City Council Agenda

City of Campbell, 70 North First Street, Campbell, California

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REGULAR MEETING OF THE CAMPBELL CITY COUNCIL

Tuesday, October 18, 2016 – 7:30 p.m.
Council Chamber – 70 N. First Street

CALL TO ORDER, ROLL CALL, PLEDGE OF ALLEGIANCE

SPECIAL PRESENTATIONS AND PROCLAMATIONS

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.

1. **Minutes of Study Session of October 4, 2016**
   Recommended Action: Approve the regular meeting minutes.

2. **Minutes of Regular Meeting of October 4, 2016**
   Recommended Action: Approve the regular meeting minutes.

3. **Approving Bills and Claims**
   Recommended Action: Approve the bills and claims in the amount of $1,170,359.75.

4. **Approval to Carryover Unspent Capital Budget Appropriations and Operating Budget Encumbrances (Resolution/Roll Call Vote)**
   Recommended Action: Adopt a resolution amending the City's capital budget in the amount of $8,107,003 plus related transfers, re-allocations, and

consolidations; and adopt a resolution amending the City's operating budget in the amount of $1,323,846 for re-appropriation of operating encumbrances.

5. **Authorize the City Manager to Sign a Memorandum of Understanding Between the City of Milpitas and City of Campbell for Shared Use of Public Safety Computer Aided Dispatch System and to Make FY17 Budget Adjustments Necessary for the Project (Resolution/Roll Call Vote)**
   Recommended Action: Adopt a resolution authorizing the City Manager to sign a Memorandum of Understanding between the City of Milpitas and City of Campbell for Shared Use of Public Safety Computer Aided Dispatch System; and authorize a budget adjustment to reimburse Milpitas for the time their System Administrator will work on the shared system for Campbell related implementation/support.

6. **Second Reading of Ordinance 2209 Approving a City-Initiated Text Amendment (PLN2015-365) to Reinsert Language Regarding Payday Lending Establishments that was Inadvertently Omitted when the Municipal Code was Updated on April 5, 2016 Concerning Massage Establishments (Ordinance/Roll Call Vote)**
   Recommended Action: Take the second reading and adopt Ordinance 2209 approving a Text Amendment Amending Section 21.10.50 of the Campbell Municipal Zoning Code (C-2 General Commercial Zoning District).

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.

7. **Public Hearing to Introduce an Ordinance Approving a Zoning Map Amendment for a Previously Approved Project which was Erroneously Approved by Resolution Rather than by Ordinance (Ordinance/Roll Call Vote)**
   Recommended Action: Take first reading and introduce an Ordinance approving a Zoning Map Amendment (PLN2015-037) to change the zoning district designation from R-2 (Multi-Family Residential) to P-D (Planned Development) for the property located at 1685 Bucknall Road.

8. **Public Hearing to Consider the Application of Majid Saneinead for a Zoning Map Amendment (PLN2016-275) to Change the Zoning District Designation from R-M (Multi-Family Residential) to P-D (Planned Development), Planned Development Permit (PLN2016-276) to Allow the Construction of Two (2) Two-Story Detached Single-Family Homes, Tentative Parcel Map (PLN2016-019) to Create Two Residential Lots and One Common Lot, Tree Removal Permit (PLN2016-277) to Allow for the Removal of One Protected Tree, and Negative Declaration (PLN2016-278) at 1223 Walnut Drive. (Resolution/ Ordinance/Roll Call Vote)**
   Recommended Action: Introduce an Ordinance, approving a Zoning Map Amendment (PLN2016-275) to change the zoning district designation from R-M

(Multi-Family Residential) to P-D (Planned Development); and adopt a Resolution, approving a Planned Development Permit (PLN2016-276) to allow the construction of two (2), two-story detached single-family homes subject to Conditions of Approval; and adopt a Resolution, approving a Tentative Parcel Map (PLN2016-019) to create two single family lots and one commonly owned lot, subject to Conditions of Approval; and adopt a Resolution, approving a Tree Removal Permit (PLN2016-277) to allow for the removal of one protected tree, subject to Conditions of Approval; and adopt a Resolution, adopting a Negative Declaration (PLN2016-278).

9. **Public Hearing to Consider the Application of CFEP Pruneyard, LLC for a Zoning Map Amendment (PLN2015-357) to Amend the Campbell Zoning Map to Rezone a Portion of The Pruneyard from the C-2 (General Commercial) Zoning District to the C-2-O (General Commercial / Overlay) Combining Zoning District; a Master Use Permit (PLN2015-358) to Allow the Construction of a 100,000 square-foot (5-story) Office Building, Four Retail Buildings Constituting 18,600 Square-feet, a 30,000 Square-foot Fitness Facility or a 12,000 Square-foot Retail/Office Building, Expansion of the Existing Parking Structure (3 or 5 stories), Various Site Improvements, Alterations to Existing Buildings, Establishment of a New Land Use Program Including Specifying Permitted and Conditional Uses, Continued Allowance of a Shared Parking Program, and Implementation of a Transportation Demand Management Program (TDM); a Tentative Vesting Parcel Map (PLN2015-77) to Allow Division of the Property into Three Parcels; a Tree Removal Permit (PLN2015-335) to Allow removal of On-Site "Protected" Trees; a Master Sign Plan with a Freeway Oriented Sign (PLN2015-78) to Allow a New Comprehensive Signage Scheme Including an Increase in Sign Area, Height, and Number; and a Zoning Code Amendment (PLN2015-76) to Revise Various Sections of the Campbell Zoning Code (Title 21 of the Campbell Municipal Code) to Reference the Land Use Program Created by the Master Use Permit and to Allow the Signage Proposed by the Master Sign Plan, for Property Located at 1875, 1887, 1901, 1919, 1995, & 1999 S. Bascom Avenue. (Resolutions/Ordinance/Roll Call Vote)**

   Recommended Action: Adopt a Resolution, adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (PLN2015-79); and introduce an Ordinance, approving a Zoning Map Amendment (PLN2015-357); and introduce an Ordinance, approving a Zoning Code Amendment (PLN2015-76); adopt a Resolution, approving a Master Use Permit; and adopt a Resolution, approving a Tentative Vesting Parcel Map; adopt a Resolution, approving a Master Sign Plan (PLN2015-78) with a freeway-oriented sign and an increase to the allowable sign area, height, and number; and adopt a Resolution, approving a Tree Removal Permit (PLN2015-335).

NEW BUSINESS

COUNCIL COMMITTEE REPORTS

10. **Extend Application Deadline for the Historic Preservation Board Opening**

Recommended Action: Extend the application deadline for the Historic Preservation Board until a sufficient number of applications are received.

11. **City Councilmember Reports/Updates on Committee Assignments**
Recommended Action: Report on committee assignments and general comments.

ADJOURN

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 MINUTES

City of Campbell, 70 North First Street, Campbell, California

CAMPBELL CITY COUNCIL STUDY SESSION
Tuesday, October 4, 2016 - 6:00 p.m.
Council Chamber – 70 N. First Street

This Study Session was duly noticed pursuant to open meeting requirements of the Ralph M. Brown Act (G.C. Section 54956).

This meeting was recorded and can be viewed in its entirety at www.cityofcampbell.com/agendacenter.

NOTE: No action may be taken on a matter under Study Session other than direction to staff to further review or prepare a report. Any proposed action regarding items on a Study Session must be agendized for a future Regular or Special City Council meeting.

CALL TO ORDER, ROLL CALL

The City Council of the City of Campbell convened this day in the Council Chambers of City Hall, 70 N. First Street, Campbell, California, to discuss medical marijuana.

Present: Councilmembers: Kotowski, Resnikoff, Gibbons, Baker

Absent: Councilmembers: Cristina

Staff Present: Mark Linder**,** City Manager; Bill Seligmann, City Attorney; Wendy Wood, City Clerk; Andrea Sanders, Deputy City Clerk; David Carmichael, Police Chief; Gary Berg, Police Captain.

NEW BUSINESS

1. **Medical Marijuana**
   Recommended Action: Conduct study session and provide direction to staff.

   City Manager Mark Linder gave a brief explanation of the purpose of this study session and provided some background information.

   City Attorney Bill Seligmann presented information regarding the initiative process.

   City Clerk Wendy Wood presented information regarding the special election process.

   Supervising District Attorney Patrick Vanier presented on overview of medical marijuana and issues surrounding dispensaries.

ORAL COMMENT

Matt Lucero, Campbell resident, stated that he is an owner of a dispensary in San Jose and is against the initiative that is being currently being circulated in Campbell.

Susan Landry, Campbell resident, stated that she had submitted a letter to Council and suggested a joint partnership with the City of San Jose.

Cynthia Holiday, Campbell resident, stated that she would like Council to be budget friendly in their decision and look at working with the City of San Jose.

Vikki Fox, Campbell resident, commented on dispensaries and stated support of the initiative.

Kale Schulte, Campbell resident, spoke about the initiative, potential compromises, and stated support for the initiative.

At 7:26 p.m., Mayor Baker stated that the Study Session would be continued after the regular City Council meeting. Council reconvened at 11:08 p.m.

After discussion, **M/S: Resnikoff/Kotowski – that the City Council continue this item to a date uncertain. Motion was adopted unanimously (Councilmember Cristina was absent).**

ADJOURN

Mayor Baker adjourned the meeting at 11:15 p.m.

APPROVED:

ATTEST:

_____
Jason T. Baker, Mayor

_____
Wendy Wood, City Clerk

CITY COUNCIL MINUTES

City of Campbell, 70 North First Street, Campbell, California

CITY COUNCIL EXECUTIVE SESSION
Tuesday, October 4, 2016 – 5:45 p.m.
Ralph Doetsch Conference Room - 70 N. First Street

A. **Personnel**

B. **Litigation**

C. **Real Property**

D. **Labor Negotiations – Pursuant to G.S. Section 54957.6: Conference with Labor Negotiator – Agency Negotiator: Jill Lopez, Human Resources Manager. Employee Organization: Campbell Peace Officers Association (CPOA)**

Council met in Executive session to discuss item D (Councilmember Cristina was absent). Executive session adjourned at 6:00 p.m.

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REGULAR MEETING OF THE CAMPBELL CITY COUNCIL

Tuesday, October 4, 2016 – 7:30 p.m.
Council Chamber – 70 N. First Street

This City Council meeting was duly noticed pursuant to open meeting requirements of the Ralph M. Brown Act (G.C. Section 54956).

This meeting was recorded and can be viewed in its entirety at www.cityofcampbell.com/agendacenter.

CALL TO ORDER, ROLL CALL, PLEDGE OF ALLEGIANCE
The City Council of the City of Campbell convened this day in the regular meeting place, the Council Chamber of City Hall, 70 N. First Street, Campbell, California.

Roll Call:

Present: Councilmembers: Kotowski, Resnikoff, Gibbons, Baker

Absent: Councilmembers: Cristina

Pledge: Campbell Police Foundation

The pledge of allegiance was led by the Campbell Police Foundation. Mayor Baker thanked them and presented them with a certificate of appreciation for leading the pledge.

SPECIAL PRESENTATIONS AND PROCLAMATIONS

There were no special presentations and proclamations.

COMMUNICATIONS AND PETITIONS

There were no communications or 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.

Cam Roberson, Campbell resident, spoke about a flag lot approval at 285 California Street and stated issues with the process and the proposed project.

Russell Pfirrman, Campbell resident, spoke about the proposed project at 285 California Street and the impact on the neighborhood and would like the concessions met by the developer.

Campbell resident spoke about issues with an empty lot at Hacienda and Capri being used for the staging of construction material and stated that this is not an appropriate use in a residential neighborhood.

COUNCIL ANNOUNCEMENTS

The City of Campbell is accepting applications for the Parks and Recreation Commission for terms expiring December 2016. To be eligible for appointment on this voluntary advisory commission, applicants must reside within Campbell city limits and be at least eighteen years of age. For more information, please contact the City Clerk's Office at 408-866-2117.

Have you ever heard of the Beer or the Whiskey League? Do you ever wonder what there was before the World Series as we know it today? Then come to the Historical Museum on Thursday, October 6 from 5-7 p.m. for "THE WORLD SERIES YOU NEVER HEARD OF" talk by historian, Barney Terrell. Enjoy an evening at the Historical Museum and learn more about the history of America's favorite pastime. The cost for admission is $5 per person, or free for museum members.

The final History Happy Hour will be on Friday, October 21 from 5:30 p.m. to 7:30 p.m. and will feature our very own Councilmember Mike Kotowski. A ferroequinologist, historian and artist, Councilmember Kotowski will discuss the Campbell Rails, the history of the railroad and how it lead to the development of Campbell and growth in the

Valley. Included in his presentation will be his original art work, art prints, maps, books and publications. All Aboard! For more information about either of these events, please visit our website at www.cityofcampbell.com.

The Campbell Veterans Memorial Foundation is hosting their annual "2016 Saluting Our Veterans Gala Dinner & Fund Raiser" on Saturday, November 5 at 5:30 p.m. The Campbell Veterans Foundation supports an endowment fund for returning veterans who wish to re-enter civilian life by attending various schools and colleges. For more information about this event, please visit www.campbellveteransmemorial.org.

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.

Mayor Baker asked if any Councilmember or anyone in the audience wished to remove any item from the Consent Calendar.

Councilmember Resnikoff asked to pull item four.

The Consent Calendar was considered as follows:

1. **Minutes of Regular Meeting of September 20, 2016**
   Recommended Action: Approve the regular meeting minutes.

   This action approves the minutes of the regular meeting of September 20, 2016.

2. **Approving Bills and Claims**
   Recommended Action: Approve the bills and claims in the amount of $783,377.84.

   This action approves the bills and claims in the amount of $783,377.84 as follows: payroll checks dated September 8, 2016 in the amount of $309,745.34; bills and claims checks dated September 12, 2016 in the amount of $230,902.27; and bills and claims check dated September 19, 2016 in the amount of $242,730.23.

3. **Monthly Investment Report – August, 2016**
   Recommended Action: Note and file the monthly investment report for August 2016.

   This action is to note and file the Monthly Investment Report dated August, 2016.

5. **Authorize the Issuance of a Request for Qualifications (RFQ) for an Energy Efficiency Investment Grade Audit for City Building/Utilities Equipment (Resolution/Roll Call Vote)**

Recommended Action: Adopt a resolution authorizing the Public Works Department to issue a Request for Qualifications (RFQ) for an Energy Efficiency Investment Grade Audit for City facilities and utilities.

Resolution 12053 authorizes the Public Works Department to issue a Request for Qualifications (RFQ) for an Energy Efficiency Investment Grade Audit for City facilities and utilities.

6. **Approval of Third Amendment to Agreement Providing for Implementation of the Santa Clara Valley Urban Runoff Pollution Prevention Program (Resolution/Roll Call Vote)**

Recommended Action: Adopt a resolution authorizing the Public Works Director to execute the Third Amendment to the Agreement Providing for Implementation of the Santa Clara Valley Urban Runoff Pollution Prevention Program.

Resolution 12054 authorizes the Public Works Director to execute the Third Amendment to the Agreement Providing for Implementation of the Santa Clara Valley Urban Runoff Pollution Prevention Program.

7. **Approve Temporary Closure of East Campbell Avenue and Fee Waiver Request for the Downtown Campbell Business Association's Creepy Crawly Halloween Event (Resolution/Roll Call Vote)**

Recommended Action: Adopt a resolution approving the temporary closure of East Campbell Avenue and fee waiver request for the Downtown Campbell Business Association's Creepy Crawly Halloween event.

Resolution 12055 approves the temporary closure of East Campbell Avenue and fee waiver request for the Downtown Campbell Business Association's Creepy Crawly Halloween event.

M/S: Gibbons/Kotowski - that the City Council approve the Consent Calendar with the exception of item four. Motion was adopted by the following roll call vote:

AYES: Councilmembers: Kotowski, Resnikoff, Gibbons, Baker

NOES: Councilmembers: None

ABSENT: Councilmembers: Cristina

ITEMS CONSIDERED SEPARATE FROM THE CONSENT CALENDAR

4. **Acceptance of Donation from the Campbell Police Foundation**

Recommended Action: Accept donations in the aggregate amount of $7,040.42 from the Campbell Police Foundation for equipment, supplies, and support for the Campbell Police Department.

Councilmember Resnikoff spoke about the Foundation.

M/S: Resnikoff/Gibbons – that the City Council accepts the donations in the aggregate amount of $7,040.42 from the Campbell Police foundation for equipment, supplies, and support for the Campbell Police Department. Motion was adopted by the following roll call vote:

AYES: Councilmembers: Kotowski, Resnikoff, Gibbons, Baker

NOES: Councilmembers: None

ABSENT: Councilmembers: Cristina

NEW BUSINESS ** Item taken out of order

10. Update on Harriet Avenue/McCoy Avenue/San Tomas Aquino Road Signalization Project and Harriet Avenue Traffic Calming Alternatives (Resolution/Roll Call Vote)

Recommended Action: Direct Staff to suspend the Harriet Ave/McCoy Avenue/San Tomas Aquino Road Signalization Project; and develop a concept design for a Harriet Avenue traffic calming project for consideration in the development of the Fiscal Year 2018/22 Capital Improvement Plan.

Traffic Engineer Jue presented staff report dated October 4, 2016.

John Sparry, Campbell resident, stated opposition to the traffic signal.

Rebecca Unger, Campbell resident, stated interest in the HAWK hybrid beacon.

Susan Landry, Campbell resident, thanked Council and Staff for working with the community and asked if the grant could apply to the HAWK hybrid beacon.

Jaime Batiz, Campbell resident, spoke against the traffic light and would like a plan for traffic calming alternatives to encourage drivers to slow down.

Cynthia Dodd, Campbell resident, spoke in favor of a traffic signal and agrees with the results of the traffic study.

Doug Gillison, Campbell resident, encouraged Council to adopt staff's recommendation.

Yuan-Pin Yu, Campbell resident, spoke against the traffic signal and would like a crossing guard along with alternative traffic calming measures.

Harry Greenwood, Campbell resident, thanked the Public Works Department for the recommendation and stated that a majority of the neighbors are against the traffic signal.

Saliya Vidanage, Campbell resident, stated concerns with turning at the intersection and supports the traffic signal.

Mayye Lavrenko, Campbell resident, stated opposition to the traffic signal, concerns with visibility, and is in favor of the HAWK hybrid beacon.

Helen Chuang, San Jose resident, spoke in favor of the traffic signal and commented on traffic concerns.

Audrey Kiehtriber, President of the San Tomas Area Community Coalition, spoke about the involvement of the community regarding this issue and would like staff to continue working with the community to find a solution.

Denise Khalid, principal at Forest Hill Elementary, spoke about safety concerns and would like a solution found quickly.

Campbell resident asked about the success rate for the HAWK hybrid beacon spoke about additional traffic calming solutions.

Charles Schultz, Campbell resident, stated that he had submitted a letter to Council and supports the traffic signal.

Campbell resident spoke about traffic concerns and is in favor of alternative traffic calming measures.

Campbell resident would like to see a solution found quickly and stated support for the traffic signal.

After discussion, **M/S: Gibbons/Resnikoff – that the City Council adopt Resolution 12056 directing staff to suspend the Harriet Ave/McCoy Avenue/San Tomas Aquino Road Signalization Project; and develop a concept design for a Harriet Avenue traffic calming project for consideration in the development of the Fiscal Year 2018/22 Capital Improvement Plan with an amendment to add direction to staff to implement a crossing guard solution and temporary painted striping as needed in the interim; authorize staff to proceed with applying for U.C. Berkley's Institute of Transportation Studies free Complete Streets Safety Assessment; and if possible try to reuse the current signal funds for any aspect of this project. Motion was adopted by the following roll call vote:**

AYES: Councilmembers: Kotowski, Resnikoff, Gibbons, Baker

NOES: Councilmembers: None

ABSENT: Councilmembers: Cristina

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.

8. **Public Hearing to Consider the Application of Jimmy Chang for Planned Development Permit (PLN2016-263) to Allow for the Conversion of Private Patio Areas to Common Open Space, Alterations to Existing Staircase, and Installation of New Lighting Fixtures Within Two Courtyards of an Existing Apartment Community and Tree Removal Permit (PLN2016-266) to Allow Removal of Protected Trees on Property Located at 225 Union Avenue. The Planning Commission is Recommending that this item be deemed Categorically Exempt Under CEQA. (Resolutions/Roll Call Vote)**

Recommended Action: Adopt resolutions approving a Planned Development Permit (PLN2016-263) to allow for the conversion of private patio areas to common open space, alterations to existing staircases, and installation of new lighting fixtures within two courtyards of an existing apartment community; and approving a Tree Removal Permit (PLN2016-266) to allow for the removal of protected trees.

This is the time and place to consider the application of Jimmy Chang for Planned Development Permit (PLN2016-263) to allow for the conversion of private patio areas to common open space, alterations to existing staircase, and installation of new lighting fixtures within two courtyards of an existing apartment community and Tree Removal Permit (PLN2016-266) to allow removal of protected trees on property located at 225 Union Avenue.

Associate Planner Rose presented staff report dated October 4, 2016.

Mayor Baker declared the public hearing open and asked if there was anyone in the audience wishing to be heard.

Jimmy Chang, applicant, clarified the proposed changes and spoke in favor of the project.

Jo-Anne Fairbanks, Campbell resident, commented on the removal of trees in this project.

There being no one else wishing to speak, Mayor Baker closed the public hearing.

After discussion, **M/S: Gibbons/Kotowski – that the City Council adopt Resolution 12057 approving a Planned Development Permit (PLN2016-263) to allow for the conversion of private patio areas to common open space, alterations to existing staircases, and installation of new lighting fixtures**

within two courtyards of an existing apartment community; and Resolution 12058 approving a Tree Removal Permit (PLN2016-266) to allow for the removal of protected trees. Motion was adopted by the following roll call vote:

AYES: Councilmembers: Kotowski, Resnikoff, Gibbons, Baker

NOES: Councilmembers: None

ABSENT: Councilmembers: Cristina

9. **Public Hearing to Consider a City-initiated Text Amendment (PLN2015-365) to Reinsert Language Regarding Payday Lending Establishments that was Inadvertently Omitted When the Municipal Code was Updated on April 5, 2016 Concerning Massage Establishments (Resolutions/Ordinance/Roll Call Vote)**

Recommended Action: Adopt a resolution finding that the proposed Zoning Text Amendment (PLN2015-365) is exempt from CEQA; and take the first reading of an Ordinance approving a Text Amendment Amending Section 21.10.50 of the Campbell Municipal Zoning Code (C-2 General Commercial Zoning District).

This is the time and place for a public hearing to Consider a City-initiated Text Amendment (PLN2015-365) to Reinsert Language Regarding Payday Lending Establishments that was Inadvertently Omitted When the Municipal Code was Updated on April 5, 2016 Concerning Massage Establishments.

Senior Planner McCormick presented staff report dated October 4, 2016.

Mayor Baker declared the public hearing open and asked if there was anyone in the audience wishing to be heard.

There being no one wishing to speak, Mayor Baker closed the public hearing.

M/S: Resnikoff/Kotowski – that the City Council adopt Resolution 12059 finding that the proposed Zoning Text Amendment (PLN2015-365) is exempt from CEQA; and took first reading of Ordinance 2209 approving a Text Amendment Amending Section 21.10.50 of the Campbell Municipal Zoning Code (C-2 General Commercial Zoning District). Motion was adopted by the following roll call vote:

AYES: Councilmembers: Kotowski, Resnikoff, Gibbons, Baker

NOES: Councilmembers: None

ABSENT: Councilmembers: Cristina

City Clerk Wood read the title of Ordinance 2209.

M/S: Gibbons/Resnikoff – that the City Council waive further reading of Ordinance 2209. Motion was adopted unanimously (Councilmember Cristina was absent).

NEW BUSINESS

11. **Housing Impact Fees Nexus Study (Resolution/Roll Call Vote)**
Recommended Action: Adopt a resolution accepting the methodology and findings of the Nexus Study; continue the meeting to November first; direct staff to prepare a resolution adopting the recommended residential and non-residential housing mitigation fees; and direct staff to prepare a Zoning text amendment, amending Chapter 21.24 to implement the necessary changes to the provisions related to residential projects (rental and ownership), non-residential projects, in-lieu fees, and impact fees.

Senior Planner McCormick presented staff report dated October 4, 2016.

Joshua Abrams, representative from Baird & Driskell Community Planning, presented an overview on the nexus study.

Melissa Morris, Campbell resident and attorney with the Law Foundation of Silicon Valley, stated support of affordable housing impact fees for both residential and commercial developments.

Pilar Lorenzana-Campo, representative from Silicon Valley at Home, stated support of affordable housing impact fees for both residential and commercial developments.

Dennis Martin, representative from BIA Bay Area, spoke against increasing housing fees especially with residential properties and encouraged Council to not approve fees higher that neighboring jurisdictions.

Jo-Anne Fairbanks, Campbell resident, requested additional analysis for non and not for profit developers and would like staff to collaborate with community stakeholders regarding affordable housing.

After discussion, **M/S: Gibbons/Resnikoff – that the City Council continue this item to a date uncertain and direct staff to provide Council with additional regional information; have the Keyser Marston Associates consultant present at the meeting; and provide tangible evidence of the nexus. Motion was adopted unanimously (Councilmember Cristina was absent).**

COUNCIL COMMITTEE REPORTS

12. **City Councilmember Reports/Updates on Committee Assignments**

Recommended Action: Report on committee assignments and general comments.

-- Councilmember Resnikoff attended Silicon Valley Animal Control Authority meeting; Mayor's State of the City; State Route 85 Corridor Policy Advisory Board meeting; spoke about attending the upcoming Downtown Campbell Business Association meeting; and spoke about the upcoming Creepy Crawly Halloween event on October 30th with a book giveaway.

-- Vice Mayor Gibbons attended the Silicon Valley Clean Energy Authority Board of Directors meeting and attended a roundtable discussion put on by Silicon Valley at Home and Cities Association.

-- Councilmember Kotowski spoke about the need for an appointment to the CDBG Program Committee; attended the Education Subcommittee meeting; and spoke about the ticket sales for the Heritage Theatre.

-- Mayor Baker spoke about the State of the City Event and thanked staff for helping to make it a successful event; attended the Metropolitan Transportation Commission meeting; and the Bay Area Toll Authority meeting.

ADJOURN

Mayor Baker adjourned the meeting at 11:07 p.m.

APPROVED:

_____
Jason T. Baker, Mayor

ATTEST:

_____
Wendy Wood, City Clerk

City Council Report

Item: 3.
Category: Consent Calendar
Meeting Date: October 18, 2016

TITLE: Approving Payment of Bills and Claims

RECOMMENDATION

Approve the attached lists of bills and claims for payment in the amount of $1,170,359.75.

DISCUSSION

Attached are the lists of bills and claims that have been audited and approved by staff for payments made as noted below:

Type	Check Date	Amount
Payroll	September 22, 2016	$263,579.36
Bills & Claims	September 26, 2016	$797,139.26
Bills & Claims	October 03, 2016	$109,641.13
	Total	**$1,170,359.75**

FISCAL IMPACT

Adequate funding was available to cover all expenses as listed.

Prepared by: _____
Carolina Vargas, Accounting Clerk II

Reviewed by: _____
Sharif Etman, Finance Manager

Reviewed by: _____
Jesse Takahashi, Finance Director

Approved by: _____
Mark Linder, City Manager

Attachments:
Attachment 1 – Bills & Claims Lists

f/n st/J/Word/Consent Calendars

SELECTION CRITERIA: transact.trans_date='20160922 00:00:00.000'
ACCOUNTING PERIOD: 3/17

FUND - 101 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION------	SALES TAX	AMOUNT
1001	259192	09/22/16	L2355	BECERRA EDUCATION FUND	101	PAYROLL CHARGE	0.00	149.00
1001	259195	09/22/16	L2366	CA GOV VEBA/CITY OF CAMP	101	PAYROLL CHARGE	0.00	5,207.34
1001	259196	09/22/16	00007209	CALIF DEPT OF CHILD SUPP	101	CASE #200000000814548	0.00	328.61
1001	259197	09/22/16	00006325	STATE OF CALIF FRANCHISE	101	CASE #309987077	0.00	231.00
1001	259200	09/22/16	L2350	COMMUNITY HEALTH CHARITI	101	PAYROLL CHARGE	0.00	81.00
1001	259201	09/22/16	10011877	DEVIN DERHAM-BURK TRUSTE	101	CASE #12-57087 HLB	0.00	482.31
1001	259202	09/22/16	L2365	EMPLOYEE BENEFIT SPECIAL	101	PAYROLL CHARGE	0.00	10,388.76
1001	259203	09/22/16	L2343	MILLMEN-INDUSTRIAL LOCAL	101	PAYROLL CHARGE	0.00	484.00
1001	259204	09/22/16	L2338	NEW YORK LIFE INSURANCE	101	PAYROLL CHARGE	0.00	427.42
1001	259205	09/22/16	L2320	P E R S	101	J LANSER(PPE06/11/16)	0.00	0.93
1001	259206	09/22/16	L2352	STEFANI MEMORIAL	101	PAYROLL CHARGE	0.00	134.00
1001	259207	09/22/16	10011720	U S BANK	101	PAYROLL CHARGE	0.00	4,553.99
1001	259208	09/22/16	L2351	UNITED WAY	101	PAYROLL CHARGE	0.00	248.50
1001	259209	09/22/16	L2330	VANTAGEPOINT TRANSFER AG	101	PAYROLL CHARGE	0.00	3,510.81
1001	259210	09/22/16	L2329	VANTAGEPOINT TRANSFER AG	101	PAYROLL CHARGE	0.00	49,162.58
1001	259211	09/22/16	L2320	P E R S	101	PAYROLL CHARGE	0.00	183,702.11
1001	V259193	09/22/16	L2340	C M E A	101	PAYROLL CHARGE	0.00	281.00
1001	V259194	09/22/16	L2341	C P O A	101	PAYROLL CHARGE	0.00	3,200.00
1001	V259198	09/22/16	10011057	CAMPBELL POLICE CHAPLAIN	101	PAYROLL CHARGE	0.00	176.00
1001	V259199	09/22/16	L2346	CAMPBELL POLICE CIVILIAN	101	PAYROLL CHARGE	0.00	830.00
TOTAL CASH ACCOUNT							0.00	263,579.36
TOTAL FUND							0.00	263,579.36
TOTAL REPORT							0.00	263,579.36

CITY OF CAMPBELL
CHECK REGISTER - DISBURSEMENT FUND

SELECTION CRITERIA: transact.ck_date='20160926 00:00:00.000'
ACCOUNTING PERIOD: 3/17

FUND - 101 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION------	SALES TAX	AMOUNT
1001	259104	09/26/16	00006819	A T & T	207.775	HACIENDA IRRIGATION	0.00	45.82
1001	259105	09/26/16	10009025	A T & T	101.602	FY16/17 CITYWIDE CALNE	0.00	184.72
1001	259106	09/26/16	10012234	ACCURATE SMOG CHECK	641.750	ANNUAL SMOG CHECK	0.00	45.00
1001	259107	09/26/16	10011280	ARAMARK UNIFORM SERVICES	641.750	FY16/17 LAUNDRY SERVIC	0.00	75.83
1001	259108	09/26/16	00001259	ARNE SIGN & DECAL CO INC	101.524	PARKING PERMIT DECALS	0.00	131.83
1001	259109	09/26/16	00001707	BAY RAG CO / SAN JOSE RA	641.750	SHOP CLEANING RAGS	0.00	739.50
1001	259110	09/26/16	00001490	BAYSIDE OIL II INC	204.760	FY16/17 MATERIALS & SE	0.00	270.00
1001	259111	09/26/16	10013428	BUILDING PEACEFUL FAMILI	101	REFUNDABLE DEPOSIT	0.00	100.00
1001	259112	09/26/16	00001974	C D W GOVERNMENT INC	647.547	IT EQUIPMENT & SUPPLIE	0.00	29.39
1001	259113	09/26/16	00003332	C P O LTD	647.547	FY16/17 COPIER SERVICE	0.00	56.66
1001	259113	09/26/16	00003332	C P O LTD	647.547	FY16/17 COPIER SERVICE	0.00	162.15
TOTAL CHECK							0.00	218.81
1001	259114	09/26/16	00005522	C S G CONSULTANTS INC	101.740	CONSULTING SERVICES TO	0.00	3,442.50
1001	259115	09/26/16	10009613	CALLANDER ASSOCIATES	101.720	CREATION OF CONCEPT GR	0.00	4,330.63
1001	259115	09/26/16	10009613	CALLANDER ASSOCIATES	435.15NN	CONSULTING ON 2-MILE T	0.00	11,169.94
TOTAL CHECK							0.00	15,500.57
1001	259116	09/26/16	00002244	CAMPBELL UNION HIGH SCHO	101.532	BUS TRANSPORTATION FOR	0.00	18,180.57
1001	259117	09/26/16	10012131	CANON SOLUTIONS AMERICA	101.554	FY16/17 ANNUAL MAINTEN	0.00	66.89
1001	259117	09/26/16	10012131	CANON SOLUTIONS AMERICA	101.701	FY16/17 ANNUAL MAINTEN	0.00	200.67
TOTAL CHECK							0.00	267.56
1001	259118	09/26/16	10010779	CAPITOL CHEVROLET	641.750	FY16/17 PARTS & SERVIC	0.00	12.95
1001	259118	09/26/16	10010779	CAPITOL CHEVROLET	641.750	FY16/17 PARTS & SERVIC	0.00	25.34
TOTAL CHECK							0.00	38.29
1001	259119	09/26/16	T0003042	DAVE CARMICHAEL	101.601	IACP CONF-PER DIEM	0.00	256.00
1001	259120	09/26/16	00000281	CLASSIC CAR WASH	641.750	FY16/17 CAR WASH SERVI	0.00	170.00
1001	259121	09/26/16	00007026	COMCAST	101.501	FY16/17 CABLE SERVICES	0.00	32.61
1001	259121	09/26/16	00007026	COMCAST	101.604	FY16/17 CABLE SERVICES	0.00	116.05
TOTAL CHECK							0.00	148.66
1001	259122	09/26/16	10010833	COMMERCIAL TREE CARE	207.775	FY16/17 TREE CARE SERV	0.00	1,480.00
1001	259123	09/26/16	00004089	COMPUTER SUPPLIES UNLIMI	647.547	FY16/17 IT EQUIP & SUP	0.00	425.05
1001	259123	09/26/16	00004089	COMPUTER SUPPLIES UNLIMI	647.547	FY16/17 IT EQUIP & SUP	0.00	510.10
TOTAL CHECK							0.00	935.15

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FUND - 101 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION------	SALES TAX	AMOUNT
1001	259124	09/26/16	10014015	MARK CONTRERAS	101.604	PRKNG CITATION REFUND	0.00	140.00
1001	259125	09/26/16	10008963	FIRST AMERICAN CORE LOGI	647.547	REALQUEST PROPERTY INF	0.00	12.00
1001	259126	09/26/16	00005021	D S WATERS OF AMERICA IN	101.745	FY16/17 H20 DELIVERY	0.00	39.85
1001	259126	09/26/16	00005021	D S WATERS OF AMERICA IN	101.745	FY16/17 H20 DELIVERY	0.00	157.61
TOTAL CHECK							0.00	197.46
1001	259127	09/26/16	00004963	DELL MARKETING LP	647.547	PER QUOTE: 733293518	0.00	1,449.98
1001	259127	09/26/16	00004963	DELL MARKETING LP	647.547	PRODUCTION SUPPORT COV	0.00	5,258.22
TOTAL CHECK							0.00	6,708.20
1001	259128	09/26/16	10013977	DIABLO BALLET	101.526	PERFORMANCE DEPOSIT	0.00	675.00
1001	259129	09/26/16	00000390	DICK'S AUTOMOTIVE	641.750	FY16/17 VEHICLE SERVIC	0.00	55.00
1001	259130	09/26/16	00002917	DISTRIBUTED SOFTWARE DEV	647.547	PUBLIC SAFE CAD & RMS	0.00	5,900.00
1001	259131	09/26/16	00000439	EDGES ELECTRICAL GROUP	207.770	FY16/17 MATERIALS & SU	0.00	5.00
1001	259131	09/26/16	00000439	EDGES ELECTRICAL GROUP	207.770	FY16/17 MATERIALS & SU	0.00	180.44
1001	259131	09/26/16	00000439	EDGES ELECTRICAL GROUP	207.770	FY16/17 MATERIALS & SU	0.00	410.00
TOTAL CHECK							0.00	595.44
1001	259132	09/26/16	10013617	EVERGREEN MATERIALS	204.760	FY16/17 MATERIALS & SE	0.00	153.34
1001	259133	09/26/16	10011281	FASTENAL	641.750	FY16/17 MATERIALS & SU	0.00	271.27
1001	259133	09/26/16	10011281	FASTENAL	641.750	FY16/17 MATERIALS & SU	0.00	988.82
TOTAL CHECK							0.00	1,260.09
1001	259134	09/26/16	10014016	DARATEL LTD	101.526	ADLT CTR TRIP11/12/16	0.00	1,161.00
1001	259135	09/26/16	00000495	GARDENLAND CENTER CORP	207.775	FY16/17 MATERIALS & SU	0.00	754.90
1001	259136	09/26/16	10012803	GHILOTTI CONSTRUCTION	435	RETENTION PROJ-15QQ	0.00	2,593.44
1001	259137	09/26/16	10010865	GIZDICH RANCH	101.526	ADLT CTR TRIP10/19/16	0.00	567.00
1001	259138	09/26/16	10014017	GOLDEN CORRAL	101.526	ADLT CTR TRIP 12/6/16	0.00	657.72
1001	259139	09/26/16	10013435	HAWK ANALYTICS, INC.	101.604	SOFTWARE SUBSCRIPTION	0.00	2,495.00
1001	259140	09/26/16	00001283	INTERSTATE TRAFFIC CONTR	204.760	FY16/17 MATERIALS & SU	0.00	878.16
1001	259141	09/26/16	T0004482	LANGUAGE LINE SERVICES	101.602	9-1-1 TELEPHONIC INTER	0.00	6.45
1001	259142	09/26/16	00001975	LOGAN & POWELL LLP	798.401	FY16/17 WVSWM LEGAL SE	0.00	60.00
1001	259143	09/26/16	10012331	MAITHRY	101.529	RFND DEP& PARTIAL FEE	0.00	150.00
1001	259143	09/26/16	10012331	MAITHRY	101.529	TRANSFER TO	0.00	-100.00
1001	259143	09/26/16	10012331	MAITHRY	101	RFND DEP& PARTIAL FEE	0.00	400.00
1001	259143	09/26/16	10012331	MAITHRY	101	TRANSFER FROM	0.00	100.00
1001	259143	09/26/16	10012331	MAITHRY	101.529	RFND DEP& PARTIAL FEE	0.00	735.00

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FUND - 101 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION------	SALES TAX	AMOUNT
TOTAL CHECK							0.00	1,285.00
1001	259144	09/26/16	00000959	THE MERCURY NEWS	101.745	ADVRTSNG GARAGE SALE	0.00	342.00
1001	259145	09/26/16	00000742	MISSION UNIFORM SERVICE	101.525	FY16/17 LAUNDRY SERVIC	0.00	31.17
1001	259146	09/26/16	T0005052	MOTOROLA CORP	647.547	ASTRO DISPATCH SERVICE	0.00	304.26
1001	259146	09/26/16	T0005052	MOTOROLA CORP	647.547	ASTRO INFRASTRUCTURE R	0.00	553.11
1001	259146	09/26/16	T0005052	MOTOROLA CORP	647.547	ASTRO SFS LITE SERVICE	0.00	1,484.10
1001	259146	09/26/16	T0005052	MOTOROLA CORP	647.547	ONSITE INFRASTRUCTURE	0.00	2,071.11
TOTAL CHECK							0.00	4,412.58
1001	259147	09/26/16	10011578	NICKELL FIRE PROTECTION	641.750	20LB FIRE EXTINGUISHE	0.00	294.30
1001	259148	09/26/16	00001389	OFFICE DEPOT INC	101.524	FY16/17 OFFICE SUPPLIE	0.00	-16.56
1001	259148	09/26/16	00001389	OFFICE DEPOT INC	101.745	FY16/17 OFFICE SUPPLIE	0.00	23.54
1001	259148	09/26/16	00001389	OFFICE DEPOT INC	101.524	FY16/17 OFFICE SUPPLIE	0.00	39.76
1001	259148	09/26/16	00001389	OFFICE DEPOT INC	101.510	FY16/17 OFFICE SUPPLIE	0.00	58.28
1001	259148	09/26/16	00001389	OFFICE DEPOT INC	101.524	FY16/17 OFFICE SUPPLIE	0.00	71.86
1001	259148	09/26/16	00001389	OFFICE DEPOT INC	101.603	FY16/17 OFFICE SUPPLIE	0.00	90.87
1001	259148	09/26/16	00001389	OFFICE DEPOT INC	101.745	FY16/17 OFFICE SUPPLIE	0.00	93.71
1001	259148	09/26/16	00001389	OFFICE DEPOT INC	101.524	FY16/17 OFFICE SUPPLIE	0.00	109.49
1001	259148	09/26/16	00001389	OFFICE DEPOT INC	101.745	FY16/17 OFFICE SUPPLIE	0.00	121.68
TOTAL CHECK							0.00	592.63
1001	259149	09/26/16	10014008	FRAN BEAUDET	101.526	ADLT CTR TRIP 10/19	0.00	1,163.70
1001	259150	09/26/16	10010886	OREILLY AUTOMOTIVE INC	641.750	FY16/17 PARTS & SUPPLI	0.00	-212.53
1001	259150	09/26/16	10010886	OREILLY AUTOMOTIVE INC	641.750	FY16/17 PARTS & SUPPLI	0.00	-204.10
1001	259150	09/26/16	10010886	OREILLY AUTOMOTIVE INC	641.750	FY16/17 PARTS & SUPPLI	0.00	-78.34
1001	259150	09/26/16	10010886	OREILLY AUTOMOTIVE INC	641.750	FY16/17 PARTS & SUPPLI	0.00	-55.55
1001	259150	09/26/16	10010886	OREILLY AUTOMOTIVE INC	641.750	FY16/17 PARTS & SUPPLI	0.00	-51.94
1001	259150	09/26/16	10010886	OREILLY AUTOMOTIVE INC	641.750	FY16/17 PARTS & SUPPLI	0.00	-22.66
1001	259150	09/26/16	10010886	OREILLY AUTOMOTIVE INC	641.750	FY16/17 PARTS & SUPPLI	0.00	1.52
1001	259150	09/26/16	10010886	OREILLY AUTOMOTIVE INC	641.750	FY16/17 PARTS & SUPPLI	0.00	20.65
1001	259150	09/26/16	10010886	OREILLY AUTOMOTIVE INC	641.750	FY16/17 PARTS & SUPPLI	0.00	22.72
1001	259150	09/26/16	10010886	OREILLY AUTOMOTIVE INC	641.750	FY16/17 PARTS & SUPPLI	0.00	39.53
1001	259150	09/26/16	10010886	OREILLY AUTOMOTIVE INC	641.750	FY16/17 PARTS & SUPPLI	0.00	52.06
1001	259150	09/26/16	10010886	OREILLY AUTOMOTIVE INC	641.750	FY16/17 PARTS & SUPPLI	0.00	78.52
1001	259150	09/26/16	10010886	OREILLY AUTOMOTIVE INC	641.750	FY16/17 PARTS & SUPPLI	0.00	194.25
1001	259150	09/26/16	10010886	OREILLY AUTOMOTIVE INC	641.750	FY16/17 PARTS & SUPPLI	0.00	417.59
TOTAL CHECK							0.00	201.72
1001	259151	09/26/16	00005914	PAPE MACHINERY INC	641.750	FY16/17 VEHICLE EQUIP/	0.00	56.85
1001	259151	09/26/16	00005914	PAPE MACHINERY INC	641.750	FY16/17 VEHICLE EQUIP/	0.00	61.34
TOTAL CHECK							0.00	118.19
1001	259152	09/26/16	T0005126	PENINSULA BANJO BAND	101.526	PERFORMANCE FEE	0.00	250.00
1001	259153	09/26/16	00005381	PERSIAN CULTURAL CLUB	101.531	CLASS REFUND	0.00	42.00
1001	259154	09/26/16	00000906	R H F INC	101.604	FY16/17 PARTS & SUPPLI	0.00	115.00

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FUND - 101 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION------	SALES TAX	AMOUNT
1001	259155	09/26/16	10014018	ANNEMARIE REGER	101	REFUNDABLE DAMAGE DEP	0.00	500.00
1001	259156	09/26/16	00000939	ROYAL BRASS INC	641.750	FY16/17 MATERIALS & SU	0.00	3.59
1001	259156	09/26/16	00000939	ROYAL BRASS INC	641.750	FY16/17 MATERIALS & SU	0.00	122.34
TOTAL CHECK							0.00	125.93
1001	259157	09/26/16	00000257	S C C FIRE DEPARTMENT	101.610	CREDIT NON-CUPA FEES	0.00	-8,254.50
1001	259157	09/26/16	00000257	S C C FIRE DEPARTMENT	101.610	FIRE SERVICES FY 16/17	0.00	651,503.00
TOTAL CHECK							0.00	643,248.50
1001	259158	09/26/16	00000949	SAFEWAY INC	101.532	FY16/17 GROCERIES & SU	0.00	22.09
1001	259158	09/26/16	00000949	SAFEWAY INC	101.532	FY16/17 GROCERIES & SU	0.00	22.37
1001	259158	09/26/16	00000949	SAFEWAY INC	101.745	FY16/17 GROCERIES & SU	0.00	51.44
TOTAL CHECK							0.00	95.90
1001	259159	09/26/16	00002221	SAN DIEGO POLICE EQUIP C	101.605	SPECIAL AMMUNITION	0.00	441.86
1001	259160	09/26/16	00000963	SAN JOSE WATER COMPANY	207.775	FY16/17 CITY WATER SER	0.00	227.59
1001	259161	09/26/16	00001248	SCC SOCIAL SERVICES NUTR	101.525	AUGUST 2016	0.00	731.38
1001	259162	09/26/16	00001000	SHELL OIL CO	641.750	FY16/17 FUEL EXPENSE	0.00	42.10
1001	259163	09/26/16	10013075	SHRED-IT USA - SAN FRANC	101.603	FY16/17 DOCUMENT SHRED	0.00	252.28
1001	259164	09/26/16	10014019	GINA SILVA	101.532	PRESCHOOL SUPPLIES	0.00	37.13
1001	259165	09/26/16	10008904	SKY HIGH SPORTS	101.532	2 HRS ON 7/12/16 (EXTR	0.00	364.00
1001	259165	09/26/16	10008904	SKY HIGH SPORTS	101.532	REQUIRED GRIP SOCKS ON	0.00	44.95
1001	259165	09/26/16	10008904	SKY HIGH SPORTS	101.532	2 HRS ON 7/14/16 (ULTI	0.00	524.00
1001	259165	09/26/16	10008904	SKY HIGH SPORTS	101.532	REQUIRED SOCKS ON 7/14	0.00	36.52
1001	259165	09/26/16	10008904	SKY HIGH SPORTS	101.532	2 HRS ON 7/20/16 (ULTI	0.00	444.00
1001	259165	09/26/16	10008904	SKY HIGH SPORTS	101.532	REQUIRED GRIP SOCKS ON	0.00	32.62
1001	259165	09/26/16	10008904	SKY HIGH SPORTS	101.532	2 HRS ON 7/25/16 (EXTR	0.00	348.00
1001	259165	09/26/16	10008904	SKY HIGH SPORTS	101.532	REQUIRED GRIP SOCKS ON	0.00	23.52
1001	259165	09/26/16	10008904	SKY HIGH SPORTS	101.532	2 HRS ON 7/27/16 (ADVE	0.00	652.00
TOTAL CHECK							0.00	2,469.61
1001	259166	09/26/16	T0003214	SLAUGHTERBECK FLOORS	435.17NN	MODULEO LUXURY VINYL P	0.00	13,223.50
1001	259167	09/26/16	00001022	SMART & FINAL CORP	101.532	FY16/17 GROCERIES & SU	0.00	14.86
1001	259168	09/26/16	10011854	SPECIAL SERVICES GROUP L	101.604	COVERT TRACK RENEWAL	0.00	600.00
1001	259169	09/26/16	10008137	SPOK INC	101.745	FY16/17 PERSONNEL SVCS	0.00	31.19
1001	259170	09/26/16	10012867	STORMWIND LLC	647.547	IT PRO LIBRARY (1-20 U	0.00	745.60
1001	259170	09/26/16	10012867	STORMWIND LLC	647.547	MICROSOFT ALL ACCESS B	0.00	2,244.40
TOTAL CHECK							0.00	2,990.00
1001	259171	09/26/16	T0005958	SUMMERWINDS GARDEN CENTE	101.528	FY16/17 NURSERY SUPPLI	0.00	24.98

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FUND - 101 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION------	SALES TAX	AMOUNT
1001	259172	09/26/16	00000857	SUNGARD PUB SCTR PENTAMA	647.547	LICENSE FEES/MAINTENAN	0.00	320.00
1001	259173	09/26/16	00007167	TASER INTERNATIONAL INC	101.605	TASER HOLSTERS	0.00	248.85
1001	259178	09/26/16	10008264	U S BANK	101.510	CONF - CANCELLED	0.00	-385.00
1001	259178	09/26/16	10008264	U S BANK	101.602	REFUND	0.00	-137.97
1001	259178	09/26/16	10008264	U S BANK	101	SALES USE TAX	0.00	-95.90
1001	259178	09/26/16	10008264	U S BANK	101	SALES USE TAX	0.00	-80.10
1001	259178	09/26/16	10008264	U S BANK	101	SALES USE TAX	0.00	-52.53
1001	259178	09/26/16	10008264	U S BANK	101.535	GFOA TRNG-CANCELLED	0.00	-47.50
1001	259178	09/26/16	10008264	U S BANK	101	SALES USE TAX	0.00	-45.16
1001	259178	09/26/16	10008264	U S BANK	101	SALES USE TAX	0.00	-34.84
1001	259178	09/26/16	10008264	U S BANK	101	SALES USE TAX	0.00	-28.22
1001	259178	09/26/16	10008264	U S BANK	101.535	OFFICE SUPPLIES-RFND	0.00	-22.90
1001	259178	09/26/16	10008264	U S BANK	101.550	SEMINAR REG REFUND	0.00	-20.00
1001	259178	09/26/16	10008264	U S BANK	101.528	REFUND	0.00	-19.96
1001	259178	09/26/16	10008264	U S BANK	101	SALES USE TAX	0.00	-17.55
1001	259178	09/26/16	10008264	U S BANK	101	SALES USE TAX	0.00	-12.36
1001	259178	09/26/16	10008264	U S BANK	101.535	OFFICE SUPPLIES-RFND	0.00	-11.45
1001	259178	09/26/16	10008264	U S BANK	101.535	OFFICE SUPPLIES-RFND	0.00	-11.45
1001	259178	09/26/16	10008264	U S BANK	101.535	OFFICE SUPPLIES-RFND	0.00	-11.45
1001	259178	09/26/16	10008264	U S BANK	101.535	OFFICE SUPPLIES-RFND	0.00	-11.45
1001	259178	09/26/16	10008264	U S BANK	101.535	OFFICE SUPPLIES-RFND	0.00	-11.45
1001	259178	09/26/16	10008264	U S BANK	101.535	OFFICE SUPPLIES-RFND	0.00	-11.45
1001	259178	09/26/16	10008264	U S BANK	101	SALES USE TAX	0.00	-0.99
1001	259178	09/26/16	10008264	U S BANK	101.604	ICLOUD UPGRADE	0.00	0.99
1001	259178	09/26/16	10008264	U S BANK	101.604	OFFICE SUPPLIES	0.00	1.57
1001	259178	09/26/16	10008264	U S BANK	101.532	LIT/JLG APPRECIATION	0.00	2.79
1001	259178	09/26/16	10008264	U S BANK	101.531	SPORTS STORAGE BOX	0.00	3.07
1001	259178	09/26/16	10008264	U S BANK	101.602	PERSONAL CHARGE-PAYED	0.00	5.99
1001	259178	09/26/16	10008264	U S BANK	101.524	MEETING - PARKING	0.00	6.00
1001	259178	09/26/16	10008264	U S BANK	101.601	PD TRANING	0.00	7.45
1001	259178	09/26/16	10008264	U S BANK	101.701	MEETING - PARKING	0.00	8.00
1001	259178	09/26/16	10008264	U S BANK	101.515	EMPLOYEE RECOGNITION	0.00	8.50
1001	259178	09/26/16	10008264	U S BANK	101.526	ADLT CTR DVD RENTAL	0.00	8.71
1001	259178	09/26/16	10008264	U S BANK	101.532	DAY CAMP LIP PHOTOS	0.00	8.85
1001	259178	09/26/16	10008264	U S BANK	101.604	CROSSING GUARD MTNG	0.00	8.95
1001	259178	09/26/16	10008264	U S BANK	101.515	ORAL BOARD-COFFEE	0.00	8.95
1001	259178	09/26/16	10008264	U S BANK	204.760	LGCT STAKE MARKERS	0.00	9.75
1001	259178	09/26/16	10008264	U S BANK	101.604	SOCIAL MEDIA- APP	0.00	9.99
1001	259178	09/26/16	10008264	U S BANK	101.524	STAFF LUNCH	0.00	10.68
1001	259178	09/26/16	10008264	U S BANK	101.605	ANTISEPTIC WIPES	0.00	11.60
1001	259178	09/26/16	10008264	U S BANK	101.780	GASKETS	0.00	11.67
1001	259178	09/26/16	10008264	U S BANK	101.527	SUMMER CONCERTS	0.00	12.57
1001	259178	09/26/16	10008264	U S BANK	101.525	MEETING REFRESHMENTS	0.00	12.97
1001	259178	09/26/16	10008264	U S BANK	101.515	EMPLOYEE RECOGNITION	0.00	13.50
1001	259178	09/26/16	10008264	U S BANK	101.602	PERSONAL CHARGE-PAYED	0.00	13.99
1001	259178	09/26/16	10008264	U S BANK	101.524	PORTALS OPENING	0.00	14.16
1001	259178	09/26/16	10008264	U S BANK	101.526	TRAVEL ORIENTATION	0.00	14.36
1001	259178	09/26/16	10008264	U S BANK	101.605	PHONE CHARGER	0.00	15.97
1001	259178	09/26/16	10008264	U S BANK	101.532	LIT/JLG APPRECIATION	0.00	16.30

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FUND - 101 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION------	SALES TAX	AMOUNT
1001	259178	09/26/16	10008264	U S BANK	101.532	PRESCHOOL SUPPLIES	0.00	17.04
1001	259178	09/26/16	10008264	U S BANK	101.510	PORTALS DEDICATION	0.00	17.07
1001	259178	09/26/16	10008264	U S BANK	101.528	CHM PROG SUPPLIES	0.00	17.42
1001	259178	09/26/16	10008264	U S BANK	101.532	DAY CAMP WK 7	0.00	17.85
1001	259178	09/26/16	10008264	U S BANK	101.528	SUMMER CRAFT DAY	0.00	17.88
1001	259178	09/26/16	10008264	U S BANK	101.532	DAY CAMP	0.00	18.52
1001	259178	09/26/16	10008264	U S BANK	101.532	DAY CAMP	0.00	18.53
1001	259178	09/26/16	10008264	U S BANK	101.601	FBI GRAD - AIRFARE	0.00	19.00
1001	259178	09/26/16	10008264	U S BANK	101.601	FBI GRAD - AIRFARE	0.00	19.00
1001	259178	09/26/16	10008264	U S BANK	101.524	ACTIVITY GUIDE ISSUU	0.00	19.00
1001	259178	09/26/16	10008264	U S BANK	101.540	PAYPAL	0.00	19.95
1001	259178	09/26/16	10008264	U S BANK	101.515	SR PLANNER ORAL BOARD	0.00	21.37
1001	259178	09/26/16	10008264	U S BANK	101.701	SEMINAR=-MATTHEW JUE	0.00	21.49
1001	259178	09/26/16	10008264	U S BANK	101.601	OFFICE SUPPLIES	0.00	21.79
1001	259178	09/26/16	10008264	U S BANK	101.745	LGCT DRINKS FOR CREW	0.00	22.84
1001	259178	09/26/16	10008264	U S BANK	101.535	OFFICE SUPPLIES	0.00	22.90
1001	259178	09/26/16	10008264	U S BANK	641.750	PARK DEPT PARTS	0.00	23.23
1001	259178	09/26/16	10008264	U S BANK	101.745	GAS EXPENSE - CONF	0.00	24.05
1001	259178	09/26/16	10008264	U S BANK	101.601	CHIEF OFFICE SUPPLIES	0.00	24.63
1001	259178	09/26/16	10008264	U S BANK	101.510	CHAMBER LUNCHEON	0.00	25.00
1001	259178	09/26/16	10008264	U S BANK	101.550	CHAMBER LUNCHEON	0.00	25.00
1001	259178	09/26/16	10008264	U S BANK	101.515	HR ANALYST ORAL BOARD	0.00	25.93
1001	259178	09/26/16	10008264	U S BANK	101.532	DAY CAMP WK 8	0.00	26.06
1001	259178	09/26/16	10008264	U S BANK	204.760	LGCT DRINKS FOR CREW	0.00	27.56
1001	259178	09/26/16	10008264	U S BANK	101.532	PRESCHOOL START UP	0.00	27.68
1001	259178	09/26/16	10008264	U S BANK	101.701	ALL HANDS MTNG SUPPLY	0.00	29.33
1001	259178	09/26/16	10008264	U S BANK	101.535	CSMFO CONFERENCE	0.00	30.00
1001	259178	09/26/16	10008264	U S BANK	101.535	CSMFO MTNG EXPENSES	0.00	30.00
1001	259178	09/26/16	10008264	U S BANK	101.525	SNP SUPLIES	0.00	30.55
1001	259178	09/26/16	10008264	U S BANK	101.745	EMPLOYEE RECOGNITION	0.00	31.74
1001	259178	09/26/16	10008264	U S BANK	101.532	DAY CAMP	0.00	31.90
1001	259178	09/26/16	10008264	U S BANK	101.604	CROSSING GUARD MTNG	0.00	31.90
1001	259178	09/26/16	10008264	U S BANK	101.525	SNP SUPLIES	0.00	32.61
1001	259178	09/26/16	10008264	U S BANK	101.525	SNP SUPLIES	0.00	32.61
1001	259178	09/26/16	10008264	U S BANK	101.605	RANGE MASTER TOOL	0.00	32.82
1001	259178	09/26/16	10008264	U S BANK	101.532	DAY CAMP	0.00	33.85
1001	259178	09/26/16	10008264	U S BANK	101.745	GAS EXPENSE - CONF	0.00	34.53
1001	259178	09/26/16	10008264	U S BANK	101.528	CHM PROG SUPPLIES	0.00	34.79
1001	259178	09/26/16	10008264	U S BANK	101.605	ANTISEPTIC WIPES	0.00	34.79
1001	259178	09/26/16	10008264	U S BANK	101.601	PD TRAINING - LODGING	0.00	36.82
1001	259178	09/26/16	10008264	U S BANK	101.745	GAS EXPENSE - CONF	0.00	37.00
1001	259178	09/26/16	10008264	U S BANK	101.532	DAY CAMP WK 8	0.00	39.65
1001	259178	09/26/16	10008264	U S BANK	101.745	GAS EXPENSE - CONF	0.00	40.01
1001	259178	09/26/16	10008264	U S BANK	207.775	ISA TREE GUIDE	0.00	42.85
1001	259178	09/26/16	10008264	U S BANK	101.515	EMPLOYEE RECOGNITION	0.00	43.25
1001	259178	09/26/16	10008264	U S BANK	101.526	NEWSLETTER MAILING	0.00	43.91
1001	259178	09/26/16	10008264	U S BANK	101.532	DAY CAMP WK 7	0.00	44.47
1001	259178	09/26/16	10008264	U S BANK	101.780	JDM SECURITY CAMERA	0.00	44.95
1001	259178	09/26/16	10008264	U S BANK	101.745	GAS EXPENSE - CONF	0.00	45.00
1001	259178	09/26/16	10008264	U S BANK	101.745	PAPA SEMINAR	0.00	45.00
1001	259178	09/26/16	10008264	U S BANK	101.604	UNIFORM FBINAA	0.00	45.00
1001	259178	09/26/16	10008264	U S BANK	101.532	PRESCHOOL PETS	0.00	45.25

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FUND - 101 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION------	SALES TAX	AMOUNT
1001	259178	09/26/16	10008264	U S BANK	101.525	SNP SUPLIES	0.00	50.85
1001	259178	09/26/16	10008264	U S BANK	101.601	PD TRAINING	0.00	51.00
1001	259178	09/26/16	10008264	U S BANK	101.526	ADLT CTR TRIP MEALS	0.00	51.92
1001	259178	09/26/16	10008264	U S BANK	101.532	DAY CAMP WK 7	0.00	53.07
1001	259178	09/26/16	10008264	U S BANK	101.745	PAPA SEMINAR	0.00	55.00
1001	259178	09/26/16	10008264	U S BANK	101.605	SD CARDS	0.00	57.75
1001	259178	09/26/16	10008264	U S BANK	101.532	DAY CAMP WK 8	0.00	58.25
1001	259178	09/26/16	10008264	U S BANK	641.750	PD CAR WASH PASS	0.00	60.00
1001	259178	09/26/16	10008264	U S BANK	101.531	LIFEGUARD INCENTIVE	0.00	60.00
1001	259178	09/26/16	10008264	U S BANK	101.532	DAY CAMP	0.00	63.00
1001	259178	09/26/16	10008264	U S BANK	101.532	LIT/JLG APPRECIATION	0.00	63.51
1001	259178	09/26/16	10008264	U S BANK	101.701	ALL HANDS MTNG SUPPLY	0.00	64.95
1001	259178	09/26/16	10008264	U S BANK	101.604	MEDIA EVENT SUPPLIES	0.00	65.27
1001	259178	09/26/16	10008264	U S BANK	101.532	PRESCHOOL EQUIP	0.00	65.39
1001	259178	09/26/16	10008264	U S BANK	101.602	PARTS FOR SEC CAMERAS	0.00	65.76
1001	259178	09/26/16	10008264	U S BANK	101.510	PORTALS DEDICATION	0.00	66.67
1001	259178	09/26/16	10008264	U S BANK	101.528	CHM EXHIBIT SUPPLIES	0.00	67.51
1001	259178	09/26/16	10008264	U S BANK	101.535	OFFICE SUPPLIES	0.00	68.70
1001	259178	09/26/16	10008264	U S BANK	101.515	HR ANALYST ORAL BOARD	0.00	68.86
1001	259178	09/26/16	10008264	U S BANK	101.532	DAY CAMP WK 7	0.00	72.85
1001	259178	09/26/16	10008264	U S BANK	207.775	RECYCLE BINS FOR PW	0.00	76.02
1001	259178	09/26/16	10008264	U S BANK	101.601	FBI GRAD - AIRFARE	0.00	80.00
1001	259178	09/26/16	10008264	U S BANK	101.524	STAFF LUNCH	0.00	80.00
1001	259178	09/26/16	10008264	U S BANK	101.531	LIFEGUARD INCENTIVE	0.00	80.14
1001	259178	09/26/16	10008264	U S BANK	101.515	SR PLANNER ORAL BOARD	0.00	81.00
1001	259178	09/26/16	10008264	U S BANK	101.532	PRESCHOOL TOYS	0.00	82.05
1001	259178	09/26/16	10008264	U S BANK	101.535	OFFICE SUPPLIES	0.00	83.49
1001	259178	09/26/16	10008264	U S BANK	101.535	OFFICE SUPPLIES	0.00	84.66
1001	259178	09/26/16	10008264	U S BANK	101.528	CHM SCHOOL SUPPLIES	0.00	89.31
1001	259178	09/26/16	10008264	U S BANK	101.745	LGCT LUNCH	0.00	91.11
1001	259178	09/26/16	10008264	U S BANK	101.528	MUSEUM OFFICE SUPPLIE	0.00	91.80
1001	259178	09/26/16	10008264	U S BANK	101.780	WELDING SUPPLIES	0.00	92.63
1001	259178	09/26/16	10008264	U S BANK	101.510	PORTAL DEDICATION	0.00	94.50
1001	259178	09/26/16	10008264	U S BANK	101.525	SNP SUPLIES	0.00	95.71
1001	259178	09/26/16	10008264	U S BANK	101.605	FINGER PRINT PADS.	0.00	98.07
1001	259178	09/26/16	10008264	U S BANK	101.601	PD TRAINING	0.00	98.28
1001	259178	09/26/16	10008264	U S BANK	101.601	PD TRAINING	0.00	98.28
1001	259178	09/26/16	10008264	U S BANK	647.547	APPLE APP FOR PD	0.00	99.00
1001	259178	09/26/16	10008264	U S BANK	647.547	IT SUPPORT	0.00	99.00
1001	259178	09/26/16	10008264	U S BANK	647.547	IT URBAN AIRSHIP	0.00	99.00
1001	259178	09/26/16	10008264	U S BANK	101.745	LGCT LUNCH	0.00	100.60
1001	259178	09/26/16	10008264	U S BANK	101.780	JANITORIAL SUPPLIES	0.00	107.54
1001	259178	09/26/16	10008264	U S BANK	101.532	PRESCHOOL TOYS	0.00	109.69
1001	259178	09/26/16	10008264	U S BANK	101.535	OFFICE SUPPLIES	0.00	111.32
1001	259178	09/26/16	10008264	U S BANK	101.604	REPLACEMENT DUMP	0.00	112.22
1001	259178	09/26/16	10008264	U S BANK	101.603	GARBAGE BAGS	0.00	118.32
1001	259178	09/26/16	10008264	U S BANK	101.701	ALL HANDS MTNG SUPPLY	0.00	125.00
1001	259178	09/26/16	10008264	U S BANK	101.605	ANTISEPTIC WIPES	0.00	127.60
1001	259178	09/26/16	10008264	U S BANK	204.760	TRAFFIC CONTROL MANUA	0.00	129.80
1001	259178	09/26/16	10008264	U S BANK	101.511	CITY CLERKS ASSOC	0.00	130.00
1001	259178	09/26/16	10008264	U S BANK	101.745	CONF - LODGING	0.00	131.61
1001	259178	09/26/16	10008264	U S BANK	101.601	PD TRAINING- AIRFARE	0.00	135.96

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FUND - 101 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION------	SALES TAX	AMOUNT
1001	259178	09/26/16	10008264	U S BANK	101.601	PD TRAINING - AIRFARE	0.00	135.96
1001	259178	09/26/16	10008264	U S BANK	101.603	ID CARD PRINTER SUPPL	0.00	136.07
1001	259178	09/26/16	10008264	U S BANK	101.605	PATROL CARBINE PARTS	0.00	136.42
1001	259178	09/26/16	10008264	U S BANK	101.535	OFFICE SUPPLIES	0.00	139.15
1001	259178	09/26/16	10008264	U S BANK	101.745	CAPCA MEMBERSHIP	0.00	145.00
1001	259178	09/26/16	10008264	U S BANK	101.701	WEBINAR	0.00	149.00
1001	259178	09/26/16	10008264	U S BANK	647.547	BATTERY FOR IT	0.00	152.60
1001	259178	09/26/16	10008264	U S BANK	101.780	JANITORIAL SUPPLIES	0.00	154.40
1001	259178	09/26/16	10008264	U S BANK	101.780	PRESCHOOL RR REMODEL	0.00	155.62
1001	259178	09/26/16	10008264	U S BANK	101.780	PLUMBING SUPPLIES	0.00	157.47
1001	259178	09/26/16	10008264	U S BANK	101.601	PD TRAINING	0.00	157.96
1001	259178	09/26/16	10008264	U S BANK	101.532	PRESCHOOL SUPPLIES	0.00	160.19
1001	259178	09/26/16	10008264	U S BANK	101.515	HR ANALYST INTERVIEWS	0.00	162.29
1001	259178	09/26/16	10008264	U S BANK	101.745	TRAINING CONFERENCE	0.00	170.00
1001	259178	09/26/16	10008264	U S BANK	101.605	ROLATAPES	0.00	170.04
1001	259178	09/26/16	10008264	U S BANK	101.528	SAFEWAY CART AD	0.00	175.00
1001	259178	09/26/16	10008264	U S BANK	101.526	ADLT CTR GUIDED TRIP	0.00	177.16
1001	259178	09/26/16	10008264	U S BANK	101.605	DRUG TESTING KIT	0.00	186.35
1001	259178	09/26/16	10008264	U S BANK	101.532	PRESCHOOL SUPPLIES	0.00	188.71
1001	259178	09/26/16	10008264	U S BANK	101.601	PD TRAINING - TUITION	0.00	190.00
1001	259178	09/26/16	10008264	U S BANK	101.532	PRESCHOOL EQUIP	0.00	196.17
1001	259178	09/26/16	10008264	U S BANK	101.601	CAPE CONF - TUITION	0.00	200.00
1001	259178	09/26/16	10008264	U S BANK	101.780	PLUMBING SUPPLIES	0.00	212.55
1001	259178	09/26/16	10008264	U S BANK	101.532	DAY CAMP	0.00	214.33
1001	259178	09/26/16	10008264	U S BANK	101.603	PRINTING YEAR	0.00	218.00
1001	259178	09/26/16	10008264	U S BANK	101.604	SWAT UNIFORMS	0.00	218.94
1001	259178	09/26/16	10008264	U S BANK	101.510	CM BOOK PURCHASE	0.00	223.86
1001	259178	09/26/16	10008264	U S BANK	101.526	NEWSLETTER MAILING	0.00	224.40
1001	259178	09/26/16	10008264	U S BANK	101.601	CCUG CONF - HOTEL	0.00	227.70
1001	259178	09/26/16	10008264	U S BANK	101.532	DAY CAMP WK 8	0.00	234.16
1001	259178	09/26/16	10008264	U S BANK	101.745	SAFETY TRAINING	0.00	240.00
1001	259178	09/26/16	10008264	U S BANK	101.510	LEAGUE OF CITIES CM	0.00	240.96
1001	259178	09/26/16	10008264	U S BANK	101.601	IACP CONF - HOTEL	0.00	245.96
1001	259178	09/26/16	10008264	U S BANK	101.532	DAY CAMP	0.00	260.80
1001	259178	09/26/16	10008264	U S BANK	101.601	PD TRANING	0.00	271.00
1001	259178	09/26/16	10008264	U S BANK	101.602	CALNENA - LODGING	0.00	271.44
1001	259178	09/26/16	10008264	U S BANK	101.604	SWAT UNIFORMS	0.00	272.40
1001	259178	09/26/16	10008264	U S BANK	641.750	UNIT WINDOW TINTING	0.00	295.00
1001	259178	09/26/16	10008264	U S BANK	101.601	PD TRAINING	0.00	297.00
1001	259178	09/26/16	10008264	U S BANK	101.745	CAPCA- CONF REG	0.00	300.00
1001	259178	09/26/16	10008264	U S BANK	101.510	PORTALS DEDICATION	0.00	320.00
1001	259178	09/26/16	10008264	U S BANK	101.510	PORTALS DEDICATION	0.00	320.00
1001	259178	09/26/16	10008264	U S BANK	641.750	PD NEW ATV PARTS	0.00	329.07
1001	259178	09/26/16	10008264	U S BANK	101.745	MSA CONF REGISTRATION	0.00	340.00
1001	259178	09/26/16	10008264	U S BANK	101.745	TRAINING CONFERENCE	0.00	340.00
1001	259178	09/26/16	10008264	U S BANK	101.601	PD TRAINING - LODGING	0.00	347.49
1001	259178	09/26/16	10008264	U S BANK	101.532	DAY CAMP FIELD TRIP	0.00	353.15
1001	259178	09/26/16	10008264	U S BANK	101.601	DEPT WIDE SUPPLIES	0.00	377.48
1001	259178	09/26/16	10008264	U S BANK	101.550	SEMINAR REG	0.00	379.00
1001	259178	09/26/16	10008264	U S BANK	101.528	CHM EXHIBIT SUPPLIES	0.00	412.01
1001	259178	09/26/16	10008264	U S BANK	101.780	POOLS SUPPLIES	0.00	415.58
1001	259178	09/26/16	10008264	U S BANK	101.601	WLLE - TUITION	0.00	420.00

CITY OF CAMPBELL
CHECK REGISTER - DISBURSEMENT FUND

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FUND - 101 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION------	SALES TAX	AMOUNT
1001	259178	09/26/16	10008264	U S BANK	101.605	EAR PIECES	0.00	431.68
1001	259178	09/26/16	10008264	U S BANK	435.11EE	PORTALS PLAQUE	0.00	459.00
1001	259178	09/26/16	10008264	U S BANK	101.532	DAY CAMP	0.00	472.50
1001	259178	09/26/16	10008264	U S BANK	101.511	LEAGUE OF CA CITIES	0.00	475.00
1001	259178	09/26/16	10008264	U S BANK	101.524	VALET PROG SUPPLIES	0.00	480.01
1001	259178	09/26/16	10008264	U S BANK	101.601	PD TRAINING	0.00	510.00
1001	259178	09/26/16	10008264	U S BANK	101.560	LEAGUE ANNUAL MEETING	0.00	525.00
1001	259178	09/26/16	10008264	U S BANK	101.745	CONF - RENTAL CAR	0.00	578.25
1001	259178	09/26/16	10008264	U S BANK	101.603	PD DISPLAY MONITOR	0.00	650.34
1001	259178	09/26/16	10008264	U S BANK	101.605	DIGITAL CAMERA	0.00	849.24
1001	259178	09/26/16	10008264	U S BANK	647.547	IT SUPPLIES	0.00	928.10
1001	259178	09/26/16	10008264	U S BANK	101.605	BATTERIES	0.00	1,000.90
1001	259178	09/26/16	10008264	U S BANK	101.532	PRESCHOOL SUPPLIES	0.00	1,078.17
1001	259178	09/26/16	10008264	U S BANK	101.601	FBI GRAD - AIRFARE	0.00	1,118.20
TOTAL CHECK							0.00	27,161.27
1001	259179	09/26/16	10011342	U S BANK EQUIPMENT FINAN	647.547	KONICA #BH501- LEASE C	0.00	258.85
1001	259180	09/26/16	10014020	UESUGI FARMS	101.526	TOUR ON 10/19/16	0.00	405.00
1001	259181	09/26/16	10014021	UNITED STATES TREASURY	101	NOTICE CP134B TAX	0.00	3,467.68
1001	259182	09/26/16	10013365	UNIVERSAL SITE SERVICES,	204.760	WEEKEND TRASH RECEPTAC	0.00	1,208.07
1001	259183	09/26/16	00005656	USTANX CORP	641.750	FY16/17 DESIGNATED SYS	0.00	120.00
1001	259183	09/26/16	00005656	USTANX CORP	641.750	FY16/17 DESIGNATED SYS	0.00	120.00
1001	259183	09/26/16	00005656	USTANX CORP	641.750	FY16/17 DESIGNATED SYS	0.00	120.00
1001	259183	09/26/16	00005656	USTANX CORP	641.750	FY16/17 DESIGNATED SYS	0.00	120.00
TOTAL CHECK							0.00	480.00
1001	259184	09/26/16	00001151	VALLEY OIL CO	641.750	FY 16/17 FUEL DELIVERY	0.00	3,494.42
1001	259185	09/26/16	10013942	VICTORY TACTICAL GEAR LL	101.605	IMMEDIATE RESPONSE CAR	675.09	8,176.09
1001	259185	09/26/16	10013942	VICTORY TACTICAL GEAR LL	101.605	SHIPPING	0.00	238.00
TOTAL CHECK							675.09	8,414.09
1001	259186	09/26/16	10009866	WEST GOVERNMENT SERVICES	101.604	"CLEAR" DATA QUERY SER	0.00	1,079.54
1001	259187	09/26/16	10010914	WEST VALLEY TRAILWAYS	101.526	FY16/17 TRANSPORTATION	0.00	1,050.00
1001	259187	09/26/16	10010914	WEST VALLEY TRAILWAYS	101.526	FY16/17 TRANSPORTATION	0.00	1,089.76
1001	259187	09/26/16	10010914	WEST VALLEY TRAILWAYS	101.526	FY16/17 TRANSPORTATION	0.00	1,350.00
TOTAL CHECK							0.00	3,489.76
1001	259188	09/26/16	10010846	WIRED TO COMMUNICATE INC	101.602	SERVICE CALL/REPAIR	0.00	240.00
1001	259189	09/26/16	10013309	W-TRANS	101	TRAFFIC STUDY ANALYSI	0.00	799.50
1001	259190	09/26/16	00006325	STATE OF CALIF FRANCHISE	101	PAYROLL CHARGE	0.00	39.39
1001	259191	09/26/16	L2366	CA GOV VEBA/CITY OF CAMP	101	PAYROLL CHARGE	0.00	4,997.34
TOTAL CASH ACCOUNT							675.09	797,139.26

