects that add new sidewalk along an existing roadway are exempt from Provision C.3.c of the Municipal Stormwater Permit.

LEGEND

TREATMENT AREA BOUNDARY

STM

PERVIOUS PAVING

EXISTING IMPERVIOUS AREA = 2579 SF
 PROPOSED IMPERVIOUS AREA = 11455 SF
 PROPOSED PERVIOUS AREA = 1428 SF

Attachment: Project Plans (PLN2019-206 ~ 1055 Florence Way)

Revision	Date	By
CITY COMMENTS REVISIONS	01/10/2020	CN
Drawn By:	STAFF	
Designed By:	RWH	

NO. 10/7/2019

DATE: 10/7/2019

DRAWN BY: STAFF

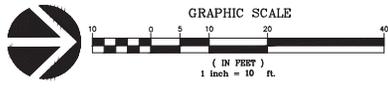
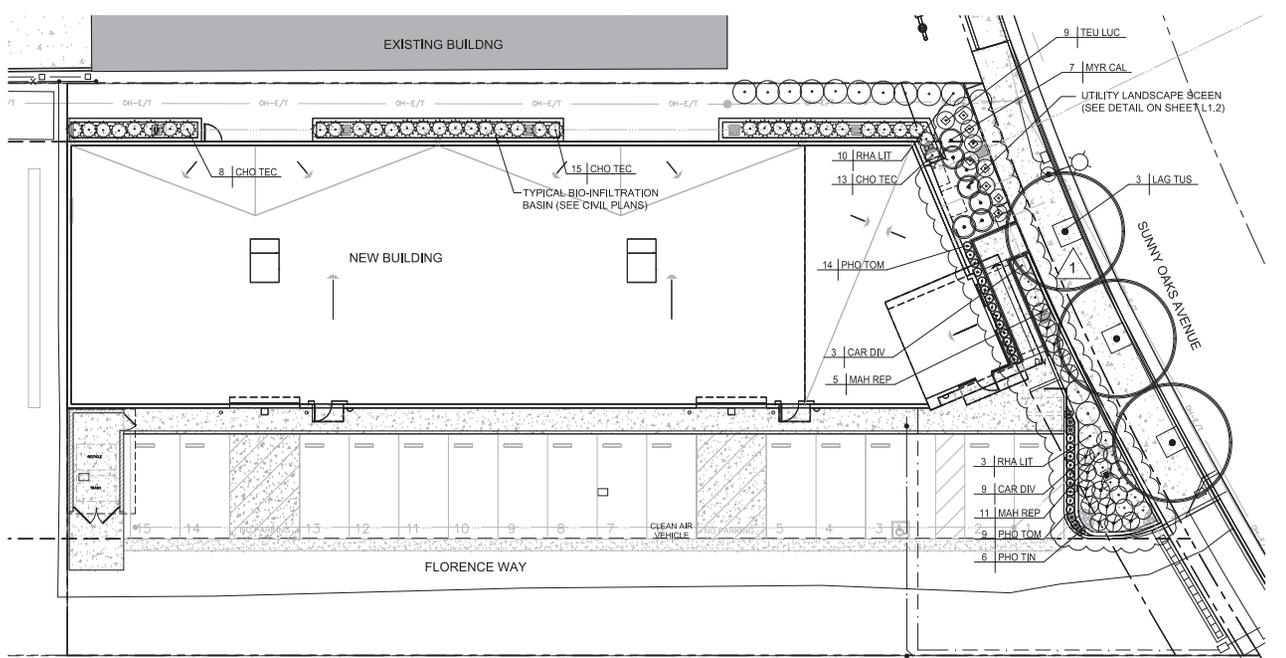
DESIGNED BY: RWH

APPROL ENGINEERING

STORM WATER MANAGEMENT PLAN
 ON-SITE GRADING & DRAINAGE PLANS
 FLORENCE INDUSTRIAL-1075 FLORENCE WAY

SCALE: AS SHOWN

SHEET: C5.1



GRAPHIC SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	HEIGHTxWIDTH
TREES:					
●	LAG TUS	LAGERSTROMEIA 'TUSCARORA'	CRAPE MYRTLE	24" BOX	LOW 25'x25'
SHRUBS:					
○	CAR DIV	CAREX DIVULSA*	BERKELEY SEDGE	1 GA	LOW 2'x2'
○	CHO TEC	CHONDROPETALUM TECTORUM*	CAPE RUSH	5 GA	LOW 3'x3'
○	MAH REP	MAHONIA A. REPENS*	DWARF MAHONIA	5 GA	LOW 2'x4'
○	MYR CAL	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	5 GA	LOW 7'x5'
○	PHO TIN	PHORMIUM TENAX 'TINY TIGER'	NEW ZEALAND FLAX	1 GA	LOW 1'x18"
○	PHO TOM	PHORMIUM TENAX 'TOM THUMB'	NEW ZEALAND FLAX	1 GA	LOW 18" x18"
○	RHA LIT	RHAMNUS 'LITTLE SUR'	DWARF COFFEEBERRY	5 GA	LOW 3'x4'
○	TEU LUC	TEUCRIUM LUCIDRYS	GERMANDER	1 GA	LOW 2'x4'

* PLANT MATERIALS CHOSEN FROM SCVURPPP PLANT MATERIALS LIST FOR USE IN BIO-INFILTRATION BASINS AND FLOW THROUGH PLANTERS

GENERAL NOTES:

1. ALL PLANTING SHALL BE WATERED BY FULLY AUTOMATIC, WATER-CONSERVING IRRIGATION SYSTEM.
2. ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF FIRBARK MULCH DRESSING.
3. ALL PROPOSED STREET TREES WILL BE SERVED BY THE ON SITE IRRIGATION SYSTEM.

CITY C.3 COMPLIANCE:

ALL PLANTINGS DESIGNATED FOR STORMWATER TREATMENT AREAS ARE CONSISTENT WITH APPENDIX 'D' OF THE C.3 STORMWATER HANDBOOK PUBLISHED BY SANTA CLARA VALLEY URBAN POLLUTION PREVENTION PROGRAM.

Water Efficient Landscape Ordinance Project Information

Date: 10-10-19
 Project: Industrial Building Florence Ave.

Project Applicant: Thomas Baak and Associates, LLP
 Contact: Andrea Swanson
 Address: 1620 North Main Street, Suite 4, Walnut Creek, CA 94596
 Email: aswanson@tbaak.com
 Phone: 925.933.2583 ext 106

Property Owner/ or Representative: Schwager Development, Banducci Assoc. Architects
 Contact: Will di Michele
 Address: 7011 Koll Center Parkway #100
 Email: wdmichele@baarchitects.com
 Phone: 925-426-4701

Project Address: 1075 Florence Ave. Campbell, California
 Total Landscape Area (square feet): 1,005 SF
 Project Type: Industrial Building
 Water Supply Type: Domestic service
 Documentation Package:

Water Efficient Landscape Worksheet: YES
 Soil Management Report: NOTE ADDED TO PLANTING NOTES
 Landscape Design Plan: YES
 Irrigation Design Plan: YES
 Grading Design Plan: REFER TO CIVIL ENGINEER PLANS

Applicant Statement:

"I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete landscape documentation package."

Applicant Signature: _____ Date: 10-27-20

CERTIFICATION STATEMENT:

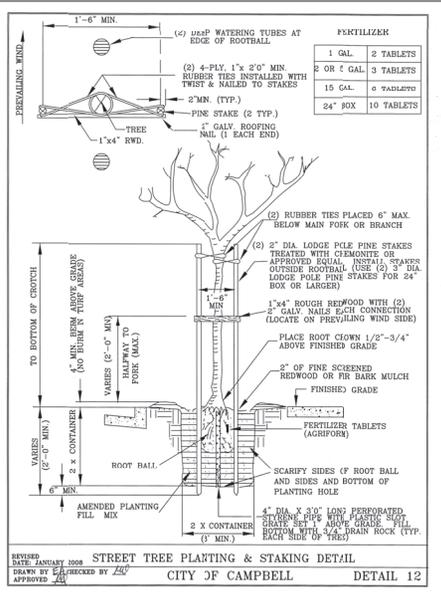
I/WE CERTIFY THAT THE LANDSCAPE AND IRRIGATION PLANS COMPLY WITH THE LANDSCAPE DESIGN STANDARDS AND REQUIREMENTS FOR THE STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.

PRINT NAME- PROPERTY OWNER: _____ SIGNATURE-PROPERTY OWNER: _____ DATE: _____
 ANDREA SWANSON
 THOMAS BAAK AND ASSOCIATES LLP
 LANDSCAPE ARCHITECT

PRINT NAME- LANDSCAPE ARCHITECT: _____ SIGNATURE- LANDSCAPE ARCHITECT: _____ DATE: _____
 #2720
 STATE LICENSE NUMBER

REFER TO L1.2 FOR PLANTING NOTES AND DETAILS
 REFER TO L1.3 FOR PLANT IMAGES

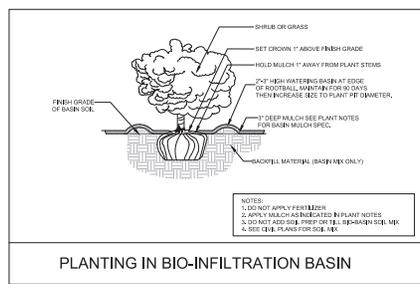
NEW INDUSTRIAL BUILDING
 Attachment: Project Plans (PLN2019-206 ~ 1055 Florence Way)



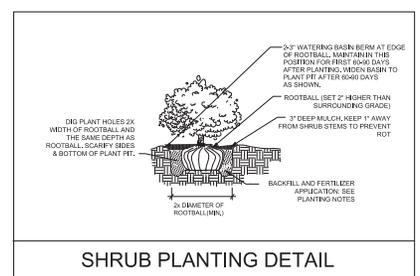
REVISED DATE: JANUARY 2008
 DRAWN BY: [Signature] CHECKED BY: [Signature]
 APPROVED: [Signature]
STREET TREE PLANTING & STAKING DETAIL
 CITY OF CAMPBELL DETAIL 12

- NOTES: (unless otherwise specified in the plans or special provisions)
1. All trees shall be a minimum of 15-gallon size and of the variety indicated on the plans or specified by the City Engineer.
 2. Each tree shall be approved by the Engineer prior to planting. Contractor may request Engineer to pre-approve tree at local nursery.
 3. The exact location of each tree shall be approved by the Engineer prior to planting.
 4. Vertically cut the root ball at three or four places to loosen roots and discourage circling. Vertically scarify sides and bottom of planting hole.
 5. When planting, hold tree so that previous planting level is even with sidewalk level and gradually place top soil about the root ball.
 6. Top soil fill shall be an approved garden mix loam that is mixed at a 1:1 ratio with the native soil removed from the planting hole.
 7. When hole is three-quarters full, fill with water to compact the soil and eliminate air pockets.
 8. Fill planting hole with loose soil to ground level.
 9. Construct a watering basin around each tree as shown.
 10. Planting operations must be followed by a deep, thorough watering of each tree.
 11. Substitutions in tree varieties are permitted only upon written authorization from the City Engineer.
 12. All street trees installed in commercial and industrial shall be installed with an irrigation system (fed from on-site).

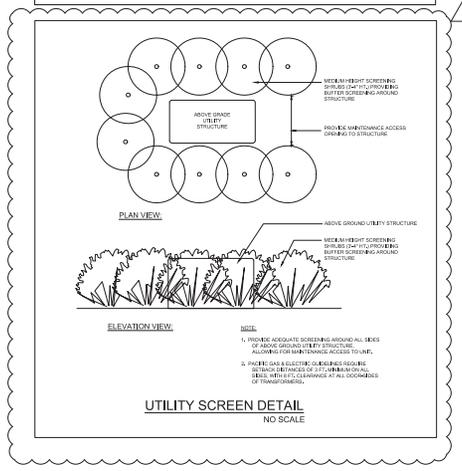
REVISED DATE: JANUARY 2008
 DRAWN BY: [Signature] CHECKED BY: [Signature]
 APPROVED: [Signature]
STREET TREE PLANTING NOTES
 CITY OF CAMPBELL DETAIL 13



PLANTING IN BIO-INFILTRATION BASIN



SHRUB PLANTING DETAIL



UTILITY SCREEN DETAIL
 NO SCALE

PLANTING NOTES
 GENERAL NOTES: The Landscape Contractor shall inspect the site and be familiar with all existing site conditions prior to submitting his bid. Contractor shall not willfully proceed with construction as shown when it is obvious that obstructions, landscape area and/or grade differences exist that may not have been known during design, such conditions shall immediately be brought to the attention of the Landscape Architect. The contractor shall assume full responsibility for all necessary revisions due to failure to give such notification. Contractor shall be responsible for making himself familiar with all underground utilities, pipes, structures and obstructions. Contractor shall take sole responsibility for all costs incurred due to damage and/or replacement of these items. Contractor shall be responsible for coordination between trades and subcontractors as required to accomplish landscape operations. The Landscape Contractor shall be responsible for any damage to existing facilities caused by or during the performance of his work. All repairs shall be made at no cost to the Owner. Planting shall be installed in conformance with all applicable local codes and ordinances by experienced workmen and a licensed Landscape Contractor who shall obtain all necessary permits and pay all required fees.

SOIL PREPARATION: The Landscape Contractor shall be responsible for finish grading and all planting area drainage. Positive drainage away from the building as per city codes shall be maintained. No low spots which hold standing water will be accepted. The Landscape Contractor shall incorporate soil preparation amendment into planting areas as noted below. Where rototilling is not possible, incorporate soil amendments into top 6 inches with hand tools. After installation of irrigation system, all planting areas are to be fine graded to within 2 inches and slightly mounded away from edges of top of planter, curb, walk, header, etc. and raked smooth with all rocks and debris over 1 inch in diameter removed.

SOIL MANAGEMENT REPORT:
 A. The Contractor shall submit soil samples to the laboratory for analysis and recommendations.
 1. Soil sampling shall be conducted in accordance with the laboratory protocol, including protocols regarding adequate sampling depth for the intended plants.
 2. Soil analysis may include:
 a. Soil texture
 b. Infiltration rate determined by laboratory test or soil infiltration rate table
 c. pH
 d. Total soluble salts
 e. Sodium
 f. Percent organic matter
 g. Recommendations
 B. Contractor shall submit soil report and recommendations to the City as part of the certificate of completion.
 C. The soil analysis report shall be made available, in a timely manner, to the professionals preparing the landscape design plans and irrigation design plans to make any necessary adjustments to the design plans and if required, submitted to the City prior to application.
 D. The contractor shall submit documentation verifying implementation of the soil analysis report recommendations to the City with certificate of completion.

SOIL PREPARATION AMENDMENTS AND BACKFILL MIX: (THE FOLLOWING SOIL AMENDMENT PREPARATIONS ARE FOR BID PURPOSES ONLY. CONTRACTOR TO CONDUCT SOILS FERTILITY ANALYSIS TEST AND SUBMIT RESULTS TO CITY PRIOR TO IMPLEMENTING TEST RESULTS RECOMMENDATIONS) The Landscape Contractor shall amend existing soil, by rototilling, 6 cu. yd. COW Super Humus compost and 20 lbs. organic fertilizer Phyt-a-Boost 7-1-1 per 1,000 sq. ft. into the top 6 inches of soil in all planting areas. (or equal) Pit Planting Mix for trees and shrubs mix 1/3 compost amendment and 2/3 amended topsoil as noted above.

TREE PLANTING: (THE FOLLOWING SOIL AMENDMENT PREPARATIONS ARE FOR BID PURPOSES ONLY. CONTRACTOR TO CONDUCT SOILS FERTILITY ANALYSIS TEST AND SUBMIT RESULTS TO CITY PRIOR TO IMPLEMENTING TEST RESULTS RECOMMENDATIONS). The trees are to be planted as per detail on plan. Trees shall typically be located a minimum of 4 feet from curbs, walks, headers, buildings, overheads, and other trees within the project. Backfill shall be the Pit Planting Mix as noted above. All trees shall receive organic fertilizer Phyt-a-Boost 7-1-2 pelletized (or equal) for 15 gallon trees: 1 lb., 1/2 lb. for 5-gallon trees and shrubs: Mix fertilizer with backfill soil and thoroughly water trees immediately after planting.

ROOT BARRIERS: All trees planted within 5' of a paved surface shall receive a linear type root barrier 18" deep and 10' long centered on the tree trunk. (See City street tree detail)

SHRUB PLANTING: (THE FOLLOWING SOIL AMENDMENT PREPARATIONS ARE FOR BID PURPOSES ONLY. CONTRACTOR TO CONDUCT SOILS ANALYSIS TEST AND SUBMIT RESULTS TO CITY PRIOR TO IMPLEMENTING TEST RESULTS RECOMMENDATIONS). The shrubs shall be spotted as per plan and the locations approved prior to the digging of the holes. Shrub backfill shall be the Pit Planting Mix as noted in Backfill soil mixes. All shrubs shall receive Phyt-a-Boost 7-1-2 organic fertilizer-pelletized (or equal) at the following rates: For 5 gallon shrubs: 1/2 lb. for 1 gallon shrubs: 1/4 lb. Mix fertilizer with backfill soil and thoroughly water shrubs immediately after planting. Do not plant any plant within 20" of any building wall.

MULCHING: Mulch all planting areas, excluding lawn, having a slope less than 2:1 with a 3 inch minimum depth of recycled wood fiber, UV stabilized, non-dyed with a PH of no higher than 5.0, and free of noxious weeds and foreign materials. Available from Re-User Inc. or approved equal.

MULCHING IN BIO-INFILTRATION BASINS: Provide 3" deep shredded fir-bark non-dyed and without fines to basin bottoms and sides. Available from ReUser Inc. Keep 1" away from stems of shrubs and grasses to avoid rot. Provide sample prior to installation.

MAINTENANCE: The Contractor shall maintain the project for 90 days (or as requested by owner) following the approval to begin the maintenance period. During the entire maintenance period, watering, cultivating, weeding, mowing, repair/lightening of stakes and ties, restoration of basins, provision of supplemental water by hand in addition to irrigation system as necessary. No pre-emergence herbicides shall be applied- hand remove weeds. Only organic fertilizers shall be applied such as those specified above. Install per manufacturer's recommendations. At the end of the 90 day maintenance period all areas are to be weed free and all plant material is to be in a healthy, thriving condition. Integrated pest management practices shall be implemented.

SUBSTITUTIONS: Requests for substitutions of plant varieties shall be made to the Landscape Architect within 15 days after signing of contract.

GUARANTEE: All construction, trees and shrubs by the Landscape Contractor and/or his subcontractors shall be guaranteed for (1) one year after beginning of maintenance period. The contractor shall replace, at no expense to the Owner, any and all landscape materials that are in an unacceptable condition for time of use, and trees or shrubs that are dead or not in a vigorous, healthy growing condition within two weeks of notification of such condition. Replacement shall be of the same kind and size as the originally specified item and shall be replaced as originally described on the drawings. The Contractor shall not be held liable for loss of plant materials during the guarantee period due to vandalism, accidental causes or acts of neglect by others than the Contractor, his agents and employees.

CLEAN UP: At the end of each work day, at the inspection for substantial completion and before acceptance of project, clean paved areas that are dirtied or stained by construction operations, by sweeping or washing, and remove defacements and stains. Remove construction equipment, excess materials and tools. Haul from Owners property the debris resulting from construction, and dispose of legally. Remove remaining temporary protection at time of acceptance by Owner unless otherwise agreed.

FERTILIZERS: Available California Organics Fertilizers 1-800-269-5690 www.organicag.com Compost available from Contra Costa Waste Management: www.contracostawaste.com

REFER TO L1.3 FOR PLANT IMAGES

TREES:



LAGERSTROMEIA 'TUSCARORA'

GRASSES & SHRUBS:



CAREX DIVULSA



CHONDROPETALUM TECTORUM



MAHONIA A. REPENS



MYRICA CALIFORNICA



TEUCRIUM LUCIDRYS



PHORMIUM TENAX 'TOM THUMB'

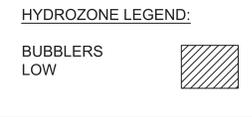
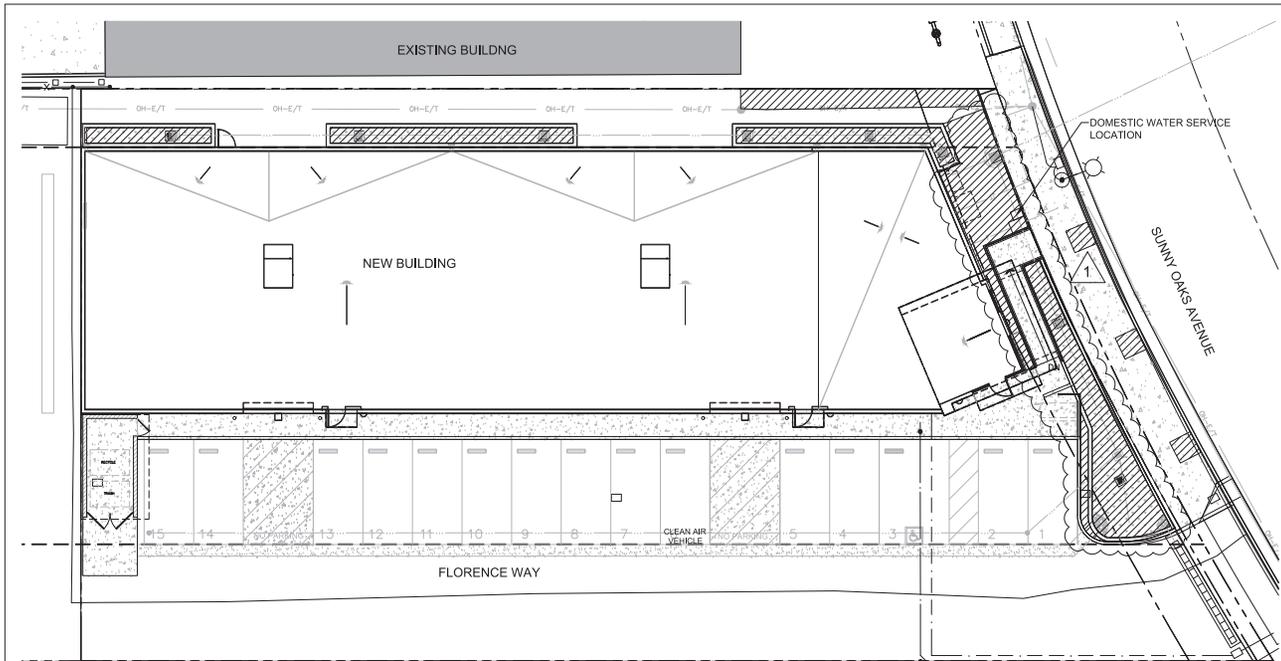


PHORMIUM TENAX 'TINY TIGER'



RHAMNUS 'LITTLE SUR'

1



WATER EFFICIENT LANDSCAPE WORKSHEET

REFERENCE EVAPOTRANSPIRATION (ET₀): 45.3

HYDROZONE / PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (sq. ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREAS:							
LOW WATER USE	0.3	BUBBLER	0.81	0.3703703	1000	372.221515	10454.2
					TOTALS:	1000	372
SPECIAL LANDSCAPE AREAS:							
REC. AREA				0	0	0	0
WATER FEATURE 1				0	0	0	0
WATER FEATURE 2				0	0	0	0
					TOTALS:	0	0
						ETWU TOTAL:	10,454
						MAXIMUM ALLOWED WATER ALLOWANCE (MAWA):	12,702

ETAF CALCULATIONS:

REGULAR LANDSCAPE AREAS:

TOTAL ETAF x AREA	372
TOTAL LANDSCAPE AREA	1,005
AVERAGE ETAF	0.37

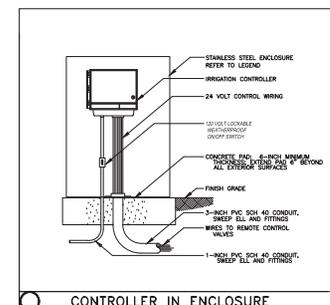
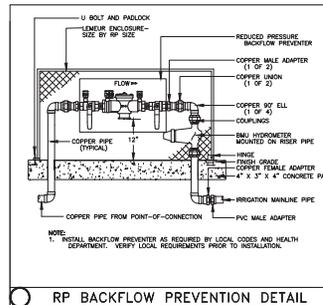
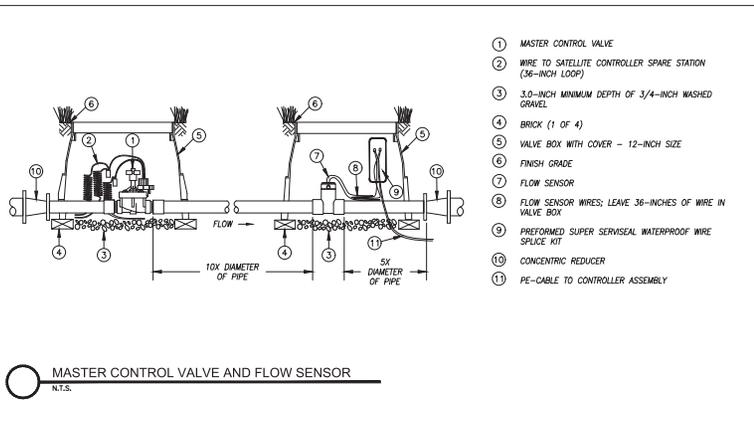
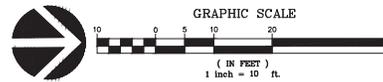
NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.

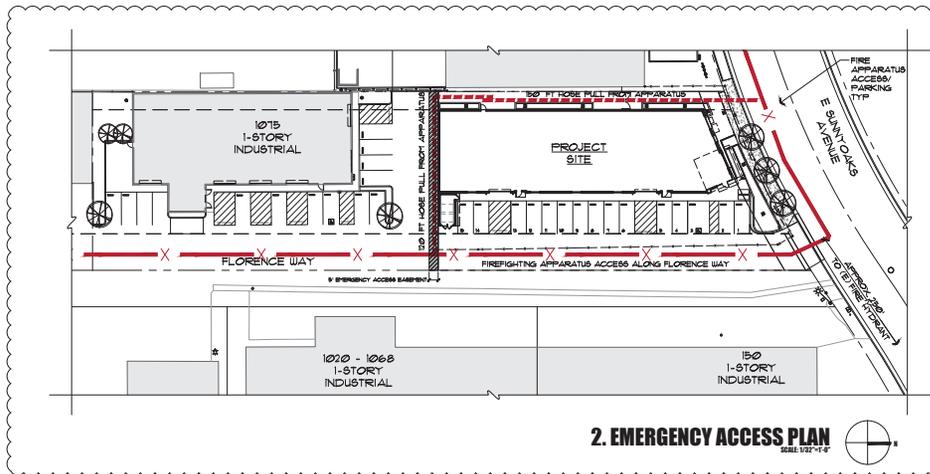
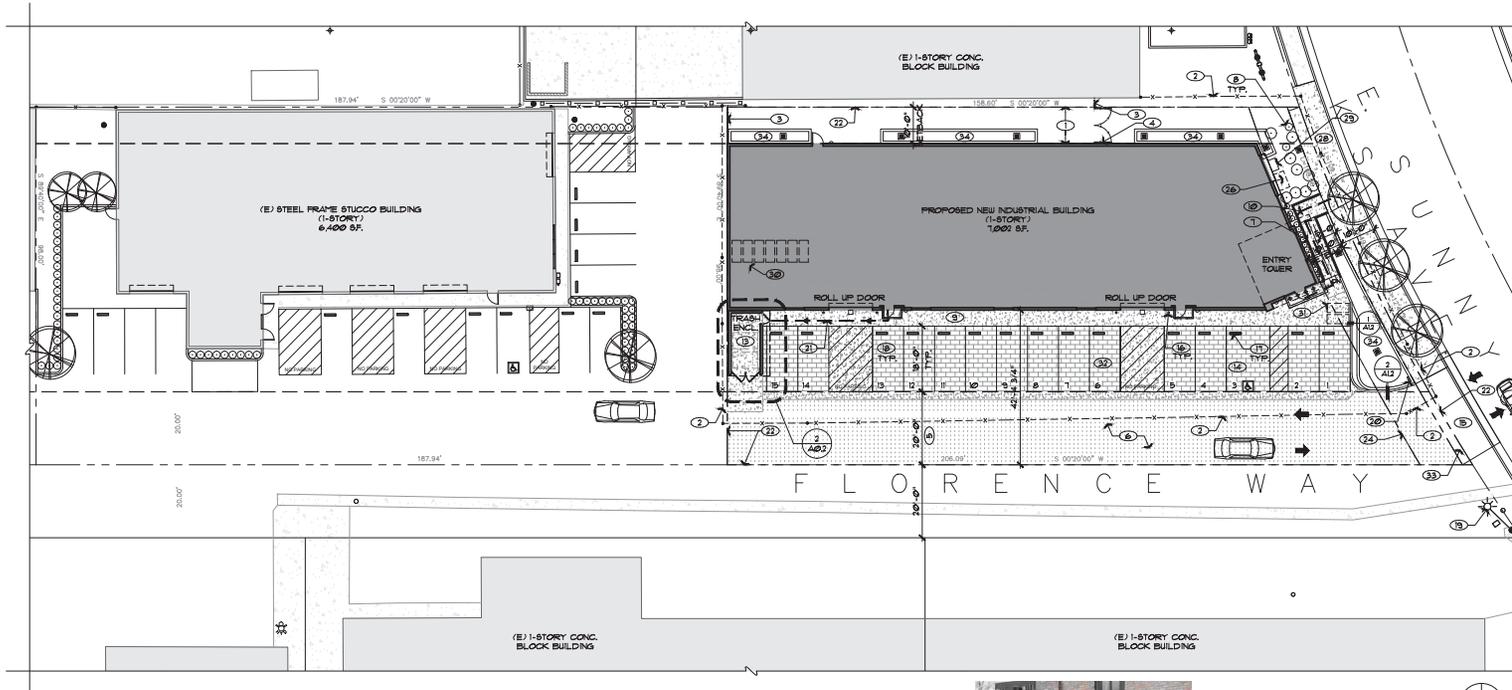
ALL LANDSCAPE AREAS:

TOTAL ETAF x AREA	372
TOTAL LANDSCAPE AREA	1,005
SITEWIDE ETAF	0.37

IRRIGATION EQUIPMENT

- 'RAINBIRD' #ESP-12 LXE STATION WALL-MOUNT CONTROLLER WITH #ETC-LX 'ET' MANAGER CARTRIDGE; ALSO PROVIDE 'ET' MANAGER CARTRIDGE WITH ANTENNA
- 'FEBCO' #FR825-Y 1" REDUCED PRESSURE BACKFLOW PREVENTER ASSEMBLY (LEAD FREE); SET IN 1/2" LEAKUR BACKFLOW ENCLOSURE W/ INSULATION COVER
- 'DATA INDUSTRIAL' #IR-1008 BRASS FLOW SENSOR WITH 'SUPERIOR' #0100 1" MASTER CONTROL VALVE, NORMALLY OPEN, MOUNT WITHIN 'CARSON BROOKS' PLASTIC VALVE BOX WITH STAINLESS LOCK DOWN BOLTS
- 'NIBCO' #T-113 CLASS 125 BRONZE GATE VALVE, LINE SIZE, INSTALL IN 'CARSON BROOKS' PLASTIC VALVE BOX WITH STAINLESS LOCK DOWN BOLTS
- 'RAINBIRD' #PEB SERIES-1" REMOTE CONTROL VALVE, SEE PLAN FOR SIZE, MOUNT WITHIN 'CARSON BROOKS' PLASTIC VALVE BOX WITH STAINLESS LOCK DOWN BOLTS
- MAINLINE: SCHEDULE 40 PVC PIPE WITH SCHEDULE 80 PVC FITTINGS; PROVIDE 18" (MIN.) COVER.
- LATERAL LINE: CLASS 200 PVC PIPE WITH SCHEDULE 40 PVC SOLVENT-WELD FITTINGS; PRIMER TO BE USED, PROVIDE 12" (MIN.) COVER.
- 'RAINBIRD' #1401 FLOOD BUBBLER (0.25 GPM) ON IPS FLEX RISER SET ON ROOFTOP.





4. BICYCLE RACK
NO SCALE

1. SITE PLAN
SCALE 1/16\"/>

SITE PLAN GENERAL NOTES

- A. BIKE RACK SPEC: DERO DOWNTOWN RACK, W/ POWDER COAT FINISH TO MATCH GARBIERS. SEE 41- FOR PHASE, KEYNOTED 30 AND 31 FOR LOCATION.
- B. FOR ADDITIONAL INFO SEE CIVIL DUGGS.
- C. FOR LANDSCAPE PLANTING PLAN INFO SEE SHEET LLI.
- D. FOR TYP. SITE DETAILS SEE SHEET A12.
- E. FOR BLDG. FLOOR AND ROOF PLANS SEE SHEET A21.
- F. ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
- G. (E) CHAIN LINK FENCE AT PERIMETER OF PROPERTY TO BE REMOVED. SEE KEYNOTE 9 TO THE RIGHT.

LEGEND

	EXISTING BUILDING FOOTPRINT
	PROPOSED NEW BUILDING
	NO PARKING/LOADING AREA
	NEW CONCRETE, SEE CIVIL DUGGS.
	NEW CONCRETE VALLEY GUTTER, SEE CIVIL DUGGS FOR MORE INFO.
	NEW PERVIOUS CONCRETE PAVERS, SEE CIVIL DUGGS FOR MORE INFO.
	NEW ASPHALTIC CONCRETE PAVERS, SEE CIVIL DRAWINGS FOR MORE INFO.
	PROPERTY LINE - SUBJECT PARCEL
	UTILITY EASEMENT
	BEARING AND DISTANCE
	EXISTING FENCE TO BE REMOVED

SITE PLAN KEYNOTES

INDICATED BY (K) ON THE DRAWINGS.

- 1. (E) 10'-0" PAVEMENT EASEMENT.
- 2. (E) FENCE AROUND PERIMETER TO BE REMOVED.
- 3. (N) 8'-0" HIGH PAINTED STEEL FENCE. SEE DETAILS 1/8/A12.
- 4. (N) 8'-0" HIGH STEEL GATED TO MATCH FENCE.
- 5. (E) 20'-0" WIDE ROAD EASEMENT.
- 6. (N) AC PAVING.
- 7. (N) CONCRETE RAMP WITH PAINTED METAL HANDRAILS (PAINTED TO MATCH CANOPY COLOR).
- 8. (N) LANDSCAPE. SEE LANDSCAPE PLAN FOR PLANTING PLAN.
- 9. (N) CONCRETE WALK LEVELLED WITH PARKING SURFACE.
- 10. ACCESSIBLE PATH OF TRAVEL FROM THE BUILDING TO THE PUBLIC RIGHT OF WAY.
- 11. NOT USED.
- 12. NOT USED.
- 13. (N) COVERED TRASH ENCLOSURE.
- 14. (N) ACCESSIBLE PARKING STALL. SEE DETAIL 12/A12.
- 15. (N) DRIVEWAY. SEE CIVIL DRAWINGS.
- 16. (N) CONCRETE FILLED BOLLARD, TYP. SEE DETAIL 6/A12.
- 17. (N) PARKING STALL WHEELSTOP, TYP. SEE DETAIL 6/A12.
- 18. (N) PARKING STALL, TYP.
- 19. (E) COBRAHEAD STREET LIGHT.
- 20. (N) TOW AWAY SIGN. SEE DETAIL 8/A12.
- 21. (E) EMPLOYEE ACCESSIBLE PATH OF TRAVEL TO TRASH ENCLOSURE.
- 22. (E) PROPERTY LINE.
- 23. NOT USED.
- 24. BUILDING FRONT SETBACK LINE.
- 25. NOT USED.
- 26. PROPOSED AREA FOR BACKFLOW PREVENTER TO BE SCREENED IN COMPLIANCE WITH ALL APPLICABLE CITY ORDINANCES. FOR MORE INFO SEE PLANTING PLAN.
- 27. NOT USED.
- 28. PROPOSED 10'-0" SIDEWALK.
- 29. PROPOSED AREA FOR WATER AND GAS METERS TO BE SCREENED IN COMPLIANCE WITH ALL APPLICABLE CITY ORDINANCES. FOR MORE INFO SEE PLANTING PLAN.
- 30. PROPOSED LOCATION FOR LONG-TERM BICYCLE PARKING.
- 31. PROPOSED LOCATION FOR SHORT-TERM BICYCLE PARKING.
- 32. PROPOSED DESIGNATED PARKING FOR LOW-EMITTING, FUEL-EFFICIENT AND CARPOOL/VAN POOL VEHICLE.
- 33. PROPOSED 3' WIDE RIGHT OF DESIGNATION 10' FROM FACE OF CURB 436' FROM CENTERLINE OF STREET, 321 SQUARE FEET.
- 34. BIO-RETENTION PLANTER TYPICAL. SEE CIVIL DRAWINGS FOR MORE INFO.