SELECTION CRITERIA: transact.ck_date='20160926 00:00:00.000'
ACCOUNTING PERIOD: 3/17

FUND - 101 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION------	SALES TAX	AMOUNT
TOTAL FUND							675.09	797,139.26
TOTAL REPORT							675.09	797,139.26

SELECTION CRITERIA: transact.ck_date='20161003 00:00:00.000'
ACCOUNTING PERIOD: 3/17

FUND - 101 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION------	SALES TAX	AMOUNT
1001	259212	10/03/16	T0004770	A B A G PLAN CORPORATION	101.540	FY16/17 LIABILITY CLAI	0.00	40,817.06
1001	259213	10/03/16	00007425	A T & T	101.602	SEP 05 TO OCT 04 2016	0.00	992.48
1001	259214	10/03/16	T0000008	CALIFORNIA PRESERVATION	101.551	DUES - 2016 & 2017	0.00	300.00
1001	259215	10/03/16	T0003042	DAVE CARMICHAEL	101.601	TRAINING FBINAA MEAL	0.00	14.45
1001	259215	10/03/16	T0003042	DAVE CARMICHAEL	101.601	TRAINING FBINAA MEAL	0.00	15.70
1001	259215	10/03/16	T0003042	DAVE CARMICHAEL	101.601	TRAINING FBINAA MEAL	0.00	17.00
TOTAL CHECK							0.00	47.15
1001	259216	10/03/16	10013076	CITEZONE.COM LLC	101.603	FY16/17 PARKING CITATI	0.00	350.00
1001	259217	10/03/16	00007026	COMCAST	101.529	HIGH SPEED INTERNET	0.00	240.95
1001	259217	10/03/16	00007026	COMCAST	101.701	FY16/17 CABLE SERVICES	0.00	37.87
1001	259217	10/03/16	00007026	COMCAST	101.604	FY16/17 CABLE SERVICES	0.00	167.64
TOTAL CHECK							0.00	446.46
1001	259218	10/03/16	00006264	CRITTER CONTROL & HORTIC	207.775	FY16/17 PEST CONTROL S	0.00	3,616.00
1001	259219	10/03/16	00005021	D S WATERS OF AMERICA IN	101.603	FY16/17 H20 DELIVERY	0.00	199.60
1001	259220	10/03/16	10013688	DESIREE CAMERO ELDER	101.532	INSTRUCTOR FEE	0.00	2,631.85
1001	259221	10/03/16	10013675	DOUG GOURLEY PLAYGROUND	207.775	REM & REPLACE PARK EQ	0.00	3,354.00
1001	259222	10/03/16	T0006196	EMPLOYEE BENEFIT SPECIAL	101.515	FY16/17 EMPLOYEE SERVI	0.00	228.75
1001	259223	10/03/16	00002020	ENVIRONMENTAL SYSTEMS IN	101.780	FY16/17 MATERIALS & SE	0.00	418.87
1001	259223	10/03/16	00002020	ENVIRONMENTAL SYSTEMS IN	101.780	FY16/17 MATERIALS & SE	0.00	434.66
TOTAL CHECK							0.00	853.53
1001	259224	10/03/16	00000458	EWING IRRIGATION PRODUCT	207.775	FY16/17 MATERIALS & SU	0.00	36.04
1001	259224	10/03/16	00000458	EWING IRRIGATION PRODUCT	207.775	FY16/17 MATERIALS & SU	0.00	100.15
1001	259224	10/03/16	00000458	EWING IRRIGATION PRODUCT	207.775	FY16/17 MATERIALS & SU	0.00	145.79
TOTAL CHECK							0.00	281.98
1001	259225	10/03/16	10011281	FASTENAL	207.770	FY16/17 MATERIALS & SU	0.00	15.24
1001	259225	10/03/16	10011281	FASTENAL	207.775	FY16/17 MATERIALS & SU	0.00	114.33
1001	259225	10/03/16	10011281	FASTENAL	207.775	FY16/17 MATERIALS & SU	0.00	218.51
TOTAL CHECK							0.00	348.08
1001	259226	10/03/16	00000495	GARDENLAND CENTER CORP	207.775	FY16/17 MATERIALS & SU	0.00	80.64
1001	259226	10/03/16	00000495	GARDENLAND CENTER CORP	207.775	FY16/17 MATERIALS & SU	0.00	97.56
1001	259226	10/03/16	00000495	GARDENLAND CENTER CORP	207.775	FY16/17 MATERIALS & SU	0.00	100.21
1001	259226	10/03/16	00000495	GARDENLAND CENTER CORP	207.775	FY16/17 MATERIALS & SU	0.00	161.20
1001	259226	10/03/16	00000495	GARDENLAND CENTER CORP	207.775	FY16/17 MATERIALS & SU	0.00	163.45
TOTAL CHECK							0.00	603.06
1001	259227	10/03/16	10014026	SUSAN GAYDON	101.528	VOLUNTEER TREATS	0.00	25.84
1001	259228	10/03/16	00000537	HAINES & COMPANY INC	101.602	CROSS DIRECTORY	0.00	713.78

SELECTION CRITERIA: transact.ck_date='20161003 00:00:00.000'
ACCOUNTING PERIOD: 3/17

FUND - 101 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION------	SALES TAX	AMOUNT
1001	259229	10/03/16	00000559	HOME DEPOT CREDIT SERVIC	207.775	FY16/17 MATERIALS & SU	0.00	21.70
1001	259229	10/03/16	00000559	HOME DEPOT CREDIT SERVIC	207.775	FY16/17 MATERIALS & SU	0.00	32.93
1001	259229	10/03/16	00000559	HOME DEPOT CREDIT SERVIC	207.775	FY16/17 MATERIALS & SU	0.00	59.21
1001	259229	10/03/16	00000559	HOME DEPOT CREDIT SERVIC	207.775	FY16/17 MATERIALS & SU	0.00	78.39
1001	259229	10/03/16	00000559	HOME DEPOT CREDIT SERVIC	207.775	FY16/17 MATERIALS & SU	0.00	116.65
1001	259229	10/03/16	00000559	HOME DEPOT CREDIT SERVIC	207.775	FY16/17 MATERIALS & SU	0.00	176.19
TOTAL CHECK							0.00	485.07
1001	259230	10/03/16	00000569	HYDROTEC	207.775	FY16/17 MATERIALS & SE	0.00	386.89
1001	259230	10/03/16	00000569	HYDROTEC	207.775	FY16/17 MATERIALS & SE	0.00	522.77
TOTAL CHECK							0.00	909.66
1001	259231	10/03/16	00000637	KELLY MOORE PAINT CO INC	207.775	FY16/17 MATERIALS & SU	0.00	140.24
1001	259231	10/03/16	00000637	KELLY MOORE PAINT CO INC	207.775	FY16/17 MATERIALS & SU	0.00	167.22
TOTAL CHECK							0.00	307.46
1001	259232	10/03/16	00000646	KILLROY PEST CONTROL INC	207.775	FY16/17 PEST CONTROL S	0.00	185.00
1001	259232	10/03/16	00000646	KILLROY PEST CONTROL INC	207.775	FY16/17 PEST CONTROL S	0.00	225.00
1001	259232	10/03/16	00000646	KILLROY PEST CONTROL INC	207.775	FY16/17 PEST CONTROL S	0.00	370.00
TOTAL CHECK							0.00	780.00
1001	259233	10/03/16	00000660	LANE IRRIGATION CO	207.775	FY16/17 EQUIPMENT & SU	0.00	59.68
1001	259233	10/03/16	00000660	LANE IRRIGATION CO	207.775	FY16/17 EQUIPMENT & SU	0.00	92.25
1001	259233	10/03/16	00000660	LANE IRRIGATION CO	207.775	FY16/17 EQUIPMENT & SU	0.00	98.91
1001	259233	10/03/16	00000660	LANE IRRIGATION CO	207.775	FY16/17 EQUIPMENT & SU	0.00	145.42
1001	259233	10/03/16	00000660	LANE IRRIGATION CO	207.775	FY16/17 EQUIPMENT & SU	0.00	151.67
1001	259233	10/03/16	00000660	LANE IRRIGATION CO	207.775	FY16/17 EQUIPMENT & SU	0.00	198.46
1001	259233	10/03/16	00000660	LANE IRRIGATION CO	207.775	FY16/17 EQUIPMENT & SU	0.00	594.52
1001	259233	10/03/16	00000660	LANE IRRIGATION CO	207.775	FY16/17 EQUIPMENT & SU	0.00	30.99
TOTAL CHECK							0.00	1,371.90
1001	259234	10/03/16	00000683	LINCOLN EQUIPMENT INC	101.531	COMPETITOR LANE LINES	0.00	2,864.00
1001	259234	10/03/16	00000683	LINCOLN EQUIPMENT INC	101.531	TAX	0.00	258.12
1001	259234	10/03/16	00000683	LINCOLN EQUIPMENT INC	101.531	SHIPPING	0.00	538.70
TOTAL CHECK							0.00	3,660.82
1001	259235	10/03/16	10008027	LOOMIS	101.540	JULY ARMORED TRSP SV	0.00	606.57
1001	259236	10/03/16	T0005762	JILL LOPEZ	101.515	PERLAC CONF AIRFARE	0.00	117.96
1001	259236	10/03/16	T0005762	JILL LOPEZ	101.515	CAJPA CONF MILEAGE	0.00	206.28
TOTAL CHECK							0.00	324.24
1001	259237	10/03/16	00003649	MADISON ALLEY ADVERTISIN	101.529	FY 16/17 ADVERTISING S	0.00	225.00
1001	259237	10/03/16	00003649	MADISON ALLEY ADVERTISIN	101.529	FY 16/17 ADVERTISING S	0.00	275.00
1001	259237	10/03/16	00003649	MADISON ALLEY ADVERTISIN	101.529	FY 16/17 ADVERTISING S	0.00	325.00
1001	259237	10/03/16	00003649	MADISON ALLEY ADVERTISIN	101.529	FY 16/17 ADVERTISING S	0.00	3,750.06
1001	259237	10/03/16	00003649	MADISON ALLEY ADVERTISIN	101	SALES USE TAX	0.00	-3.31
TOTAL CHECK							0.00	4,571.75
1001	259238	10/03/16	10011578	NICKELL FIRE PROTECTION	641.750	FIRE EXTINGUISHER	0.00	294.30

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FUND - 101 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION------	SALES TAX	AMOUNT
1001	259239	10/03/16	10009913	OBRIEN CODE CONSULTING I	101.554	CONTRACT PLAN CHECK SE	0.00	100.00
1001	259239	10/03/16	10009913	OBRIEN CODE CONSULTING I	101.554	CONTRACT PLAN CHECK SE	0.00	200.00
1001	259239	10/03/16	10009913	OBRIEN CODE CONSULTING I	101.554	CONTRACT PLAN CHECK SE	0.00	400.00
1001	259239	10/03/16	10009913	OBRIEN CODE CONSULTING I	101.554	CONTRACT PLAN CHECK SE	0.00	550.00
1001	259239	10/03/16	10009913	OBRIEN CODE CONSULTING I	101.554	CONTRACT PLAN CHECK SE	0.00	600.00
1001	259239	10/03/16	10009913	OBRIEN CODE CONSULTING I	101.554	CONTRACT PLAN CHECK SE	0.00	600.00
1001	259239	10/03/16	10009913	OBRIEN CODE CONSULTING I	101.554	CONTRACT PLAN CHECK SE	0.00	650.00
1001	259239	10/03/16	10009913	OBRIEN CODE CONSULTING I	101.554	CONTRACT PLAN CHECK SE	0.00	700.00
1001	259239	10/03/16	10009913	OBRIEN CODE CONSULTING I	101.554	CONTRACT PLAN CHECK SE	0.00	850.00
1001	259239	10/03/16	10009913	OBRIEN CODE CONSULTING I	101.554	CONTRACT PLAN CHECK SE	0.00	1,100.00
1001	259239	10/03/16	10009913	OBRIEN CODE CONSULTING I	101.554	CONTRACT PLAN CHECK SE	0.00	1,300.00
TOTAL CHECK							0.00	7,050.00
1001	259240	10/03/16	00001389	OFFICE DEPOT INC	101.535	FY16/17 OFFICE SUPPLIE	0.00	49.49
1001	259240	10/03/16	00001389	OFFICE DEPOT INC	101.701	FY16/17 OFFICE SUPPLIE	0.00	53.06
1001	259240	10/03/16	00001389	OFFICE DEPOT INC	647.547	FY16/17 OFFICE SUPPLIE	0.00	81.53
1001	259240	10/03/16	00001389	OFFICE DEPOT INC	647.547	FY16/17 OFFICE SUPPLIE	0.00	90.80
1001	259240	10/03/16	00001389	OFFICE DEPOT INC	647.547	FY16/17 OFFICE SUPPLIE	0.00	187.11
1001	259240	10/03/16	00001389	OFFICE DEPOT INC	101.515	FY16/17 OFFICE SUPLIES	0.00	5.44
1001	259240	10/03/16	00001389	OFFICE DEPOT INC	101.515	FY16/17 OFFICE SUPLIES	0.00	29.42
1001	259240	10/03/16	00001389	OFFICE DEPOT INC	101.515	FY16/17 OFFICE SUPLIES	0.00	162.01
TOTAL CHECK							0.00	658.86
1001	259241	10/03/16	00000826	ORCHARD CITY LOCK & SAFE	207.775	FY16/17 LOCKS & ASSOCI	0.00	14.77
1001	259242	10/03/16	T0004570	PEELLE TECHNOLOGIES INC	647.547	LASER FICHE FULL USER	0.00	650.00
1001	259242	10/03/16	T0004570	PEELLE TECHNOLOGIES INC	647.547	LASER FICHE RETIEVAL U	0.00	750.00
1001	259242	10/03/16	T0004570	PEELLE TECHNOLOGIES INC	647.547	LASER FICHE SNAPSHOT	0.00	100.00
1001	259242	10/03/16	T0004570	PEELLE TECHNOLOGIES INC	647.547	LASER FICHE E-MAIL PLU	0.00	80.00
1001	259242	10/03/16	T0004570	PEELLE TECHNOLOGIES INC	647.547	LASER FICHE ADVANCED A	0.00	1,600.00
1001	259242	10/03/16	T0004570	PEELLE TECHNOLOGIES INC	647.547	LASER FICHE DOCUMENT M	0.00	1,450.00
1001	259242	10/03/16	T0004570	PEELLE TECHNOLOGIES INC	647.547	LASER FICHE STANDARD S	0.00	600.00
1001	259242	10/03/16	T0004570	PEELLE TECHNOLOGIES INC	647.547	LASER FICHE WEBLINK	0.00	3,190.00
1001	259242	10/03/16	T0004570	PEELLE TECHNOLOGIES INC	647.547	LASER FICHE PLUS PLUG-	0.00	1,590.00
1001	259242	10/03/16	T0004570	PEELLE TECHNOLOGIES INC	647.547	LASER FICHE UNIVERSAL	0.00	300.00
TOTAL CHECK							0.00	10,310.00
1001	259243	10/03/16	10008870	KERRY PERKINS	101.528	CHAMBER POT/AFTER SCH	0.00	34.64
1001	259243	10/03/16	10008870	KERRY PERKINS	101.528	STEREOSCOPE/AFTER SCH	0.00	36.92
1001	259243	10/03/16	10008870	KERRY PERKINS	101.528	DVD PLAYER/AINSLEY HS	0.00	39.96
TOTAL CHECK							0.00	111.52
1001	259244	10/03/16	10013293	REGENCY ENTERPRISES, INC	435.17NN	Q80 & Q84 LIGHTS	0.00	5,083.73
1001	259245	10/03/16	00000982	S C C OFFICE OF THE SHER	101.604	FY16/17 SERVICES RENDE	0.00	1,100.88
1001	259246	10/03/16	10013501	SHUMS CODA ASSOCIATES IN	101.554	CONTRACT PERMIT TECH S	0.00	7,892.50
1001	259247	10/03/16	00001007	SIERRA PACIFIC TURF SUPP	207.775	FY16/17 PARK MAINTENAN	0.00	21.53
1001	259247	10/03/16	00001007	SIERRA PACIFIC TURF SUPP	207.775	FY16/17 PARK MAINTENAN	0.00	29.97
1001	259247	10/03/16	00001007	SIERRA PACIFIC TURF SUPP	207.775	FY16/17 PARK MAINTENAN	0.00	64.28
1001	259247	10/03/16	00001007	SIERRA PACIFIC TURF SUPP	207.775	FY16/17 PARK MAINTENAN	0.00	67.32

SELECTION CRITERIA: transact.ck_date='20161003 00:00:00.000'
ACCOUNTING PERIOD: 3/17

FUND - 101 - GENERAL FUND

CASH ACCT	CHECK NO		ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION------	SALES TAX	AMOUNT
1001	259247		10/03/16	00001007	SIERRA PACIFIC TURF SUPP	207.775	FY16/17 PARK MAINTENAN	0.00	80.21
1001	259247		10/03/16	00001007	SIERRA PACIFIC TURF SUPP	207.775	FY16/17 PARK MAINTENAN	0.00	203.13
1001	259247		10/03/16	00001007	SIERRA PACIFIC TURF SUPP	207.775	FY16/17 PARK MAINTENAN	0.00	207.11
1001	259247		10/03/16	00001007	SIERRA PACIFIC TURF SUPP	207.775	FY16/17 PARK MAINTENAN	0.00	478.08
TOTAL CHECK								0.00	1,151.63
1001	259248		10/03/16	T0005958	SUMMERWINDS GARDEN CENTE	207.775	FY16/17 NURSERY SUPPLI	0.00	40.74
1001	259248		10/03/16	T0005958	SUMMERWINDS GARDEN CENTE	207.775	FY16/17 NURSERY SUPPLI	0.00	44.47
TOTAL CHECK								0.00	85.21
1001	259249		10/03/16	10013200	SUPPLYWORKS	101.780	(270732) NEEDLE RIB 3'	0.00	126.44
1001	259250		10/03/16	00002248	T M T ENTERPRISES INC	207.775	FY16/17 MATERIALS & SU	0.00	506.69
1001	259251		10/03/16	00001090	TARGET SPECIALTY PRODUCT	207.775	FY16/17 MATERIALS & SU	0.00	517.76
1001	259252	V	10/03/16	10013365	UNIVERSAL SITE SERVICES,	204.760	WEEKEND TRASH RECEPTAC	0.00	-996.52
1001	259252	V	10/03/16	10013365	UNIVERSAL SITE SERVICES,	204.760	WEEKEND TRASH RECEPTAC	0.00	-996.52
1001	259252	V	10/03/16	10013365	UNIVERSAL SITE SERVICES,	204.760	WEEKEND TRASH RECEPTAC	0.00	-996.52
1001	259252	V	10/03/16	10013365	UNIVERSAL SITE SERVICES,	204.760	SECOND STREET GARAGE T	0.00	-211.55
1001	259252	V	10/03/16	10013365	UNIVERSAL SITE SERVICES,	204.760	SECOND STREET GARAGE T	0.00	-211.55
1001	259252	V	10/03/16	10013365	UNIVERSAL SITE SERVICES,	204.760	SECOND STREET GARAGE T	0.00	-211.55
1001	259252		10/03/16	10013365	UNIVERSAL SITE SERVICES,	204.760	WEEKEND TRASH RECEPTAC	0.00	996.52
1001	259252		10/03/16	10013365	UNIVERSAL SITE SERVICES,	204.760	WEEKEND TRASH RECEPTAC	0.00	996.52
1001	259252		10/03/16	10013365	UNIVERSAL SITE SERVICES,	204.760	WEEKEND TRASH RECEPTAC	0.00	996.52
1001	259252		10/03/16	10013365	UNIVERSAL SITE SERVICES,	204.760	SECOND STREET GARAGE T	0.00	211.55
1001	259252		10/03/16	10013365	UNIVERSAL SITE SERVICES,	204.760	SECOND STREET GARAGE T	0.00	211.55
1001	259252		10/03/16	10013365	UNIVERSAL SITE SERVICES,	204.760	SECOND STREET GARAGE T	0.00	211.55
TOTAL CHECK								0.00	0.00
1001	259253		10/03/16	00005991	VERIZON WIRELESS	101.602	FY16/17 CELL PHONE SER	0.00	114.03
1001	259254		10/03/16	00001972	WEBCO SWEEPING LLC	204.760	ANNUAL PRESSURE WASHIN	0.00	3,720.00
1001	259255		10/03/16	00006061	WELLS CAN COMPANY	101	SALES USE TAX	0.00	-131.22
1001	259255		10/03/16	00006061	WELLS CAN COMPANY	101.528	14OZ COIN BANKS	0.00	1,568.50
1001	259255		10/03/16	00006061	WELLS CAN COMPANY	101.528	FREIGHT	0.00	295.13
TOTAL CHECK								0.00	1,732.41
1001	259256		10/03/16	10011018	WELLS FARGO FINANCIAL LE	101.511	ANNUAL LEASE FOR MAILI	0.00	343.31
TOTAL CASH ACCOUNT								0.00	109,641.13
TOTAL FUND								0.00	109,641.13
TOTAL REPORT								0.00	109,641.13

TITLE: APPROVAL TO CARRYOVER UNSPENT CAPITAL BUDGET APPROPRIATIONS AND OPERATING BUDGET ENCUMBRANCES (RESOLUTIONS/ROLL CALL VOTE)

RECOMMENDATION

It is recommended that the City Council adopt the two attached resolutions amending the City fiscal year 2016/17 operating and capital budgets as follows:

1. Amend the City's capital budget in the amount of $8,107,003 plus related transfers, re-allocations, and consolidations.
2. Amend the City's operating budget in the amount of $1,323,846 for re-appropriation of operating encumbrances.

DISCUSSION

The City appropriates projects on a "project-length" basis encompassing multiple fiscal years. At the close of each fiscal year, all capital projects are reviewed to determine whether they have been completed, canceled or remain open and need to be carried forward into the ensuing fiscal year. This process summarizes the status of all capital projects as of June 30, 2016 and results in the re-appropriation of project balances in fiscal year 2016/17. Additionally, open purchase orders encumbered as of June 30, 2016 are summarized and re-appropriated into the fiscal 2016/17 operating budget as necessary.

Carry forward balances were determined through Finance staff meetings with project managers, review of CIP documentation, and discussions with Department Heads. Recommended capital project carry forward appropriations will amend the City's capital budget for fiscal year 2016/17 by $8,107,003. These changes are detailed by project and funding source in Attachment 1 of this report.

Attachment 2 is a summary of all projects completed, consolidated or canceled as of June 30, 2016 and the resulting savings/overage. Revenue shortfalls are mitigated through budgetary savings from other projects that can be applied against identified shortfalls. Use of project savings is detailed on the same page. Attachment 3 is a table outlining the list of funds as a reference.

Recommended operating encumbrance carry forward appropriations totaling $1,323,846 for the City are detailed by fund in Attachment 4. These amounts represent encumbrance balances existing as of June 30, 2016. All encumbrance carry forwards were reviewed by the respective departments for validity and necessity to achieve City program objectives and service levels.

Attachment 5 contains City resolutions authorizing the carry forward of projects as well as related capital transfer budget adjustments.

Use of Project Savings

Savings from projects funded by CIPR and Construction Tax will be returned to the respective CIPR and the Construction Tax Reserve balances.

The savings on the other closed projects will not be materialized as the remaining balances were to have been funded by various grants which are no longer available.

Project Consolidations Re-allocations and Budget Reductions

The balance and or deficit in four different projects outlined in Attachment 2 is requested to be transferred to other current projects.

FISCAL IMPACT

Approval of the attached resolutions will increase the City's FY 2016/17 capital budget by $8,107,003; and the operating budget by $1,323,846.

Prepared by: _____
Sharif Etman, Finance Manager

Reviewed by: _____
Jesse Takahashi, Finance Director

Approved by: _____
Mark Linder, City Manager

Attachments:
#1 Summary of Capital Project Budget Carryovers for FY16
#2 Completed/Closed Projects and Transfers
#3 List of Current Funds
#4 Operating Encumbrance Carry Forwards
#5 Resolutions and Budget Adjustments

Capital Project Budget Carryovers

Project Number	Project Name	Amount	Funding Source
0310	Cablecast Equipment Upgrade	$ 87,056	F435
0804A	Hacienda Avenue - Federal	60,307	F101
0804B	Hacienda Avenue - State	708,194	F212,435
0812	Winchester UUD #9	13,604	F101
11EE	Campbell Ave Portal Design	144,486	F101,216,218,435
13EE	Dell Avenue Area Plan	21,961	F101
14FF	Traffic Signal Controllers	189,029	F101
14GG	Harriet / McCoy Star Signal	613,687	F101,218
14HH	Virginia Ave Sidewalk	1,084,164	F101,202,209,216,218,435
14KK	Bike / Ped / Traffic Safety	53,505	F101,216
14MM	Hamilton Bascom ITS	26,968	F212
14QQ	Civic Center Master Plan	55,212	F101
15BB	Bike / Ped / Traffic Safety	67,830	F101,216
15DD	Civic Center Refresh	90,165	F101
15EE	Fleet Fuel Management System	90,000	F101
15FF	Storm Drain Improvements	131,166	F209
15GG	Park System Improvements	500,000	F295
15HH	Computer Aided Dispatch	900,000	F101,647
15JJ	Ainsley House Basement	3,749	F101
15MM	Corp Yard Site Improvements	23,794	F435
15NN	San Tomas Creek Trail	1,048,159	F212,216,295,435
15QQ	ECA Frontage Improvement	4,354	F101
16AA	Accessibility Ramps	45,743	F101
16BB	Street Maintenance	1,874,705	F101,202,212,218,435
16CC	Bike / Ped / Traffic Safety	23,864	F101
16FF	Hard Court Resurfacing	43,332	F295
16GG	Los Gatos Creek Trail Seal Coating	31,217	F295
16HH	Main Gym Bleacher Upgrade	13,027	F101
16KK	Sign Reflectivity	55,000	F101
16NN	W. Campbell Downtown ITS	80,000	F101
16PP	Creekside Center Project	20,119	F101,435
17UU*	Sidewalk / Curb / Gutter Replacement	2,606	F101
Totals		$ 8,107,003	
*17UU	Surplus from CIP 16DD transferred to CIP 17UU.		

Completed / Closed Projects and Transfers

Below is a summary of projects completed or substantially completed during the year and the amount of project budget savings (overage). These funds would generally become available in their respective fund balances or reserves, subject to settlement of any inter-fund liabilities. Of special note is CIP project 07-06, The Hamilton Avenue / Highway 17 Off-Ramp which has been moved into a separate reserve in the Capital Projects Fund (435) for use when the project can be fully funded and feasible to complete.

The savings from projects below funded by CIPR will be returned to the CIPR.

Projects Completed/Closed	Project Budget	Project Expense	Savings (Overage)	Funding Source
07-06 Hamilton/Hwy17 Off Ramp	$506,576	0	0	F435, reserved*
13-AA ADA Transition Plan	20,007	20,007	0	F101
13-DD Bike/Ped./Traffic Safety	22,550	1,855	20,695	F101, 216**
15-AA Street Maintenance	0	2,450	-2,450	F218
16-DD Curb Gutter Replacement	25,000	21,728	3,272	F101
16-EE Downtown Campbell Sound Wall	25,000	25,128	-128	F101
16-JJ Sidewalk Replacement	50,000	50,538	-538	F101
16-MM Spin Bike Replacement	30,000	29,546	454	F101
Totals	**$679,133**	**$151,252**	**$21,305**	

Note:

* CIP 07-06: reserved in Fund 435

** CIP 13-DD: F216 Funding source $20,000 unavailable.

Budget Transfers	Surplus/ (Deficit)	Transfer Amount	Balance	Note
16-DD Curb Gutter Replacement	$ 3,272	$ (3,272)	-	To 16EE,16JJ,17UU
16-EE Downtown Campbell Sound Wall	(128)	128	-	From 16DD
16-JJ Sidewalk Replacement	(538)	538	-	From 16DD
17-UU Sidewalk/Curb & Gutter Replace	0	2,606	2,606	From 16DD
Totals	**$ 2,606**	**-**	**$ 2,606**	

List of Funds

101	General Fund *
202	Special Revenue Fund (Vehicle Impact)
204	Gas Tax
205	Asset Forfeiture Fund
207	Lighting & Landscape District
208	Housing & Community Development
209	Environmental Services
210	Supplemental Law Enforcement
212	State & Other Grants (State & Local)
216	TDA Grant
218	Federal Grants
233	Low-Moderate Income Housing
236	Community Facilities District #1
237	Community Facilities District #2
295	Parkland Dedication
366	Debt Service - City C.O.P.
368	Debt Service - 1997 C.O.P.
435	Capital Projects Fund *
641	Motor Vehicle Pool
647	Information Technology Pool
690	Workers Compensation
794	Parks and Museum
797	Adult Center

* Indicates Individual Major Fund

Operating Encumbrance Carry Forwards

As of June 30, 2016, City staff reviewed open purchase orders encumbered and unpaid. These purchase orders, for which services or materials have generally not been billed or received, are reviewed by department managers to determine the need for re-appropriation in the ensuing fiscal year. Over half of the amount encumbered within the General Fund which represents the Envision Campbell / General Plan Project which still in progress at the end of the fiscal year. Total operating encumbrance re-appropriations are summarized below by fund.

City Funds	Fund Number	Amount
General Fund	101	$ 1,035,840
Gas Tax	204	$3,720
Lighting District	207	$27,423
Motor Vehicle Pool	641	$115,250
Information Technology Pool	647	$141,613
Total City Funds		**$ 1,323,846**

RESOLUTION NO. _____

BEING A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMPBELL AMENDING THE CITY'S OPERATING BUDGET FOR THE 2016/17 FISCAL YEAR

WHEREAS, there has been submitted to the City Council an annual budget for the operating of all departments and facilities of the City of Campbell for the Fiscal Year 2016/17; and

WHEREAS, the City Council took action to amend the operating budget; and

WHEREAS, all amendments have been incorporated into the total calculation.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Campbell that the operating budget be amended for fiscal year 2016/17 in the amount of $1,323,846 representing all operating carry forward encumbrance balances from fiscal year 2015/16.

BE IT FURTHER RESOLVED that related operating transfers-out be increased from approved funding sources.

PASSED AND ADOPTED this 18th day of October, 2016 by the following roll call vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

APPROVED:

_____
Jason T. Baker, Mayor

ATTEST:

_____
Wendy Wood, City Clerk

RESOLUTION NO. _____

BEING A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMPBELL AMENDING THE CITY'S CAPITAL BUDGET FOR THE 2016/17 FISCAL YEAR

WHEREAS, there has been submitted to the City Council an annual budget for the operation of all departments and facilities of the City of Campbell for the fiscal year 2016/17; and

WHEREAS, the City Council took action to amend the capital budget; and

WHEREAS, all amendments have been incorporated into the total calculation.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Campbell that the capital budget be amended for fiscal year 2016/17 in the amount of $8,107,003 encompassing all City capital project carry forward balances from fiscal year 2015/16, and,

BE IT FURTHER RESOLVED that $7,303,327 in related capital transfers-out be increased from approved funding sources.

BE IT FURTHER RESOLVED that available surplus amounts totaling $2,606 from various projects be reallocated to other current projects.

PASSED AND ADOPTED this 18th day of October, 2016 by the following roll call vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

APPROVED:

_____
Jason T. Baker, Mayor

ATTEST:

_____
Wendy Wood, City Clerk

City of Campbell
Request for Budget Adjustments

Department/Program	Division	Date	Request No.
Finance Department	Accounting	October 18, 2016	BA 5 SV

Budget to be Reduced

Fund	Account Number	Description	Amount
101	3641	Capital Improvement Reserve	2,548,710
101	3641	Construction Tax	289,980
202	3799	Vehicle Impact Fees Fund Balance	410,593
209	3799	Environmental Services Fund Balance	203,631
212	3799	Other State/Local Grants Fund Balance	891,221
216	3799	TDA Grants Fund Balance	630,701
218	3799	Other Federal Grants Fund Balance	1,433,942
295	3799	Parkland Dedication Fund Balance	694,549
647	3799	Information Technologies Pool Fund Balance	200,000
			7,303,327

Budget to be Increased

Fund	Account Number	Description	Amount
101	0812.9999	Capital Transfers-Out	13,604
101	13EE.9999	Capital Transfers-Out	21,961
101	14FF.9999	Capital Transfers-Out	189,029
101	14GG.9999	Capital Transfers-Out	59,840
101	14HH.9999	Capital Transfers-Out	173,952
101	14KK.9999	Capital Transfers-Out	3,505
101	14QQ.9999	Capital Transfers-Out	55,212
101	15BB.9999	Capital Transfers-Out	17,830
101	15DD.9999	Capital Transfers-Out	90,165
101	15EE.9999	Capital Transfers-Out	90,000
101	15HH.9999	Capital Transfers-Out	700,000
101	15JJ.9999	Capital Transfers-Out	3,749
101	15QQ.9999	Capital Transfers-Out	4,354
101	804A.9999	Capital Transfers-Out	61,651
101	16AA.9999	Capital Transfers-Out	45,743
101	16BB.9999	Capital Transfers-Out	1,096,929
101	16CC.9999	Capital Transfers-Out	23,864
101	16HH.9999	Capital Transfers-Out	13,027
101	16KK.9999	Capital Transfers-Out	55,000
101	16NN.9999	Capital Transfers-Out	80,000
101	16PP.9999	Capital Transfers-Out	36,669
101	17UU.9999	Capital Transfers-Out	2,606
202	14HH.9999	Capital Transfers-Out	40,662
202	16BB.9999	Capital Transfers-Out	369,931
209	14HH.9999	Capital Transfers-Out	72,465
209	15FF.9999	Capital Transfers-Out	131,166
212	15NN.9999	Capital Transfers-Out	400,000
212	16BB.9999	Capital Transfers-Out	263,900
212	804B.9999	Capital Transfers-Out	200,353

Fund	Account Number	Description	Amount
212	14MM.9999	Capital Transfers-Out	26,968
216	11EE.9999	Capital Transfers-Out	67,747
216	14HH.9999	Capital Transfers-Out	30,935
216	14KK.9999	Capital Transfers-Out	50,000
216	15BB.9999	Capital Transfers-Out	50,000
216	15NN.9999	Capital Transfers-Out	432,019
218	11EE.9999	Capital Transfers-Out	78,516
218	14GG.9999	Capital Transfers-Out	553,847
218	14HH.9999	Capital Transfers-Out	704,050
218	16BB.9999	Capital Transfers-Out	98,873
218	804A.9999	Capital Transfers-Out	(1,344)
295	15GG.9999	Capital Transfers-Out	500,000
295	15NN.9999	Capital Transfers-Out	120,000
295	16FF.9999	Capital Transfers-Out	43,332
295	16GG.9999	Capital Transfers-Out	31,217
647	15HH.9999	Capital Transfers-Out	200,000
			7,303,327

REASON FOR REQUEST - BE SPECIFIC:

Total Project Carryover	8,107,003
Less: Projects Funded by Private Revenues	(803,676)
Total Capital Transfers	7,303,327

Jesse Takahashi **Finance Director**	Jesse Takahashi **Finance Director**	Mark Linder **City Manager**

City Council Report

Item: 5.
Category: Consent
Date: October 18, 2016

TITLE: **Authorize the City Manager to Sign a Memorandum of Understanding between the City of Milpitas and City of Campbell for Shared Use of Public Safety Computer Aided Dispatch System and to make FY17 budget adjustments necessary for the project. (Resolution/Roll Call Vote)**

RECOMMENDATION

That the City Council adopt the attached resolution authorizing the following actions with regard to implementation of the Shared Computer-Aided-Dispatch and Mobile Data Computer (MDC) solution hosted by the Milpitas Police Department:

1. Authorize the City Manager to sign a Memorandum of Understanding between the City of Milpitas and City of Campbell for Shared Use of Public Safety Computer Aided Dispatch System; and
2. Authorize a budget adjustment in the Police Department's FY17 budget to reimburse Milpitas for the time their System Administrator will work on the shared system for Campbell related implementation/support.

DISCUSSION

In September, staff prepared and presented a staff report requesting that Council authorize the City Manager to enter into an agreement with TriTech Software Systems for a shared CAD/MDC hosted by the City of Milpitas. In the report, staff informed Council that the final step would be staff returning to Council in October with a request to enter into a Memorandum of Understanding with the City of Milpitas after Milpitas' City Council had approved the MOU.

Subsequent to Council passing the Resolution, staff began the process of finalizing the Memorandum of Understanding with the City of Milpitas for implementation of the new systems and to support on-going operations. As mentioned in the last staff report, a substantial portion of the hardware and software necessary for the operation of the shared CAD/MDC solution will be in the Milpitas Data Center, and Milpitas Information Technology Staff will be responsible for its support, maintenance and upgrades of this equipment.

Both the City of Milpitas Information Technology Department and Campbell staff have agreed that approximately five hours of system administrator time per week will be necessary to support Campbell's requirements for the shared systems. At five

hours per week, the total annual number of hours for support will be 208 hours. The reimbursement cost for the 208 hours will be $27,431.

The Milpitas City Council approved the attached MOU on October 4, 2016 meeting as part of their Consent Calendar.

FISCAL IMPACT

A budget adjustment to appropriate funds will be necessary for the Information Technology staff time in the City of Milpitas associated with implementation and support of the shared system.

ALTERNATIVES:

1. Do not go forward with the MOU for a shared CAD/MDC solution.
2. Provide other direction to Staff.

Prepared by: Jeffrey Gershaneck, Information Technology Manager

Prepared by: Rita Thibeaux, Support Services Manager

Reviewed by: David Carmichael, Police Chief

Reviewed by: Bill Seligmann, City Attorney

Reviewed by: Jesse Takahashi, Finance Director

Approved by: Mark Linder, City Manager

Attachments:

1. Council Resolution
2. Budget Adjustment Worksheet
3. Memorandum of Understanding
4. Letter from TriTech to Milpitas

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMPBELL AUTHORIZING THE CITY MANAGER TO SIGN A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF MILPITAS AND CITY OF CAMPBELL FOR SHARED USE OF PUBLIC SAFETY COMPUTER AIDED DISPATCH SYSTEM AND TO MAKE FY17 BUDGET ADJUSTMENTS NECESSARY FOR THE PROJECT.

WHEREAS, replacement of the City's Computer-Aided Dispatch (CAD) / Mobile Data Computers (MDC) is a priority for the Police Department; and

WHEREAS, implementing a shared TriTech CAD/MDC solution with the City of Milpitas has been authorized by Council on the basis that this configuration will provide exceptional technical features, functionality, ease of use and provide a platform for future expansion with other agencies in the County; and

WHEREAS, the Milpitas Information Technology Department and the Campbell Information Technology Division have reviewed the work necessary to implement the TriTech CAD/MDC system for Campbell and provide on-going support; and

WHEREAS, on the basis of that review, the Campbell Police Department & Information Technology Division have negotiated a Memorandum of Understanding with City of Milpitas formalizing the services necessary to implement/support the multijurisdictional CAD/MDC environment and cost for those services.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Campbell hereby authorizes the City Manager to enter into a Memorandum of Understanding with the City of Milpitas for services necessary to implement/support the multijurisdictional CAD/MDC environment.

BE IT FURTHER RESOLVED that the City Council hereby authorizes the City Manager to make a budget adjustment to the Police Department's FY17 budget in the amount of $27,431 to reimburse the City of Milpitas for services related to implementation and on-going support for the shared CAD/MDC system.

PASSED AND ADOPTED this 18th day of October 2016, by the following roll call vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

APPROVED:

_____

Jason T. Baker, *Mayor*

ATTEST:_____
Wendy Wood, City Clerk

City of Campbell
Request for Budget Adjustments

Attachment 2

Department/Program	Division	Date	Request No.
Police / Communications	Information Technology	October 7, 2016	BA 4

Budget to be Reduced

Fund	Account Number	Description	Amount
101	6090	Beginning fund balance	27,431

Budget to be Increased

Fund	Account Number	Description	Amount
647.547	7430	Professional & special services **City of Milpitas**	27,431
101.980	9899	Operating transfers out	27,431
647.980	6899	Operating transfers in	27,431

REASON FOR REQUEST - BE SPECIFIC:

Increase expenditures budget to reimburse City of Milpitas System Administrator's time on shared system for Computer-Aided-Dispatch (CAD) and Mobile Data Computer (MDC) solution.

David Carmichael	Jesse Takahashi	Mark Linder
Chief of Police	**Finance Director**	**City Manager**

MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF MILPITAS AND THE CITY OF CAMPBELL FOR COMPUTER AIDED DISPATCH SYSTEM USE AND SERVICES

THIS MEMORANDUM OF UNDERSTANDING (hereinafter "MOU" or "Agreement") dated _____, 2016, is by and between the CITY OF MILPITAS, a municipal corporation ("Milpitas"), and CITY OF CAMPBELL, a municipal corporation ("Campbell") (each a "Party" and together the "Parties").

WHEREAS, Milpitas has contracted with TriTech Software Systems ("TriTech") to provide Milpitas with Computer Aided Dispatch ("CAD") software to enable Milpitas to provide information necessary for the provision of emergency services throughout Milpitas.

WHEREAS, Milpitas and Campbell find that it is in the best interest of the public to enter into this MOU for Milpitas to act as host to Campbell's CAD system to strengthen multijurisdictional information sharing and dispatching efforts.

WHEREAS, Milpitas and Campbell, through their respective governing authorities, agree that it is in the best interest of each city to execute a Memorandum of Understanding to establish the rights, duties, and obligations of the involved parties for the utilization of a shared CAD system.

NOW, THEREFORE, in consideration of the promises and the covenants and obligations set forth in this Agreement, the Parties agree to the following:

1. DEFINITIONS.

1.1 *Agency*: The AGENCY entering into this MOU.

1.2 *Agreement or MOU*: This Memorandum of Understanding

1.3 *PSAP*: Public Safety Answering Point which means the public safety agency which receives incoming 9-1-1 phone calls and dispatches their respective public safety agencies to a call for service.

1.4 *GIS*: A Geographic Information System made of hardware and software used for storage and retrieval, mapping, and analysis of geographic data.

1.5 *Data*: Facts, detailed information, or other material provided by Parties.

1.6 *Data Record*: A unique record associated with an incident or person. This could be a single report that includes a variety of data.

1.7 *Host*: The City of Milpitas acting as the entity providing the facility to house hardware and software.

1.8 *Hardware*: The physical infrastructure which supports the Computer Aided Dispatch system.

1.9 *Computer Aided Dispatch system (CAD)*: The first point of entry for information that allows the management of call-taking, location verification, unit status, dispatching, and call disposition. This system commonly possesses the ability to interface mapping with mobile computer terminals.

1.10 *User Count*: Number of TriTech licenses, including CAD and mobile licenses.

2. TERM OF AGREEMENT AND TERMINATION

2.1 This Agreement shall take effect upon the Effective Date.

2.2 All amendments to this Agreement must be in writing and approved by the appropriate authorized representatives of each Party.

2.3 Term of Agreement: This agreement will be administered through the respective Chief of Police Offices from Milpitas and Campbell. Subject to compliance with the terms of this Agreement, the initial term shall be from October 30, 2016 to October 30, 2019.

2.4 At the end of the initial term, the Agreement will automatically renew for a two-year period until October 30, 2021 unless earlier terminated by either Party pursuant to section 2.5.

2.5 Termination: Either Party may terminate this MOU upon one hundred-eighty (180) days written notice to the other Party, unless both Parties mutually agree on another time frame. The terminating Party shall pay any TriTech cancellation fees and costs associated with the separation that the Parties are legally obligated to pay under the terms of Milpitas' then-existing Software Services Agreement with TriTech. If both Parties mutually agree to terminate this MOU, each Party will responsible for any TriTech cancellation fees and costs associated with the separation that the Parties are legally obligated to pay under Milpitas' then-existing Software Services Agreement with TriTech based on their percentage of the TriTech licenses. The percentage of TriTech licenses shall be calculated by dividing each Party's total number of TriTech licenses by the sum of both Parties total number of licenses for mobile computer terminals and dispatch and CAD stations. In no event shall Milpitas be responsible for any costs incurred by Campbell in building or rebuilding Campbell's CAD system following termination of this MOU.

2.6 Assets: Upon termination of this Agreement, assets associated to CAD within the Milpitas facilities will remain the property of Milpitas and assets associated to CAD within the Campbell facilities will remain the property of Campbell.

2.7 Construction: This Agreement was drafted jointly by the parties. They intend that any legal principle favoring construction of language for or against the drafter in case of dispute does not apply to this Agreement.

3. STATEMENT OF PURPOSE.

3.1 This MOU is to define financial obligations, duties, and parameters for Milpitas hosting a CAD/Mobile Computer Terminal (MCT) hosting environment for Campbell. Milpitas and Campbell agree to work in a cooperative manner that benefits public safety in their respective communities and the region. MILPITAS agrees to host computer access for a CAD and Mobile Computer Software for CAMPBELL pursuant to the terms and conditions set forth in this MOU.

4. ADMINISTRATION OF THE AGREEMENT

4.1 This Agreement will be administered through the respective Chief of Police offices from Milpitas and Campbell. Each Chief of Police may assign other personnel to administer the Agreement on his or her behalf.

5. DUTIES OF CAMPBELL

5.1 Connectivity: Campbell is responsible for the purchase, installation, and / or maintenance of equipment and costs to maintain and sustain connectivity with Milpitas CAD servers. Campbell shall maintain adequate user count and procure its own software license(s) directly from TriTech.

5.2 TriTech Implementation: Campbell is responsible for negotiating costs of implementation of TriTech CAD software at their facility and staff training for Campbell employees.

5.3 GIS: Campbell is responsible for providing its GIS data in a format required by TriTech CAD application. Currently, Campbell will be required to maintain their street centerlines and content data in a format requested by Milpitas. Campbell is responsible for building or obtaining data sets they would like to see on the CAD maps. Campbell will provide a single point of contact for assistance on map configuration and GIS issues.

5.4 Hardware Maintenance: Campbell is responsible for maintenance of all CAD hardware within their facilities.

5.5 Except as otherwise required by applicable law, Campbell agrees to treat Milpitas' CAD/Mobile information, derivatives, documentation, or any other Milpitas confidential / proprietary with the same degree of care as it uses to protect its own confidential information, but in no event with less than due care.

5.6 Campbell shall be subject to, and shall comply with, all terms and conditions contained in that certain Consulting Services Agreement between the City of

Milpitas and TriTech Software Systems, dated October 21, 2003, as amended, and as may be amended in the future.

6. DUTIES OF MILPITAS

6.1 Hardware Maintenance: Milpitas is responsible for technical maintenance of all CAD hardware within Milpitas facilities.

6.2 Software Upgrades: Milpitas is responsible for coordinating all software upgrades and scheduling upgrades at a date and time agreeable to both Campbell and Milpitas.

6.3 GIS: Milpitas is responsible for importing Campbell's GIS data into the CAD software. Milpitas will merge Campbell Street Centerline update files into the master TriTech centerline upload. Milpitas will offer guidance on GIS issues on how Campbell can incorporate content data into the CAD map configuration. Milpitas will provide basic support. Additional resources beyond normal maintenance and support will be discussed separately if the need arise between the two agencies.

6.4 Administrative Software Rights: Milpitas will maintain administrative rights and provide assistance with data entry in the administrative area of the software to support Campbell's operations. Campbell will be responsible for its own day-to - day CAD operations. This information will include, but will not be limited to, CAD command additions and personnel / unit additions to the software.

6.5 Support: Milpitas will provide basic support for Campbell CAD / Mobile operations. This will include training and technical support. For special project and extended troubleshooting outside of basic support, Milpitas and Campbell will either amend this Agreement or enter into a separate agreement to provide additional resources. Milpitas and Campbell agree to mutually create support escalation and detail procedures for system and configuration changes as the systems are brought online, and modify/update these procedures over the course of this Agreement as necessary.

6.6 Except as otherwise required by applicable law, Milpitas agrees to treat Campbell CAD/Mobile information, derivatives, documentation, or any other Campbell confidential/propriety information with the same degree of care as it uses to protect its own confidential information, but in no event with less than due care.

7. FUNDING

7.1 Maintenance: Each Party will pay a percentage of the maintenance fees based on their percentage of licenses for mobile computer terminals and dispatch CAD stations. The fees are determined by Tritech.

7.2 Hardware Upgrades: CAD hardware will be replaced or upgraded at the discretion of Milpitas. Milpitas will continue committing personnel hours during upgrades in order to reduce TriTech's personnel costs. Milpitas and Campbell will equally share the expense of hardware upgrades.

7.3 Campbell will reimburse Milpitas for 4 hours/week or 208 hours per year of a fully loaded System Administrator position. The current fiscal 2016-2017 fully loaded cost is $131.88/hour. The cost will be reviewed annually to adjust for salary increases. Campbell will be notified of any changes. The cost will go toward the shared cost of maintaining servers, managing upgrades, and project management.

7.4 GIS: Milpitas, at its discretion, may contribute personnel hours to support Campbell's GIS. Milpitas' Information Services Director will discuss any costs with Campbell prior to committing resources where Campbell may incur any expense.

8. RELEASE OF INFORMATION

8.1 All data and data records shared in the CAD servers are the property of the originating Agency and shall remain confidential although it may be shared between Milpitas' and Campbell's respective police departments for law enforcement purposes only. Any public or other law enforcements requests for data or data records may only be released by the originating Agency.

9. NOTICE

9.1 All notices required by this Agreement will be deemed given when in writing and delivered to the party set forth below:

To Milpitas:
Chief of Police
Milpitas Police Department
1275 North Milpitas Boulevard
Milpitas, CA 95035

To Campbell:
Chief of Police
Campbell Police Department
70 North 1st Street
Campbell, CA 95008

10. GOVERNING LAW

10.1 Except to the extent preempted by federal law, this Agreement shall be enforced and interpreted under the laws of the State of California and the County of Santa Clara, without any regards to the conflict of law principles.

11. ASSIGNMENT

11.1 Milpitas and Campbell may not assign this Agreement or the rights and obligations hereunder without the specific written consent of the other Party. The services to be performed and provided under this Agreement are unique and personal to the Parties. No portion of these services shall be assigned or subcontracted without written consent of the Parties.

12. ENTIRE AGREEMENT

12.1 This document represents the entire Agreement between the parties with respect to the subject matter of CAD system sharing.

13. AMENDMENT

13.1 This Agreement may only be amended by written approval signed by both parties. If an additional party is to receive services from either Milpitas or Campbell, connection with services to be provided under this Agreement, a written amendment to this Agreement shall be executed defining how that additional party is to share the costs of the service as determined by Milpitas and Campbell.

14. SEVERABILITY

14.1 In any provision of this Agreement is found by a court of competent jurisdiction to be void, invalid or unenforceable, the same will either be reformed to comply with applicable law or stricken if not so conformable, so as not to affect the validity or enforceability of this Agreement.

15. WAIVER

15.1 No delay or failure to require performance of any provision of this Agreement shall constitute a waiver of that provision as to that or any other instance. Any waiver granted by a party must be in writing, and shall apply to the specific instance expressly stated.

16. TIME IS OF THE ESSENCE

16.1 Time is of the essence of this Agreement. Failure on the part of either party to enforce any provision of this Agreement shall not be construed as a waiver of the right to compel enforcement of such provisions or any other provision.

17. LIMITATION OF LIABILITY

17.1 Neither party shall be liable to the other for loss-of-profit, indirect, incidental, liquidated, or punitive damages arising out of this Agreement.

18. INDEMNITY

18.1 In lieu of and not withstanding the pro rata risk allocation which might otherwise be imposed between the Parties pursuant to Government Code Section 895.6, the Parties agree that all losses or liabilities incurred by a Party shall not be shared pro rata but instead pursuant to Government Code Section 895.4, each of the Parties hereto agrees as follows:

18.2 Campbell shall indemnify, defend and hold harmless the City of Milpitas, its officers, agents and employees to the fullest extent allowed by law from any and all claims, actions, causes of action, losses, damages, liabilities and costs of every nature, including all claims, actions, causes of action, losses, damages, liabilities for property damage, bodily injury, or death, and all costs of defending any claim, action or cause of action (including reasonable attorney's fees and cost of suit), caused by, arising out of, or resulting from, or alleged to have been caused by, arise out of, or result from, in whole or in part, the acts or omissions of Campbell in the performance of this MOU, except for any claims, actions, causes of action, losses, damages, costs or liabilities proximately caused by the sole negligence or willful misconduct of Milpitas.

18.3 Milpitas shall indemnify, defend and hold harmless the City of Campbell, its officers, agents and employees to the fullest extent allowed by law from any and all claims, actions, causes of action, losses, damages, liabilities and costs of every nature, including all claims, actions, causes of action, losses, damages, liabilities for property damage, bodily injury, or death, and all costs of defending any claim, action or cause of action (including reasonable attorney's fees and cost of suit), caused by, arising out of, or resulting from, or alleged to have been caused by, arise out of, or result from, in whole or in part, the acts or omissions of Milpitas in the performance of this MOU, except for any claims, actions, causes of action, losses, damages, costs or liabilities proximately caused by the sole negligence or willful misconduct of Campbell.

18.4 The foregoing indemnity provisions are intended to fully allocate the parties' risk of liability to third-parties; and there shall be no rights to indemnity or contribution, in law or equity or otherwise between the parties that are not set forth in this section. The parties waive all rights to subrogation for any matters for which they are obligated to provide indemnity under the provisions of section 19. The responsibility for such defense and indemnity obligations as set forth in this provision shall survive the termination or completion of this MOU for the full period of time allowed by law.

19. INSURANCE

19.1 Each Party shall maintain Commercial General Liability insurance for injuries to persons or damage to property, as set forth below to the fullest extent allowed by law during the term of this MOU, and for at least five (5) years after completion of all work thereunder, conforming to the following specifications:

A. **Minimum Scope of Insurance**

Coverage shall be at least as broad as Insurance Services Office (ISO) CGL form CG 00 01 11 85 covering Commercial General Liability on an "occurrence" basis;

It is a requirement of this Agreement that any available insurance proceeds broader than or in excess of the specified minimum insurance coverage requirements and/or limits set forth in this MOU shall be available to a party when that party is named as an additional insured pursuant to this MOU. Furthermore, the requirements for coverage and limits shall be (1) the minimum coverage limits specified in this MOU, or (2) the broader coverage and maximum limits of coverage of any insurance policy or proceeds available to the named insured, whichever is affords greater coverage.

B. **Minimum Limits of Insurance**

Each party shall maintain limits no less than $1,000,000 combined single limit per occurrence for bodily, personal injury and property damage. If Commercial General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this matter or the general aggregate limit shall be twice the required occurrence limit.

C. **Deductible and Self-Insured Retention**

Any deductibles or self-insured retention must be declared to and approved by the both parties.

D. **Other Insurance Provisions**

The policies are to contain, or be endorsed to contain, the following provisions:

a. The parties, their agents, officers, attorneys, employees, officials and volunteers are to be covered as insureds as respects: liability arising out of activities related to this MOU performed by or on behalf of the insured, work or operations performed by or on behalf of the insured, including materials, parts or equipment furnished in connection with such work or operations, products and completed operations of the insured, premises owned, occupied or used by the insured, or automobiles owned, leased, hired or borrowed by the insured. This coverage can be provided in the form of an endorsement to the insured's insurance (at least as broad as ISO Form CG 20 10 11 85), or as a separate owner's policy.

b. The insured's insurance coverage shall be primary insurance as respects the other party, its agents, officers, attorneys, employees, officials and volunteers. Any insurance or self-insurance maintained by the other party, its agents, officers, attorneys, employees, officials and volunteers shall be excess of the insured's insurance and shall not contribute with it.

c. The insured's insurance shall apply separately to each insured against whom claim is made or suit is brought except with respect to the limits of the insurer's liability.

d. Coverage shall no extend to any indemnity coverage for the active negligence of a party in any case where an agreement to indemnify the other party would be invalid under a Subdivision (b) of Section 2782 of the California Civil Code.

E. **Acceptability of Insurers**

Insurance is to be issued by an issuer with a current A.M. Best Rating of A:VII and be authorized to transact business in the State of California, unless otherwise approved by both parties.

F. **Verification of Coverage**

Each party shall furnish the other party with the original certificates of insurance and amendatory endorsements evidencing coverage required by this section. All certificates and endorsements are to be received and approved by the parties before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the each party's obligation to provide them. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The parties reserve the right to require complete, certified copies of all required insurance policies, including endorsements effecting coverage required by these specifications, at any time.

G. **Subcontractors**

The parties agree that any and all contracts with subcontractors for performance of any matter under this MOU shall require the subcontractors to comply with the same indemnity and insurance requirements set forth in this MOU to the extent that they apply to the scope of the subcontractors' work. Subcontractors are to be bound to the parties in the same manner and to the same extent as the the parties are bound to each other under this MOU. Subcontractors shall further agree to

include these same provisions with any sub-subcontractor. A copy of this MOU will be furnished to the subcontractor on request. The parties shall require all subcontractors to provide a valid certificate of insurance and the required endorsements included in the MOU prior to commencing any work, and will provide proof of compliance to the each other.

H. The foregoing provisions shall survive termination of this contract while coverage is still required to be in effect.

I. The insurance requirements of this provision may be satisfied by self-insurance or a pooled risk arrangement, as long as the coverage afforded substantially complies with the requirements of this section.

20. AUTHORITY TO EXECUTE

21.1 By signing below, signatory warrants and represents that he / she executed this Agreement in his / her authorized capacity and that by his / her signature on this Agreement, he / she or the entity upon behalf of which he / she acted, executed this Agreement.

[*signatures on following page*]

IN WITNESS OF, The Parties have executed this MOU through their duly authorized representatives as of the last date set forth below:

Signed:

MILPITAS

By: _____
Tom Williams, City Manager

Date: _____, 2016

Attest:

By: _____
Mary Lavelle, City Clerk

Date: _____, 2016

CAMPBELL

By: _____
Mark Linder, City Manager

Date: _____, 2016

By: _____
Wendy Wood, City Clerk

Date: _____, 2016

Approved as to Form and Legality:

By: _____

Date: _____, 2016

By: _____

Date: _____, 2016

TRITECH
SOFTWARE SYSTEMS

September 27, 2016

City of Milpitas
Attn: Mike Luu – Information Services Director
1265 N. Milpitas Blvd.
Milpitas, CA 95035

Re: Consulting Services Agreement between TriTech Software Systems and The City of Milpitas (the "Agreement")

Dear Mr. Luu:

As you are aware, TriTech Software Systems ("TriTech"), the City of Milpitas, and the City of Campbell have been in discussions regarding the City of Campbell being added as a TriTech client to the TriTech system implemented at the City of Milpitas.

This letter serves as confirmation that, in accordance with the confidentiality provisions of the referenced Agreement, TriTech authorizes the City of Milpitas to provide applicable Confidential Information to the City of Campbell in order to facilitate the project. In addition, the City of Milpitas acting as the host for the City of Campbell system is within the parameters of the licensing provisions set forth in Section 10, subsections 10.4 and 10.5 of the Agreement. TriTech and the City of Campbell will be entering into a separate System Purchase Agreement, and Software Support Agreement, both of which reference Milpitas as the host.

TriTech understands that the City of Milpitas and the City of Campbell will also be entering into an agreement, or Memorandum of Understanding with respect to the project.

Should you have any questions, please do not hesitate to contact me at 858.799.7372, or roxanne.lerner@tritech.com.

Sincerely,

Roxanne Lerner
Director of Contracts

Cc: Martha Chavez, Account Manager
Bob Brown, Sales Director

9477 Waples Street, Suite 100, San Diego, California 92121
(858) 799-7000 | Fax. (858) 799-7010 | www.tritech.com

City Council Report

Item: 6.
Category: Consent Calendar
Meeting Date: October 18, 2016

TITLE: **Second Reading of Ordinance 2209 Approving a City-Initiated Text Amendment (PLN2015-365) to Reinsert Language Regarding Payday Lending Establishments that was Inadvertently Omitted when the Municipal Code was Updated on April 5, 2016 Concerning Massage Establishments (Ordinance Second Reading/Roll Call Vote)**

RECOMMENDATION:

That the City Council approve the second reading and adopt Ordinance 2209 approving a city-initiated text amendment to Campbell Municipal Code amending Section 21.10.50 of the Zoning Code (C-2 General Commercial Zoning District).

DISCUSSION:

On October 4, 2016, the City Council approved the first reading to Ordinance 2209. Second reading of Ordinance 2209 will approve amending Section 21.10.50 of title 21 (Zoning) of the Campbell Municipal Code relating to payday lending establishments. Ordinance 2209 will become effective 30 days following the date of the second reading.

FISCAL IMPACT:

There is no fiscal impact associated with this action.

Prepared by: Wendy Wood, City Clerk

Approved by: Mark Linder, City Manager

Attachment – Ordinance 2209

Ordinance No. 2209

BEING AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CAMPBELL AMENDING SECTION 21.10.050 OF TITLE 21 (Zoning) OF THE CAMPBELL MUNICIPAL CODE RELATING TO PAYDAY LENDING ESTABLISHMENTS

The City Council of the City of Campbell does ordain as follows:

SECTION 1. Findings: There is significant evidence that payday lending businesses significantly undermine the financial stability of low-income communities. Payday lenders generally offer small, fourteen-day loans for which they charge effective interest rates upwards of 460% annual percentage rate (APR). These businesses operate almost exclusively in low-income neighborhoods and prey upon the City's most financially vulnerable residents.

SECTION 2. Conditional uses in C-2 (General Commercial) zoning district: The list of uses allowed with a conditional use permit in Subsection C of Campbell Municipal Code section 21.10.050 is amended to read as follows, with underlining indicating new text and strikeouts (~~strikeout~~) indicating deleted text:

1. Adult day care facilities;
2. Alternative fuels and recharging facilities;
3. Arcades;
4. Banquet facilities;
5. Bed and breakfast inns (only in historic structures);
6. Broadcast and recording studios;
7. Caretaker/employee housing (not to exceed six hundred forty square feet and one bedroom);
8. Cat and dog day care facilities;
9. Cat and dog grooming facilities;
10. Cat Boarding facilities;
11. Check cashing;
12. Commercial day care centers;
13. Commercial schools;
14. Community/cultural/recreational centers;
15. Convalescent/rest homes;
16. Convenience markets/stores;
17. Conversion, commercial converted from residence;
18. Dancing and live entertainment;
19. Department stores;
20. Drive-in theaters;
21. Emergency shelters;
22. Equipment rental establishments;
23. Gasoline stations;
24. Golf courses and golf driving ranges;
25. Government offices and facilities (local, state or federal);

26. Grocery stores (greater than ten thousand square feet);
27. Hardware stores (greater than ten thousand square feet);
28. Health/fitness centers;
29. Hospitals;
30. Indoor amusement/entertainment/recreation centers;
31. Late night activities;
32. Liquor establishments (on-site consumption only);
33. Liquor stores (off-site consumption only);
34. Massage Establishments;
35. Medical services, clinics;
36. Medical services, extended care;
37. Miniature golf courses;
38. Motor vehicle - cleaning, washing, and detailing;
39. Motor vehicle - oil change facilities;
40. Motor vehicle - parts and supplies (very limited maintenance/installation);
41. Motor vehicle - renting and leasing;
42. Motor vehicle - sales (new and/or used);
43. Museums, public;
44. Music (recordings) stores;
45. Nightclubs with or without food service;
46. Outdoor active activities (e.g., drive-up windows);
47. Outdoor amusement/entertainment/recreation centers;
48. Outdoor retail sales and activities;
49. Outdoor seating, when more than twelve total seats;
~~49~~. 50. Payday lender, subject to the requirements of section 21.36.260;
~~50~~. 51. Personal services, limited;
~~51~~. 52. Pet stores;
~~52~~. 53. Pharmacies/drug stores, with drive-up service;
~~53~~. 54. Philanthropic collection trailers;
~~54~~. 55. Public assembly uses;
~~55~~. 56. Public utility structures and service facilities;
~~56~~. 57. Public works maintenance facilities and storage yards;
~~57~~. 58. Radio or television transmitters;
~~58~~. 59. Radio stations;
~~59~~. 60. Recycling facilities - reverse vending machines;
~~60~~. 61. Recycling facilities - small collection facility;
~~61~~. 62. Restaurants with late night activities or banquet facilities;
~~62~~. 63. Restaurants, fast food (with or without drive-in service);
~~63~~. 64. Schools - K—12, private;
~~64~~. 65. Second hand/thrift stores;
~~65~~. 66. Shopping centers (greater than ten thousand square feet);
~~66~~. 67. Sign shops;
~~67~~. 68. Spa services;
~~68~~. 69. Studios, large;
~~69~~. 70. Studios, small;
~~70~~. 71. Tanning studios;

~~71~~. 72. Theaters, movie or performing arts;
~~72~~. 73. Transitional housing;
~~73~~. 74. Tutoring center, large;
~~74~~. 75. Tutoring center, small;
~~75~~. 76. Universities/colleges, private;
~~76~~. 77. Veterinary clinics and animal hospitals;
~~77~~. 78. Video rental stores;
~~78~~. 79. Warehouse retail stores;
~~79~~. 80. Wireless telecommunications facilities - non-stealth.

SECTION 3. This Ordinance shall become effective (30) days following its passage and adoption and shall be published once within fifteen (15) days upon passage and adoption in the Campbell Express, a newspaper of general circulation in the City of Campbell, County of Santa Clara.

PASSED AND ADOPTED this _____ day of _____, 2016 by the following roll call vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

APPROVED:

_____
Jason T. Baker, Mayor

ATTEST:

_____
Wendy Wood, City Clerk

City Council Report

Item: 7.
Category: Public Hearing
Date: October 18, 2016

TITLE **Public hearing to introduce an Ordinance approving a Zoning Map Amendment for a previously approved project which was erroneously approved by Resolution rather than by Ordinance.**

RECOMMENDATION

That the City Council take the following action:

1. **Take a first reading and introduce an Ordinance (Attachment 1), approving a Zoning Map Amendment (PLN2015-037) to change the zoning district designation from R-2 (Multi-Family Residential) to P-D (Planned Development) for the property located at 1685 Bucknall Road.**

ENVIRONMENTAL DETERMINATION

The Negative Declaration adopted for this project remains valid. Adoption of the Ordinance is not subject to subsequent review because the action will not have a significant effect on the environment.

DISCUSSION

On November 17, 2015, the City Council unanimously approved an application for a Planned Development Permit (PLN2015-35) to allow construction of three, two-story, detached single-family townhomes; Tentative Parcel Map to subdivide a lot into four parcels including one common lot (PLN2015-36), Zoning Map Amendment to change the zoning from R-2 to PD (PLN2015-37), Tree Removal Permit (PLN2015-38), and a Negative Declaration (PLN2015-329) for the property at 1685 Bucknall Road (**Attachment 2**). Staff prepared a Resolution (**Attachment 3**) as opposed to an Ordinance approving the Zoning Map Amendment. However, pursuant to City Code Section 21.56.020, amendments to the City's Zoning Map require an Ordinance. Therefore staff is returning the project to the City Council for adoption of the attached Ordinance. All other aspects of the application were approved correctly.

Prepared by: Cindy McCormick, Senior Planner

Reviewed by: Paul Kermoyan, Community Development Director

Approved by: Mark Linder, City Manager

Attachments:

1. Draft Ordinance
2. City Council Staff Report and Minutes excerpt, dated November 17, 2015
3. Original signed Resolution approving the Zoning Map Amendment

ORDINANCE NO. _____

BEING AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CAMPBELL APPROVING A ZONING MAP AMENDMENT (PLN2015-37) TO CHANGE THE ZONING DISTRICT DESIGNATION FROM R-2 (MULTI-FAMILY RESIDENTIAL) TO P-D (PLANNED DEVELOPMENT) FOR THE PROJECT LOCATED AT **1685 BUCKNALL ROAD**.

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 Zoning Map Amendment (PLN2016-37):

Environmental Finding

1. An Initial Study has been prepared for the Residential Development project located at 1685 Bucknall Road, and provides documentation for the factual basis for concluding that a Negative Declaration may be adopted since no substantial evidence exists, in light of the whole record, that the project may have a significant effect on the environment. The project consists of the development of three residential units.

Evidentiary Findings

1. The proposed project ("project") includes a Planned Development Permit (PLN2015-35) to allow the construction of three (3), two-story, detached single-family townhomes; Tentative Parcel Map (PLN2015-36) to subdivide a parcel into four parcels including one common lot, Zoning Map Amendment (PLN2015-37) to allow a PD zoning designation, and a Tree Removal Permit (PLN2015-38) on property located at 1685 Bucknall Road.

2. The project site is a .28 net acre property.

3. The project site is generally located on the north side of Bucknall Road, between Rachel Court to the west and Della Court to the east.

4. The project site is currently zoned R-2 (Multi-family Residential) but the applicant has applied for a P-D (Planned Development) Zoning Map Amendment (PLN2015-37).

5. The project site has a General Plan Land Use Designation of *Medium Density Residential (14-20 units/Gr. Acre)*.

6. The proposed Zoning Map Amendment (PLN2015-37) may be approved concurrently, and subject to, a Planned Development Permit (PLN2015-35), Tentative Parcel Map (PLN2015-36), and Tree Removal Permit (PLN2015-38).

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

7. The proposed amendment is consistent with the goals, policies, and actions of the General Plan.

8. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the city.

9. The proposed amendment is internally consistent with other applicable provisions of the Zoning Code.

10. The parcel is physically suitable (including absence of physical constraints, access, and compatibility with adjoining land uses, and provision of utilities) for the requested zoning designation(s) and anticipated land uses/project.

After due consideration of all evidence presented, the City Council of the City of Campbell does ordain as follows:

SECTION ONE: That this Ordinance be adopted to approve a Zoning Map Amendment (PLN2016-37) to amend the Zoning Map designation from R-2 (Residential Multi-Family) to P-D (Planned Development) for property located at **1685 Bucknall Road**, as depicted by **Exhibit A**.

SECTION TWO: This Ordinance shall become effective thirty (30) days following its passage and adoption and shall be published, one time within fifteen (15) days upon passage and adoption in the Campbell Express, a newspaper of general circulation in the City of Campbell, County of Santa Clara.

PASSED AND ADOPTED this _____day of _____, 2016, by the following roll call vote:

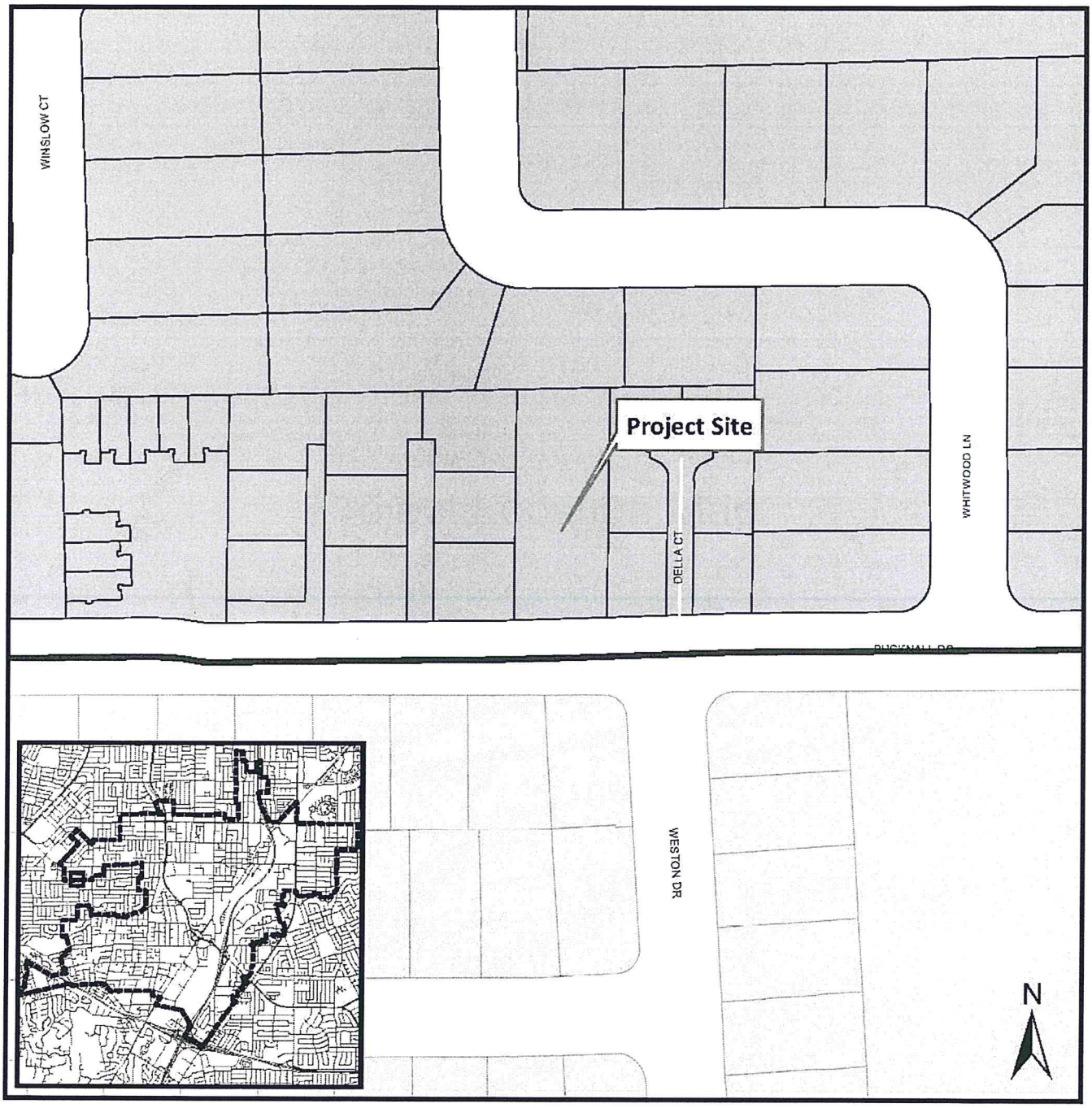
AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:
ABSTAIN: COUNCILMEMBERS:

APPROVED: _____
Jason T. Baker, Mayor

ATTEST: _____
Wendy Wood, City Clerk

EXHIBIT A

Project Location Map



City Council Report

Item:
Category: **Public Hearing**
Meeting Date: **November 17, 2015**

TITLE: **Public Hearing to consider the application of Akbar Abdollahi for a Planned Development Permit (PLN2015-35) to allow the construction of three, two-story, detached single-family townhomes; Tentative Parcel Map to subdivide a parcel into four parcels including one common lot (PLN2015-36), Zoning Map Amendment to allow a PD zoning designation (PLN2015-37), Tree Removal Permit (PLN2015-38), and a Negative Declaration (PLN2015-329) for the property at 1685 Bucknall Road.** (Resolution / Roll Call Vote)

RECOMMENDATION

The Planning Commission recommends that the City Council take the following action:

1. **Adopt a Resolution,** incorporating the attached findings, approving a Planned Development Permit (PLN2015-035) to allow the construction of three, two-story, detached townhomes, subject to the attached Conditions of Approval.