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NEW FLOOR FOR INDUSTRIAL

1075 CANAL WAY

FOR: DEVELOPMENT

SCOTT DEWITT ARCHITECTS

REVISIONS: INITIAL 10.24.2019, RESPONSE 1.27.2020, RESPONSE 5.5.2020, RESPONSE 7.15.2020

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David B. Band Associates, AIA, Architect

SHEET 1

SITE PLAN

SCALE 1/16"=1'-0"

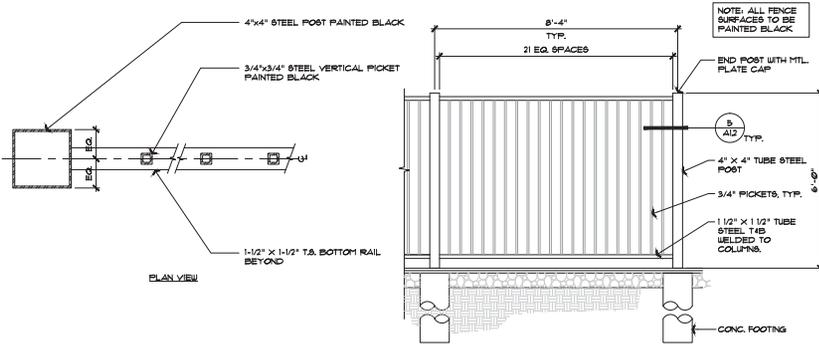
PROJECT 19.36

DATE 5.5.2020

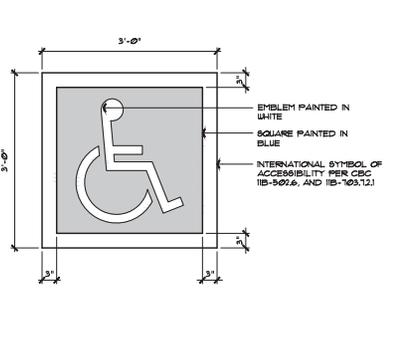
DRAWN BY MD

SHEET 1

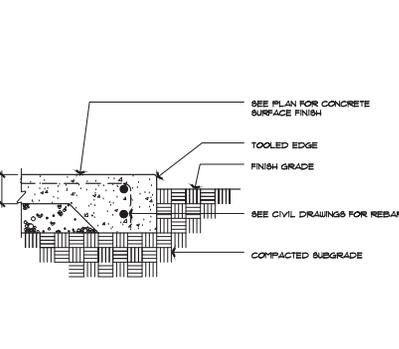
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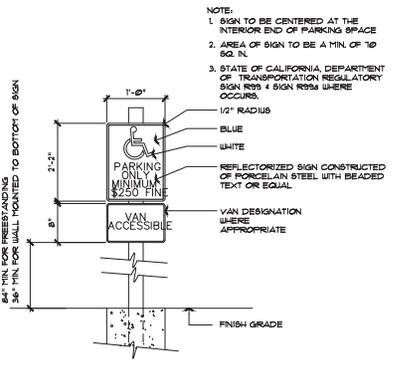
10. EXTERIOR FENCE DETAIL
SCALE 1/2" = 1'-0"



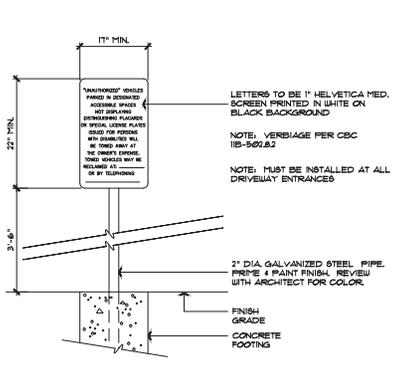
7. EXTERIOR FENCE ELEVATION
SCALE 1/2" = 1'-0"



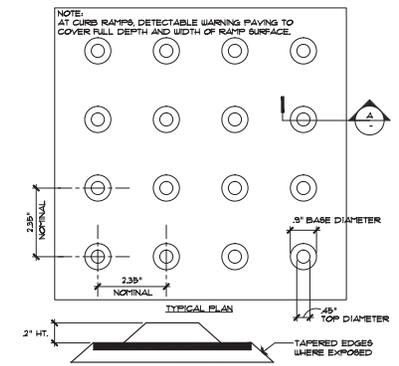
4. ACCESSIBLE SYMBOL DETAIL
SCALE 1/2" = 1'-0"



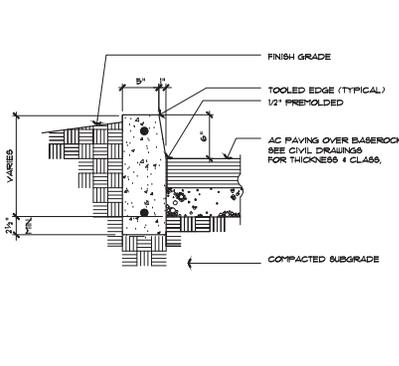
11. ACCESSIBLE PARKING SIGN
SCALE 1" = 1'-0"



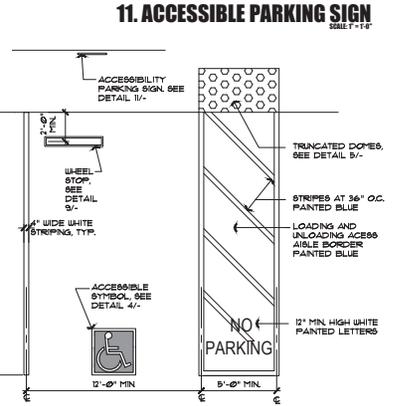
8. TOWAWAY SIGN
SCALE 1" = 1'-0"



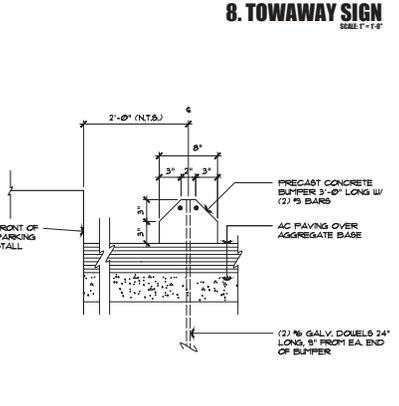
5. TRUNCATED DOMES
SCALE 1" = 1'-0"



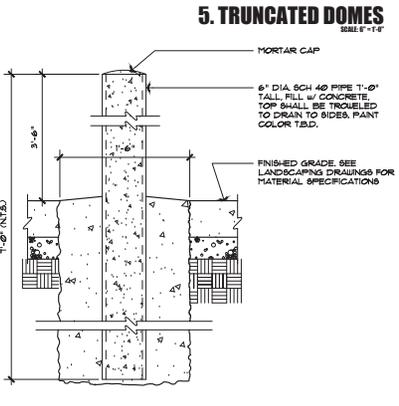
1. CONCRETE WALK
SCALE 1/2" = 1'-0"



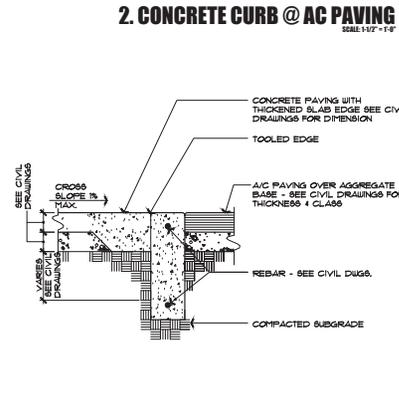
12. ACCESSIBLE PARKING STALL
SCALE 1/2" = 1'-0"



9. PARKING WHEEL STOP
SCALE 1" = 1'-0"



6. BOLLARD - FIXED
SCALE 1/2" = 1'-0"



3. CONC CURB @ CONC SLAB & WALK
SCALE 1/2" = 1'-0"

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NEW FLOOR FOR: INDUSTRIAL
1075 CANYON DRIVE
SCOTT VALLEY, CA 95067

FOR: GER DEVELOPMENT
SCOTT VALLEY, CA 95067
REVISIONS: 10.24.2019
PLAN RESPONSE: 1.27.2020
PLAN RESPONSE: 5.5.2020

Project Plans (PLN2019-206 ~ 1055 Florence Way)

DATE: 10.24.2019
RESPONSE: 1.27.2020
RESPONSE: 5.5.2020

SCALE: AS SHOWN
PROJECT: 19.36
DATE: 5.5.2020
DRAWN BY: MD

SHEET 1

SITE DETAILS

SCALE: AS SHOWN
PROJECT: 19.36
DATE: 5.5.2020
DRAWN BY: MD

SHEET N

A1.2



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NEW FLOOR FOR INDUSTRIAL
1075 CANAL WAY
A

FOR: DEVELOPMENT
SCOTT DEWITT ARCHITECTS
MANAGEMENT
CONSULTING

REVISIONS
PLAN INITIAL 10.24.2019
PLAN RESPONSE 1.27.2020
PLAN RESPONSE 5.5.2020

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Attachment: Project Plans (PLN2019-206 ~ 1055 Florence Way)

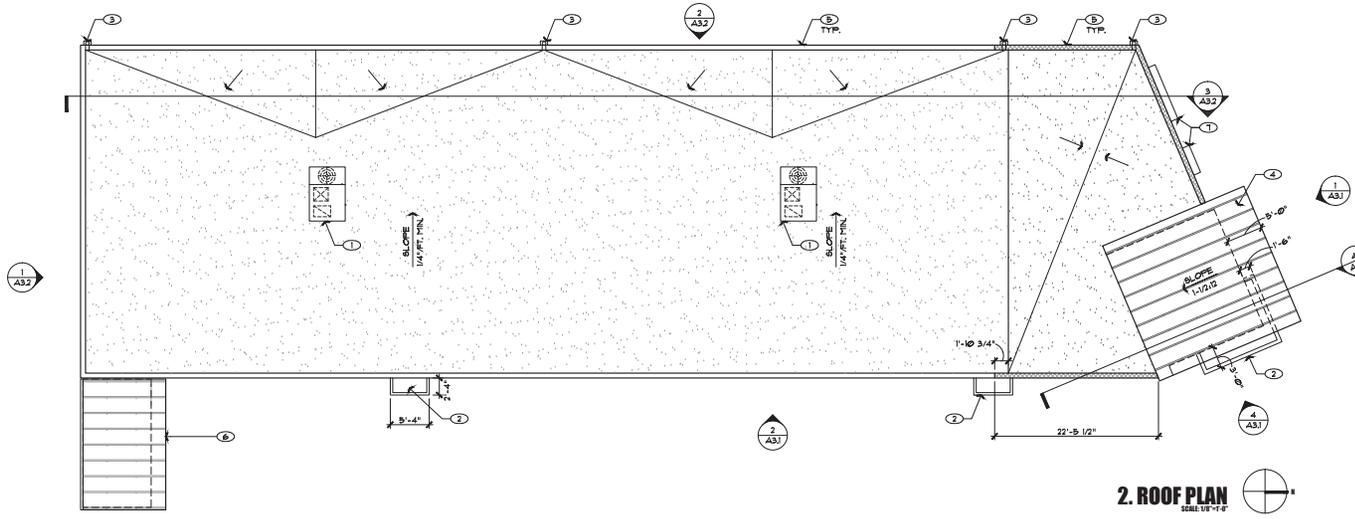
SHEET 1

FLOOR

SCALE PROJECT
DATE
DRAWN BY

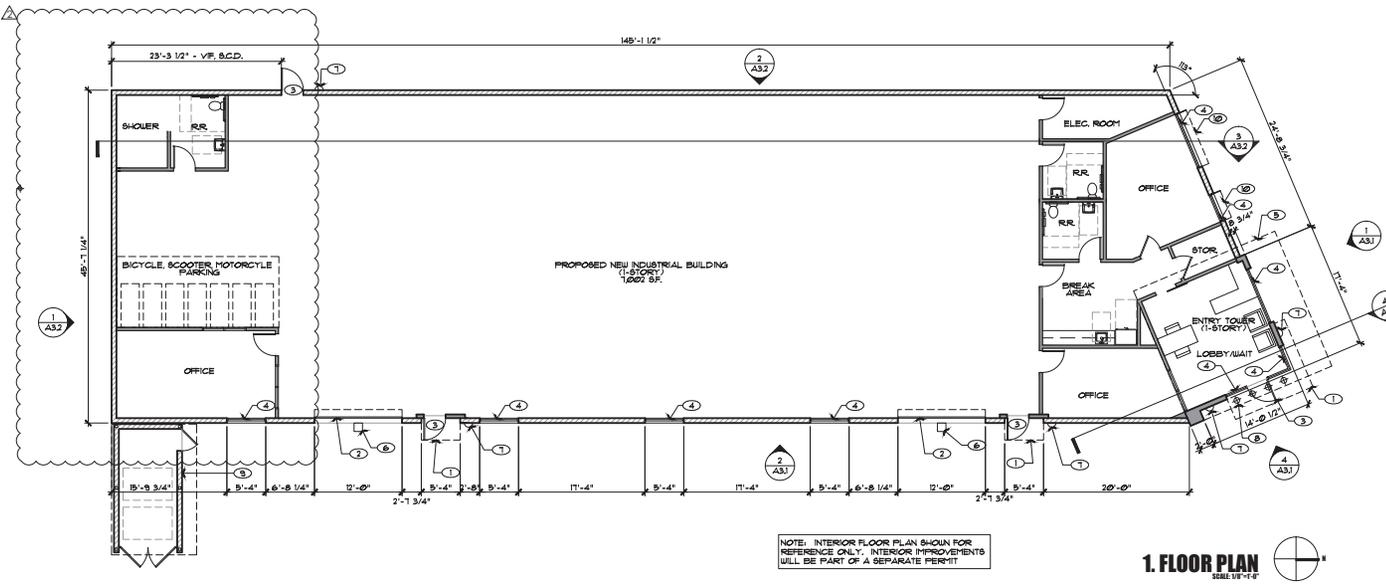
ID ROOF PLANS

A2.1



2. ROOF PLAN
SCALE 1/8"=1'-0"

- ROOF PLAN KEYNOTES**
INDICATED BY (1) ON THE DRAWINGS.
1. FUTURE MECHANICAL ROOFTOP UNITS, TYP.
 2. SUSPENDED CANOPY BELOW.
 3. PAINTED ALUM. DOWNSPOUT, TYP.
 4. STANDING BEAM METAL ROOF.
 5. CPU PARAPET WALL.
 6. NEW TRASH ENCLOSURE. SEE SHEET AU FOR MORE INFO.
 7. METAL FIN SOFFIT BELOW. SEE EXTERIOR ELEVATIONS.
- ROOF PLAN LEGEND**
- NEW LOWER CPU PARAPET
 - NEW HIGHER CPU PARAPET
 - AREA OF NEW STANDING BEAM METAL ROOF



1. FLOOR PLAN
SCALE 1/8"=1'-0"

- FLOOR PLAN KEYNOTES**
INDICATED BY (1) ON THE DRAWINGS.
1. CANOPY ABOVE.
 2. 8'-0"X20'-0" ROLL-UP DOOR. FOR MORE INFO, SEE EXTERIOR ELEVATIONS.
 3. ALUMINUM STOREFRONT DOOR.
 4. ALUMINUM STOREFRONT WINDOW.
 5. ROOF ABOVE.
 6. NEW L-1 WALL SCISSOR ABOVE BAY DOORS.
 7. NEW L-2 WALL SCISSOR.
 8. NEW L-3 SIGNAGE LIGHT AT ENTRY TOWER.
 9. NEW TRASH ENCLOSURE. SEE SHEET AU FOR MORE INFO.
 10. METAL FIN SOFFIT ABOVE. SEE EXTERIOR ELEVATIONS.
- FLOOR PLAN LEGEND**
- NEW WALL CONSTRUCTION
 - NEW CPU WALL
 - NEW L-1 WALL SCISSOR, SEE LIGHTING PLAN
 - NEW L-2 WALL SCISSOR, SEE LIGHTING PLAN
 - NEW L-3 SIGNAGE LIGHT FIXTURE, SEE LIGHTING PLAN

PARKING/AREA TABULATION

PARKING REQUIRED:	1,000 SF / 400 SF	18 STALLS
ACCESSIBLE PARKING:		1 STALL
PARKING PROVIDED:		18 STALLS
TOTAL PARKING:		18 STALLS
ACCESSIBLE PARKING:		1 STALL

NOTE: INTERIOR FLOOR PLAN SHOWN FOR REFERENCE ONLY. INTERIOR IMPROVEMENTS WILL BE PART OF A SEPARATE PERMIT.



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NEW FLOOR PLAN FOR INDUSTRIAL

1075 CANAL WAY A

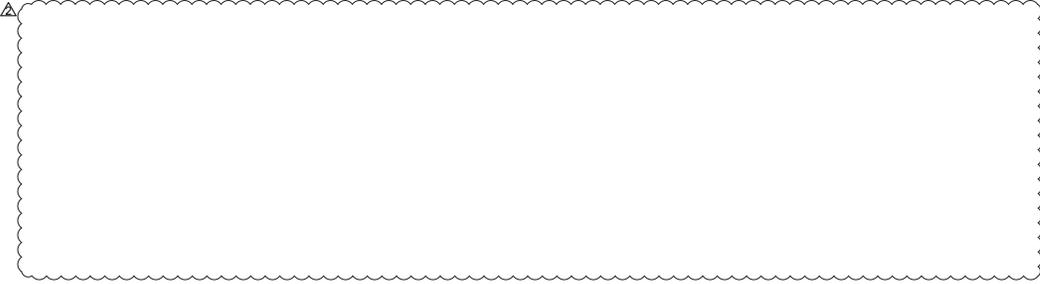
FOR: COMMERCIAL DEVELOPMENT



REVISION	DATE
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PLAN RESPONSE	5.5.2020

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changes to be specified by the architect.
any other changes to be specified by the architect.
any other changes to be specified by the architect.

Attachment: Project Plans (PLN2019-206 ~ 1055 Florence Way)



EXTERIOR ELEVATION GENERAL NOTES

- FOR MATERIAL AND COLOR INFORMATION SEE SHEET A43 AND A42.

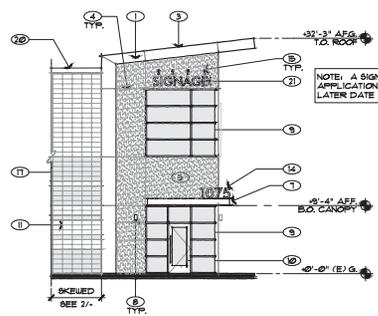
EXTERIOR ELEVATION KEYNOTES

INDICATED BY (K) ON THE DRAWINGS.

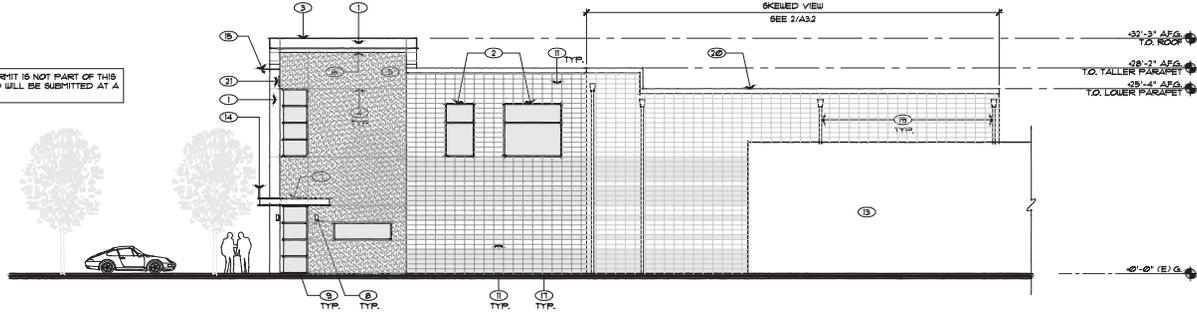
- METAL FASCIA PANEL, BLACKENED FINISH.
- METAL FINIS ARROUND WINDOW, BLACKENED FINISH.
- STANDING BEAM METAL ROOF.
- PLASTER CONTROL JOINT, TYP.
- EXTERIOR STUCCO WALL FINISH.
- COMPOSITE WOOD SIDING W/ BLACKENED METAL BAND AT UNDERSIDE OF OVERHANG.
- PAINTED STEEL C-CHANNEL CANOPY W/ PERFORATED METAL SHADE INSIDE.
- WALL MOUNTED LIGHT FIXTURE, TYP. SEE SHEET A21 AND LIGHTING PLAN FOR MORE INFO.
- CLEAR TEMPERED STOREFRONT GLAZING IN CLEAR ANODIZED ALUMINUM FRAMES.
- STOREFRONT ENTRY DOOR W/ TRANSOM ABOVE.
- FIELD COLOR SPLIT FACED CMU BLOCK, SHOWN UNSHADED.
- NOT USED.
- EXISTING BUILDING ADJACENT TO SITE.
- 8" HIGH BRUSHED ALUMINUM ADDRESS NUMBERS.
- EXTERIOR SIGNAGE LIGHT FIXTURE. SEE SHEET A21 AND LIGHTING PLAN FOR MORE INFO.
- 3'-6" HIGH CONCRETE BOLLARD PAINTED TO MATCH CANOPIES, TYP.
- ACCENT COLOR SPLIT FACED CMU BLOCK, SHOWN SHADED.
- PAINTED METAL CORNING CAP, TYP.
- PAINTED ALUMINUM DOWNSPOUT AND CONDUCTOR, TYP.
- PAINTED METAL CORNING CAP, TYP.
- TENANT EXTERIOR SIGNAGE (FUTURE).
- NEW TRASH ENCLOSURE, SEE SHEET A41 FOR MORE INFO.



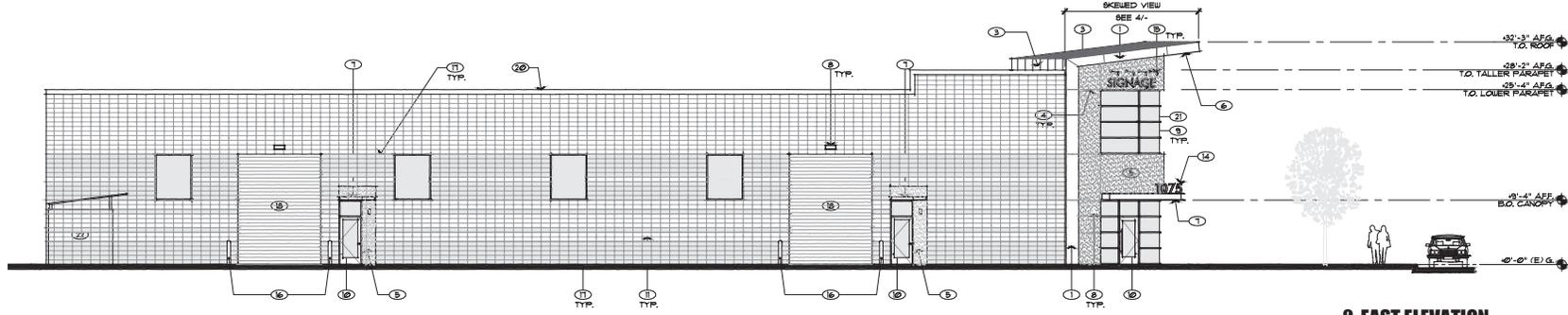
3. STREETScape DIAGRAM



4. NORTH EAST ELEVATION



1. NORTH ELEVATION



2. EAST ELEVATION

SHEET I

EXTERIOR ELEVATIONS

SCALE 1/8"=1'-0"

PROJECT I 19.36

DATE 5.5.2020

DRAWN B WD

SHEET N

A3.1



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NEW FLOOR FOR INDUSTRIAL
1075 CANAL WAY A

FOR: GER DEVELOPMENT
SCOTT DEWITT ARCHITECTS
MANAGER
MENT
OF MANAGEMENT

REVISIONS
PLAN MITAL 10.24.2019
PLAN RESPONSE 1.27.2020
PLAN RESPONSE 5.5.2020

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David B. Sandrock, AIA, Architect

SHEET 1

EXTERIOR ELEVATIONS AND BUILDING SECTION

SCALE 1/8"=1'-0"
PROJECT 19.36
DATE 5.5.2020
DRAWN BY WD

A3.2

SHEET 1

EXTERIOR ELEVATION GENERAL NOTES

A. FOR MATERIAL AND COLOR INFORMATION SEE SHEET A41 AND A42.

EXTERIOR ELEVATION KEYNOTES

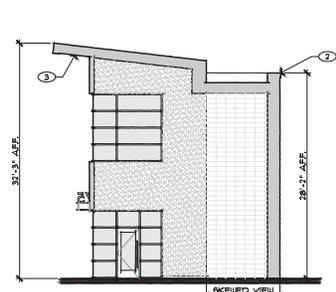
INDICATED BY (O) ON THE DRAWINGS.

1. METAL FASCIA PANEL, BLACKENED FINISH
2. METAL FINIS AROUND WINDOW, BLACKENED FINISH
3. STANDING SEAM METAL ROOF.
4. PLASTER CONTROL JOINT, TYP.
5. EXTERIOR STUCCO WALL FINISH
6. COMPOSITE 'WOOD' SIDING W/ BLACKENED METAL BAND AT UNDERSIDE OF OVERHANG.
7. PAINTED STEEL C-CHANNEL CANOPY W/ PERFORATED METAL SHADE INSIDE.
8. WALL MOUNTED LIGHT FIXTURE, TYP. SEE SHEET A21 AND LIGHTING PLAN FOR MORE INFO.
9. CLEAR TINTED STOREFRONT GLAZING IN CLEAR ANODIZED ALUMINUM FRAMES.
10. FIELD COLOR SPLIT FACED CMU BLOCK, SHOWN UNSHADED.
11. NOT USED.
12. EXISTING BUILDING ADJACENT TO SITE.
13. NOT USED.
14. PAINTED ALUMINUM DOWNSPOUT AND CONDUCTOR, TYP.
15. PAINTED METAL CORNING CAP, TYP.
16. 16" HIGH BRUSHED ALUMINUM ADDRESS NUMBERS.
17. ACCENT COLOR SPLIT FACED CMU BLOCK, SHOWN SHADED.
18. NEW TRASH ENCLOSURE, SEE SHEET A11 FOR MORE INFO.
19. NEW ALUMINUM STOREFRONT DOOR W/ A TRANSOM ABOVE IN A CLEAR ANODIZED ALUMINUM FRAME.

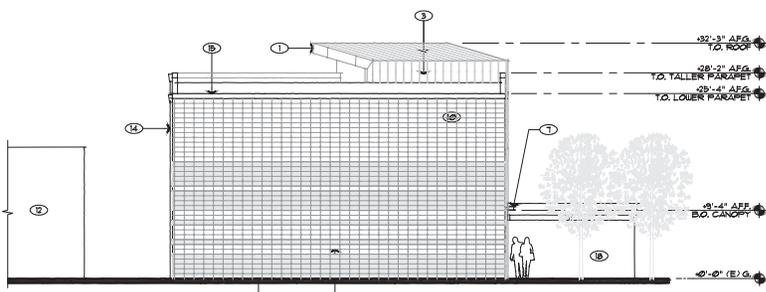
BUILDING SECTION KEYNOTES

INDICATED BY (O) ON THE DRAWINGS.

1. FUTURE MECHANICAL UNITS LOCATED ON TOP OF ROOF.
2. CMU PARAPET WALL.
3. COMPOSITE 'WOOD' SIDING UNDERNEATH OVERHANG.

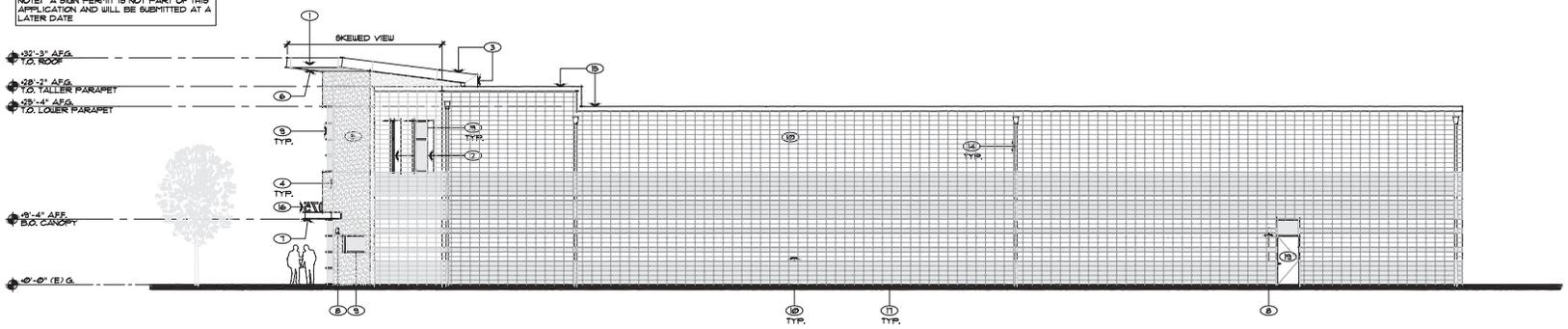


4. BUILDING SECTION
SCALE 1/8"=1'-0"

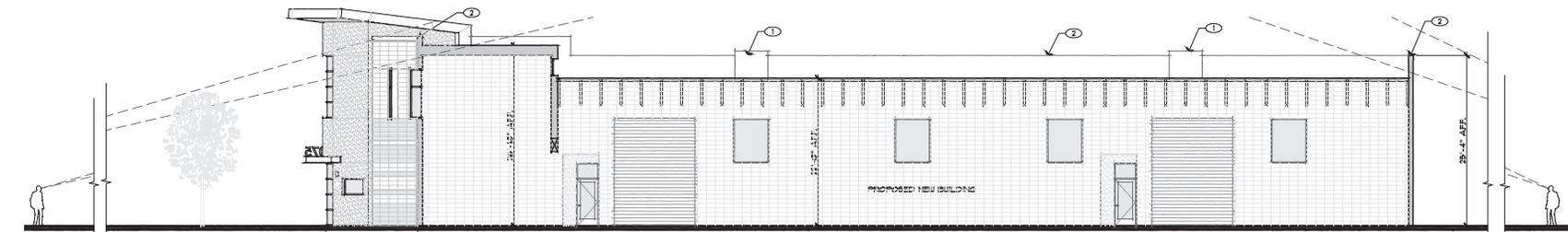


1. SOUTH ELEVATION
SCALE 1/8"=1'-0"

NOTE: A SIGN PERMIT IS NOT PART OF THIS APPLICATION AND WILL BE SUBMITTED AT A LATER DATE



2. WEST ELEVATION
SCALE 1/8"=1'-0"



3. BUILDING SECTION
SCALE 1/8"=1'-0"

VIEW FROM SUNNYOAKS AVE.



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 925.792.5195
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NEW FLOORING FOR: **INDUSTRIAL**
 1075 CAVANAUGH AVE
 PLEASANTON, CA

FOR: **SCOTT DEVELOPMENT**
 SCOTT DEVELOPMENT
 MANAGER
 PROJECT MANAGEMENT

REVISIONS:
 PLAN INITIAL 10.24.2019
 PLAN RESPONSE 1.27.2020
 PLAN RESPONSE 5.5.2020

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SHEET 1

MATERIALS AND COLORS

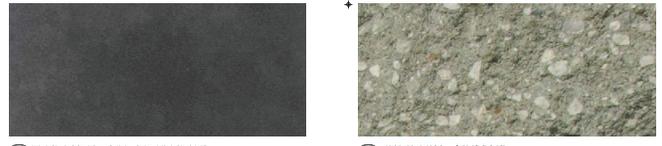
SCALE	N.T.S.
PROJECT I	19.36
DATE	5.5.2020
DRAWN BY	MD

SHEET N

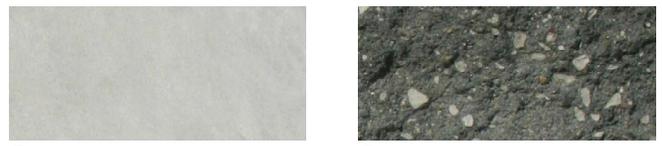
A4.1



③ L-1 EXTERIOR WALL MOUNTED FIXTURE
 ④ L-2 EXTERIOR SCONCE FIXTURE
 ⑤ L-3 EXTERIOR SIGNAGE LIGHTING



④ METAL FASCIA PANEL AND METAL FIN PURE #REFEOR1 OLD DIRTY BRONZE
 ① CPU BLOCK 1 - SPLIT FACE



⑤ PAINTED STUCCO FINISH
 ② CPU BLOCK 3 - SPLIT FACE ACCENT



⑥ COMPOSITE WOOD SIDING ABET LAMINATI, MEG NOCE ELLERO 650
 ③ STANDING BEAM METAL ROOF



⑦ STEEL ROLL-UP DOOR
 ⑧ CLEAR ANODIZED ALUMINUM STOREFRONT DOOR



⑨ CLEAR ANODIZED ALUMINUM STOREFRONT DOOR



⑩ ALUMINUM WINDOW



⑭ P-1 BENJAMIN MOORE FROGTLINE AF-9 STUCCO BODY COLOR
 ⑮ P-2 BENJAMIN MOORE 14 CARROTS COP-110 STUCCO ACCENT COLOR
 ⑯ P-3 BENJAMIN MOORE BROUGHTON IRON 214-10 CANNON'S BOLLARDS ROOF FINISH ENCLOSURE DOORS / POSTS



⑰ P-4 BENJAMIN MOORE KENDALL CHARCOAL HC-166 STUCCO RECESS COLOR, DOWNSPOUTS AND CONDUCTORS AND COPING CAP COLOR



1. COLOR RENDERING - STREET VIEW



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NEW FLOOR SIGNAGE FOR: INDUSTRIAL
 1075 CANOPY WAY
 A

FOR: SCOTT MANAGEMENT
 SCOTT MANAGEMENT
 PROJECT DEVELOPMENT

REVISIONS
 PLAN INITIAL 10.24.2019
 PLAN RESPONSE 1.27.2020
 PLAN RESPONSE 5.5.2020

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SHEET 1
 PERSPECTIVE VIEWS

SCALE N.T.S.
 PROJECT 19.36
 DATE 5.5.2020
 DRAWN BY MD

SHEET A4.2



3. 3D BIRDS EYE VIEW



1. 3D PERSPECTIVE VIEW



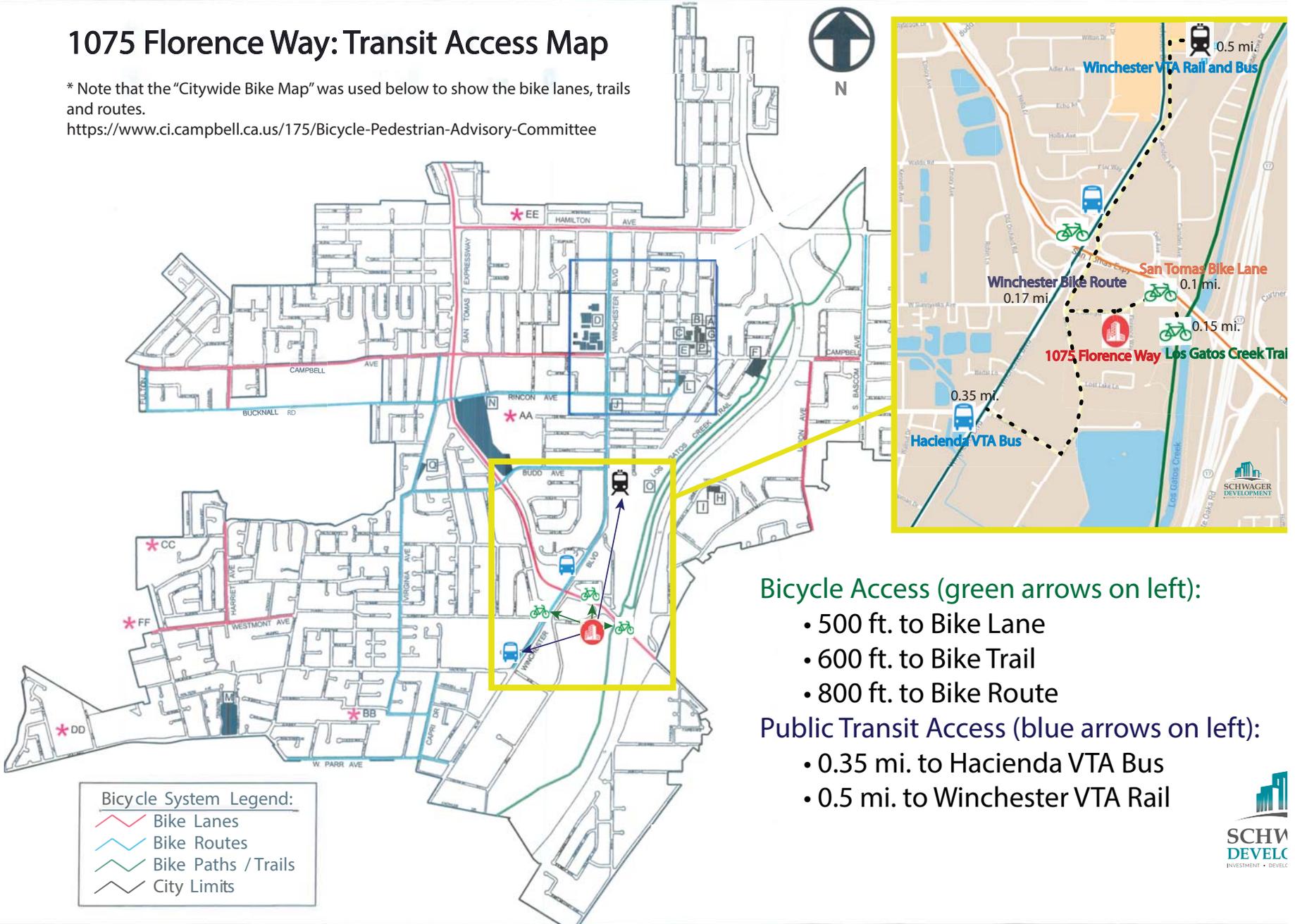
4. 3D PERSPECTIVE VIEW



2. 3D PERSPECTIVE VIEW

1075 Florence Way: Transit Access Map

* Note that the "Citywide Bike Map" was used below to show the bike lanes, trails and routes.
<https://www.ci.campbell.ca.us/175/Bicycle-Pedestrian-Advisory-Committee>



Bicycle Access (green arrows on left):

- 500 ft. to Bike Lane
- 600 ft. to Bike Trail
- 800 ft. to Bike Route

Public Transit Access (blue arrows on left):

- 0.35 mi. to Hacienda VTA Bus
- 0.5 mi. to Winchester VTA Rail

Bicycle System Legend:

- Bike Lanes
- Bike Routes
- Bike Paths / Trails
- City Limits

Attachment: Applicant's Transit Access Map (PLN2019-206 ~ 1055 Florence Way)