2. **Adopt a Resolution,** incorporating the attached findings, approving a Tentative Parcel Map (PLN2015-036) to create three residential lots and one common lot, subject to the attached Conditions of Approval.

3. **Adopt a Resolution,** incorporating the attached findings, approving a Zoning Map Amendment (PLN2015-037) to change the zoning district designation from R-2 (Multi-Family Residential) to P-D (Planned Development).

4. **Adopt a Resolution,** incorporating the attached findings, approving a Tree Removal Permit (PLN2015-038) to allow for the removal of twelve protected trees, subject to the attached Conditions of Approval.

5. **Adopt a Resolution,** incorporating the attached findings, adopting a Negative Declaration (PLN2015-329) for the Project.

DISCUSSION

Project Site: The project site is an approximately 12,075 square-foot (net) lot located on the north side of Bucknall Road between Rachel Court to the west and Della Court to the east (reference Attachment 1 – Location Map). Detached single-family residential townhomes border the site to the east and west. Single-story, single-family homes are

located across the street while two-story duplexes are located to the rear of the subject property.

Applicant's Request: The applicant is seeking approval of a subdivision to allow construction of three (3) new 2,375 square foot, two-story, detached single-family townhomes with attached 2-car garage (reference Attachment 3 – Project Plans). The proposal requires a Planned Development Permit, Tentative Parcel Map, Zoning Map Amendment (to rezone to Planned Development), and Tree Removal Permit. The site is currently developed with a single-family residence built in 1950 that will be demolished as part of the project. A full analysis of the project is provided in the attached Planning Commission staff report (reference Attachment 5).

Project Density: The General Plan land use designation for the property is Medium Density Residential (14-20 units per gross acre); however the project has a density of approximately 9 units per gross acre. The Planning Commission found the density to be appropriate given the existing density of the immediate neighborhood (approximately 9 units per gross acre on the properties east and west of the subject property) and the narrow width of the lot. General Plan Land Use Strategy LUT-5.2e allows development intensity to be reduced below the minimum on the land use diagram to ensure the compatibility of development with its surroundings or due to site constraints such as lot size or natural features.

Planning Commission Meeting: At its meeting of October 27, 2015, the Planning Commission held a public hearing on the project. (reference Attachment 7 – Planning Commission Meeting Minutes). The Commission discussed the floor area ratio of the Planned Development project being 59% (where a maximum of 55% would be allowed under the existing zoning) but ultimately decided to recommend approval of the project as presented by the applicant.

ENVIRONMENTAL DETERMINATION

Based on the Initial Study analysis (reference Attachment 4), staff prepared a Negative Declaration finding that the proposed project will not have a significant effect on the environment and does not require the preparation of an Environmental Impact Report or a Mitigated Negative Declaration. As required by law, the Draft Negative Declaration and Initial Study were filed with the County Clerk-Recorder's Office for public review, noticed in the Campbell Express newspaper, and posted on the City's website. The public was invited to comment on the Draft Negative Declaration in writing during the 20-day comment period (October 7th to October 27th) and in person at the Planning Commission public hearing (October 27, 2015) and City Council public hearing (November 17, 2015). Staff has not received any comments on the draft Negative Declaration.

Attachments:
1. Draft City Council Resolutions
2. Location Map
3. Project Plans & Tentative Parcel Map

4. Negative Declaration and Initial Study
5. Planning Commission Staff Report
6. Planning Commission Meeting Minutes

Prepared by: _____
Cindy McCormick, Senior Planner

Reviewed by: _____
Brad Misner, Planning Manager

Reviewed by: _____
Paul Kermoyan, Community Development Director

Approved by: _____
Mark Linder, City Manager

NOES: Councilmembers: None

ITEMS CONSIDERED SEPARATE FROM THE CONSENT CALENDAR

11. **Approval of Amendment to Memorandum of Understanding with Campbell Police Officers' Association (CPOA) (Resolution/Roll Call Vote)**

Mayor Cristina asked for clarification on this item.

Human Resources Manager Lopez provided a brief explanation of the purpose for the amendment.

M/S: Resnikoff/Gibbons – that the City Council adopt Resolution 11913 approving the side letter to the Memorandum of Understanding (MOU) with Campbell Police Officers' Association (CPOA). Motion was adopted by the following roll call vote:

AYES: Councilmembers: Gibbons, Resnikoff, Kotowski, Baker, Cristina

NOES: Councilmembers: None

14. **Revised Neighborhood Association Assistance Grant Policy**

City Manager Linder requested this item be continued to the January 5, 2016 Council meeting.

M/S: Baker/Gibbons – that the City Council continue item 14 to the January 5, 2016 Council meeting. Motion was adopted unanimously.

PUBLIC HEARINGS AND INTRODUCTION OF ORDINANCES

15. **Public Hearing to Consider the Application of Akbar Abdollahi for a Planned Development Permit (PLN2015-35) to Allow the Construction of Three, Two-story, Detached Single-family Townhomes; Tentative Parcel Map to Subdivide a Parcel into Four Parcels Including One Common Lot (PLN2015-36), Zoning Map Amendment to Allow a PD Zoning Designation (PLN2015-37), Tree Removal Permit (PLN2015-38), and a Negative Declaration (PLN2015-329) for the Property at 1685 Bucknall Road. (Resolution/Roll Call Vote)**

This is the time and place for a public hearing to consider the application of Akbar Abdollahi for a Planned Development Permit (PLN2015-35) to allow the construction of three, two-story, detached single-family townhomes; tentative parcel map to subdivide a parcel into four parcels including one common lot (PLN2015-36), Zoning Map Amendment to allow a PD zoning designation (PLN2015-37), Tree Removal Permit (PLN2015-38), and a Negative Declaration (PLN2015-329) for the property at 1685 Bucknall Road.

Senior Planner, McCormick – presented staff report dated November 17, 2015.

Mayor Cristina declared the public hearing open and asked if there was anyone in the audience wishing to be heard.

There being no one wishing to be heard, Mayor Cristina closed the public hearing.

After discussion, **M/S: Baker/ Resnikoff – that the City Council adopt Resolution 11915, incorporating findings, approving a Planned Development Permit (PLN2015-035) to allow the construction of three, two-story, detached townhomes, subject to the attached Conditions of Approval; Resolution 11916, incorporates findings, approving a Tentative Parcel Map (PLN2015-036) to create three residential lots and one common lot, subject to Conditions of Approval; Resolution 11917, incorporates findings, approving a Zoning Map Amendment (PLN2015-037) to change the zoning district designation from R-2 (Multi-Family Residential) to P-D (Planned Development); Resolution 11918, incorporates findings, approving a Tree removal Permit (PLN2015-038) to allow for the removal of twelve protected trees, subject to the Conditions of Approval; Resolution 11919, incorporates findings, adopting a Negative Declaration (PLN2015-329) for the project. Motion was adopted by the following roll call vote:**

AYES: Councilmembers: Gibbons, Resnikoff, Kotowski, Baker, Cristina

NOES: Councilmembers: None

16. **Public Hearing to Consider a City-initiated Zoning Text Amendment (PLN2015-294) to Amend the Campbell Zoning Code to Create Regulations for Payday Lenders and Check Cashing Establishments. (Resolution/First Reading of Ordinance/Roll Call Vote)**

This is the time and place for a public hearing to consider a City-initiated Zoning Text Amendment (PLN2015-294) to amend the Campbell Zoning Ordinance to create regulations for payday lenders and check cashing establishments.

Project Planner Pouya – presented staff report dated November 17, 2015.

Mayor Cristina declared the public hearing open and asked if there was anyone in the audience wishing to be heard.

Melissa Morris, Campbell resident, stated support of stronger policies to limit the effects of payday lenders; wants to make sure that no new payday lenders are allowed in the zones while the current nonconforming uses are being phased out; and would like no conditional use permits be granted as long as there are three or more payday lenders existing in the City.

David Figa, representative from Working Partnership USA, urged the City to adopt the Planning Commission recommendations to limit the placement of

RESOLUTION NO. 11917

BEING A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMPBELL APPROVING A ZONING MAP AMENDMENT (PLN2015-37) FOR THE PROJECT LOCATED AT **1685 BUCKNALL ROAD**.

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 (PLN2015-37):

Environmental Finding

1. An Initial Study has been prepared for the Residential Development project located at 1685 Bucknall Road, and provides documentation for the factual basis for concluding that a Negative Declaration may be adopted since no substantial evidence exists, in light of the whole record, that the project may have a significant effect on the environment. The project consists of the development of three residential units.

Evidentiary Findings

1. The proposed project ("project") includes a Planned Development Permit (PLN2015-35) to allow the construction of three (3), two-story, detached single-family townhomes; Tentative Parcel Map (PLN2015-36) to subdivide a parcel into four parcels including one common lot, Zoning Map Amendment (PLN2015-37) to allow a PD zoning designation, and a Tree Removal Permit (PLN2015-38) on property located at 1685 Bucknall Road.

2. The project site is a .28 net acre property.

3. The project site is generally located on the north side of Bucknall Road, between Rachel Court to the west and Della Court to the east.

4. The project site is current zoned R-2 (Multi-family Residential) but the applicant has applied for a P-D (Planned Development) Zoning Map Amendment (PLN2015-37).

5. The project site has a General Plan Land Use Designation of *Medium Density Residential (14-20 units/Gr. Acre)*.

6. The proposed Zoning Map Amendment (PLN2015-37) may be approved concurrently, and subject to, a Planned Development Permit (PLN2015-35), Tentative Parcel Map (PLN2015-36), and Tree Removal Permit (PLN2015-38).

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

7. The proposed amendment is consistent with the goals, policies, and actions of the General Plan.

THE FOREGOING INSTRUMENT IS A TRUE AND CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE.

ATTEST: WENDY WOOD, CITY CLERK
CITY OF CAMPBELL, CA

BY Wendy Wood

DATED 11/19/15

8. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the city.

9. The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.

10. The parcel is physically suitable (including absence of physical constraints, access, and compatibility with adjoining land uses, and provision of utilities) for the requested zoning designation(s) and anticipated land uses/project.

THEREFORE, BE IT RESOLVED that the City Council approves a Zoning Map Amendment (PLN2015-37) for the Project located at **1685 Bucknall Road**, subject to the attached Conditions of Approval (attached Exhibit "A").

PASSED AND ADOPTED this 17th day of November, 2015, by the following roll call vote:

AYES: COUNCILMEMBERS: Gibbons, Resnikoff, Kotowski, Baker, Cristina
NOES: COUNCILMEMBERS: None
ABSENT: COUNCILMEMBERS: None
ABSTAIN: COUNCILMEMBERS: None

APPROVED: _____
Jeffrey R. Cristina, Mayor

ATTEST: _____
Wendy Wood, City Clerk

City Council Report

Item: 8.
Category: **Public Hearing**
Date: **October 18, 2016**

TITLE **Public Hearing to consider the application of Majid Saneinead for a Zoning Map Amendment (PLN2016-275) to change the zoning district designation from R-M (Multi-Family Residential) to P-D (Planned Development), Planned Development Permit (PLN2016-276) to allow the construction of two (2) two-story detached single-family homes, Tentative Parcel Map (PLN2016-019) to create two residential lots and one common lot, Tree Removal Permit (PLN2016-277) to allow for the removal of one protected tree, and Negative Declaration (PLN2016-278) at 1223 Walnut Drive.** (Resolution / Ordinance / Roll Call Vote)

RECOMMENDATION

The Planning Commission recommends that the City Council take the following actions:

1. **Introduce an Ordinance**, approving a Zoning Map Amendment (PLN2016-275) to change the zoning district designation from R-M (Multi-Family Residential) to P-D (Planned Development) (**Attachment 1**);
2. **Adopt a Resolution**, approving a Planned Development Permit (PLN2016-276) to allow the construction of two (2), two-story detached single-family homes subject to Conditions of Approval (**Attachment 2**);
3. **Adopt a Resolution**, approving a Tentative Parcel Map (PLN2016-019) to create two single family lots and one commonly owned lot, subject to Conditions of Approval (**Attachment 3**);
4. **Adopt a Resolution**, approving a Tree Removal Permit (PLN2016-277) to allow for the removal of one protected tree, subject to Conditions of Approval (**Attachment 4**); and
5. **Adopt a Resolution**, adopting a Negative Declaration (PLN2016-278) (**Attachment 5**).

DISCUSSION

Environmental Determination: As discussed in the Planning Commission report, the proposed project requires environmental review pursuant to the California Environmental Quality Act (CEQA). The Initial Study and Draft Negative Declaration were filed with the County Clerk-Recorder's Office and circulated for public review (**Attachment 6**). No CEQA related comments have been provided by the public to date.

Property Description: The project site consists of a single parcel located on Walnut Drive, south of Hacienda Avenue (**Attachment 7**). The 10,011 square foot (net area) lot is currently developed with one single-family residence that will be demolished as part of the project. Abutting land uses include a single-family residence to the south, single-family townhomes to the north and east, and a senior living facility to the west.

Applicant's Proposal: The applicant is requesting approval to subdivide the property and construct two (2) detached single-family residential homes. Required land use entitlements for the proposed project include: a Tentative Parcel Map to create two single family lots and one commonly owned lot; a Zoning Map Amendment to change the zoning from R-M (Multiple-Family Residential) to P-D (Planned Development); a Planned Development Permit to allow two small lot developments[1]; and a Tree Removal Permit to allow removal of one protected tree. Prior to recordation of the Final Map, the applicant shall submit a deed restricted Maintenance Agreement to ensure the long-term maintenance of the property.

The applicant has proposed a minor change to the floor plan and elevation which would square off the master bedroom on lot #2. This change would subsequently remove a gable roof element from the north side elevation (**Attachment 8**) and add eight (8) square feet to the total floor area. The total new floor area would be 4,976 square feet (49.2%), which is less than the 50% maximum floor area ratio. The Planned Development Permit Resolution of Approval includes a condition that the project conform to the revised plans dated October 7, 2016 (**Attachment 9**). Alternatively, the City Council could require the project to conform to the plans dated August 9, 2016 (**Attachment 11**), as reviewed by the Planning Commission. While the Planning Commission did not review the proposed changes, staff has determined that the change is minor relative to the full scope of the project and does not need to return to the Commission for consideration.

Planning Commission Review: On June 14, 2016, the Planning Commission reviewed the project and listened to public testimony in opposition to the proposed density (~10 units/gross acre) and floor area (~58%). After a thorough discussion, the Planning Commission continued the application; recommending that the applicant reduce the floor area to 50% or less (**Attachment 10**). The applicant subsequently revised the project, reducing the density from three (3) attached townhomes to two (2) detached single-family homes, reducing the floor area ratio from 58.4% to 49.7%, and increasing the private open space from 928 square feet to 2,699 square feet (**Attachment 11**). At the September 13, 2016 continued public hearing, the San Tomas Area Community Coalition spoke in favor of the application and the Planning Commission unanimously recommended approval of the project (**Attachment 12**).

ALTERNATIVES

1. Approve the project subject to additional and/or modified Conditions of Approval.
2. Continue for further review.
3. Deny the proposed project.

Prepared by: Cindy McCormick

Cindy McCormick, Senior Planner

[1] The lot is not large enough to approve a flag-lot on the property, pursuant to CMC Section 20.16.030.

Reviewed by: _____
Paul Kermoyan, Community Development Director

Approved by: _____
Mark Linder, City Manager

Attachments:

1. Draft City Council Ordinance - Zoning Map Amendment
2. Draft City Council Resolution - Planned Development Permit
3. Draft City Council Resolution - Tentative Parcel Map
4. Draft City Council Resolution - Tree Removal Permit
5. Draft City Council Resolution - Negative Declaration
6. Initial Study, Draft Negative Declaration
7. Location Map
8. Proposed changes to elevation
9. Revised Project Plans & Tentative Parcel Map (dated October 7, 2016)
10. Planning Commission June 14, 2016 Staff Report and Minutes
11. Project Plans & Tentative Parcel Map (dated August 9, 2016)
12. Planning Commission Sept 13, 2016 Staff Report, Resolution, and Draft Minutes

ORDINANCE NO. _____

BEING AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CAMPBELL APPROVING A ZONING MAP AMENDMENT (PLN2016-275) TO CHANGE THE ZONING DISTRICT DESIGNATION FROM R-M (MULTI-FAMILY RESIDENTIAL) TO P-D (PLANNED DEVELOPMENT) FOR THE PROJECT LOCATED AT **1223 WALNUT DRIVE**.

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 Zoning Map Amendment (PLN2016-275):

Environmental Finding

1. An Initial Study has been prepared for the project which provides documentation for the factual basis for concluding that a Negative Declaration (PLN2016-278) may be adopted since no substantial evidence exists, in light of the whole record, that the project may have a significant effect on the environment as conditioned.

Evidentiary Findings

2. The proposed project ("project") includes a Tentative Parcel Map (PLN2016-019) to create two residential lots and one common lot, Zoning Map Amendment (PLN2016-275) to change the zoning designation from R-M (Multi-Family Residential) to P-D (Planned Development), a Planned Development Permit (PLN2016-276) to allow the construction of two (2) two-story detached single-family homes, a Tree Removal Permit (PLN2016-277) to allow for the removal of one protected tree, and a Negative Declaration (PLN2016-278).

3. The project site consists of a 10,011 square foot (net area) lot located on Walnut Drive between Wendell Drive and Hacienda Avenue.

4. The lot is currently developed with one single-family residence that will be demolished as part of the proposed project.

5. Abutting land uses include a single-family residence to the south, single-family townhomes to the north and east, and a senior living facility to the west.

6. The project site is designated Low-Medium Density Residential (6-13 Units / Gr. Acre) as shown on the Campbell General Plan Map.

7. The proposed residential land use, at a density of approximately seven (7) units/gr. acre, is consistent with the allowable land use and maximum density permitted by the Low-Medium Density Residential General Plan land use designation.

8. The project would be consistent with the following General Plan policies and strategies:

Policy LUT-3.1: Variety of Residential Densities: Provide land use categories for and maintenance of a variety of residential densities to offer existing and future residents of all income levels, age groups and special needs sufficient opportunities and choices for locating in Campbell.

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

9. The project site is zoned R-M (Multi-Family Residential) as shown on the Campbell Zoning Map and will be rezoned to P-D (Planned Development).

10. The land use entitlements for the proposed Project may be approved concurrently where approval of the Tentative Parcel Map is subject to approval of the Zoning Map Amendment and Planned Development Permit.

11. There are no responsible agencies or trustee agencies responsible for resources affected by the project.

12. On the basis of the Initial Study, and as supported by substantial evidence, the project will not have a significant effect on the environment due to the application of uniformly applicable development policies and incorporation of project-specific conditions of approval.

13. The City of Campbell provided a Notice of Intent to adopt a Negative Declaration to the public via the Campbell Express, the County Clerk, and on the City website.

14. The City of Campbell provided a 20-day public review period of the Negative Declaration pursuant to the California Environmental Quality Act Guidelines. The 20-day public review period began on May 25, 2016 and the public was invited to comment on the Draft Negative Declaration in writing and/or in person at the Planning Commission Public Hearing on June 14th and September 13th and the City Council public hearing on October 18, 2016. No comments have been received on the draft Negative Declaration.

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

15. The proposed amendment is consistent with the goals, policies, and actions of the General Plan.

16. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the city.

17. The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.

18. The parcel is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested zoning designation(s) and anticipated land uses/project.

After due consideration of all evidence presented, the City Council of the City of Campbell does ordain as follows:

SECTION ONE: That this Ordinance be adopted to approve a Zoning Map Amendment (PLN2016-275) to amend the Zoning Map designation from R-M (Multi-Family Residential) to P-D (Planned Development) for property located at **1223 Walnut Drive**, as depicted by **Exhibit A**.

SECTION TWO: This Ordinance shall become effective thirty (30) days following its passage and adoption and shall be published, one time within fifteen (15) days upon passage and adoption in the Campbell Express, a newspaper of general circulation in the City of Campbell, County of Santa Clara.

PASSED AND ADOPTED this _____day of _____, 2016, by the following roll call vote:

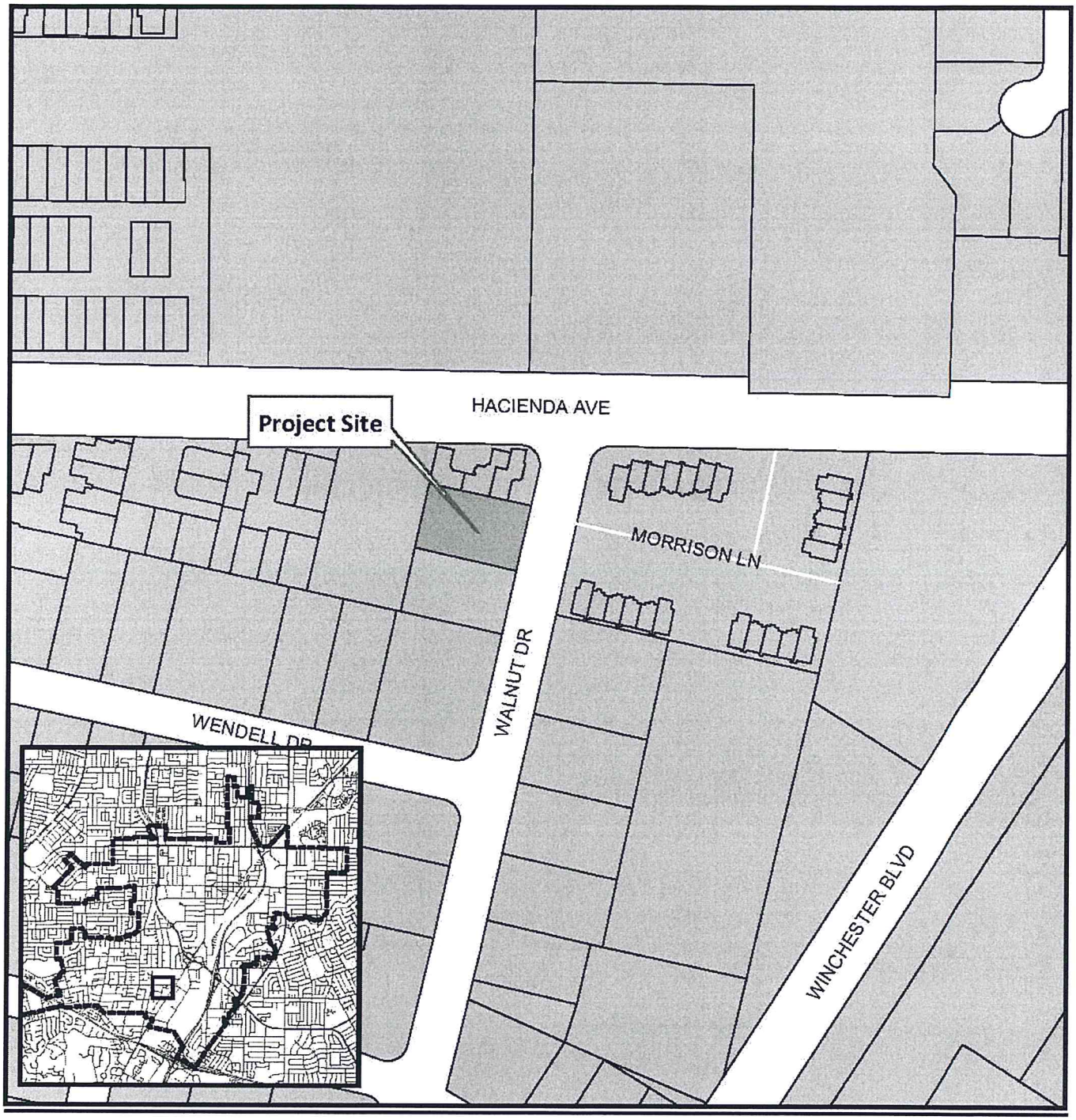
AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:
ABSTAIN: COUNCILMEMBERS:

APPROVED: _____
Jason T. Baker, Mayor

ATTEST: _____
Wendy Wood, City Clerk

EXHIBIT A

Project Location Map



RESOLUTION NO. _____

BEING A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMPBELL APPROVING A PLANNED DEVELOPMENT PERMIT (PLN2016-276) TO ALLOW THE CONSTRUCTION OF TWO (2) TWO-STORY DETACHED SINGLE-FAMILY HOMES ON PROPERTY LOCATED AT **1223 WALNUT DRIVE**.

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 (PLN2016-276):

Environmental Finding

1. An Initial Study has been prepared for the project which provides documentation for the factual basis for concluding that a Negative Declaration (PLN2016-278) may be adopted since no substantial evidence exists, in light of the whole record, that the project may have a significant effect on the environment as conditioned.

Evidentiary Findings

2. The proposed project ("project") includes a Tentative Parcel Map (PLN2016-019) to create two residential lots and one common lot, Zoning Map Amendment (PLN2016-275) to change the zoning designation from R-M (Multi-Family Residential) to P-D (Planned Development), a Planned Development Permit (PLN2016-276) to allow the construction of two (2) two-story detached single-family homes, a Tree Removal Permit (PLN2016-277) to allow for the removal of one protected tree, and a Negative Declaration (PLN2016-278).

3. The project site consists of a 10,011 square foot (net area) lot located on Walnut Drive between Wendell Drive and Hacienda Avenue.

4. The lot is currently developed with one single-family residence that will be demolished as part of the proposed project.

5. Abutting land uses include a single-family residence to the south, single-family townhomes to the north and east, and a senior living facility to the west.

6. The project site is designated Low-Medium Density Residential (6-13 Units / Gr. Acre) as shown on the Campbell General Plan Map.

7. The proposed residential land use, at a density of approximately seven (7) units/gr. acre, is consistent with the allowable land use and maximum density permitted by the Low-Medium Density Residential General Plan land use designation.

8. The project would be consistent with the following General Plan policies and strategies:

Policy LUT-3.1: Variety of Residential Densities: Provide land use categories for and maintenance of a variety of residential densities to offer existing and future residents of all income levels, age groups and special needs sufficient opportunities and choices for locating in Campbell.

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

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-17.1b: Landscaping: Ensure that new developments provide new tree plantings, shrubs, greenery and other landscaping materials, and preserve existing trees and shrubs.

9. The project site is zoned R-M (Multi-Family Residential) as shown on the Campbell Zoning Map and will be rezoned to P-D (Planned Development).

10. The proposed floor area (<50%), lot coverage (30%), setbacks (15-feet), and height (27-feet) of the project would be consistent with the R-M zoning district and the STANP.

11. The Planned Development zoning district allows flexibility with regard to lot size. The project proposes two (2) single-family residential lots, ranging from 3,551 to 4,035 square feet in net site area and a 2,424 square foot common lot in net site area. The common lot would consist of a private road/driveway and two guest parking spaces and would be maintained through a maintenance agreement.

12. The project proposes 6 parking spaces (4 enclosed (2x 2-car garage) and 2 uncovered guest spaces), where 6 parking spaces (4 covered, 2 uncovered) are required.

13. The land use entitlements for the proposed Project may be approved concurrently where approval of the Tentative Parcel Map is subject to approval of the Zoning Map Amendment and Planned Development Permit.

14. There are no responsible agencies or trustee agencies responsible for resources affected by the project.

15. On the basis of the Initial Study, and as supported by substantial evidence, the project will not have a significant effect on the environment due to the application of uniformly applicable development policies and incorporation of project-specific conditions of approval.

16. The City of Campbell provided a Notice of Intent to adopt a Negative Declaration to the public via the Campbell Express, the County Clerk, and on the City website.

17. The City of Campbell provided a 20-day public review period of the Negative Declaration pursuant to the California Environmental Quality Act Guidelines. The 20-day public review period began on May 25, 2016 and the public was invited to comment on the Draft Negative Declaration in writing and/or in person at the Planning Commission Public Hearing on June 14th and September 13th and the City Council public hearing on October 18, 2016. No comments have been received on the draft Negative Declaration.

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

18. 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.

19. The proposed development will be compatible with the General Plan of the City and will aid in the harmonious development of the immediate area.

20. 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.

21. The proposed development will not be detrimental to the health, safety or welfare of the neighborhood or the City as a whole.

22. There is a reasonable relationship and a rough proportionality between the Conditions of Approval and the impacts of the project.

23. There is a reasonable relationship between the use of the fees imposed upon the project and the type of development project.

24. 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.

THEREFORE, BE IT RESOLVED that the City Council approves a Planned Development Permit (PLN2016-276) for the Project located at **1223 Walnut Drive**, subject to the attached Conditions of Approval (attached Exhibit "A").

PASSED AND ADOPTED this _____day of _____, 2016, by the following roll call vote:

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

APPROVED: _____
Jason T. Baker, Mayor

ATTEST: _____
Wendy Wood, City Clerk

EXHIBIT A

CONDITIONS OF APPROVAL
Planned Development Permit (PLN2016-276)

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 (PLN2016-276) to allow the construction of two (2) two-story detached single-family homes, A Tentative Parcel Map (PLN2016-019) to create two residential lots and one common lot, Zoning Map Amendment (PLN2016-275) to change the zoning designation from R-M (Multi-Family Residential) to P-D (Planned Development), a Tree Removal Permit (PLN2016-277) to allow for the removal of one protected tree, and a Negative Declaration (PLN2016-278). The project shall substantially conform to the Revised Project Plans & Tentative Subdivision Map dated October 7, 2016 except as may be modified by the Conditions of Approval herein.

2. Planning Final Required: Planning Division clearance is required prior to Building Permit final.

3. Plan Revisions: Prior to Building Permit submittal, the project plans shall reflect the following changes:
   a. Conditions of Approval: The conditions of approval shall be stated in full in the construction plans.
   b. Trees: The final landscape plan shall reflect the location, species, and size (minimum 24-inch box) of the replacement tree, as required for the tree removal permit.

   The incorporation of these revisions shall be subject to the satisfaction and approval of the Community Development Director.

4. Permit Expiration: The Planned Development Permit is valid for a period of two years from the date of final City Council approval. A building permit must be obtained within this two-year period or the Planned Development Permit shall be void.

5. Tract Map / Planned Development Permit: The Tentative Parcel Map is contingent upon approval of the Planned Development Permit (PLN2016-276). A Tract Map may not be recorded if the Planned Development Permit expires or is revoked by the City Council. The Tract Map shall be recorded prior to the issuance of building or grading permits.

6. Contractor Contact Information Posting: The project site shall be posted with the name and contact number of the lead contractor in a location visible from the public street prior to the issuance of building permits.

7. Parking and Driveways: All parking and driveway areas shall be developed and maintained in compliance chapter 21.28 (Parking and Loading Ordinance) of the Campbell Municipal Code.

8. Indemnity: If determined necessary by the Community Development Director, the applicant shall enter into an agreement satisfactory to the City Attorney to indemnify and defend the City of Campbell, its officers, officials, employees, and agents from any and all actions, liabilities, losses, and torts, including attorney's fees arising out of or connected unto any challenge to the decision of the City Council on this application. Such agreement shall be executed within the 30 days of the Community Development Director's decision to require it.

9. Pest Control: Prior to issuance of a demolition and/or building permit, the applicant shall be required to hire a pest control company to inspect the site for rodents and provide a report on the inspection to the City for review. If it has determined that rodents exist, a remediation plan shall be prepared by the pest control company and provided to the City for review and approval, and the remediation plan shall be implemented to rid the site of rodents prior to issuance of a demolition and/or building permit.

10. Sound Attenuation: The project shall comply with the City Residential Noise Standards (CMC 21.16.070.E).

11. Utility Boxes and Back-Flow Preventers: The applicant shall submit a plan prior to installation of any PG&E utility (transformer) boxes and San Jose Water Company back-flow preventers, indicating the location of the boxes for approval by the Community Development Director.

12. Pad Certification: Following site grading and prior to preparation of individual building pad forms, the following improvements shall be certified by a licensed land surveyor and reviewed by the Community Development Director to determine consistency with the approved plan (grade, pad and drainage).

13. Residential Address Identification: The applicant shall submit a detail sheet showing uniform residential address identification material type and location on the building wall for review and approval by the Community Development prior to the issuance of Building Permits. In order to obtain approval, numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Additionally, number material and color is required to contrast with their background.

14. 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 (California Fire Code, 2013 Edition).

15. Stormwater and Grading Requirements: The project shall comply with City stormwater and grading requirements (CMC Sec. 20.80.020, 21.16.100, and 14.02), as more specifically itemized in the Public Works Department Conditions of Approval for the Tentative Subdivision Map.

16. Construction Activity: The following standards shall apply to construction of the project:

    - *Construction Hours (CMC 18.04.052)*: Construction activity shall be limited to the hours of eight a.m. and five p.m. daily, Monday through Friday. Saturday hours of construction shall be nine a.m. and four p.m. There shall be no construction activity on Sundays or National Holidays.

    - *Construction Noise (CMC 18.04.052)*: No loud environmentally disruptive noise over fifty dbs., such as air compressors without mufflers, continuously running motors or generators, loud playing musical instruments or radios will be allowed during the authorized hours of construction, Monday through Saturday, where such noise may be a nuisance to adjacent residential neighbors. Such nuisances shall be discontinued.

    - *Contractor Contact Information Posting*: The project site shall be posted with the name and contact number of the lead contractor in a location visible from the public street prior to issuance of building permits.

Building Division

TO THE SATISFACTION OF THE BUILDING DIVISION MANAGER/BUILDING OFFICIAL:

17. PERMITS REQUIRED: A building permit application shall be required for each proposed new dwelling structure. The building permit shall include Electrical/Plumbing/Mechanical fees when such work is part of the permit.

18. PLAN PREPARATION: This project requires plans prepared under the direction and oversight of a California licensed Engineer or Architect. Plans submitted for building permits shall be "wet stamped" and signed by the qualifying professional person.

19. CONSTRUCTION PLANS: The conditions of Approval shall be stated in full on the cover sheet of construction plans submitted for building permit.

20. SIZE OF PLANS: The minimum size of construction plans submitted for building permits shall be 24 in. X 36 in.

21. SOILS REPORT: Two copies of a current soils report, prepared to the satisfaction of the Building Official, containing foundation and retaining wall design recommendations shall be submitted with the building permit application. This report shall be prepared by a licensed engineer specializing in soils mechanics.

22. SITE PLAN: Application for building permit shall include a competent site plan that identifies property and proposed structures with dimensions and elevations as appropriate. Site plan shall also include site drainage details. Elevation bench marks shall be called out at all locations that are identified as "natural grade" and intended for use to determine the height of the proposed structure.

23. FOUNDATION INSPECTIONS: A pad certificate prepared by a licensed civil engineer or land surveyor shall be submitted to the project building inspector upon foundation inspection. This certificate shall certify compliance with the recommendations as specified in the soils report and the building pad elevation and on-site retaining wall locations and elevations are prepared according to approved plans. Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered civil engineer for the following items:

    a. pad elevation
    b. finish floor elevation (first floor)
    c. foundation corner locations

24. SPECIAL INSPECTIONS: When a special inspection is required by C.B.C. Chapter 17, the architect or engineer of record shall prepare an inspection program that shall be submitted to the Building Official for approval prior to issuance of the building permits, in accordance with C.B.C Chapter 1, Section 106. Please obtain City of Campbell, Special Inspection forms from the Building Inspection Division Counter.

25. The City of Campbell, standard Santa Clara Valley Non-point Source Pollution Control Program specification sheet shall be part of plan submittal. The specification sheet (size 24" X 36") is available at the Building Division service counter.

26. APPROVALS REQUIRED: The project requires the following agency approval or consultation prior to issuance of the building permit:

    a. West Valley Sanitation District (378-2407)
    b. Santa Clara County Fire Department (378-4010)
    c. San Jose Water Company (408) 279-7900 (Customer Service)
    d. School District:
        i. Campbell Union School District (378-3405)
        ii. Campbell Union High School District (371-0960)
        iii. Moreland School District (379-1370)
        iv. Cambrian School District (377-2103)

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

27. CALIFORNIA GREEN BUILDING CODE: This project is subject to the mandatory requirements for new residential structures (Chapter 4) under the California Green Building Code, 2013 edition.

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

29. BUILD IT GREEN: Applicant shall complete and submit a "Build it Green" inventory of the proposed new single family project prior to issuance of building permit.

30. AUTOMATIC FIRE SPRINKLER SYSTEMS: This project shall comply with Section R313 of the California Residential building Code 2013 edition, and be equipped with a complying Fire Sprinkler system.

31. STORM WATER REQUIREMENTS: Storm water run-off from impervious surface created by this permitted project shall be directed to vegetated areas on the project parcel. Storm water shall not drain onto neighboring parcels.

RESOLUTION NO. _____

BEING A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMPBELL APPROVING A TENTATIVE PARCEL MAP (PLN2016-019) TO CREATE TWO SINGLE-FAMILY LOTS AND ONE COMMONLY-OWNED LOT ON PROPERTY LOCATED AT **1223 WALNUT DRIVE**.

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 approval of a Tentative Parcel Map (PLN2016-019):

Environmental Finding

1. An Initial Study has been prepared for the project which provides documentation for the factual basis for concluding that a Negative Declaration (PLN2016-278) may be adopted since no substantial evidence exists, in light of the whole record, that the project may have a significant effect on the environment as conditioned.

Evidentiary Findings

2. The proposed project ("project") includes a Tentative Parcel Map (PLN2016-019) to create two residential lots and one common lot, Zoning Map Amendment (PLN2016-275) to change the zoning designation from R-M (Multi-Family Residential) to P-D (Planned Development), a Planned Development Permit (PLN2016-276) to allow the construction of two (2) two-story detached single-family homes, a Tree Removal Permit (PLN2016-277) to allow for the removal of one protected tree, and a Negative Declaration (PLN2016-278).

3. The project site consists of a 10,011 square foot (net area) lot located on Walnut Drive between Wendell Drive and Hacienda Avenue.

4. The lot is currently developed with one single-family residence that will be demolished as part of the proposed project.

5. Abutting land uses include a single-family residence to the south, single-family townhomes to the north and east, and a senior living facility to the west.

6. The project site is designated Low-Medium Density Residential (6-13 Units / Gr. Acre) as shown on the Campbell General Plan Map.

7. The proposed residential land use, at a density of approximately seven (7) units/gr. acre, is consistent with the allowable land use and maximum density permitted by the Low-Medium Density Residential General Plan land use designation.

8. The project site is zoned R-M (Multi-Family Residential) as shown on the Campbell Zoning Map and will be rezoned to P-D (Planned Development).

9. The land use entitlements for the proposed Project may be approved concurrently where approval of the Tentative Parcel Map is subject to approval of the Zoning Map Amendment and Planned Development Permit.

10. There are no responsible agencies or trustee agencies responsible for resources affected by the project.

11. On the basis of the Initial Study, and as supported by substantial evidence, the project will not have a significant effect on the environment due to the application of uniformly applicable development policies and incorporation of project-specific conditions of approval.

12. The City of Campbell provided a Notice of Intent to adopt a Negative Declaration to the public via the Campbell Express, the County Clerk, and on the City website.

13. The City of Campbell provided a 20-day public review period of the Negative Declaration pursuant to the California Environmental Quality Act Guidelines. The 20-day public review period began on May 25, 2016 and the public was invited to comment on the Draft Negative Declaration in writing and/or in person at the Planning Commission Public Hearing on June 14th and September 13th and the City Council public hearing on October 18, 2016. No comments have been received on the draft Negative Declaration.

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

14. The proposed Tentative Parcel Map is consistent with the General Plan and Zoning Ordinance of the City.

15. The proposed Tentative Parcel Map does not impair the balance between the housing needs of the region and the public service needs of its residents and available fiscal and environmental resources.

16. The design of the Tentative Parcel Map provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

17. The development and uses will be compatible with the General Plan of the City and will aid in the harmonious development of the immediate area.

18. There is a reasonable relationship and a rough proportionality between the Conditions of Approval and the impacts of the project.

19. There is a reasonable relationship between the use of the fees imposed upon the project and the type of development project.

20. 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.

THEREFORE, BE IT RESOLVED that the City Council approves a Tentative Parcel Map (PLN2016-019) for the Project located at **1223 Walnut Drive**, subject to the attached Conditions of Approval (attached Exhibit "A").

PASSED AND ADOPTED this _____day of _____, 2016, by the following roll call vote:

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

APPROVED: _____
Jason T. Baker, Mayor

ATTEST: _____
Wendy Wood, City Clerk

EXHIBIT A

CONDITIONS OF APPROVAL
Tentative Parcel Map (PLN2016-019)

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 Tentative Parcel Map (PLN2016-019) to create two residential lots and one common lot, Zoning Map Amendment (PLN2016-275) to change the zoning designation from R-M (Multi-Family Residential) to P-D (Planned Development), a Planned Development Permit (PLN2016-276) to allow the construction of two (2) two-story detached single-family homes, a Tree Removal Permit (PLN2016-277) to allow for the removal of one protected tree, and a
2. Negative Declaration (PLN2016-278). The project shall substantially conform to the Revised Project Plans & Tentative Subdivision Map dated August 9, 2016 except as may be modified by the Conditions of Approval herein.

3. Approval Expiration: The Tentative Parcel Map approval is valid for a period of two years from the date of final City Council approval unless an extension is granted prior to the expiration date. Recordation of a Tract Map must occur within this two-year period.

4. Tract Map / Planned Development Permit: The Tentative Parcel Map is contingent upon approval of the Planned Development Permit (PLN2016-276). A Tract Map may not be recorded if the Planned Development Permit expires or is revoked by the City Council. The Tract Map shall be recorded prior to the issuance of building or grading permits.

5. Park Impact Fee: A park impact fee is due upon development of the site, based on the development density of 6-13 Units per Gross Acre (Low-Medium Density), less credit for one legally constructed unit. Prior to recordation of the Tract Map, 75% of this fee is due. The remaining 25% is due prior to issuance of a certificate of building occupancy. The fee is currently set at $10,595 per unit. This fee is subject to change and the fee in effect at the time of payment shall be the fee due.

6. Utility Boxes and Back-Flow Preventers: The applicant shall submit a plan prior to installation of any PG&E utility (transformer) boxes and/or San Jose Water Company back-flow preventers, indicating the location of the boxes for approval by the Community Development Director.

7. Pad Certification: Following site grading and prior to preparation of individual building pad forms, the following improvements shall be certified by a licensed land surveyor and

reviewed by the Community Development Director to determine consistency with the approved plan (grade, pad and drainage).

8. Residential Address Identification: The applicant shall submit a detail sheet showing uniform residential address identification material type and location on the building wall for review and approval by the Community Development prior to the issuance of Building Permits. In order to obtain approval, numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Additionally, number material and color is required to contrast with their background.

9. 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 (California Fire Code, 2013 Edition).

10. Stormwater and Grading Requirements: The project shall comply with City stormwater and grading requirements (CMC Sec. 20.80.020, 21.16.100, and 14.02), as more specifically itemized in the Public Works Department Conditions of Approval for the Tentative Subdivision Map.

11. Maintenance Agreement: Prior to issuance of recordation of the Tract Map, the applicant shall submit for review and approval by the Public Works Department a copy of the draft Maintenance Agreement.

12. Compliance with Other Regulations: The applicant shall comply with other state, county, and city ordinances that pertain to the proposed project.

13. Construction Activity: The following standards shall apply to construction of the project:

    - *Construction Hours (CMC 18.04.052)*: Construction activity shall be limited to the hours of eight a.m. and five p.m. daily, Monday through Friday. Saturday hours of construction shall be nine a.m. and four p.m. There shall be no construction activity on Sundays or National Holidays.

    - *Construction Noise (CMC 18.04.052)*: No loud environmentally disruptive noise over fifty dbs., such as air compressors without mufflers, continuously running motors or generators, loud playing musical instruments or radios will be allowed during the authorized hours of construction, Monday through Saturday, where such noise may be a nuisance to adjacent residential neighbors. Such nuisances shall be discontinued.

    - *Contractor Contact Information Posting*: The project site shall be posted with the name and contact number of the lead contractor in a location visible from the public street prior to issuance of building permits.

PUBLIC WORKS DEPARTMENT

14. Response Letter: Upon submittal of the Parcel Map, the Street Improvement Plans and the Grading and Drainage Plans, the applicant shall provide an itemized response letter verifying that all the Public Works Conditions of Approval have been met or addressed.

15. Parcel Map: Prior to issuance of any grading or building permits for the project, the applicant shall submit a Parcel Map for recordation upon approval by the City, pay various fees/deposits and submit the map in a digital format acceptable to the City.

16. Preliminary Title Report: Upon submittal of the Parcel Map, the applicant shall provide a current (within the past 6 months) Preliminary Title Report.

17. Public Service Easement: Upon recordation of the Parcel Map, the applicant shall grant a five foot public service easement on private property contiguous with the public right-of-way along the Walnut Drive frontage, unless otherwise approved by the City Engineer. The applicant shall cause all documents to be prepared by a registered civil engineer/land surveyor, as necessary, for the City's review and recordation.

18. Private Easements: Upon recordation of the Parcel Map, the applicant shall cause private easements to be recorded for private utilities, private storm drains, reciprocal ingress and egress, emergency vehicles, etc.

19. Monumentation for Parcel Map: Prior to recordation of the Parcel Map, the applicant shall provide a cash deposit (100% of the monument estimate) for setting all monuments shown on the map. Monuments shall be set per section 20.76.010 of the Campbell Municipal Code including but not limited to setting permanent pipe monuments (three-fourths inch galvanized steel pipe two feet long approximately six inches below finished grade) at each boundary of all lot corners within a subdivision, along the exterior boundary lines at intervals of approximately five hundred feet and at all beginning of curves and ending of curves on property lines, and monument boxes at intersections of all street monument line tangents.

20. Demolition: Prior to recordation of the Parcel Map, the applicant shall obtain a demolition permit and remove any nonconforming structures.

21. Soils Report: Upon submittal of the Parcel Map, applicant shall provide a soils report prepared by a registered geotechnical or civil engineer.

22. Grading and Drainage Plan: Prior to recordation of the Parcel Map, 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.

23. Storm Drain Area Fee: Prior to recordation of the Parcel Map, the applicant shall pay the required Storm Drain Area fee, currently set at $2,385.00 per net acre, which is $572.00 (set for multi-family land use).

24. Storm Water Information: On the grading/utility plans show the amount, in square footage, of:
    a. Existing impervious area.
    b. Proposed impervious area.
    c. Proposed pervious area.

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

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

26. Utilities: Applicant shall comply with all plan submittals, permitting, and fee requirements of the serving utility companies.

27. Water Meter(s) and Sewer Cleanout(s): Proposed water meters and sewer cleanout shall be installed on private property behind the public right-of-way line, within the five foot Public Service Easement.

28. 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.

29. Pavement Restoration: Based on the utility coordination plan, the applicant shall prepare a pavement restoration plan for approval by the City Engineer prior to any utility installation or abandonment. Streets that have been reconstructed or overlaid within the previous five years will require boring and jacking for all new utility installations. Walnut Drive has not been reconstructed or overlaid in the last 5 years. The pavement

restoration plan shall indicate how the street pavement shall be restored following the installation or abandonment of all utilities necessary for the project.

30. Street Improvement Agreements / Plans / Encroachment Permit / Fees / Deposits: Prior to recordation of the Parcel Map, 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:
    d. Show location of all existing utilities within the new and existing public right of way.
    e. 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.
    f. Removal of existing driveway approach and necessary sidewalk, curb and gutter.
    g. Removal of existing street section to centerline.
    h. Installation of City approved street trees at 30 feet on center.
    i. Installation of City standard rolled curb and gutter along project frontage.
    j. Installation of approximately five feet of sidewalk between the existing sidewalk at the northerly property line and the new ADA compliant driveway approach.
    k. Installation of engineered structural pavement section to centerline, as required by the City Engineer.
    l. Installation of asphalt concrete overlay per street pavement restoration plan for utility installation and/or abandonment, as required by the City Engineer.
    m. Installation of streetlights, conduits, conductors and related facilities in accordance with the City of Campbell's Street Lighting Policies.
    n. Installation of traffic control, stripes and signs.
    o. Construction of conforms to existing public and private improvements, as necessary.
    p. Submit final plans in a digital format acceptable to the City.

31. 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 and pavement restoration installed and accepted by the City, and the design engineer shall submit as-built drawings to the City.

32. 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

RESOLUTION NO. _____

BEING A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMPBELL APPROVING A TREE REMOVAL PERMIT (PLN2016-277) TO ALLOW REMOVAL OF ONE PROTECTED TREE ON PROPERTY LOCATED AT **1223 WALNUT DRIVE**.

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

The City Council finds as follows with regard to File No. PLN2016-277:

Environmental Finding

1. An Initial Study has been prepared for the project which provides documentation for the factual basis for concluding that a Negative Declaration (PLN2016-278) may be adopted since no substantial evidence exists, in light of the whole record, that the project may have a significant effect on the environment as conditioned.

Evidentiary Findings

2. The proposed project ("project") includes a Tentative Parcel Map (PLN2016-019) to create two residential lots and one common lot, Zoning Map Amendment (PLN2016-275) to change the zoning designation from R-M (Multi-Family Residential) to P-D (Planned Development), a Planned Development Permit (PLN2016-276) to allow the construction of two (2) two-story detached single-family homes, a Tree Removal Permit (PLN2016-277) to allow for the removal of one protected tree, and a Negative Declaration (PLN2016-278).

3. The project site consists of a 10,011 square foot (net area) lot located on Walnut Drive between Wendell Drive and Hacienda Avenue.

4. The lot is currently developed with one single-family residence that will be demolished as part of the proposed project.

5. Abutting land uses include a single-family residence to the south, single-family townhomes to the north and east, and a senior living facility to the west.

6. The project site is designated Low-Medium Density Residential (6-13 Units / Gr. Acre) as shown on the Campbell General Plan Map.

7. The proposed residential land use, at a density of approximately seven (7) units/gr. acre, is consistent with the allowable land use and maximum density permitted by the Low-Medium Density Residential General Plan land use designation.

8. The project site is zoned R-M (Multi-Family Residential) as shown on the Campbell Zoning Map and will be rezoned to P-D (Planned Development).

9. The tree removal permit may be approved concurrently, subject to approval of the Tentative Parcel Map, Zoning Map Amendment and Planned Development Permit.

10. Removal of trees greater than 12-inches in diameter requires a Tree Removal Permit under the City's Tree Protection requirements (CMC 21.32).

11. One 13.6 inch Black acacia tree is proposed for removal. While it provides good screening, it is considered a nuisance and should be removed, as its roots are invasive towards water sources.

12. The applicant will be required to plant one additional 24-inch box tree to replace the removed tree. The replacement tree will be a sufficient replacement for the trees to be removed and will continue the diversity of tree species found in the community.

13. Nine (9) existing trees will remain on the property for a total (10) trees, exceeding the six-tree minimum requirement for this property (one tree per 2,000 square feet of net lot area).

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

1. The Black acacia tree is considered a nuisance and may cause significant damage to the existing main structure(s) and/or utility services where such interference cannot be controlled or remedied through reasonable modification/relocation of the utility services and/or reasonable modification of the tree's root or branch structure.

THEREFORE, BE IT RESOLVED that the City Council approves a Tree Removal Permit (PLN2016-277) to allow for the removal of one protected tree, subject to the attached recommended Conditions of Approval (attached **Exhibit A**).

PASSED AND ADOPTED this _____day of _____, 2016, by the following roll call vote:

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

APPROVED: _____
Jason T. Baker, Mayor

ATTEST: _____
Wendy Wood, City Clerk

EXHIBIT A

CONDITIONS OF APPROVAL
Tree Removal Permit (PLN2016-277)

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 Permit: Approval is granted for a Tree Removal Permit (PLN2016-277) to allow the removal of one (1) on-site tree, a Black acacia tree that it is considered a nuisance. This permit shall be valid only in conjunction with, and subject to the approved Tentative Parcel Map (PLN2016-019), Zoning Map Amendment (PLN2016-275), and Planned Development Permit (PLN2016-276).

2. Time of Removal: The trees may only be removed in conjunction with demolition of existing on-site structures, subject to the conditions of approval for the Planned Development Permit, Zoning Map Amendment, and Tentative Parcel Map.

3. Replacement Trees: All protected tree shall be replaced at a minimum of a one-to-one ratio in accordance with CMC 21.32.100, Table 3-5 (Replacement Tree Requirements) to be noted with the project's "final" landscaping plan.

RESOLUTION NO. _____

BEING A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMPBELL ADOPTING A NEGATIVE DECLARATION (PLN2016-278) FOR A ZONING MAP AMENDMENT (PLN2016-275); TENTATIVE PARCEL MAP (PLN2016-019); PLANNED DEVELOPMENT PERMIT (PLN2016-276), AND TREE REMOVAL PERMIT (PLN2016-277); TO ALLOW THE DEVELOPMENT OF TWO SINGLE-FAMILY HOMES ON PROPERTY LOCATED AT **1223 WALNUT DRIVE**.

After notification and public hearing, as specified by law, and after presentation by the Community Development Director, proponents and opponents, the City Council did determine that the adoption of a Negative Declaration provides full and adequate environmental review for approval of a Zoning Map Amendment (PLN2016-275) to change the zoning designation from R-M (Multi-Family Residential) to P-D (Planned Development), a Planned Development Permit (PLN2016-276) to allow the construction of two (2) two-story detached single-family homes, Tentative Parcel Map (PLN2016-019) to create two residential lots and one common lot, and Tree Removal Permit (PLN2016-277) to allow for the removal of one protected tree on property located at **1223 Walnut Drive.**

The City Council finds as follows with regard to recommended adoption of a Mitigated Negative Declaration (PLN2016-278):

Environmental Finding

1. An Initial Study has been prepared for the project which provides documentation for the factual basis for concluding that a Negative Declaration (PLN2016-278) may be adopted since no substantial evidence exists, in light of the whole record, that the project may have a significant effect on the environment as conditioned.

Evidentiary Findings

2. The proposed project ("project") includes a Tentative Parcel Map (PLN2016-019) to create two residential lots and one common lot, Zoning Map Amendment (PLN2016-275) to change the zoning designation from R-M (Multi-Family Residential) to P-D (Planned Development), a Planned Development Permit (PLN2016-276) to allow the construction of two (2) two-story detached single-family homes, a Tree Removal Permit (PLN2016-277) to allow for the removal of one protected tree, and a Negative Declaration (PLN2016-278).

3. The project site consists of a 10,011 square foot (net area) lot located on Walnut Drive between Wendell Drive and Hacienda Avenue.

4. The lot is currently developed with one single-family residence that will be demolished as part of the proposed project.

5. Abutting land uses include a single-family residence to the south, single-family townhomes to the north and east, and a senior living facility to the west.

6. The project site is designated Low-Medium Density Residential (6-13 Units / Gr. Acre) as shown on the Campbell General Plan Map.

7. The proposed residential land use, at a density of approximately seven (7) units/gr. acre, is consistent with the allowable land use and maximum density permitted by the Low-Medium Density Residential General Plan land use designation.

8. The project site is zoned R-M (Multi-Family Residential) as shown on the Campbell Zoning Map and will be rezoned to P-D (Planned Development).

9. The land use entitlements for the proposed Project may be approved concurrently where approval of the Tentative Parcel Map is subject to approval of the Zoning Map Amendment and Planned Development Permit.

10. There are no responsible agencies or trustee agencies responsible for resources affected by the project.

11. On the basis of the Initial Study, and as supported by substantial evidence, the project will not have a significant effect on the environment due to the application of uniformly applicable development policies and incorporation of project-specific conditions of approval.

12. The City of Campbell provided a Notice of Intent to adopt a Negative Declaration to the public via the Campbell Express, the County Clerk, and on the City website.

13. The City of Campbell provided a 20-day public review period of the Negative Declaration pursuant to the California Environmental Quality Act Guidelines. The 20-day public review period began on May 25, 2016 and the public was invited to comment on the Draft Negative Declaration in writing and/or in person at the Planning Commission Public Hearing on June 14th and September 13th and the City Council public hearing on October 18, 2016. No comments have been received on the draft Negative Declaration.

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

14. 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.

15. The Negative Declaration reflects the independent judgment and analysis of the City Council upon recommendation of the Planning Commission.

16. The Custodian of the Record for the Negative Declaration and Initial Study is the Community Development Department of the City of Campbell, located at 70 North First Street, Campbell, California.

NOW, THEREFORE, BE IT RESOLVED that the City Council adopts a Negative Declaration (PLN2016-278) (attached Exhibit “A”) for a Tentative Parcel Map (PLN2016-019), Zoning Map Amendment (PLN2016-275), a Planned Development Permit (PLN2016-276), and a Tree Removal Permit (PLN2016-277); to allow the development of two single-family dwellings on property located at **1223 Walnut Drive**.

PASSED AND ADOPTED this _____ day of _____, 2016, by the following roll call vote:

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

APPROVED: _____
Jason T. Baker, Mayor

ATTEST: _____
Wendy Wood, City Clerk

CITY OF CAMPBELL
Community Development Department

ADDENDUM TO A DRAFT NEGATIVE DECLARATION

1223 Walnut Drive - Parcel Map (Revised)

Pursuant to CEQA Guidelines Section 15164, this addendum has been prepared for the Draft Negative Declaration previously noticed and circulated on May 20, 2016 for the development project at 1223 Walnut Drive, finding that the proposed revisions to the original project include only minor changes which do not create new significant impacts and do not require the preparation of a subsequent Initial Study or re-circulation of the Draft Negative Declaration.

Project Name:	1223 Walnut Drive – Parcel Map
File Nos.:	Tentative Parcel Map (PLN2016-019); Zoning Map Amendment (PLN2016-275); Planned Development Permit (PLN2016-276); Tree Removal Permit (PLN2016-277)
Location:	1223 Walnut Drive, Campbell CA 95008

ANALYSIS

Original Project: Four (4) residential lots consisting of nine (9) parking spaces and three (3) attached townhomes with a maximum height of 26-feet-six-inches, a total floor area ratio of 58.4%, and 928 square feet of private open space.

Revised Project: Three (3) residential lots consisting of six (6) parking spaces and two (2) detached single-family homes with a maximum height of 27-feet, a total floor area ratio of 49.7%, and 2,699 square feet of private open space. All other substantive aspects of the revised project remain the same as the original project.

The proposed changes include a reduction in the number of parking spaces, a reduction in the density, a reduction in the total floor area ratio, an increase in the amount of private open space, and a minor increase in building height. As revised, the proposed project will have fewer impacts due to an overall reduction in development intensity. Therefore, the revised project would not result in any new significant impacts not previously analyzed in the Initial Study / Draft Negative Declaration. For these reasons, a supplemental Initial Study is not required for the revised project, nor does the Draft Negative Declaration need to be re-circulated. An addendum to the Draft Negative Declaration has been prepared and attached to the Draft Negative Declaration.

RECOMMENDATION

That the City of Campbell Planning Commission and City Council find on the basis of substantial evidence in the light of the whole record that the proposed modifications to the original project are within the scope of the Initial Study analysis and will not cause any new significant environmental impacts, substantially increase previously identified impacts, nor require any new or modified mitigation.

In making this finding, the Planning Commission and City Council have considered evidence presented by City Staff, the applicant, and other interested parties and have determined that:

(1) NO substantial changes are proposed in the project which will require major revisions of the Draft Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) NO substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the Draft Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information which was not known and could not have been known with the exercise of reasonable diligence at the time the Draft Negative Declaration was circulated, does NOT show any of the following:

(a) The project will have one or more significant effects not discussed in the previously adopted Mitigated Negative Declaration;

(b) Significant effects previously examined will be substantially more severe than shown in the previously adopted Mitigated Negative Declaration;

(c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(d) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Pursuant to CEQA Guidelines Section 15164, an addendum need not (and will not) be circulated for public review but can be (and will be) included in or attached to the adopted Negative Declaration. All documents referenced in this Addendum are available for public review in the Campbell Community Development Department at Campbell City Hall, 70 N. First Street, during normal business hours and online on the City's 'Environmental Notices' webpage (http://www.cityofcampbell.com/Archive.aspx?AMID=49).

Cynthia McCormick September 2, 2016

Cynthia McCormick, Senior Planner **Date**

County of Santa Clara

Office of the County Clerk-Recorder
Business Division

County Government Center
70 West Hedding Street, E. Wing, 1st Floor
San Jose, California 95110 (408)-299-5688

Santa Clara County Clerk–Recorder's Office
State of California

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REGINA ALCOMENDRAS, County Clerk–Recorder
by Mike Louie, Clerk–Recorder Office Spe,

CEQA DOCUMENT DECLARATION

ENVIRONMENTAL FILING FEE RECEIPT

PLEASE COMPLETE THE FOLLOWING:

1. LEAD AGENCY: Cityof Campbell
2. PROJECT TITLE: Negative Declaration - 1223 Walnut Drive, Campbell CA
3. APPLICANT NAME: Majid Saneinead PHONE: (408) 836-1841
4. APPLICANT ADDRESS: 1223 Walnut Drive, Campbell CA 95008
5. PROJECT APPLICANT IS A: ☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity
6. NOTICE TO BE POSTED FOR 20 DAYS.
7. CLASSIFICATION OF ENVIRONMENTAL DOCUMENT

a. PROJECTS THAT ARE SUBJECT TO DFG FEES

☐ 1. ENVIRONMENTAL IMPACT REPORT (PUBLIC RESOURCES CODE §21152)	$ 3,070.00	$ 0.00
☐ 2. NEGATIVE DECLARATION (PUBLIC RESOURCES CODE §21080(C)	$ 2,210.25	$ 0.00
☐ 3. APPLICATION FEE WATER DIVERSION (STATE WATER RESOURCES CONTROL BOARD ONLY)	$ 850.00	$ 0.00
☐ 4. PROJECTS SUBJECT TO CERTIFIED REGULATORY PROGRAMS	$ 1,043.75	$ 0.00
☐ 5. COUNTY ADMINISTRATIVE FEE (REQUIRED FOR a-1 THROUGH a-4 ABOVE) Fish & Game Code §711.4(e)	$ 50.00	$ 0.00

b. PROJECTS THAT ARE EXEMPT FROM DFG FEES

☐ 1. NOTICE OF EXEMPTION ($50.00 COUNTY ADMINISTRATIVE FEE REQUIRED)	$ 50.00	$ 0.00
☐ 2. A COMPLETED "CEQA FILING FEE NO EFFECT DETERMINATION FORM" FROM THE DEPARTMENT OF FISH & GAME, DOCUMENTING THE DFG'S DETERMINATION THAT THE PROJECT WILL HAVE NO EFFECT ON FISH, WILDLIFE AND HABITAT, OR AN OFFICIAL, DATED RECEIPT / PROOF OF PAYMENT SHOWING PREVIOUS PAYMENT OF THE DFG FILING FEE FOR THE *SAME PROJECT IS ATTACHED ($50.00 COUNTY ADMINISTRATIVE FEE REQUIRED)		
DOCUMENT TYPE: ☐ ENVIRONMENTAL IMPACT REPORT ☐ NEGATIVE DECLARATION	$ 50.00	$ 0.00

c. NOTICES THAT ARE *NOT* SUBJECT TO DFG FEES *OR* COUNTY ADMINISTRATIVE FEES

☐ NOTICE OF PREPARATION ☒ NOTICE OF INTENT	NO FEE	$ NO FEE

8. OTHER: _____ FEE (IF APPLICABLE): $ _____
9. TOTAL RECEIVED..... $ 0.00

*NOTE: "***SAME PROJECT***" MEANS **NO** CHANGES. IF THE DOCUMENT SUBMITTED IS NOT THE SAME (OTHER THAN DATES), A "NO EFFECT DETERMINATION" LETTER FROM THE DEPARTMENT OF FISH AND GAME FOR THE **SUBSEQUENT** FILING OR THE APPROPRIATE FEES ARE REQUIRED.

THIS FORM MUST BE COMPLETED AND ATTACHED TO THE FRONT OF ALL CEQA DOCUMENTS LISTED ABOVE *(INCLUDING COPIES)* SUBMITTED FOR FILING. WE WILL NEED AN ORIGINAL (WET SIGNATURE) AND THREE COPIES. *(YOUR ORIGINAL WILL BE RETURNED TO YOU AT THE TIME OF FILING.)*

CHECKS FOR ALL FEES SHOULD BE MADE PAYABLE TO: SANTA CLARA COUNTY CLERK-RECORDER

PLEASE NOTE: FEES ARE ANNUALLY ADJUSTED (Fish & Game Code §711.4(b); PLEASE CHECK WITH THIS OFFICE AND THE DEPARTMENT OF FISH AND GAME FOR THE LATEST FEE INFORMATION.

". . . NO PROJECT SHALL BE OPERATIVE, VESTED, OR FINAL, NOR SHALL LOCAL GOVERNMENT PERMITS FOR THE PROJECT BE VALID, UNTIL THE FILING FEES REQUIRED PURSUANT TO THIS SECTION ARE PAID." Fish & Game Code §711.4(c)(3)

(Fees Effective 01-01-2016)

NOTICE OF INTENT
INTENT TO ADOPT A NEGATIVE DECLARATION
CITY OF CAMPBELL, CALIFORNIA

Notice is hereby given of the intent of the Campbell Planning Commission to adopt a Negative Declaration pursuant to Public Resources Code Section 21092(b)(1) for an application (PLN2016-019) for a Planned Development Permit for site configuration, architectural design and to create lots which do not have frontage on a public street, Tentative Parcel Map to create three single family lots and one commonly owned lot, Zoning Map Amendment to change the zoning from R-M (Multiple-Family Residential) to P-D (Planned Development), and Tree Removal Permit to allow removal of one protected tree, pursuant to Public Resources Code Section 21092(b)(1), for property located at **1223 Walnut Drive, Campbell, CA.**

The project site consists of a single parcel located on Walnut Drive between Wendell Drive and Hacienda Avenue. The 10,011 square foot (net area) lot is currently developed with one single-family residence that will be demolished as part of the project. Abutting land uses include a single-family residence to the south, single-family townhomes to the north and east, and a senior living facility to the west. The current Zoning is R-M (Multiple-Family Residential) and the General Plan Land Use Designation is Low-Medium Density Residential (6-13 units/gr. acre).

The Initial Study prepared by the City was undertaken for the purpose of determining whether the project may have a significant effect on the environment. On the basis of the Initial Study, Community Development Department staff has determined that the project will not have a significant effect on the environment and has therefore prepared a draft Negative Declaration for consideration by the Campbell Planning Commission.

All interested parties are invited and encouraged to submit comments in writing regarding the draft Negative Declaration and/or attend the below described public hearings. The public review period for the draft Negative Declaration begins on **May 25, 2016** and ends on **June 14, 2016**. Any comments must be submitted in writing, including email, to the Community Development Department by 5:00 p.m. on **June 14, 2016.** The Initial Study and draft Negative Declaration are available for review from 8:00 a.m. to 5:00 p.m. at the Community Development Department, City Hall, 70 North First Street, Campbell, CA or online at http://www.cityofcampbell.com/501/Public-Notices under ' Environmental Notices'.

The Campbell Planning Commission will consider the project and draft Negative Declaration at a public hearing to be held on **June 14, 2016**. The meeting will be held at 7:30 p.m., or shortly thereafter, in the City Hall City Council Chambers, 70 North First Street, Campbell, CA.

Please be advised that if you challenge the decision on the Negative Declaration and/or project in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice, or in written correspondence delivered to the City of Campbell prior to the public hearings. Questions and written comments may be addressed to:

Cindy McCormick, Senior Planner: cindym@cityofcampbell.com (408) 871-5103

PLANNING COMMISSION
CITY OF CAMPBELL
PAUL KERMOYAN
SECRETARY

INITIAL STUDY

1223 Walnut Drive - Parcel Map

An environmental evaluation
prepared in compliance with the
California Environmental Quality Act

Prepared by
Cindy McCormick
Senior Planner

City of Campbell
Community Development Department
Planning Division
70 N. First Street
Campbell, CA 95008

Public Review Period
May 20, 2016 – June 14, 2016

I. PROJECT OVERVIEW

Project Title: 1223 Walnut Drive – Parcel Map

File Number(s): PLN2016-019
- Planned Development Permit
- Tentative Parcel Map
- Zoning Map Amendment
- CEQA Review
- Tree Removal Permit

Project Address: 1223 Walnut Drive, Campbell CA 95008

Project Sponsor: Majid Saneinead
1223 Walnut Drive, Campbell CA 95008
(408) 836-1841

Existing Zoning: R-M (Multiple-Family Residential)
Proposed Zoning: P-D (Planned Development)

General Plan *Low-Medium Density Residential (6-13 units/gr. acre)*

Lead Agency: City of Campbell, Community Development Department
70 N. First Street, Campbell, CA 95008

Contact Person: Cindy McCormick, Senior Planner
(408) 871-5103 | cindym@cityofcampbell.com

Date Posted: May 19, 2016

Project Location and Surrounding Land Use: The project site consists of a single parcel located on Walnut Drive between Wendell Drive and Hacienda Avenue. The 10,011 square foot (net area) lot is currently developed with one single-family residence that will be demolished as part of the project. Abutting land uses include a single-family residence to the south, single-family townhomes to the north and east, and a senior living facility to the west. The current Zoning is R-M (Multiple-Family Residential) and the General Plan Land Use Designation is Low-*Medium Density Residential (6-13 units/gr. acre)*.

Project Description: The project includes an application for a Tentative Parcel Map to allow subdivision of the project site into three single-family residential parcels, ranging from 2,126 to 2,281 square feet in net site area. The project also includes a common lot consisting of a private street, driveway, and guest parking for the development. Access to the private street/driveway would be taken from the west side of Walnut Drive. The private street will range in width from 16 to 20 feet with an additional one to five feet of landscape buffer on the north side of the drive aisle. The development will include construction of three attached two-story single-family residences at a maximum height of 26 feet, five inches from existing grade and an average floor area ratio not to exceed 58.4% for the entire development.

Project Data

Gross Lot Area: 12,814 square feet (including 2,813 sq. ft. of R.O.W.)
Net Lot Area:

Lot 1: 2,406 square feet
Lot 2: 1,704 square feet
Lot 3: 2,832 square feet
Lot 4: 3,069 square feet (common lot; Lot "A" where noted on plans)
Total Net Lot Area: 10,001 square feet

Proposed Density: 10.2 units/gr. acre (3 units / 0.294 gross acres)
Maximum Density Allowed: 13.0 units/gr. acre

Building Height: 26 Feet, 5 Inches

Parking:	Provided	Minimum Required
	9 spaces (6 enclosed)	9 spaces (3 covered)

Project Entitlements: Required land use entitlements for the proposed project include a Planned Development Permit for site configuration, architectural design and to create lots which do not have frontage on a public street, Tentative Parcel Map to create three single family lots and one commonly owned lot, Zoning Map Amendment to change the zoning from R-M (Multiple-Family Residential) to P-D (Planned Development), and Tree Removal Permit to allow removal of one protected tree.