1075 Florence Way

Examination of
Proposed
Undergrounding

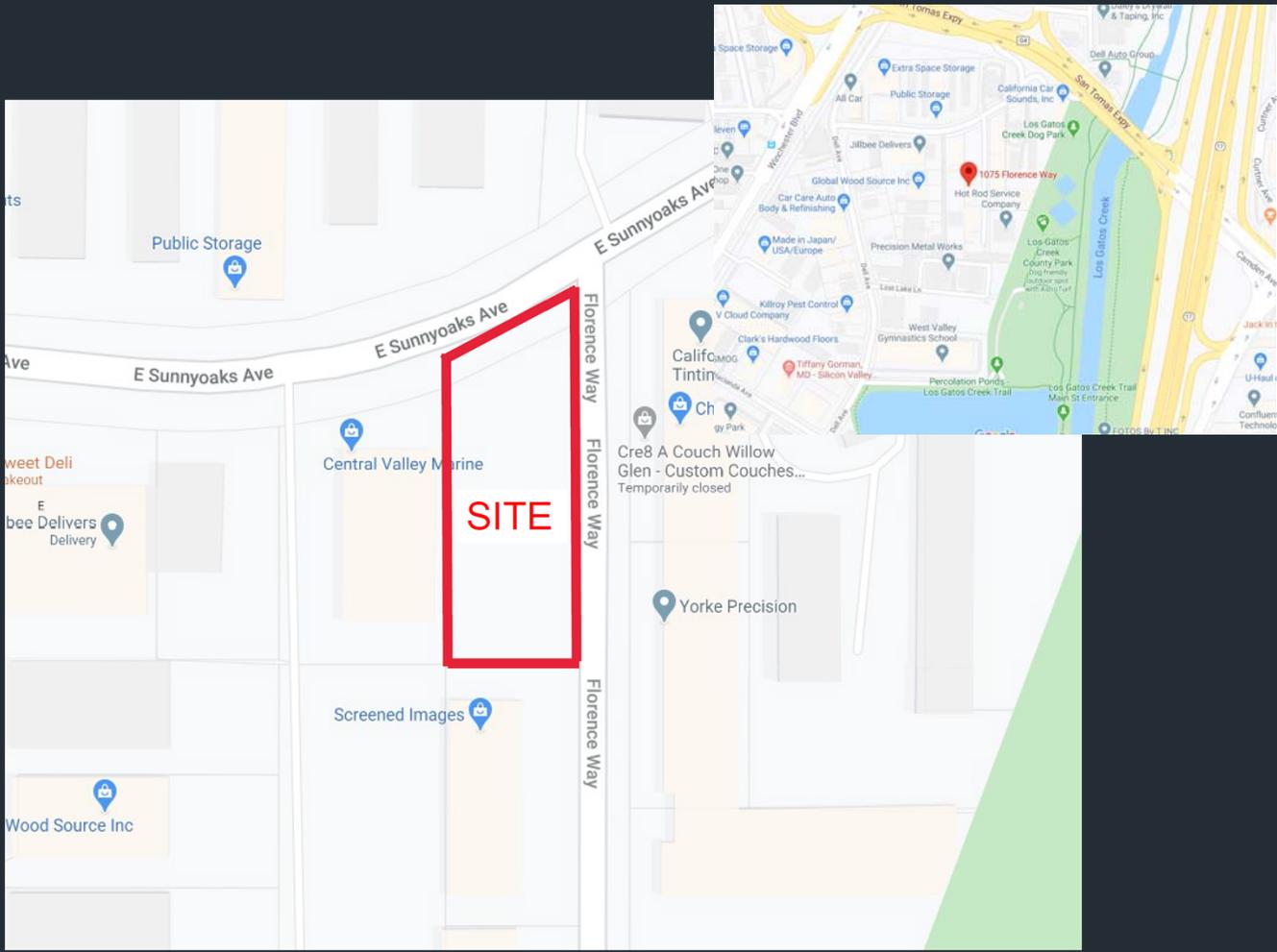
Campbell, California

March 13, 2020

 RADIUS
DESIGN, LLC

Overall Project Site

17,487 square foot lot
7,002 gross floor area



Attachment: Underground Examination (PLN2019-206 ~ 1055 Florence Way)

Existing Site Conditions

Western boundary of project frontage

Existing pole with transformer and overhead service



Existing Site Conditions

Eastern boundary of project frontage. Communication only pole at property line



Attachment: Underground Examination (PLN2019-206 ~ 1055 Florence Way)

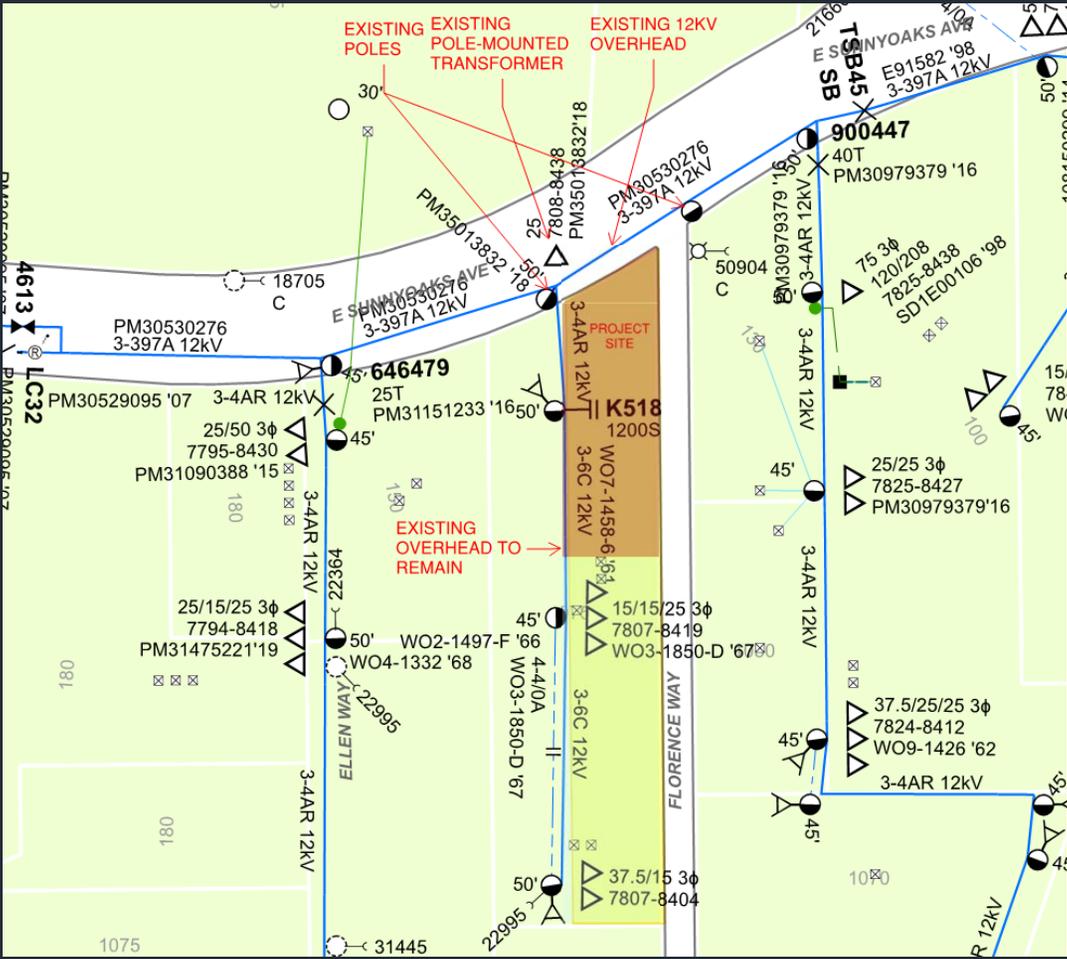
PG&E Terminology

- **Distribution** – Utilities serving multiple customers
- **Service** – Utilities serving a single customer
- **Primary** – High voltage (e.g., 12,000V) electric power for distribution
- **Secondary** – Low voltage (e.g., 120/240V) electric power for service to individual residences
- **Transformer** – Electrical device for converting primary voltage to secondary voltage
- **Riser** – Conduit which runs down the side of a pole to transition from overhead to underground
- **Guy Wire** – Cable and anchor installed at the terminal pole of an overhead-to-underground transition to counteract the tension of the overhead lines

Map of Existing PG&E Facilities

All existing PG&E primary electric distribution facilities in the vicinity of the project site are overhead (blue lines). Poles are represented by circles.

The main overhead distribution line along Sunnyoaks Ave has several overhead branch distribution lines feeding the warehouses and industrial buildings to the south via pole mounted transformers (triangles).



PGE Constraints

When transitioning from overhead to underground, PGE needs to use a new or existing pole free from any existing equipment (such as a transformer, switch, capacitor) to place a riser, with sufficient space for a lineman to climb safely.

The existing pole on the western property line is currently occupied by an overhead PGE transformer serving the adjacent property. The existing pole on the eastern property line serves communications lines only and is not of sufficient height to transition from overhead to underground.



Alternatives Considered

Underground overhead utilities along project frontage

- **Not Preferred**
- Minimum distance approximately 150 feet
- 2 **new** poles needed
- Requires temporary disruption in electric service to all properties along Sunnyoaks Ave

Serve project from existing overhead pole line on property via a new riser on an existing pole

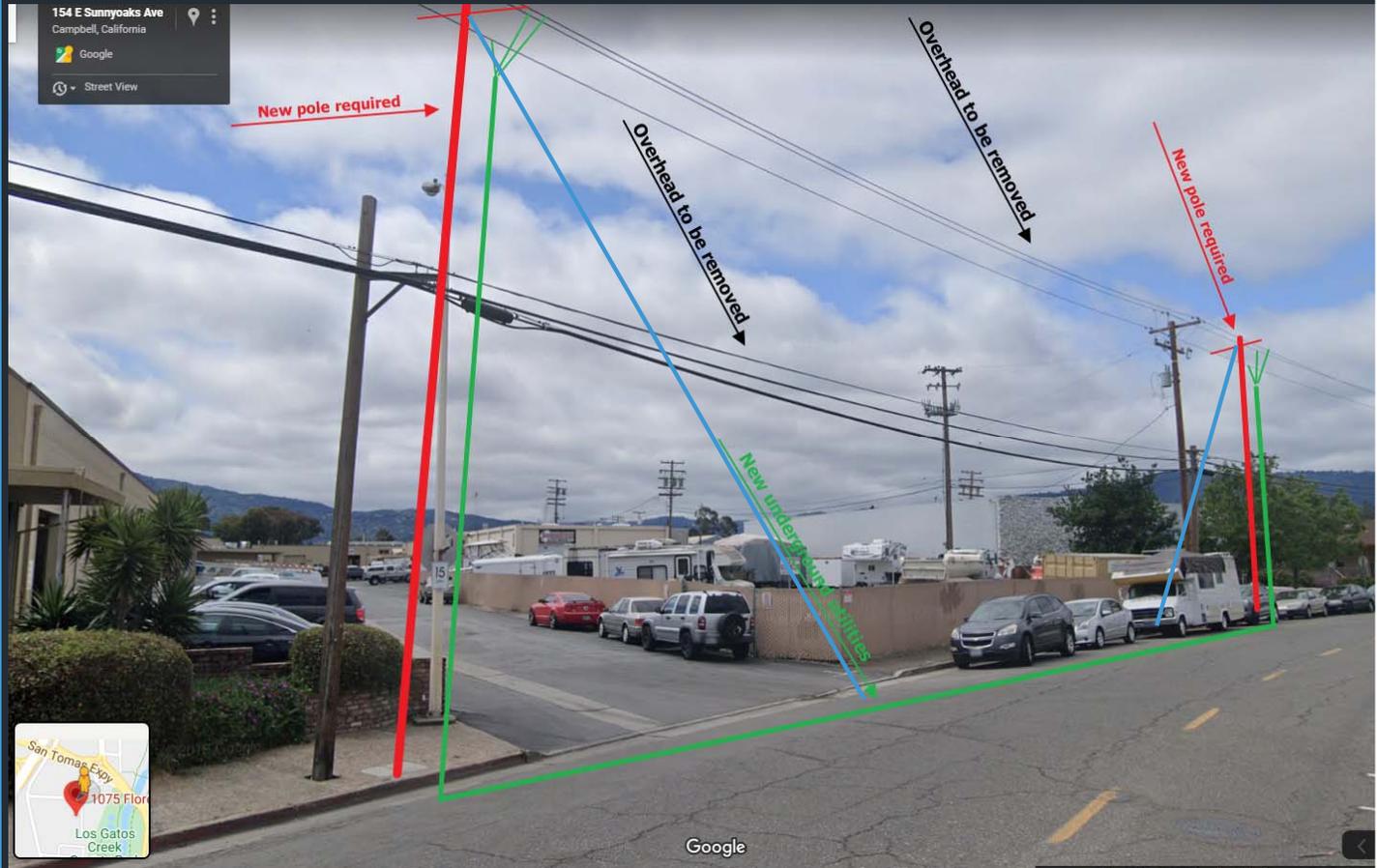
- **Preferred by PG&E**
- Least disruptive
- No additional poles required
- No existing properties affected

Undergrounding Along Project Frontage: PG&E Design Constraints

Due to equipment on adjacent poles, *two* new poles would be required to transition from overhead to underground, and back again.

New poles sketched in red, anchors in blue, and conduit run in green.

Existing pole transformer either needs to remain to serve properties across the street, or be relocated to a pad-mounted device if pole is removed, requiring trenching and PG&E easements

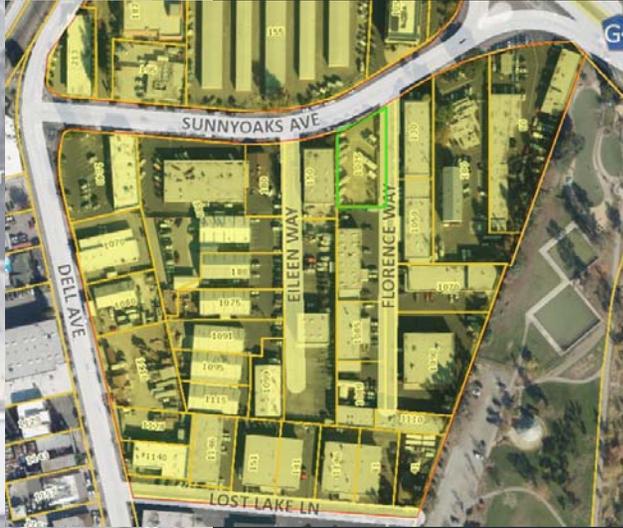
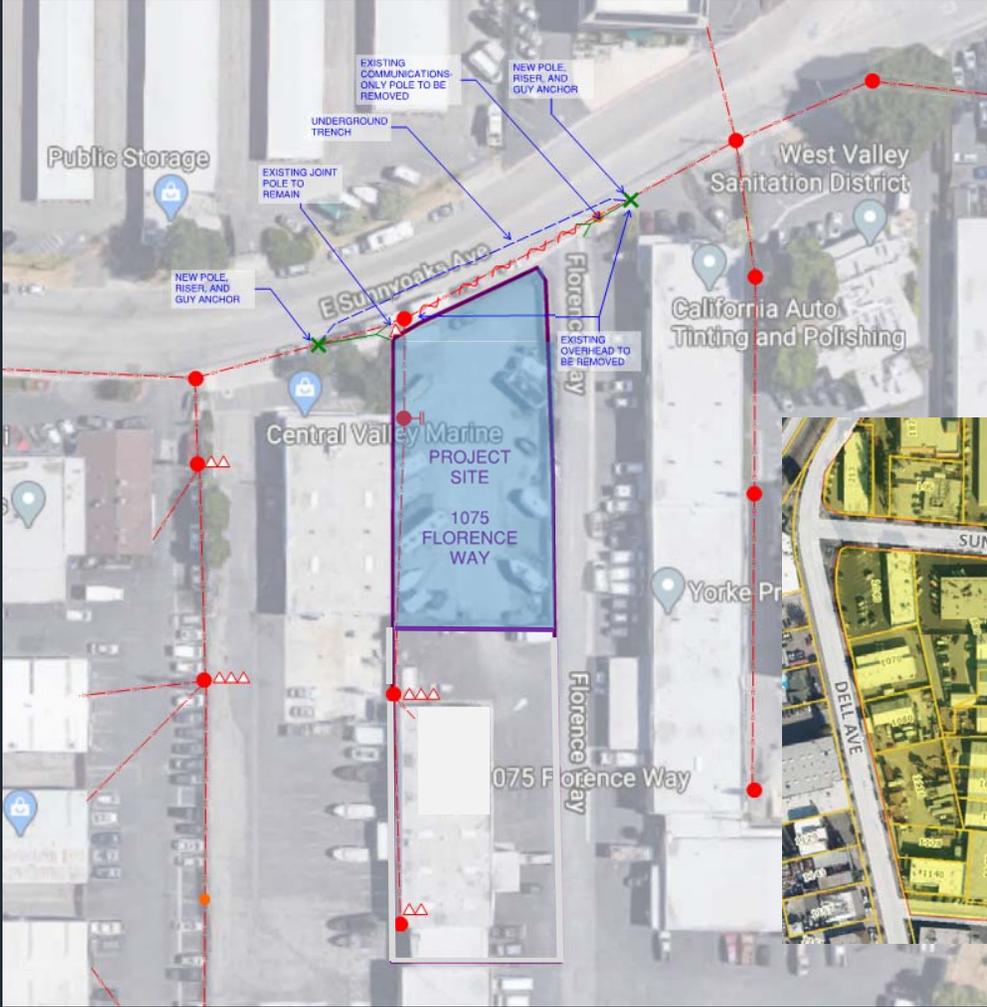


Attachment: Undergrounding Examination (PLN2019-206 ~ 1055 Florence Way)



Project Frontage Undergrounding: Properties Impacted

Temporary service disruption to all properties fed from overhead on Sunnyoaks Ave (~38 parcels)



PG&E Preferred Alternative: Existing Overhead to Remain and Service New Site from Existing Pole

Service risers to be installed at the existing pole located at south end of project.

No new poles will need to be installed, rather than two if underground were to take place.

No adjacent properties affected.

No trenching across street.

Most cost-effective solution.



Impacts Of Alternatives

	Undergrounding along Project Frontage	Use existing pole for riser
Feet of Undergrounding	~140'	0'
Poles Added	2	0
Impact to Other Properties	Yes	No
Properties Affected	~38	0
Cost and Schedule Impacts	High	Low



Conclusion

- Adding two new poles to the project represents an aesthetic challenge while impacting adjacent businesses, while delivering limited improvements to the area
- PG&E design constraints focus on safety and reliability, making exceptions prohibitive

Project Joint Trench Contact

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END OF
PRESENTATION
Thank You

ITEM NO. 3



CITY OF CAMPBELL • PLANNING COMMISSION
Staff Report • September 22, 2020

PLN2019-206

Schwager, M.