Other public agencies whose approval is required: None

Project Location

Figure 1: Regional Setting

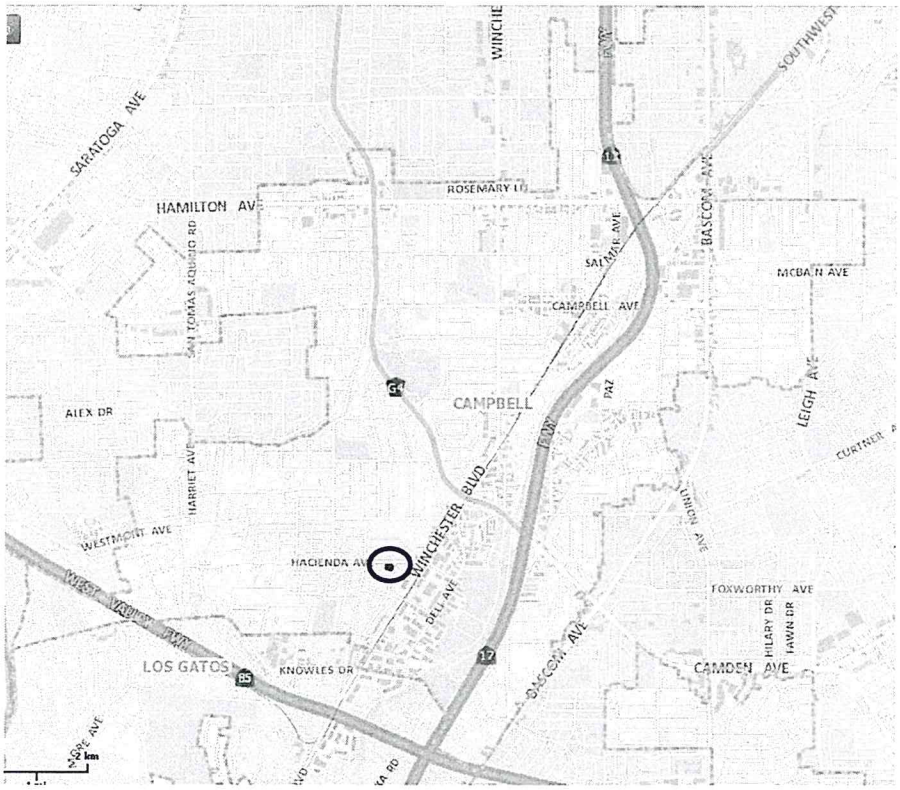
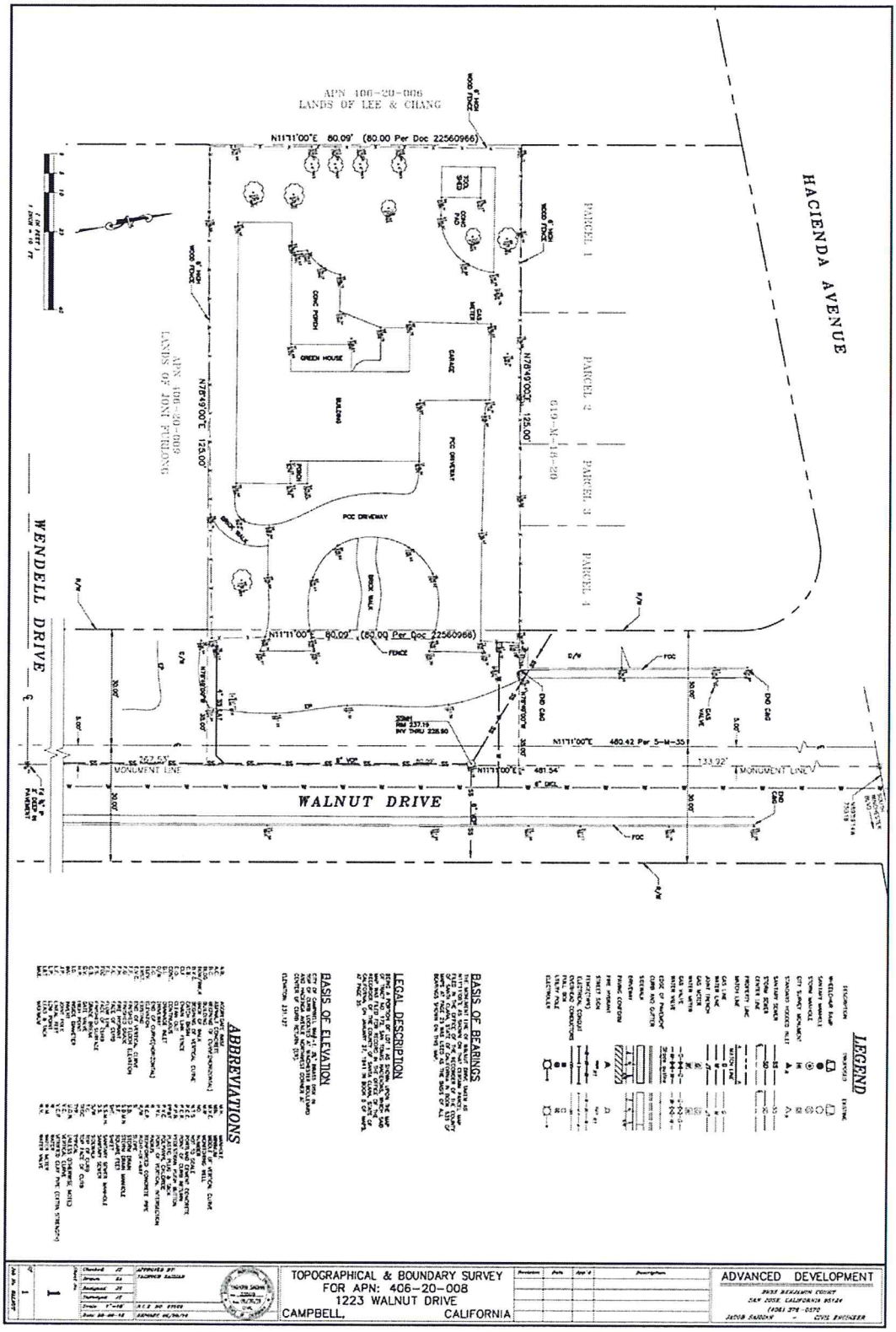


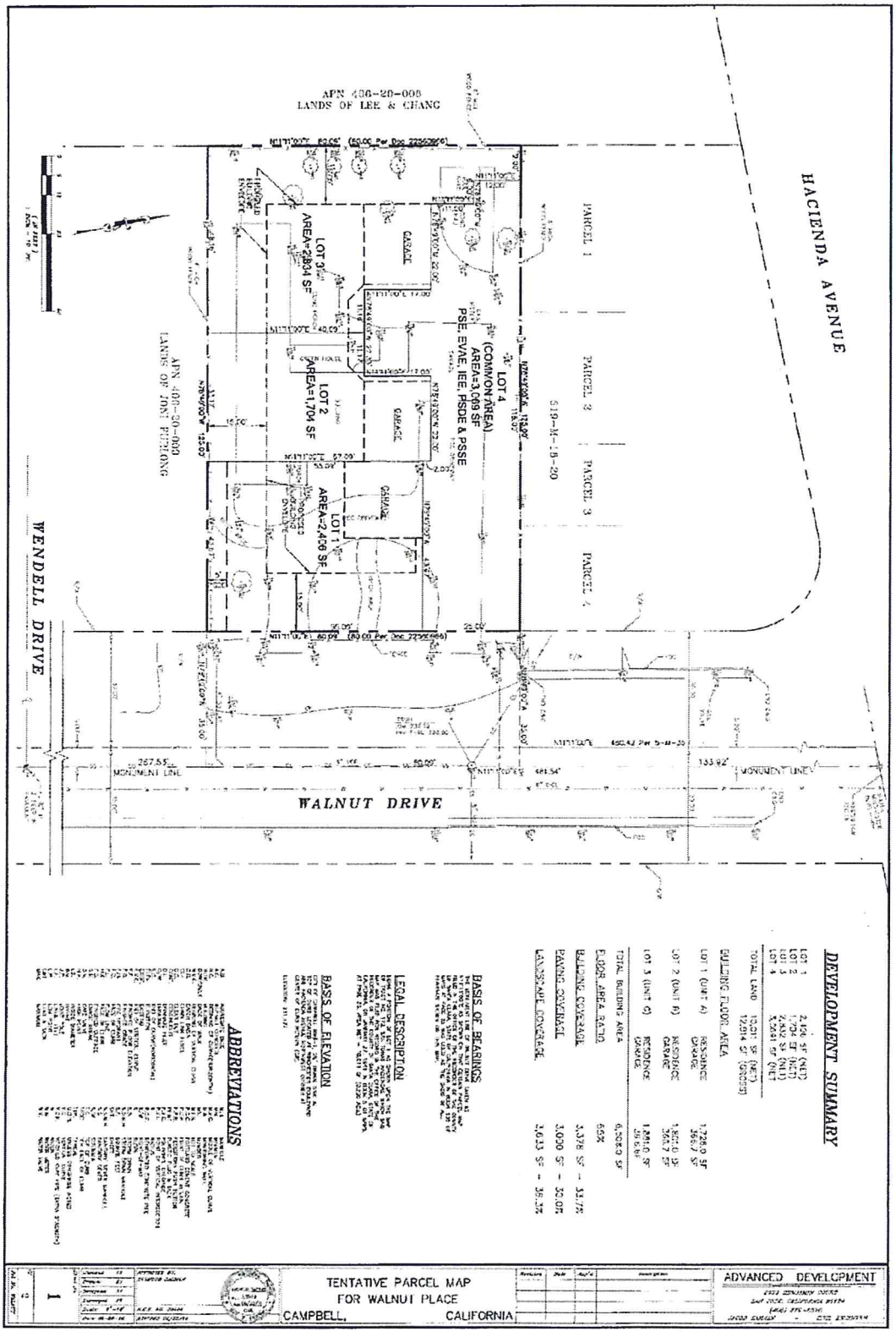
Figure 2: Project Site

Project Address: 1223 Walnut Drive, Campbell CA 95008

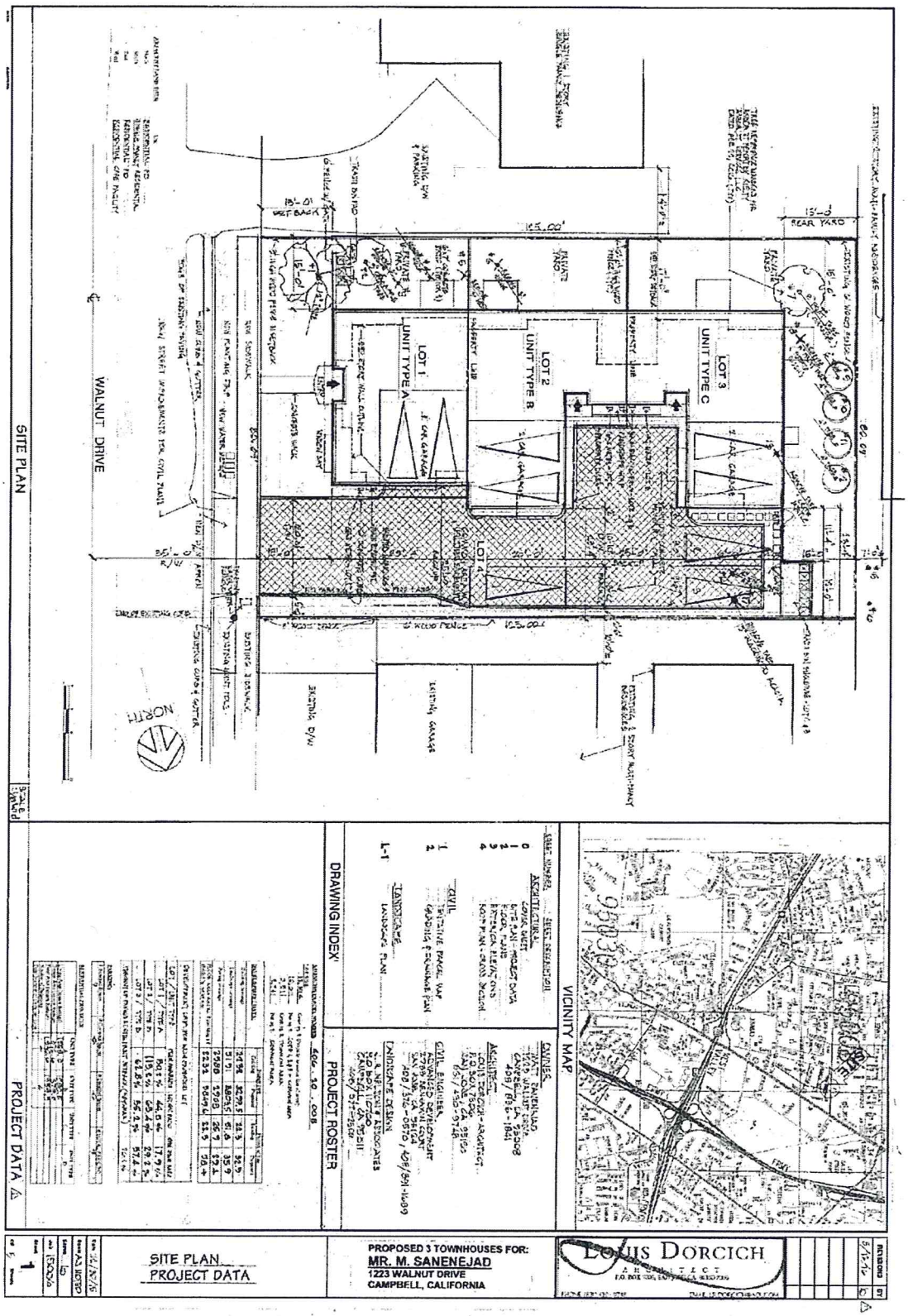
Existing Site Survey



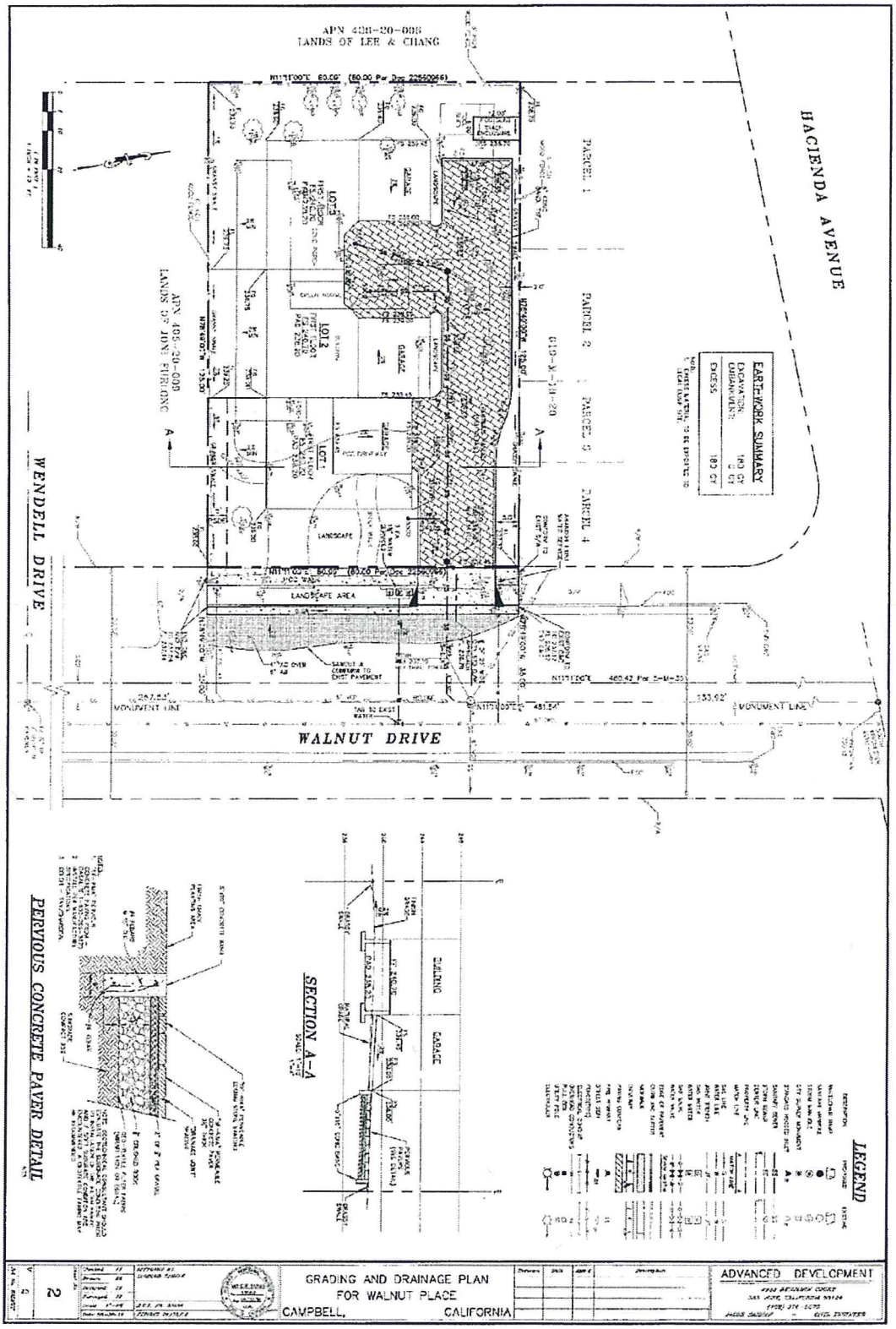
Preliminary Vesting Tentative Subdivision Map



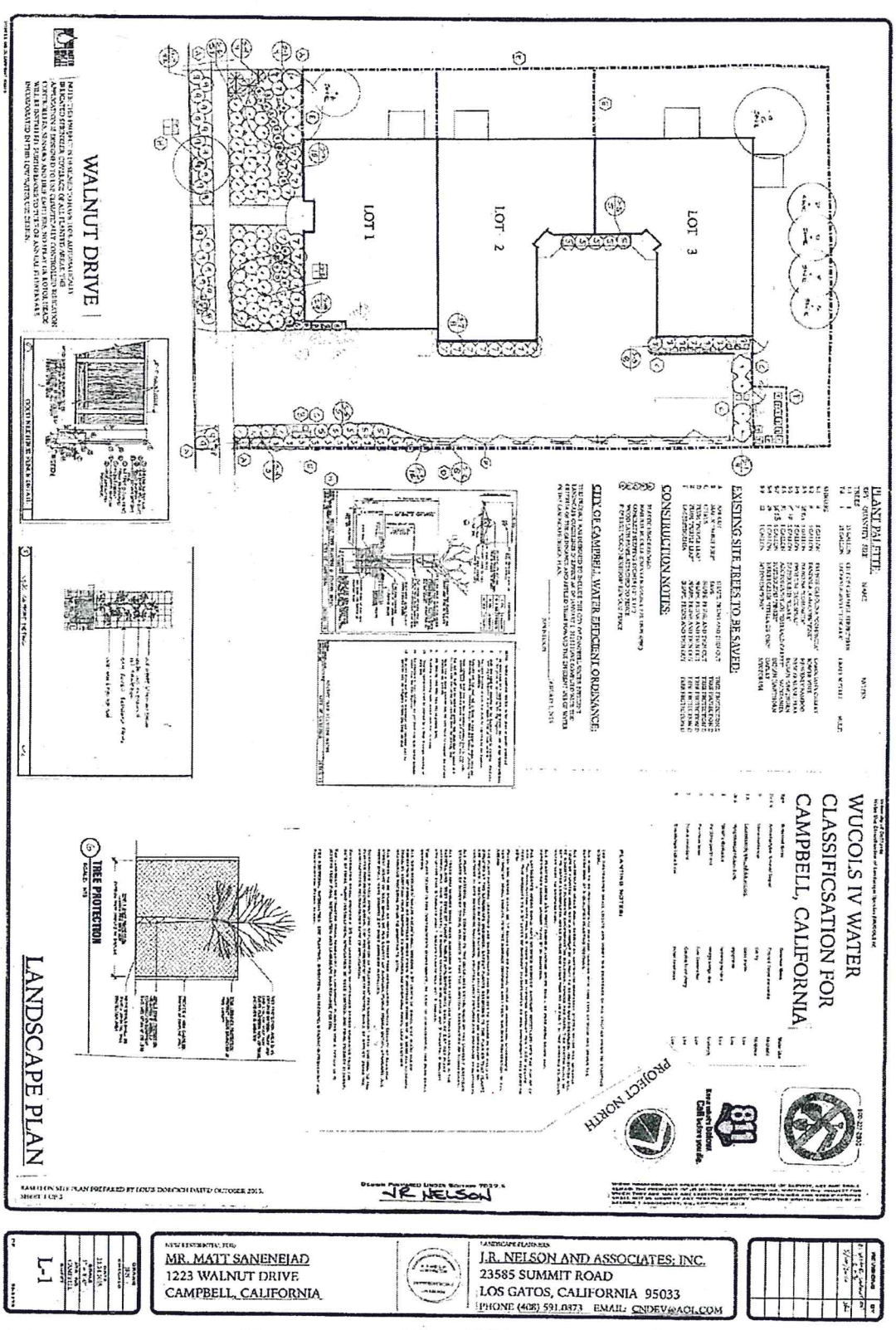
Site Plan


SITE PLAN
WALNUT DRIVE
LOT 1
UNIT TYPE A
LOT 2
UNIT TYPE B
LOT 3
UNIT TYPE C
LOT 4
NORTH
VICINITY MAP
DRAWING INDEX
PROJECT ROSTER
PROJECT DATA
SITE PLAN
PROJECT DATA
PROPOSED 3 TOWNHOUSES FOR:
MR. M. SANENEJAD
1223 WALNUT DRIVE
CAMPBELL, CALIFORNIA
LOUIS DORCICH

Preliminary Grading and Drainage Plan



Preliminary Landscaping Plan



EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

a) Earlier Analysis Used. Identify and state where they are available for review.

b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

a) the significance criteria or threshold, if any, used to evaluate each question; and

b) the mitigation measure identified, if any, to reduce the impact to less than significance.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project. Please see the checklist for additional information.

☐	Aesthetics	☐	Agriculture and Forestry	☐	Air Quality
☐	Biological Resources	☐	Cultural Resources	☐	Geology/Soils
☐	Greenhouse Gas Emissions	☐	Hazards and Hazardous Materials	☐	Hydrology/Water Quality
☐	Land Use/Planning	☐	Mineral Resources	☐	Noise
☐	Population/Housing	☐	Public Services	☐	Recreation
☐	Transportation/Traffic	☐	Utilities/Service Systems	☐	Mandatory Findings of Significance

DETERMINATION:

On the basis of this initial evaluation:

X	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
☐	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
☐	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
☐	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
☐	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature:

Cynthia McCormick

Cynthia McCormick

Date:

5-19-16

City of Campbell

I. AESTHETICS: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista	☐	☐	☐	X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway	☐	☐	☐	X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	X	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	X	☐

a-b) The site is located on Walnut Drive. The General Plan has not identified any scenic vistas or scenic resources within the project area. The project is not located near a state scenic highway. The existing residence to be demolished has not been determined to be historically significant. There are 10 existing trees on the property. Only one of the trees is proposed for removal; a Black acacia tree that is considered a nuisance.

c) The project will not have a significant adverse effect on the scenic value of the area. The project is subject to the San Tomas Area Neighborhood Plan (STANP). The STANP provides development standards (e.g., setbacks and height) as well as design criteria for neighborhood compatibility, scale and mass, surface articulation, building orientation, and privacy. The project has been designed so that the public street elevation fosters the appearance of a single family residence. The design includes architectural features that help break up the mass of the three-unit, two-story townhome structure.

d) The project will not have a significant adverse effect on day or nighttime views in the area. The project is subject to lighting design standards, pursuant to City Code section 21.18.090, whereby exterior lighting shall be architecturally integrated with the character of the structure(s) and fully shielded or recessed. Outdoor lighting fixtures shall be designed and installed so that light rays are not emitted across property lines, to the extent possible.

Based on the above discussion, No mitigation is necessary or required in relation to impact on Aesthetics.

II. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and the forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	X
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	X

DISCUSSION:

a-e) The property is not zoned for farm or agricultural land uses and it is not under a Williamson Act contract. No forest land, as defined in Public Resources Code section 12220(g) exists on the property.

Therefore, no mitigation is necessary or required in relation to impacts on Agricultural and Forest Resources.

III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	X	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	X	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non- attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	X	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	X	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	X	☐

DISCUSSION:

The Bay Area Air Quality Management District (BAAQMD) regulates stationary sources of air pollution in the nine counties that surround San Francisco Bay. The City of Campbell is located within the southern region of the San Francisco Bay Area air basin. The Bay Area Air Quality Management District's (BAAQMD) CEQA Guidelines assist Lead Agencies in evaluating potential air quality impacts of projects. Specifically, these Guidelines explain the procedures that BAAQMD recommends be followed during environmental review processes required by the California Environmental Quality Act (CEQA). The Guidelines provide direction on how to evaluate potential air quality impacts, how to determine whether these impacts are significant, and how to mitigate these impacts. The goal of the CEQA Guidelines is to minimize air quality impacts of plans and development proposals.

The BAQMD CEQA Guidelines provide screening criteria to determine if a project may have potentially significant impacts requiring a detailed analysis. This preliminary screening provides the lead agency with a conservative indication of whether the proposed project would result in the generation of construction-related criteria air pollutants and/or precursors that exceed the *Thresholds of Significance*. If all of the *Screening Criteria* are met, the construction of the proposed project would result in a less-than-significant impact from criteria air pollutant and precursor emissions.

BAAQMD has established significance thresholds for determining whether a project may have a substantial, or potentially substantial, adverse change in air quality within the area affected by the project. Where no significant air quality impacts of a project can be identified (i.e., none of the significance thresholds are exceeded), a Negative Declaration can be prepared. Pending final resolution of a court issued a writ of mandate regarding BAAQMD's CEQA Guidelines (updated May 2012), BAAQMD is no longer recommending that the Thresholds be used as a generally applicable measure of a project's significant air quality impacts. Although the updated thresholds are no longer recommending, lead agencies may continue to rely on the Air District's 1999 Thresholds of Significance in determining the significance of an individual project's air quality impacts. The project was evaluated under both thresholds of significance as discussed below:

Under the BAAQMD May 2011 CEQA Guidelines, the threshold for single-family residential construction-related air pollutants is 114-units, while the threshold for greenhouse gas emissions is 56 units. The project, which would create three residential units, is below these significance thresholds.

Under the BAAQMD's 1999 CEQA Guidelines, the size of project likely to exceed the 80 lbs/day NOx threshold for total emissions from project operations is 320 single-family units. The three unit single-family residential project is below this significance threshold. Per the BAAQMD's 1999 CEQA Guidelines, sources of air pollutant emissions from construction activities that comply with all applicable BAAQMD regulations (e.g., control measures), would be considered a less than significant impact.

a-e) Air emissions associated with the proposed project would not be considered significant since the size of the proposed project would not exceed the BAAQMD's threshold levels for potential significance. Traffic generated by the project would not have the potential to generate significant air quality impacts. Increases in emissions and odors resulting from construction activities (e.g., demolition activities; transport of workers, machinery and construction materials; earthmoving, and construction) are considered temporary and can be minimized through site control measures that will be required as conditions of approval.

The following conditions of approval will be placed on the project:

1. All haul trucks transporting soil, sand, or other loose material off-site shall be covered and required to maintain at least two feet of freeboard.
2. All active construction areas and exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered three times per day.
3. All paved access roads, parking areas and staging areas at construction sites shall be swept daily (with water sweepers).
4. All visible mud, soil or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
5. All vehicle speeds on unpaved roads shall be limited to 15 mph.
6. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible.
7. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
8. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations). Clear signage shall be provided for construction workers at all access points.
9. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
10. A publicly visible sign shall be posted with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

Based on the above discussion, No mitigation is necessary or required in relation to impacts on Air Quality.

IV. BIOLOGICAL RESOURCES: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☐	X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	X	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	X

DISCUSSION:

a-d) There are no known species identified as a candidate, sensitive, or special status species within the project area. The development is located on an infill lot that is currently developed with a single-family home. The property is not located near a creek or other body of water and therefore the project is not expected to affect any riparian habitat, sensitive natural community, native resident or migratory fish or wildlife species, or federally protected wetlands.

e) The project applicant's Arborist has provided an inventory of 10 trees on the site. Only one (1) of the trees, a 13.6 inch Black acacia tree, is protected by City Code (any tree with at least one trunk measuring twelve inches or greater in diameter) for an undeveloped lot (i.e., a lot that becomes vacant following demolition of structures). While the Black acacia tree provides good screening, it is considered a nuisance and will be removed, as its roots are invasive towards water sources. Nine trees will remain on the property, exceeding the six-tree minimum requirement for this property (one tree per 2,000 square feet of net lot area). The Arborist has provided a tree protection plan to help reduce impacts to the trees being preserved. The applicant will be required to replace the removed tree with one (1) new 24" box tree, in compliance with the City's Tree Preservation Ordinance.

f) There is no Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan in effect for the project area and no conflict with such a plan is anticipated.

Based on the above discussion, No mitigation is necessary or required in relation to impacts on Cultural Resources.

V. CULTURAL RESOURCES: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	☐	X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	X	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	X	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	X	☐

DISCUSSION:

a-d) There are no known historical resources, archeological resources, paleontological, unique geological features, or human remains on the property. If archaeological, paleontological, or cultural resources or human remains are discovered, a standard City Condition of Approval will require proper handling of any discovered archeological or paleontological resources, per General Plan Strategy CNR-1.1b.

> Archaeological Resources: In accordance with CEQA and the State Public Resources Code, require the discontinuation of all work in the immediate vicinity and the preparation of a resource mitigation plan and monitoring program by a licensed archaeologist if archaeological resources are found on any sites within the City.

Should human remains be discovered during excavation or construction, such remains shall be handled pursuant to § 7050.5 of the California Health and Safety Code and § 5097.94 of the California Public Resources Code. Specifically, in the event a human burial or skeletal element is identified during excavation or construction, work in that location shall stop immediately until the find can be properly treated. The Santa Clara County Coroner shall be notified and shall make a determination as to whether remains are Native American in origin and take such actions as required by law.

Based on the above discussion, No mitigation is necessary or required at this time in relation to impacts on Cultural Resources.

VI. GEOLOGY AND SOILS: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?	☐	☐	X	☐
ii) Strong seismic ground shaking?	☐	☐	X	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	X
iv) Landslides?	☐	☐	☐	X
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	X
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐	X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	X

DISCUSSION:

(a-e): The subject site is located near the seismically active San Francisco Bay Area. The site is not located in the earthquake fault zone area (Alquist-Priolo Earthquake Fault Zoning Act 1972) established by the California Department of Conservation. The primary seismic risk at the site is related to very strong ground shaking from potential major earthquake events on active faults in the region. The known active faults capable of producing earthquakes that would cause the highest ground accelerations at the subject site are the San Andreas, Hayward and Calaveras Faults. San Andreas Fault is located at approximately 7.3 miles southwest to the site. Monte Vista Fault is located approximately 3.4 miles south-southwest to the site. Hayward Fault and Calaveras Fault are located at approximately 10.3 and 13.0 miles northeast of the site, respectively. The project site is outside the area designated by the State Geologist as being vulnerable to liquefaction. The project's preliminary grading, draining, and utility plan indicates the project would include minimal grading, which would not result in substantial soil erosion or the loss of topsoil. The project would not involve the use of septic tanks or alternative waste water disposal systems.

Based on the above discussion, No mitigation is necessary or required in relation to impacts on geology and soils.

VII. GREENHOUSE GAS EMISSIONS:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
An assessment of the greenhouse gas emissions and climate change is included in the body of environmental document. While Caltrans has included this good faith effort in order to provide the public and decision-makers as much information as possible about the project, it is Caltrans determination that in the absence of further regulatory or scientific information related to GHG emissions and CEQA significance, it is too speculative to make a significance determination regarding the project's direct and indirect impact with respect to climate change. Caltrans does remain firmly committed to implementing measures to help reduce the potential effects of the project. These measures are outlined in the body of the environmental document.				
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	X	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	X	☐

DISCUSSION:

a-b) As discussed under the Air Quality section, the project would not generate significant greenhouse gas emissions, either directly or indirectly. The project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Therefore no mitigation is necessary or required in relation to impacts on greenhouse gas emissions.

VIII. HAZARDS AND HAZARDOUS MATERIALS: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	X

DISCUSSION:

a-h) The project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. The project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment The project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The project is not located within an airport land use plan, within two miles of a public airport or public use airport, or within the vicinity of a private airstrip. The project is not located in a Wildland-Urban Interface Fire Area and would not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. The project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

Therefore no mitigation is necessary or required in relation to hazards and hazardous materials.

IX. HYDROLOGY AND WATER QUALITY: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☐	X
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☐	X
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	X	☐
f) Otherwise substantially degrade water quality?	☐	☐	X	☐
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	X
j) Inundation by seiche, tsunami, or mudflow	☐	☐	☐	X

DISCUSSION:

a-j) The project will be subject to standard conditions of approval requiring conformance with applicable water quality and hydrology standards. Given these requirements, the project will not a) violate any water quality standards or waste discharge requirements; b) substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level; c-d) substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; e) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; f) otherwise substantially degrade water quality; g) place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map; h) place within a 100-year flood hazard area structures which would impede or redirect flood flows; i) expose people or structures to a significant risk of loss, injury or death

involving flooding, including flooding as a result of the failure of a levee or dam; or j) be subject to inundation by seiche, tsunami, or mudflow.

The following conditions of approval will be placed on the project

1. All active construction areas shall be watered at least twice daily.
2. Cover all trucks hauling soil and other loose materials stationed or prior to leaving the site.
3. Pave, apply water, or apply non-toxic soil stabilizers on all unpaved surfaces, and staging areas at the construction site.
4. Sweep daily all paved access roads, parking areas, staging areas, and adjacent public streets as directed by the City Engineer.
5. Enclose, cover, water or apply soil binders to exposed stockpiles.
6. Install sandbags or other erosion control measures to prevent runoff to all roadways, waterways or pubic walkways accessed by the public.

Based on the above discussion, No mitigation is necessary or required in relation to impacts on Hydrology and Water Quality Resources.

X. LAND USE AND PLANNING: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	☐	☐	☐	X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	X

DISCUSSION:

a-c) The project involves an application to create three (3) new attached single-family townhomes. The project would occur on a 12,814 gross square foot residential zoned property which allows the proposed use. The proposed project would not physically divide an established community or conflict with any habitat conservation or natural community plans of the City of Campbell. The City of Campbell General Plan includes numerous goals, objectives and policies to guide new development. The proposed project does not conflict with any goals or policies of the City's General Plan, Subdivision ordinance or Zoning ordinance. Based on the above discussion, the project does not present the potential for a significant adverse effect on the environment related to land use and planning.

No mitigation is necessary or required in relation to impacts on Land Use and Planning.

XI. MINERAL RESOURCES: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	X

DISCUSSION:

a-b) The property is not categorized or referenced within the General Plan as having mineral deposits of value to the region and has not been recognized as being a locally important mineral resource recovery site. Based on the above discussion, the project does not present the potential for a significant adverse effect on the environment related to mineral resources.

No mitigation is necessary or required in relation to impacts on Mineral Resources.

XII. NOISE: Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	X	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	X	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	X
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	X	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	X

DISCUSSION:

a-d) The project site is subject to several sources of urban noise including vehicular traffic on Walnut Drive. The project will not a) expose persons to or generation of noise levels in excess of standards established in the City's general plan or noise ordinance; b) expose persons to or generate excessive groundborne vibration or groundborne noise levels; c) create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; or d) create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. e-f) The project is not located within an airport land use plan or within two miles of a public airport or public use airport or within the vicinity of a private airstrip.

The following conditions of approval will be placed on the project

1. Construction activities will be limited to daytime hours of 8:00 am to 5:00 p.m. weekdays and 9:00 a.m. to 4:00 p.m. Saturdays. Construction is prohibited on Sundays and Holidays unless an exception is granted by the Building Official.
2. No pile driving is allowed for construction of the project.
3. All internal combustion engines for construction equipment used on the site will be properly muffled and maintained.
4. All stationary noise generating construction equipment, such as air compressors and portable power generator, will be located as far as practical from the existing residences and businesses.

Based on the above discussion, No mitigation is necessary or required in relation to Noise impacts.

XIII. POPULATION AND HOUSING: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	X

DISCUSSION:

a-c) The project involves the demolition of one single-family home and construction of three new attached single-family townhomes. The neighborhood is primarily comprised of single-family homes and townhomes. The project does not have the potential to induce substantial population growth, displace substantial numbers of existing housing, or displace substantial numbers of people. Based on the above discussion, the project does not present the potential for a significant adverse effect on the environment related to population and housing.

Based on the above discussion, No mitigation is necessary or required in relation to impacts on Population and Housing.

XIV. PUBLIC SERVICES:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☐	X	☐
Police protection?	☐	☐	X	☐
Schools?	☐	☐	X	☐
Parks?	☐	☐	X	☐
Other public facilities?	☐	☐	X	☐

DISCUSSION:

a) Fire protection services are provided by the Santa Clara County Fire District. Development of the project will comply with the most current Building and Fire Code requirements. Police protection is provided by the City of Campbell. The project site is already served by the Campbell Police Department, and development of the project would not affect their ability to provide services. The project site is located in the Moreland School District and the Campbell Union High School District. Development of the project would result in a negligible increase in the number of school age children attending local schools. Park in-lieu fees would be collected for any net increase in residences to help fund improvements to City parks. The City is served by the Santa Clara County Library System, which has a branch library located in Campbell. Property taxes and assessments fund the library operations.

Based on the above discussion, No mitigation is necessary or required in relation to impacts on Public Services.

XV. RECREATION:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	X	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	X

DISCUSSION:

a-b) The project will not significantly increase the use of existing neighborhood, regional or other recreational facilities, nor does the project require construction or expansion of recreational facilities. The applicant will be required to pay a park in-lieu fee.

Based on the above discussion, No mitigation is necessary or required in relation to impacts on Recreation.

XVI. TRANSPORTATION/TRAFFIC: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☐	X
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☐	X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	X
e) Result in inadequate emergency access?	☐	☐	☐	X
f) Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☐	X

DISCUSSION:

a-f) The proposed project would include the construction of three attached single-family townhomes. The project is projected to generate a negligible amount of new vehicle traffic. The project will not conflict with any City plan, ordinance, or policy or applicable congestion management program. The proposed project would not result in a significant change in traffic patterns, substantially increase hazards due to a design feature, or result in inadequate emergency access. The proposed project will not conflict with any adopted policies or plans supporting alternative transportation.

Therefore no mitigation is necessary or required in relation to transportation and traffic.

XVII. UTILITIES AND SERVICE SYSTEMS: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	X
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	X
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	X

DISCUSSION:

The project involves demolition of an existing residence and construction of three (3) new single-family attached townhomes on a residential zoned property. Water supply to the project site is served by Santa Clara Valley Water and sewer services are provided by West Valley Sanitation District. Development of the proposed project would not significantly increase the demand for water or sanitary sewer facilities. Development of the proposed project will be conditioned so as to not significantly increase stormwater runoff compared to existing conditions.

a-c) The project would not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board; require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities; or require or result in the construction of new storm water drainage facilities or expansion of existing facilities.

d-g) The project would have sufficient water supplies available to serve the project from existing entitlements and resources; have adequate capacity to serve the project's projected wastewater treatment demand in addition to the provider's existing commitments; be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; and comply with federal, state, and local statutes and regulations related to solid waste.

Based on the above discussion, No mitigation is necessary or required in relation to impacts on Utilities and Service Systems.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	X
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☐	X
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	X

SUMMARY OF MITIGATION MEASURES

1. **Aesthetics**: None Required
2. **Agricultural Resources**: None Required
3. **Air Quality**: None Required. Standard conditions of approval apply.
4. **Biological Resources**: None Required
5. **Cultural Resources**: None Required. Standard conditions of approval apply.
6. **Geology and Soils**: None Required
7. **Greenhouse Gas Emissions**: None Required
8. **Hazards and Hazardous Materials**: None Required
9. **Hydrology and Water Quality**: None Required. Standard conditions of approval apply.
10. **Land Use and Planning**: None Required
11. **Mineral Resources**: None Required
12. **Noise**: None Required
13. **Population and Housing**: None Required
14. **Public Services**: None Required
15. **Recreation**: None Required
16. **Transportation and Traffic**: None Required
17. **Utilities and Service Systems**: None Required
18. **Mandatory Findings of Significance**: None Required

II. REFERENCE MATERIALS

Exhibits (May be viewed at http://www.cityofcampbell.com/General/PublicNotices.htm):

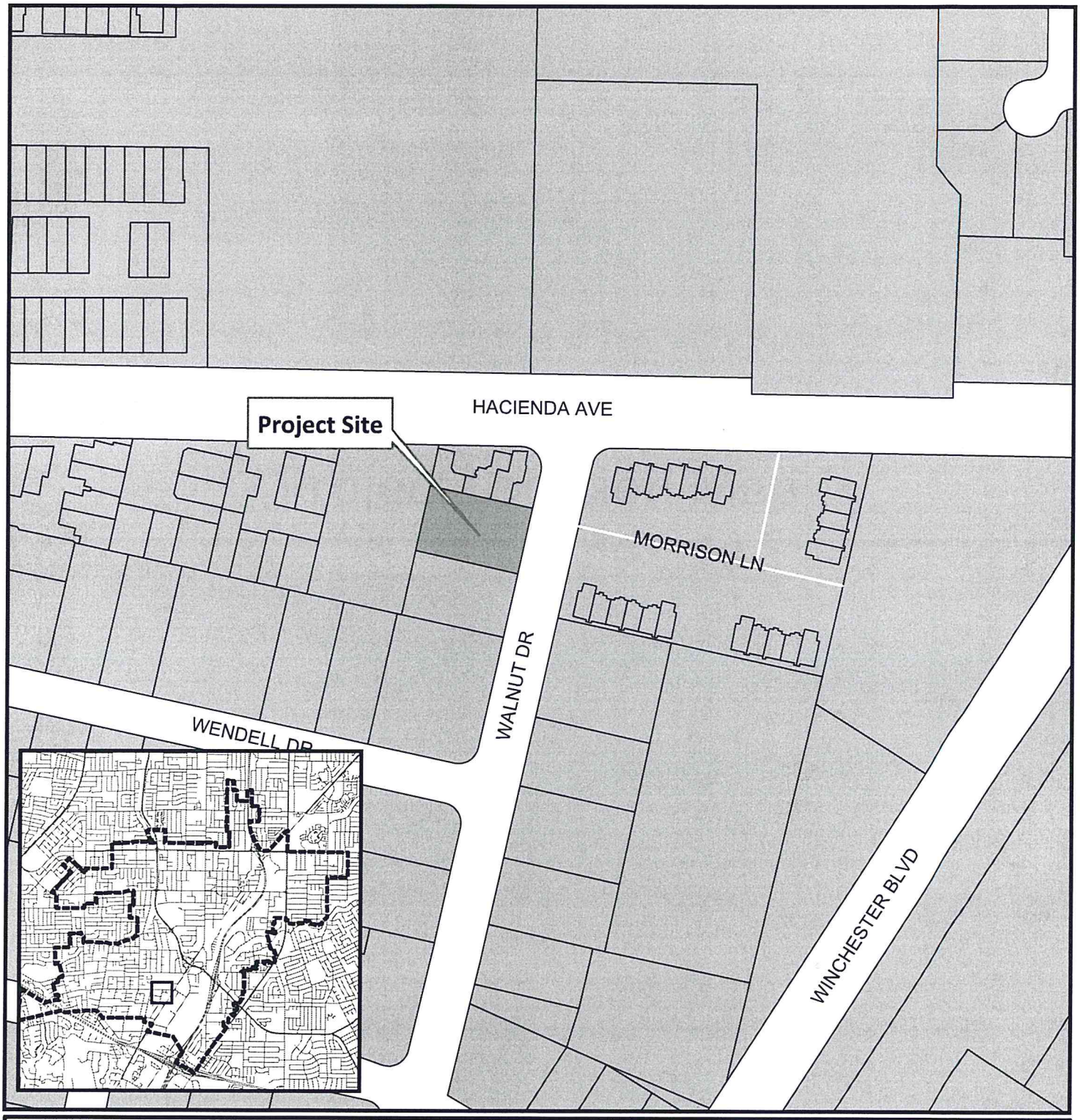
1. Tree Inventory and Assessment, dated February 22, 2016.

Reference Documents:

1. Bay Area Air Quality Management District (BAAQMD), December 1999, *BAAQMD CEQA Guidelines - Assessing the Air Quality Impacts of Projects and Plans*
2. Bay Area Air Quality Management District (BAAQMD), updated May 2012, *BAAQMD CEQA Air Quality Guidelines*
3. Bay Area Air Quality Management District (BAAQMD), December 2008, *Source Inventory of Bay Area Greenhouse Gas Emissions.*
4. California Environmental Protection Agency (CEPA) California Air Resources Board (CARB), April 2005, *Air Quality and Land Use Handbook: A Community Health Perspective.*
5. California Environmental Protection Agency (CEPA) California Air Resources Board (CARB), November 16, 2007, *Staff Report: California 1990 Greenhouse Gas Emissions Level and 2020 Emissions Limit.*
6. California Natural Diversity Database, 2000.
7. California Office of Planning and Research (OPR), June 19, 2008, *Technical Advisory: CEQA and Climate Change: Addressing Climate Change through California Environmental Quality Act (CEQA) Review.*
8. CEQA Guidelines, 2012 version.
9. City of Campbell General Plan.
10. City of Campbell Zoning Code.
11. Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Community Map Number 06085C0239H, Effective Date May 18, 2009.
12. State of California, Seismic Hazard Zones Map, San Jose West Quadrangle, February 7, 2002.
13. U.S. Environmental Protection Agency, April 15, 2009, *Inventory of U.S. Greenhouse Gas Emissions and Sinks: 1990-2007.*

Project Location Map

Attachment 7



Project Location: 1223 Walnut Drive
Application Type/File #: Tentative Parcel Map (PLN2016-019),
Zoning Map Amendment (PLN2016-275),
Planned Development Permit (PLN2016-276),
Tree Removal Permit (PLN2016-277),
Negative Declaration (PLN2016-278)
Description: 2-unit attached Townhome Development

0 115 230 Feet

CITY OF CAMPBELL
THE ORCHARD CITY

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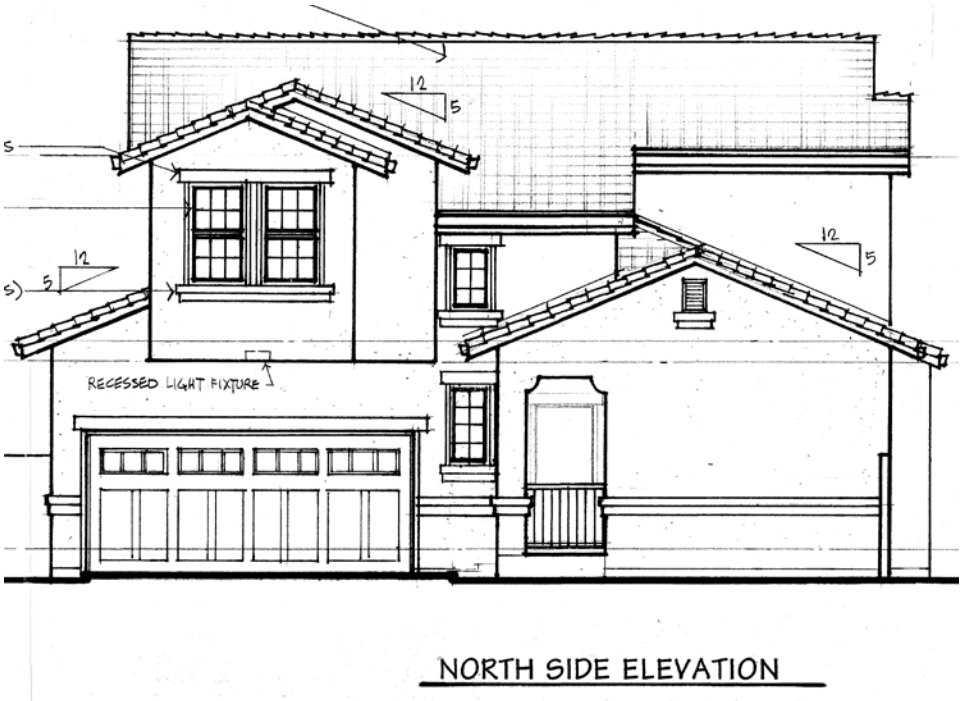
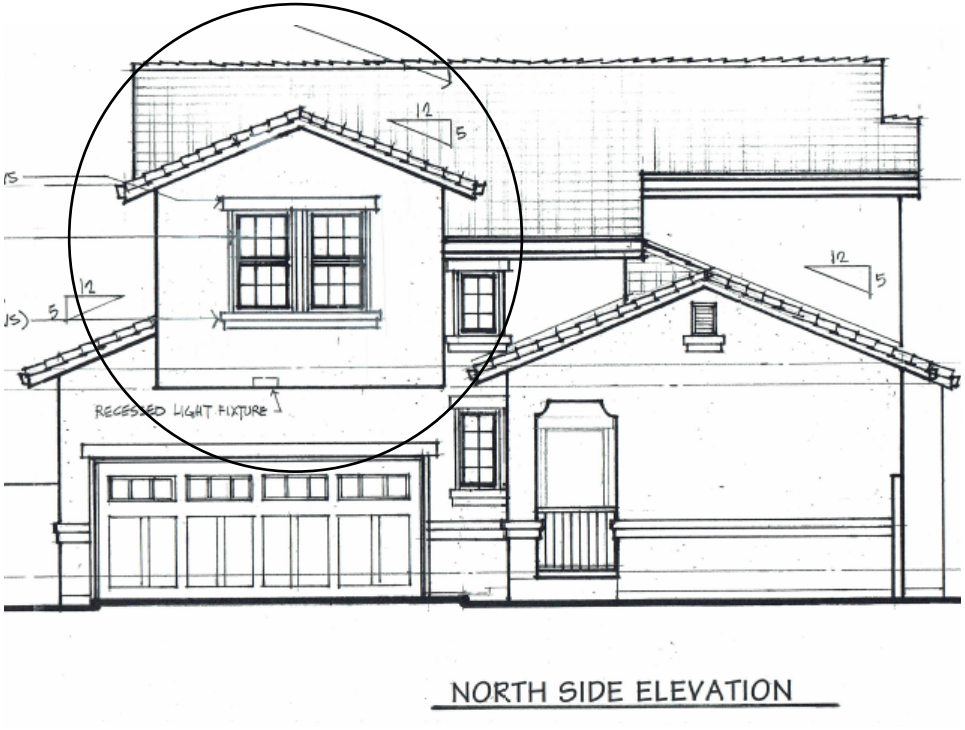
Community Development Department
Planning Division

August 9, 2016



NORTH SIDE ELEVATION

October 7, 2016



NORTH SIDE ELEVATION

PROPOSED 2 RESIDENCES FOR:

MR. M. SANEINEJAD

1223 WALNUT DRIVE

CAMPBELL, CAIFORNIA

STREETSCAPE

SCALE 1/8" = 1'-0"

REVISIONS	BY
OCT 7, 2016	LD

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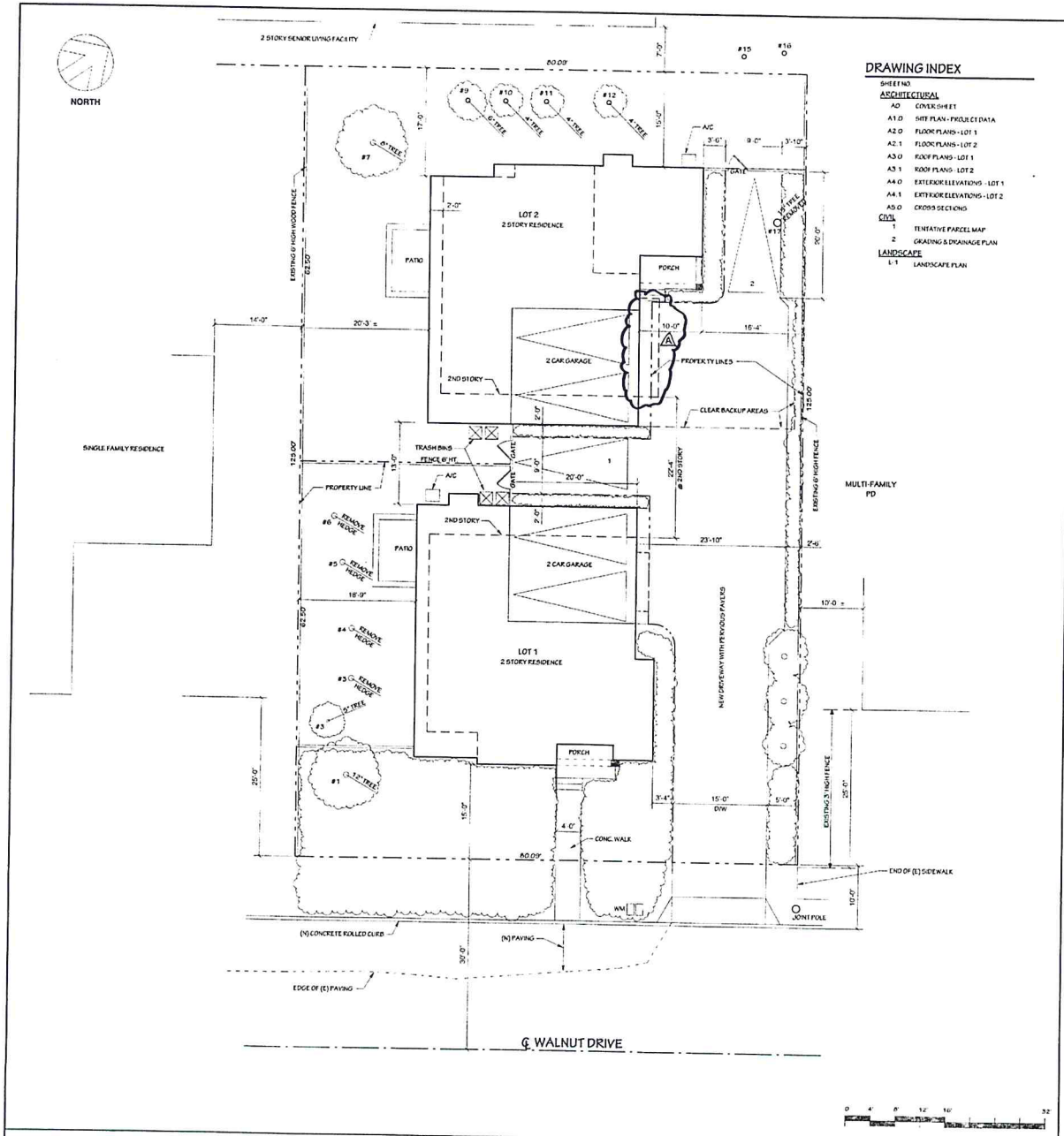
PROPOSED 2 RESIDENCE FOR:
MR. M. SANEINEJAD
1223 WALNUT DRIVE
CAMPBELL, CAIFORNIA

COVER SHEET
STREETSCAPE

Date 8/1/16
Scale 1/8" = 1'-0"
Drawn LD
Job 15006
Sheet A0
Of 12 Sheets



SITE PLAN

Scale: 1/8" = 1'-0"

DRAWING INDEX

SHEET NO.

ARCHITECTURAL

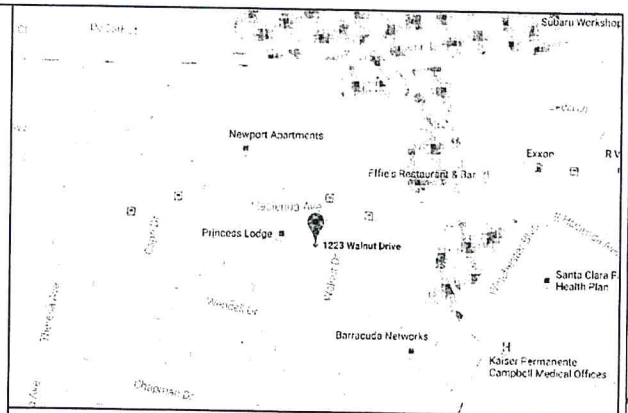
A0	COVER SHEET
A1.0	SITE PLAN - PROJECT DATA
A2.0	FLOOR PLANS - LOT 1
A2.1	FLOOR PLANS - LOT 2
A3.0	ROOF PLANS - LOT 1
A3.1	ROOF PLANS - LOT 2
A4.0	EXTERIOR ELEVATIONS - LOT 1
A4.1	EXTERIOR ELEVATIONS - LOT 2
A5.0	CROSS SECTIONS

CIVIL

1	TENTATIVE PARCEL MAP
2	GRADING & DRAINAGE PLAN

LANDSCAPE

L-1	LANDSCAPE PLAN



VICINITY MAP

GENERAL NOTES

1. ALL CONSTRUCTION MATERIALS SHALL BE AS SPECIFIED AND AS REQUIRED BY THE CURRENT EDITION OF THE CRC, LOCAL CODES, AND AUTHORITIES.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF THE BUILDING ON THE SITE.
3. CONTRACTORS AND ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. SHOULD A DISCREPANCY APPEAR IN THE SPECIFICATIONS OR THE DRAWINGS, OR IN THE WORK DONE BY OTHERS FROM THE CONTRACT DOCUMENTS THAT AFFECT ANY WORK, NOTIFY THE ARCHITECT FOR INSTRUCTION ON HOW TO PROCEED. IF THE CONTRACTOR PROCEEDS WITH THE WORK AFFECTED WITHOUT INSTRUCTION FROM THE ARCHITECT, THE CONTRACTOR SHALL MAKE GOOD THE RESULTING DAMAGE OR DEFECT TO THE SATISFACTION OF THE ARCHITECT. SHOULD A CONFLICT OCCUR IN OR BETWEEN DRAWINGS AND SPECIFICATIONS, OR WHERE DETAIL REFERENCES ON CONTRACT DRAWINGS HAVE BEEN OMITTED, THE CONTRACTOR IS DEEMED TO HAVE ESTIMATED THE MOST EXPENSIVE MATERIALS AND CONSTRUCTION METHOD INVOLVED, UNLESS A WRITTEN DECISION FROM THE ARCHITECT HAS BEEN ATTAINED WHICH DESCRIBES AN ALTERNATE METHOD AND/OR MATERIALS.
4. THE GENERAL CONTRACTOR SHALL CONFORM HIS OPERATIONS ON THE SITE TO AREAS PERMITTED BY THE OWNER. THE WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE LAWS, LOCAL ORDINANCES, PERMITS AND CONTRACT DOCUMENTS. THE JOB SITE SHALL BE MAINTAINED IN A CLEAN, ORDERLY MANNER FREE OF DEBRIS AND LITTER AND SHALL NOT BE UNREASONABLY ENCUMBERED WITH ANY MATERIALS OR EQUIPMENT. EACH SUB-CONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS WORK SHALL REMOVE ALL TRASH AND DEBRIS THAT RESULT AS A PART OF HIS OPERATION.
5. ALL MATERIALS STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USE. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.
6. THE CONTRACTOR SHALL DO ALL CUTTING, FITTING OR PATCHING OF HIS WORK THAT MAY BE REQUIRED TO MAKE ITS SEVERAL PARTS FIT TOGETHER PROPERLY AND SHALL NOT ENDANGER ANY OTHER WORK BY EXCAVATING OR CUTTING, OR OTHERWISE ALTERING THE TOTAL WORK OF ANY PART OF IT. ALL PATCHING, REPAIRING AND REPLACING OF MATERIALS AND SURFACES CUT OR DAMAGED IN EXECUTION OF WORK SHALL BE DONE WITH APPLICABLE MATERIALS SO THAT SURFACES REPLACED WILL, UPON COMPLETION, MATCH SURROUNDING SIMILAR SURFACES.
7. NO PORTION OF WORK REQUIRING SHOP DRAWINGS OR SAMPLE SUBMISSION SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN APPROVED BY THE ARCHITECT. ALL SUCH PORTIONS OF THE WORK SHALL BE IN ACCORDANCE WITH APPROVED SHOP DRAWINGS AND SAMPLES.
8. DIMENSIONS:
   A. ALL DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE.
   B. ALL DIMENSIONS ARE TO THE ROUGH UNLESS OTHERWISE NOTED.
   C. CEILING HEIGHT DIMENSIONS ARE FROM FINISH FLOOR SLAB TO FACE OF CEILING.
9. PROVIDE ALL NECESSARY BLOCKING, BACKING AND FRAMING FOR LIGHT FIXTURES, ELECTRIC UNITS, A.C. EQUIPMENT, AND ALL OTHER ITEMS WHERE FURRING OCCURS.
10. WHERE LARGER STUDS OR FURRINGS ARE REQUIRED TO COVER DUCTS, PIPING, AND CONDUITS, THE LARGER STUD SIZE OR FURRING SHALL EXTEND THE FULL SURFACE OF THE WALL WIDTH AND LENGTH WHERE THE FURRING OCCURS.
11. VERIFY ALL NEW FINISHES WITH OWNERS BEFORE PROCEEDING. ALL COLORS, ETC. TO BE SELECTED BY OWNERS.
12. ALL CABINETS TO BE DESIGNED BY OTHERS. STYLE AND FINISHES SELECTED BY OWNERS.
13. ALL KITCHEN APPLIANCES, BATH AND OTHER PLUMBING FIXTURES ACCESSORIES AND ELECTRICAL FIXTURES SELECTED BY OWNERS.
14. WINDOWS SHALL BE DOUBLE GLAZE, VINYL FRAME 'MILGARD', OR APPROVED EQUAL.

GENERAL NOTES

OWNER
MATT SANEINEJAD
1223 WALNUT DRIVE
CAMPBELL, CA 95008
408/836-1841

ARCHITECT
LOUIS R DORCICH, ARCHITECT
P.O. BOX 7306
SAN JOSE, CA 95150
831/430-9748

CIVIL ENGINEER
ADVANCED DEVELOPMENT
2933 BENJAMIN COURT
SAN JOSE, CA 95124
408/891-1689

LANDSCAPE DESIGN
J.R. NELSON & ASSOCIATES
P.O. BOX 110700
CAMBELL, CA 95001
408/377-2508

PROJECT ROSTER

ASSESSORS PARCEL NUMBER 406-20-008

LOT SIZE:

12,814	GROSS SQ. FT. (PROPERTY CENTER LINE OF STREET)
10,011	NET SQ. FT. (LOTS 1,2&3 + COMMON AREA)
3,111	GROSS SQ. FT. COMMON AREA
2,741	NET SQ. FT. COMMON AREA

DEVELOPMENT DATA	SQUARE FEET		PERCENT OF SITE	
	EXISTING	PROPOSED	EXISTING	PROPOSED
BUILDING COVERAGE	2,232	3,011	22.3	30.0
LANDSCAPE COVERAGE	5,191	4,706	51.8	47.1
PAVING COVERAGE	2,588	2,294	25.9	22.9
FLOOR AREA RATIO	2,232	4,867.5	22.3	48.6
TOTAL PROPOSED DIVIDED BY NET LOT SIZE				

DEVELOPMENT DATA FOR EACH LOT			
LOT / UNIT TYPE	FLOOR AREA RATIO	LOT COV. RATIO	OPEN SPACE RATIO
LOT 1 / TYPE A	48.2%	44.5%	17.9%
LOT 2 / TYPE B	50.2%	40.4%	29.2%
PERCENT OF PAVING AT SITE FRONT SETBACK (50% MAX.)			26.2%

PARKING			
# STANDARD SPACES	# COMPACT SPACES	# DISABLED SPACES	# TOTAL PARKING SPACES
6	0	0	6

RESIDENTIAL PROJECTS:

	UNIT TYPE A	UNIT TYPE B
LIVING AREA (SQUARE FOOTAGE)	2,108 SF	2,323 SF
GARAGE AREA (SQUARE FOOTAGE)	372 SF	372 SF
TOTAL AREA (SQUARE FOOTAGE)	2,480 SF	2,695 SF
NUMBER OF BEDROOMS	4	4
TOTAL NUMBER OF UNITS PER TYPE	1	1

ADJACENT LAND USES

	USE	ZONING
NORTH	MULTI-FAMILY RES.	PD
SOUTH	SINGLE FAMILY RES.	R-1
EAST	MULTI FAMILY RES.	PD
WEST	SENIOR LIVING FACILITY	PD

PROJECT DATA

REVISIONS	BY
OCT 7, 2016	LD

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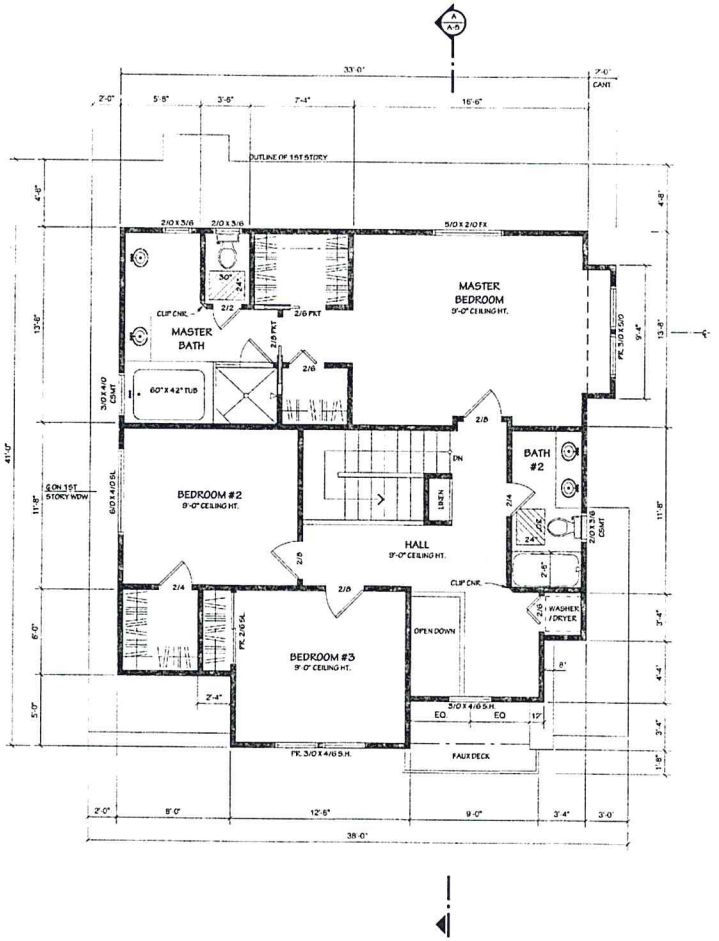
PROPOSED 2 RESIDENCE FOR:
MR. M. SANEINEJAD
1223 WALNUT DRIVE
CAMPBELL, CALIFORNIA

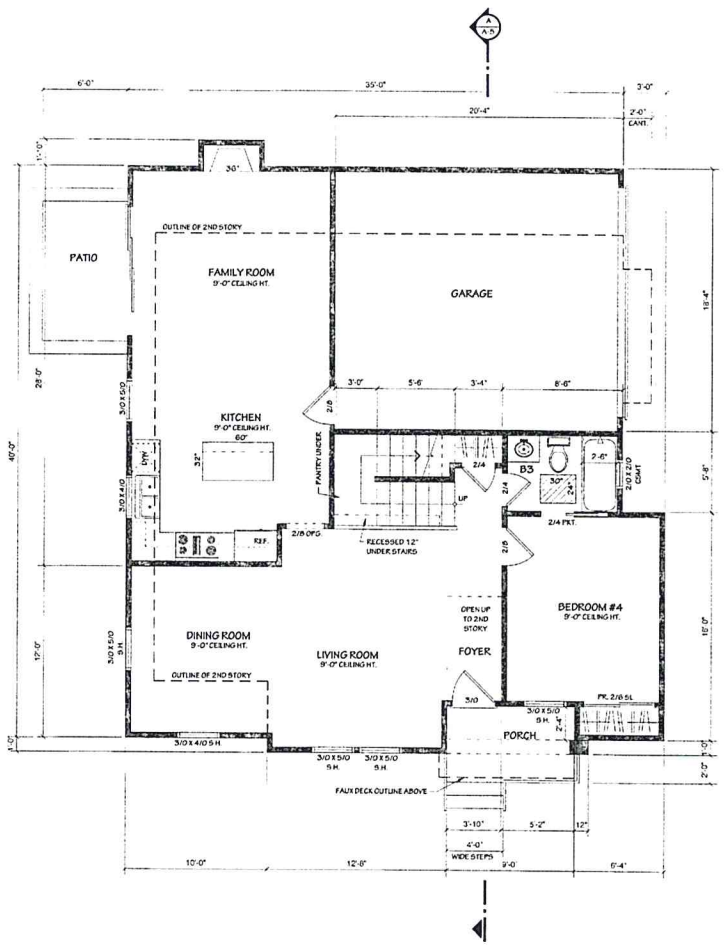
SITE PLAN
PROJECT DATA

Date 07/26/16
Scale as shown
Drawn MaR / LD
Job 15006
Sheet A1.0
of 12 Sheets



2ND STORY LOT 1 FLOOR PLAN

Scale: 1/4" = 1'-0"



1ST STORY LOT 1 FLOOR PLAN

Scale: 1/4" = 1'-0"

REVISIONS	BY

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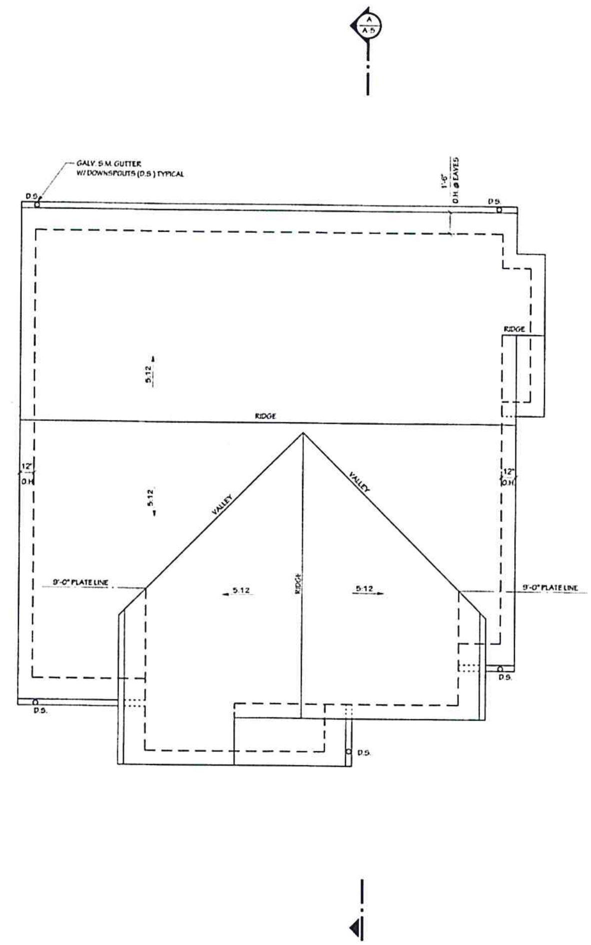
PROPOSED 2 RESIDENCE FOR:
MR. M. SANEINEJAD
1223 WALNUT DRIVE
CAMPBELL, CAIFORNIA

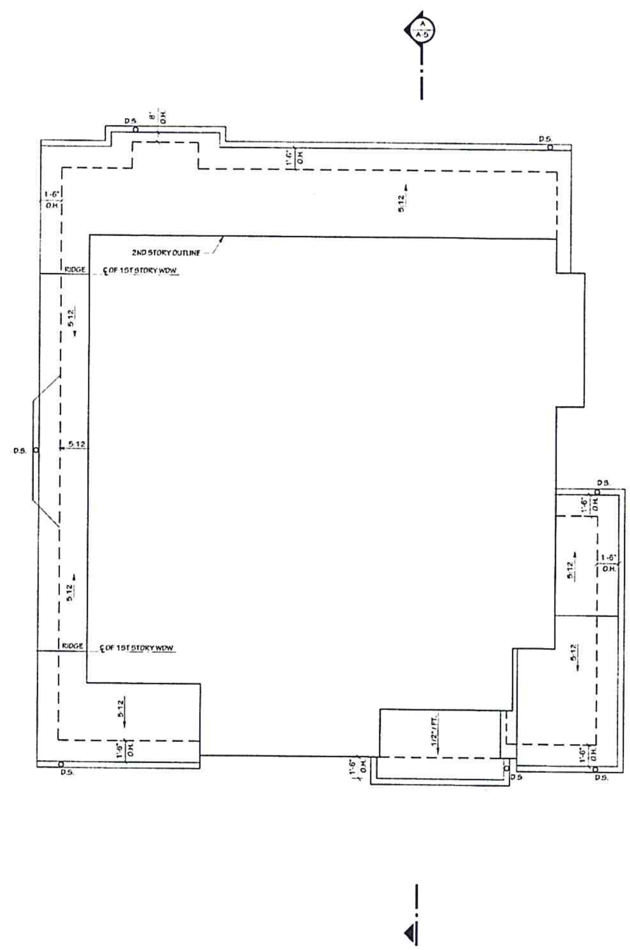
LOT 1 FLOOR PLAN

Date	07/26/16
Scale	as shown
Drawn	MaB / LD
Job	15006
Sheet	A2.0
of	12 Sheets



2ND STORY LOT 1 ROOF PLAN

Scale: 1/4" = 1'-0"



1ST STORY LOT 1 ROOF PLAN

Scale: 1/4" = 1'-0"

REVISIONS	BY

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PROPOSED 2 RESIDENCE FOR:
MR. M. SANEINEJAD
1223 WALNUT DRIVE
CAMPBELL, CALIFORNIA

LOT 1 ROOF PLAN

Date	07/26/16
Scale	as shown
Drawn	MaB / LD
Job	15006
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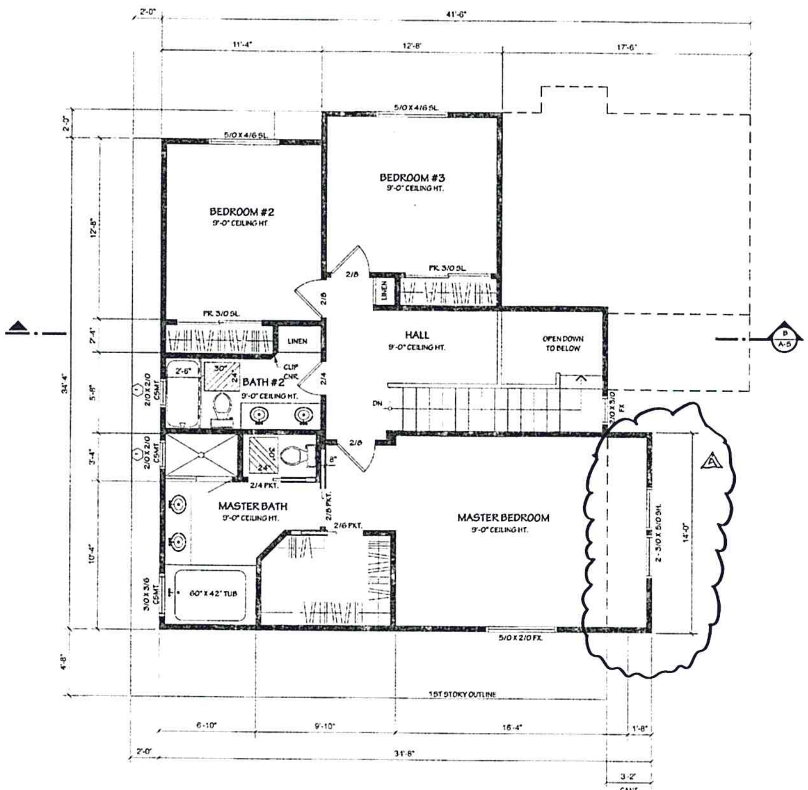
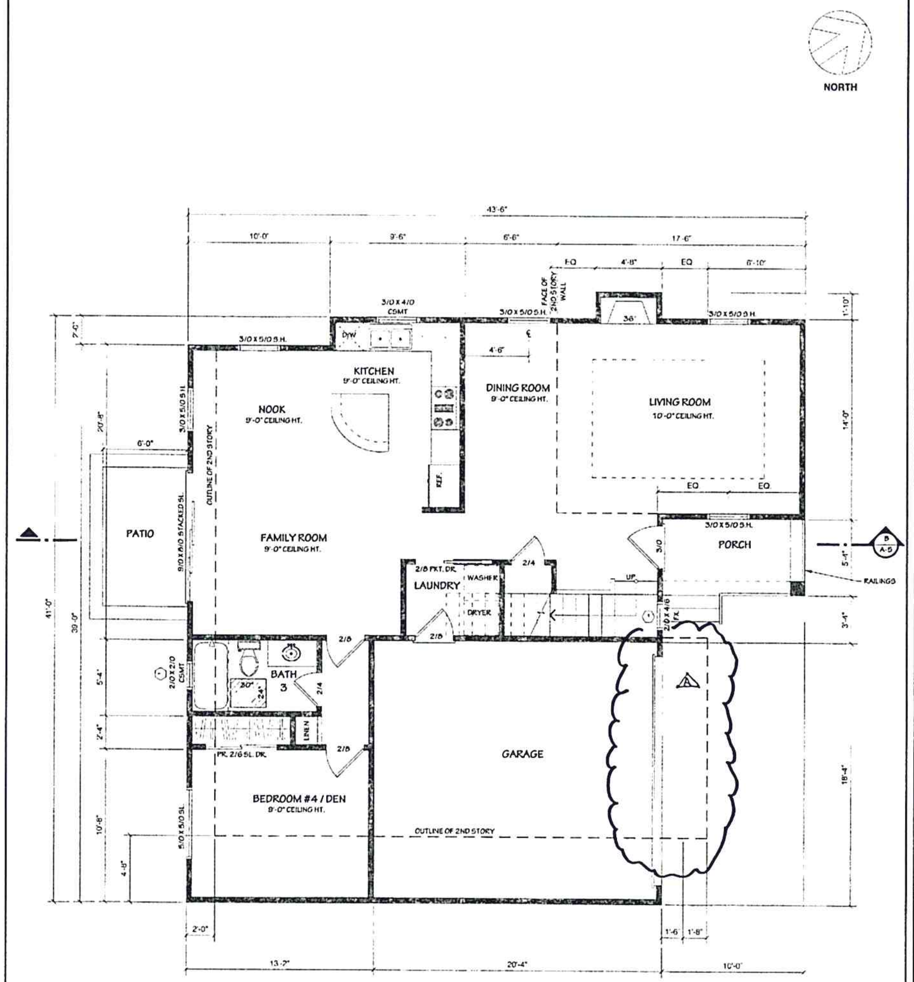
of 12 Sheets	



2ND STORY LOT 2 FLOOR PLAN

Scale: 1/4" = 1'-0"



1ST STORY LOT 2 FLOOR PLAN

Scale: 1/4" = 1'-0"

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PROPOSED 2 RESIDENCE FOR:
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1223 WALNUT DRIVE
CAMPBELL, CAIFORNIA

LOT 2 FLOOR PLAN

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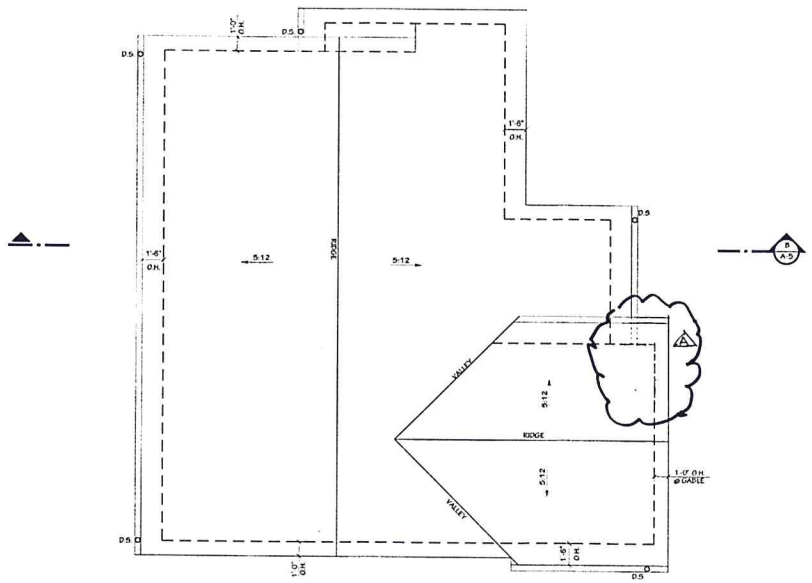
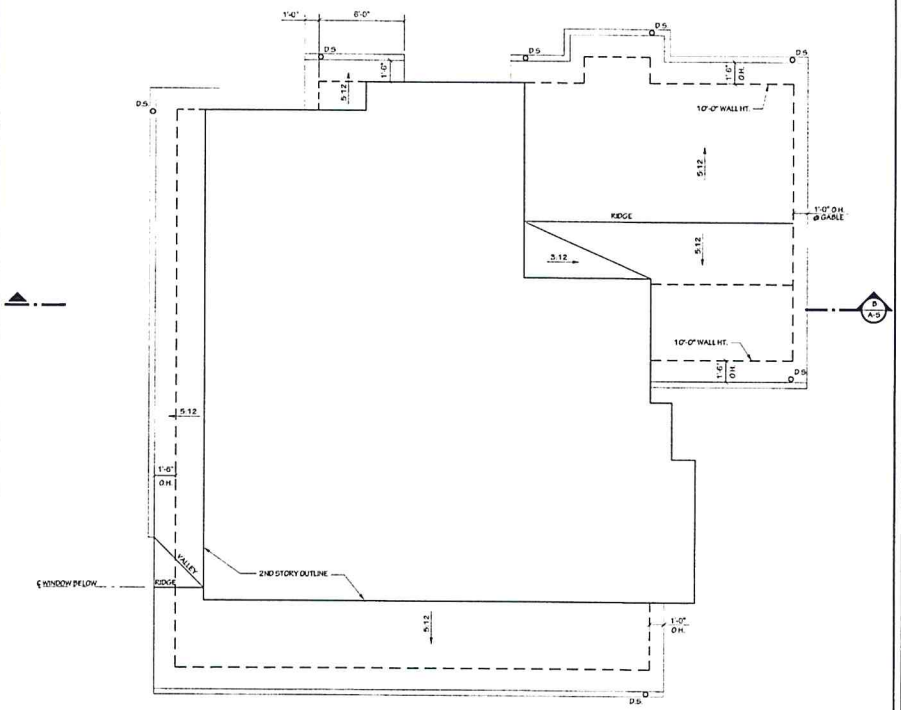


2ND STORY LOT 2 ROOF PLAN

Scale: 1/4" = 1'-0"



1ST STORY LOT 2 ROOF PLAN

Scale: 1/4" = 1'-0"

REVISIONS	BY
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MR. M. SANEINEJAD
1223 WALNUT DRIVE
CAMPBELL, CAIFORNIA

LOT 2 ROOF PLAN

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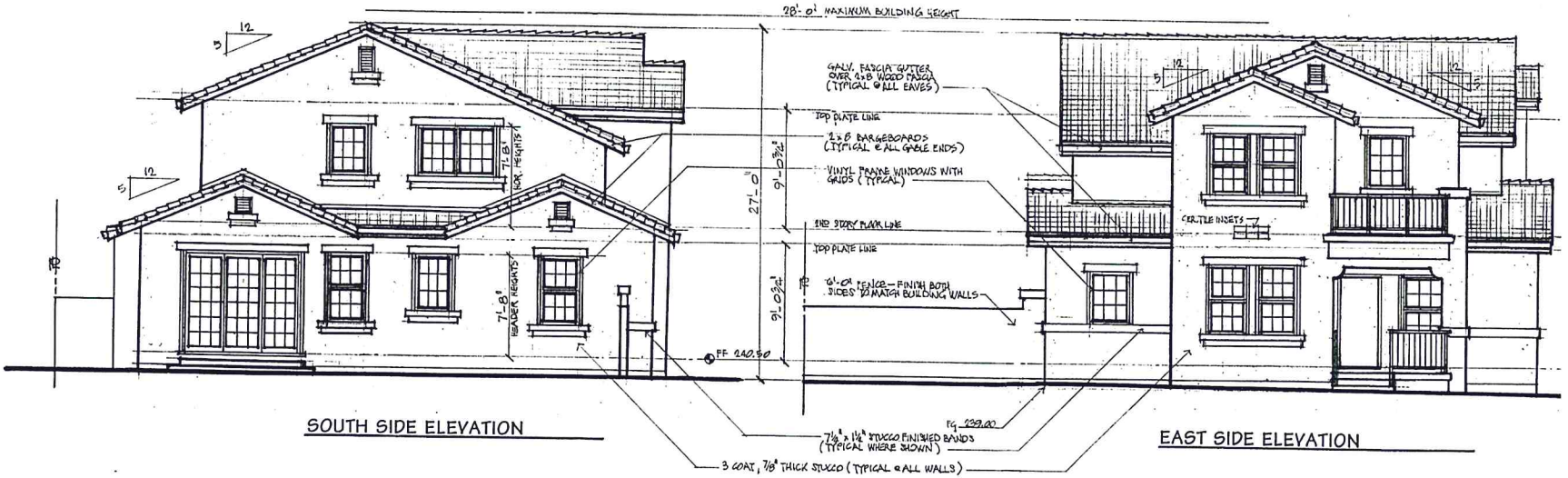
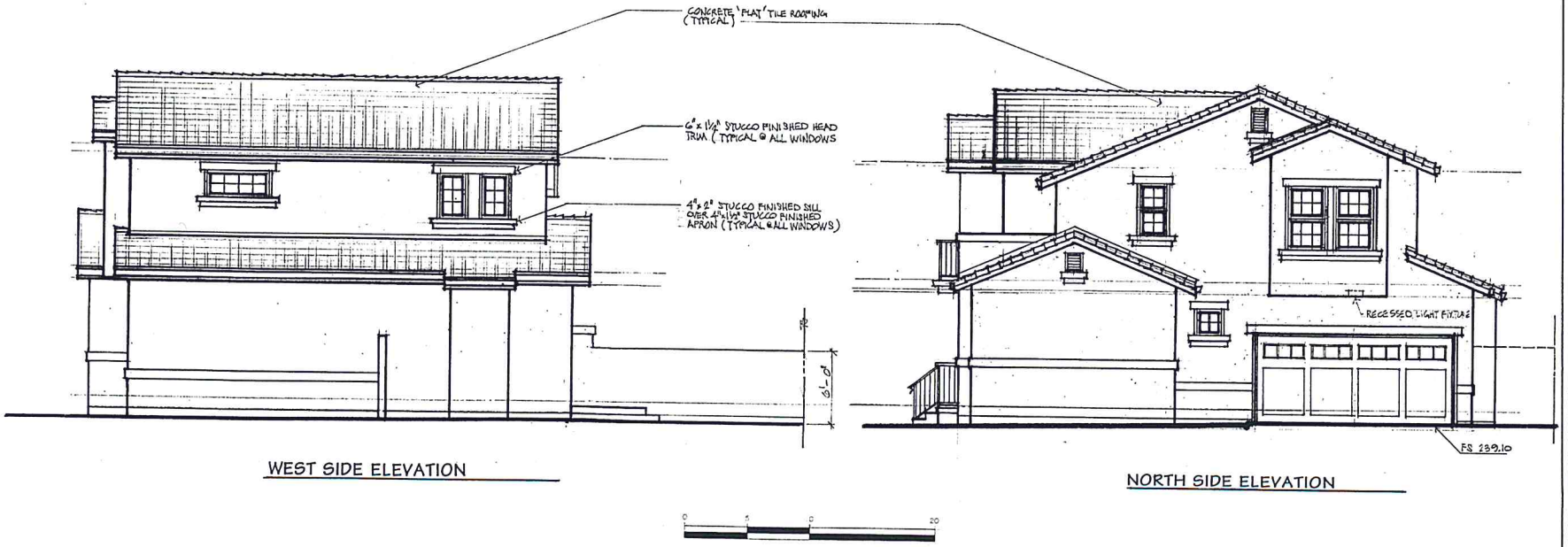
of	12 Sheets



SOUTH SIDE ELEVATION

EAST SIDE ELEVATION



WEST SIDE ELEVATION

NORTH SIDE ELEVATION

0 5 10 20

EXTERIOR ELEVATIONS - LOT 1

Scale: 1/4" = 1'-0"

REVISIONS	BY

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PROPOSED 2 RESIDENCE FOR:
MR. M. SANEINEJAD
1223 WALNUT DRIVE
CAMPBELL, CAIFORNIA

EXTERIOR ELEVATIONS
LOT 1

Date	07/26/16
Scale	as shown
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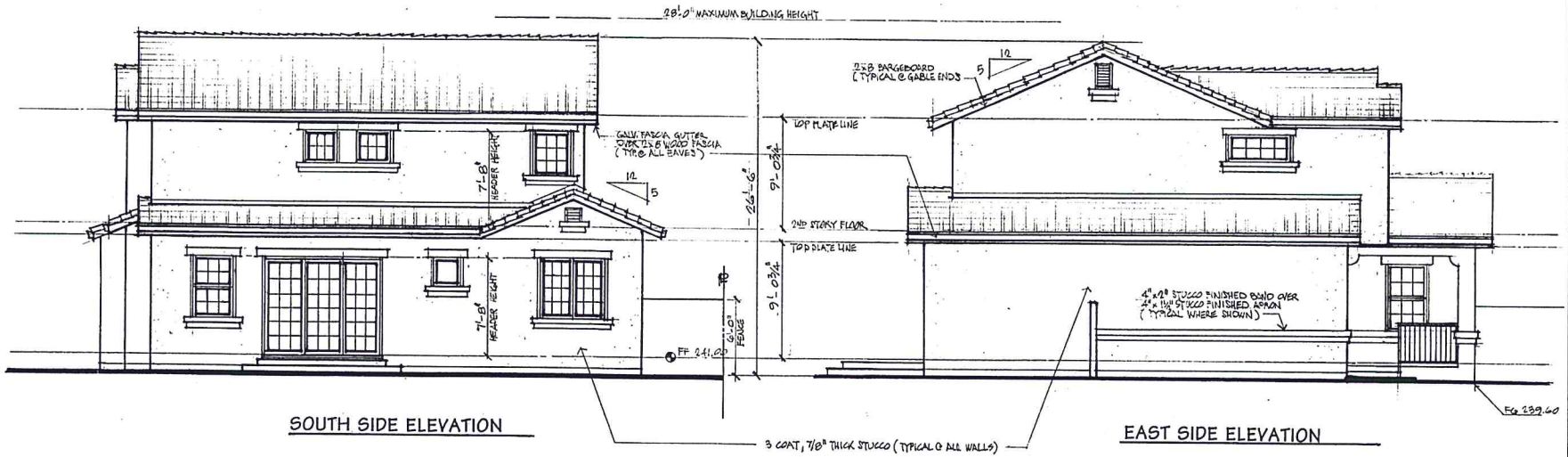
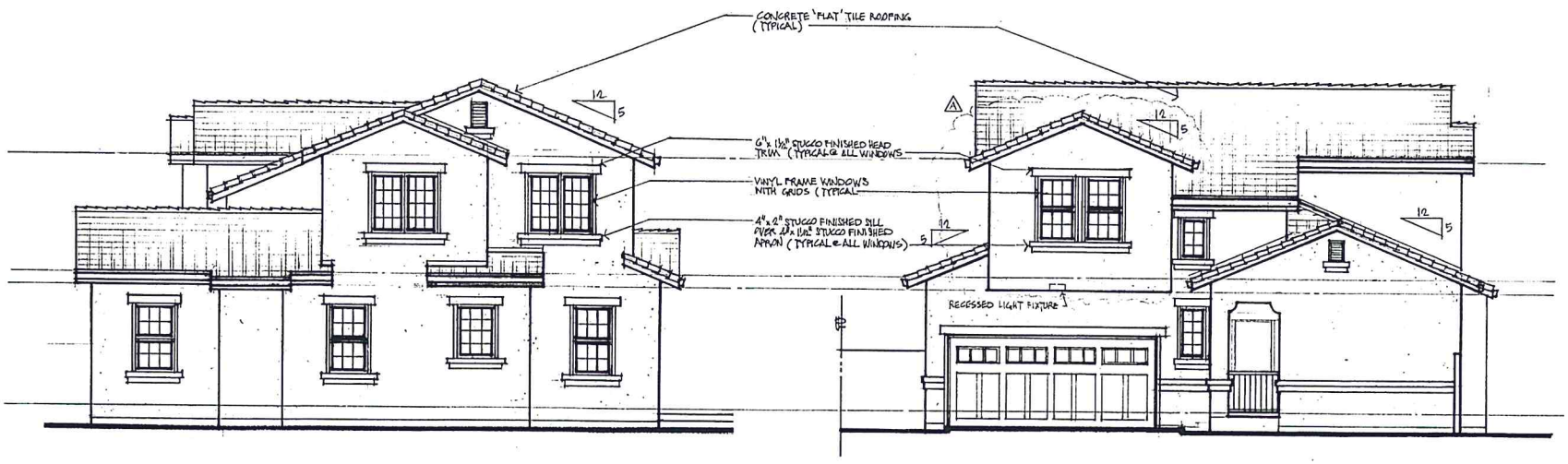
of	12 Sheets



SOUTH SIDE ELEVATION

EAST SIDE ELEVATION



WEST SIDE ELEVATION

NORTH SIDE ELEVATION

0 5 10 20

EXTERIOR ELEVATIONS - LOT 2

Scale: 1/4" = 1'-0"

REVISIONS	BY
OCT 7, 2016	LD

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PROPOSED 2 RESIDENCE FOR:
MR. M. SANEINEJAD
1223 WALNUT DRIVE
CAMPBELL, CALIFORNIA

EXTERIOR ELEVATIONS
LOT 2

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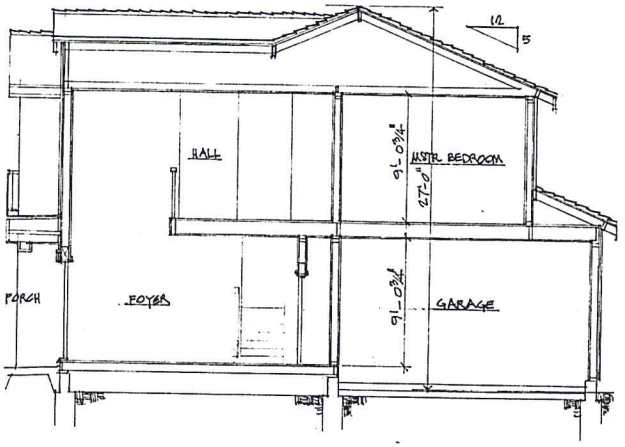
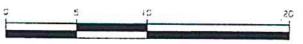


CROSS SECTION (A / A5.0)



CROSS SECTIONS

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CAMPBELL, CAIFORNIA

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CITY OF CAMPBELL · PLANNING COMMISSION
Staff Report · June 14, 2016

PLN2016-019

Public Hearing to consider the application of Majid Saneinead for a Planned Development Permit to allow the construction of three (3) two-story attached townhomes. Tentative Parcel Map to create three residential lots and one common lot, Zoning Map Amendment to change the zoning district designation from R-M (Multi-Family Residential) to P-D (Planned Development), and Tree Removal Permit to allow for the removal of one protected tree at **1223 Walnut Drive** (PLN2016-019).

STAFF RECOMMENDATION

That the Planning Commission take the following actions:

1. **Continue the Item**, requesting the applicant return to the Site and Architectural Review Committee (SARC) with revised plans with a floor area ratio of 50% or less.

ENVIRONMENTAL DETERMINATION

Development projects are subject to review under the California Environmental Quality Act (CEQA). The level of review required under CEQA is generally commensurate with the scale and complexity of the proposed development. Although many projects (e.g., minor land divisions, single-family residences, small "infill" developments, etc.) are generally exempt from CEQA, the project requires a Zoning Map Amendment which is not generally exempt under CEQA. Development proposals that are not exempt require preparation of an Initial Study that analyzes a project for various potential environmental impacts, including traffic, air and water pollution, greenhouse gas emissions, and noise.

Based on the Initial Study (reference **Attachment 3**), staff prepared a Negative Declaration finding that the proposed project will not have a significant effect on the environment and does not require the preparation of an Environmental Impact Report or a Mitigated Negative Declaration. As required by law, the Draft Negative Declaration and Initial Study were filed with the County Clerk-Recorder's Office for public review, noticed in the Campbell Express newspaper, and posted on the City's website. The public was invited to comment on the Draft Negative Declaration in writing during the 20-day comment period (May 25 to June 14th) and in person at the Planning Commission Public Hearing (June 14, 2016) and City Council public hearing (Date TBD). Staff has not received any comments on the draft Negative Declaration.

If the Planning Commission recommends approval of the project, the Negative Declaration should be adopted. Otherwise, staff recommends that the Planning Commission continue consideration of the Negative Declaration until the entire project is recommended for approval.

PROJECT DATA

General Plan Designation:	Low-Medium Density Residential (6-13 units/gr. acre)
Zoning Designation Proposed:	P-D (Planned Development)
Zoning Designation Existing:	R-M (Multi-Family Residential)
Gross Lot Area:	12,814 square feet
Net Lot Area:	10,011 square feet
Floor Area Proposed (P-D):	5,850 sq. ft. (58.43%)
Floor Area Standard (R-M):	5,001 sq. ft. (50%)
Density Proposed:	10.2 units/gr. acre (3 units)
Density Allowed:	6-13 units/gr. acre (1-3[1] units)
Parking Proposed:	9 spaces (6 enclosed within garage; 3 uncovered)
Parking Required:	9 spaces (3 covered; 6 uncovered)
Surrounding Uses:	
North:	Single-Family Attached and Detached Townhomes
South:	Single Family Residential
East:	Single-Family Attached Townhomes
West:	Senior Living Facility

DISCUSSION

Applicant's Proposal: The project includes an application to subdivide the project site into three (3) single-family residential parcels, ranging from 2,126 to 2,281 square feet in net site area (reference **Attachment 1** – Project Plans). The development will include construction of three attached two-story single-family residences at a maximum height of 26 feet, five inches from existing grade and an average floor area ratio not to exceed 58.43% for the entire development. Required land use entitlements for the proposed project include a Planned Development Permit for site configuration, architectural design and to create lots which do not have frontage on a public street, Tentative Parcel Map to create three single family lots and one commonly owned lot, Zoning Map Amendment to change the zoning from R-M (Multiple-Family Residential) to P-D (Planned Development), and Tree Removal Permit to allow removal of one protected tree. The project requires approval by the City Council.

Project Location: The project site consists of a single parcel located on Walnut Drive between Wendell Drive and Hacienda Avenue (reference **Attachment 1** – Location Map). The 10,011 square foot (net area) lot is currently developed with one single-family residence that will be demolished as part of the project. Abutting land uses include a single-family residence to the south, single-family townhomes to the north and east, and a senior living facility to the west.

ANALYSIS

[1] Per CMC Section 21.02.20(D), the fractional result of calculating the number of housing units allowed within a zoning district shall be rounded down to the next whole number.

General Plan / Land Use: The Campbell General Plan represents the City's long term vision for the community and one of its functions is to help guide decision-making regarding the City's physical growth. In this regard, the General Plan provides policies applicable to land use and development, and organizes the City into a framework of distinct land use designations (i.e., commercial, residential, industrial, etc.), as codified by the General Plan Land Use Map.

The General Plan land use designation for the project site is Low-Medium Density Residential (6-13 units per gross acre). The proposed density is approximately ten (10) units per gross acre.

San Tomas Area Neighborhood: The property is located within the San Tomas Area Neighborhood. The San Tomas Area Neighborhood Plan (STANP) furthers the goals and policies of the General Plan by applying specific development standards to more adequately define future developments that are in keeping with desired goals/outcomes. The STANP was adopted in 1993 and amended in the year 2000. The STANP is the result of resident concerns over increasing traffic and small lot Planned Development subdivisions that are out of character with the neighborhood. The City recognizes the San Tomas Area as unique in its rural character. The objectives of the STANP are to:

1. Ensure that the size of homes is in proportion to lot size.
2. Ensure that new developments are integrated with homes in the surrounding area.
3. Ensure that projects in PD zones are compatible with the surrounding area.
4. Use landscaping to enhance the rural characteristics of the area.
5. Establish criteria to determine larger than minimum lot size.

Development of the site must be consistent with the STANP and should respect and enhance the area as primarily low-density single family residential. Development should also incorporate good design and optimal open space to minimize privacy impacts, traffic impacts, and noise impacts to the neighborhood. The STANP provides design guidance in terms of scale and mass, surface articulation, building orientation, exterior design variation, and privacy impacts. The STANP provides additional standards for Planned Developments including height and setbacks.

Zoning District: The existing zoning on the property is R-M (Multi-Family Residential). The project requires a Zoning Map Amendment to change the zoning to P-D (Planned Development). Although the townhome project is attached, the project requires a P-D zoning designation because each home in the subdivision will be located on a separate lot, where two lots will not have frontage on the public street. The P-D zoning district allows for flexibility of site standards when consistent with site characteristics, particularly related to the development's design and provision of open space. In cases where the P-D Zoning Ordinance and the STANP conflict, the STANP policies prevail. In cases where both the P-D Zoning Ordinance and STANP are silent, the City looks to the standards that would be permitted using the underlying General Plan land use designation. In this case the Low-Medium General Plan designation is equivalent to the R-M (Multi-Family Residential) Zoning District. Development within the P-D Zoning District must be consistent with applicable General Plan goals, policies, and strategies.

Tentative Parcel Map: The applicant is requesting approval of a Tentative Parcel Map to subdivide the property into three residential lots and one common lot (as described further in this report). Prior to recordation of the Final Map, the applicant will be required to submit draft Covenants, Conditions and Restrictions (CC&R's) which provide for the formation of a homeowner's association to ensure the long-term maintenance of the common lot and continued architectural integrity of the project.

Site Layout: The project includes a common lot consisting of guest parking and a single private road/driveway that will serve the three attached townhomes. Access to the private street/driveway would be taken from the west side of Walnut Drive. The private street will range in width from 16 to 20 feet with an additional one to five feet of landscape buffer on the north side of the drive aisle. Each unit has their own two-car garage in addition to guest parking. A portion of the curb along the private roadway will be designated as a fire lane in case of emergency.

Landscaping and Tree Removal: There are 10 existing trees on the property, only one of which is over 12-inches in diameter. One protected 13.6 inch Black acacia tree will be removed. While the Black acacia tree provides good screening, it is considered a nuisance and should be removed, as its roots are invasive towards water sources. The applicant will also remove two smaller non-protected trees. Seven (7) trees will remain on the property and the applicant will plant two additional trees including one 15-gallon street tree and one 24-inch crape myrtle tree to replace the removed tree. The nine (9) trees exceed the six-tree minimum requirement for this property (one tree per 2,000 square feet of net lot area). The project also includes new landscaping in front of the home facing Walnut Drive, as well as some minimal landscaping in front of the other two homes. The driveway and guest parking spaces will be conditioned to use permeable pavers in order to limit stormwater runoff.

Floor Area: Floor area is not specified in either the STANP or the P-D Zoning Ordinance. Therefore, staff refers to the underlying General Plan equivalent (the R-M zoning district) for the floor area standard. The applicant has been informed that the maximum floor area ratio (FAR) permitted under the R-M zoning is 50%; however the applicant is requesting flexibility under the Planned Development zoning. The applicant's original proposal included a FAR of 66%. As discussed later in this report, the Site and Architectural Review Committee (SARC) requested that the applicant reduce the floor area to be "closer to 50%". The applicant interpreted this direction to allow some flexibility as to the appropriate floor area ratio and therefore reduced the floor area to approximately 58%. While the SARC did not specify an exact percentage, staff is recommending that the maximum floor area be no greater than 50%, consistent with the R-M zoning district.

Table 1 - Project Data

Lot #	Net Lot (Sq. ft.)	Living Area (Sq. ft.)	Garage (Sq. ft.)	Total F.A. (Sq. ft.)	Open Space[2] (Sq. ft.)
1	2,406	1,558	373	1,931	430
2	1,704	1,580	379	1,959	498
3	2,832	1,581	379	1,960	1,407
4*	3,069	driveway / private road and guest parking			
Total	10,011	4,719	1,131	5,850	2,335

* "lot 4" is the common area lot to be maintained by a homeowners association

In addition to asking for flexibility under the Planned Development designation, the applicant is asking the Planning Commission and City Council to consider the FAR of the two adjacent subdivisions. The following table shows the FAR of the 3-unit subdivision immediately north of the subject property and the 23-unit subdivision across the street. The adjacent 3-unit subdivision was approved in 1989 as a Planned Development with a FAR of 65.63%. The 23-unit subdivision across the street, which retains the R-M multi-family zoning designation, was approved in 1980 with a FAR of 52.78%.

Table 2 – Floor Area Comparisons

Reference	Net Lot (Sq. ft.)	Floor Area (FAR)
Proposed Project	10,011	
Abutting 3-unit Subdivision [3]	8,462	5,554 SF (66%)
Neighboring 23-unit Subdivision [4]	81,170	42,838 SF (53%)
R-M District	9,000	50%

While the applicant's proposed FAR of 58.4% is below the average of the two adjacent developments, it should be noted that these two developments were approved prior to the STANP being adopted in 1993. As previously stated the STANP was created in response to neighborhood concerns over small lot Planned Development subdivisions that were considered out of character with the neighborhood. Staff is recommending a FAR of 50% which would be consistent with the underlying General Plan designation and could provide more open space by reducing the building footprint. Moreover, a lower FAR could be found more consistent with the primarily single-family residential characteristics of Walnut Drive and the San Tomas area.

[2] Minimum 300 SF of open space required per R-M zoning standards (not including front setback area).
[3] The 3-unit townhome project is located at the southwestern corner of Walnut Dr. and Hacienda Ave, immediately right of the subject property.
[4] The 23-unit townhome development is located at the northeastern corner of Walnut Dr. and Hacienda Ave, across the street.

Design Scale and Massing: Staff has worked with the applicant on the design of the townhome structure. In particular, the original proposal has been redesigned to add more surface articulation to the left side façade in order to be more compatible with the single-story home to the left. The Mediterranean design is similar in style (stucco, barrel tile roof) to the subdivision to the right. The entry way of 'lot 1' faces the public street, giving the appearance of a single-story home. Two of the three garage doors face inward, so that only one garage door faces the neighboring property, minimizing aesthetic impacts of the three-unit attached townhome structure. The design incorporates a neutral color palette of tans and browns.

Privacy: The subject property is located next to an existing single-story single-family dwelling. The second story of the structure is approximately 17 feet from the property line and approximately 31 feet from the single-story home on the adjacent property. In response to concerns identified by staff, the applicant reduced the size of four second-story windows and redesigned the second-story balconies to be non-operational to reduce privacy impacts.

Public Improvements: Given the intensification of this property and to ensure consistency with the existing development to the north and across the street, the Public Works Department has recommended that the applicant construct City standard curb, gutter and detached sidewalk. While Walnut Drive is designated to remain unimproved per the STANP, the City Council can review and approve exceptions to STANP policies (reference STANP page 21). Outside of the STANP area, the scope of the project would trigger frontage improvements per Campbell Municipal Code 11.24.040.

Public Outreach: The applicant provided copies of the architectural plans to abutting property owners, consistent with the City's application requirements. Three (3) forms were returned without comment from the neighbors immediately left of the subject property and two of three townhomes immediately right of the subject property. The applicant informed staff that he was unsuccessful in contacting the owner of the third townhome because a renter resides there. The applicant also attempted to notify the senior living facility behind the subject property but did not receive a response. Following posting of the SARC report (and prior to the most recent design changes), the City received a letter from the San Tomas Area Community Coalition (STACC). The STACC supports the P-D zoning change with single-family homes but has concerns regarding the proposed floor area, lot coverage, windows, balconies, and landscape strip adjacent to the driveway.

Site and Architectural Review Committee: The Site and Architectural Review Committee (SARC) reviewed the design and configuration of the proposed project at its April 26, 2016 meeting. The SARC was supportive of the project's 3-unit density, proposed setbacks, architecture, and color palette but recommended that the floor area be reduced "closer to 50%". The SARC also recommended that the applicant incorporate more open space into the development. In response, the applicant reduced the floor area from 66% to 58.4% and added additional landscaping along the right side of the driveway, as discussed earlier in this report.

ALTERNATIVES

The Planning Commission may pursue the following alternatives in forming their recommendation to the City Council.

1. Accept the proposed application and ***provide staff with specific findings*** explaining how the project as proposed including the floor area complies with the Zoning Ordinance and the STANP and why a recommendation for approval is able to be made. **Continue the Item**, and direct Staff to return to the Planning Commission on July 12, 2016 with draft findings and conditions of approval recommending that the City Council ***approve*** the project as proposed (PLN2016-019) which includes a Planned Development Permit to allow the construction of three (3) two-story attached townhomes. Tentative Parcel Map to create three residential lots and one common lot, Zoning Map Amendment to change the zoning district designation from R-M (Multi-Family Residential) to P-D (Planned Development), Tree Removal Permit to allow for the removal of one protected tree; and Negative Declaration; OR

2. **Continue the Item**, requesting the applicant return to the Site and Architectural Review Committee (SARC) with revised plans with specific direction regarding requested changes in addition to or in lieu of reducing the floor area (e.g., reduce density to a specific number of units, detach the units with a specific setback between units, etc.); OR

3. **Continue the Item**, requesting additional information from staff and/or the applicant; OR

4. **Adopt a Resolution**, recommending that the City Council ***deny*** the project (PLN2016-019) which includes a Planned Development Permit to allow the construction of three (3) two-story attached townhomes, a Tentative Parcel Map to create three residential lots and one common lot, a Zoning Map Amendment to change the zoning district designation from R-M (Multi-Family Residential) to P-D (Planned Development), and a Tree Removal Permit to allow for the removal of one protected tree. Staff will then prepare findings for denial for the Council's consideration.

Cindy McCormick, Senior Planner

Paul Kermoyan, Community Development Director

Attachments:
1. Project Plans & Tentative Parcel Map
2. Location Map
3. Initial Study
4. Letter with attachments from San Tomas Area Community Coalition

- Assured that when the specific use comes before the Commission, issues such as noise and parking will be addressed at that time.

Director Paul Kermoyan:
- Clarified that this use would require an Administrative Planned Development Permit which is managed at the staff level.
- Assured that potential for impacts would be considered under that process as well.
- Added that as for protecting the fence, there will be parking blocks put in place that would stop tires from reaching the fence.

Chair Dodd:
- Said that she appreciates watching out for the neighbors/residents in the surrounding area.
- Added that the idea with this proposal is to provide safer parking and the means to enter and exit from the site.

Motion: **Upon motion of Commissioner Rich, seconded by Commissioner Reynolds, the Planning Commission adopted Resolution No. 4301 recommending that the City Council approve an Administrative Planned Development Permit (PLN2015-338) with the request for an exception to a parking setback contained within the Winchester Boulevard Master Plan, to allow for the redevelopment of an existing building and site (formerly Michi Sushi) on property located at 2220 S Winchester Boulevard, subject to the conditions of approval, by the following roll call vote:**

AYES:	**Dodd, Reynolds, Rich and Young**
NOES:	**None**
ABSENT:	**Bonhagen, Finch and Kendall**
ABSTAIN:	**None**

Chair Dodd advised that this action is final unless appealed in writing to the City Clerk within 10 calendar days.

***

Chair Dodd read Agenda Item No. 6 into the record as follows:

6. **PLN2016-19** Public Hearing to consider the application of Majid Sanenejad for a Tentative Parcel Map, Zoning Map Amendment and Planned Development Permit for a three unit townhome development, and Tree removal Permit (PLN2016-19) to allow the removal of one protected tree on property located at **1223 Walnut Drive**. Staff is recommending that a Negative Declaration be adopted for this project. Tentative City Council Meeting Date: July 19, 2016. Project Planner: *Cindy McCormick, Senior Planner*

Ms. Cindy McCormick, Senior Planner, presented the staff report.

Chair Dodd asked if there were questions of staff.

Commissioner Reynolds asked if the street improvements will be required.

Planner Cindy McCormick said that this street is exempt from improvements per the San Tomas Area Neighborhood Plan but Public Works is recommending the improvements as a condition of approval with this application.

Commissioner Rich referenced the proposed FAR at 58.4 percent.

Planner Cindy McCormick:
- Reminded that at its meeting on April 26th, SARC was okay with this project's proposed three-unit density, the setbacks, architectural style and colors but asked for a decrease in FAR and an increase in landscaping.
- Stated that staff is recommending a continuance of this item and ask the applicant to return to SARC with plans that have a FAR that is at 50 percent or less.

Chair Dodd opened the Public Hearing for Agenda Item No. 6.

Lou Dorcich, Project Architect:
- Pointed out that the lot coverage is well below 40 percent.
- Added that the FAR is the only issue in discussion.
- Admitted that the reason his client wants to have three units is economic. There are fixed development costs in such a project including public improvements.
- Added that units with less than 50 percent FAR will be a tough sell.
- Assured that this plan is workable and he hopes that the Planning Commission considers it as presented.

Sreeram R. Chakrovorthy, Resident on Hacienda Avenue:
- Said that the safety of his backyard is of concern.
- Added that there is a wooden fence separately his property from this property.
- Expressed concern over the potential loss of airflow and sunlight with this project as proposed. From what he understands the maximum height of this building is proposed to be 20 feet.

David Kison, Resident on Hacienda Avenue:
- Advised that his lives directly across the street from this "eyesore".
- Reported that there are traffic issues in their neighborhood.
- Reminded that Barracuda recently tried to turn a residential lot in their neighborhood into a parking lot.
- Cautioned that if three units are allowed on this parcel there will not be enough parking to serve those units.
- Informed that they already deal with visitors to the nearby apartment complex who are parking on their street.
- Stated that this parcel needs to stay residential single-family.

Majid Sanenejad, Applicant:
- Reported that he has been working with the Planning Department over the last 16 months.
- Added that he has reduced the FAR several times.
- Said that his proposed density is allowed per the General Plan.
- Pointed out that these homes are proposed at 1,550 to 1,580 square feet, minus the garage. These are not huge homes.
- Stated that another project was developed at a 56 percent FAR nearby.

Audrey Kiehtreiber, Resident on Walnut:
- Advised that she is the President of the San Tomas Area Community Coalition (STACC).
- Added that she had met with this applicant who is a very courteous gentleman.
- Said that she also submitted a written letter on behalf of STACC in opposition of this project as currently proposed.
- Stated that this project's architect, Mr. Dorcich, is an excellent architect.
- Suggested that he needs to go back to the drawing board as this proposal is too dense.
- Reminded that this area is designed with slightly larger homes that provide a more livable environment.
- Stated that two units on this parcel would be more acceptable although they would prefer to see a single very nice home there. Three units is too crammed. The lot is too small to support three units.
- Opined that this proposal doesn't do anything for this neighborhood and would be precedent setting.
- Asked the Commission to keep to the standards of the San Tomas Area Neighborhood Plan and preserve the look and feel of this neighborhood.
- Stated that she can understand the City's need to provide housing and as such can support two units on this parcel but not three.

Chair Dodd asked if there were questions for Ms. Kiehtreiber.

Commissioner Rich asked Ms. Kiehtreiber whether it is the number of proposed units or the total FAR that are of most concern.

Audrey Kiehtreiber:
- Said that it was both number of units and livability.
- Stated that they prefer to see more livable homes.
- Advised that there are R-1-10 lots in this neighborhood that allow for desirable homes with large backyards.
- Added that two townhomes on this site would be acceptable and a better fit into the community than would be three units there.

Mitch Stermer, Resident on Walnut:
- Said that he has been a resident in the neighborhood since 1988.

- Said that he too would prefer to see a single-family residence on this lot perhaps with a secondary living unit as well.
- Pointed out that this owner is trying to maximize his profit.
- Cautioned that changing the street frontage on this parcel will also change their neighborhood. That is the reason they have the San Tomas Area Neighborhood Plan.
- Asked the Commission to do what the residents want.

Chair Dodd closed the Public Hearing for Agenda Item No. 6.

Commissioner Reynolds:
- Admitted that he is leaning to a continuance as staff has recommended.
- Added that the Commission has heard from the community and he agrees with each of them.
- Said that development is changing our environment from what brought people here in the first place. We are being asked to cram more in on each property.
- Opined that this would not be a good fit.
- Stated that he doesn't like the idea of street improvements being required and reminded that is the reason for the existence of the STANP. He wants to do his part to see that continues.
- Said that this project needs to go back to the drawing board and reduce the FAR to less than 50 percent. Perhaps they need to reduce from three to two townhome units or consider one large home with a secondary unit as well on this lot.
- Stated that he is not concerned about the potential for profit but rather with the neighborhood itself.
- Said he supports either a continuance or a denial of the existing request.

Commissioner Rich:
- Inquired of Commissioner Reynolds what he would like to see should this project be continued.
- Asked if his focus is on the number of units or the maximum FAR?
- Can he support three units if they fall within the maximum of 50 percent FAR?
- Asked what guidance he would offer to the applicant if this item should be continued?
- Stated his preference to see the FAR under and/or closer to the maximum 50 percent FAR.

Commissioner Reynolds reminded that this will ultimately be a Council decision but he prefers a reduction to two units with a maximum 50 percent FAR. That is a reasonable compromise.

Commissioner Young asked if that meets that all lots in the future should only have two units and not three even if they fall within a 50 percent FAR?

Commissioner Reynolds replied that this is a single-family neighborhood.

Chair Dodd asked the Director for his comments on this.

Director Paul Kermoyan:
- Said that questioning density is a good discussion to have but this parcel is zoned differently.
- Added that reducing from three units to two units in this case would still be in compliance with the General Plan land use designation of 6-13 units per gross acre, which is the designated range for this particular property.

Commissioner Young:
- Pointed out that between Capri and Walnut there is most P-D (Planned Development) zoning.
- Said that additional information is needed to evaluate for optimum use. Maybe it's two units or maybe it's one.
- Suggested allowing staff to work further with the applicant in order to bring additional information back to the Commission.

Chair Dodd:
- Said that she understands the parking problems in this neighborhood and concerns over the long driveway proposed.
- Reminded that the underlying General Plan allows for 50 percent FAR.
- Stated that she doesn't want to impose a particular number of units for the site but rather leaves that up to staff and the architect to consider.
- Said that she is supportive of a 50 percent FAR.

Director Paul Kermoyan:
- Said that it appears there is a consensus of the Commission for a 50 percent maximum FAR.
- Pointed out that staff previously has had that conversation with the applicant.
- Asked if there is any consensus on the number of units.

Chair Dodd suggested letting them be creative.

Commissioner Rich suggested letting the FAR drive that as he is not comfortable restricting a particular number of units.

Motion: **Upon motion of Commissioner Young, seconded by Commissioner Rich, the Planning Commission CONTINUED TO A DATE UNCERTAIN the consideration of a Tentative Parcel Map, Zoning Map Amendment and Planned Development Permit for a three unit townhome development, and Tree removal Permit (PLN2016-19) to allow the removal of one protected tree on property located at 1223 Walnut Drive, then return a revised project to SARC with an FAR of 50 percent or less. (4-0-3; Commissioners Bonhagen, Finch and Kendall were absent)**

***

PROPOSED 2 RESIDENCES FOR:

MR. M. SANEINEJAD

1223 WALNUT DRIVE

CAMPBELL, CAIFORNIA

STREETSCAPE

SCALE 1/8" = 1'-0"

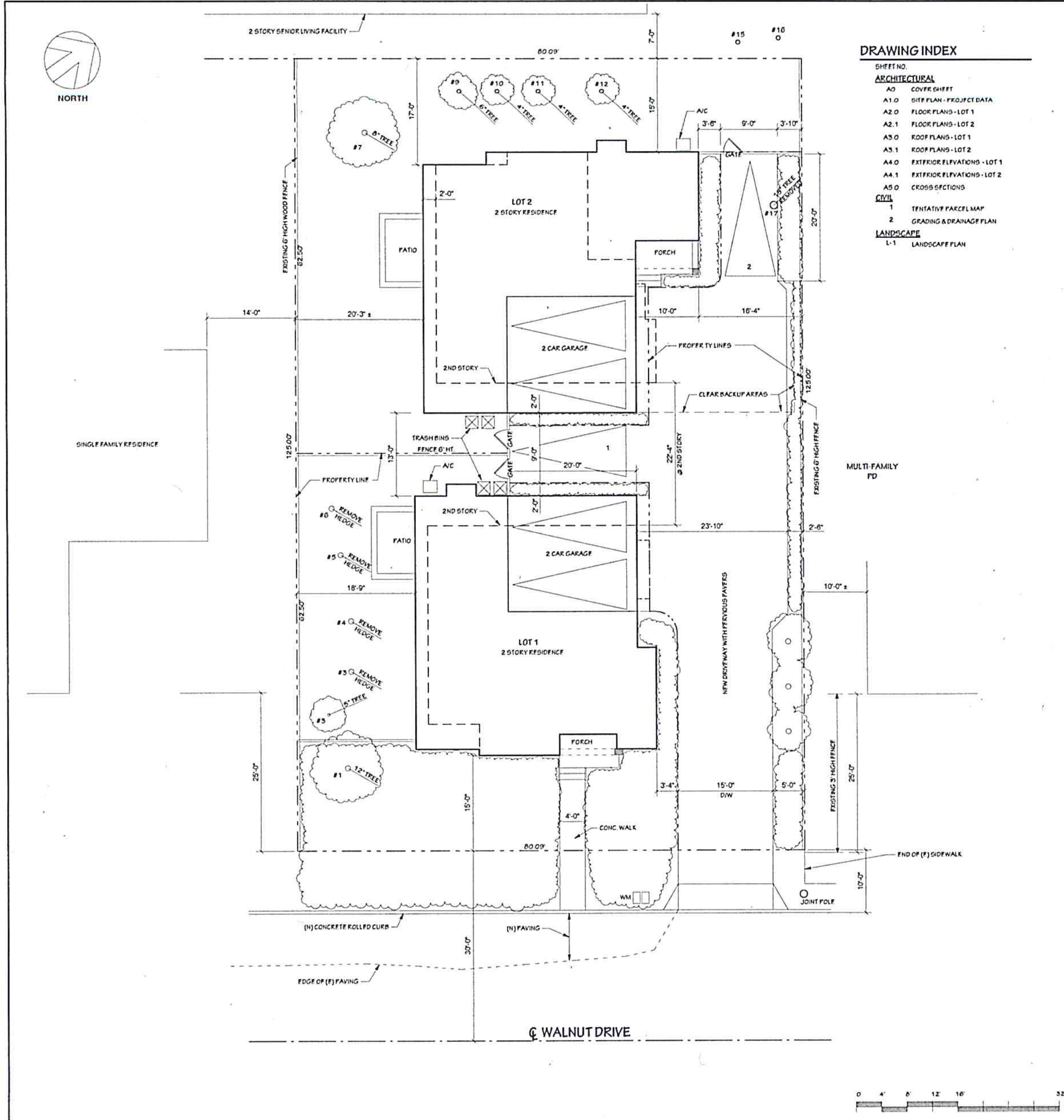
REVISIONS	BY

LOUIS DORCICH
ARCHITECT
PO BOX 736 SARATOGA, CA 95070
PHONE 408-741-9744 EMAIL LOUIS@DORCICH.COM

PROPOSED 2 RESIDENCE FOR:
MR. M. SANEINEJAD
1223 WALNUT DRIVE
CAMPBELL CAIFORNIA

COVER SHEET
STREETSCAPE

Date 8/1/16
Scale 1/8" = 1'-0"
Drawn LD
Job 15006
Sheet A0
Of 12 Sheets



DRAWING INDEX

SHEET NO.

ARCHITECTURAL

- A0 COVER SHEET
- A1.0 SITE PLAN - PROJECT DATA
- A2.0 FLOOR PLANS - LOT 1
- A2.1 FLOOR PLANS - LOT 2
- A3.0 ROOF PLANS - LOT 1
- A3.1 ROOF PLANS - LOT 2
- A4.0 EXTERIOR ELEVATIONS - LOT 1
- A4.1 EXTERIOR ELEVATIONS - LOT 2
- A5.0 CROSS SECTIONS

CIVIL

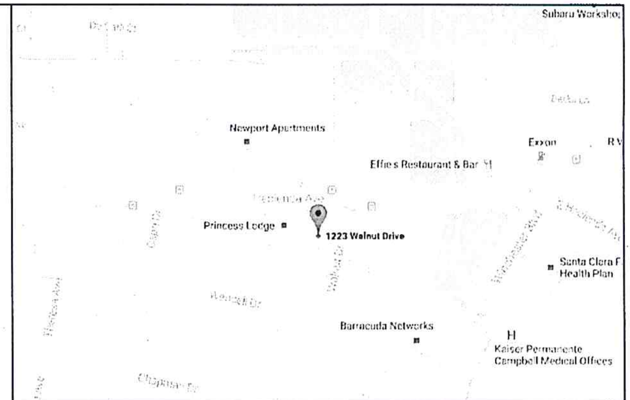
- 1 TENTATIVE PARCEL MAP
- 2 GRADING & DRAINAGE PLAN

LANDSCAPE

- L-1 LANDSCAPE PLAN

SITE PLAN

Scale: 1/8" = 1'-0"



VICINITY MAP

GENERAL NOTES

1. ALL CONSTRUCTION MATERIALS SHALL BE AS SPECIFIED AND AS REQUIRED BY THE CURRENT EDITION OF THE CRC, LOCAL CODES, AND AUTHORITIES
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF THE BUILDING ON THE SITE.
3. CONTRACTORS AND ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. SHOULD A DISCREPANCY APPEAR IN THE SPECIFICATIONS OR THE DRAWINGS, OR IN THE WORK DONE BY OTHERS FROM THE CONTRACT DOCUMENTS THAT AIFFECT ANY WORK, NOTIFY THE ARCHITECT FOR INSTRUCTION ON HOW TO PROCEED. IF THE CONTRACTOR PROCEEDS WITH THE WORK AFFECTED WITHOUT INSTRUCTION FROM THE ARCHITECT THE CONTRACTOR SHALL MAKE GOOD THE RESULTING DAMAGE OR DEFECT TO THE SATISFACTION OF THE ARCHITECT. SHOULD A CONFLICT OCCUR IN OR BETWEEN DRAWINGS AND SPECIFICATIONS, OR WHERE DETAIL REFERENCES ON CONTRACT DRAWINGS HAVE BEEN OMITTED, THE CONTRACTOR IS DEEMED TO HAVE ESTIMATED THE MOST EXPENSIVE MATERIALS AND CONSTRUCTION METHOD INVOLVED, UNLESS A WRITTEN DECISION FROM THE ARCHITECT HAS BEEN ATTAINED WHICH DESCRIBES AN ALTERNATE METHOD AND/OR MATERIALS.
4. THE GENERAL CONTRACTOR SHALL CONFORM HIS OPERATIONS ON THE SITE TO AREAS PERMITTED BY THE OWNER. THE WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE LAWS, LOCAL ORDINANCES, PERMITS AND CONTRACT DOCUMENTS. THE JOB SITE SHALL BE MAINTAINED IN A CLEAN, ORDERLY MANNER FREE OF DEBRIS AND LITTER AND SHALL NOT BE UNREASONABLY ENCUMBERED WITH ANY MATERIALS OR EQUIPMENT. EACH SUN CONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS WORK SHALL REMOVE ALL TRASH AND DEBRIS THAT RESULT AS A PART OF HIS OPERATION
5. ALL MATERIALS STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USE. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.
6. THE CONTRACTOR SHALL DO ALL CUTTING, FITTING OR PATCHING OF HIS WORK THAT MAY BE REQUIRED TO MAKE ITS SEVERAL PARTS FIT TOGETHER PROPERLY AND SHALL NOT ENDANGER ANY OTHER WORK BY EXCAVATING OR CUTTING, OR OTHERWISE ALTERING THE TOTAL WORK OF ANY PART OF IT. ALL PATCHING, REPAIRING AND REPLACING OF MATERIALS AND SURFACES CUT OR DAMAGED IN EXECUTION OF WORK SHALL BE DONE WITH APPLICABLE MATERIALS SO THAT SURFACES REPLACED WILL, UPON COMPLETION, MATCH SURROUNDING SIMILAR SURFACES.
7. NO PORTION OF WORK REQUIRING SHOP DRAWINGS OR SAMPLE SUBMISSION SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN APPROVED BY THE ARCHITECT. ALL SUCH PORTIONS OF THE WORK SHALL BE IN ACCORDANCE WITH APPROVED SHOP DRAWINGS AND SAMPLES.
8. DIMENSIONS:
   A. ALL DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE.
   B. ALL DIMENSIONS ARE TO THE ROUGH UNLESS OTHERWISE NOTED.
   C. CEILING HEIGHT DIMENSIONS ARE FROM FINISH FLOOR SLAB TO FACE OF CEILING.
9. PROVIDE ALL NECESSARY BLOCKING, BACKING, AND FRAMING FOR LIGHT FIXTURES, ELECTRIC UNITS, A.C. EQUIPMENT, AND ALL OTHER ITEMS WHERE FURRING OCCURS.
10. WHERE LARGER STUDS OR FURRINGS ARE REQUIRED TO COVER DUCTS, PIPING, AND CONDUITS, THE LARGER STUD SIZE OR FURRING SHALL EXTEND THE FULL SURFACE OF THE WALL WIDTH AND LENGTH WHERE THE FURRING OCCURS.
11. VERIFY ALL NEW FINISHES WITH OWNERS BEFORE PROCEEDING. ALL COLORS, ETC. TO BE SELECTED BY OWNERS
12. ALL CABINETS TO BE DESIGNED BY OTHERS. STYLE AND FINISHES SELECTED BY OWNERS.
13. ALL KITCHEN APPLIANCES, BATH AND OTHER PLUMBING FIXTURES ACCESSORIES AND ELECTRICAL FIXTURES SELECTED BY OWNERS.
14. WINDOWS SHALL BE DOUBLE GLAZE, VINYL FRAME 'MILGARD' OR APPROVED EQUAL.

GENERAL NOTES

OWNER
MATT SANEINEJAD
1223 WALNUT DRIVE
CAMBELL, CA 95008
408/836-1841

ARCHITECT
LOUIS R DORCICH, ARCHITECT
P.O. BOX 7306
SAN JOSE, CA 95150
831/430-9748

CIVIL ENGINEER
ADVANCED DEVELOPMENT
2933 BENJAMIN COURT
SAN JOSE, CA 95124
408/891-1689

LANDSCAPE DESIGN
J.R. NELSON & ASSOCIATES
P.O. BOX 110700
CAMBELL, CA 95001
408/377-2508

PROJECT ROSTER

ASSESSORS PARCEL NUMBER 406-20-008

LOT SIZE:

12,814 GROSS SQ. FT. (PROPERTY CENTER LINE OF STREET)
10,011 NET SQ. FT. (LOTS 1,2 & 3 + COMMON AREA)
3,511 GROSS SQ. FT. COMMON AREA
2,741 NET SQ. FT. COMMON AREA

DEVELOPMENT DATA	SQUARE FEET		PERCENT OF SITE	
	EXISTING	PROPOSED	EXISTING	PROPOSED
BUILDING COVERAGE	2,232	3,011	22.3	30.0
LANDSCAPE COVERAGE	5,191	4,706	51.8	47.1
PAVING COVERAGE	2,588	2,294	25.9	22.9
FLOOR AREA RATIO: TOTAL BLDG S.F. DIVIDED BY NET LOT SIZE	2,232	4,967.5	22.3	49.6

DEVELOPMENT DATA FOR EACH LOT			
LOT / UNIT TYPE	FLOOR AREA RATIO	LOT COV. RATIO	OPEN SPACE RATIO
LOT 1 / TYPE A	80.2%	44.5%	17.9%
LOT 2 / TYP B	113.2%	63.4%	29.2%
PERCENT OF PAVING AT SITE FRONT SETBACK (50% MAX)			26.2%

PARKING			
# STANDARD SPACES	# COMPACT SPACES	# DISABLED SPACES	# TOTAL PARKING SPACES
6	0	0	6

RESIDENTIAL PROJECTS:

	UNIT TYPE A	UNIT TYPE B
LIVING AREA (SQUARE FOOTAGE)	2,108.0 S.F.	2,114.5 S.F.
GARAGE AREA (SQUARE FOOTAGE)	372.5 S.F.	372.5 S.F.
TOTAL AREA (SQUARE FOOTAGE)	2,480.5 S.F.	2,487.0 S.F.
NUMBER OF BEDROOMS	4	4
TOTAL NUMBER OF UNITS PER TYPE	1	1

ADJACENT LAND USES

	USE	ZONING
NORTH	MULTI-FAMILY RES.	PD
SOUTH	SINGLE FAMILY RES.	R-M
EAST	MULTI-FAMILY RES.	PD
WEST	SENIOR LIVING FACILITY	R-M

PROJECT DATA

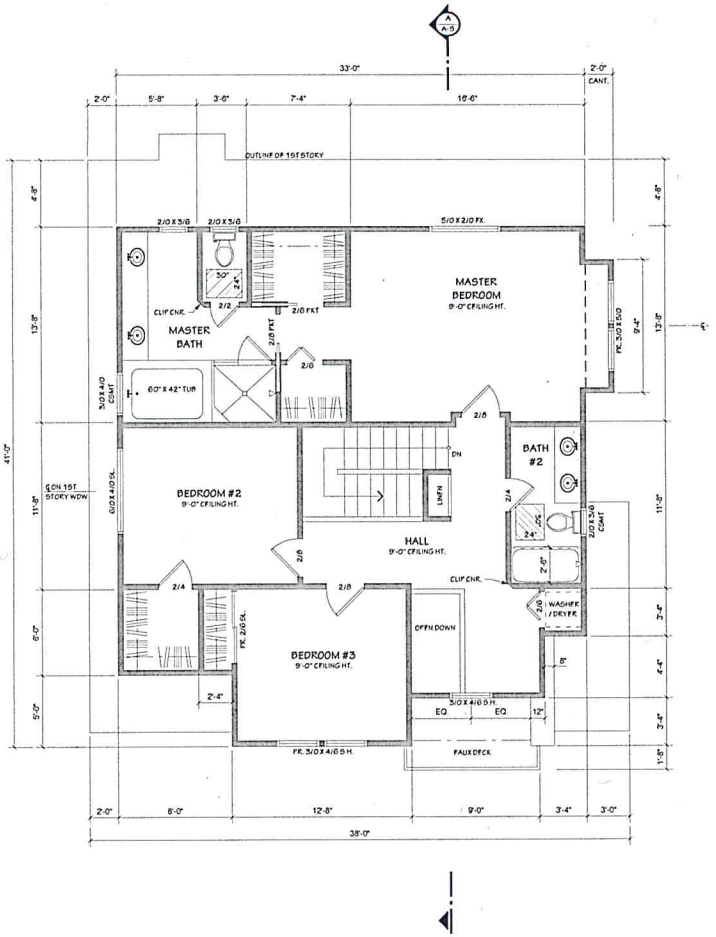
REVISIONS | BY

LOUIS DORCICH
ARCHITECT
P.O. BOX 7306, SAN JOSE, CA 95150-7306

PROPOSED 2 RESIDENCE FOR:
MR. M. SANEINEJAD
1223 WALNUT DRIVE
CAMPBELL, CAIFORNIA

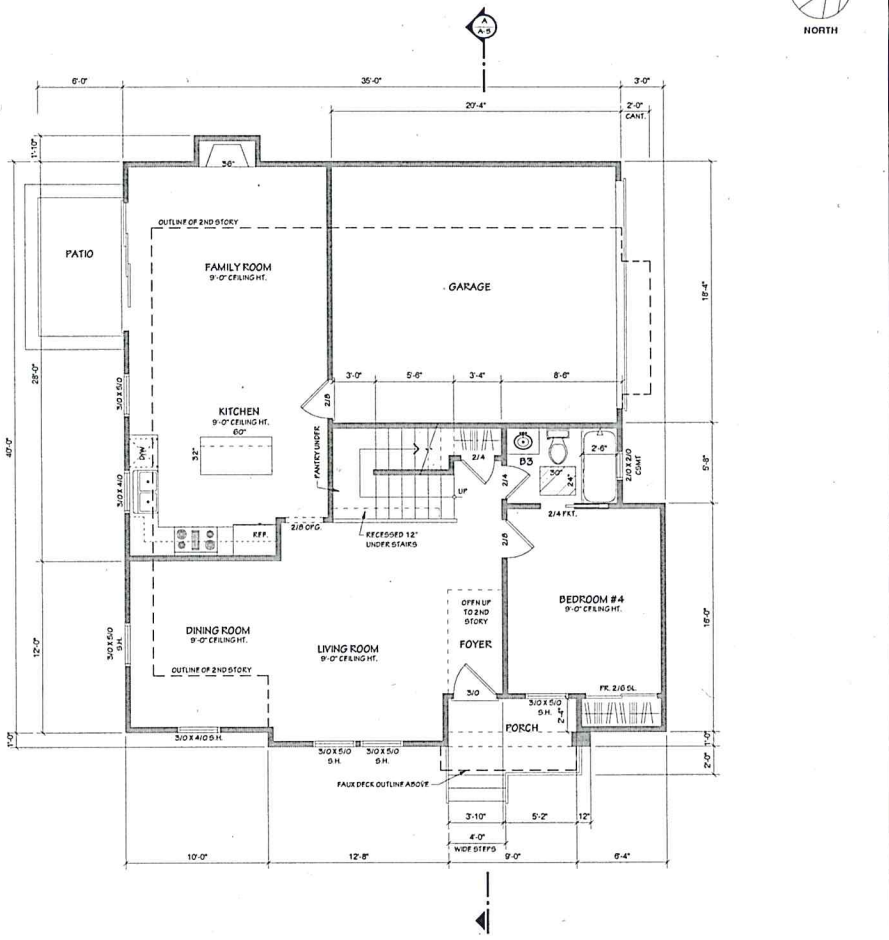
SITE PLAN
PROJECT DATA

Date	07/26/16
Scale	as shown
Drawn	MaB / LD
Job	15006
Sheet	A1.0
of 12 Sheets	



2ND STORY LOT 1 FLOOR PLAN

Scale: 1/4" = 1'-0"



1ST STORY LOT 1 FLOOR PLAN

Scale: 1/4" = 1'-0"

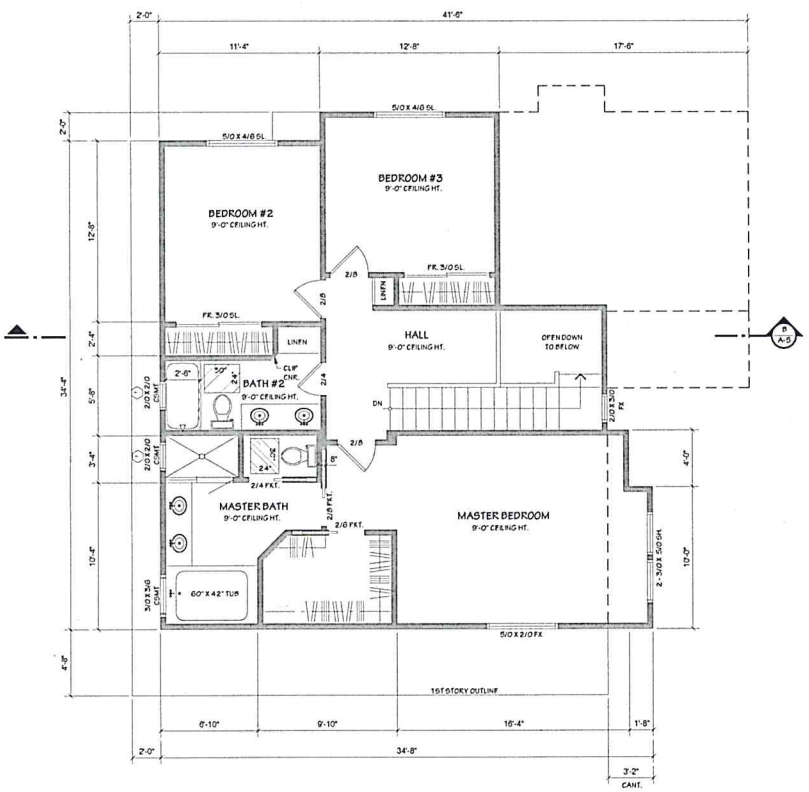
REVISIONS	BY

LOUIS DORCICH
ARCHITECT
PO BOX 2206 SARATOGA, CA 95070-2206
(408) 741-0718

PROPOSED 2 RESIDENCE FOR:
MR. M. SANEINEJAD
1223 WALNUT DRIVE
CAMPBELL, CAFORNIA

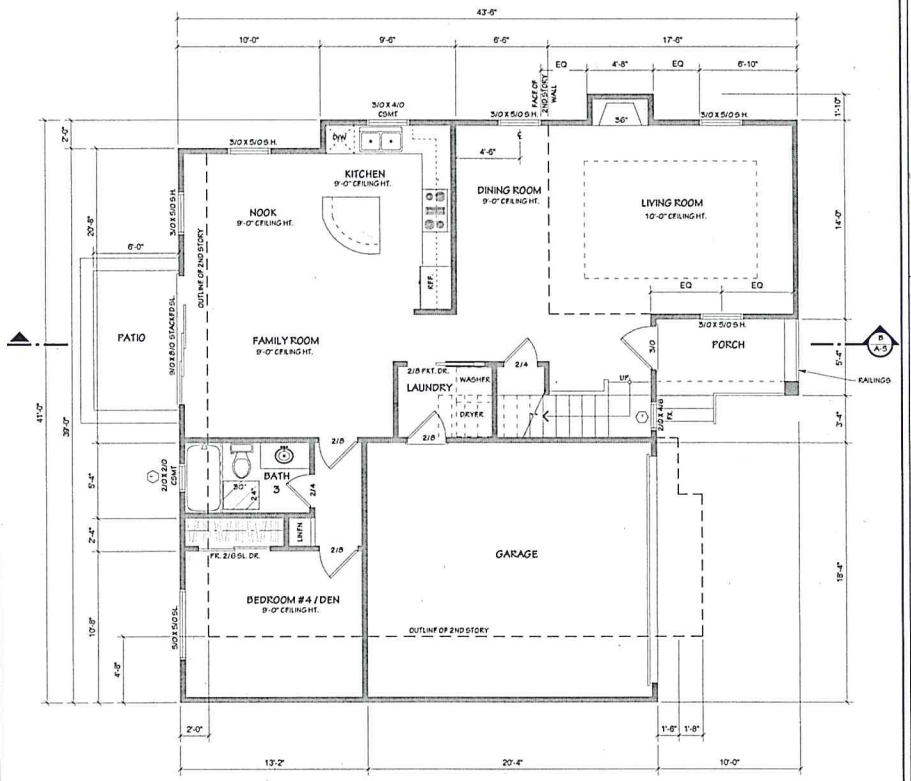
LOT 1 FLOOR PLAN

Date	07/26/16
Scale	as shown
Drawn	MnB / LD
Job	15006
Sheet	A2.0
of	12 Sheets



2ND STORY LOT 2 FLOOR PLAN

Scale: 1/4" = 1'-0"



1ST STORY LOT 2 FLOOR PLAN

Scale: 1/4" = 1'-0"

REVISIONS	BY

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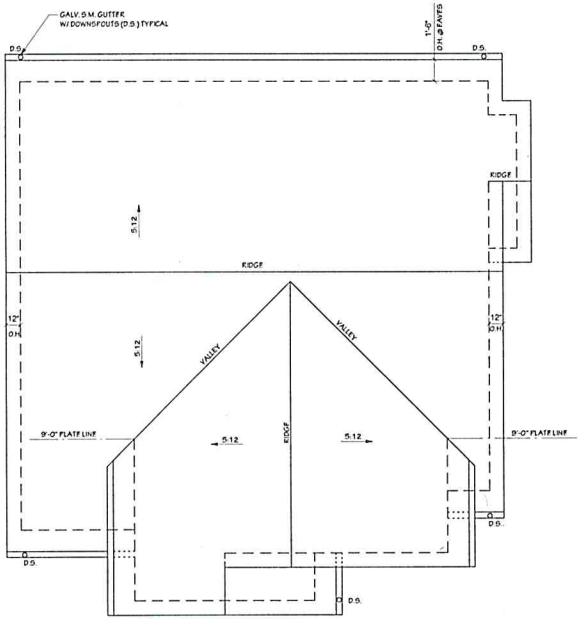
1223 WALNUT DRIVE
CAMPBELL CALIFORNIA

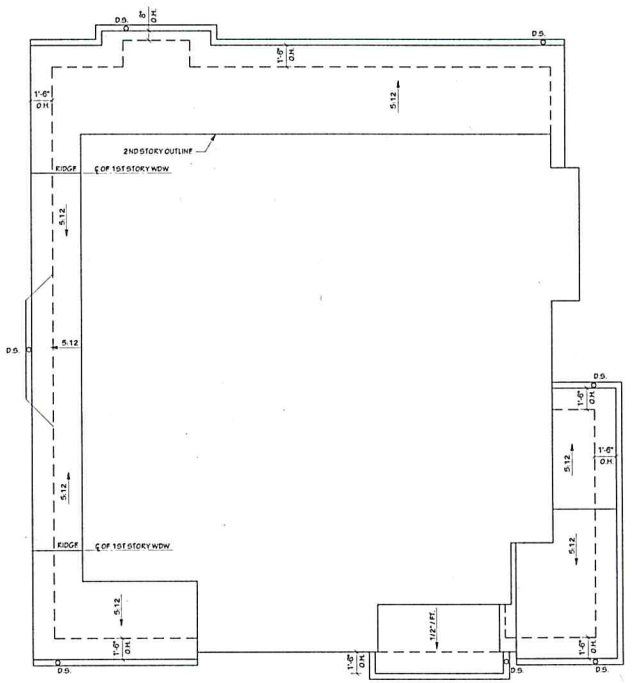
LOT 2 FLOOR PLAN

Date	07/26/16
Scale	as shown
Drawn	MaB / LD
Job	15006
Sheet	A2.1
of	12 Sheets



2ND STORY LOT 1 ROOF PLAN

Scale: 1/4" = 1'-0"



1ST STORY LOT 1 ROOF PLAN

Scale: 1/4" = 1'-0"

REVISIONS	BY

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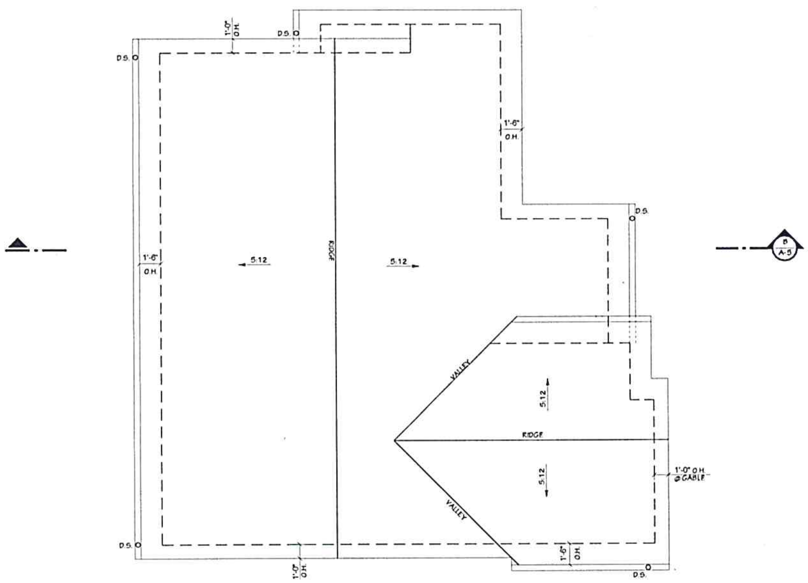
1223 WALNUT DRIVE
CAMPBELL CAIFORNIA

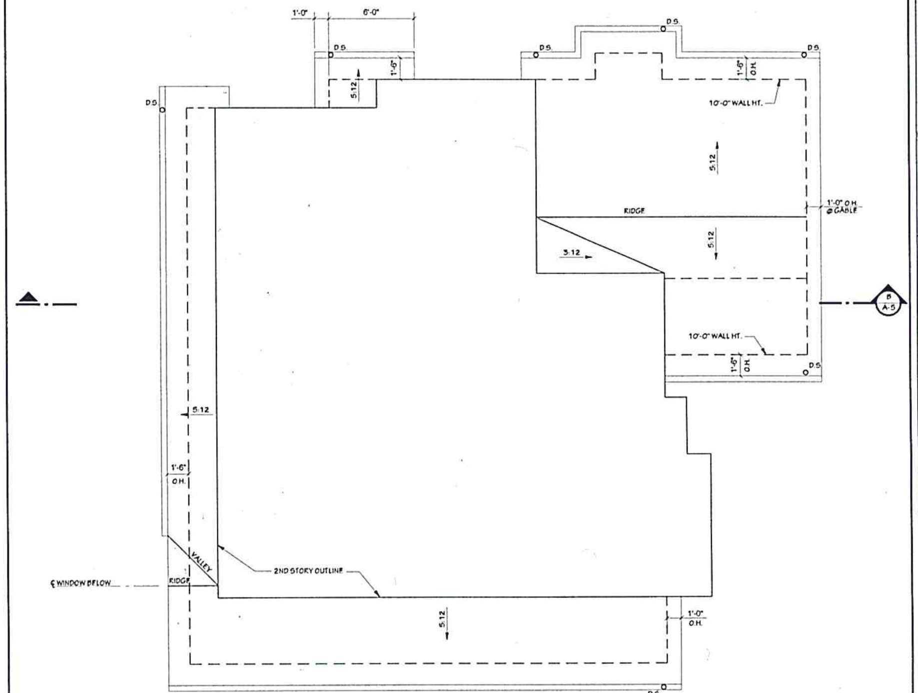
LOT 1 ROOF PLAN

Date	07/26/16
Scale	as shown
Drawn	MaB / LD
Job	15006
Sheet	A3.0
of	12 Sheets



2ND STORY LOT 2 ROOF PLAN

Scale: 1/4" = 1'-0"



1ST STORY LOT 2 ROOF PLAN

Scale: 1/4" = 1'-0"

REVISIONS	BY

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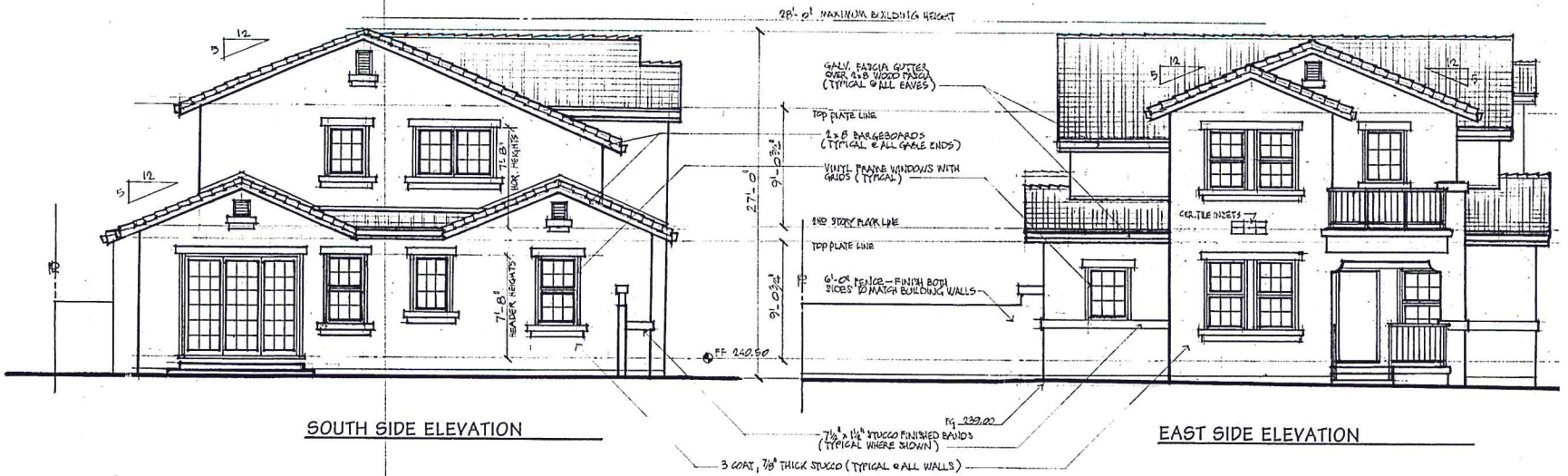
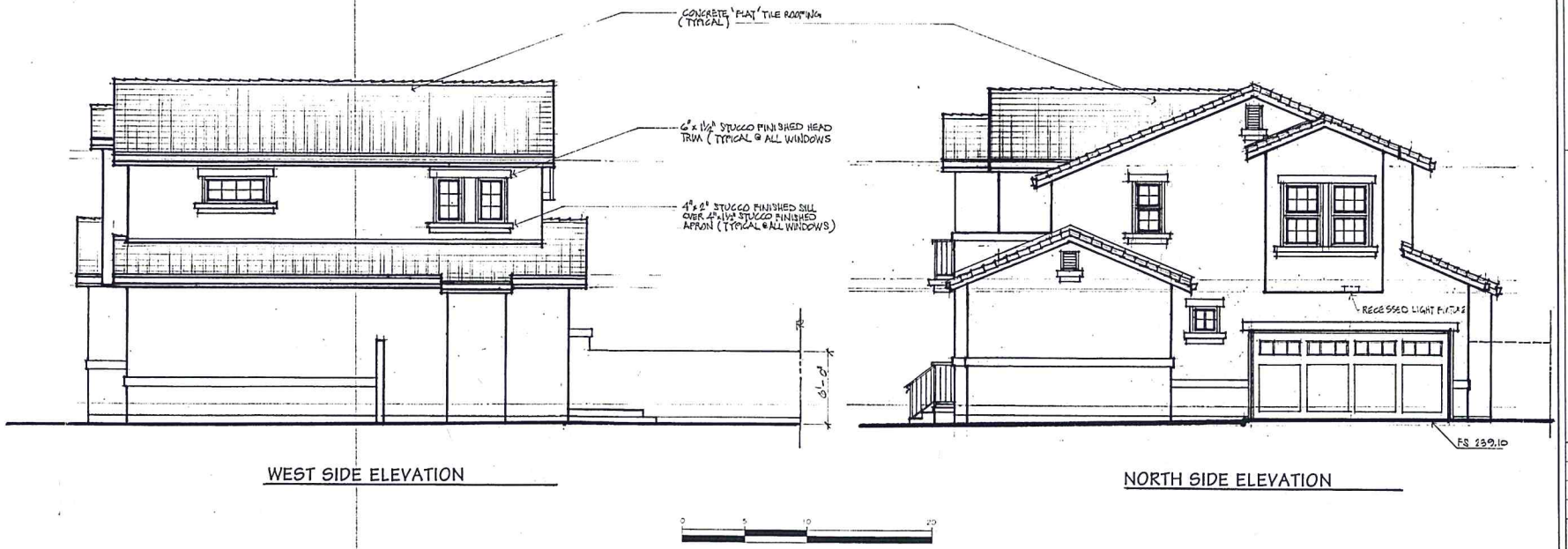
PROPOSED 2 RESIDENCE FOR:
MR. M. SANEINEJAD
1223 WALNUT DRIVE
CAMPBELL, CAIFORNIA