Public Hearing to consider the application of Michael Schwager for a Planned Development Permit (PLN2019-206) to allow construction of an approximately 7,000 square-foot single-story industrial building; a Parking Modification Permit to allow a reduction in the number of required parking stalls; and a Variance (PLN2019-207) to allow retention of existing overhead utility lines, for property located at **1055 Florence Way**, in the P-D (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 approve a Planned Development Permit with a Parking Modification Permit to allow construction of a 7,002 square-foot single-story industrial building; and
2. **Adopt a Resolution** (reference **Attachment 2**), recommending that the City Council approve a Variance to allow retention of existing overhead utility lines.

ENVIRONMENTAL (CEQA) DETERMINATION

Staff recommends that the Planning Commission recommend that the City Council find this project Categorical Exempt under Section 15303, Class 3 of the California Environmental Quality Act (CEQA), pertaining to new construction of small structures which allows up to four (4) commercial buildings with a floor area not exceeding 10,000 square feet in an urbanized area.

PROJECT DATA

Zoning District:	P-D (Planned Development)	
General Plan Designation:	<i>Light Industrial</i>	
Net Lot Size:	17,487 square-feet	
Building Area:	7,002 square-feet	
Floor Area Ratio (FAR):	.40	
Landscaping:	13%	
Building Height:	32 feet	
Parking:	15 spaces (proposed)	18 spaces (required)
Setbacks		
Front (North):	10 feet	
Side (East):	22 feet (to edge of private street)	
Side (West):	10 feet	
Rear (South):	0 feet	

DISCUSSION

Location: The project site is an approximately 17,500 square-foot vacant parcel located at the corner of E. Sunnyoaks Avenue and Florence Way (a private street). The property is within the P-D (Planned Development) Zoning District and the *Light Industrial* General Plan Land Use District. The site abuts industrial properties in all directions, as shown below:



Previous Project: In May 2012, the City Council approved a Planned Development rezoning and a Tentative Parcel Map to allow the subdivision of the subject property into two parcels and construction of a 6,700 square-foot light industrial building designed to accommodate automotive repair businesses. Although the lot split was finalized and the property remains zoned Planned Development, the approved building was never constructed, and the Planned Development Permit approval lapsed.

Proposed Project: The proposed project includes applications for a Planned Development Permit and a Parking Modification Permit to construct an approximately 7,000 square-foot light industrial building similar to that previously approved (reference **Attachment 3** – Project Plans). An application for a Variance to allow retention of existing overhead utility lines has also been submitted.

ANALYSIS

Zoning/Land Use: The project site is located within the P-D (Planned Development) Zoning District. Development within the P-D Zoning District must be consistent with the underlying General Plan Land Use designation as well as applicable General Plan goals, policies, and strategies. As the project is a light industrial building consistent with the General Plan (see, below), it would be consistent with the intent of P-D Zoning District.

General Plan: The General Plan land use designation for the project site is *Light Industrial*. The Light Industrial designation is intended to protect industrial lands for a wide range of light manufacturing, industrial processing, general service, warehousing, storage and distribution, and automobile repair uses. Construction of a new light industrial building on a currently vacant lot would be in furtherance of the General Plan's intent as well as the following policies and strategies:

- Policy LUT-5.7: Industrial Areas: Industrial development should have functional and safe vehicular, bicycle and pedestrian circulation, good site and architectural design, be sensitive to surrounding uses, connect to public transit, and be energy efficient. New projects should contribute to the positive character of industrial areas and the overall image of the City.
- 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-11.1d: Bicycle and Pedestrian Connections in Development: Encourage new or redeveloping projects to provide logical bicycle and pedestrian connections on site, between parking areas, buildings, and street sidewalks and to existing or planned public right-of-way facilities and encourage pedestrian passages between street-front sidewalks and rear-lot parking areas. Ensure that the bicycle and pedestrian connections interface safely.
- Strategy LUT-12.1c: Parking Lot Design: Design parking lots to minimize impacts on the street system by providing adequate sized driveways, sufficient queuing and efficient circulation.
- Strategy 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.

Architectural Design: The proposed building marries split-face block in alternating shades of grey with a contemporary entry treatment characterized by an accentuated vertical entry element with an angular roof cantilevering beyond the front building wall. To provide texture to the building, varied materials are also found, including white and orange colored stucco, metal fascia panels with a blackened finish, a composite wood accent, and a steel canopy above the entry door. The result is a purpose-built industrial building that still provides an enhanced architectural presence that will contribute to the improvement of the immediate area.

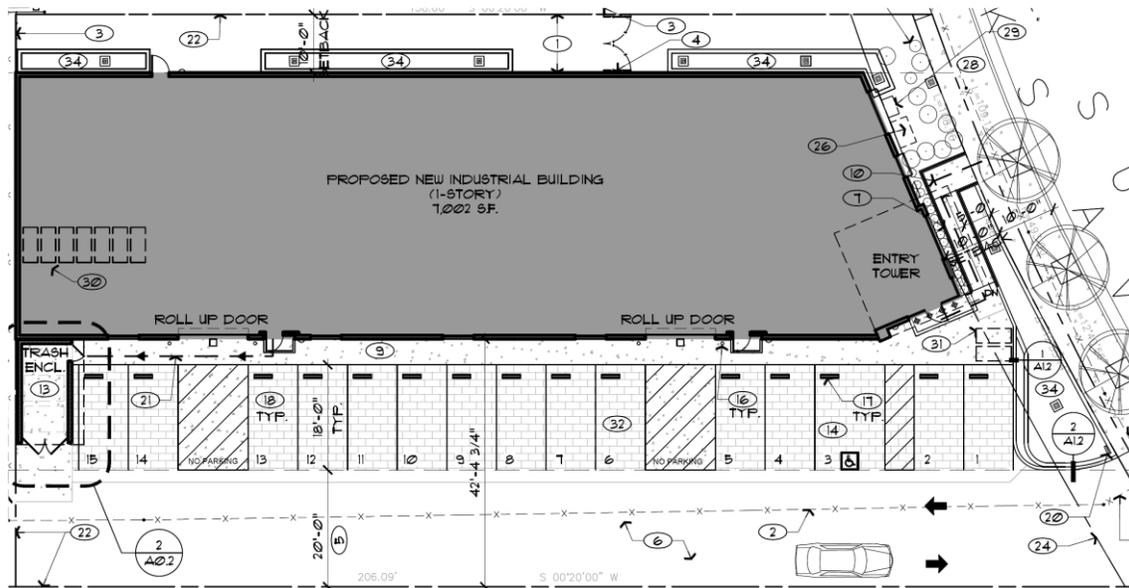


The architectural approach is consistent with the various General Plan policies and strategies identified below, which speak to the necessity of good design and site planning. Moreover, new development should be creatively designed to suit their location and be compatible with their surroundings.

- 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.
- Strategy LUT-5.7a: **Industrial Design Guidelines:** Industrial Design Guidelines: Develop Industrial Design Guidelines with specific policies including, but not limited to the following:
- Require varied, high-quality, finished construction materials such as glass, stucco, plaster, or brick. No exposed concrete block or flat sheet metal.
 - Enhance the street frontage of building with landscaping and an emphasis on the office portion of the building.
 - Orient service activities such as loading docks to the rear of the site.

Site Layout/Circulation: Reflecting the property's geometry and orientation, the proposed site layout places the parking stalls along the left side of the building, rather than in front or behind it, as is customarily done. This is possible because Florence Way functions more as a large shared driveway rather than a true street. The building's entry is located at the northeast corner of the building to provide a visible presence along Sunnyoaks Avenue. A ramp from the new public sidewalk will provide pedestrian access.



Parking: The City's parking standard for a general industrial building is one stall per 400 square-feet of gross floor area. For the 7,000 square-foot building, this would result in a requirement of 18 stalls (17.5 rounded up). As noted, the application includes a Parking Modification Permit to reduce the requirement to 15 stalls. In making such a request, the Zoning Code requires "the applicant to provide pertinent documentation necessary to establish evidence in support of the findings..." To this end, the applicant has provided the following statement:

We recognize the benefit and necessity of providing adequate parking in Campbell. When this project was first proposed and approved by the planning commission in 2012, 12 spaces were provided. We have reconfigured to add as many spaces as possible while still creating a viable commercial site. We propose that 15 parking spaces are ample for this site (a reduction of 3 from the 18 we calculate would be required according to the proposed land use). We therefore request a parking modification based on the following rationale:

- A. Other transit options will be utilized by some employees/customers at this location: 1075 Florence Way is 0.15 mi. (800 ft.) from a bike trail (the Los Gatos Creek Trail), 0.1 mi. (600 ft.) from a city planned bike lane (San Tomas), 0.17 mi. (900 ft.) from a city planned bike route (Winchester), 0.35 mi. from the Hacienda VTA bus stop (with other stops along Winchester), and 0.5 mi. from the Winchester VTA rail station. The building will be clean, modern, and urban, drawing tenants and clientele who embrace modern changes in the flow of transportation (ride sharing, bicycles, rail, and small, battery operated/assisted means of travel).
- B. This expectation is in keeping with the City of Campbell's General Plan; in fact, 1075 Florence Way is one of the few properties in the city with nearly immediate access to all three types of planned access for bicycles (lanes, routes, and paths/trails, per the Bicycle and Pedestrian Advisory Committee's Citywide Bike Map). Please find support for our requested parking variance with Exhibit A (reference **Attachment 4**), highlighting the City of Campbell's Bicycle Facility Map and its relationship to 1075 Florence Way.
- C. In addition to the General Plan, the Winchester Master Plan (which includes territory nearby 1075 Florence Way) speaks in concert with this expectation: "The Winchester Boulevard corridor is gradually evolving from a 'commercial strip,'...to a higher-value boulevard street with higher density office, infill residential development, and locally oriented commercial businesses.... Public street improvements should support multi-modal transportation opportunities for vehicles, bikes and pedestrians" (pg. 13, "Vision Concept").
- D. Toward this end, we include indoor bicycle and battery powered/assisted device parking/storage and personal showering facilities on site.

What should be clarified is that the previous building approval was for a slightly smaller, 6,700 square-foot building that conformed to the City's parking requirements, but would have been limited to motor vehicle repair businesses. This project is 300 square-feet larger and is intended to accommodate a wider range of industrial businesses. In addition, the applicant needs to understand that fewer parking stalls for a speculatively designed building will limit the business types that can occupy the space (see following section). Staff has seen too many times these types of projects resulting in future parking modifications for uses that require a greater amount of parking than the original developer wished to provide. To this end, the Planning may wish to consider either reducing the building size and/or adding additional parking.

This being said, the Planning Commission may also consider the parking standard provided by the Institute of Transportation Engineers (ITE) as a point of comparison. The ITE *Parking Generation* guide indicates a parking demand of five vehicles based on the average ITE rate or seven vehicles based on the ITE fitted curve. This would suggest that the City's parking standard may exceed the actual parking demand for most industrial activities. To some degree, this may support an opinion that a lesser amount parking than required by the City's Parking Ordinance may be appropriate.

Land Use Restrictions: Since the site would have less than the normally required amount of parking, a recommended condition of approval would restrict the allowable land uses to manufacturing, warehousing, including contractor's *indoor* material and equipment storage. This would allow use of the building by the applicant, who has expressed a desire to occupy it as satellite location to their main San Jose office.

Since the property is zoned Planned Development, establishment of any other use would require discretionary review by Community Development Director through consideration of an Administrative Planned Development Permit. Through this process, the City may evaluate future land use proposals in consideration of the provided parking. As such, should the City Council approve the parking reduction, the City still retains the ability to evaluate potential parking impacts on a case-by-case- basis.

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 2,250 square-feet or 13% of the site's lot area, exceeding the City's minimum 8% requirement for M-1 (Light Industrial) zoned properties.

Utility Variance: Campbell Municipal Code Section 21.18.140 requires the undergrounding of existing overhead utilities parallel with the project site's public street frontage (approximately 110 feet). However, the applicant's utility consultant found that to satisfy this requirement would require placement of two additional utility poles to accommodate the transition from overhead to below-ground service and disruption to neighboring properties' utility services (reference **Attachment 5 – Undergrounding Examination**). Unfortunately, this is an increasingly common occurrence stemming from more stringent PG&E requirements that suggest the City will eventually need to reevaluate its undergrounding of utility requirements. For this application, the applicant is requesting a Variance to allow retention of existing overhead utility lines and use of overhead service to the building. This approach is supported by the City's Public Works Department who has reviewed and concurs with the applicant's utility assessment.

Site and Architectural Review Committee: The Site and Architectural Review Committee (SARC) reviewed this application at its meeting of August 25, 2020. The SARC members complimented the building's design as a good balance between architecture and economics and supported the requested parking modification request due to the proximity of the creek trail and incorporation of indoor bicycle/scooter parking and showering facility. The SARC also supported the utility variance finding that the imposition of the requirement is not worth the expense and complexity for such a small frontage.

Attachments:

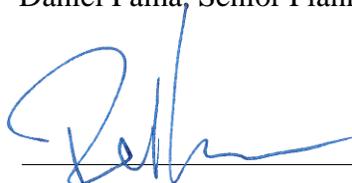
1. Draft Resolution (PD Permit)
2. Draft Resolution (TRP Permit)
3. Project Plans
4. Applicant's Transit Access Map
5. Undergrounding Examination

Prepared by:



Daniel Fama, Senior Planner

Approved by:



Paul Kermoyan, Community Development Director



City Council Report

Item: 6
 Category: UNFINISHED BUSINESS
 Meeting Date: October 20, 2020

TITLE: Receive an Update from the City's General Plan Consultant on the Status of the General Plan Update and Next Steps Necessary to Advance the General Plan through the City's Decision Making Process

RECOMMENDED ACTION

Accept the consultant's staff report presentation on the General Plan update and consider the next steps as discussed within the staff report.

BACKGROUND

The purpose of this meeting is to provide an overview of the process and work that has been completed on the General Plan Update to-date, disclose the remaining budget to complete the work, summarize the content and format of the Draft General Plan, provide an overview of key land use and policy changes in the Draft General Plan, and discuss recommended steps for moving forward towards completion and adoption of the General Plan Update.

KEY MILESTONE DOCUMENTS AND REPORTS THAT HAVE BEEN COMPLETED

Several reports and documents have been prepared to-date, which have informed the development of the Draft General Plan. These key milestone documents include:

- **Existing Conditions Report (January 2017).** The Existing Conditions Report takes a "snapshot" of Campbell's current (2017) trends and conditions. It provides a detailed description of a wide range of topics within the city, such as demographic and economic conditions, land use, public facilities, and environmental resources. The Existing Conditions Report provides decision-makers, the public, and local agencies with context for making policy decisions.
- **Campbell Community Profile (April 2017).** To prepare a meaningful General Plan, existing conditions must be understood and documented. The Community Profile (pdf) summarizes key development patterns, natural resources, socioeconomic conditions, and environmental constraints in the city that must be considered when charting the course for Campbell's future.
- **Issues and Opportunities Report (July 2017).** The Issues and Opportunities Report provides a means of focusing the community's attention on key issues

and opportunities that have major policy implications as Campbell considers how to accommodate growth over the next 20-30 years, while balancing the city's economic development, sustainability, cultural and community identity, and natural resource needs.

The Issues and Opportunities Report includes a summary of the input received from the community during the initial stages of the General Plan Update. Community surveying and initial GPAC meetings at the outset of the General Plan Update process provided extensive input that were used to help guide the General Plan Update, and identify community priorities, values, and focus areas for the General Plan Update.

- **Land Use Alternatives Report (January 2018).** The Land Use Alternatives Report (pdf) provides the City with a resource tool to examine different possible approaches to accommodate future development, economic growth, maintain fiscal sustainability, and ensure adequate protection of resources and open space.
- **Community Workshops Summary Report (April 2018).** As part of the City's ongoing General Plan update efforts, a concerted effort was made to engage members of the community at this stage of the process in order to gather public input and direction regarding key issues related to Campbell's future growth patterns and community priorities.

The project team conducted five public workshops and published an interactive online survey and Story Map in order to gather community input on key project issues.

This report (pdf) summarizes the public participation and input received during the General Plan Update outreach activities conducted from January 22, 2018 through March 22, 2018.

- **General Plan Policy Sets (2017-2019).** Over the course of 18 meetings, the General Plan Advisory Committee (GPAC) worked diligently to help craft a comprehensive update to the Campbell General Plan. The GPAC discussed key issues and topics, reviewed and commented on the existing General Plan, and provided direction on the development of new goals, policies, and actions. As these revised policy sets were prepared by the project team, they were reviewed by the GPAC, and subsequently revised to incorporate GPAC edits and direction.
- **GPAC Preferred Land Use Map (November 2019).** Over the course of several meetings, the General Plan Advisory Committee completed its work on the Preferred General Plan Land Use Map (pdf). The Land Use Map identifies land use designations for all parcels within Campbell. Parcels which are proposed to change from the existing Land Use Map are identified.
- **Draft General Plan (August 2020).** The Draft General Plan represents the culmination of the work effort completed to-date. The first Draft of the updated General Plan was completed in May 2020 and provided to the GPAC for review and comment. Input received from the GPAC on July 8, 2020 was incorporated

into the August 2020 Draft General Plan, which can be **accessed HERE**, and is included as Appendix A to this staff report.

- **Environmental Impact Report (EIR).** Some initial work on the EIR has been completed by the project team. However, key EIR work related to the traffic analysis was significantly delayed due to lengthy negotiations between the City and VTA with regard to the City receiving access to the necessary VTA Travel Demand Model. The project team is now in receipt of the VTA Travel Demand Model, however, additional technical work is required to properly calibrate the model and reconcile some technical challenges.
- **Climate Action Plan (CAP).** Several sections of the Climate Action Plan have been completed. Pending completion of the calculation of vehicle miles traveled (VMT) in the Traffic Impact Analysis, the project team will work towards completion of the Draft CAP. The VMT calculations rely on the VTA Travel Demand Model, which, as noted above, has been delayed.

KEY PUBLIC OUTREACH EFFORTS THAT HAVE BEEN COMPLETED

- **GPAC:** 18 meetings, plus two joint sessions with Council.
 - The most recent meeting involving the GPAC occurred as a joint session with the City Council on September 1, 2020. During this meeting the Council posed a series of questions to the GPAC members. These questions included:
 - Does the Draft General Plan accurately reflect the GPAC's input and direction?
 - Is the Draft General Plan ready for City Council consideration?
 - Are additional GPAC meetings needed or desired in order to further refine the Draft General Plan?
 - The GPAC responded unanimously that the Draft General Plan does reflect the GPAC's direction and input.
 - The GPAC responded unanimously that the Draft General Plan is now ready for City Council consideration.
 - The GPAC responded unanimously that no additional meetings are needed or warranted in order to further revise or refine the Draft General Plan.
- **City Council:** 8 meetings/hearings with the Consultant team
- **Public Workshops: 5 workshops (Jan-Mar 2018):** Included direct mailers to all business and residences in Campbell. Over 250 members of the community participated.
- **Online Surveys:** 2 surveys (late 2016 and early 2018). Over 250 members of the community participated.
- **Project Newsletters**

- **General Plan Website**

STATUS OF KEY TASKS IN THE GENERAL PLAN CONSULTANT AGREEMENT

The contract agreement with the project consultant consists of four primary tasks:

1. **General Plan Update**, including all supporting reports, studies and outreach efforts.
 - a. The consultant team has completed all of the supporting reports and studies identified in the contract scope of work (as identified previously in this report), and the Draft General Plan, including the Land Use Map, has been completed and delivered to the City Council.
 - b. The consultant team has completed all GPAC meetings identified in the scope of work.
 - c. The consultant team has completed most of the public outreach activities identified in the scope of work (as identified previously in this report). Remaining outreach activities include conducting a community-wide open house during the public review period for the Draft General Plan. Additionally, the consultant team will present the Draft General Plan to various City Boards and Commissions during the public review period, and will return to the Planning Commission and City Council for a series of adoption hearings.
2. **Environmental Impact Report (EIR)**, including technical studies and reports.
 - a. The consultant team has completed a draft of the Notice of Preparation (NOP) and has completed significant portions of the Administrative Draft EIR. Work on the Administrative Draft EIR is ongoing, and the schedule for completion hinges upon resolution of traffic-related VMT data and the VTA travel demand model. This work is ongoing.
 - b. The Final EIR will be prepared following completion of the Draft EIR public review period.
3. **Climate Action Plan**.
 - a. Significant work on the Climate Action Plan (CAP) has been completed. In order to complete the CAP, the VTA VMT data must be reconciled and analyzed. This work is ongoing.
4. **Zoning Code Update**.
 - a. The General Plan Update contract has a placeholder for this task, which would be reevaluated and revisited following adoption of the General Plan. No work on this task has been conducted to-date.