LOT 2 ROOF PLAN

Date 07/26/16
Scale as shown
Drawn MaB / LD
Job 15006
Sheet A3.1
of 12 Sheets





0 5 10 20

EXTERIOR ELEVATIONS - LOT 1

Scale: 1/4" = 1'-0"

REVISIONS	BY

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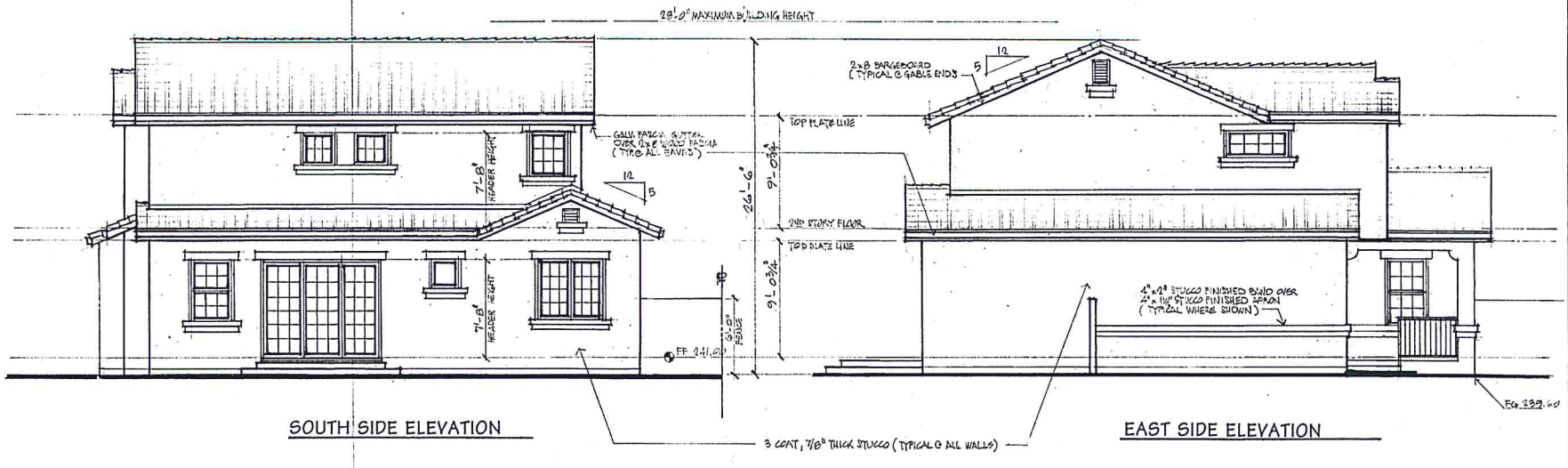
1223 WALNUT DRIVE
CAMPBELL, CAIFORNIA

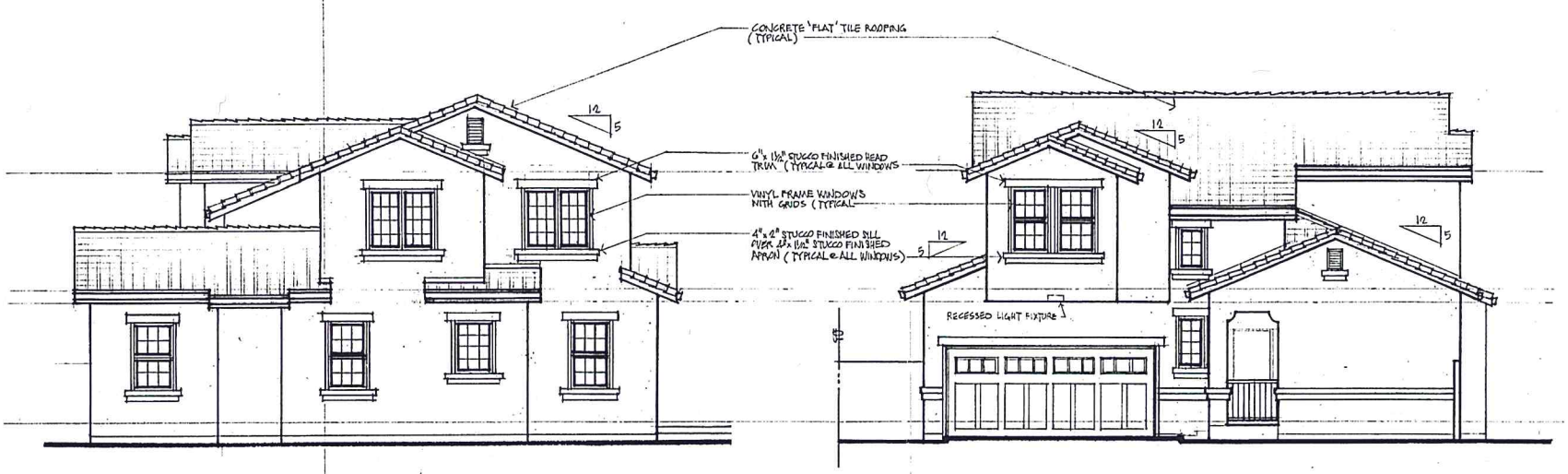
EXTERIOR ELEVATIONS
LOT 1

Date	07/26/16
Scale	as shown
Drawn	MaB / LD
Job	15006
Sheet	A4.0
of	12 Sheets



SOUTH SIDE ELEVATION

EAST SIDE ELEVATION



WEST SIDE ELEVATION

NORTH SIDE ELEVATION

0 5 10 20

EXTERIOR ELEVATIONS - LOT 2

Scale: 1/4" = 1'-0"

REVISIONS	BY

LOUIS DORCICH
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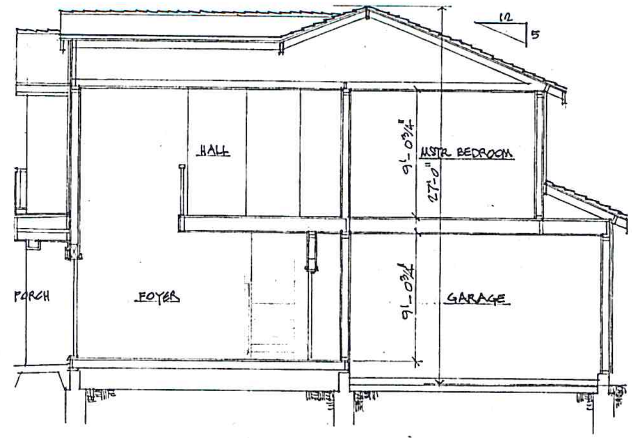
PROPOSED 2 RESIDENCE FOR
MR. M. SANEINEJAD
1223 WALNUT DRIVE
CAMPBELL, CAIFORNIA

EXTERIOR ELEVATIONS
LOT 2

Date	07/26/16
Scale	as shown
Drawn	MaB / LD
Job	15006
Sheet	A4.1
of	12 Sheets



CROSS SECTION A / A5.0

0 5 10 20

REVISIONS	BY

LOUIS DORCICH
ARCHITECT

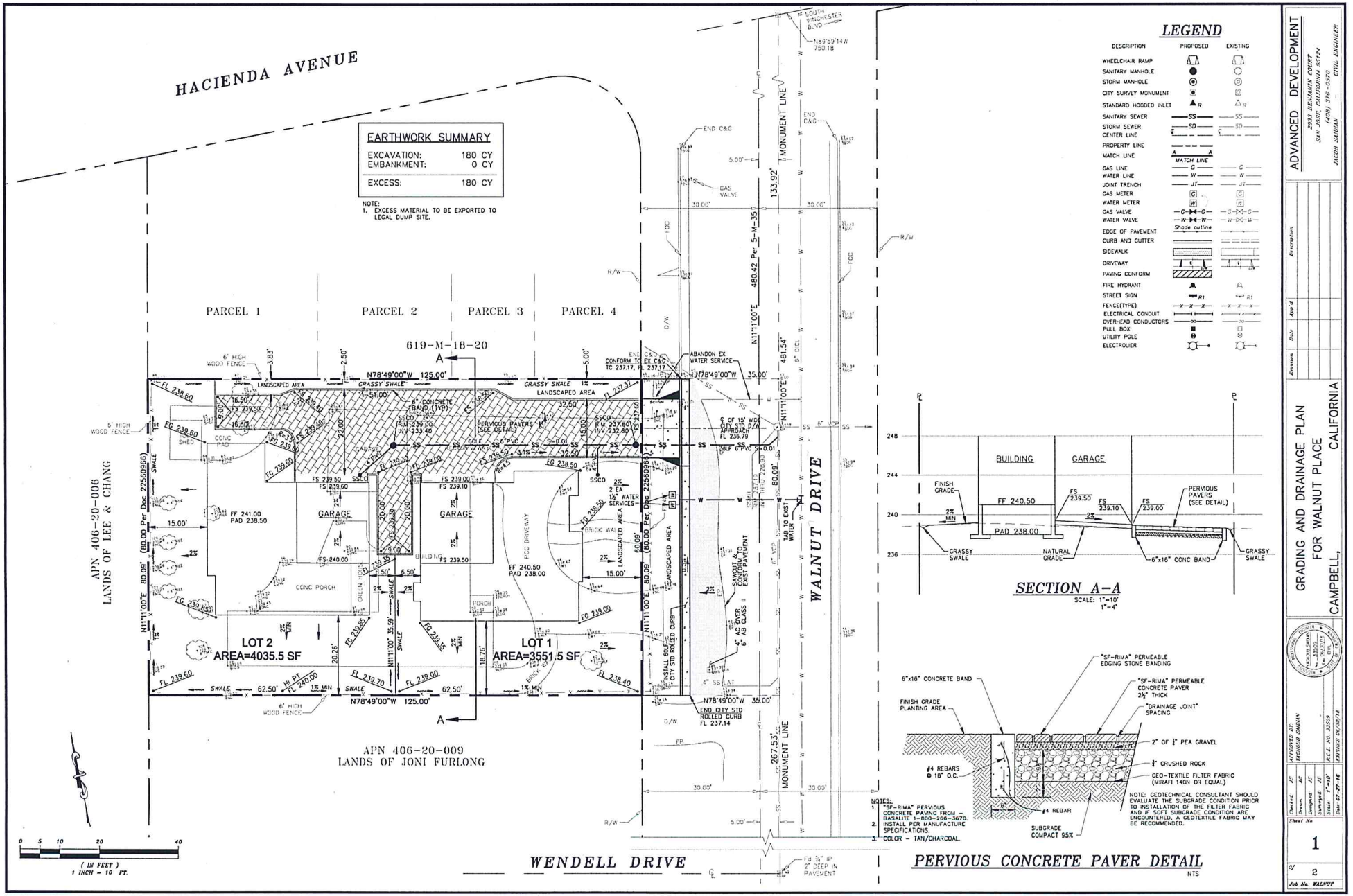
PROPOSED 2 RESIDENCE FOR
MR. M. SANEINEJAD
1223 WALNUT DRIVE
CAMPBELL CAIFORNIA

CROSS SECTIONS

Date	07/26/16
Scale	as shown
Drawn	MaB / LD
Job	15006
Sheet	A5.0
of 12 Sheets	

CROSS SECTIONS

Scale: 1/4" = 1'-0"



LEGEND

DESCRIPTION	PROPOSED	EXISTING
WHEELCHAIR RAMP		
SANITARY MANHOLE		
STORM MANHOLE		
CITY SURVEY MONUMENT		
STANDARD HOODED INLET		
SANITARY SEWER	SS	SS
STORM SEWER	SD	SD
CENTER LINE		
PROPERTY LINE		
MATCH LINE	MATCH LINE	
GAS LINE	G	G
WATER LINE	W	W
JOINT TRENCH	JT	JT
GAS METER	G	G
WATER METER	W	W
GAS VALVE		
WATER VALVE		
EDGE OF PAVEMENT	Shade outline	
CURB AND GUTTER		
SIDEWALK		
DRIVEWAY		
PAVING CONFORM		
FIRE HYDRANT		
STREET SIGN	R1	R1
FENCE(TYPE)		
ELECTRICAL CONDUIT		
OVERHEAD CONDUCTORS		
PULL BOX		
UTILITY POLE		
ELECTROLIER		

SECTION A-A

SCALE: 1"=10'
1"=4'

NOTES:
1. "SF-RIMA" PERVIOUS CONCRETE PAVING FROM – BASALITE 1-800-266-3670. INSTALL PER MANUFACTURE SPECIFICATIONS.
2. COLOR – TAN/CHARCOAL.

NOTE: GEOTECHNICAL CONSULTANT SHOULD EVALUATE THE SUBGRADE CONDITION PRIOR TO INSTALLATION OF THE FILTER FABRIC AND IF SOFT SUBGRADE CONDITION ARE ENCOUNTERED, A GEOTEXTILE FABRIC MAY BE RECOMMENDED.

PERVIOUS CONCRETE PAVER DETAIL

NTS

ADVANCED DEVELOPMENT
2933 BENJAMIN COURT
SAN JOSE, CALIFORNIA 95124
(408) 376-0570
JACOB SADDAK - CIVIL ENGINEER

GRADING AND DRAINAGE PLAN
FOR WALNUT PLACE
CAMPBELL, CALIFORNIA

Revision | Date | App'd | Description

Checked JS | Drawn AC | Designed JS | Surveyed JS | Scale 1"=10' | Date 07-27-18

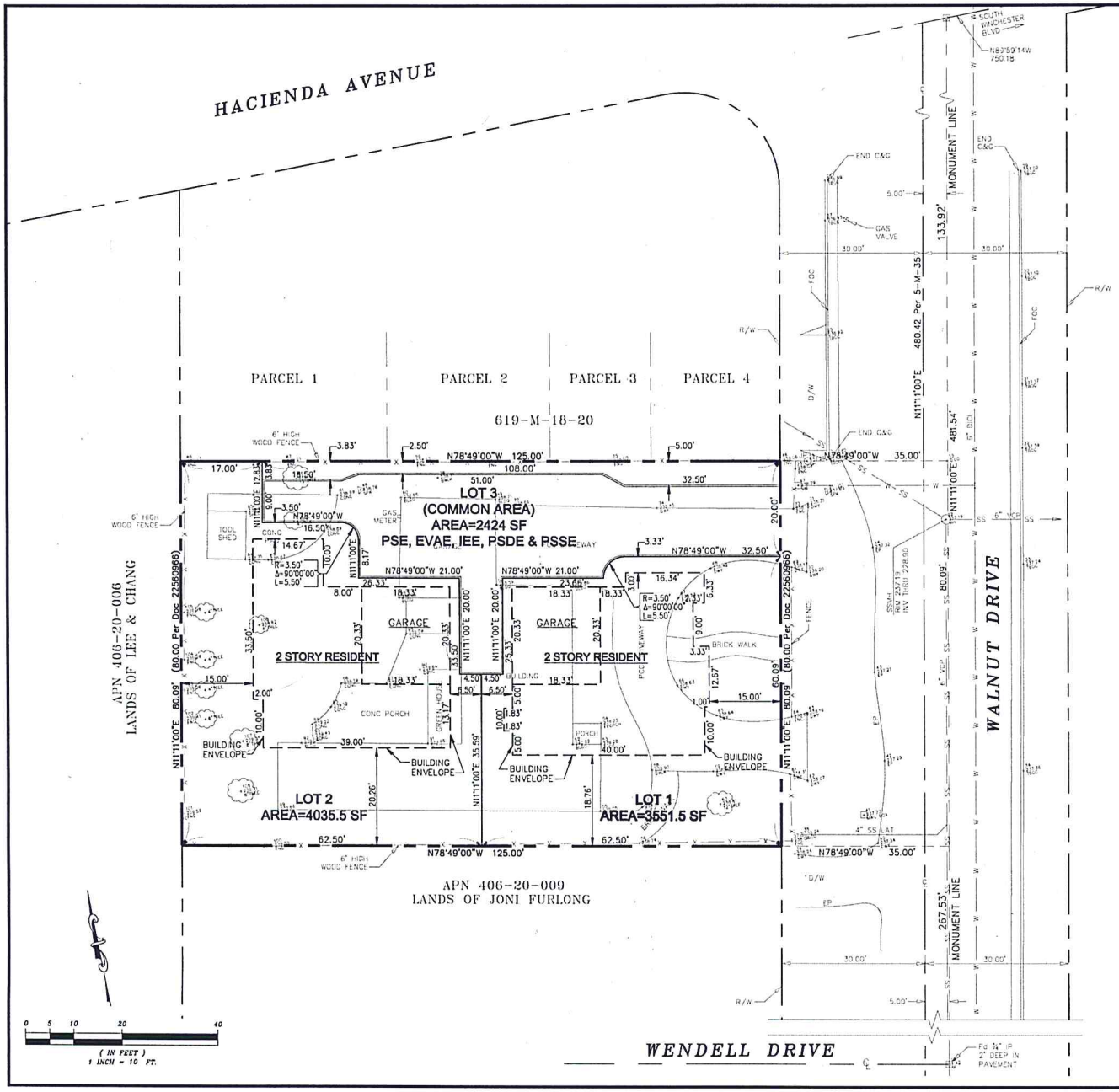
APPROVED BY: MADHUSUDAN SADDAK

R.C.E. NO. 38559

DEPTH'S RECEIVED

Sheet No. 1 of 2

Job No. WALNUT



DEVELOPMENT SUMMARY

LOT 1	3551.5 SF (NET)	
LOT 2	4035.5 SF (NET)	
LOT 3	2424.0 SF (NET)	
TOTAL LAND	10011 SF (NET)	
	12814 SF (GROSS)	
BUILDING FLOOR AREA		
LOT 1 (UNIT A)	RESIDENCE	2108.0 SF
	GARAGE	372.6 SF
LOT 2 (UNIT B)	RESIDENCE	2114.5 SF
	GARAGE	372.6 SF
TOTAL BUILDING AREA		4967.5 SF
FLOOR AREA RATIO		49.6%
BUILDING COVERAGE		30%
PAVING COVERAGE		27.9%
LANDSCAPE COVERAGE		47.1%

BASIS OF BEARINGS

THE MONUMENT LINE OF WALNUT DRIVE TAKEN AS N11°11'00"E AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA IN BOOK 535 OF MAPS AT PAGE 25 WAS USED AS THE BASIS OF ALL BEARINGS SHOWN ON THIS MAP.

LEGAL DESCRIPTION

BEING A PORTION OF LOT 1 AS SHOWN UPON THE MAP OF TRACT NO. 172, SAN TOMAS HACIENDAS, WHICH SAID MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON JANUARY 27, 1941 IN BOOK 5 OF MAPS, AT PAGE 35. AREA NET = 10,011 SF (0.230 AC±)

BASIS OF ELEVATION

CITY OF CAMPBELL BM#-1, 2½" BRASS DISK IN TOP OF CURB LOCATED AT WINCHESTER BOULEVARD AND HACIENDA AVENUE NORTHWEST CORNER AT CENTER OF CURB RETURN (CR).

ELEVATION: 231.127

ABBREVIATIONS

A.B.	AGGREGATE BASE	M.H.	MANHOLE
A.C.	ASPHALT CONCRETE	MIN.	MINIMUM
B.C.	BEGINNING OF CURVE(HORIZONTAL)	M.V.C.	MIDDLE OF VERTICAL CURVE
BLDG	BUILDING	M.W	MONITORING WELL
BOW/BWLK	BACK OF WALK	NO.	NUMBER
B.V.C.	BEGINNING OF VERTICAL CURVE	N.T.S.	NOT TO SCALE
C.B.	CATCH BASIN	P.C.C.	PORTLAND CEMENT CONCRETE
C.L.F.	CHAIN LINK FENCE	P.C.R.	POINT OF CURB RETURN
C.O.	CLEAN OUT	P.P.B.	PEDESTRIAN PUSH BUTTON
CONT.	CONTINUOUS	PP&T	PLASTIC PLUG & TACK
D.I.	DRAINAGE INLET	P.V.C.	POLYVINYL CHLORIDE
D/W	DRIVEWAY	P.V.I.	POINT OF VERTICAL INTERSECTION
E.C.	END OF CURVE(HORIZONTAL)	R	RADIUS
ELEV.	ELEVATION	R.C.P.	REINFORCED CONCRETE PIPE
EXIST.	EXISTING	R/W	RIGHT-OF-WAY
E.V.C.	END OF VERTICAL CURVE	S	SLOPE
F.F.	FINISHED FLOOR ELEVATION	S.D.	STORM DRAIN
F.G.	FINISHED GRADE	S.D.M.N.	STORM DRAIN MANHOLE
F.H.	FIRE HYDRANT	S.F.	SQUARE FEET
F.C.	FACE OF CURB	SHT.	SHEET
F.L.	FLOW LINE	S.S.M.H.	SANITARY SEWER MANHOLE
FOC	FACE OF CURB	S.S.	SANITARY SEWER
F.S.	FINISHED SURFACE	S/W	SIDEWALK
G.B.	GRADE BREAK	T.C.	TOP OF CURB
G.V.	GATE VALVE	TFOC	TOP FACE OF CURB
H.P.	HIGH POINT	TYP.	TYPICAL
I.D.	INSIDE DIAMETER	U.O.N.	UNLESS OTHERWISE NOTED
INV.	INVERT	V.C.	VERTICAL CURVE
J.P.	JOINT POLE	V.C.P.	VITRIFIED CLAY PIPE (EXTRA STRENGTH)
L.F.	LINEAR FEET	W	WATER
L.P.	LOW POINT	W.M.	WATER METER
L&T	LEAD & TACK	W.V.	WATER VALVE
MAX.	MAXIMUM		

ADVANCED DEVELOPMENT
2323 DELAWARE COURT
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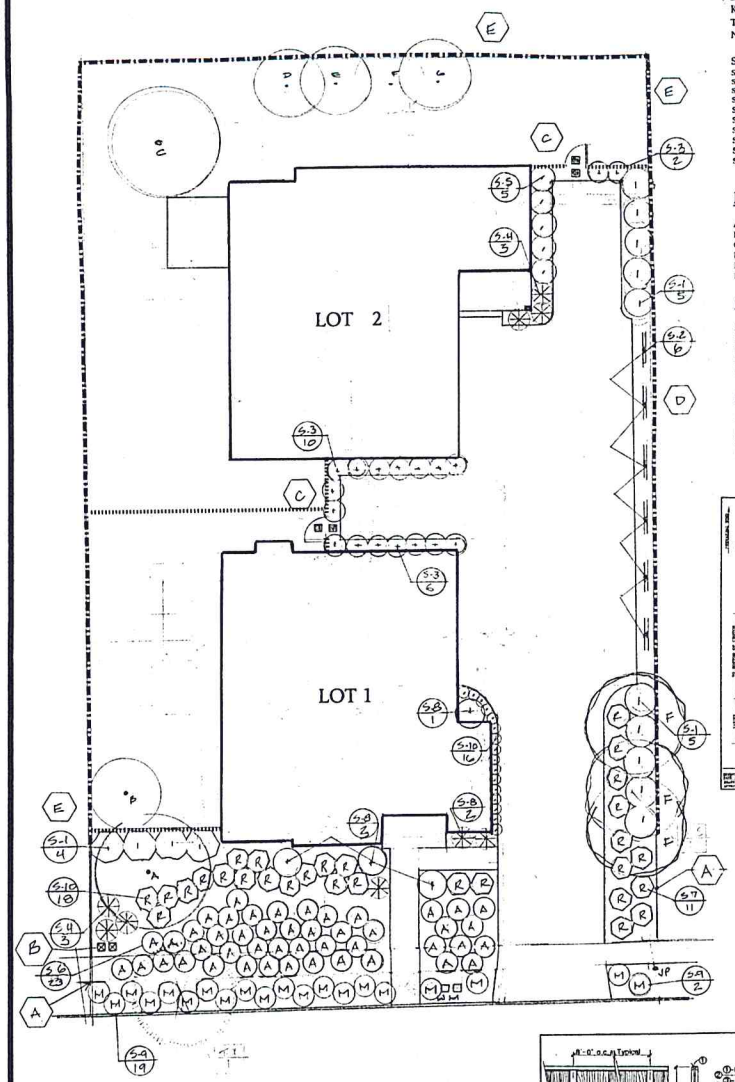
(408) 376-0570
JACOB SARKIAN - CIVIL ENGINEER

TENTATIVE PARCEL MAP
FOR WALNUT PLACE
CAMPBELL, CALIFORNIA

Revision | Date | App'd | Description

Designed JS | Drawn JS | Checked JS | Approved JACOB SARKIAN | R.C.E. NO. 33509 | EXPIRES: 06/30/16

Date 07-24-15 | Scale 1"=20' | Sheet No 1 of 2 | Job No. WALNUT



PLANT PALETTE:

KEY	QUANTITY	SIZE	NAME	NOTES
TREES				
NONE REQUIRED OR NEEDED				
SHRUBS				
S-1	14	5 GALLON	PRUNUS CAROLINA "COMPACTA"	CAROLIANA CHERRY
S-2	6	5 GALLON	PANDORA JASMIODES "PINK"	BOWER VINE
S-3	18	5 GALLON	NANDINA "COMPACTA"	HEAVENLY BAMBOO
S-4	6	5 GALLON	PHORIUM "JACK SPRAT"	NEW ZEALAND FLAX
S-5	5	5 GALLON	RAPHIOLEPIS "CLARA"	INDIAN HAWTHORN
S-6	46	1 GALLON	ARCTOSTAPHYLOS "EMERALD CARPET"	MANZANITA
S-7	29	5 GALLON	RAPHIOLEPIS "PINKIE"	INDIAN HAWTHORN
S-8	4	5 GALLON	STRELITZIA REGINAE	BIRD F PARADISE
S-9	18	1 GALLON	MYPORUM "PINK"	MYOPORUM
S-10	16	1 GALLON	PELARGONIUM PELTATIUM	IVY GERANIUM

EXISTING SITE TREES TO BE SAVED:

A	APRICOT	SHAPE, PRUNE AND THIN OUT	TREE PROTECTION D
B	MALUS "FAIRIE FIRE"	SAVE	TREE PROTECTION D
C	CITRUS	SHAPE, PRUNE AND THIN OUT	TREE PROTECTION D
D	PLUM "PURPLE LEAF"	SHAPE, PRUNE AND THIN OUT	TREE PROTECTION D
E	PLUM "PURPLE LEAF"	SHAPE, PRUNE AND THIN OUT	TREE PROTECTION D
F	LAGERSTROEMIA	SHAPE, PRUNE AND THIN OUT	TREE PROTECTION D

CONSTRUCTION NOTES:

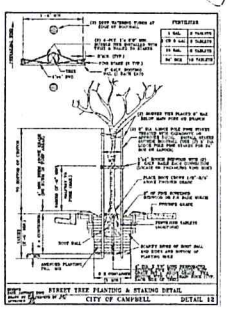
A	PLASTIC HEADERBOARD
B	MAILBOX MODULE (OWNER SUPPLIED, PER USPS SPEC)
C	CONCRETE STEPPING STONES (18" X 18")
D	WOOD LATH PANEL ATTACHED TO FENCE
E	6'-0" HIGH "GOOD NEIGHBOR" REWOOD FENCE

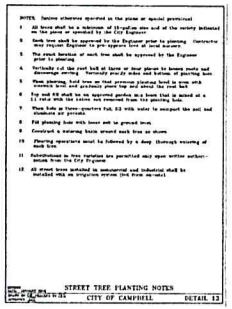
CITY OF CAMPBELL WATER EFFICIENT ORDINANCE:

THIS PROJECT WAS DESIGNED TO INCLUDE THE CITY OF CAMPBELL WATER EFFICIENT LANDSCAPE GUIDELINES IN EFFECT AS OF JANUARY 1, 2016. I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM TOWARD THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

JULY 22, 2016

JON NELSON





University of California
Water Use Classification of Landscape Species (WUCOLS IV)

Plant Search Database

Export List

Campbell, CA
10 result

Type	Botanical Name	Common Name	Water Use	Export
Ce S N	Arctostaphylos 'Emerald Carpet'	Emerald Carpet manzanita	Moderate	☐
T A	Lagerstroemia spp., hybrids and cvs.	crape myrtle	Low	☐
Ce S	Myoporum parvifolium & cvs.	myoporum	Low	☐
S	Nandina domestica	heavenly bamboo	Low	☐
V	Pandorea pandorana	wonga wonga vine	Moderate	☐
Ce P	Pelargonium peltatum	ivy geranium	Low	☐
P	Phormium hybrids	flax	Low	☐
T	Prunus cerasifera	Carolina laurel cherry	Low	☐
S	Rhaphiolepis indica & cvs	Indian hawthorne	Low	☐
S	Strelitzia reginae (shrub in desert)	bird of paradise	Moderate	☐

800-227-2600

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

PROJECT NORTH

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PLANTING NOTES:

THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.

ALL WORK TO BE PERFORMED BY PERSONS FAMILIAR WITH THIS TYPE OF WORK AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN.

ALL LANDSCAPED AREAS SHALL RECEIVE AN AUTOMATIC IRRIGATION SYSTEM WHICH WILL SPRINKLE 100% OF PLANTED AREA WITH A MINIMUM OF RUNOFF TO STREETS AND SIDEWALKS. IRRIGATION WILL BE ADJUSTED TO ELIMINATE OVER-SPRAY ON BUILDINGS, FENCES AND CARS. THIS SYSTEM SHALL BE SET TO WATER LANDSCAPED AREAS DURING THE NIGHT TIME OR AS EARLY IN THE MORNING TO REDUCE WATER LOST TO EVAPORATION.

ALL PLANTING AREAS AND TREE/ SHRUB PLANTING HOLES SHALL BE FREE FROM ROCKS AND CONSTRUCTION DEBRIS LARGER THAN 2" IN DIAMETER.

ALL LANDSCAPED AREAS SHALL HAVE NITRIFIED REDWOOD SANDUST ROTOTILLED INTO THE TOP 6" OF SOIL. THE APPLICATION RATE WILL BE 5 CUBIC YARDS OF NITRIFIED SANDUST PER 1,000 SQUARE FEET. THIS AMOUNTS TO A 2" LAYER OF SANDUST INCORPORATED AS SOIL AMENDMENT INTO EXISTING SOIL.

FINISH SOIL GRADE SHALL BE 1" BELOW TOP OF PAVING, CURBS OR SIDEWALKS. LANDSCAPE CONTRACTOR SHALL ENSURE POSITIVE SURFACE DRAINAGE AWAY FROM BUILDING FOUNDATION IN ALL AREAS.

THE PLANT MATERIAL LOCATIONS ARE DIAGRAMMATIC AND SUBJECT TO CHANGE IN THE FIELD AS DIRECTED BY THE LANDSCAPE DESIGNER. LAYOUT PLANTS ACCORDING TO THE PLAN SO THAT PLANTS ARE PROPERLY SPACED FOR FUTURE GROWTH. MINOR ADJUSTMENTS MAY BE NECESSARY DUE TO VARIATIONS IN SITE CONDITIONS (BUILDINGS, UTILITIES, LIGHT FIXTURES AND DRAINAGE STRUCTURES).

ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD OF NURSERY STOCK, PUBLISHED BY THE THE AMERICAN ASSOCIATION OF NURSERYMEN.

ALL TREES AND SHRUBS SHALL HAVE AGRIFORM 21 GRAM FERTILIZER TABLETS INSTALLED IN THE BACKFILL AND ROOT ZONE OF PLANTS. TABLET APPLICATION RATE SHALL BE 24" BOX PLANT MATERIAL WILL HAVE 4 TABLETS, 15 BALLON CONTAINER SIZE SHALL SET 3 TABLETS, 5 GALLON CONTAINER SIZE 2 TABLETS AND 1 GALLON PLANTS WILL SET 1 TABLET.

THE PLANT COUNT IS FOR CONTRACTOR'S CONVENIENCE. IN CASE OF DISCREPANCY, THE PLAN SHALL GOVERN.

ALL GROUNDCOVER/ SHRUB AREAS SHALL RECEIVE A 3" DEPTH OF SMALL SIZE WOOD MULCH CONSISTING OF FREAKS OR RECYCLED WOOD FIBER. IF RECYCLED WOOD CHIP IS USED ALL MATERIAL SHALL BE CERTIFIED FROM SUPPLIER TO CONTAINING NO CHEMICAL, PAINT, LEAD OR OTHER HAZARDOUS MATERIAL PRIOR TO SHIPPING TO SITE.

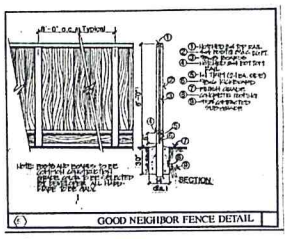
ALL TREES TO BE STAKED AS NOTED. STREET TREE INSTALLATION WITHIN COUNTY OF ALAMEDA STREET RIGHT OF WAY SHALL BE PER COUNTY OF ALAMEDA PUBLIC WORKS DETAIL STANDARD. ALL TREES SHALL HAVE VISPRO 24" ROOT BARRIERS INSTALLED.

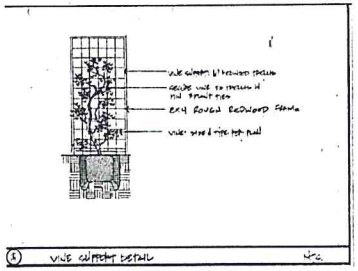
CONTRACTOR SHALL APPLY ONE APPLICATION OF "RONSTAR" PRE-EMERGENT WEED CONTROL TO ALL PLANTED GROUNDCOVER AREAS. THE PRE-EMERGENT WEED CONTROL SHALL BE APPLIED USING THE MANUFACTURER RECOMMENDED RATE OF APPLICATION.

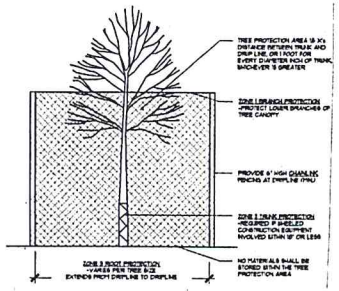
CONTRACTOR SHALL PROVIDE A 30 DAY LANDSCAPE MAINTENANCE PERIOD BEGINNING FROM THE DATE OF FINAL PLANT INSTALLATION, APPLICATION OF WEED CONTROL AND FINAL PROJECT CLEANUP.

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE PLANTING FOR A PERIOD OF 6 MONTHS FROM FINAL INSTALLATION AND LANDSCAPE MAINTENANCE PERIOD.

FOR ADDITIONAL INFORMATION SEE PLANTING, IRRIGATION, HARDSCAPE, GRADING-IMPROVEMENT AND CONSTRUCTION DETAIL PLANS.







GRAPHIC SCALE
0 4 8 16 32
(IN FEET)
1 inch = 8 ft.

BAY FRIENDLY STATEMENT:

THIS PROJECT HAS BEEN DESIGNED TO USE THE BEST LANDSCAPE PRACTICES THAT MINIMIZE IRRIGATION AND RUN-OFF; PROMOTES SURFACE INFILTRATION WHERE POSSIBLE AND MINIMIZES THE USE OF PESTICIDES AND FERTILIZERS, AND INCORPORATES APPROPRIATE SUSTAINABLE LANDSCAPING PRACTICES AND PROGRAMS SUCH AS BUT NOT LIMITED TO BAY FRIENDLY LANDSCAPING.

SIGNED _____ DATED: 7/22 2016

WALNUT DRIVE

NOTE: THIS PROJECT IS DESIGNED TO HAVE 100% AUTOMATICALLY IRRIGATED SPRINKLER COVERAGE OF ALL PLANTED AREAS. THE APPLICATION IS DESIGNED TO USE CLIMATICALLY CONTROLLED IRRIGATION CONTROLLERS, SENSORS AND DRIP EMITTERS, NO SPRAY OR ROTOR HEADS WILL BE INSTALLED. FURTHERMORE TO TURF OR ANNUAL FLOWERS ARE INCORPORATED IN THIS LOW WATER USE DESIGN.

LANDSCAPE PLAN

Design Prepared Under Section 7027.5

JR NELSON

BASED ON SITE PLAN PREPARED BY LOU DORCICH | 2016

REVISIONS	BY
1 REVISED 7/19/2016 PER COMMENTS	
2 ADD ADDITIONAL EXISTING TREES 7/20/2016	
3 REVISE FRONT WALKWAY DRIVE SIDEWALK 7/22/2016	

LANDSCAPE PLANNERS:
J.R. NELSON AND ASSOCIATES, INC.
23585 SUMMIT ROAD
LOS GATOS, CALIFORNIA 95033
PHONE (408) 591.0873 EMAIL: CNDEV@AOL.COM

- NEW RESIDENTIAL FOR:
MR. MATT SANENEIAD
1223 WALNUT DRIVE
CAMPBELL, CALIFORNIA

DRAWN: JRN
CHECKED:
DATE: 12.24.2015
SCALE: 1" = 8'-0"
JOB NO.: CAMPBELL
SHEET: L-
OF SHEETS

PRINTED ON CLEARPRINT 1000H

CITY OF CAMPBELL · PLANNING COMMISSION
Staff Report · September 13, 2016

PLN2016-019 (TPM)
PLN2016-275 (ZMA)
PLN2016-276 (PD)
PLN2016-277 (TRP)
PLN2016-278 (MND)

Public Hearing to consider the application of Majid Saneinead for a Tentative Parcel Map (PLN2016-019) to create two residential lots and one common lot, Zoning Map Amendment (PLN2016-275) to change the zoning district designation from R-M (Multi-Family Residential) to P-D (Planned Development), Planned Development Permit (PLN2016-276) to allow the construction of two (2) two-story detached single-family homes, Tree Removal Permit (PLN2016-277) to allow for the removal of one protected tree, and Mitigated Negative Declaration (PLN2016-278) at **1223 Walnut Drive**.

STAFF RECOMMENDATION

That the Planning Commission take the following actions:

1. **Adopt a Resolution**, incorporating the attached findings, recommending that the City Council approve a Tentative Parcel Map (PLN2016-019) to create two residential lots and one common lot, subject to the attached Conditions of Approval.

2. **Adopt a Resolution**, incorporating the attached findings, recommending that the City Council approve a Zoning Map Amendment (PLN2016-275) to change the zoning district designation from R-M (Multi-Family Residential) to P-D (Planned Development), subject to the attached Conditions of Approval.

3. **Adopt a Resolution**, incorporating the attached findings, recommending that the City Council approve a Planned Development Permit (PLN2016-276) to allow the construction of two (2), two-story detached single-family homes, subject to the attached Conditions of Approval.

4. **Adopt a Resolution**, incorporating the attached findings, recommending that the City Council approve a Tree Removal Permit (PLN2016-277) to allow for the removal of one protected tree, subject to the attached Conditions of Approval.

5. **Adopt a Resolution**, incorporating the attached findings, recommending that the City Council adopt a Negative Declaration (PLN2016-278).

ENVIRONMENTAL DETERMINATION

Development projects are subject to review under the California Environmental Quality Act (CEQA). The level of review required under CEQA is generally commensurate with the scale and complexity of a project. Although many projects (e.g., minor land divisions, single-family residences, etc.) are generally exempt from CEQA, the proposed project requires a Zoning Map Amendment which is not generally exempt under CEQA. Projects that are not exempt require preparation of an Initial Study that analyzes the project's potential environmental impacts, including traffic, air and water pollution, etc.

Based on the Initial Study, staff prepared a Draft Negative Declaration (**Attachment 8**) finding that the proposed project will not have a significant effect on the environment and does not require the preparation of an Environmental Impact Report or a Mitigated Negative Declaration. As required by law, the Draft Negative Declaration and Initial Study were filed with the County Clerk-Recorder's Office for public review, noticed in the Campbell Express newspaper, and posted on the City's website. The public was invited to comment on the Draft Negative Declaration in writing during the 20-day comment period (May 25th to June 14th) and in person at the Planning Commission Public Hearing (June 14th and September 13th) and the City Council public hearing (October 18, 2016). Staff has not received any comments on the Draft Negative Declaration.

As evidenced by the dates above, the Draft Negative Declaration was circulated prior to the June 14th Planning Commission meeting and the subsequent proposed modifications discussed in this report. The Draft Negative Declaration includes an addendum[1] reflecting the change in the proposed project from three (3) residential units to two (2) residential units. Pursuant to CEQA Guidelines Section 15164, an addendum need not (and will not) be circulated for public review but can (and will) be included in or attached to the adopted Negative Declaration. The Addendum will also be attached to the Draft Negative Declaration that is recommended for adoption by the City Council on October 18th, until which time the public may still comment.

PROJECT DATA

General Plan Designation:	Low-Medium Density Residential (6-13 units/gr. acre)
Zoning Designation Proposed:	P-D (Planned Development)
Zoning Designation Existing:	R-M (Multi-Family Residential)
Gross Lot Area:	12,814 square feet
Net Lot Area:	10,011 square feet
Floor Area Proposed (P-D):	4,968 sq. ft. (49.7%)
Floor Area Standard (R-M):	5,001 sq. ft. (50%)
Density Proposed:	6.8 units/gr. acre (2 units)
Density Allowed:	6-13 units/gr. acre
Parking Proposed:	6 spaces (4 enclosed within garage; 2 uncovered)
Parking Required:	6 spaces (2 covered; 4 uncovered)
Surrounding Uses:	
North:	Single-Family Attached and Detached Townhomes
South:	Single Family Residential
East:	Single-Family Attached Townhomes
West:	Senior Living Facility

[1] An addendum is appropriate, though not mandated by CEQA.

BACKGROUND

On June 14, 2016, the Planning Commission reviewed the project and listened to public testimony in opposition to the proposed density (~10 units/gross acre) and floor area (~58%). After a thorough discussion, the Planning Commission continued the application to a date uncertain to allow the applicant to make design changes; recommending that the applicant reduce the floor area to 50% or less (**Attachments 10 and 11** – Staff Report & Minutes).

The applicant subsequently revised the project, reducing the density from three (3) attached townhomes to two (2) detached single-family homes, reducing the floor area (from 58.4% to 49.7%), and increasing the building height to 27-feet (from 26-feet, 6-inches). The change in density also resulted in an increase in private open space (from 928 square feet to 2,699 square feet) and fewer required parking spaces (from 9 spaces to 6 spaces). The proposed project as revised is further described below.

DISCUSSION

Applicant's Proposal: The applicant is requesting approval to subdivide the property and construct two (2) detached single-family residential homes. Required land use entitlements for the proposed project include: a Tentative Parcel Map to create two single family lots and one commonly owned lot; a Zoning Map Amendment to change the zoning from R-M (Multiple-Family Residential) to P-D (Planned Development); a Planned Development Permit to allow a smaller lot size than allowed under the current zoning and create a rear lot that does not have frontage on the public street; and a Tree Removal Permit to allow removal of one protected tree. The project requires approval by the City Council. Prior to recordation of the Final Map, the applicant will be required to submit a deed restricted Maintenance Agreement that will be recorded at the County, to ensure the long-term maintenance of the common lot and continued architectural integrity of the project.

Project Location: The project site consists of a single parcel located on Walnut Drive between Wendell Drive and Hacienda Avenue (**Attachment 6** – Location Map). The 10,011 square foot (net area) lot is currently developed with one single-family residence that will be demolished as part of the project. Abutting land uses include a single-family residence to the south, single-family townhomes to the north and east, and a senior living facility to the west.

ANALYSIS

General Plan / Land Use: The Campbell General Plan represents the City's long term vision for the community and one of its functions is to help guide decision-making regarding the City's physical growth. In this regard, the General Plan provides policies applicable to land use and development, and organizes the City into a framework of distinct land use designations (i.e., commercial, residential, industrial, etc.), as codified by the General Plan Land Use Map.

The General Plan land use designation for the project site is Low-Medium Density Residential (6-13 units per gross acre). The proposed density is approximately seven (7) units per gross acre. The proposed project complies with the General Plan Land Use Element, as follows:

Policy LUT-3.1:	Variety of Residential Densities: Provide land use categories for and maintenance of a variety of residential densities to offer existing and future residents of all income levels, age groups and special needs sufficient opportunities and choices for locating in Campbell.
Strategy LUT-5.2a:	Neighborhood Compatibility: Promote new residential development and substantial additions that are designed to maintain and support the existing character and development pattern of the surrounding neighborhood, especially in historic neighborhoods and neighborhoods with consistent design characteristics.
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-17.1b:	Landscaping: Ensure that new developments provide new tree plantings, shrubs, greenery and other landscaping materials, and preserve existing trees and shrubs.

San Tomas Area Neighborhood: The property is located within the San Tomas Area. The San Tomas Area Neighborhood Plan (STANP) furthers the goals and policies of the General Plan by applying specific development standards to more adequately define future developments that are in keeping with desired neighborhood goals and outcomes. The STANP was adopted in 1993 and amended in the year 2000. The STANP is the result of resident concerns over increasing traffic and small lot Planned Development subdivisions that are out of character with the neighborhood. The City recognizes the San Tomas Area as unique in its rural character. Development of the site must be consistent with the STANP and should respect and enhance the area as primarily low-density single family residential. Development should also incorporate good design and optimal open space to minimize privacy impacts, traffic impacts, and noise impacts to the neighborhood. The STANP provides design guidance in terms of scale and mass, surface articulation, building orientation, exterior design, and privacy impacts. The STANP provides additional standards for Planned Developments including height and setbacks.

Zoning District: The existing zoning on the property is R-M (Multi-Family Residential). The project requires a Zoning Map Amendment to change the zoning to P-D (Planned Development). The P-D zoning district allows for flexibility of site standards when consistent with site characteristics, particularly related to the development's design and provision of open space. In cases where the P-D Zoning Ordinance and the STANP conflict, the STANP policies prevail. In cases where both the P-D Zoning Ordinance and STANP are silent, the City looks to the standards that would be permitted using the underlying General Plan land use designation. In this case the Low-Medium Density Residential General Plan designation is equivalent to the R-M (Multi-Family Residential) Zoning District. Development within the P-D Zoning District must be consistent with applicable General Plan goals, policies, and strategies. Floor area is not specified in either the STANP or the P-D Zoning Ordinance; therefore, staff refers to the R-M zoning district floor area standard which is 50%.

Project Description and Site Configuration: The project, as revised (**Attachment 7** – Project Plans), would include the construction of two (2) single-family residential lots, ranging from 3,551 to 4,035 square feet in net site area and a single common lot. The common lot would consist of a private road/driveway and two guest parking spaces that would serve the two homes.

The private road/driveway will range in width from 16 to 20 feet with an additional one to five feet of landscape buffer on the north side of the drive aisle. A portion of the curb along the private road/driveway will be designated as a fire lane in case of emergency. The driveway and guest parking spaces will be conditioned to use permeable pavers in order to limit stormwater runoff.

The planned development will include two detached two-story single-family residences at a maximum height of 27 feet from existing grade and an average floor area ratio not to exceed 50% for the entire development, as shown in the following table. The home has been designed in a Mediterranean style with a neutral colored stucco exterior and a concrete tile roof.

Table 1 - Project Data

Lot #	Net Lot (Sq. ft.)	Living Area (Sq. ft.)	Garage (Sq. ft.)	Total F.A. (Sq. ft.)	Open Space** (Sq. ft.)
1	3,551.5	2,108	372.5	2,481	881 sq. ft.
2	4,035.5	2,115	372.5	2,487	1,818 sq. ft.
3*	2,424.0	driveway / private road and guest parking			
Total	10,011	4,223	745	4,968	2,699 sq. ft. (27%)

* "lot 3" is the common area lot to be maintained by a deed restricted maintenance agreement
**Minimum 300 SF of open space required per R-M zoning standards (not including front setback area). The open space calculation does not include the driveway/guest parking area.

Privacy: The subject property is located between a single-story home and a 3-unit townhome complex. The second story of each home would be approximately 21 feet from the left (south) side property line and approximately 23 feet from the right (north) side property line. In their review of the project, the Site and Architectural Review Committee indicated that the proposed setbacks were sufficient to minimize privacy impacts.

Landscaping and Tree Removal: There are 10 existing trees on the property, only one of which is over 12-inches in diameter. One 13.6 inch Black acacia tree will be removed. While the Black acacia tree provides good screening, it is considered a nuisance and should be removed, as its roots are invasive towards water sources. Nine (9) trees will remain on the property and the applicant will be required to plant one additional 24-inch box tree to replace the removed tree. The ten (10) trees exceed the six-tree minimum requirement for this property (one tree per 2,000 square feet of net lot area). The project also includes new landscaping in front of the home facing Walnut Drive, along the driveway, and surrounding the two guest parking spaces.

Public Improvements: While the scope of this project normally triggers the requirement for frontage improvements, this section of Walnut Drive has been designated to remain unimproved per the STANP. However, as previously discussed, the City Council can review and approve exceptions to this policy per page 21 of the STANP. The Public Works Department requests such an exception and has recommended that at a minimum, the applicant construct a rolled curb and gutter along the frontage to facilitate proper drainage. The existing sidewalk that currently ends

at the property line should also be extended approximately five feet to the new driveway to facilitate an orderly transition from sidewalk to no sidewalk. The SARC was supportive of this request by the Public Works Department.

Public Outreach: The current proposal is a result of public opposition to the original project. The applicant met with members of the San Tomas Area Community Coalition (STACC) who have since written a letter of support for the project (**Attachment 9**).

Site and Architectural Review Committee: The Site and Architectural Review Committee (SARC) reviewed the revised proposal at its August 23, 2016 meeting and was fully supportive of the project as redesigned.

Prepared by: Cindy McCormick, Senior Planner

Approved by: Paul Kermoyan, Community Development Director

Attachments:

1. Resolution Recommending Approval of the Tentative Parcel Map with Conditions
2. Resolution Recommending Approval of the Zoning Map Amendment with Conditions
3. Resolution Recommending Approval of the Planned Development Permit with Conditions
4. Resolution Recommending Approval of the Tree Removal Permit with Conditions
5. Resolution Recommending Adoption of the Mitigated Negative Declaration with Conditions
6. Location Map
7. Revised Project Plans & Tentative Subdivision Map
8. Addendum, Draft Negative Declaration, and Initial Study
9. Letter from San Tomas Area Community Coalition
10. June 14 2016 Planning Commission Staff Report
11. June 14 2016 Planning Commission Minutes Excerpt

1. **PLN2016-19** Public Hearing to consider the application of Majid Saneinejad for a Planned Development Permit, Tentative Parcel Map to create two residential lots and a common lot, Tree Removal Permit to allow for the removal of one protected tree, and a Zone Change from R-M (Multi-family) to P-D (Planned Development) to allow the construction of two single family residences on property located at **1223 Walnut Drive**. Staff is recommending that a Negative Declaration be adopted for this project. Tentative City Council Meeting Date: October 18, 2016. Project Planner: Cindy McCormick, Senior Planner

Ms. Cindy McCormick, Senior Planner, presented the staff report.

Commissioner Kendall provided the Site and Architectural Review Committee report as follows:

- SARC reviewed this item on August 23rd and were fully supportive of this project as redesigned.

Chair Dodd asked if there were questions of staff. There were none

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

Lou Dorcich, Project Architect:

- Said he is available for any questions.
- Advised that after the previous project review that led to excellent feedback from the community and the Commission, they now have a redesigned project that fulfills all requirements that they are pleased to present.

Commissioner Hernandez asked how the common area will be maintained. Will there be an HOA?

Planner Cindy McCormick replied that Public Works will require a maintenance agreement. It was seen as a sufficient solution given the simplicity of the project with just two homes.

Commissioner Bonhagen advised that he met with this applicant prior to the first review. He asked what is now different from that initial submittal.

Lou Dorcich reminded that the previous project had three units that have been reduced down to two units. The FAR has been reduced below 50 percent. It seems to be the opinion of the community that these reductions from the original proposal help this project to create a transition into this neighborhood.

Commissioner Reynolds asked the architect to comment on the use of composition shingle roofing versus a tile roof.

Lou Dorcich said that was changed at the request of his client who feels it would be more compatible with the neighborhood since most homes on the street have composition roofing.

Audrey Kiehtreiber, Resident on Walnut & President of STACC:

- Reported that she had submitted a letter of support for this revised proposal on behalf of STACC.
- Stated that it has been a pleasure to work with Mr. Majid Saneinejad. He came to STACC Board meetings several times and understood the concerns of the neighborhood. STACC appreciates his concessions. The project is now two single-family residences with back yards. The FAR is reduced to less than 50 percent. The design now fits in well with the neighborhood.
- Said that she wished that every developer would be as willing to work with surrounding neighbors as he has been. As a result, she hopes that he might decide to build more in this neighborhood in the future.
- Added that they are aware that this is a financial project for him.
- Extended thanks to Mr. Saneinejad and the Planning Commission.
- Said that Senior Planner Cindy McCormick was very effective coordinating all the participants.

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

Commissioner Reynolds:

- Said that this was a very easy project to support.
- Added that he is impressed with the harmony between this developer and his neighbors.
- Stated that he too is relieved to see a reduction in the FAR.

Commissioner Bonhagen:

- Said that he appreciates the fact that all parties worked together.
- Stated he is supportive.

Motion: **Upon motion of Commissioner Reynolds, seconded by Commissioner Kendall, the Planning Commission took the following actions for a property at 1223 Walnut Drive:**

- **Adopted Resolution No. 4325 recommending that the City Council approve a Tentative Parcel Map (PLN2016-19) to create two residential lots and one common lot;**
- **Adopted Resolution No. 4326 recommending that the City Council approve a Zoning Map Amendment (PLN2016-275) to change the zoning district designation from R-M (Multi-Family Residential) to P-D (Planned Development);**
- **Adopted Resolution No. 4327 recommending that the City Council approve a Planned Development Permit (PLN2016-276) to allow the construction of two (2) two-story detached single-family homes;**

- **Adopted Resolution No. 4328 recommending that the City Council approve a Tree Removal Permit (PLN2016-277) to allow for the removal of one protected tree; and**
- **Adopted Resolution No. 4329 recommending that the City Council adopt a Negative Declaration (PLN2016-278), subject to the conditions of approval,**

By the following roll call vote:

AYES:	**Bonhagen, Dodd, Hernandez, Kendall, Reynolds, and Young**
NOES:	**None**
ABSENT:	**Rich**
ABSTAIN:	**None**

Chair Dodd advised that this item would be considered by the City Council for final action at its meeting on October 18, 2016.

***

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

2. **PLN2016-263/266** Public Hearing to consider the application of Jimmy Chang for a Planned Development Permit (PLN2016-263) to allow the removal of private patio areas, alterations to existing staircases and installation of new lighting fixtures within two courtyards of an existing apartment community (dba "The Parc at Pruneyard") and a Tree Removal Permit (PLN2016-266) to allow the removal of protected trees on property located at **225 Union Avenue**. Staff is recommending that this item be deemed Categorically Exempt under CEQA. Tentative City Council Meeting Date: October 4, 2016. Project Planner: Stephen Rose, Associate Planner

Mr. Stephen Rose, Associate Planner, presented the staff report.

Chair Dodd asked if there were questions of staff. There were none.

Commissioner Kendall provided the Site and Architectural Review Committee report as follows:

- SARC reviewed this item on August 23rd and was supportive of this project with recommendations:
  - Consider the inclusion of patio tables. The applicant agreed to evaluate options.
  - Find ways to include bicycle parking.
  - Consider the placement of a barbecue area on the site.
  - Consider planting Eastern Rosebud trees. The applicant agreed to explore that recommendation with their Landscape Architect.

City Council Report

Item: 9.
Category: **Public Hearing**
Date: **October 18, 2016**

TITLE Public Hearing to consider the application of CFEP Pruneyard, LLC for a Zoning Map Amendment (PLN2015-357) to amend the Campbell Zoning Map to rezone a portion of The Pruneyard from the C-2 (General Commercial) Zoning District to the C-2-O (General Commercial / Overlay) Combining Zoning District; a Master Use Permit (PLN2015-358) to allow the construction of a 100,000 square-foot (5-story) office building, four retail buildings constituting 18,600 square-feet, a 30,000 square-foot fitness facility or a 12,000 square-foot retail/office building, expansion of the existing parking structure (3 or 5 stories), various site improvements, alterations to existing buildings, establishment of a new land use program including specifying permitted and conditional uses, continued allowance of a shared parking program, and implementation of a transportation demand management program (TDM); a Tentative Vesting Parcel Map (PLN2015-77) to allow division of the property into three parcels; a Tree Removal Permit (PLN2015-335) to allow removal of on-site "protected" trees; a Master Sign Plan with a Freeway Oriented Sign (PLN2015-78) to allow a new comprehensive signage scheme including an increase in sign area, height, and number; and a Zoning Code Amendment (PLN2015-76) to revise various sections of the Campbell Zoning Code (Title 21 of the Campbell Municipal Code) to reference the land use program created by the Master Use Permit and to allow the signage proposed by the Master Sign Plan, for property located at 1875, 1887, 1901, 1919, 1995, & 1999 S. Bascom Avenue. **(Resolutions/Ordinance/Roll Call Vote)**

RECOMMENDATION

The Planning Commission recommends that the City Council take the following actions:

1. **Adopt a Resolution** (Attachment 1), adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (PLN2015-79);

2. **Introduce an Ordinance** (Attachment 2), approving a Zoning Map Amendment (PLN2015-357);

3. **Introduce an Ordinance** (Attachment 3), approving a Zoning Code Amendment (PLN2015-76);

4. **Adopt a Resolution** (Attachment 4), approving a Master Use Permit;

5. **Adopt a Resolution** (Attachment 5), approving a Tentative Vesting Parcel Map;

6. **Adopt a Resolution** (Attachment 6), approving a Master Sign Plan (PLN2015-78) with a freeway-oriented sign and an increase to the allowable sign area, height, and number; and

7. **Adopt a Resolution** (Attachment 7), approving a Tree Removal Permit (PLN2015-335).

DISCUSSION

Project Site: The Pruneyard is a 27 acre multi-use property encompassing 360,000 square-feet of professional office area, a 171-room hotel, 243,000 square-feet of retail space, and a multi-level parking garage. The property is bounded by Bascom and Campbell Avenues to the east and south, Highway 17 to the west, and the Pruneridge Plaza Apartments to the north. Campisi Way, which provides access to Hamilton Avenue and Highway 17 via Creekside Way, terminates at the northerly property line (reference **Attachment 8** – Location Map). The site is within the C-2 (General Commercial) and the C-2/O (General Commercial/Overlay) Zoning Districts, and has a corresponding *General Commercial* General Plan Land Use designation.

Applicant's Proposal: The proposed project would allow construction of four retail "pad" buildings (18,600 sq. ft. combined), a 100,000 square-foot five-story office building, a two-story fitness facility (30,000 sq. ft.) *or* a two-story retail/office building (12,000 sq. ft.) and a 3- *or* 5-level parking garage expansion (the project includes two development options for Building R3 and the associated garage expansion). The project also includes renovation of existing retail buildings, creation/expansion of public plaza areas, improved pedestrian/bicycle connections, modified vehicular circulation, a new Master Use Permit, a new Master Sign Plan with a freeway-oriented sign, enhanced landscaping and removal of existing trees, and subdivision of the center into three parcels (office, retail, and hotel). The Project Narrative, Project Plans, Master Sign Plans, and Master Use Permit are included as Attachments **9**, **10**, **11**, and **12** respectively. A complete project analysis is included in the Planning Commission staff report (reference Attachment **13**).

Planning Commission Meeting: At its meeting of September 13, 2016, the Planning Commission held a public hearing on the project, taking comment from the applicant and various community members (reference **Attachment 14** – Meeting Minutes). The Commission's discussion largely focused on two issues; the height and design of the office building and the requested approval duration:

- **Office Building Height/Design**: The proposed 5-story office building would reach the City's maximum height of 75-feet. Staff had recommended that the height be reduced in accordance with General Plan Strategy LUT-14.6a, below. Specifically, staff offered 45-feet as an acceptable height, as it would be consistent with the East Campbell Avenue Master Plan, which extends along the south-side of Campbell Avenue to Union Avenue, opposite The Pruneyard.

  Strategy LUT-14.6a: Building Heights: Locate taller buildings toward Highway 17 and the center of the Pruneyard/Creekside area. Building heights should be reduced as building forms approach Hamilton Avenue, Bascom Avenue, Campbell Avenue and the Creek Trail.

The Planning Commission, however, believed that a 75-foot height is appropriate in context, since the proposed building would step down in height from the Pruneyard Towers. Furthermore, the Commission also believed that the building's height could be addressed through refinement of the building design.

As noted, the project plans present two design concepts for the office building. The first resembles The Pruneyard Offices' mid-twentieth century "international style" architecture with a rectangular building form and glass walls, while the second design presents a more contemporary approach with angular forms and GFRC (glass fiber reinforced concrete) cladding in a warm red tone:

The Commission preferred the architectural style of the first option, believing that it would be a better fit for The Pruneyard. However, the second option's massing, particularly the recess of the upper floor, was seen as a more desirable building form that would minimize the perceived height and bulk of the building. As such, the Commission's recommendation is for approval of the project with a 5-story, 75-foot tall building, based on the Option 1 design, but with a form comparable to Option 2. As conditioned, the applicant would need to submit revised plans based on this direction for consideration by the Site and Architectural Review Committee and approval by the Planning Commission prior to building permit issuance.

- **Approval Duration**: The standard approval duration for a multi-phase project is one year per phase pursuant to CMC Sec. 21.56.030. However, the Municipal Code does provide authority to the decision-making body to allow greater approval durations on a case-by-case basis. Ellis Partners made a request for a total 10-year approval duration, specifically:
    - Phase 1 A/B (existing building renovations) would be initiated (i.e. permit submittal) within **one (1) year** from project approval, including the Parcel Map;
    - Phase 2 and 3 (new retail buildings and garage expansion) would be initiated within **six (6) years** of project approval. However, commencement and completion of Phase 2 (Building R5) would not be a pre-requisite to the commencement of Phase 3 or Phase 4;
    - Phase 4 (office building) would be initiated within **ten (10) years** of project approval.

The Commission debated the merits of a shorter approval duration (more flexibility for the City) versus a longer-term approval (more flexibility for the developer). Ultimately, the Commission was convinced by the Ellis Partners contention that a 10-year approval period would provide the minimum time necessary to build-out the entirety of the project—from a logistical standpoint—and the certainty necessary to endure the next economic downturn.

Therefore, by a 6-0 vote (Commissioner Rich absent), the Commission voted to recommend approval of the project with inclusion of a requirement to modify the office building design and with a revision to the Master Use Permit to allow a 10-year approval duration.

ENVIRONMENTAL DETERMINATION

In accordance with the California Environmental Quality Act (CEQA), an Initial Study was prepared for this project (reference **Attachment 15**), resulting in a draft Mitigated Negative Declaration (included in the **Attachment 1**). Based upon review of the Initial Study, the Planning Commission recommends that the City Council adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, finding that the project would not result in a significant impact to the environment, subject to mitigation measures which have been incorporated as conditions of approval.

PUBLIC CORRESPONDENCE

Several pieces of correspondence were received from the public and governmental agencies which are included as **Attachment 16**.

FISCAL IMPACTS

In addition to the entitlement application fees already paid and standard building permit fees, the project will require payment of approximately $300,000 for various public improvements as noted in the Planning Commission staff report. Ellis Partners also estimates sales per square foot on the existing leased space at The Pruneyard will increase by at least 35% over the first five years after the renovation is completed, based on the company's experience managing other shopping centers, particularly Town & Country Village in Palo Alto.

When added to the increase in sales revenue that Ellis Partners projects will result from more effective leasing of underutilized retail space, as well as construction of the new retail buildings, the company anticipates retail sales at The Pruneyard to increase to almost $105 million, resulting in an additional $800,000 in annual sales tax revenue to the City, totaling over $1.8 million (current sales tax revenue is $1.045 million). However, while the Finance Department has verified Ellis Partners' calculations, the underlying assumption (i.e., sales revenue/per square-foot) has not been verified by the City. Additionally, the estimate does not take into account an economic downturn, which is expected to occur over the next five year period.

ALTERNATIVES

1. **Deny the Project**. If the project in its entirety is deemed unacceptable, the Council may vote to deny the project and direct staff to return to the next meeting with the formal denial documents.

2. **Approve with Minor Revisions**. Approval with minor revisions that do not require significant changes to the project plans and/or the Master Use Permit, may granted without further review by the City Council (e.g., a shorter approval duration).

3. **Approve with Major Revisions**. If the Council wishes to approve the project with significant changes, such as without the subdivision or the office building, the public hearing may be continued so that the project materials can be modified accordingly.

Prepared by: _____
Daniel Fama, Senior Planner

Reviewed by: _____
Paul Kermoyan, Community Development Director

Approved by: _____
Mark Linder, City Manager

Referenced Attachments:

1. Draft City Council Resolution (Draft Mitigated Negative Declaration)
   (1) Draft Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program
2. Draft Ordinance (Zoning Map Amendment)
3. Draft Ordinance (Zoning Code Amendment)
4. Draft City Council Resolution (Master Use Permit)
5. Draft City Council Resolution (Tentative Vesting Parcel Map)
6. Draft City Council Resolution (Master Sign Plan)
7. Draft City Council Resolution (Tree Removal Permit)
8. Location Map
9. Project Narrative (with attachments)
10. Pruneyard Project Plans
11. Pruneyard Master Sign Plan
12. Master Use Permit (Planning Commission Recommended Draft)
13. Planning Commission Staff Report, dated September 13, 2016
14. Planning Commission Meeting Minutes, dated September 13, 2016

15. Pruneyard Initial Study (available online)
    (1) Air Quality and Greenhouse Gas Analysis
    (2) Pruneyard Tree Inventory
    (3) Preliminary Geotechnical Evaluations
    (4) Phase I Environmental Site Assessment
    (5) Traffic Impact Analysis
    (6) Pruneyard Parking Demand Analysis
    (7) Will Serve Letters
16. Correspondence
    - County DEH (Site Mitigation Program Email
    - County DEH (Solid Waste Program)
    - Vikki Essert
    - VTA
    - Caltrans
    - Susan Landry

Non-Referenced Attachments:

17. General Plan Policies
18. Steve Piasecki Letter
19. SARC Memo, dated March 22, 2016
20. Architectural Advisor Report
21. SARC Before and After Drawings Exhibit
22. Alternate Freeway Sign Design
23. Applicant's Phasing/Approval Duration Request Letter
24. Public Outreach Statement

RESOLUTION NO. ____

BEING A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMPBELL ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM (PLN2015-79) FOR THE PRUNEYARD SHOPPING CENTER AND OFFICES EXPANSION PROJECT INCLUDING A ZONING MAP AMENDMENT (PLN2015-357), A MASTER USE PERMIT (PLN2015-358), A VESTING TENTATIVE PARCEL MAP (PLN2015-77), A TREE REMOVAL PERMIT (PLN2015-335), A MASTER SIGN PLAN WITH A FREEWAY ORIENTED SIGN AND AN INCREASE IN SIGN AREA, HEIGHT, AND NUMBER (PLN2015-78), AND A ZONING CODE AMENDMENT (PLN2015-76) ON PROPERTY LOCATED AT **1875, 1887, 1901, 1919, 1995, & 1999 S. BASCOM AVENUE.**

After notification and public hearing, as specified by law, and after presentation by the Community Development Director, proponents and opponents, the City Council did determine that the adoption of a Mitigated Negative Declaration provides full and adequate environmental review for approval for The Pruneyard Shopping Center and Offices Expansion Project, consisting of a Zoning Map Amendment (PLN2015-357), a Master Use Permit (PLN2015-358), a Vesting Tentative Parcel Map (PLN2015-77), a Tree Removal Permit (PLN2015-335), a Master Sign Plan with a freeway-oriented sign and an increase in sign area, height and number (PLN2015-78), and a Zoning Code Amendment (PLN2015-76).

The City Council finds as follows with regard to the Mitigated Negative Declaration:

1. The Project Site is The Pruneyard Shopping Center and Offices, a 27 acre multi-use property encompassing three professional office buildings, a hotel, a multi-building retail shopping center, and a multi-level parking garage. The property is bounded by Bascom and Campbell Avenues to the east and south, Highway 17 to the west, and the Pruneridge Plaza Apartments and the Campisi Way terminus to the north.

2. The Project Site is within the C-2 (General Commercial) and the C-2/O (General Commercial/Overlay) Zoning Districts, and has a corresponding General Commercial land use designation as shown on the General Plan Land Use Diagram.

3. The Pruneyard Shopping Center and Offices Expansion Project ("Proposed Project") consists of the following components:

   - **Zoning Map Amendment** (PLN2015-357): To amend the Campbell Zoning Map to rezone a portion of The Pruneyard from the C-2 (General Commercial) Zoning District to the C-2-O (General Commercial / Overlay) Combining Zoning District for a consistent zoning designation over the entire property.
   - **Master Use Permit** (PLN2015-358): To allow the construction of a 100,000 square-foot (5-story) office building, four retail buildings constituting 18,600

square-feet, a 30,000 square-foot fitness facility *or* a 12,000 square-foot retail/office building, expansion of the existing parking structure (3 or 5 stories), various site improvements, alterations to existing buildings, establishment of a new land use program including specifying permitted and conditional uses, continued allowance of a shared parking program, and implementation of a transportation demand management program (TDM).

- **Tentative Vesting Parcel Map** (PLN2015-77): To allow division of the property into three parcels.
- **Tree Removal Permit** (PLN2015-335): To allow removal of on-site "protected" trees.
- **Master Sign Plan with a Freeway Oriented Sign** (PLN2015-78): To allow a new comprehensive signage scheme including a freeway-oriented sign, an increase in sign area, height, and number.
- **Zoning Text Amendment** (PLN2015-76): To revise various sections of the Campbell Zoning Code (Title 21 of the Campbell Municipal Code) to reference the land use program created by the Master Use Permit and to allow the signage proposed by the Master Sign Plan.

4. The City of Campbell ("City") is the lead agency on the Proposed Project. The Community Development Department is the custodian of documents and materials which constitute the administrative record of the Proposed Project, which may viewed at Campbell City Hall, located at 70 North First Street, Campbell, California.

5. Pursuant to the California Environmental Quality Act (CEQA), the City, as lead agency, prepared an Initial Study to review the Proposed Project for various potential environmental impacts, including, but not limited to, traffic, air and water pollution, greenhouse gas emissions, and noise impacts.

6. The Initial Study is based on reports and analyses prepared by qualified professionals, including an Air Quality and Greenhouse Gas Analysis, a Tree Inventory, a Geotechnical Evaluation, a Traffic Impact Analysis (TIA), and a Parking Demand Analysis.

7. Where the potential impacts of a project are found to be less than significant or can be made less than significant with incorporation mitigation measures, a Negative Declaration (ND) or Mitigated Negative Declaration (MND), respectively, may be prepared.

8. The Initial Study identified several potentially significant impacts associated with the Proposed Project, including light and glare, noise, air quality, biological resources, seismic risk, cultural resources, and water quality.

9. The potentially significant impacts may be mitigated to a less than significant level with incorporation of measures that been agreed to by the project proponent. These

measures are identified in the draft Mitigated Negative Declaration (MND) prepared for the Proposed Project.

10. The draft Mitigated Negative Declaration (MND) includes a program for reporting on or monitoring the changes which have either been required in the project or made a condition of approval to mitigate or avoid significant environmental effects.

11. The City prepared a Notice of Intent to Adopt a Mitigated Declaration (NOI) for the Proposed Project, which along with the Draft Mitigated Negative Declaration and Initial Study, was filed with the Santa Clara County Office of the Clerk Recorder and with the California State Clearinghouse (necessary since the project may affect State or Federal agencies or facilities).

12. The Notice of Intent was also posted to the City's environmental notices webpage, published in the August 10, 2016 *Campbell Express* newspaper, and distributed to all applicable public agencies and utilities, as well as individuals and organization who have previously requested notice.

13. The City began the 30-day public review period on the draft Mitigated Negative Declaration pursuant to the California Environmental Quality Act Guidelines. The review period began on August 10, 2016 and ended on September 12, 2016.

14. Public comment received on the draft Mitigated Negative Declaration has been considered by the City Council. This specifically includes correspondence from Santa Clara County Department of Environmental Health (Site Mitigation Program) indicating a concern regarding pesticides/herbicide soil contamination stemming from the Project Site's previous agricultural use. The City has determined that any such contamination is sufficiently addressed by existing local, State, and Federal laws, and industry best management practices, and does not warrant substitution or addition of mitigation measures.

15. The City Council's consideration of public comment also specifically includes correspondence from Santa Clara County Department of Environmental Health (Solid Waste Program) asserting jurisdiction as a responsible agency on the proposed project and commenting on the potential for migrating methane from nearby decomposing buried refuse (former landfill) to affect the project site, with a recommendation for further environmental investigation. The City has determined that the County's role as a responsible agency is pursuant to California Code of Regulations § 21190, which is only applicable to former landfill sites, not property in proximity to such sites. The County is therefore not a responsible agency. Moreover, the project's Phase I Environmental Site Assessment did not identify proximity to the former landfill as a recognized environmental concern. As such, absent substantial evidence to support the County's assertion, no additional environmental review under CEQA is required by the City.

16. The mitigation measures identified in the Mitigated Negative Declaration are included as Conditions of Approval of the Tentative Parcel Map and Master Use Permit.

17. There are no responsible agencies or trustee agencies responsible for resources affected by the project.

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

1. On the basis of the whole record (including the Initial Study and any comments received), that there is no substantial evidence from which a reasonable argument could be made that the Proposed Project will have a significant effect on the environment as currently presented and subject to the Mitigation Measures contained in the draft Mitigated Negative Declaration.

2. Adoption of the draft Mitigated Negative Declaration reflects the independent judgment and analysis of the City Council.

THEREFORE, BE IT RESOLVED that the City Council adopts the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (**Exhibit A**) prepared for Pruneyard Shopping Center and Offices Expansion Project.

PASSED AND ADOPTED this 18th day of October, 2016, by the following roll call vote:

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

APPROVED: _____
Jason T. Baker, Mayor

ATTEST: _____
Wendy Wood, City Clerk

CITY OF CAMPBELL
Community Development Department

MITIGATED NEGATIVE DECLARATION

The Community Development Director has reviewed the proposed project described below to determine whether it could have a significant effect on the environment as a result of the project completion. "Significant effect on the environment" means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance.

Project Title: Pruneyard Shopping Center and Offices – Expansion Project

Project Address: 1875, 1887, 1901, 1919, 1995, & 1999 S. Bascom Avenue
(APN: 288-04-011,012,014,017,025,026)

Entitlement(s):

Zoning Map Amendment (PLN2015-357): To amend the Campbell Zoning Map to rezone a portion of The Pruneyard from the C-2 (General Commercial) Zoning District to the C-2-O (General Commercial / Overlay) Combining Zoning District for a consistent zoning designation over the entire property.

Master Use Permit (PLN2015-358): To allow the construction of new buildings and site improvements, alterations to existing buildings, establishment of a new land use program including specifying permitted and conditional uses, implementation of a transportation demand management program (TDM), and continued allowance of a shared parking program.

Tentative Vesting Parcel Map (PLN2015-77): To allow division of the property into three parcels.

Tree Removal Permit (PLN2015-335): To allow removal of on-site "protected" trees.

Master Sign Plan with a Freeway Oriented Sign (PLN2015-78): To allow a new comprehensive signage scheme including a freeway-oriented sign, an increase in signage area, sign height, and number of signs.

Zoning Text Amendment (PLN2015-76): To revise various sections of the Campbell Zoning Code (Title 21 of the Campbell Municipal Code) to reference the land use program created by the Master Use Permit and to allow the signage proposed by the Master Sign Plan.

Zoning District: C-2 (General Commercial) | C-2-O (General Commercial Overlay)

General Plan: *General Commercial*

Project Sponsor: Ellis Partners LLC c/o Dean Rubinson
111 Sutter Street #800
San Francisco, CA 94104

Property Owners: CFEP Pruneyard, LLC
111 Sutter St., #800
San Francisco, CA 94104

Lead Agency: City of Campbell, Community Development Department
70 N. First Street, Campbell, CA 95008

Contact Person: Daniel Fama, Acting Senior Planner
(408) 866-2193 | danielf@cityofcampbell.com

Other public agencies whose approval is required: None

Surrounding Land Uses:

North: Multi-Family Residential (apartments)
San Jose Water Company Ridgeley Station

South: East Campbell Ave. (commercial and residential beyond)

East: South Bascom Avenue (commercial beyond)

West: CA State Highway 17

Project Location: The Pruneyard Shopping Center and Offices (herein "project site") is a 27 acre multi-use property encompassing three professional office buildings, a hotel, a multi-building retail shopping center, and a multi-level parking garage. The property is bounded by Bascom and Campbell Avenues to the east and south, Highway 17 to the west, and the Pruneridge Plaza Apartments to the north. Campisi Way, which provides access to Hamilton Avenue and Highway 17 via Creekside Way, terminates at the northerly property line. The site is within the C-2 (General Commercial) and the C-2/O (General Commercial/Overlay) Zoning Districts, and has a corresponding *General Commercial* land use designation as shown on the General Plan Land Use Diagram.

Project Description: The Pruneyard Shopping Center and Office Expansion Project (herein "proposed project") would allow construction of several new retail buildings, a five-story office building, and expansion of the existing parking garage as noted below. The project includes an "Option A" and "Option B," also referred to as the "retail alternative" and "fitness alternative," respectively. The retail alternative would allow the project to construct a two-level 12,000 square-foot retail/office building and a three-level garage expansion. The fitness alternative would allow the project to construct a two-level 30,000 square-foot fitness facility and a five-level garage expansion. Additionally, the proposed project would also include renovation and alteration of existing retail buildings, creation/expansion of public plaza areas, improved pedestrian/bicycle connections, and a modified vehicular circulation, as well as removal of numerous "protected" and non-protected trees.

- **New Retail Buildings**:
  - **R1** – 6,000 sq. ft. single-story free-standing retail
  - **R2** – 5,800 sq. ft. single-story free-standing retail
  - **R5** – 5,000 sq. ft. single-story free-standing restaurant
  - **R3** – (a) 12,000 sq. ft. two-story retail/office building *OR*
    (b) 30,000 sq. ft. two-story fitness facility
  - **R4** – 1,800 sq. ft. single-story free-standing retail
- **Office Building (O1)** – 100,000 sq. ft., five-stories, & two levels of underground parking
- **Garage Expansion**: (a) three-levels *OR* (b) five-levels

The proposed project also includes a "Master Use Permit" that will allow establishment of a new land use program for the project site, including instituting a tailored list of permissible land uses, new administrative procedures, land use maximums, and implementation of a transportation demand management program (TDM) and a shared parking program. A Master Sign Plan will provide allowance for new on-site signage, including a freeway-oriented sign, rooftops signs, wall signs, directional signs, and a free-standing signs. A Tentative Parcel Map will allow the division of the project site into three parcels (office, retail, and hotel). Lastly, the proposed project also includes a Zoning Map Amendment to extend the 'O' Zoning Overlay across the entirety of The Pruneyard as a well as a Zoning Text Amendment to modify various provisions of the Campbell Zoning Code to allowing consideration of the Master Use Permit and the Master Sign Plan.

Finding: The Community Development Director finds that the project described above will not have a significant effect on the environment in that the attached Initial Study identifies one or more potentially significant effects on the environment for which the project proponent, before public release of this draft Mitigated Negative Declaration, has made or agrees to make project revisions that clearly mitigate the effects to a less than significant level.

Mitigation Measures Included in the Project to Reduce Potentially Significant Environmental Effects to a Less Than Significant Level:

Mitigation Measure AES-1: Prior to submittal of a building permit for the parking garage expansion, the applicant shall submit a photometric analysis prepared by a qualified professional that analyzes stationary and mobile (vehicular) light sources from within the expanded garage onto the adjacent residential property. The analysis shall provide design recommendations as necessary to ensure that new light emissions comply with the City's Lighting Design Standards (CMC Sec. 21.18.090). The construction drawings for the parking garage shall incorporate the design recommendations of the photometric analysis.

Mitigation Measure AQ-1: *BAAQMD Basic Dust Control Measures*. The construction contractor shall reduce construction-related air pollutant emissions by implementing BAAQMD's basic fugitive dust control measures, including:

- All exposed surfaces (e.g., unpaved parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- All haul trucks transporting soil, sand, or other loose material off site shall be covered.
- All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.
- All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- A publically visible sign shall be posted with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action with 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

***Mitigation Measure AQ-2**: BAAQMD Basic Exhaust Emissions Reduction Measures.* The construction contractor shall implement the following measures during construction to reduce construction-related exhaust emissions:

- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations). Clear signage shall be provided for construction workers at all access points.
- All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

***Mitigation Measure AQ-3**: Implement BAAQMD Enhanced Exhaust Emissions Reduction Measures.* The construction contractor shall implement the following measures during construction to further reduce construction-related exhaust emissions:

- All off-road equipment greater than 25 horsepower (hp) and operating for more than 20 total hours over the entire duration of construction activities shall meet the following requirements:
    - Where access to alternative sources of power are available, portable diesel engines shall be prohibited; and
    - All off-road equipment shall have:
        - Engines that meet or exceed either USEPA or CARB Tier 2 off-road emission standards, and
        - Engines that are retrofitted with a CARB Level 3 Verified Diesel Emissions Control Strategy (VDECS). Acceptable options for reducing emissions include the use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, add-on devices such as particulate filters, and/or other options as such are available.

Mitigation Measure BIO-1: If tree removal or ground disturbance activities are scheduled to commence during the breeding season (February 1st through August 31st), a pre-construction nesting bird survey shall be conducted by a qualified biologist to identify possible nesting activity of protected or special-status birds within 15 days prior to such activities. If nesting activity is identified during the survey, a construction-free buffer of suitable dimensions must be established around any active raptor and migratory bird nest (up to 250 feet, depending on the location and species) for the duration of the project, or until it has been determined that the chicks have fledged and are foraging independently from their parents.

***Mitigation Measure BIO-2**:* All trees to be removed shall be replaced as noted by the following table. The required replacement trees, of species to be approved by the Community Development Director, shall be specifically indicated on the final landscaping plan submitted in association with site improvement drawings:

Trunk Size of Removed Tree measured at 4 feet above grade	Replacement Ratio Required (per tree removed)	
Diameter (in inches)	Number of replacement trees	Minimum Size
Less than 12	1	5-gallon
12 to 24	1	24 inch box
greater than 24	1	36 inch box

Mitigation Measure CUL-1: If archaeological or paleontological resources are encountered during excavation or construction, construction personnel shall be instructed to immediately suspend all activity in the immediate vicinity of the suspected resources and the City and a licensed archeologist or paleontologist shall be contacted to evaluate the situation. A licensed archeologist or paleontologist shall be retained to inspect the discovery and make any necessary recommendations to evaluate the find under current CEQA guidelines prior to the submittal of a resource mitigation plan and monitoring program to the City for review and approval prior to the continuation of any on-site construction activity.

Mitigation Measure CUL-2: In the event a human burial or skeletal element is identified during excavation or construction, work in that location shall stop immediately until the find can be properly treated. The City and the Santa Clara County Coroner's office shall be notified. If deemed prehistoric, the Coroner's office would notify the Native American Heritage Commission who would identify a "Most Likely Descendant (MLD)." The archeological consultant and MLD, in conjunction with the project sponsor, shall formulate an appropriate treatment plan for the find, which might include, but not be limited to, respectful scientific recording and removal, being left in place, removal and reburial on site, or elsewhere. Associated grave goods are to be treated in the same manner.

Mitigation Measure GEO-1: Applications for a building permit shall include a geotechnical report prepared by a licensed engineer specializing in soils mechanics containing foundation and retaining wall design recommendations, to the satisfaction of the Building Official.

Mitigation Measure HWQ-1: The construction contractor shall implement the best management practices of the Santa Clara Valley Nonpoint Source Pollution Control Program, "Blueprint for a Clean Bay".

Mitigation Measure NOISE-1: Prior to submittal of a building permit for the garage expansion, the applicant shall have an environmental noise assessment study prepared to analyze how potential sound generation from the expanded garage may affect the adjoining residential property. If the study indicates that the new sound generated by the garage expansion will increase noise exposure to the apartment building beyond both existing levels and the Campbell Residential (Stationary) Noise Standard (CMC Sec. 21.16.070.E.1), the study shall also provide recommended design and/or operational measures as necessary to reduce the noise exposure to current levels or the Campbell Residential (Stationary) Noise Standard, whichever is greater. These measures shall then be incorporated into the final design and operation of the garage expansion.

Mitigation Measure NOISE-2: All construction activity shall adhere to the following standards:

- Construction activity shall occur during the prescribed hours and subject to the standards set forth by Campbell Municipal Code Sec. 18.04.052 (Hours of Construction - Time and Noise Limitations).
- All construction equipment with internal combustion engines used on the project site shall be properly muffled and maintained in good working condition.
- Unnecessary idling of internal combustion engines shall be strictly prohibited.
- 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.
- Prior to the issuance of building permits, the project site shall be posted with the name and contact number of the lead contractor in a location visible from the public street so that the contractor can be made aware of noise complaints.

Mitigation Measure NOISE-3: Construction equipment, vehicles, and workers associated with the development of the project shall not be permitted to park on any residential street. Prior to issuance of a building permit, the applicant shall prepare a construction staging plan indicating the placement of materials and vehicles on the project site.

PUBLIC REVIEW PERIOD

Any person may provide comment or file a written protest of the draft Mitigated Negative Declaration before 5:00 p.m. on **September 12, 2016.** Such comment or protest must be filed in writing at the Community Development Department, City Hall, 70 North First Street, Campbell, California or by email at danielf@cityofcampbell.com. Written protest should make a "fair argument" that the project will have one or more significant effects on the environment based on substantial evidence.

Signature

8/5/16
Date

Daniel Fama, Acting Senior Planner
Name / Title

City of Campbell
Agency

Encl: Mitigation Monitoring and Reporting Program

ORDINANCE NO. _____

BEING AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CAMPBELL APPROVING A ZONING MAP AMENDMENT (PLN2015-357) TO AMEND THE CAMPBELL ZONING MAP DESIGNATION FROM THE C-2 (GENERAL COMMERCIAL) ZONING DISTRICT TO THE C-2-O (GENERAL COMMERCIAL / OVERLAY) COMBINING ZONING DISTRICT OF PROPERTY COMMONLY KNOWN AS **1875, 1887, and 1995 S. BASCOM AVENUE**.

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

The City Council finds as follows with regard to File No. PLN2015-337:

Environmental Finding

1. An Initial Study has been prepared for the Pruneyard Shopping Center and Offices Expansion Project ("Proposed Project") which provides documentation for the factual basis for concluding that a Mitigated Negative Declaration may be adopted since no substantial evidence exists, in light of the whole record, that the project may have a significant effect on the environment.

Evidentiary Findings

1. The Project Site is The Pruneyard Shopping Center and Offices, a 27 acre multi-use property encompassing three professional office buildings, a hotel, a multi-building retail shopping center, and a multi-level parking garage. The property is bounded by Bascom and Campbell Avenues to the east and south, Highway 17 to the west, and the Pruneridge Plaza Apartments and the Campisi Way terminus to the north.

2. The Proposed Project includes a Zoning Map Amendment (PLN2015-357), a Master Use Permit (PLN2015-358), a Vesting Tentative Parcel Map (PLN2015-77), a Tree Removal Permit (PLN2015-335), a Master Sign Plan (PLN2015-78), and a Zoning Code Amendment (PLN2015-76).

3. The Project Site is within the C-2 (General Commercial) Zoning District and the C-2-O (General Commercial/Overlay) Combining Zoning District as depicted on the Campbell Zoning Map adopted pursuant to Campbell Municipal Code Section 21.040.030.

4. The Project Site is designated by the General Plan Land Use Diagram as *General Commercial*, which corresponds with the above referenced Zoning District designations.

5. The Zoning Map Amendment would rezone that portion of the Project Site commonly known 1875, 1887, and 1995 S. Bascom Avenue, containing The Pruneyard Shopping Center, Outback Steakhouse restaurant, and Doubletree by Hilton hotel, respectively, from the C-2 (General Commercial) Zoning District to the C-2-O (General Commercial / Overlay) Combining Zoning District, as more specifically illustrated by the map exhibit attached to the draft ordinance.

6. Use of land within the C-2-O (General Commercial / Overlay) Combining Zoning District will be governed by a Master Use Permit adopted in compliance with the revised provisions of Campbell Municipal Code Section 21.14.030, as amended by a separate Zoning Code Amendment.

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

1. The proposed amendment is consistent with the goals, policies, and actions of the General Plan.

2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the city.

3. The parcel is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested zoning designation(s) and anticipated land uses/project.

After due consideration of all evidence presented, the City Council of the City of Campbell does ordain as follows:

SECTION ONE: That this Ordinance be adopted to approve a Zoning Map Amendment (PLN2015-357) to amend the Campbell Zoning Map designation from the C-2 (General Commercial) Zoning District to the C-2-O (General Commercial / Overlay) Combining Zoning District of property commonly known as **1875, 1887, and 1995 S. Bascom Avenue**, as depicted by **Exhibit A.**

SECTION TWO: This Ordinance shall become effective thirty (30) days following its passage and adoption and shall be published, one time within fifteen (15) days upon passage and adoption in the Campbell Express, a newspaper of general circulation in the City of Campbell, County of Santa Clara.

PASSED AND ADOPTED this _____day of _____, 2016, by the following roll call vote:

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

APPROVED: _____
Jason T. Baker, Mayor

ATTEST: _____
Wendy Wood, City Clerk

ZONING MAP AMENDMENT

Exhibit A

Location: 1875, 1887, and 1995 S. Bascom Ave.
Current Zoning: C-2 (General Commercial)
Proposed Zoning: C-2-O (General Commercial / Overlay)
Planning File No.: PLN2015-357

0 750 1,500 Feet

N

CITY OF CAMPBELL
THE ORCHARD CITY

Community Development Department
Planning Division

Ordinance No. _____

BEING AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CAMPBELL AMENDING VARIOUS SECTIONS OF TITLE 21 (ZONING CODE) OF THE CAMPBELL MUNICIPAL CODE TO ALLOW PROVISION FOR THE PRUNEYARD MASTER USE PERMIT, INCLUDING ITS LAND USE PROGRAM, ADMINISTRATIVE PROCEDURES, AND MASTER SIGN PLAN, INCLUDING ALLOWANCE FOR A FREEWAY-ORIENTED SIGN AND ROOFTOP SIGNAGE.

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

After due consideration of all evidence presented, the City Council of the City of Campbell does ordain as follows:

SECTION 1. The City Council finds and determines that the adoption of the Zoning Code amendment is a component of a private development application that has been analyzed in compliance with the California Environmental Quality Act (CEQA) by preparation of an Initial Study and a draft Mitigated Negative Declaration that has been reviewed and adopted by the City Council.

SECTION 2. The City Council further finds and determines that the proposed Zoning Code amendment is consistent with the goals, policies, and actions of the General Plan; would not be detrimental to the public interest, health, safety, convenience, or general welfare of the city; and is internally consistent with other applicable provisions of the Zoning Code.

SECTION 3. Sign Definitions: The "R" definitions provided in Campbell Municipal Code Section 21.30.020 (Definitions) are amended to read as follows with underlining indicating new text and ~~strikeouts~~ (strikeout) indicating deleted text. Definitions not referenced are not amended:

"ReaderBoard sign, electronic" means a sign intended for a periodically changing advertising message whereby the periodically changing message is controlled by means of electronic programming. This may also be referred to as an electronic message center, electric readerBoard sign or programmable display sign.

"ReaderBoard sign, manual" means a sign intended for a periodically changing advertising message whereby the individual letters or words are manually changed from the exterior of the sign.

"Real estate sign" means a temporary sign indicating a particular premises or parcel is for sale, lease or rent or open for viewing (e.g., sign advertising an open house).

"Regional Commercial Center" means a group or cluster of retail businesses, offices, and hotel(s) sharing common pedestrian and off-street parking, and which are located on parcel(s) of land having the following characteristics:

1. Minimum area of twenty acres uninterrupted or undivided by public streets; and

2. Abutted on at least two sides by public streets that intersect at one corner of the commercial center, and by a freeway on one other side.

May consist of one or more legal parcels tied together by a binding legal agreement providing rights of reciprocal vehicular parking and access, and one or more ownerships.

"Roof sign" or "roof-mounted" sign means a sign that is mounted upon a roof or above a parapet or eave of a building or structure or above the highest point of the ridgeline.

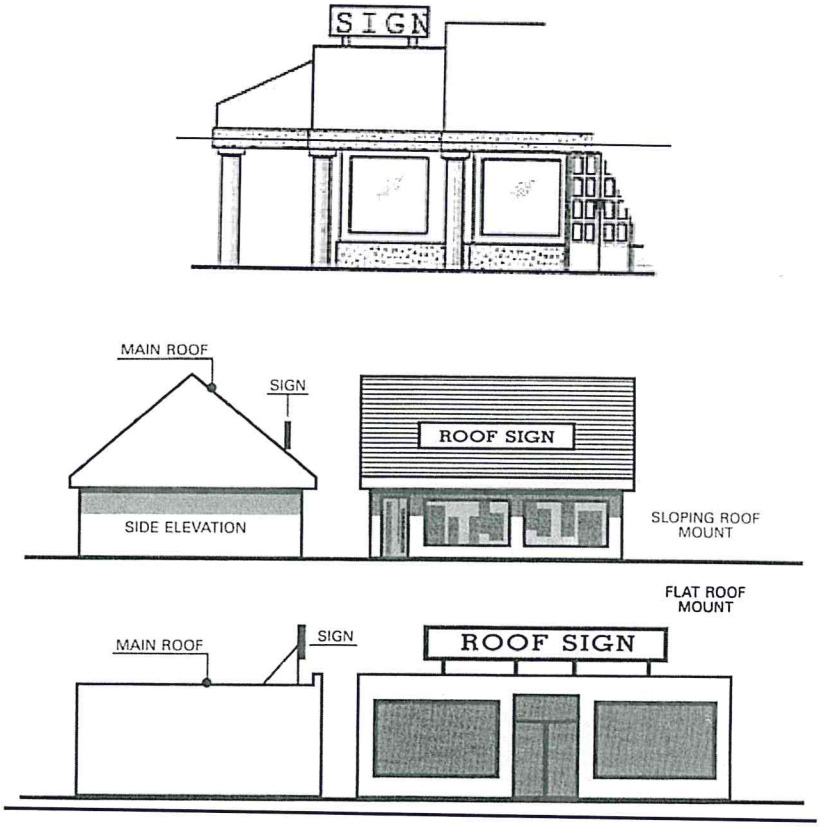


Figure 3-10
Roof Sign

"Running neon" means neon lighting that outlines the shape or architectural elements of a structure which shall be considered a sign for the purposes of this chapter.

SECTION 4. Site Definition: The definition of "site" provided in Campbell Municipal Code Section 21.30.020 (Definitions) is amended to read as follows with underlining indicating new text and ~~strikeouts~~ (strikeout) indicating deleted text.

"Site" means ~~except as otherwise provided in this chapter,~~ the parcel or commercial center, whichever is larger, on which the business, accommodations, services, property, products or commercial activities identified or advertised on a sign are located, except

as applied to freeway-oriented signs, for which the term "site" shall mean only the space occupied by the subject business and any associated parking area or other common areas utilized by the subject business on the same parcel. "Site," as applied to freeway-oriented signs shall not include other tenant spaces or business locations whether or not located on the same parcel or commercial center. The latter definition of the term "site" shall not apply to a regional commercial center.

SECTION 5. Sign Permit Required: Subsection A (Sign permit required) of Campbell Municipal Code Section 21.30.030 (Administrative procedures) is amended to read as follows with underlining indicating new text and strikeouts (~~strikeout~~) indicating deleted text.

A. Sign permit required. Signs, including temporary and permanent signs, ~~(~~except those exempt from these regulations as provided in Section 21.30.040 of this chapter, and those permitted by issuance of a zoning clearance as authorized by a regional commercial center master sign plan,~~)~~ shall not be erected, created, altered, or allowed to be located (regardless of whether or not it is initially erected, or painted by the property owner or lessee) unless:

1. A sign permit has been issued by the community development director in compliance with the regulations of this chapter.
2. A building permit has been issued by the building official, as required by the codes and ordinances of the city.
3. Any illegal or nonconforming signs associated with the business are made to comply with the provisions of this chapter.

SECTION 6. Master Sign Plan: Subsection H (Master sign plan required) of Campbell Municipal Code Section 21.30.030 (Administrative procedures) is amended to read as follows with underlining indicating new text and strikeouts (~~strikeout~~) indicating deleted text.

H. Master sign plan required.

1. Applicability. A master sign plan shall be required prior to the issuance of a sign permit for:
    a. New nonresidential projects with four or more tenants in conjunction with the applicable development application;
    b. Major rehabilitation work that involves the exterior remodeling of an existing nonresidential project with four or more tenants. For the purposes of this chapter, major rehabilitation means adding more than fifty percent to the total square footage of the building/buildings, or exterior redesign of more than fifty percent of the length of the building's facade within the development; or
    c. A sign application for a nonresidential project with four or more tenants, which seeks approval of two or more signs.

2. Decision-Making Body. The decision-making body for a master sign plan shall be the community development director, except where a request for a freeway-oriented sign, off-site sign, readerboard sign, an increase in sign area, an increase to sign height, and/or an additional number signs, is included, which shall require approval of the master sign plan by the Planning Commission or City Council pursuant to Section 21.30.030.C.

~~2.~~3. Design elements. Signs covered by a master sign plan shall have the following elements:

a. Uniform background in terms of color, illumination, and materials;

b. Letter colors that are consistent with the approved master sign plan;

c. Uniform sign type (e.g., channel letters or cabinet sign); and

d. Uniform location with building's design.

4. Regional commercial centers. A master sign plan for a regional commercial center may include provision for roof-mounted signs. Request for signs reviewed pursuant to a regional commercial center master sign plan shall be granted by issuance of a zoning clearance.

~~3.~~5. Findings. In approving a master sign plan, the decision-making body shall make the following findings:

a. That the signs are consistent with the requirements of this chapter;

b. That the design complies with the design elements criteria listed in subsection ~~(H)(2)~~H.3 of this section;

c. That both the location of the proposed signs and the design of their visual elements (lettering, words, figures, colors, decorative motifs, spacing, and proportions) are legible under normal viewing conditions; and

d. That the location and design of the proposed signs do not obscure existing or adjacent signs from view.

SECTION 7. Prohibited Signs: Subsection E (Roof-mounted signs) of Campbell Municipal Code Section 21.30.050 (Prohibited signs) is amended to read as follows with underlining indicating new text and strikeouts (~~strikeout~~) indicating deleted text.

E. Roof-mounted signs. Roof-mounted signs are prohibited, except as permitted by a master sign plan for a regional commercial center.

SECTION 8. Freeway-Oriented Signs: Subsection E (Freeway-oriented signs) of Campbell Municipal Code Section 21.30.080 (Permanent Signs) is amended to read as follows with underlining indicating new text and strikeouts (~~strikeout~~) indicating deleted text.

E. Freeway-oriented signs. Signs located on parcels adjoining a freeway or expressway and oriented to freeways or expressways shall comply with the following standards:

~~1. Freeway-oriented signs shall be limited to one on-site freestanding or wall mounted sign for each parcel or commercial center, whichever is less, that adjoins an expressway or freeway except that the uses identified in Section 21.30.080E.2.e shall be allowed one wall mounted freeway-oriented sign for each fifty thousand square feet of building space occupied by a tenant, provided that there be no more than two freeway-oriented wall mounted signs on a building and no tenant shall be allowed more than one freeway oriented sign. Notwithstanding the definition of "site" contained in Section 21.30.020 of this chapter, as applied to freeway-oriented signs, the term "site" shall mean only the space occupied by the subject business and any associated parking area or other common areas utilized by the subject business on the same parcel. "Site," as applied to freeway-oriented signs shall not include other tenant spaces or business locations whether or not located on the same parcel or commercial center;~~

~~2.~~1. Allowable Uses: ~~The~~ Freeway-oriented signs shall be limited to parcels that have the following uses that traditionally draw a significant number of patrons from persons using regional expressways and freeways and only when the use itself is not directly identifiable from the freeway or expressway~~;~~:

a. Gasoline stations;

b. Hotels and motels (stand-alone or as part of a regional commercial center);

c. Commercial schools occupying at least fifteen thousand square feet of building space;

d. Retail stores that occupy at least fifty thousand square feet of building space;

e. Professional Office or Research and Development; properties adjoining a freeway, located within one hundred feet of a freeway interchange with a building tenant(s) that occupies at least fifty thousand square feet of building space~~.~~;

f. Regional commercial center;

2. Allowable Number. The allowable number of freeway-oriented sign(s) per parcel or site shall be as follows:

a. Professional office and research and development: One wall mounted freeway-oriented sign for each fifty thousand square feet of building space occupied by a tenant, provided that there be no more than two freeway-oriented wall mounted signs on a building and no tenant shall be allowed more than one freeway-oriented sign.

b. Regional commercial center. One wall mounted freeway-oriented sign and one free-standing freeway-oriented sign.

c. All other uses listed by subsection E.1 (Allowable uses). One on-site freestanding or wall mounted freeway-oriented sign for each parcel or commercial center, whichever is less, that adjoins an expressway or freeway.

~~3. The business itself is not directly identifiable from the freeway or expressway;~~

3. Allowable size. The permitted size of allowable freeway-oriented signs shall be as follows:

~~4.~~a. Freestanding freeway-oriented signs. A freestanding freeway-oriented sign shall be the minimum height and size necessary to achieve visibility from the freeway, or expressway, but in no case shall it exceed forty-five feet in height and three hundred fifty square feet in area.

~~5.~~b. Wall-mounted freeway-oriented signs. Freeway-oriented wall mounted signs shall be limited to one square foot of sign area for each two linear feet of freeway property frontage, but in no case shall a single sign exceed one hundred twenty-five square feet total and the total sign area for freeway-oriented wall mounted signs on a building shall not exceed two hundred square feet.

c. Regional commercial center. Each wall-mounted and freestanding freeway-oriented sign shall be limited to three hundred fifty square feet in area, except that the total display area for freeway-oriented signs within a regional commercial center shall be no greater than five hundred square feet.

4. Roof-signs prohibited. Freeway-oriented signs that are "roof-mounted", as defined by Section 21.30.020 of this chapter, are prohibited.

SECTION 9. Overlay/combining zoning district: Campbell Municipal Code Section 21.14.030 (O (Overlay) overlay/combining zoning district) is amended to read as follows with underlining indicating new text and strikeouts (~~strikeout~~) indicating deleted text:

21.14.030 - O (Overlay) overlay/combining zoning district.

A. Purpose. The purpose of the overlay district is to provide modifications, additions and limitations to zoning districts to meet special conditions and situations concerning properties within such zoning districts that cannot otherwise be treated satisfactorily. The "O" overlay district may only be combined with ~~any of the~~ commercial or industrial zoning districts identified by Chapter 21.10 (Commercial and industrial districts) ~~designated in the zoning code except the R-I, P-D and C-PD zoning districts~~, which are referred to by this section as the "base zoning district".

The addition of an overlay district designated with any zoning district shall not operate to reduce or eliminate any requirements established by the basic district regulations, regulations applicable to all districts, or other requirements contained in this chapter applicable to any district with which the overlay district is added except variations to lot area, lot width, open space in yard, setbacks, height and parking space requirements, and as otherwise specified by the zoning code.

B. Conditional use permit required. No building, structure or use shall be created, established, erected, constructed, enlarged, placed or installed in any zoning district with which the overlay district is combined until a conditional use permit is issued by the City Council, upon recommendation of the Planning Commission, in conformance with the provisions of Chapter 21.46 (Conditional Use Permits). A conditional use permit may also restrict the allowable uses that may be allowed in the combined zoning district so long as such uses are not prohibited by the base zoning district.

C. Master Use Permit. A conditional use permit for regional commercial center shall be referenced as a master use permit.

1. Adoption. A master use permit shall be adopted by resolution of the City Council, and shall become effective upon project establishment in compliance with Section 21.56.030.B.1 (Issuance of Building Permit).

2. Boundaries. A master use permit shall be operative over the area for which a Zoning Map Amendment has combined the "O" overlay district with a base zoning district in compliance with Chapter 21.60 (Amendments (General Plan, Zoning Code, and Zoning Map Amendments)).

3. Amendments. Any action requiring an amendment to a master use permit shall be processed as follows:

   a. Eligibility. An Amendment may be initiated by written request of an owner's association, or by an owner or business operator with the written consent of the owner's association, if any.

   b. Content of Request and Filing fees. A written request for an amendment shall state the specific change(s) requested and the purpose for the request. The filing fee for an amendment shall be the same as that for a General Plan Amendment, as specified in the Schedule of Fees and Charges.

c. Consideration Procedure. The City Council, upon recommendation of the Planning Commission, shall approve, conditionally approve, or deny a request for an amendment by resolution with respect to the considerations provided in subsection D (Consideration in review of applications) and the findings for a conditional use permit provided in Section 21.46.040 (Findings and decision) in compliance with procedures prescribed by Campbell Municipal Code Chapter 21.64 (Public Hearings):

4. Administrative authority. Notwithstanding anything in Chapter 21.42 (Site and architectural review) or 21.46 (Conditional use permits), the Community Development Director shall be the decision-making authority for determination of a conditional use approval (termed "conditional use authorization") or site and architectural review approval (termed "architectural modification") as specified by a master use permit. The administrative procedures provided in Chapter 21.71 (Administrative decision process) shall be followed for all such requests.

5. Allowable land uses. Conditional and permitted land uses shall be as specified by a master use permit.

6. Living document. A master use permit may be administratively modified by the community development director as specified by procedures contained in the master use permit.

7. Interpretation. The procedures for an Interpretation provided in Campbell Municipal Code Section 21.020.030 (Procedures for Interpretations) shall be followed, including the provisions for an appeal, for any disagreement as to the meaning of any provision contained in a master use permit.

8. Conflicts. Where a conflict may exist between the Zoning Code and a master use permit, the provisions of the Zoning Code shall prevail; provided, however, that any deviations from the requirements of the base zoning district that are enacted under the authority of subsection A of this section shall prevail over any conflicting requirements of the base zoning district.

9. Master sign plan. A master sign plan may be considered as a component of a master use permit.

10. Extensions. Request for extensions of time shall be processed as an Amendment pursuant to subsection 3 (Amendments).

~~C.~~D. Consideration in review of applications. The community development director, site and architectural review committee, ~~and~~ planning commission, and City Council shall consider the following matters and others when applicable to their review of development applications:

1. Considerations relating to traffic safety, traffic congestion, and site circulation:

a. The effect of the site development plan on traffic conditions on abutting streets;

b. The layout of the site with respect to locations and dimensions of vehicular and pedestrian entrances, exit driveways and walkways;

c. The arrangement and adequacy of off-street parking facilities to prevent traffic congestion;

d. The location, arrangement and dimensions of truck loading and unloading facilities;

e. The circulation patterns within the boundaries of the development; and

f. The surfacing and lighting of off-street parking facilities.

2. Considerations relating to landscaping:

a. The location, height and material of walls, fences, hedges, and screen plantings to insure harmony with adjacent development or to conceal storage areas, utility installations or other unsightly development;

b. The planting of ground cover or other surfacing to prevent dust and erosion; and

c. The unnecessary destruction of existing healthy trees.

3. Considerations relating to buildings and site lay-out:

a. Consideration of the general silhouette and mass, including location on the site, elevations and relation to natural plant coverage, all in relationship to the neighborhood;

b. Consideration of exterior design in relation to adjoining structures in height, bulk, and area openings, breaks in the facade facing on the street, line and pitch of roof, and arrangement of structures on the parcel; and

c. Consideration of special conditions and situations concerning the property and the adjoining properties.

SECTION 10. Eligibility for Filing: Subsection A (Eligibility for filing) of Campbell Municipal Code Section 21.38.030 (Application filing and fees) is amended to read as follows with underlining indicating new text and strikeouts (~~strikeout~~) indicating deleted text:

A. Eligibility for filing. An ~~A~~application may be filed by owners of property, lessees authorized by written consent of the owners, or others who have contracted to purchase or lease the property contingent on the acquisition of necessary permits from the city, which application shall be accompanied by a copy of the contract, except as otherwise limited by Section 21.14.030.C.3 (Amendments). Any applicant may be represented by an agent authorized in writing to file on behalf of the applicant;

SECTION 11. Site and Architectural Review Permit Required: Subsection A (Planning Commission site and architectural review permit required) of Campbell Municipal Code section 21.42.020 (Site and architectural review permit required) is amended to read as follows with underlining indicating new text and strikeouts (~~strikeout~~) indicating deleted text:

A. Planning Commission site and architectural review permit required. No use or structure shall be constructed, created, enlarged, erected, installed, maintained, or placed on any property in any zoning district until a site and architectural review permit is approved by the Planning Commission, except as identified in subsections B and C of this section, and as otherwise specified by Section 21.14.030.C.4 (Administrative authority).

SECTION 12. Conditional Use Permit Required: Campbell Municipal Code section 21.46.020 (Conditional use permit required) is amended to read as follows with underlining indicating new text and strikeouts (~~strikeout~~) indicating deleted text:

21.46.020 - Conditional use permit required.

No use shall be established in any existing structure, nor shall any structure be constructed, created, enlarged, erected, installed, or placed on any site for which a conditional use permit is required, in compliance with Article 2, (Zoning Districts), until the conditional use permit has been granted, except as otherwise specified by Section 21.14.030.C.4 (Administrative authority).

SECTION 13. Special findings for Liquor Establishments: Campbell Municipal Code section 21.46.070 (Special findings for liquor establishments) is amended to read as follows with underlining indicating new text and strikeouts (~~strikeout~~) indicating deleted text:

21.46.070 - Special findings for liquor establishments.

Whenever a Conditional Use Permit is required for a liquor establishment by this Zoning Code, the planning commission shall first find all the following conditions in addition those findings identified in Section 21.46.040, are satisfied in order to approve the Conditional Use Permit application, except for property located within an overlay combining zoning district subject to a master use permit authorized by section 21.14.030.C (Master use permit):

SECTION 14. Approval Authority: Subsection A (Approval authority) of Campbell Municipal Code Chapter 21.71 (Administrative Decision Process) is amended to read as follows with underlining indicating new text and strikeouts (~~strikeout~~) indicating deleted text:

A. Approval authority. The community development director is the approval authority for the following discretionary permits processed through the administrative decision process:

1. Administrative planned development permits;
2. Administrative site and architectural review permits;
3. Fence exceptions; ~~and~~
4. Tree Removal Permits~~.~~;
5. Conditional Use Authorization (in compliance with Section 21.14.030.C.4 (Administrative authority); and
6. Architectural Modification (in compliance with Section 21.14.030.C.4 (Administrative authority).

SECTION 15. Extensions of Time: Subsection C (Extensions of time) of Campbell Municipal Code Section 21.56.030 (Permit time limits and extensions) is amended to read as follows with underlining indicating new text and strikeouts (~~strikeout~~) indicating deleted text:

C. Extensions of time.

1. The applicant may request an extension of the permit expiration date by filing a written request for an extension no later than thirty days before the expiration of the permit, together with the filing fee required by the city's schedule of fees and charges.
2. The permittee has the burden of proof to establish, with substantial evidence that the applicant has made a good faith effort to fulfill all the requirements of the permit approval, the justification for extension of the permit.
3. The applicable decision-making body identified in subsection D of this section may grant an extension for a period of time that is deemed commensurate with the justification for the extension presented by the applicant, but in no event for more than an aggregate total extension of twenty-four months beyond the original approval time limit, unless conditions of approval authorize longer extensions.
4. A request for an extension of time for property located within an overlay combining zoning district shall be reviewed pursuant to the terms of a master use permit as specified by Section 21.14.030.C.10 (Extensions).

SECTION 16. Decision-Making Body on Extensions: Subsection D (Decision-making body) of Campbell Municipal Code Section 21.56.030 (Extension of time) is amended to read as follows with underlining indicating new text and strikeouts (~~strikeout~~) indicating deleted text:

D. Decision-making body.

1. Upon good cause shown, the first extension may be approved, approved with modifications, or denied by the community development director for a maximum period of twelve months beyond the original approval time limit. The community development director may defer action on the extension and refer the

application to the planning commission. This provision shall not apply to property located within an overlay combining zoning district, as specified by Section 21.14.030.C.10 (Extensions).

2. Subsequent extensions of permits approved by the planning commission, beyond those allowed by the community development director, may only be approved, approved with modifications or denied by the planning commission.
3. Subsequent extensions of permits approved by the City Council, beyond those allowed by the community development director, may only be approved, approved with modification, or denied by the City Council.
4. Permit extension decisions may be appealed in compliance with Chapter 21.62, (Appeals).

SECTION 17. Major Changes: Subsection D (Major changes) of Campbell Municipal Code section 21.56.060 (Amendments to an Approved Project) is amended to read as follows with underlining indicating new text and strikeouts (~~strikeout~~) indicating deleted text:

D. Major changes.

1. Major changes include changes to the project involving features specifically described in subsection (C)(2) of this section, and as specified by a master use permit authorized by Section 21.14.030.C (Master use permit) and shall only be approved, modified, or denied by the decision-making body that originally approved the permit.
2. A major change request shall be processed in the same manner as the original permit or approval.

SECTION 18. Appeal of the Community Development Director's Decision: Subsection B (Appeal of community development director's decisions) of Campbell Municipal Code section 21.62.020 (Appeals from administrative decisions) is amended to read as follows with underlining indicating new text and strikeouts (~~strikeout~~) indicating deleted text:

B. Appeal of community development director's decisions. The applicant or any other interested party may file an appeal to the planning commission from any of the following decisions made by the community development director:

1. Administrative planned development permits;
2. Administrative site and architectural review permits;
3. Fence exceptions;
4. Notice of intent to record;
5. Parking modification permits;
6. Reasonable accommodation; ~~and~~
7. Tree removal permits~~.~~;

8. Conditional Use Authorization (in compliance with Section 21.14.030.C.4 (Administrative authority); and

9. Architectural Modification (in compliance with Section 21.14.030.C.4 (Administrative authority).

SECTION 19. Liquor Stores: Campbell Municipal Code section 21.36.110 (Liquor stores) is amended to read as follows with underlining indicating new text and strikeouts (~~strikeout~~) indicating deleted text:

21.36.110 - Liquor stores.

This section provides locational and operational standards for the establishment of off-site alcoholic beverage sales, in compliance with Article 2 (Zoning Districts), which shall be subject to the following criteria and standards, except for property located within an overlay combining zoning district subject to a master use permit authorized by Section 21.14.030.C (Master use permit):

A. Conditional use permit required. Off-site alcoholic sales establishments shall be allowed by conditional use permit, in compliance with Chapter 21.46, (Conditional Use Permits), and subject to all of the restrictions of the applicable zoning district.

B. Plans. Plot plans, landscaping and irrigation plans, and floor plans shall be subject to the approval of the planning commission.

C. Proximity to sensitive receptors. All off-site alcoholic sales establishments, except grocery stores, shall be separated from a park, playground, or school a minimum distance of 300 feet measured between the nearest property lines.

D. Proximity to other establishments. All off-site alcoholic establishments, except grocery stores, shall be a minimum of 500 feet from another such use, either within or outside the city.

E. Additional conditions. The planning commission may add additional conditions required to protect the public health, safety, and general welfare of the community.

F. Proximity to payday lenders. All off-site alcoholic establishments, except grocery stores, shall be a minimum of five hundred feet from any payday lender, either within or outside the city.

SECTION 20. Parking Spaces Required: Subsection A (Parking requirements by land use) of Campbell Municipal Code section 21.28.040 (Number of parking spaces required) is amended to read as follows with underlining indicating new text and strikeouts (~~strikeout~~) indicating deleted text:

A. Parking requirements by land use. Each land use shall be provided the number of parking spaces required by Table 3-1, (Parking Requirements by Land Use), except land uses located in the C-3 (Central Business District) zoning district, which are subject to Section 21.10.060, (C-3 (Central Business) zoning district), and those

located within an overlay combining zoning district subject to a master use permit authorized by section 21.14.030.C (Master use permit).

SECTION 21. Parking Modification Permit: Subsection A (Applicability) of Campbell Municipal Code Section 21.28.050 (Parking modification permit) is amended to read as follows with underlining indicating new text and strikeouts (~~strikeout~~) indicating deleted text:

A. Applicability. An application for a parking modification permit shall be required by the community development director in conjunction with an application for a land use permit or zoning clearance whenever a proposed use or structure does not provide the number of parking spaces required by this chapter or when the number of parking spaces for an existing use or building is reduced to a lesser number than required by this chapter, except for a development located within an overlay combining zoning district.

SECTION 22. Revocations and Modification: Section 21.68.020 (Hearing and Notice) of Campbell Municipal Chapter 21.68 (Revocations and Modifications) is amended as follows with underlining indicating new text and strikeouts (~~strikeout~~) indicating deleted text:

21.68.020 - Hearing and Notice.

A. Notice of noncompliance. The community development director may issue a notice of noncompliance for any failure to comply with a condition of a permit or for failure to comply with any code, law, ordinance, regulation, or statute of the city, State, or Federal governments, or if the use creates a nuisance.

B. Failure to comply with notice. If the noncompliance or nuisance is not abated, corrected, or rectified, in compliance with Municipal Code Chapter 6.10 (Nuisance Abatement and Property Maintenance Regulations) within the time specified in the notice, the community development director may set a date for a public hearing.

C. Appropriate decision-making body. The decision-making body that originally approved the permit may hold a public hearing to revoke or modify any permit granted in compliance with the provisions of this Zoning Code.

D. 10 days before hearing. Notice shall be delivered in writing to the applicant and owner of the property for which the permit was granted at least 10 days before the public hearing.

E. Deemed delivered. Notice shall be deemed delivered two days after being mailed, first class, to the owner as shown on the last equalized assessment roll adopted by the County of Santa Clara and to the project applicant, where the applicant is not the owner of the subject property.

F. Stay on further approvals. Should the community development director convene a public hearing pursuant to this chapter for a property located within an overlay combining zoning district subject to a master use permit authorized by section 21.14.030.C (Master use permit), no further land use approvals shall be granted

until all proceedings under this chapter have concluded or the instigating violation has been resolved.

SECTION 23. Decision-Making Table: Table 4-1 (Decision-Making Table) of Section 21.38.020 (Authority for land use and zoning decisions) is amended to read as follows with underlining indicating new text and strikeouts (~~strikeout~~) indicating deleted text:

Table 4-1
Decision-Making Body

Type of Permit or Decision	Decision-making body and Role (1)			
	Procedures are found in:	Community Development Director (2)	Planning Commission	City Council
Land Use Permits and other Development Entitlements				
Administrative Planned Development Permits	21.12.030	Decision	Appeal	Appeal
Administrative Site and Architectural Review Permits	21.42	Decision	Appeal	Appeal
Conditional Use Permits	21.46		Decision (5)	Appeal
Development Agreements	21.52		Recommend	Decision
Fence Exceptions	21.18.060	Decision	Appeal	
Home Occupation Permits	21.44	Issuance		
Parking Modification Permit (5)	21.28.050	Decision	Decision/Appeal	Decision/Appeal
Planned Development	21.12.030		Recommend	Decision

Permits				
Pre-applications	21.41	Comments(4)	Comments(4)	
Reasonable Accommodations	21.50	Decision	Appeal	Appeal
Sign Permits	21.30	Issuance(2)	Decision(2)	Decision(2) Appeal(2)
Site and Architectural Review Permits	21.42		Decision(5)	Appeal
Tree Removal Permits	21.32	Decision	Appeal	Appeal
Variances	21.48		Decision	Appeal
Zoning Clearances	21.40	Issuance		
Zoning Code Administration and Amendments				
General Plan Amendments	21.60		Recommend	Decision
Interpretations	21.02	Decision	Appeal	Appeal
Zoning Code Amendments	21.60		Recommend	Decision
Zoning Map Amendments	21.60		Recommend	Decision

Notes:

(1) "Recommend" means that the decision-making body makes a recommendation to a higher decision-making body; "issuance" means that the permit is a ministerial action that is issued by the decision-making body; "decision" means that decision-making body makes the final decision on the matter; "appeal" means that the decision-making body may consider and decide upon appeals to the decision of an earlier decision-making body, in compliance with Chapter 21.62, (Appeals).

(2) A sign permit that meets the minimum requirements of the sign regulations (Chapter 21.30) shall be reviewed and issued by the community development director. Off-site signs, readerboard signs and signs that exceed the minimum requirements of the sign regulations shall be reviewed by the planning commission and are appealable to the city council. Freeway-oriented signs shall be reviewed by the city council after recommendation by the planning commission. Signs for property located within an overlay combining zoning district subject to a master use permit authorized by section 21.14.030.C (Master use permit) are reviewed as a Zoning Clearance.

(3) The decision-making body for a parking modification permit is the decision-making body established for the accompanying land use permit application, except for properties located in the C-3 (Central Business District) zoning district, where the city council shall be the decision-making body.

(4) The pre-application process does not replace, but is ancillary to the land use application process and does not result in, nor can the planning commission or community development director, render a decision with regard to land use entitlements, and nothing contained in the process precludes either the community development director, planning commission or city council from approving or denying a subsequent formal land use application.

(5) Decision-making authority for Site and Architectural Review Permits and Conditional Use Permits is granted to the community development director for property located within an overlay combining zoning district subject to a master use permit authorized by section 21.14.030.C (Master use permit).

SECTION 24. Similar Uses: Subsection F (Allowable uses of land) of Campbell Municipal Code Section 21.02.020 (Rules of interpretation) is amended to read as follows with underlining indicating new text and strikeouts (~~strikeout~~) indicating deleted text:

F. Allowable uses of land. If a proposed use of land is not specifically listed in Article 2 (Zoning Districts) the use shall not be allowed, except as follows:

1. Similar uses allowed. The community development director may determine that a proposed use not listed in Article 2 or specified by a master use permit authorized by section 21.14.030.C (Master use permit) may be allowed as a permitted or conditional use, or is not allowed. A determination by the community development director that a use is not allowed may be appealed in compliance with Chapter 21.62 (Appeals). In making this determination, the community development director shall first find that:

    a. The characteristics of, and activities associated with the proposed use are equivalent to those of one or more of the uses listed in the zoning district as allowable, and will not involve a greater level of activity, dust, intensity, noise, parking, population density, or traffic generation than the uses listed in the zoning district;

b. The proposed use will meet the purpose/intent of the zoning district that is applied to the site; and

c. The proposed use will be consistent with the goals, objectives, and policies of the General Plan and any applicable specific plan.

2. Applicable standards and permit requirements. When the community development director determines that a proposed, but unlisted use is equivalent to a listed use, the proposed use will be treated in the same manner as the listed use in determining where the use is allowed, what permits are required, and what other standards and requirements of this Zoning Code apply.

SECTION 25. Definitions: Campbell Municipal Code Section 21.72.010 (Purpose) is amended to read as follows with underlining indicating new text and strikeouts (~~strikeout~~) indicating deleted text:

21.72.010 - Purpose.

This chapter provides definitions of terms and phrases used in this Zoning Code that are technical or specialized, or that may not reflect common usage. If any of the definitions in this chapter conflict with definitions in other provisions of the Municipal Code, these definitions shall control for the purposes of this Zoning Code, except those specified by a master use permit authorized by section 21.14.030.C (Master use permit). If a word is not defined in this chapter, or other provisions of the Municipal Code, the most common dictionary definition is presumed to be correct.

SECTION 26. Definition of Regional Commercial Center: Subsection R (DEFINITIONS, "R.") of Campbell Municipal Code Section 21.72.020 (Definitions of specialized terms and phrases) is amended to insert the following definition of "Regional Commercial Center" between the definitions of "Recycling facilities" and "Repair and maintenance, consumer products" to read as follows, with underlining indicating new text:

"Regional Commercial Center" means a group or cluster of retail businesses, offices, and hotel(s) sharing common pedestrian and off-street parking, and which are located on parcel(s) of land having the following characteristics:

1. Minimum area of twenty acres uninterrupted or undivided by public streets; and

2. Abutted on at least two sides by public streets that intersect at one corner of the commercial center, and by a freeway on one other side.

May consist of one or more legal parcels tied together by a binding legal agreement providing rights of reciprocal vehicular parking and access, and one or more ownerships.

SECTION 27. Definition of Owner's Association: Subsection O (DEFINITIONS, "O.") of Campbell Municipal Code Section 21.72.020 (Definitions of specialized terms and phrases) is amended to insert the following definition of "Owner's Association" after the definition of "Outdoor storage" to read as follows, with underlining indicating new text:

> Owner's Association means an organization established under State law operated in compliance with adopted covenants, codes, and restrictions (CCR's) or comparable instrument, which collectively represents individuals with fee interest in property within a subdivision, planned development, or condominium.

SECTION 28: This Ordinance shall become effective thirty (30) days following its passage and adoption and shall be published, one time within fifteen (15) days upon passage and adoption in the Campbell Express, a newspaper of general circulation in the City of Campbell, County of Santa Clara.

PASSED AND ADOPTED this _____ day of _____, 2016 by the following roll call vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:

APPROVED:

_____
Jason T. Baker, Mayor

ATTEST:

_____
Wendy Wood, City Clerk

RESOLUTION NO. ____

BEING A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMPBELL APPROVING OF A MASTER USE PERMIT (PLN2015-358) TO ALLOW THE CONSTRUCTION OF A 5-STORY 100,000 SQUARE-FOOT OFFICE BUILDING, FOUR RETAIL BUILDINGS CONSTITUTING 18,600 SQUARE-FEET, A 30,000 SQUARE-FOOT FITNESS FACILITY OR A 12,000 SQUARE-FOOT RETAIL/OFFICE BUILDING, EXPANSION OF THE EXISTING PARKING STRUCTURE (3 OR 5 STORIES), VARIOUS SITE IMPROVEMENTS, ALTERATIONS TO EXISTING BUILDINGS, ESTABLISHMENT OF A NEW LAND USE PROGRAM INCLUDING SPECIFYING PERMITTED AND CONDITIONAL USES, CONTINUED ALLOWANCE OF A SHARED PARKING PROGRAM, AND IMPLEMENTATION OF A TRANSPORTATION DEMAND MANAGEMENT PROGRAM (TDM) FOR THE PRUNEYARD SHOPPING CENTER AND OFFICES LOCATED AT **1875, 1887, 1901, 1919, 1995, & 1999 S. BASCOM AVENUE**.

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

The City Council finds as follows with regard to File No. PLN2015-358:

Environmental Finding

1. An Initial Study has been prepared for the Pruneyard Shopping Center and Offices Expansion Project ("Proposed Project") which provides documentation for the factual basis for concluding that a Mitigated Negative Declaration may be adopted since no substantial evidence exists, in light of the whole record, that the project may have a significant effect on the environment.

Evidentiary Findings

1. The Project Site is The Pruneyard Shopping Center and Offices, a 27 acre multi-use property encompassing three professional office buildings, a hotel, a multi-building retail shopping center, and a multi-level parking garage. The property is bounded by Bascom and Campbell Avenues to the east and south, Highway 17 to the west, and the Pruneridge Plaza Apartments and the Campisi Way terminus to the north.

2. The Project Site is within the C-2 (General Commercial) Zoning District and the C-2-O (General Commercial/Overlay) Combining Zoning District as depicted on the Campbell Zoning Map adopted pursuant to Campbell Municipal Code Section 21.040.030.

3. The Project Site is designated by the General Plan Land Use Diagram as *General Commercial*, which corresponds with the above referenced Zoning District designations.

4. The Pruneyard Shopping Center and Offices Expansion Project ("Proposed Project") consists of the following components:

   - **Zoning Map Amendment** (PLN2015-357): To amend the Campbell Zoning Map to rezone a portion of The Pruneyard from the C-2 (General Commercial) Zoning District to the C-2-O (General Commercial / Overlay) Combining Zoning District for a consistent zoning designation over the entire property.
   - **Master Use Permit** (PLN2015-358): To allow the construction of a 100,000 square-foot (5-story) office building, four retail buildings constituting 18,600 square-feet, a 30,000 square-foot fitness facility *or* a 12,000 square-foot retail/office building, expansion of the existing parking structure (3 or 5 stories), various site improvements, alterations to existing buildings, establishment of a new land use program including specifying permitted and conditional uses, continued allowance of a shared parking program, and implementation of a transportation demand management program (TDM).
   - **Tentative Vesting Parcel Map** (PLN2015-77): To allow division of the property into three parcels.
   - **Tree Removal Permit** (PLN2015-335): To allow removal of on-site "protected" trees.
   - **Master Sign Plan with a Freeway Oriented Sign** (PLN2015-78): To allow a new comprehensive signage scheme including a freeway-oriented sign, an increase in sign area, height, and number.
   - **Zoning Text Amendment** (PLN2015-76): To revise various sections of the Campbell Zoning Code (Title 21 of the Campbell Municipal Code) to reference the land use program created by the Master Use Permit and to allow the signage proposed by the Master Sign Plan.

5. As noted above, the Master Use Permit is part of the overall Proposed Project and has been reviewed in conjunction with all other aspects of the Proposed Project.

6. The Master Use Permit is adopted pursuant to the provisions of the Overlay Combining Zoning District, which requires adoption of a Conditional Use Permit to create, establish, erect, construct, enlarge, place, or install any building, structure, or use.

7. Approval of a Zoning Code Amendment adopted by separate ordinance will amend the provisions of the Overlay Combining Zoning District to specify that the Conditional Use Permit for a regional commercial center shall be known as a "Master Use Permit". The proposed Master Use Permit will be consistent with the provisions of the Overlay Combining Zoning District with adoption of the aforementioned ordinance.

8. The Pruneyard Shopping Center and Offices meets the definition of a regional commercial center.

9. The entirety of Project Site will be within the Overlay Combining Zoning District with approval of a Zoning Map Amendment adopted by separate ordinance.

10. The Overlay Combining District is intended to provide modifications, additions and limitations to zoning districts to meet special conditions and situations concerning properties within such zoning districts that cannot otherwise be treated satisfactorily.

11. The multi-use nature of The Pruneyard Shopping Center and Offices, including a retail shopping center, a hotel, and three office buildings, its shared parking arrangement between the different uses, the incremental development over several decades, as well as the overall scale of the Project Site, constitute a special condition and situation.

12. By provision of a numeric maximum for liquor licenses with the Master Use Permit, it is affirmatively determined that there is not an overconcentration of alcohol service establishments or an undue proximity of off-site alcoholic sales establishments within The Pruneyard.

13. The City Council has considered traffic safety, traffic congestion, and site circulation, 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 off-street parking facilities.

14. The City Council has also considered landscaping improvements, including the the location, height and material of walls, fences, hedges, and screen plantings to insure harmony with adjacent development or to conceal storage areas, utility installations or other unsightly development, the planting of ground cover or other surfacing to prevent dust and erosion; and the unnecessary destruction of existing healthy trees.

15. The City Council has also considered the building and site layout, including thee general silhouette and mass of buildings, including location on the site, elevations and relation to natural plant coverage, all in relationship to the neighborhood, the exterior design of buildings in relation to adjoining structures in height, bulk, and area openings, breaks in the facade facing on the street, line and pitch of roof, and arrangement of structures on the parcel, and special conditions and situations concerning the property and the adjoining properties.

16. Consideration of the above referenced matters includes the preparation and conclusions of professional reports prepared for the Proposed Project, including a Traffic Impact Analysis (TIA), a Site Plan Evaluation (within the TIA), a Parking Demand and Supply Analysis (peer-reviewed by the TIA consultant), and a report by the City's Architectural Advisor.

17. Consideration of the above referenced matters also reflects an understanding that the parking within the Project Site operates under a shared parking scheme that accounts for daily variability among differing land uses. As demonstrated by the Parking Demand

and Supply Analysis and as confirmed by the Traffic Impact Analysis, the Project Site will be adequately parked.

18. Properties within the Overlay Combining Zoning District are not subject to the City's standard parking requirements due to the special conditions and situations; therefore, a Parking Modification Permit is not necessary

19. The approval duration of the Master Use Permit is consistent with the Campbell Municipal Code that allows the City to establish expiration dates within a permit or project approval.

20. The Master Use Permit, specifically including its land use program, is consistent with purpose and intent the *General Commercial* Land Use Designation.

21. The Master Use Permit is consistent with General Plan goal, policies, and strategies for the Pruneyard/Creekside, listed below, by substantially improving the aesthetic character and pedestrian-orientation of The Pruneyard, strengthening the center's linkage to Downtown Campbell, enhancing the connection to the Los Gatos Creek Trail, activating the southwest corner adjacent to the new "portals" opening with the new office and retail buildings, taking advantage of development capacities within an appropriately designated part of the City, sharing parking facilities amongst different uses, and maintaining consistency with the adopted land use maximums.

Goal LUT-14:	The Pruneyard/ Creekside Area as an active, connected "urban village" with a mixture of commercial, office, residential, entertainment and recreational uses functioning as a community and regional focal point.
Policy LUT-14.1:	Area Plan: Develop an Area Plan for the Pruneyard / Creekside Commercial District.
Policy LUT-14.2:	Development Intensities: Allow higher development intensities within the Pruneyard / Creekside area.
Strategy LUT-14.2a:	Maximum Height: Allow new buildings and redeveloped buildings to develop at the maximum height in the Pruneyard/Creekside Area, subject to traffic and environmental constraints.
Strategy LUT-14.2b:	Floor Area Ratio (FAR): Allow a maximum FAR of 2.0 for new development or redevelopment within the Pruneyard/Creekside Area.
Policy LUT-14.3:	Physically Connected: Encourage new development in the Pruneyard/Creekside Area that is physically connected to existing development and oriented towards the creek trail with appropriate setbacks, and that provides logical connections and access to the creek trail.
Strategy LUT-14.3d:	Links to Los Gatos Creek: Ensure that new development provides visual and pedestrian linkages with Los Gatos Creek.
Strategy LUT-14.4a:	Floor Area Ratio: Allow sites of greater than 3 acres to maximize densities of up to 2.0 FAR for non-residential uses and up to a maximum residential density of 27 units per gross acre. Project densities on parcels of smaller size will be reduced on a sliding scale as indicated below:

Minimum Acres	Maximum FAR	Allowable Density Range

Up to .99	.30	Up to 8 du/acre
1.0 to 1.99	.50	8 to 16
2.0 to 2.99	1.0	8 to 21
3.0 and above	2.0	8 to 27

Strategy LUT-14.4d: Parking Facilities: Joint use of parking facilities may be utilized with mixed-use development formats on larger parcels.

Policy LUT-14.5: Building Orientation: Orient buildings toward public streets. New buildings on corner lots should frame the intersection through the use of reduced setbacks where necessary for access, facades that incorporate prominent entries, windows, design details and landscaping.

Strategy LUT-14.5b: Non-residential Entries: Orient entries of non-residential developments toward the public street and provide street-level windows and glass front display bays for all street-level office and retail.

Strategy LUT-14.5c: Parking Lots: Encourage parking lots at the side of or rear of, or below buildings. Parking lots are strongly discouraged between buildings and the sidewalk.

Strategy LUT-14.6b: Ground Floor Retail Uses: Ensure ground floor retail uses on Bascom and Hamilton Avenues, with vibrant street level elevations.

Strategy LUT-14.6c: Decorative Features: Development projects should incorporate decorative features including plazas that incorporate amenities such as public art, special paving, tile, and fountains.

22. The Master Use Permit is also consistent with the following General Plan strategies and policies with regards to the appropriate type, intensity, and location of development, provision of transportation features and programs, suitable pedestrian and bicycle access and amenities, safe and efficient site layout, creative and high quality architectural design, pedestrian-oriented urban form, maintaining a balanced mix of uses, implementation of public improvements, and provision of a variety of uses within the community.

Strategy LUT-1.5a: Transit-Oriented Development: Encourage transit-oriented development including employment centers such as office and research and development facilities and the city's highest density residential projects by coordinating the location, intensity, and mix of land uses with transportation resources, such as Light Rail.

Strategy LUT-1.5d: Higher Floor Area Ratios (FARs): Develop provisions for allowing higher FARs in new projects that provide a mix of uses, maintain a jobs/housing balance or are located within proximity to Light Rail.

Strategy LUT-1.5f: Transportation Impact Mitigation: development that impacts the transportation system. Evaluate the establishment of a Complete Streets Impact fee policy to be imposed on new development and applied toward improving the City's multimodal transportation system.

Strategy LUT-2.1c: Bicycle Facilities: Require adequate and secure bicycle facilities at employment centers, activity centers, and residential projects.

Strategy LUT-2.1k: Private Development: Developers will be required to make public improvements related to their project to improve and enhance bicycle, pedestrian and transit opportunities consistent with City policy.

Strategy LUT-2.1q: Transportation Demand Management (TDM): For new employment centers require TDM site design measures including carpool and van pool parking, bicycle storage, and discounted public transit programs.

Strategy LUT-2.3a:	Intersection Level of Service: To the extent possible, maintain level of service (LOS) on designated intersections consistent with the Santa Clara County Congestion Management Plan.
Policy LUT-2.4:	Jobs and Housing Balance: Maintain Campbell's balance of jobs and housing units to encourage residents to work in Campbell, and to limit the impact on the regional transportation system.
Strategy LUT-2.4a:	Full Range of Land Uses: Provide for a full range of land uses within the City, and for mixed-uses within specific development projects
Policy LUT-5.3:	Variety of Commercial and Office Uses: Maintain a variety of attractive and convenient commercial and office uses that provide needed goods, services and entertainment
Strategy LUT-5.3b:	Minimal Setbacks: Design commercial and office buildings city-wide to have minimal setbacks from the sidewalk except to allow for pedestrian oriented features such as plazas, recessed entryways, and wider sidewalks for outdoor cafes. Discourage parking areas between the public right-of way and the front façade of the building.
Strategy LUT-5.3c:	Revitalization of Shopping Centers: Encourage the maintenance and revitalization of commercial shopping centers.
Strategy LUT-5.3d:	Commercial Centers: Review the design, use and upgrading of commercial centers via the discretionary permit process, and ensure that conditions of approval are adopted that require businesses to be well kept and operated in a way that limit impacts to adjacent uses.
Strategy LUT-7.2n:	Consistency with Plans: Ensure that new development and substantial remodeling projects are consistent with Specific Plans, Area Plans, City Standard Details and adopted Streetscape Standards to create cohesive design.
Strategy LUT-9.1c:	Land Use Objectives and Redevelopment Plans: Permit only those uses that are compatible with land use objectives and redevelopment plans.
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-9.3f:	Development Orientation: Orient new development toward public and private amenities or open space, in particular: • Orient high activity areas such as outdoor dining areas and plazas, and major pedestrian routes toward the amenity or open space.
Strategy LUT-9.3g:	Pedestrian Amenities: Incorporate pedestrian amenities such as plazas, landscaped areas with seating, pedestrian walkways into new developments.
Strategy LUT-9.3i:	Master Plan of Phased Sites: Ensure developers of phased multi-building complexes provide a master plan demonstrating how the entire site will be developed.
Strategy LUT-10.2a:	Streetscape Standards: Implement Streetscape Standards with landscaped boulevard treatment on arterial streets, and implement the installation of street trees per the Standard Street Improvements.

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.
Policy LUT-11.2:	Services Within Walking Distance: Encourage neighborhood services within walking distance of residential uses.
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.
Strategy LUT-13.1c:	Fiscal Effects of Land Use: Evaluate the fiscal effects of different land uses on City revenues and services.

23. The design of the proposed 5-story, 75-foot tall office building was reviewed in terms of its consistency with General Plan Strategy LUT-14.6, which specifically notes that building heights should be reduced towards the adjacent streets, with taller buildings located within the interior of the Pruneyard/Creekside area. As recommended by the Planning Commission, the City Council determined that the Option 1 office building, when incorporating the ground and top floor step-backs of the Option 2 building, would achieve consistency with the Strategy. The required redesign of the building would need to follow this design direction to minimize its massing and building height as perceived from Campbell Avenue.

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

1. The uses (permitted and conditional) allowed by the Master Use Permit are allowed within the C-2 General Commercial Zoning District, and comply with all other applicable provisions of this Zoning Code and the Campbell Municipal Code;

2. The Master Use Permit is consistent with the General Plan;

3. The Project Site is adequate in terms of size and shape to accommodate the fences and walls, landscaping, parking and loading facilities, yards, and other development features required in order to integrate the use with uses in the surrounding area;

4. The Project Site is adequately served by streets of sufficient capacity to carry the kind and quantity of traffic the use would be expected to generate;

5. The design, location, size, and operating characteristics of the development approved by the Master Use Permit are compatible with the existing and future land uses on-site and in the vicinity of the subject property;

6. The establishment, maintenance, or operation of the Master Use Permit on the Project Site will not be detrimental to the comfort, health, morals, peace, safety, or general welfare of persons residing or working in the neighborhood of the proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city;

7. The Master Use Permit will aid in the harmonious development of the immediate area;

8. The Master Use Permit is consistent with applicable adopted design guidelines;

9. The Master Use Permit will not result in an over concentration of liquor establishments uses in the surrounding area;

10. The Master Use Permit will not create a nuisance due to litter, noise, traffic, vandalism, or other factors;

11. The Master Use Permit will not significantly disturb the peace and enjoyment of the nearby residential neighborhood; and

12. The Master Use Permit will not significantly increase the demand on city services.

THEREFORE, BE IT RESOLVED that the City Council approves a Master Use Permit (PLN2015-358), included in attached **Exhibit B**, allow the construction of a five-story 100,000 square-foot office building, four retail buildings constituting 18,600 square-feet, a 30,000 square-foot fitness facility or a 12,000 square-foot retail/office building, expansion of the existing parking structure (3 or 5 stories), various site improvements, alterations to existing buildings, establishment of a new land use program including specifying permitted and conditional uses, continued allowance of a shared parking program, and implementation of a transportation demand management program (TDM), for The Pruneyard Shopping Center and Offices, located at **1875, 1887, 1901, 1919, 1995, & 1999 S. Bascom Avenue**, subject to the attached Conditions of Approval (attached **Exhibit A**).

PASSED AND ADOPTED this 18th day of October, 2016, by the following roll call vote:

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

APPROVED: _____
Jason T. Baker, Mayor

ATTEST: _____
Wendy Wood, City Clerk

EXHIBIT A

CONDITIONS OF APPROVAL
Master Use Permit (PLN2015-358)

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

1. Approval of Master Use Permit: Approval is granted for a Master Use Permit (PLN2015-358) to allow the construction of a five-story 100,000 square-foot office building, four retail buildings constituting 18,600 square-feet, a 30,000 square-foot fitness facility or a 12,000 square-foot retail/office building, expansion of the existing parking structure (3 or 5 stories), various site improvements, alterations to existing buildings, establishment of a new land use program including specifying permitted and conditional uses, continued allowance of a shared parking program, and implementation of a transportation demand management program (TDM) for The Pruneyard Shopping Center and Offices located at **1875, 1887, 1901, 1919, 1995, & 1999 S. Bascom Avenue**.

2. Approved Development Plans. The Master Use Permit incorporates by reference and inclusion as Appendix A, those Development Plans dated as received by the City of Campbell Planning Department on April 29, 2016, consisting of architectural and landscape drawings prepared by Lowney Architecture and civil drawings prepared by HMH. The project shall substantially conform to the Approved Development Plans, which illustrate the construction of new structures, architectural alterations to existing structures, reconfiguration of the site layout, and hardscape and landscaping improvements, as authorized by the Master Use Permit, except as required by Condition of Approval No. 7.

3. Conformance with Master Use Permit: The Master Use Permit shall be the principal land use instrument which governs the use of all land within The Pruneyard Shopping Center and Offices and by which all approved structures shall be constructed, all existing structures shall be improved, and how the properties shall be maintained subject to the applicable standards and provisions of the Master Use Permit.

4. Approval Effectiveness: Approval of the Master Use Permit shall not be effective until Ordinance No. 22__ and 22__are effective (30 days following passage and adoption).

5. Establishment of the Master Use Permit: The Master Use Permit shall be "established" upon issuance of a building permit for Phase 1 (A/B) in compliance with Campbell Municipal Code Section 21.56.030.B.1 (Issuance of Building Permit), at which time the Master Use Permit shall be controlling.

6. Approval Duration/Phasing: Development approved by the Master Use Permit may commence according to the pre-approved phasing and duration periods as specified by the Master Use Permit. Extensions to the approval/phasing periods shall be processed as an Amendment to the Master Use Permit.

7. Redesign of Office Building: Prior to issuance of a building permit for the approved five-story 100,000 square-foot office building 'O1' and no later than December 1, 2025, the applicant shall submit architectural and site improvement drawings depicting a revised building design based on Option 1, with a more articulated façade and stepped massing. The drawings shall be reviewed as an 'Architectural Modification,' which the Community Development Director shall forward to the Site and Architectural Review Committee and Planning Commission for consideration and decision.

8. Master Sign Plan: As approved by separate action, the "final" Master Sign Plan is hereby incorporated by reference into the Pruneyard Master Use Permit by inclusion as Appendix B. Review and approval of signs shall be in compliance with the provisions of the Master Use Permit.

9. Public Improvement Requirements: Approval of the Master Use Permit incorporates by reference all Conditions of Approval of the associated Vesting Tentative Parcel Map.

10. Planning Mitigation Monitoring Fee: Prior to issuance of a building permit for Phase 1 A/B, the applicant shall pay a $5,000 Mitigation Monitoring Fee to ensure compliance with the mitigation monitoring.

11. Mitigation Measures: The approved project shall incorporate all Mitigation Measures identified in the Mitigated Negative Declaration, as restated below for reference:

    - ***Mitigation Measure AES-1****:* Prior to submittal of a building permit for the parking garage expansion, the applicant shall submit a photometric analysis prepared by a qualified professional that analyzes stationary and mobile (vehicular) light sources from within the expanded garage onto the adjacent residential property. The analysis shall provide design recommendations as necessary to ensure that new light emissions comply with the City's Lighting Design Standards (CMC Sec. 21.18.090). The construction drawings for the parking garage shall incorporate the design recommendations of the photometric analysis.

    - ***Mitigation Measure AQ-1****: BAAQMD Basic Dust Control Measures.* The construction contractor shall reduce construction-related air pollutant emissions by implementing BAAQMD's basic fugitive dust control measures, including:

        - All exposed surfaces (e.g., unpaved parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
        - All haul trucks transporting soil, sand, or other loose material off site shall be covered.

- All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.
- All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- A publically visible sign shall be posted with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action with 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

- ***Mitigation Measure AQ-2****: BAAQMD Basic Exhaust Emissions Reduction Measures.* The construction contractor shall implement the following measures during construction to reduce construction-related exhaust emissions:
  - Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations). Clear signage shall be provided for construction workers at all access points.
  - All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

- ***Mitigation Measure AQ-3****: Implement BAAQMD Enhanced Exhaust Emissions Reduction Measures.* The construction contractor shall implement the following measures during construction to further reduce construction-related exhaust emissions:
  - All off-road equipment greater than 25 horsepower (hp) and operating for more than 20 total hours over the entire duration of construction activities shall meet the following requirements:
    - Where access to alternative sources of power are available, portable diesel engines shall be prohibited; and
    - All off-road equipment shall have:
      - Engines that meet or exceed either USEPA or CARB Tier 2 off-road emission standards, and
      - Engines that are retrofitted with a CARB Level 3 Verified Diesel Emissions Control Strategy (VDECS). Acceptable options for reducing emissions include the use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, add-on devices such as particulate filters, and/or other options as such are available.

- ***Mitigation Measure BIO-1***: If tree removal or ground disturbance activities are scheduled to commence during the breeding season (February 1st through August 31st), a pre-construction nesting bird survey shall be conducted by a qualified biologist to identify possible nesting activity of protected or special-status birds within 15 days prior to such activities. If nesting activity is identified during the survey, a construction-free buffer of suitable dimensions must be established around any active raptor and migratory bird nest (up to 250 feet, depending on the location and species) for the duration of the project, or until it has been determined that the chicks have fledged and are foraging independently from their parents.

- ***Mitigation Measure BIO-2***: All trees to be removed shall be replaced as noted by the following table. The required replacement trees, of species to be approved by the Community Development Director, shall be specifically indicated on the final landscaping plan submitted in association with site improvement drawings:

Trunk Size of Removed Tree measured at 4 feet above grade	**Replacement Ratio Required (per tree removed)**	
Diameter (in inches)	**Number of replacement trees**	**Minimum Size**
Less than 12	1	5-gallon
12 to 24	1	24 inch box
greater than 24	1	36 inch box

- ***Mitigation Measure CUL-1***: If archaeological or paleontological resources are encountered during excavation or construction, construction personnel shall be instructed to immediately suspend all activity in the immediate vicinity of the suspected resources and the City and a licensed archeologist or paleontologist shall be contacted to evaluate the situation. A licensed archeologist or paleontologist shall be retained to inspect the discovery and make any necessary recommendations to evaluate the find under current CEQA guidelines prior to the submittal of a resource mitigation plan and monitoring program to the City for review and approval prior to the continuation of any on-site construction activity.

- ***Mitigation Measure CUL-2***: In the event a human burial or skeletal element is identified during excavation or construction, work in that location shall stop immediately until the find can be properly treated. The City and the Santa Clara County Coroner's office shall be notified. If deemed prehistoric, the Coroner's office would notify the Native American Heritage Commission who would identify a "Most Likely Descendant (MLD)." The archeological consultant and MLD, in conjunction with the project sponsor, shall formulate an appropriate treatment plan for the find, which might include, but not be limited to, respectful scientific recording and removal, being left in place, removal and reburial on site, or elsewhere. Associated grave goods are to be treated in the same manner.

- ***Mitigation Measure GEO-1***: Applications for a building permit shall include a geotechnical report prepared by a licensed engineer specializing in soils

mechanics containing foundation and retaining wall design recommendations, to the satisfaction of the Building Official.

- ***Mitigation Measure HWQ-1***: The construction contractor shall implement the best management practices of the Santa Clara Valley Nonpoint Source Pollution Control Program, "Blueprint for a Clean Bay".

- ***Mitigation Measure NOISE-1***: Prior to submittal of a building permit for the garage expansion, the applicant shall have an environmental noise assessment study prepared to analyze how potential sound generation from the expanded garage may affect the adjoining residential property. If the study indicates that the new sound generated by the garage expansion will increase noise exposure to the apartment building beyond both existing levels and the Campbell Residential (Stationary) Noise Standard (CMC Sec. 21.16.070.E.1), the study shall also provide recommended design and/or operational measures as necessary to reduce the noise exposure to current levels or the Campbell Residential (Stationary) Noise Standard, whichever is greater. These measures shall then be incorporated into the final design and operation of the garage expansion.

- ***Mitigation Measure NOISE-2***: All construction activity shall adhere to the following standards:

  - Construction activity shall occur during the prescribed hours and subject to the standards set forth by Campbell Municipal Code Sec. 18.04.052 (Hours of Construction - Time and Noise Limitations).
  - All construction equipment with internal combustion engines used on the project site shall be properly muffled and maintained in good working condition.
  - Unnecessary idling of internal combustion engines shall be strictly prohibited.
  - 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.
  - Prior to the issuance of building permits, the project site shall be posted with the name and contact number of the lead contractor in a location visible from the public street so that the contractor can be made aware of noise complaints.

- ***Mitigation Measure NOISE-3***: Construction equipment, vehicles, and workers associated with the development of the project shall not be permitted to park on any residential street. Prior to issuance of a building permit, the applicant shall prepare a construction staging plan indicating the placement of materials and vehicles on the project site.