CONTRACT BUDGET STATUS

The table below identifies the contract budget for the primary project tasks, and the budget remaining for each task.

Task	Contract Budget	Remaining Budget
General Plan Update		
Initiation and Data Collection	\$13,850	\$0
Community Participation Program	\$112,660	\$7,104.50
Existing Conditions Report	\$218,940	\$3,422.72
Issues/Ops Report and Land Use Alts Report	\$86,695	\$6,709.08
Draft General Plan	\$127,820	\$1,533.98
Final General Plan	\$23,630	\$23,630
Meetings and Project Management	\$56,300	\$17,153.38
Subtotal General Plan	\$639,895	\$59,553.66
Environmental Impact Report		
NOP and Scoping	\$6,510	\$1,780
Draft EIR	\$124,420	\$83,406.49
Public Hearings	\$2,960	\$2,960
Final EIR	\$30,680	\$30,680
Meetings and Project Management	\$7,675	\$6,460
Subtotal EIR	\$172,245	\$125,286.49
Climate Action Plan		
GHG Baseline Inventory	\$22,540	\$2,060
Emissions Reduction Target	\$4,440	\$0
Prepare CAP	\$30,020	\$11,248.75
Implementation and Monitoring	\$9,670	\$9,670
Subtotal CAP	\$66,670	\$22,978.75
Zoning Code Update		
Zoning Code Update	\$87,380	\$87,380
Overall Project Total	\$966,190	\$295,198.90

DISCUSSION

CONTENTS OF THE DRAFT GENERAL PLAN

California law requires each city to adopt a comprehensive, long-term general plan for the physical development of the city. The general plan must be an integrated, internally consistent, and compatible statement of policies for the city.

The City of Campbell Draft General Plan identifies the community's vision for the future and provides a framework that will guide decisions on growth, development, and conservation of open space and resources in a manner that is consistent with the quality of life desired by the city's residents and businesses. Once adopted, the General Plan will supersede and replace the 2001 General Plan. The General Plan carries forward some of the major goals and policy framework of the 2001 General Plan yet has been substantially updated to address current local conditions, community priorities/goals, and has been reorganized to make the document more user-friendly.

The Draft General Plan incorporates all of the policy sets that the GPAC developed, reviewed and commented on. The Draft General Plan includes the GPAC preferred Land Use Map, which was developed over the course of 4 dedicated GPAC meetings, and included consideration of the Land Use Alternatives Report, direction from City Council, and community feedback from the online interactive mapping survey and 5 community workshops. The Draft General Plan was developed to meet all applicable requirements of State Planning Law.

The Draft General Plan includes the following elements:

- Introduction
- Land Use
- Transportation
- Community Design
- Economic Development
- Fiscal Sustainability
- Conservation and Open Space
- Community Services and Facilities
- Safety
- Noise
- Community Health and Wellness
- Sustainability
- Implementation

LAND USE MAP CHANGES

The most notable changes to the General Plan relate to the Land Use Map, and the maximum allowed residential densities in two Land Use designation categories.

The Land Use Map has been revised to change land use designations in only six focused areas of Campbell, as shown on the GPAC Preferred Land Use Map (Attachments B and C). These changes include:

Hamilton Avenue Corridor East: Two limited areas located north of Hamilton Avenue and east of SR 17 were changed from General Commercial (GC) to Residential/Commercial/Professional Office (RCPO). The RCPO designation would allow for residential mixed-use development, at residential densities ranging from 21-45 units per acre. Residential-only projects are not permitted.

Hamilton Avenue Corridor West: This area has been identified for a future specific plan to allow for mixed-use and high density residential development. The specific plan would address connectivity and access to the VTA station east of SR 17, address infrastructure financing strategies and requirements, design and land use, and other key topics and areas of interest to the City. Prior to the preparation and adoption of a new specific plan for this area, development projects would be required to comply with the existing underlying land use designations, which have not changed from the existing Land Use Map.

Bascom Avenue Corridor East: The existing commercial parcels located along the eastern side of Bascom Avenue were changed from General Commercial (GC) to Neighborhood Commercial (NC). The NC designation would allow for similar commercial uses, but at more of a neighborhood scale.

Bascom Avenue Corridor West: This area includes parcels on the south side of Campbell Avenue, east of SR 17, and parcels on the west side of Bascom Avenue, south of Campbell Avenue. This area was changed from General Commercial (GC) to Residential/Commercial/Professional Office (RCPO). As noted above, the RCPO designation would allow for residential mixed-use development, at residential densities ranging from 21-45 units per acre. Residential-only projects are not permitted.

South of Campbell Avenue: This area changed from Commercial/High-Medium Density Residential to Residential/Commercial/Professional Office (RCPO). The Commercial/High-Medium Density Residential designation has been eliminated due to its similarity and redundancy with the RCPO designation.

Camden Avenue and Winchester Boulevard Corridors. The existing commercial parcels located along limited areas of these corridors were changed from General Commercial (GC) to Neighborhood Commercial (NC). The NC designation would allow for similar commercial uses, but at more of a neighborhood scale.

DENSITY CHANGES

A couple of notable changes were made to allowed residential densities, and to how density in Campbell is to be calculated.

The existing General Plan currently calculates residential density by gross acre, meaning that the entire acreage of a project site is used to determine the maximum allowed residential density. The updated Draft General Plan mandates that residential density levels shall be calculated using “**dwelling units per net acre.**” (see Policy LU-1.4 and Action LU-1b).

Net Acreage means the developable portion of a given site, less public rights-of-way, wetlands, water bodies, and easements. Public and dedicated parks and open space included in a project shall be included in the net acreage calculation. One of the challenges of this change in density calculations pertains to a developer’s ability to plan for density without knowing the extent of public right-of-way dedication that may be required for a given project. It should also be noted that changing from a gross to a net acreage density calculation will decrease the development capacity of properties within Campbell, which may pose additional challenges to the City in demonstrating capacity to accommodate its fair share of regional housing needs during future updates to the Housing Element.

The details of this new net acreage density calculation will need to be incorporated in the City’s zoning code and other General Plan implementation tools.

Land Use Designations. The proposed Land Use Designations are identified under Policy LU-1.4, on pages LU-2 through LU-6 of the Land Use Element. Most of these designations are essentially unchanged from the current General Plan, with the following notable exceptions:

- The **High Density Residential (HDR)** and the **Residential/ Commercial/ Professional Office (RCPO)** categories have been changed to allow a maximum density of 45 units/acre. In the current General Plan, the maximum density in the HDR and RCPO categories is 27 units/acre. There are several reasons for this proposed change:
 - The City Council, the GPAC, and the community-at-large have all identified the need for more housing options, including more affordable housing, within Campbell. There is very little vacant land within Campbell, and the City is surrounded by urban development on all sides. As such, the only viable option for adding additional housing resources in Campbell is to allow for and encourage the redevelopment of parcels in Campbell at higher densities. During the initial outreach efforts conducted for the GP update, several housing developers and local real estate brokers were contacted to discuss their thoughts on the local housing market. There was near unanimous consensus that if

the City were to allow higher residential densities, the market would most likely respond by redeveloping existing developed parcels. At the current density levels (max. of 27 units/acre) there is much less incentive for property owners and developers to invest in redevelopment projects, as they are not as financially feasible at the relatively low density of 27 units/acre.

- Both the GPAC and the City Council have stated that new multi-family residential development should be spread throughout the City, rather than over-concentrated in a single area. Rather than attempting to identify specific parcels within Campbell that should change to allow for higher density residential uses, this approach would apply density increases more uniformly through the areas of Campbell that are already identified for high density residential and mixed uses. This approach will help preserve the character of existing, established residential areas, while allowing for modest increases in development potential.
- The City will need to update its adopted Housing Element no later than 2023. As part of all housing elements, cities are required to demonstrate how they will accommodate their fair share of regional housing needs (referred to as the Regional Housing Needs Allocation, or RHNA). City staff has seen the tentatively created draft RHNA of 3,960 units, which has yet to be formally approved by the MTC/ABAG Board. Although this number remains draft, designating areas within the land use map will help pre-plan the City to address future housing needs and housing growth. Should these areas theoretically not achieve the desired growth numbers, the City always reserves the right to alter the land use map at a future time.

NEXT STEPS AND PATH FORWARD TOWARDS GENERAL PLAN ADOPTION

The following represents the project team's recommendations for proceeding through adoption of the General Plan Update:

- **Council Feedback.** Staff is looking for Council feedback and direction to move the project forward to a decision. Understanding the Council's comments at this juncture will help staff plan the process.
- **CEQA Notice of Preparation.** Preparing and publishing the Notice of Preparation (NOP) is the first step in formally kicking off the CEQA process. The NOP notifies the public and interested agencies that the City is preparing an Environmental Impact Report (EIR) and provides a 30-day public comment period on the scope and content of the EIR. It is recommended that this step occur immediately.

- **Draft EIR.** The Draft EIR includes a detailed analysis of the potential environmental effects of implementation of the General Plan and recommends mitigation measures to reduce potentially significant impacts. Once complete, the Draft EIR is circulated for a 45-day public review and comment period. Work on the Draft EIR is underway. It is recommended that work towards completion of the Draft EIR be completed as expeditiously as possible, with a goal of completing the Draft EIR before the end of 2020.
- **Public Review of Draft General Plan.** Pending any revisions and specific direction from the City Council, the Draft General Plan should be released for a formal public review and comment period. The Draft General Plan can either be released for review and comment in the near future, or alternatively, the public review period for the Draft General Plan could be scheduled to run concurrent with the Draft EIR public review period.

Several opportunities for public review of the Draft General Plan would be provided during the 45-day review period. These include:

- A **community open-house workshop** to present the Draft General Plan to the public, answer questions, and receive feedback and input.
- Present the Draft General Plan to various **City boards and commissions**, potentially including but not limited to, the Planning Commission, Bicycle and Pedestrian Advisory Committee, Civic Improvement Commission, Historic Preservation Board, and the Parks and Recreation Commission.
- **Final EIR.** The Final EIR will be prepared following completion of the 45-day public review and comment period on the Draft EIR. The Final EIR will include all written comments received on the Draft EIR, responses to those comments, and any changes or corrections to the Draft EIR.
- **Public Hearings.** A series of public hearings would be held with the Planning Commission and City Council following the public review and comment period for the Draft General Plan and Draft EIR. The purpose of these hearings would be to review public and agency comments on the Draft General Plan and Draft EIR, receive additional public comments on the Draft General Plan, and receive Planning Commission and City Council direction on any final changes to the Draft General Plan. The hearings would culminate with adoption of the General Plan and certification of the EIR.

COUNCIL DISCUSSION AND DIRECTION TO THE PROJECT TEAM

The project team is seeking direction on how to proceed with the General Plan update.

1. Should the project team proceed with the steps outlined above, including completion of the Draft EIR and release of the Draft General Plan for public review?
 - a. If not, are there other specific steps the project team should take at this point?
2. If the project team is directed to proceed, as outlined above, are there any specific revisions that should be made to the Draft General Plan before it is released for public review and comment?

Prepared by:



Ben Ritchie, De Novo Planning Group

Reviewed by:



Paul Kermoyan, Community
Development Director

Approved by:



Brian Loventhal, City Manager

Attachment:

- a. Draft General Plan link
- b. CGP Preferred Land Use Map
- c. CGP Preferred Land Use Map - Grey Out

Attachment A

[Click here for Draft General Plan Link](#)

Attachment: Draft General Plan Link

CITY OF CAMPBELL
GENERAL PLAN UPDATE

Preferred Land Use Map

January 14, 2020

Legend

- Low Density Residential <3.5
- Low Density Residential <4.5
- Low Density Residential <6
- Low-Medium Density Residential
- Medium Density Residential
- High Density Residential
- Mobile Home Park
- Neighborhood Commercial
- General Commercial
- Central Commercial
- Professional Office
- Light Industrial
- Research and Development
- Commercial/Light Industrial
- Office/Low-Medium Density Residential
- Residential/Commercial/Professional Office
- Institutional
- Open Space
- Hamilton Avenue Specific Plan Overlay
- City of Campbell
- Surrounding Cities
- Unincorporated Santa Clara County

Hamilton Avenue Specific Plan Overlay

This area has been identified for a future specific plan to allow for mixed-use, high density residential development. The specific plan would address connectivity and access to the VTA station east of SR 17, address infrastructure financing strategies and requirements, design and land use, etc.

Hamilton Avenue Corridor

These two areas changed from General Commercial to Residential/Commercial/Professional Office.

Bascom Avenue Corridor - East

This area changed from General Commercial to Neighborhood Commercial.

Bascom Avenue Corridor - West

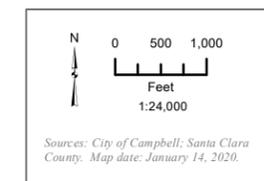
This area changed from General Commercial to Residential/Commercial/Professional Office.

South of Campbell Avenue

This area changed from Commercial/High-Medium Density Residential to Residential/ Commercial/ Professional Office (RCPO). The Commercial/ High-Medium Density Residential designation has been eliminated due to its similarity and redundancy with the RCPO designation.

Camden and Winchester Blvd. Corridors

These areas changed from General Commercial to Neighborhood Commercial.



CITY OF CAMPBELL
GENERAL PLAN UPDATE

Preferred Land Use Map
Changed Areas

January 14, 2020

Legend

- Low Density Residential <3.5
- Low Density Residential <4.5
- Low Density Residential <6
- Low-Medium Density Residential
- Medium Density Residential
- High Density Residential
- Mobile Home Park
- Neighborhood Commercial
- General Commercial
- Central Commercial
- Professional Office
- Light Industrial
- Research and Development
- Commercial/Light Industrial
- Office/Low-Medium Density Residential
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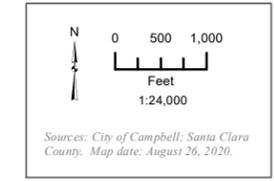
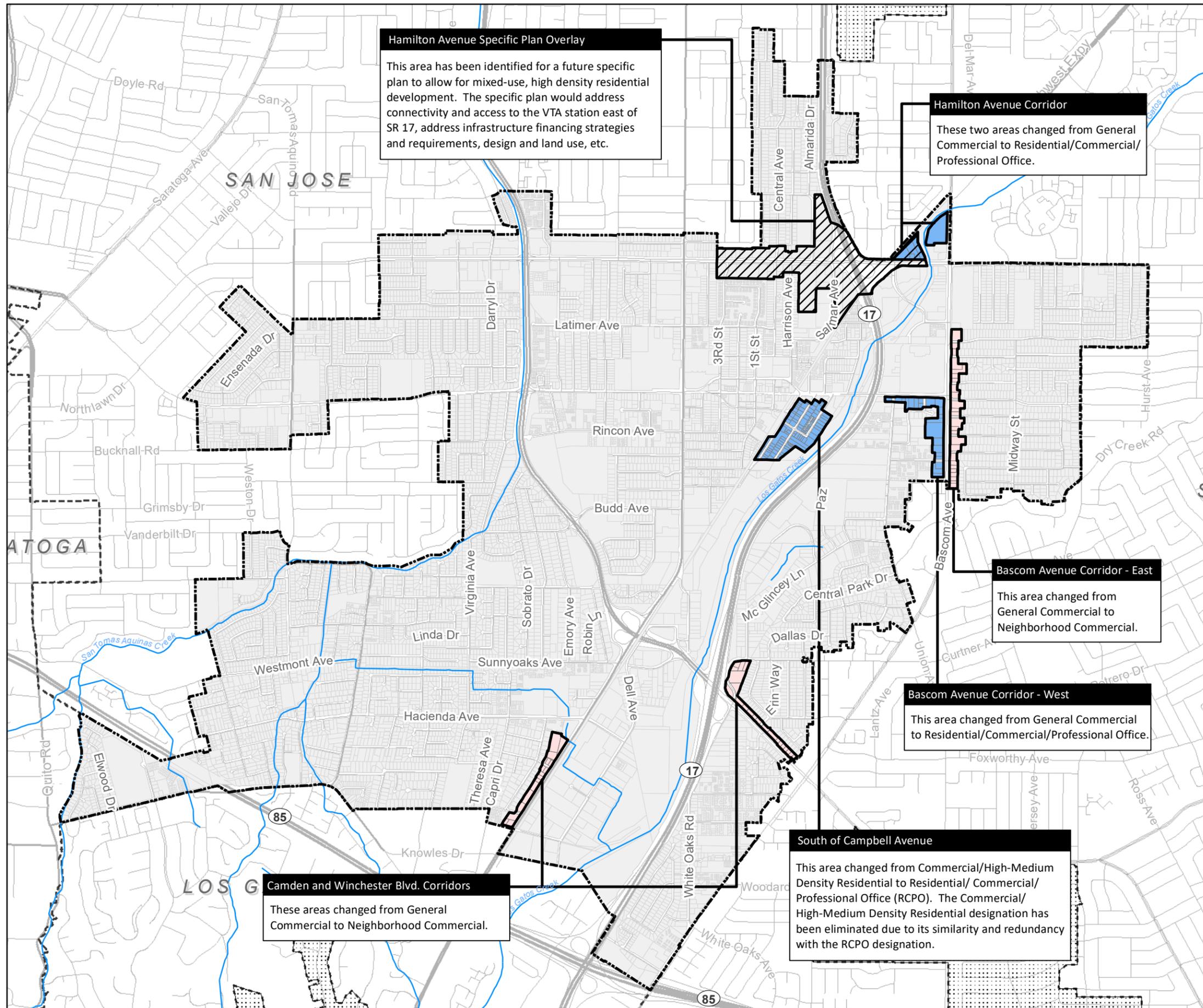
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Camden and Winchester Blvd. Corridors

These areas changed from General Commercial to Neighborhood Commercial.





*City
Council
Report*

Item: 7
Category: NEW BUSINESS
Meeting Date: October 20, 2020

TITLE: Receive a Monthly Fiscal Update for October 2020

RECOMMENDED ACTION

That the City Council receive a monthly fiscal update for October 2020.

BACKGROUND

The current report before City Council is in a series of monthly fiscal updates that was recommended by staff during the Fiscal Year (FY) 2021 budget preparation process. Prior monthly updates were presented to Council on August 18 and September 15, 2020. The current report will provide the following:

- A business sector by business sector update on Sales Tax for Quarter 4 (Q4) (April to June) of FY 2020
- A current update on Transient Occupancy Tax through August 2020
- An economic update

DISCUSSION

FY 2020 Q4 Business Sector Sales Tax Update

The City receives Sales Tax payments from the California Department of Tax and Fee Administration (CDTFA) over the course a fiscal year through various monthly advances and quarterly cleanup payments. As illustrated in Table A below, Sales Tax payments owed to the City for Q4 of FY 2020 were fully remitted to the City by the end of August 2020; minus any payments that the Governor has allowed to be deferred until July 31, 2021 due to economic hardships caused by COVID-19:

Table A – Timing of Sales Tax Activity and Payments for FY 2020 and FY 2021

Quarter	Sales Activity	Final Cleanup Payment	Business Sector Details Avail.
Q3 FY 2020	Jan – Mar 2020	Late May 2020	Jul 2020
Q4 FY 2020	Apr – Jun 2020	Late August 2020	Oct 2020
Q1 FY 2021	Jul – Sep 2020	Late November 2020	Jan 2021
Q2 FY 2021	Oct – Dec 2020	Late February 2021	Apr 2021

As reported on September 15, through the end of FY 2020, the City recorded \$13,965,745 in total Sales Tax revenues. This was comprised of:

1.00% City Share of Base Sales Tax:	\$10,558,365
0.25% City Sales Tax Add On:	2,577,243
City Share of Prop 172 Public Safety Sales Tax:	358,137
<u>Sub-Total of Actual Receipts:</u>	<u>\$13,493,745</u>

<u>Account Receivable for Estimated Deferred Sales Tax:</u>	<u>\$ 472,000</u>
Grand Total of Recorded Sales Tax:	\$13,965,745

And for the first 3 categories in Q4 FY 2020, the City received \$3,191,453 or 23.7% of actual Sales Tax receipts for FY 2020.

Table B below provides a primary business sector by business sector comparison for the City's share of base sales tax for Q4 FY 2020 and largely represents brick-and-mortar business activity within Campbell for that period:

Table B – Business Sector Comparison of Base Sales Tax for Q4 FY 2020

Business Sector	Q over Q %Δ	Q over Q \$Δ	Y over Y %Δ	Y over Y \$Δ
TOTAL	(40.4%)	(\$1,050,701)	(13.8%)	(\$1,387,648)
RESTAURANTS	(52.4%)	(\$308,440)	(12.2%)	(\$266,259)
BLDG.MATLS-RETAIL	(2.3%)	(\$7,759)	(2.8%)	(\$33,699)
SERVICE STATIONS	(58.2%)	(\$171,259)	(22.0%)	(\$237,420)
MISC. RETAIL	(45.6%)	(\$75,740)	(14.3%)	(\$99,766)
FOOD MARKETS	(12.1%)	(\$14,609)	4.4%	\$20,345

As could be expected due to shelter in place orders, business closures, and decreased driving during Q4 FY 2020, the Restaurant, Service Station, and Misc. Retail business sectors were hit the hardest by COVID-19 in this period. Food Markets also saw a decline for the quarter, but an increase overall when the last 12 months (July 2019 to June 2020) are compared to the 12 months prior (July 2018 to June 2019). While these numbers are certainly alarming, due to various business re-openings from July through September 2020, City assistance provided to Campbell businesses, as well as a decrease in COVID-19 cases, Q4 FY 2020 cannot be used as an accurate basis for future Sales Tax trends and estimates. Q1 FY 2021 and beyond will look far different from Q4 FY 2020; with actual results highly dependent on how well COVID-19 is controlled within Santa Clara County, the progression of business re-openings or closings, a COVID-19 vaccine, future government assistance to businesses, and the overall state of the local economy.

Table C below provides a primary business sector by business sector comparison for the City's 0.25% Sales Tax Add On and includes online and vehicle purchases made by Campbell residents for that period in addition to brick-and-mortar purchases by all consumers. Whereas the City's share of Base Sales Tax is based on point of sale purchases only, the City's Sales Tax Add On is based on both point of sale as well as address of purchaser whenever it can be determined:

Table C – Business Sector Comparison of Sales Tax Add On for Q4 FY 2020

Business Sector	Q over Q %Δ	Q over Q \$Δ	Y over Y %Δ	Y over Y \$Δ
TOTAL	(26.2%)	(\$194,939)	(8.4%)	(\$242,632)
RESTAURANTS	(44.6%)	(\$52,641)	(14.5%)	(\$64,620)
BLDG.MATLS-RETAIL	(6.2%)	(\$4,662)	(2.2%)	(\$6,154)
SERVICE STATIONS	(57.9%)	(\$42,214)	(20.2%)	(\$53,136)
AUTO SALES – NEW	(32.6%)	(\$17,031)	(12.5%)	(\$24,619)
MISC. RETAIL	23.1%	\$13,589	13.6%	\$33,371

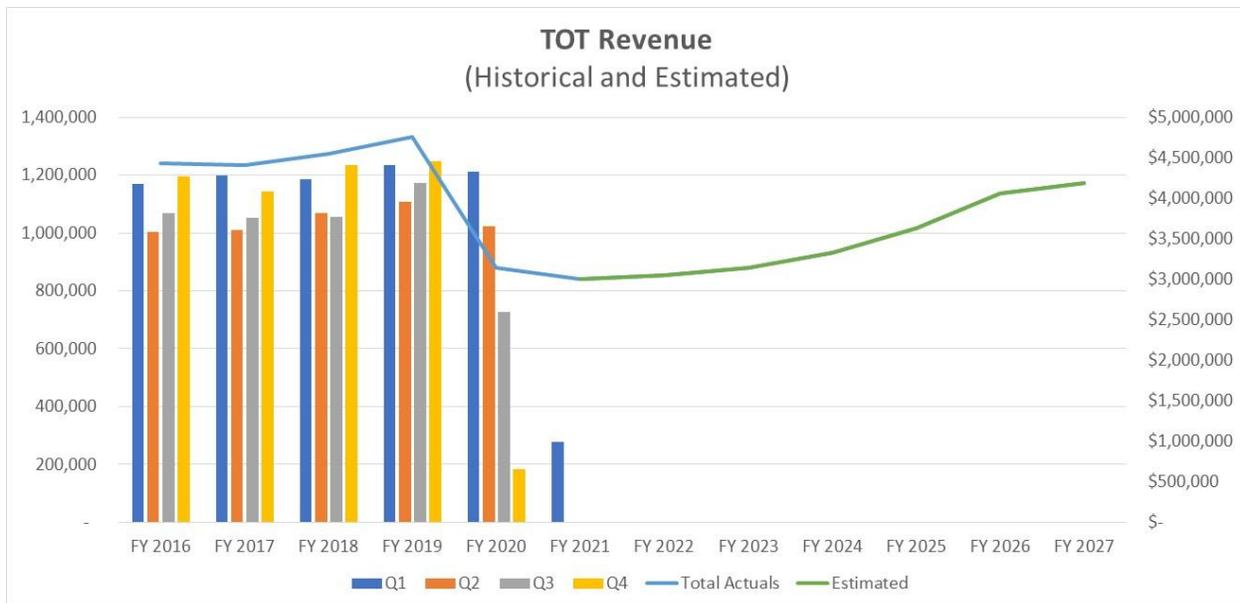
Results above are largely consistent with those for Base Sales Tax, with the exception of Misc. Retail, which benefited greatly from a surge in online purchases during Q4 FY 2020 as more people were forced to stay home. In addition, Auto Sales – New replaces Food Markets as a primary business sector for the City’s Sales Tax Add On, but also showed significant declines in Q4 FY 2020. Similar to the reasons for Base Sales Tax though, Q4 FY 2020 results for the City’s Sales Tax Add On cannot be used as an accurate basis for future Sales Tax trends and estimates. An accurate projection of year-end actuals likely won’t be possible until the mid-year fiscal update report to be provided to Council on February 16, 2021. And even then, it could be further impacted positively or negatively by ever changing economic and pandemic conditions, the degree of certainty or uncertainty at the time, and the factors discussed previously. However, as more detailed information becomes available for both, staff will keep the Council apprised and recommend budgetary adjustments as appropriate.

Transient Occupancy Tax (TOT) Update through August 2020

As has been previously discussed with Council, TOT is and remains one of the City’s most vulnerable revenue sources due to COVID-19. Similar to hotels nationwide, Campbell hotels have seen a decline in recreational and business travel since March 2020. At the end of FY 2019, TOT revenue within Campbell equaled \$4.8 million. However, by the end of FY 2020, those revenues had declined to \$3.1 million. This was entirely due to the impacts of COVID-19 on travel and hotel stays within the period of March through June 2020, though some decline was happening even before this time as many companies started to restrict business travel in January and February 2020. And for FY 2021, the Adopted Budget includes estimated TOT of \$3.0 million; a decline of approx. 37.5% since FY 2019.

Graph A below shows a year-by-year and quarter-by-quarter comparison of City TOT revenue since FY 2016. Please note that Q1 for FY 2021 only includes two months of data through August 2020, whereas every other quarter contains three months of data:

Graph A – Historical and Estimated TOT Revenue



In Q4 FY 2020, City TOT revenue equaled \$182,729. This was a 74.9% decrease from the Q3 FY 2020 TOT revenue, which equaled \$726,564. And it was an 85.4% decrease from the same period of Q4 in FY 2019, which equaled \$1.25 million.

These numbers are certainly reasons for concern and TOT receipts will continue to be closely monitored by staff and reported on to Council monthly as they are received. TOT taxes are due by hotels to the City within 30 days of the end of the prior month and have been remitted thus far though August 2020. However, there are some positive trends emerging for Campbell hotels starting with the months of July and August 2020. April, May, and June 2020 TOT receipts equaled \$45,095, \$58,889, and \$78,746, respectively, and saw occupancy rates ranging from 6% to 21%. By July and August 2020 though, TOT receipts had risen to \$109,687 and \$169,319, respectively, and experienced occupancy rates ranging from 38% to 58% in August 2020. While this is encouraging news, it does also appear that room rates have been reduced by 40% to 50% to encourage hotel stays. Thus, City TOT revenue would normally be much higher given similar occupancy rates.

In order to meet the City's FY 2021 TOT revenue estimate of \$3.0 million, TOT receipts will need to average \$250,000 monthly. In FY 2019, the last normal year of TOT receipts, they averaged \$397,000 monthly. Staff remains highly concerned about this revenue source, but also recommends waiting until a few more months of data are received before revising year-end projections. Similar to Sales Tax, this likely will not be possible until the mid-year fiscal update report to be provided to Council on February 16, 2021. And similar factors that impacted Sales Tax will also impact TOT. Should TOT results at mid-year warrant it, staff will recommend budgetary adjustments. However, TOT in Campbell will likely respond much slower than TOT in cities that are more dependent on recreational travel since many of Campbell's hotel stays are for business travel. While there appears to be pent up demand for recreational travel, the level of business travel will be largely dependent on when companies allow their staffs

to work onsite again and to travel to in person meetings. With the emergence of virtual meetings during the pandemic and the realization that a high degree of productivity can still be maintained remotely, the hotel industry may never fully return to normal. In the City's Seven-Year Financial Forecast, staff estimates that TOT revenues won't fully return to pre-recessionary levels until at least FY 2027 and then show level 3% annual growth thereafter. Projected TOT revenues though could be positively impacted by the construction of additional hotels within Campbell and that is not factored into the Seven-Year Financial Forecast.

Economic Update

Recent economic data suggests that the economic recovery is losing steam. Retail sales were weaker than expected in August, housing starts slowed in August, and the index of leading economic indicators (LEI) remains in recession territory. According to the Conference Board, an independent, non-partisan, and non-profit think tank, the LEI suggests that the US economy will head into calendar year 2021 under substantially weakened economic conditions. Until there is a widely available COVID-19 vaccine, a more robust economic recovery may hinge on additional fiscal support by the government, but at this point Congress and the White House remain at an impasse over another fiscal relief package. On October 6, Federal Reserve Chairman Jerome Powell implored members of Congress to implement another round of fiscal relief. He cautioned that the risks of providing too little support for the economy were greater than the risks of providing too much stimulus. He added that economic activity had moderated from May and June and that a resurgence of the virus might again significantly limit economic activity in the coming months. Following mixed messages from President Trump over whether or not to continue negotiations, House Speaker Pelosi and Treasury Secretary Mnuchin remain in talks over a virus-related relief plan as of the preparation of this staff report. It appears that the two sides may be narrowing the gap in their proposals, but it remains unclear if anything will come to fruition. While many financial leaders have a high degree of confidence that another round of fiscal stimulus will ultimately be passed before the end of calendar year 2020, the timeline has been pushed out. One of the primary sticking points in negotiations is additional aid for state and local governments. Should this be included in the next stimulus bill, it could help the City of Campbell greatly, but staff is not counting on it and continues to recommend an approach of monitoring economic data and adjusting budgetary appropriations when sufficient data is available to warrant such adjustment. To date, the City has been allocated and received in full \$522,000 in Coronavirus Relief Funds (CRF) from the State's share of CARES Act monies.

In regard to unemployment, California dropped to a rate of 11.4% in August 2020; down from 13.5% (revised) in July 2020, but up from 3.9% in August 2019. In Santa Clara County, the rate dropped to 7.5% in August 2020; down from 9.4% (revised) in July 2020, but up from 2.6% in August 2019. And in Campbell, the rate dropped to 6.6% in August 2020; down from 8.5% (revised) in July 2020, but up from 2.4% in August 2019. While a decrease in official unemployment rates is encouraging, it may be largely driven by a decline in the state's labor market as recently reported by a Beacon Economics report titled "*California's Labor Market Recovery Continues...But State Labor Force*

*Contracts for Second Consecutive Month*¹. This is a sign that many workers have become discouraged and have stopped actively looking for employment. While this is one troubling aspect of recent jobs data, 50% of the state's unemployed workers report their layoff as temporary, and that they should be returning to work in the coming months as more business sectors re-open. However, should another surge in COVID-19 occur, forcing certain business sectors to remain closed or close once more, temporary job losses could turn into permanent job losses. At the height of the Great Recession, permanent job losses were in the 5-6% range.

At this time, while there continues to be a slowdown in economic recovery, staff does not recommend further adjustment to the Adopted FY 2021 Budget until at least the mid-year fiscal update to be provided on February 16, 2021. However, should the economic impacts of COVID-19 be greater than expected or longer in duration, staff will return to Council timely with recommended corrective actions.

FISCAL IMPACT

There are no fiscal impacts associated with the acceptance of this report and no budget adjustments are being recommended at this time for FY 2020-21. Should the economic impacts of COVID-19 be greater than expected or longer in duration, staff will return to Council timely with recommended corrective actions.

ALTERNATIVES

1. Accept the report, but provide staff with different direction regarding the need for budgetary adjustments in FY 2020-21. At this time, absent additional data, staff does not recommend budget adjustments in FY 2020-21 until at least the mid-year fiscal update to be provided on February 16, 2021.

Prepared by:



Will Fuentes, Finance Director

Approved by:



Brian Loventhal, City Manager

¹ Beacon Economics – September 18, 2020 Employment Report
<https://beaconecon.com/publications/beacon-employment-report>



*City
Council
Report*

Item: 8
Category: COUNCIL COMMITTEE REPORTS
Meeting Date: October 20, 2020

TITLE: Council Committee Reports

RECOMMENDED ACTION

Report on committee assignments and general comments.

DISCUSSION

This is the section of the City Council Agenda that allows the City Councilmembers to report on items of interest and the work of City Council Committees.

MAYOR LANDRY:

City Atty. Performance/Comp. Subcommittee
City Clerk Performance/Comp. Subcommittee
City Mgr. Performance/Comp. Subcommittee
Economic Development Subcommittee
Recycling and Waste Reduction Commission of SCC**
Santa Clara Valley Water District: County Water Commission
State Route (SR) 85 Corridor Policy Advisory Board
West Valley Mayors and Managers

Cities Association of Santa Clara County Representative, (Alt.)
Cities Association Selection Committee & Legislative Action Committee (Alt.)
Friends of the Heritage Theater Liaison (Alt.)
SCC CDBG Program Committee** (Alt.)
Silicon Valley Clean Energy JPA (Alt.)
Valley Transportation Authority Policy Advisory Committee (Alt.)
West Valley Clean Water JPA (Alt.)
West Valley Sanitation District Board (Alt.)
West Valley Solid Waste Authority JPA (Alt.)

VICE MAYOR GIBBONS:

Association of Bay Area Governments
Association of Bay Area Governments Executive Committee**
Campbell Historical Museum & Ainsley House Foundation Liaison
Cities Association Selection Committee & Legislative Action Committee
Comprehensive County Expressway Planning Study Policy Advisory Board**
Education Subcommittee

Legislative Subcommittee
 Silicon Valley Clean Energy JPA (SVCEC)
 SVCEC Executive Committee**
 SVCEC Finance and Audit Subcommittee**
 SCC CDBG Program Committee**

County Library District JPA Board of Directors (Alt.)
 SCC Emergency Operations Commission (Alt.)**
 West Valley Mayors and Managers (Alt.)

COUNCILMEMBER BYBEE

City Atty. Performance/Comp. Subcommittee
 City Clerk Performance/Comp. Subcommittee
 City Mgr. Performance/Comp. Subcommittee
 Downtown Subcommittee
 Finance Subcommittee
 Friends of the Heritage Theater Liaison
 Legislative Subcommittee
 Valley Transportation Authority Policy Advisory Committee

Association of Bay Area Governments (Alt.)
 Campbell Historical Museum & Ainsley House Foundation Liaison (Alt.)
 Comprehensive County Expressway Planning Study Policy Advisory Board**(Alt.)
 Santa Clara Valley Water District: County Water Commission (Alt.)
 State Route (SR) 85 Corridor Policy Advisory (Alt.)

COUNCILMEMBER RESNIKOFF

Advisory Commissioner Appointment Interview Subcommittee
 Cities Association of Santa Clara County Representative,
 Education Subcommittee
 West Valley Clean Water JPA
 West Valley Sanitation District
 West Valley Solid Waste Authority JPA

Downtown Subcommittee (Alt.)
 Recycling and Waste Reduction Commission of SCC** (Alt.)
 Silicon Valley Animal Control Authority Board (SVACA)(Alt.)

COUNCILMEMBER WATERMAN:

Advisory Commissioner Appointment Interview Subcommittee
 County Library District JPA Board of Directors
 Economic Development Subcommittee
 Finance Subcommittee
 Silicon Valley Animal Control Authority Board (SVACA)

****appointed by other agencies**

Prepared by: *Andrea Sanders*
Andrea Sanders, Deputy City Clerk