EXHIBIT B

PLACEHOLDER

MASTER USE PERMIT | THE PRUNEYARD

RESOLUTION NO. ____

BEING A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMPBELL APPROVING A TENTATIVE VESTING PARCEL MAP (PLN2015-77) TO ALLOW A THREE-LOT SUBDIVISION OF THE PRUNEYARD SHOPPING CENTER AND OFFICES PROPERTY, LOCATED AT **1875, 1887, 1901, 1919, 1995, & 1999 S. BASCOM AVENUE**.

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

The City Council finds as follows with regard to File No. PLN2015-77:

Environmental Finding

1. An Initial Study has been prepared for the Pruneyard Shopping Center and Offices Expansion Project ("Proposed Project") which provides documentation for the factual basis for concluding that a Mitigated Negative Declaration may be adopted since no substantial evidence exists, in light of the whole record, that the project may have a significant effect on the environment.

Evidentiary Findings

1. The Project Site is The Pruneyard Shopping Center and Offices, a 27 acre multi-use property encompassing three professional office buildings, a hotel, a multi-building retail shopping center, and a multi-level parking garage. The property is bounded by Bascom and Campbell Avenues to the east and south, Highway 17 to the west, and the Pruneridge Plaza Apartments and the Campisi Way terminus to the north.

2. The Project Site is within the C-2 (General Commercial) Zoning District and the C-2-O (General Commercial/Overlay) Combining Zoning District as depicted on the Campbell Zoning Map adopted pursuant to Campbell Municipal Code Section 21.040.030.

3. The Project Site is designated by the General Plan Land Use Diagram as *General Commercial*, which corresponds with the above referenced Zoning District designations.

4. The Pruneyard Shopping Center and Offices Expansion Project ("Proposed Project") consists of the following components:

    - **Zoning Map Amendment** (PLN2015-357): To amend the Campbell Zoning Map to rezone a portion of The Pruneyard from the C-2 (General Commercial) Zoning District to the C-2-O (General Commercial / Overlay) Combining Zoning District for a consistent zoning designation over the entire property.

- **Master Use Permit** (PLN2015-358): To allow the construction of a 100,000 square-foot (5-story) office building, four retail buildings constituting 18,600 square-feet, a 30,000 square-foot fitness facility *or* a 12,000 square-foot retail/office building, expansion of the existing parking structure (3 or 5 stories), various site improvements, alterations to existing buildings, establishment of a new land use program including specifying permitted and conditional uses, continued allowance of a shared parking program, and implementation of a transportation demand management program (TDM).
- **Tentative Vesting Parcel Map** (PLN2015-77): To allow division of the property into three parcels.
- **Tree Removal Permit** (PLN2015-335): To allow removal of on-site "protected" trees.
- **Master Sign Plan with a Freeway Oriented Sign** (PLN2015-78): To allow a new comprehensive signage scheme including a freeway-oriented sign, an increase in sign area, height, and number.
- **Zoning Text Amendment** (PLN2015-76): To revise various sections of the Campbell Zoning Code (Title 21 of the Campbell Municipal Code) to reference the land use program created by the Master Use Permit and to allow the signage proposed by the Master Sign Plan.

5. As noted above, the Tentative Vesting Parcel Map is part of the overall Proposed Project and has been reviewed in conjunction with all other aspects of the Proposed Project.

6. The Tentative Vesting Parcel Map is being approved concurrently with and subject to The Pruneyard Master Use Permit.

7. The Tentative Vesting Parcel Map will allow the creation of three parcels separately accommodating the hotel, the office buildings, and shopping center buildings.

8. The Tentative Vesting Parcel Map is consistent with the C-2-O (General Commercial/Overlay) Combining Zoning District and the *General Plan* Land use designation.

9. As part of the Tentative Vesting Parcel Map, a "Declaration of Covenants, Restrictions, and Easements," also referred to as the "Center Declaration," will be recorded, which will establish an owner's association (known as the "Center Association") for The Pruneyard. The Center Association will manage common areas, which will be defined as all areas outside of the envelope of the retail, hotel, and office structures, including parking lots, the parking garage, landscaping, plaza areas, and walkways. In this manner, each ownership interest can focus on its specialization while overall management of The Pruneyard, in terms of security, maintenance, and parking, can be coordinated by the Center Association. Establishment of the Center Association also

creates a single entity with which the City can coordinate implementation of the Master Use Permit.

10. The subdivision of The Pruneyard by the Tentative Vesting Parcel Map will be coordinated with both the physical development of the property and a long-term plan for its operation and maintenance pursuant to a Master Use Permit adopted by separate action. The Master Use Permit establishes a comprehensive framework for The Pruneyard that in addition to providing the parameters for the development will also provide a cohesive structure intended to bind all the property owners together for the mutual benefit of The Pruneyard by imposing joint responsibility and an obligation to cooperate with each other and the City.

11. Without the concurrent approval of the Master Use Permit, the Tentative Vesting Parcel Map could not be supported by the City as subdivision of The Pruneyard would limit the long-term development potential of the site by constraining the location and type of new development due to creation of new property lines.

12. The three parcels that will be created will have frontage upon a public street, specifically, Bascom Avenue, East Campbell Avenue, and Campisi Way.

13. The City's approval of Tentative Vesting Parcel Map is subject to implementation of various public improvements, including dedication of land and construction and/or rehabilitation of public facilities (e.g., driveway cuts, ramps, sidewalks, streetlights, etc.) and payment of monetary contributions to future public improvements, consistent with the City's authority under the Subdivision Map Act and Chapter 11.24 (Street Improvements) of the Campbell Municipal Code.

14. The required public improvements and monetary contributions further the following General Plan policies and strategies

Strategy LUT-1.4d:	Through Traffic on Arterials: Design and maintain regional arterial streets to efficiently accommodate through traffic.
Strategy LUT-1.5f:	Transportation Impact Mitigation: Development that impacts the transportation system. Evaluate the establishment of a Complete Streets Impact fee policy to be imposed on new development and applied toward improving the City's multimodal transportation system.
Policy LUT-2.1:	Multi-modal Transportation: Develop and implement a multi-modal transportation network that balances transportation options aimed at reducing automobile traffic and greenhouse gas emissions while promoting healthier travel alternatives for all users.
Strategy LUT-2.1b:	Bicycle Plan Implementation: Use the development review process and the Capital Improvement Program to identify opportunities to implement bicycle connections, parking, storage and other related improvements.
Strategy LUT-2.1i:	Street Design and Improvements: Design streets and sidewalks so as to provide a comfortable, accessible and safe pedestrian experience.
Strategy LUT-2.1c:	Bicycle Facilities: Require adequate and secure bicycle facilities at employment centers, activity centers, and residential projects.

Strategy LUT-2.1k:	Private Development: Developers will be required to make public improvements related to their project to improve and enhance bicycle, pedestrian and transit opportunities consistent with City policy.
Strategy LUT-2.2a:	Roadways for a Variety of Users: Design roadway space for a variety of users, including motor vehicles, transit vehicles, bicycles, and pedestrians when constructing or modifying roadways.
Strategy LUT-2.3a:	Intersection Level of Service: To the extent possible, maintain level of service (LOS) on designated intersections consistent with the Santa Clara County Congestion Management Plan.
Strategy LUT-7.2a:	Public Improvements Installation: Develop and adopt an ordinance ensuring that property owners of new, infill and substantial remodeling development projects install, upgrade or repair street and public improvements adjacent to the subject property, where and when appropriate.
Strategy LUT-7.2g:	Landscaped and Tree Lined Streets: Provide attractive, user friendly, tree-lined streets and install creative landscaping in street improvement projects, where feasible.
Strategy LUT-7.2h:	Consistent Right-of-Way Treatment: Design consistent right-of-way treatment on individual streets.
Strategy LUT-7.2l:	Street Trees: Where sidewalks are directly adjacent to curbs and no planting strip exists, explore ways to add planting pockets with street trees and water efficient landscaping to increase shade and reduce the apparent width of wide streets.
Strategy LUT-7.2n:	Consistency with Plans: Ensure that new development and substantial remodeling projects are consistent with Specific Plans, Area Plans, City Standard Details and adopted Streetscape Standards to create cohesive design.
Strategy LUT-7.3a:	Consistency with Plans: Intersection Design: Incorporate pedestrian and bicycle features and auto safety components in intersection design and improvement projects, such as curb cuts to accommodate bicycle trailers, bicycle crossing buttons at traffic signals, appropriately designed bulb-outs to shorten pedestrian crossings but still facilitating bicyclists, and bicycle sensors at major intersections. Develop a comprehensive policy incorporating strategies that facilitate the movement of pedestrians and bicyclists through intersections that includes periodic safety risk evaluations and corresponding safety measures.
Strategy LUT-7.3b:	Street Lighting: Install, maintain, and repair city-wide street lighting as needed (some Area Plans have specific lighting standards). Encourage the use of new energy efficient lighting technologies
Strategy LUT-7.3c:	Traffic Control Devices: Ensure traffic control devices function properly.
Strategy LUT-10.2a:	Streetscape Standards: Implement Streetscape Standards with landscaped boulevard treatment on arterial streets, and implement the installation of street trees per the Standard Street Improvements.
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-11.1d:	Americans with Disabilities Act (ADA): Address the needs of people with disabilities and comply with the requirements of the ADA during the planning and implementation of transportation and parking improvement projects.

15. The Tentative Vesting Parcel Map has been distributed to local agencies, including Pacific Gas and Electric, West Valley Sanitation District, Santa Clara Valley Transportation Authority and the Santa Clara Valley Water District.

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

1. The Tentative Vesting Parcel Map is consistent with the General Plan and Zoning Ordinance of the City.

2. The Tentative Vesting Parcel Map does not impair the balance between the housing needs of the region and the public service needs of its residents and available fiscal and environmental resources.

3. The Tentative Vesting Parcel Map provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

4. The development and uses that will be facilitated by the Tentative Vesting Parcel Map will be compatible with the General Plan of the City and will aid in the harmonious development of the immediate area.

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.

THEREFORE, BE IT RESOLVED that the City Council approves of Tentative Vesting Parcel Map to allow a three-lot subdivision of The Pruneyard Shopping Center and Offices property, located at **1875, 1887, 1901, 1919, 1995, & 1999 S. Bascom Avenue**, subject to the attached Conditions of Approval (attached **Exhibit A**).

PASSED AND ADOPTED this 18th day of October, 2016, by the following roll call vote:

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

APPROVED: _____
Jason T. Baker, Mayor

ATTEST: _____
Wendy Wood, City Clerk

EXHIBIT A

CONDITIONS OF APPROVAL
Tentative Vesting Parcel Map (PLN2015-77)

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

1. Approved Project: Approval is granted for a Tentative Vesting Parcel Map to allow a three-lot subdivision of The Pruneyard Shopping Center and Offices property, located **1875, 1887, 1901, 1919, 1995, & 1999 S. Bascom Avenue**. The Parcel Map shall substantially conform to the Tentative Vesting Parcel Map (and associated civil sheets), included within the Revised Project Plans (Sheet TM-1 and TM-2), dated as received by the Planning Division on April 29, 2016 except as may be modified by the Conditions of Approval herein and as necessary to maintain consistency with the Pruneyard Master Use Permit.

2. Approval Expiration: The Tentative Vesting Parcel Map approval is valid for a period of two years from the date of City Council action. Recordation of a Parcel Map, in compliance with the provisions of the Master Use Permit, shall occur within the two-year approval period.

3. Master Use Permit: The Tentative Vesting Parcel Map is contingent upon approval of the Pruneyard Master Use Permit. A Parcel Map shall not be recorded if the Master Use Permit is voluntary or involuntary revoked, expires without being effectuated, or held to be invalid or void by a court of competent jurisdiction.

4. Required Improvements: As specified by The Pruneyard Master Use Permit, building permits for Phase 1 A/B of the approved project shall be issued and separation of the hotel structure, as required by the California Building Code, shall be completed, prior recordation of the Parcel Map.

5. Declaration of Covenants, Restrictions, and Easements: Recordation of a Parcel Map is contingent upon establishment and concurrent recording of a Declaration of Covenants, Restrictions and Parking Easements ("Pruneyard Declaration") providing for an owner's association (Center Association) which shall manage all property identified as 'Common Areas' on Sheet A1.16 (Common Area Diagram) of the Approved Development Plans, and naming the City of Campbell as a third-party beneficiary, as more specifically described in the "Summary of Proposed Documentation for the Pruneyard Campbell Subdivision" memorandum from Hanna & Van Atta, dated August 11, 2015. Prior to recordation of the Parcel Map, the Pruneyard Declaration shall be reviewed by the City Attorney and Community Development Director for consistency with the provisions and requirements of the Master Use Permit and the aforementioned Hanna & Van Atta memorandum.

The Pruneyard Declaration shall be considered a component of the Master Use Permit, incorporated by reference and inclusion as Appendix C. All material revisions, amendments, or addendums to the Pruneyard Declaration shall require approval of the City Attorney and Community Development Director to verify consistency with the Master Use Permit.

PUBLIC WORKS DEPARTMENT

7. Response Letter: Upon submittal of the Parcel Map, the Street Improvement Plans and the Grading and Drainage Plans, the applicant shall provide an itemized response letter verifying that all the Public Works Conditions of Approval have been met.

8. Parcel Map: The applicant shall submit a Parcel Map for recordation upon approval by the City, pay various fees/deposits and submit the map in a digital format acceptable to the City.

9. Covenants, Conditions, and Restrictions: Upon submittal of the Parcel Map, provide a draft of the CC&Rs for review by the City prior to recordation of the Parcel Map. Maintenance of the stormwater treatment and cross-easement facilities shall be part of the CC&Rs. Additional language shall be added for areas where biotreatment facilities will be constructed in designated easement areas. The CC&R's shall be recorded concurrently with the Parcel Map.

10. Preliminary Title Report: Upon submittal of the Parcel Map, the applicant shall provide a current (within the past 6 months) Preliminary Title Report.

11. Right-of-Way for Public Street Purposes: Prior to recordation of the Parcel Map or prior to issuance of any grading or building permits for the site for Phase 2, 3, 4, whichever comes first, right-of-way, as depicted on Sheet TM-1, shall be granted in fee for public street purposes along the Campbell Avenue frontage west of Union Avenue to provide a widened and enhanced pedestrian corridor and to provide a stronger connection between the pedestrian corridor beneath HWY-17 and the Pruneyard. The applicant shall submit the necessary documents for approval by the City Engineer, process the submittal with City staff's comments and fully complete the right-of-way process. The applicant shall cause all documents to be prepared by a registered civil engineer/land surveyor, as necessary, for the City's review and recordation.

12. Existing Right-of-Way for Public Street Purposes: Upon recordation of the Parcel Map or prior to issuance of any grading or building permits for the site, the applicant shall submit the necessary documents for approval by the City Engineer, process the submittal with City staff's comments and fully complete the right-of-way process for the Recorded Grant Deed for Public Street Purposes, Document No. 13496778 to be granted in fee to the City of Campbell, as the original intent was to be in fee. Plans Resubmittal #2 dated 12/15/15, all show the incorrect property line as interpreted by the City. The City has referenced this in previous completeness comments; applicant has not reflected the property line changes in the plans.

13. Private Easements: Upon recordation of the Parcel Map, the applicant shall cause private easements to be recorded or quit claimed for (private utilities, private storm drains, reciprocal ingress and egress, emergency vehicles, etc.).

14. Monumentation for Parcel Map: Prior to recordation of the Parcel Map, the applicant shall provide a cash deposit (100% of the monument estimate) for setting all monuments shown on the map. Monuments shall be set per section 20.76.010 of the Campbell Municipal Code including but not limited to setting permanent pipe monuments (three-fourths inch galvanized steel pipe two feet long approximately six inches below finished grade) at each boundary of all lot corners within a subdivision, along the exterior boundary lines at intervals of approximately five hundred feet and at all beginning of curves and ending of curves on property lines, and monument boxes at intersections of all street monument line tangents.

    Although not shown on the Tentative Parcel Map (TM-1) dated 12/15/2015, monuments shall be set at intersections of all street monument line tangents i.e. at S Bascom Ave/Pruneyard, E. Campbell Ave/Union Ave and Campisi Way.

15. Demolition: Prior to recordation of the Parcel Map the applicant shall obtain a building permit or demolition permit that will be necessary to remove any nonconforming structures and obtain a Building Final for this work as outlined in the permit.

16. Soils Report: Upon submittal of the Parcel Map, applicant shall provide a preliminary soils report prepared by a registered geotechnical or civil engineer.

17. Grading and Drainage Plan: Upon submittal of any grading or building permits for the site for Phase 2, 3, 4, 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.

18. Drainage System: Prior to occupancy clearance, the applicant shall refurbish, remodel, and reconstruct the on-site drainage system, as necessary to resolve functional deficiencies, to demonstrate that the facilities are functioning normally in accordance with the requirements of the City.

19. Santa Clara Valley Water District (SCVWD): Prior to issuance of any grading or building permits for the site for Phase 3, the applicant shall obtain clearance from the SCVWD.

20. State General Construction Activity Permit: Prior to issuance of any grading or building permits for the site for Phase 2, 3, 4, the applicant shall comply with the State General

Construction Activity Permit requirements including paying fees, filing a Notice of Intent and providing a Storm Water Pollution Prevention Plan (SWPPP). The applicant shall provide the City with a copy of the filed Notice of Intent and SWPPP and the WDID number shall be placed on the cover sheet of the Grading and Drainage Plans.

21. Stormwater Pollution Prevention Measures: Prior to issuance of any grading or building permits for the site for Phase 2, 3, 4, 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 in affect at the time permits are issued. Current requirements stipulate that 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, but is subject to change. 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.

    This application is requesting to construct this project over a 15 year period, therefore the applicant may need to subsequently revise plans based on storm water requirements that are in effect at the time the building permits are actually pulled. Approval of a 15 year master plan should not be seen as locking in the stormwater treatment requirements to those of the current NPDES Permit. Should these potential changes impact the site design, the applicant may need to get approval from the approving body.

    Upon submission of the Parcel Map 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 a Building Permit for Phase 2, 3 or 4:

    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 in effect at the time. The current requirements are as included in the NPDES permit.

b. Under current requirements, the applicant shall sign the "Covenants for the Operation and Maintenance of Stormwater Facilities" and submit a Stormwater Management Plan.

Prior to Construction:

a. Complete the Biotreatment Soil Mix Verification Checklist.
b. Complete the Biotreatment Soil Mix Supplier Certification Statement.

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:
    1. The stormwater management facilities were constructed in compliance with the approved plans.
    2. The as-built drawings show all pertinent constructed dimensions, elevations, shapes, and materials.
    3. All variations in construction from the approved design plan have been identified, including omissions to and additions from the approved plan.
    4. Any changes are in conformance with local, state, or federal regulations.

22. 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.

    Utility locations shall not cause damage to any existing street trees. Where there are utility conflicts due to established tree roots or where a new tree will be installed, alternate locations for utilities shall be explored. Include utility trench details where necessary.

23. Water Meter(s) and Sewer Cleanout(s): Proposed water meter(s) and sewer cleanout(s) shall be relocated or installed on private property behind the public right-of-way line. If however, existing utilities services are being upsized, all boxes and appurtenances shall be relocated onto private property.

24. Utility Coordination Plan: Prior to issuance of any grading or building permits for the site for Phase 2, 3, 4, whichever comes first, 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.

25. Pavement Restoration: Based on the utility coordination plan, the applicant shall prepare a pavement restoration plan, for public right of way areas, for approval by the City Engineer prior to any utility installation or abandonment. Streets that have been

reconstructed or overlaid within the previous five years will require boring and jacking for all new utility installations. Bascom Avenue, Campbell Avenue and Campisi Way have not been reconstructed or overlaid in the last 5 years. The pavement restoration plan shall indicate how the street pavement shall be restored following the installation or abandonment of all utilities necessary for the project.

Pavement work shall extend to the most distant utility trench and pavement restoration shall encompass all utility trenches creating one rectangle. Where new pavement restoration work occurs, new pavement marking and striping will be required along the frontage; intermittent patching will not be allowed.

26. Street Improvement Agreements/Plans/Encroachment Permit/Fees/Deposits: Prior to recordation of the Parcel Map or prior to issuance of any grading or building permits for the site for Phase 2, 3, 4, or whichever comes first, 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 utility boxes, covers, poles, etc. to outside of sidewalk area along E. Campbell Avenue west of the Union Avenue driveway. No utility boxes, covers, etc. will be allowed in this sidewalk area.

    c. Upgrade all existing driveway approaches to be ADA compliant.

    d. **E. Campbell Avenue (North side of Campbell Ave between the westerly boundary of Pruneyard and Union Avenue)** – As depicted on Sheet 1.12a, Installation of City Standard ten ft. sidewalk, five ft. no mow (fine fescue and hair grass Deschampsia) turf between the sidewalk and the curb, approved street trees at 30' to 40' feet on center, and sub-surface drip irrigation such as Eco-Mats (or approved equal) in the park strip. This will enhance the connection of the City's Portals project west of Union Avenue. Except as depicted on Sheet 1.12a, any Traffic Signal equipment, poles and appurtenance within the 10' of sidewalk shall be removed and relocated outside of this area. Additional Traffic Signal Easements may be required for the relocation of equipment and poles.

    e. Installation of ADA compliant alley type driveway approaches and necessary City standard curb, gutter, and sidewalk. Refer to Condition 21 related to Union Avenue Driveway. Installation of ADA ramps along Campbell Avenue, Bascom Avenue and Campisi Way.

    f. Retrofit existing HPS lamp streetlights with LED lamp streetlights; upgrade conduits, fuses, conductors and related facilities in accordance with the City of Campbell's Street Lighting Policies. LED's for street lights contiguous along project frontage.

g. Enhance and beautify the Creek Trail Entrance including landscaping, signage and lighting along the westerly wall of the parking garage leading to and from the Creek Trail and the Pruneyard.

h. Replace all existing turf and sprinkler system with no mow (fine fescue and hair grass Deschampsia) turf, and sub-surface drip irrigation such as Eco-Mats (or approved equal) in the park strip on Bascom Avenue.

i. Installation of traffic control, stripes and signs.

j. Construction of conforms to existing public and private improvements, as necessary.

k. Submit final plans in a digital format acceptable to the City.

27. Street Improvement Agreements/Plans/Encroachment Permit/Fees/Deposits: Prior to issuance of any grading or building permits for Phase 4 of the proposed five-story Office and two-story underground Parking, 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. Removal of the dip and reconstruction of the northern entrance of Union/Campbell driveway intersection. Transition and conform onsite and into street section and as far back into the property site, as necessary to create a smooth entryway.

b. Ultimate frontage improvements along Campbell Avenue, including the relocation of the existing traffic signal controller cabinet out of the sidewalk.

c. Installation of traffic control, stripes and signs.

d. Construction of conforms to existing public and private improvements, as necessary.

e. Submit final plans in a digital format acceptable to the City.

28. Traffic Operations Improvements:
All payments are valuated in 2016 dollars. Adjustments will be made at the time of required payment based on the Engineering News Record Construction Cost Index for San Francisco.

a. Traffic Signal Improvements to Existing Signals: Prior to recordation of the Parcel Map or prior to issuance of any grading or building permits for the site for Phase 2, 3, 4, whichever comes first, the applicant shall provide the following:

i. Post a $20,000.00 payment for the purchase and installation of video detection equipment at the intersection of East Campbell Avenue / South Bascom Avenue.
ii. Post a $20,000.00 payment for the purchase and installation of traffic signal pre-emption upgrades at the intersections of East Campbell Avenue / South Bascom Avenue and Pruneyard / South Bascom Avenue.

b. Green Bike Lanes: Prior to recordation of the Parcel Map or prior to issuance of any grading or building permits for the site for Phase 2, 3, 4, whichever comes first, the applicant shall post a $50,000.00 payment for the purchase and installation of Green Bike Lanes and Conversion of Bike Route Shoulders to Bike Lanes along the Pruneyard frontage along Bascom Avenue and Campbell Avenue.

c. New Traffic Signal Contribution: Prior to issuance of any grading or building permit for Phase 3 the applicant shall post a $84,147.00 payment towards the construction of a future traffic signal at the intersection of East Campbell Avenue and Page Street.

d. Corridor Signal Timing Study: Prior to issuance of any grading or building permit for Phase 4, the applicant shall post a $90,000.00 payment for a Corridor Signal Timing Study leading into and out of the Pruneyard.

29. Completion of Street Improvements for Building Permits and Issuance of Occupancy Phasing: The Owner shall provide, construct and install at his/her own proper cost and expense, street improvements as described in this Condition of Approval within 24 months of execution of the Street Improvement Agreement.

Prior to allowing occupancy and/or Building Final for Phase 2, 3, or 4, (in any order) the applicant shall have complied with the Street Improvement Agreement.

The design engineer shall submit Record drawings to the City prior to release of any deposits.

30. 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.

31. 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.

32. 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, sidewalk or other similar public improvements to the satisfaction of the City into the project.

33. Campisi Way Feasibility Study: Prior to recordation of the Parcel Map or prior to issuance of any grading or building permits for the site for Phase 2, 3, 4, whichever comes first, the applicant shall post a $45,000.00 payment towards the preparation of a site investigation and feasibility study on the repair of the Campisi Way roadway settlement, as Campisi Way is a major point of connection and access for the Pruneyard.

RESOLUTION NO. ____

BEING A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMPBELL APPROVING A MASTER SIGN PLAN (PLN2015-78) INCLUDING A FREEWAY-ORIENTED SIGN, ROOFTOP SIGNS, AND AN INCREASE IN SIGN AREA, HEIGHT, AND NUMBER FOR THE PRUNEYARD SHOPPING CENTER AND OFFICES LOCATED AT **1875, 1887, 1901, 1919, 1995, & 1999 S. BASCOM AVENUE.**

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

After due consideration of all evidence presented, the City Council did find as follows with respect to file numbers PLN2015-78:

Environmental Finding

1. An Initial Study has been prepared for the Pruneyard Shopping Center and Offices Expansion Project ("Proposed Project") which provides documentation for the factual basis for concluding that a Mitigated Negative Declaration may be adopted since no substantial evidence exists, in light of the whole record, that the project may have a significant effect on the environment.

Evidentiary Findings

1. The Project Site is The Pruneyard Shopping Center and Offices, a 27 acre multi-use property encompassing three professional office buildings, a hotel, a multi-building retail shopping center, and a multi-level parking garage. The property is bounded by Bascom and Campbell Avenues to the east and south, Highway 17 to the west, and the Pruneridge Plaza Apartments and the Campisi Way terminus to the north.

2. The Proposed Project includes a Zoning Map Amendment (PLN2015-357), a Master Use Permit (PLN2015-358), a Vesting Tentative Parcel Map (PLN2015-77), a Tree Removal Permit (PLN2015-335), a Master Sign Plan (PLN2015-78), and a Zoning Code Amendment (PLN2015-76).

3. Preparation of a Master Sign Plan is required for a nonresidential project with four or more tenants, which seeks approval of two or more signs.

4. The Master Sign Plan would allow a new comprehensive signage scheme for The Pruneyard Shopping Center and Offices, including a freeway-oriented sign, rooftop signs, and an increase in sign area, height, and number.

5. The Master Sign Plan will be consistent with the Zoning Ordinance with adoption of a separate Zoning Code Amendment, which will establish additional provisions for a regional commercial center, freeway-oriented signs, rooftop signs, and property subject to a Master Use Permit pursuant to the Overlay Zoning District.

6. The Pruneyard Shopping Center and Offices meets the definition of a regional commercial center.

7. The Master Sign Plan will incorporate existing tenant wall signage as previously approved, and allow new wall and free-standing signage.

8. The Master Sign Plan will be incorporated into the Pruneyard Master Use Permit, adopted by separate action.

9. Allowance for tenant wall signage and increased site identification signage is necessary to ensure sufficient visibility commensurate with the scale of The Pruneyard.

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

1. The signs otherwise allowed would not be visible to the public due to issues of distance or obstructions that are beyond the control of the owner of the site on which the signs are or would be located.

2. The signs otherwise allowed would not be visible to the public due to issues of distance or obstructions that are beyond the control of the owner of the site on which the signs are or would be located.

3. The signs could not be made visible and intelligible to a person of normal sight by allowing an increase in the area or height of the sign.

4. The additional signs comply with all the other requirements, except for the limitations on the number of signs.

5. The number of signs allowed does not exceed the minimum number of signs necessary to make the signs visible to the public due to issues of distance or obstructions that are beyond the control of the owner of the site on which the signs are or would be located, which could not be accomplished by the number of signs otherwise allowed.

6. The freeway sign is the minimum height and size necessary to achieve visibility from the freeway.

7. The Pruneyard, as a regional commercial center, is not directly identifiable from the freeway.

8. The design of the signs within the Master Sign Plan complies with the applicable design elements criteria.

9. Both the location of the proposed signs and the design of their visual elements (lettering, words, figures, colors, decorative motifs, spacing, and proportions) are legible under normal viewing condition.

10. The location and design of the proposed signs do not obscure existing or adjacent signs from view.

THEREFORE, BE IT RESOLVED that the City Council approves a Master Sign Plan including a freeway-oriented sign, rooftop signs, and an increase in sign area, height, and number for The Pruneyard Shopping Center and Offices, located at **1875, 1887, 1901, 1919, 1995, & 1999 S. Bascom Avenue**, subject to the attached Conditions of Approval (attached **Exhibit A**).

PASSED AND ADOPTED this 18th day of October, 2016, by the following roll call vote:

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

APPROVED: _____
Jason T. Baker, Mayor

ATTEST: _____
Wendy Wood, City Clerk

EXHIBIT A

CONDITIONS OF APPROVAL
Master Sign Plan (PLN2015-78)

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.

1. Approved Project: Approval is granted for a Master Sign Plan (PLN2015-78) including a freeway-oriented sign, rooftop signs, and an increase in sign area, height, and number for The Pruneyard Shopping Center and Offices, located at **1875, 1887, 1901, 1919, 1995, & 1999 S. Bascom Avenue**. The "final" Master Sign Plan shall substantially conform to the "Pruneyard Master Sign Program," dated November 2, 2015, with the exception of the revisions required herein. All new signage on the site shall substantially conform to the "final" Master Sign Plan.

2. Approval Effectiveness: The Master Sign Plan, including provisions for a freeway-oriented sign, rooftop signs, and an increase in sign area, height, and number, shall be valid and effective only when The Pruneyard Master Use Permit is "established".

3. "Final" Master Sign Plan: Prior to any sign approval under the Master Sign Plan, the applicant shall submit a revised "final" Master Sign Plan which shall include the following revisions:

   a. **Freeway Sign Changes**:

      - The freeway sign shall be placed below the roofline of The Pruneyard Place building (1919 S. Bascom Avenue), as depicted on the revised 'Freeway Site ID' drawing, dated January 13, 2016.
      - The freeway sign shall be reduced to 340 square-feet, as to ensure the total aggregate sign area of freeway-oriented signs is no greater than 500 square feet.

   b. **"Specialty" Sign Changes:**

      - One "specialty" sign per tenant shall be allowed, unless the tenant's leased space is at a building corner with two storefronts, which shall allow the tenant two (2) "specialty" signs.
      - "Specialty" signs shall be placed above the leased storefront and/or on an adjacent "tower" feature, unless architectural limitations require alternative placement, which may be approved by the Community Development Director as an Architectural Modification.
      - The maximum size of the "specialty" signs shall be one square-foot per lineal foot of leased storefront area (inclusive of exterior solid/fenestrated perimeter walls) or one square-foot per 50 square feet of leased floor area, up to 100

square feet of sign area, whichever is greater. Larger signs may be granted by Planning Commission approval of a Sign Permit for an increase to sign area in compliance with CMC Sec. 21.30.030.4 (Increased sign area or increased sign height).

- "Specialty" signs may consist of individual channel letters, which may incorporate internal, external, or reverse illumination, and be constructed of any material. Cabinet boxes are prohibited, except for logos (one per sign), which shall not make up more than 25% of the total sign area nor exceed the height of the sign by more than 50%.

c. **Office Parapet Sign Change:** The wall sign on Office Building O1 shall be located on the south elevation (facing Campbell Avenue), oriented away from Highway 17 as determined by the Community Development Director.

4. Incorporation into the Master Use Permit: Upon the effectiveness of this approval, pursuant to Conditions of Approval No. 2 and 3, the "final" Master Sign Plan is hereby incorporated by reference into the Pruneyard Master Use Permit by inclusion as Appendix B. Review and approval of signs shall be in compliance with the provisions of the Master Use Permit.

5. Previous Master Sign Plans: The previously approved Master Sign Plans for the Pruneyard Shopping Center and the Pruneyard Offices, originally approved by Planning Commission Resolutions No. 3579 and 4022, respectively, and any subsequent revisions, shall be void and permanently superseded by the Master Sign Plan approved herein, upon the effectiveness of this approval pursuant to Condition of Approval No. 2. Existing signage approved under these previous Master Sign Plans may remain, until a chance of tenancy or branding requires a new sign, except as required by Condition of Approval No. 6, below.

6. Construction of Freestanding Signs: Existing monument signs shall be removed concurrently or prior to construction of the approved freestanding "site identification" and "multi-tenant" signs.

RESOLUTION NO. ____

BEING A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMPBELL APPROVING A TREE REMOVAL PERMIT (PLN2015-335) TO REMOVE ON-SITE PROTECTED TREES AS PART OF THE PRUNEYARD SHOPPING CENTER AND EXPANSION PROJECT ON PROPERTY LOCATED AT **1875, 1887, 1901, 1919, 1995, & 1999 S. BASCOM AVENUE.**

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

The City Council finds as follows with regard to File No. PLN2015-335:

Environmental Finding

1. An Initial Study has been prepared for the Pruneyard Shopping Center and Offices Expansion Project ("Proposed Project") which provides documentation for the factual basis for concluding that a Mitigated Negative Declaration may be adopted since no substantial evidence exists, in light of the whole record, that the project may have a significant effect on the environment.

Evidentiary Findings

1. The Project Site is The Pruneyard Shopping Center and Offices, a 27 acre multi-use property encompassing three professional office buildings, a hotel, a multi-building retail shopping center, and a multi-level parking garage. The property is bounded by Bascom and Campbell Avenues to the east and south, Highway 17 to the west, and the Pruneridge Plaza Apartments and the Campisi Way terminus to the north.

2. The Proposed Project includes a Zoning Map Amendment (PLN2015-357), a Master Use Permit (PLN2015-358), a Vesting Tentative Parcel Map (PLN2015-77), a Tree Removal Permit (PLN2015-335), a Master Sign Plan (PLN2015-78), and a Zoning Code Amendment (PLN2015-76).

3. The Proposed Project would allow construction of several retail buildings, a five-story office building, expansion of the existing parking garage, renovation of existing retail buildings, creation/expansion of public plaza areas, improved pedestrian/bicycle connections, and modified vehicular circulation.

4. The extent of the Proposed Project necessitates removal of certain trees, which would otherwise severely impede the proposed building construction and site improvements.

5. The Tree Removal and Preservation Plan and Tree Inventory prepared for the Proposed Project (within Sheets L2.0, L2.1, and L2.2 of the project plans) indicates removal 145 trees.

6. Thirty-one of these trees will require approval of a Tree Removal Permit pursuant to the City's Tree Protection Ordinance (CMC Ch. 21.32) which classifies as "protected" any tree measuring 12-inches in diameter or greater and any tree (irrespective of size) required by a previously-approved landscape plan. As required by the ordinance, all protected trees must be replaced at a one-to-one ratio. However, most of the trees to be removed are not protected due to their species (e.g., Olive trees) or because the City's records cannot definitively identify them as being required by a past landscaping plan.

7. The Mitigated Negative Declaration requires replacement of all trees, irrespective of protected status or size, pursuant to Mitigation Measure *BIO-1*, herein incorporated as a Condition of Approval.

8. The proposed replacement trees will be a sufficient replacement for the trees to be removed and will continue the diversity of tree species found in the community.

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

1. The retention of the trees restricts the economic enjoyment of the property and creates an unusual hardship for the property owner by severely limiting the use of the property in a manner not typically experienced by owners of similarly zoned and situated properties, and the applicant has demonstrated to the satisfaction of the Planning Commission that there are no reasonable alternatives to preserve the trees due to the number of site constraints of the infill site.

THEREFORE, BE IT RESOLVED that the City Council approves a Tree Removal Permit (PLN2015-335) to allow the removal of on-site protected trees, for The Pruneyard Shopping Center and Offices, located at **1875, 1887, 1901, 1919, 1995, & 1999 S. Bascom Avenue**, subject to the attached Conditions of Approval (attached **Exhibit A**).

PASSED AND ADOPTED this 18th day of October, 2016, by the following roll call vote:

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

APPROVED: _____
Jason T. Baker, Mayor

ATTEST: _____
Wendy Wood, City

EXHIBIT A

CONDITIONS OF APPROVAL
Tree Removal Permit (PLN2015-335)

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.

1. Approved Permit: Approval is granted for a Tree Removal Permit (PLN2015-335) to allow the removal of 145 trees, including 31 "protected" trees as indicated on the Tree Removal and Preservation Plan (Sheet L2.0) and the Tree Inventory (Sheets L2.1 and L2.2) of the Revised Project Plans, dated received by the Planning Division on April 29, 2016. This permit shall be valid only in conjunction with, and subject to, the approved Master Use Permit (PLN2015-358).

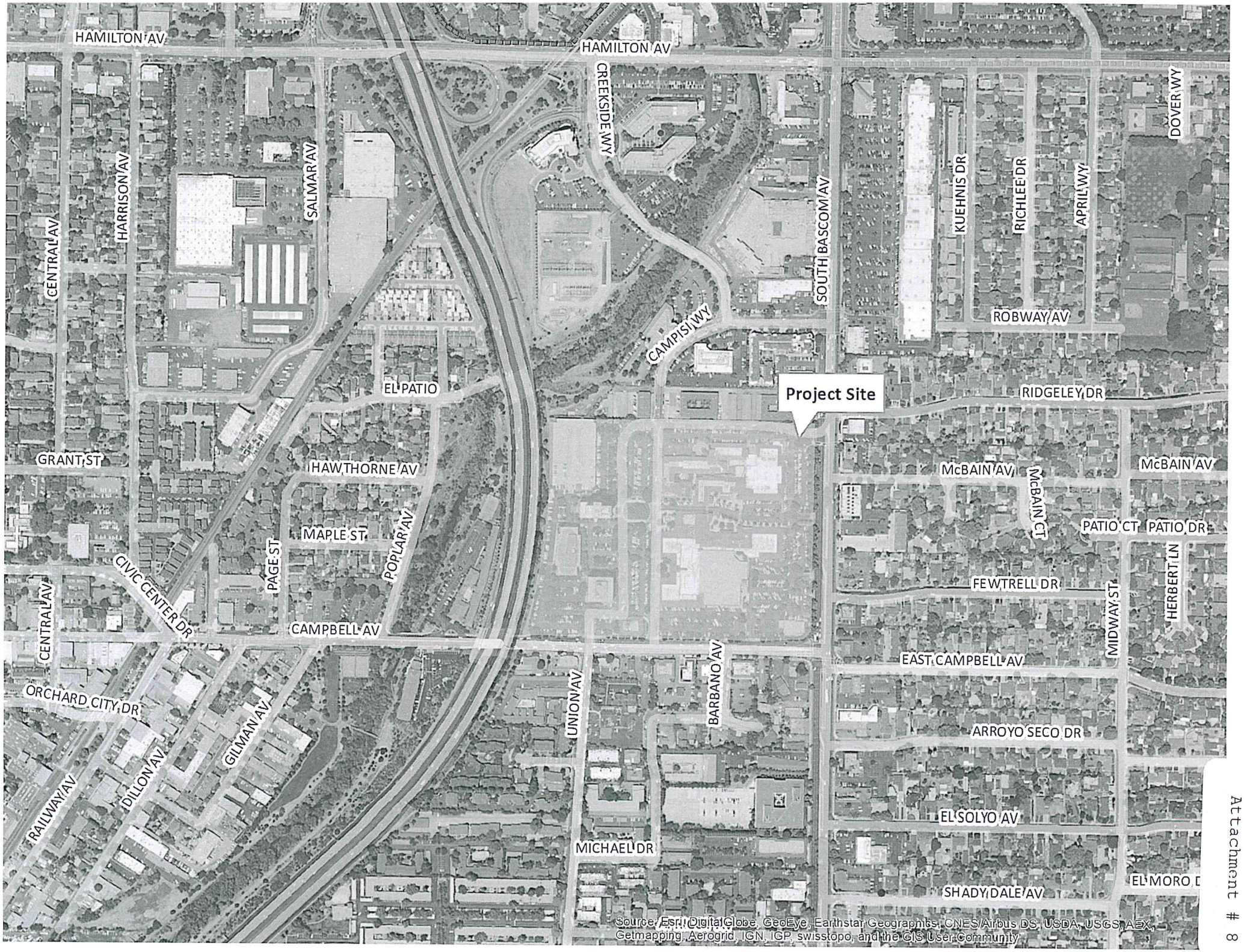
2. Time of Removal: Removal of trees shall be performed in accordance with the approved phasing plan, as specified by the Master Use Permit.

3. Mitigation Measures: The following measures shall be implemented:

   - ***Mitigation Measure BIO-1***: If tree removal or ground disturbance activities are scheduled to commence during the breeding season (February 1st through August 31st), a pre-construction nesting bird survey shall be conducted by a qualified biologist to identify possible nesting activity of protected or special-status birds within 15 days prior to such activities. If nesting activity is identified during the survey, a construction-free buffer of suitable dimensions must be established around any active raptor and migratory bird nest (up to 250 feet, depending on the location and species) for the duration of the project, or until it has been determined that the chicks have fledged and are foraging independently from their parents.

   - ***Mitigation Measure BIO-2***: All trees to be removed shall be replaced as noted by the following table. The required replacement trees, of species to be approved by the Community Development Director, shall be specifically indicated on the final landscaping plan submitted in association with site improvement drawings:

Trunk Size of Removed Tree measured at 4 feet above grade	**Replacement Ratio Required (per tree removed)**	
Diameter (in inches)	**Number of replacement trees**	**Minimum Size**
Less than 12	1	5-gallon
12 to 24	1	24 inch box
greater than 24	1	36 inch box



Attachment # 8

August 12, 2015, Revision 1: October 30, 2015, Revision 2: May 3, 2016

Mr. Paul Kermoyan
Community Development Director
City of Campbell
70 North First Street
Campbell, CA 95008

Re: The Pruneyard – Application to the City of Campbell Planning Commission

Dear Mr. Kermoyan:

The Pruneyard Shopping Center and Offices ("The Pruneyard" or "Center") was constructed as an open-air shopping and office center in the late 1960s. Since then, the City of Campbell ("City") has issued numerous land use approvals including individual use permits for the various uses at the Center. The most recent approval was in 1995. Ellis Partners/CFEP Pruneyard LLC ("Ellis Partners") is proposing the first major renovation to The Pruneyard in 20 years.

The City's General Plan envisions that The Pruneyard will be an "active, connected 'urban village' with a mix of commercial, office and recreational uses functioning as a community and regional focal point." The proposed project would accomplish that vision. It would revitalize The Pruneyard as an attractive and authentic destination that would encourage increased visitation and longer stays with a vastly improved mix of retail offerings that are unique and locally oriented. These improvements would increase visitation from within Campbell, but would also establish The Pruneyard, and the City of Campbell, as a destination for retail and entertainment within the South Bay and beyond. Shoring up The Pruneyard's competitive position in the marketplace would significantly increase sales revenue, which is an important source of tax revenue for the City.

The proposed project includes improvements to:

- Reinforce The Pruneyard as a community gathering place with upgrades to existing plazas and the addition of new common areas for socializing;
- Thoughtfully expand retail and office uses to improve overall vitality, including locating retail to frame plazas and create comfortable gathering spaces and to improve linkages and encourage circulation between the retail, office, hotel, and parking facilities;
- Optimize and expand parking facilities and improve vehicular circulation, while at the same time enhancing the experience of pedestrians and bicyclists navigating within the site and to and from the surrounding community; and
- Restore the architectural character of the buildings consistent with the early California and hacienda vernacular of the original development.

AGENCY REVIEW PROCESS

Pre-Application Reviews: March 2015 through October 2015:

The proposed project was reviewed and considered by the City Council at a study session on March 17, 2015 and by the Planning Commission at a study session on June 23, 2015. Ellis Partners has carefully considered the feedback received at the Council and Commission study sessions and, in response, made modifications to the proposed project. This application also reflects extensive meetings with City staff, including Planning, Building, Public Works, and meetings with the Santa Clara County Fire Department and local utilities. Specifically, this application includes modifications to address comments in the Planning Department staff report dated June 23, 2015 and in a letter from staff dated September 11, 2015, the Department of Public Works memorandum dated June 15, 2015 and the comments received from the Santa Clara County Fire Department dated May 22, 2015. In addition, our team has spent considerable time gathering input from the community, especially those within The Pruneyard area. We have met individually with the presidents of several Neighborhood Associations and participated in a meeting with over 20 members of The Pruneyard Dry Creek Neighborhood Association. A number of the community's ideas have also been incorporated into the proposed project that was submitted in October 2015.

<u>Highlights of Modifications to the Project (as submitted in October 2015)</u>

The most prominent changes to the proposed project as compared to the prior "pre-application" package are as follows:

- Revisions to the architectural design and style of the proposed office building to improve pedestrian circulation around the building, to setback portions of the structure on the ground level and top floor and to introduce materials and colors in the vernacular of the existing retail buildings at The Pruneyard. Our team has provided two design options for consideration by the City.
- Changes to the hardscape and landscape of the main "Pruneyard Plaza," creating a more exciting and inviting gathering space and providing a raised location for musicians to perform.
- Improvements to the proposed bicycle facilities, including a more prominent connection to the Los Gatos Creek bike path, improved onsite bicycle circulation and storage facilities.
- Reduction in the number of pedestrian and vehicular interfaces throughout the Center to improve public safety and traffic circulation.
- Additional ADA accessible connections to the surrounding community.
- Additional appropriate architectural modifications to pad buildings such as the Bank of America Building, and newer retail buildings, such as Sports Basement.

- Incorporation of numerous public works-related requests, including off site ADA improvements, creation of access easements on The Pruneyard benefitting the public, the elimination of the proposed left turn lanes off of Bascom and Campbell Avenues, and upgrading City streetlights along project frontage.

Formal Application Reviews: November 2015 to Present:

Since the October 2015 submission, City staff has provided further feedback and solicited additional comments from the Department of Public Works and the Santa Clara County Fire Department and has hired Hatch, Mott, McDonald ("HMM") to provide comments on the proposed site and circulation design. The Pruneyard team has revised the project in response to the additional feedback it has received to date, including making changes to the location of the garage entry to the proposed office building and a number of other changes related to parking, traffic, bicycle and pedestrian flow.

HMM has also reviewed the parking analysis that was included in the project application and provided comments. The Pruneyard team understands that HMM and City staff are satisfied with the changes that have been made to the project in response to comments.

Lastly, HMM prepared a Traffic Impact Assessment ("TIA") for the proposed project. The TIA includes consideration of the Traffic Demand Management ("TDM") program that has been incorporated into the proposed project. As stated in the March 30, 2016 draft of the TIA:

- The project does not result in any traffic impacts that are significant, under any scenarios;
- The project will enhance pedestrian circulation and provide an increase in bicycle parking facilities;
- The on-site circulation plan will be adequate for the project; and
- The parking model represents a conservative (high-side) estimate of demand that would be experienced at the center.

Additional feedback was received on the project from MBA Architects ("MBA"), a third party architectural consultant selected by the City to review the proposed project design. Among the comments provided by MBA on March 16, 2016 are:

- The architect considers the documentation provided by the developer to be…outstanding for their quality and thoroughness.
- The new retail buildings introduce a new architectural style to the Pruneyard, which in many ways is quite compatible with the existing commercial buildings.
- Both of these designs for Office Building O1 address the need for a pedestrian interface, and orient that interface primarily toward the emergence from the portal

below the freeway overpass...I prefer the cosmopolitan feel of the taller building...and I highly support this building in the Option 2 design.

In addition to the strong support for the project, MBA made a number of recommended changes, which have been incorporated into the current package, as noted below.

The most recent feedback received on the project occurred on March 22, 2016 at the Site and Architectural Review Committee (SARC) hearing. SARC members and members of the community provided valuable comments on the proposed project. Among the comments received were:

- Preferred Option 2 for the Office Building and expressed support for the building as designed with a recommendation to further explore activation of the ground and top floor outdoor spaces.
- Expressed support for the changes made to the R3 and R5 building and support for the other retail additions and renovations. Asked for a proposal to modify the Outback building in a manner that is more consistent with the R5 design.
- Expressed support for the proposed freeway sign and requested more information regarding the bike valet concept raised during the meeting (see below).

Highlights of Modifications to the Project (as currently submitted)

- Reduction in height, changes to the massing façade of the R3 building.
- Changes to the entry orientation and exterior of the R5 building.
- Changes to the clerestory window scheme of the R1 &R2 buildings.
- Modification to the paint color scheme for the entire project.
- Changes to the location of the parking garage entry for the O1 building.
- Further setback of the O1 building by 5-feet and dedication of 5-feet of land on Campbell Avenue (west of Union Avenue) to provide for a more gracious pedestrian promenade.[1]
- ADA upgrades to street crossings at driveway entries.[1]
- Localized changes to circulation and parking design in a number of areas.
- Agreement to engage in discussions with the tenant of the "Outback" building regarding modifications to the façade that will make it more consistent with the R5 building design.

The project as currently proposed can be seen in more detail on the architectural and civil plans and more detail related to the public works and other agency requests is provided in the attached itemizes responses in Exhibits G and J.

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[1] Refer to Exhibit G and Sheet A1.12, A1.12A and A1.13 for more detail and the timing of these improvements and this dedication.

Components of Application

The goal of the application is not only to allow the proposed improvements to be reviewed and processed by the City, but also to streamline future approvals relative to uses and signage at The Pruneyard for many years to come. The components of the application are as follows:

- A site master plan, including architectural plans of the proposed upgrades and potential additions of retail, office and parking;
- A master use permit to streamline approvals for new tenants;
- A proposal for a freeway sign;
- A master sign program to allow for consistent appearance and to expedite the approval process;
- A proposal to establish a parcel map that will generate the financing necessary to invest in the proposed improvements;
- A parking modification permit for a shared parking arrangement;
- A request to rezone to Planned Development (PD) to allow development that is consistent with the C-2 (General Commercial) zoning district;
- A Traffic Demand Management (TDM) program, pursuant to which The Pruneyard would offer a variety of services and options to tenants to encourage use of public transit, carpooling and other alternative modes of transportation to reduce single occupant vehicle trips;
- Offer to dedicate right-of-way to the City of Campbell as a part of the development of the proposed office building; and
- If the project is approved, including the parcel map, and The Pruneyard is able to finance and move forward with Phases 1 through 3 of the project, The Pruneyard, at significant expense and for the benefit of the community, will operate a valet station for bicycles during peak hours on weekends to encourage and accommodate increased bicycle travel.

The Pruneyard Master Plan

The master plan for The Pruneyard is result of many months of work by our team and specialty consultants including architectural, landscape design, signage, civil engineering, parking and traffic as well as retail leasing. We are very excited to share this vision with the City and look forward to engaging in continued discussions to ensure that the final plan achieves the goals of the City, our tenants, and the community at large. While the proposed physical improvements involve many components, several highlights of the proposed project include:

- Re-imagining The Pruneyard's Main Street into a town square framed by a new retail building (R4) and upgraded into a pedestrian/gathering space while maintaining current vehicular circulation patterns;
- Enhancing gathering spaces such as the plaza in front of the cinema and the plaza across from Rock Bottom Brewery with planting, furnishing, and string-lighting;
- Adding retail buildings (R1 and R2) in the area between the shopping center and the office buildings to create a true linkage between these different uses, activating the office areas and drawing office tenants to shop and eat at The Pruneyard during the day and into the evening;
- More effectively manage parking by building an extension to the existing garage that creates more inviting, structured parking that is closer to retail destinations and is more integrated into the retail experience, and create multiple valet parking drop off nodes to optimize the visitor experience and manage parking resources more efficiently; and
- Expand office space and parking with a new five-story building with two levels of underground parking that is appropriately set back from Campbell Avenue and aligned compatibly with the new Portals project.

Phasing and Timeframe

Although all of these proposed improvements would be considered a single project and studied in a single environmental document, they would not take place in a single phase. The environmental analysis would consider the impacts of each phase of the project and the project as a whole. This would allow part(s) of, or the entire project, to move forward over the life of the approvals.

While our team is eager and intent on pursuing all of the proposed improvements, there is a complex process of pre-leasing and project financing that must occur prior to the development of any new buildings. Given the potential for delays in reaching these pre-development milestones, especially in light of unforeseeable recession that began in 2008, it is critical to allow for a flexible, phased process with ample time to complete all elements of the proposed project. Therefore, the proposed project has been divided into the following phases in order to allow the environmental documentation to evaluate incremental impacts in an orderly manner (refer to Sheet A1.14):

- **Phase 1A**: Primary Renovation: New paint on existing buildings in central plaza and seating areas; removal of arcade corners at seven locations to improve visibility of retailers; entry improvements at Bascom Avenue; and a variety of other localized modifications;

- **Phase 1B**: Enhanced Renovation: Major renovation of central plaza; relocation of palm trees; enhanced pedestrian and bicycle pathways;

construction of a new retail building (R4); renovation of Palisade Builders "greenhouse" windows; and renovation of elevator/stair towers;

- **Phase 2**: Construction of new retail (R5);

- **Phase 3**: Construction of new retail buildings (R1, R2, R3), and a 3 level parking structure (G1); creation of west plaza. R3 will either be a 12,000sf, two-story office/retail building (3A) or a 30,000sf, two-story fitness center (3B); and

- **Phase 4**: Construction of new office (O1), a 100,000sf, five-story office building with two levels of buried parking and the addition of two decks on the G1 garage expansion.

As noted earlier, we are eager and committed to completing the proposed project as quickly as possible, but given the substantial market uncertainty, it is essential that an extended term be allotted for this phased development. The proposed project includes six new buildings at The Pruneyard, which may take multiple real estate cycles to complete. In addition, pre-leasing of many new buildings will be required for construction financing. Therefore, during our discussions with City staff and at the two study sessions, we requested a permit term of up to 15 years for completion of these proposed improvements.

Following the study sessions, staff indicated that there was some level of concern with the length of the extended term and the proposal did not provide for any interim milestones requiring incremental performance by The Pruneyard. Staff felt that incremental milestones would be valuable tools for the City to retain to incentivize The Pruneyard to proceed diligently with each phase of the development. As a result of meetings and discussions with staff, and consistent with the City's municipal code, The Pruneyard team has prepared a revised proposal to address these concerns, as outlined in detail in Exhibit H. In summary, the proposal is as follows:

- Phase 1A/1B would be initiated (i.e. permit submittal) within one year from project approval (including the Parcel Map). Note: this deadline is one year ahead of the two years proposed (and allowed by the municipal code) in Exhibit H.
- Phase 2 and 3 would be initiated within six years of project approval. However, commencement and completion of Phase 2 (Building R5) is not a pre-requisite to the commencement of Phase 3 or Phase 4.
- Phase 4 would be initiated within ten years of project approval.

This term and the phasing would be incorporated into the long-term master use permit and planned development permit.

Because The Pruneyard is one of the most prominent locations in the City of Campbell, we believe it is critical to include the phasing and extended term to have the best chances of executing this long-term vision. We believe the full completion of this project will create significant public benefits, including the creation of unique, attractive plazas and gathering spaces, increases to sales tax revenue, and improvements to the city's jobs-housing balance as well as the establishment of The Pruneyard and the City of Campbell as a more prominent regional destination. For these reasons, we respectfully request consideration of this extended, phased approval duration. We believe this revised approach provides the City with assurance that all phases of the development will be pursued diligently and will result in a unified center.

Master Use Permit

With the concurrence of City staff, we are proposing that one single-use permit cover the entire Center. The proposed master use permit identifies overall site development approvals, project phasing, the maximum amount of square footage devoted to different uses, and the process for changes in tenancy within those parameters. This would provide the City with the opportunity to approve the long-term vision for The Pruneyard and at the same time allow minor day-to-day changes consistent with that long-term vision to be processed more quickly and easily than under the current scheme, which requires individual tenants to apply individually for permits through a lengthy Planning Commission approval process.

The master use permit would run with the land and, therefore, the flexible process for changes in tenancy as described below would remain until modified by another discretionary application process. The current uses in existing buildings would be vested upon approval of the use permit, but uses outlined below in new buildings would not vest until a building permit was obtained and construction begun in reliance on the master use permit. If the proposed new buildings are not approved or not built within the time limit for commencing construction, the intent is for the master use permit to allow tenanting flexibility within the existing square footages.

The proposed uses at The Pruneyard would remain generally consistent with the mix of existing uses. A few changes, which are discussed below, are proposed as part of this project.

Restaurants: Restaurants currently occupy 77,500 square feet at The Pruneyard. Some of the existing underutilized or vacant restaurant space would be converted to other uses thereby reducing the restaurant space in the existing buildings to 72,100 square feet. The master use permit would also include 1,300 square feet of restaurant space within the existing hotel. Proposed new buildings would provide a total of 20,400 additional square feet for restaurants. In total, 93,000 square feet of space at The Pruneyard would be devoted to restaurants, which is an increase of 15,000 square feet over existing conditions.

With respect to restaurants, the proposed project anticipates separating out traditional restaurants from "food retail" or those tenants that provide food on a grab-and-go basis. Restaurants and cafes are defined in Campbell Municipal Code Section 21.72.020.R as establishments which primarily sell food and beverages for consumption within the restaurant or patio area. The definition further indicates that a restaurant customarily uses at least 50% of the total gross floor area for seating. A "Restaurant, standard" is additionally defined as an establishment where customers are normally provided with a menu, served their food at a table, and eat within the restaurant building. In the same section of the Municipal Code, there is a definition for "Retail stores, general merchandise" which includes "food retail" such as bakeries and delis. The proposed master use permit would identify restaurants as those uses which meet the definitions above – the sale of food and beverages for consumption on-site where at least 50% of the gross floor area is used for seating. Separately, those retailers who sell food but do not meet those parameters would be considered food retail. This distinction makes practical sense because the impacts from food retail and from restaurants are different. At a very basic level, one brings a customer in for only a few minutes and the other for a longer sit down meal.

Alcohol/Music: Current use permits allow alcohol service, beer/wine, and live music and describe the hours of service and any limitations on the specific tenants. The proposed project would generally stay within the already identified use permit parameters, such as of hours of operation. However, the project does propose some increase in the space devoted to these activities.

Full Alcohol Service: Currently, 63,200 square feet is permitted for alcoholic beverage service. The proposed project would reduce the amount of space in existing buildings devoted alcoholic beverage service to 56,800 square feet. The master use permit would also incorporate the existing 1,300 square foot hotel bar area, but open its use to the general public. With the proposed additional buildings, the project would increase the space permitted to serve alcoholic beverages to a total of 77,000 square feet.

Beer and Wine: Currently 2,069 square feet are for Liquor Establishments and a total of 4,000 square feet of Liquor Establishments, including existing and new are proposed. In addition, currently 4,100 square feet is dedicated to tenants who serve beer and wine only. This would increase with the proposed project by 24,300 square feet to 28,400 square feet, primarily due to proposed change to allow beer and wine sales in the cinema.

Live Music: Finally, there is 10,800 square feet currently devoted to live music at The Pruneyard. The proposed project would increase that to 15,500 square feet in part by converting one of the auditoriums in the cinema to a space that could accommodate live music.

Other Conditional Uses: The proposed project would add some new uses to enhance the vibrancy of the tenant mix. Doing so satisfies the City's General Plan policy goal (LUT 5.3) to "maintain a variety of attractive convenient commercial and office uses that provide needed goods, services and entertainment." The proposed project includes 30,000 square feet for a new fitness center. Also proposed is 18,000 square feet for new medical/dental uses to add to the professional services already at the site. These uses would are anticipated to be located in the existing buildings and the new R3 building. Finally, the proposed project would expand the space dedicated to personal spa to 8,724 square feet. This is up from 3,224 square feet or an additional 5,500 square feet. These uses would provide needed amenities for residents and those who work at the Center.

All of the different types of uses described above from restaurants to spas are addressed in the single proposed master use permit. The benefit of the master use permit is three-fold:

1. It offers greater flexibility and certainty for leasing. Vacancies can be filled quickly since tenants would know immediately if their proposed use is permitted based on the master use permit parameters. Today, their business decision would be postponed until a conditional use permit could be processed, which not only delays but often deters leasing.
2. It ensures that the City-approved, holistic vision for the mix of uses at The Pruneyard is established and not handled on a "one-off" basis.
3. It reduces the workload for staff and Planning Commissioners since uses can be approved easily at staff level pursuant to the master use permit.

The specific text of the proposed master use permit that reflects the long-term vision for operations at The Pruneyard as described above is included with this application for Planning Commission approval.

Parking

The master use permit and a parking modification permit also address parking. The proposed permit would generally comply with the City's Municipal Code requirements for the various uses proposed at The Pruneyard. A detailed, mixed-use analysis has been prepared by Fehr & Peers (refer to memorandum in Exhibit B, dated October 30, 2015 which incorporates City comments received to date) to inform the parking requirements for each phase which is expected to be confirmed by the City and its consultants. The Fehr & Peers report is based on calibrated on-site parking surveys and presents findings from their shared parking analysis for parking demand as well as recommendations for sizing of the proposed parking structures for each phase and/or development scenario.

For the majority of uses, parking is calculated per the City's Municipal Code on a square foot basis. For example, a health/fitness center is to provide one parking space

for each 150 square feet of gross floor area and retail stores are to provide one space for each 200 square feet of gross floor area. Restaurants, however, are required in the code to provide one parking space for every three dining seats. The number of seats is more variable and difficult to manage than the actual restaurant square footage and creates complexities in determining the appropriate number of parking spaces for a particular tenant. Converting to a per-square-foot metric would offer greater ease and certainty in tenanting as well as simplify enforcement at The Pruneyard without reducing the required parking.

In order to propose a per-square-foot metric for The Pruneyard that equates to the existing parking ratios, we undertook a count of the number of existing dining seats within restaurants spaces at The Pruneyard and calculated the number of seats per square foot of restaurant space, on average. Using this logic, one parking space per three seats is roughly equivalent to 0.95 parking spaces for each 100 square feet of restaurant use. For informational purposes, we asked Fehr & Peers to conduct a survey of other communities and their parking requirements per square foot for restaurants. The survey of other communities shows that one parking space per 100 square feet is a very common standard for restaurants, as shown on Exhibit C. Therefore, the project proposes that the use permit include this generally equivalent per-square-foot metric rather than the per-dining-seat metric. Furthermore, based on this survey of other communities, the general rule is that no additional parking is required for outdoor seating that is associated with restaurants as long as the space is not enclosed for all-weather use. The metric for interior square footage factors in a typical amount of patio seating and its parking demand. The project proposes to utilize the interior square footage and any outdoor areas that are fully-enclosed or weather-protected as the basis for future parking calculations. We believe this is consistent with industry practice and is quite logical in that depending upon time of day and weather conditions, customers typically prefer indoor or outdoor seating. Based on feedback from a number of restaurants at the property, all seats (indoor and outdoor) are never filled simultaneously.

Signage

Freeway Signage: As a part of this application, we are requesting review of a freeway-oriented sign to inform those traveling on Highway 17 as to the identity and presence of this landmark property which draws customers from well beyond the borders of Campbell. In this manner, The Pruneyard could serve as a gateway for new visitors to the City of Campbell. As described in the Land Use and Transportation Element of the General Plan, and including Goal LUT-6, gateways and landmarks buildings like The Pruneyard, should provide initial impressions of Campbell and convey a "sense of arrival". Our approach to this request is simply to identify and pay tribute to this landmark gateway with a tastefully executed sign that would combine the brand of "The Pruneyard" with the City of Campbell. The freeway facing sign would not be used for tenant identity and would be limited to the landmark and City identification. We believe this sign would create a sense of arrival and greatly expand the ability of The

Pruneyard (and the City of Campbell) to attract a broader, more regional constituency of visitors and consumers.

We understand from staff that an update to the sign ordinance is pending which, if approved, would allow for a freeway oriented sign at The Pruneyard. As a result, staff recommended that we include the request in the proposed project, while its approval would be conditioned upon the update to the sign ordinance. A preliminary rendering of the proposed 350 square foot sign is provided. Our team believes this configuration would offer the optimal visibility of the proposed sign.

Master Sign Program: We are proposing to update the sign program for The Pruneyard. A master sign program is currently in place which was last updated in October 2005. We believe the style and configuration of signage should be updated. Our proposal anticipates the removal of the large monument signs (pending final approval by tenants with specific signage rights in their leases), and the creation of a more distributed, lower height system monument signage. The total monument sign area would not exceed the existing signage area. The master plan also includes proposed signage for the office buildings including prominent, sculptural elements highlighting the location of each office building entry. On-site directional signage and directories would be upgraded to conform to new signage standards. Lastly, a Tenant Signage Design Guidelines package is included with this application. This element creates a clear protocol for the design, siting, and placement of tenant signage and would streamline the approval process for existing and future Pruneyard tenants.

Per Staff recommendations, the new master sign plan has been folded into the master use permit. Included with this application is a plan that illustrates the existing monument signage and the proposed approach. While this approach requires approval of several key tenants before it can be implemented, our team believes it is a more effective and tasteful approach for identifying tenants and providing directional information.

Parcel Map and Center Management

The Pruneyard is currently comprised of a single, 27-acre parcel. Given the mixed-use nature of the property, this condition is very unusual and presents many challenges to the ownership. With the parcel map, we propose to establish three separate parcels – the Hotel Parcel, the Office Parcel and the Retail Parcel (see Sheet A1.15). This parcelization approach is very common in mixed-use projects because it allows owners and operators of commercial real estate to focus on their expertise and optimize the operation and appearance of the product type they know best. In fact, the vast majority of mixed-use projects in the South Bay contain multiple parcels and are managed under the auspices of a guiding document similar to the Center Declaration which is in more detail discussed below.

Background: Our predecessor at The Pruneyard is a national owner of office buildings and they did a fine job of operating and maintaining the office portion of the Center. However, they are not experienced in operating and maintaining retail shopping centers, which is one reason why the retail portion of the Center has not been renovated or enhanced in nearly 20 years. Ellis Partners has extensive experience in renovating and managing retail shopping centers and in creating and managing Owner's Associations. We bring the skills and knowledge to execute this parcelization and renovation plan while establishing a common-control mechanism in perpetuity that will allow each element of this Center to thrive over the long term while maintaining The Pruneyard as one cohesive project. For a number of key reasons relating to financing and efficiency of operations, this approach would allow us to justify the substantial cost of upgrading and potentially expanding The Pruneyard per the master plan with estimated costs of over $50 million. It is anticipated that without approval of the parcel map only the primary renovations identified under Phase 1A would be financially feasible and acceptable to our investors. However, if the parcel map is approved, our team feels confident that financing and completion of the master plan is achievable. Furthermore, our team is committed to commencing Phase 1A and 1B within a year following approval of the Parcel Map and has incorporated this commitment into the master use permit.

Proposed Parcels: The Hotel Parcel would be just over 2 acres and would include the hotels buildings, associated amenities, and its primary parking field. Additional parking would be available in adjacent surface lots, in the expanded parking structure, and through the valet parking program. We have studied the building code aspects of creating a property line where shown and have found that only minor modifications are necessary to comply with codes (see attached study, labeled Exhibit D). Our team has submitted a code analysis package to Bill Bruckart, Chief Building Official, and has received comments from his department that we consider easily resolved. To facilitate the parcelization, this application also includes the request to rezone to Planned Development (PD) to allow development that is consistent with the C-2 (General Commercial) zoning district, while creating an optimum quantity and use of open space and good design.

The Office Parcel (approximately 8.7 acres) would include the three existing and one proposed office building as well as the primary parking field associated with the office buildings, the parking garage and the attached R3 building.

All remaining areas on the site would be a part of the Retail Parcel which would be approximately 16.2 acres in size. This approach would maintain the large retail parcel along Campbell Avenue and Bascom Avenue as envisioned by the City's General Plan. This would include all retail buildings (existing and proposed, except R3), primary surface parking areas as well as all plazas and pedestrian areas. Essentially, all the public amenity areas of the site would be encompassed within this parcel. Additional parking would be available in adjacent surface lots, in the expanded parking structure, and through a valet parking program.

Process: Pursuant to both the City's Municipal Code and the Subdivision Map Act, subdivision into four or fewer lots is done through a parcel map which can be approved at the staff level. However, because the parcel map is part of a larger entitlement process that includes elements to be reviewed by the Planning Commission, the Planning Commission, rather than staff, will approve this parcel map. Attached, as Exhibit E, is a letter from Leigh Prince, our land use attorney, relative to this parcelization request and its compliance with the City's General Plan goals, policies, and strategies.

Center Management: The approach to management of The Pruneyard after separation into the three parcels described above would involve the creation of a single owner's association, the Center Association, which would operate and maintain ALL common areas (parking lots, parking structures, plazas, landscape areas). As shown on Sheet A1.16, the common areas would encompass all areas outside the actual office, retail, and hotel buildings. The proposed creation of these three parcels and the operation of The Pruneyard following their creation are described in more detail in Exhibit F, a memorandum from Dave Van Atta. Hanna Van Atta is a local law firm that is regarded as a national leader in the creation of similar multi-parcel arrangements. Their firm has led similar efforts at thousands of properties, including Santana Row, Sunnyvale Town Center and Cupertino Main Street.

We believe Hanna Van Atta can carefully guide this approach, which would facilitate the investment needed for the proposed master plan improvement while maintaining first-class operations throughout The Pruneyard and a providing single point of contact for the City. To the public, nothing would change at The Pruneyard as a result of these "lines on a map." The memorandum from Hanna Van Atta is an executive summary of the proposed documentation that would be drafted and be available to the City for review. The documents will provide the City the ability to become a third party beneficiary of the Center Declaration and, therefore, have the option to enforce performance by all parcel owners to comply with the requirements of the Center Declaration.

With the Center Declaration, the shared and public elements of The Pruneyard would be overseen by a single, unified management team that operates under clear by-laws contained in the Center Declaration. These by-laws are similar to commonly used Covenants, Conditions, and Restrictions or CC&Rs typically governing residential developments. The Center Declaration would be binding and recorded on to all parcels and would be governed by the State of California Commercial and Industrial Common Interest Development Act.

Among the provisions in the Center Declaration will be:

- Obligations of Parties and Approval Rights;
- Definition of Common Areas and Easements ;

- Management of Signage (subject to a Master Sign Program);
- Parking, including Valet Operations;
- Maintenance and Repairs; and
- Budget Preparation and Cost Allocation.

Our team believes this change would result in improved operations and greater control by the City while facilitating the financing necessary to complete the improvements proposed by this project. The new, clear rules in the Center Declaration that would govern The Pruneyard operations would establish and maintain first class standards that are not required by any mechanism at The Pruneyard today. The manager of the Owner's Association would be the single point of contact for the City, neighborhood groups, and other constituencies.

We understand from documents prepared in 2014 by the Campbell Planning Division that "parceling of the hotel into a separate legal lot has the possibility of being supported." Based on the approach outlined herein, we believe the further parcelization of the office component presents no additional processes and creates no additional issues provided that the Center Declaration is put in place. The Center Declaration would ensure that The Pruneyard essentially runs as it does today under the clear oversight of a single management team. For the public, no visible change would occur other than a long overdue, major investment in revitalizing The Pruneyard's architecture, public spaces, and tenant mix. Over the long term, each component of the property would be optimized through the ability of specialist owners, such as Ellis Partners, to maximize occupancy, appearance and, most importantly, relevance in a constantly changing market place.

As noted earlier, we have extensive experience in this process and in managing common areas on projects even more complex than The Pruneyard, such as Jack London Square, Oakland, for which we created an agreement similar to the Center Declaration and are the operator of 12 square blocks of a mixed-use waterfront site with a half dozen building owners and property types including: office, hotel, retail, restaurants, parking garages, valet operations, an Amtrak station, a ferry terminal, and a marina. We have been successfully managing all aspects of common area operation (maintenance, marketing, security, valet parking, janitorial, and public events) for over a decade. We have included, as Exhibit I, a letter from Rachel Flynn, the Director of the Planning and Building Department for the City of Oakland, providing the city's perspective on our role and contribution to this important waterfront gathering place in Oakland. We are happy to put you in touch with officials at the City and the Port of Oakland for you to inquire further.

In summary, we believe this approach would benefit the City and the community and allow us to make the long overdue investment in The Pruneyard. It will allow us to finance and construct the proposed buildings, thus increasing sales tax revenue and improving the jobs-housing balance in Campbell. The public benefits of the project also include the creation of attractive gathering spaces for the community as well as the

potential contribution to traffic signals and other improvements identified by the Department of Public Works. For all of the foregoing reasons, we respectfully request that the City approve the parcel map which will facilitate all the proposed improvements to the much-loved Pruneyard.

We look forward to continuing to work with the City as this proposed project moves through the Planning Commission to obtain the entitlements for the above described improvements.

Sincerely,

Dean Rubinson
Director of Development
Ellis Partners LLC

cc: Planning Commission
Daniel Fama
Leigh Prince, Esq.
David Van Atta, Esq.

Attachments

Exhibit A:	Response to Memorandum from City of Campbell Public Works Department dated August 12, 2015
Exhibit B:	"Pruneyard Parking Demand and Supply Analysis" memorandum from Fehr & Peers dated August 10, 2015, revised October 30, 2015
Exhibit C:	Bay Area Restaurant Parking Survey from Fehr & Peers
Exhibit D:	"The Pruneyard: Hotel Parcel Report" from Lowney Architecture
Exhibit E:	"Proposed Parcel Map" letter from Jorgenson, Siegel, McClure & Flegel dated February 11, 2015
Exhibit F:	"Summary of Proposed Documentation for the Pruneyard Campbell Subdivision" memorandum from Hanna & Van Atta dated August 11, 2015
Exhibit G:	Itemized Response to Comments in City of Campbell Application Review Letter, prepared by Lowney Architecture, dated December 15, 2015
Exhibit H:	Memorandum regarding "Phasing and Use Permit Violations" from Jorgenson, Siegel, McClure & Flegel dated March 21, 2016
Exhibit I:	Letter from Rachel Flynn, Director of Planning and Building for the City of Oakland, dated April 12, 2016
Exhibit J:	Itemized Response to HMM's January 18, 2016 memo regarding on-site circulation, prepared by Lowney Architecture, dated April 22, 2016

Exhibit A

Not Included
(administrative in nature)

Exhibit B

Not Included
(provided in Initial Study)

Exhibit C

Bay Area Restaurant Parking Survey

City	Restaurant Parking Requirement (x spaces/1000 sf)	Parking required for outdoor seating?
Alameda	5 / ksf ground floor; 2.5 / ksf upper floors	None
American Canyon	5 / ksf	None
Berkeley	1/300 sf	None
Brisbane	1/300 sf	None
Burlingame	1/200 sf	None
Daly City	1/125 sf	None
Dublin	1/100 sf	None
Fairfax	1/200 sf	None
Fairfield	counter service: 1/80 sf; table service: greater of 1/3 seats or 1/100 sf	None
Fremont	1/3.5 seats + 10% employee pkng or 1/100 sf gross floor area (whichever greater)	None
Hayward	10/1,000 sf	None
Hercules	6/1000 sf gfa	None
Menlo Park	1/100 sf	None
Mill Valley	1/100 sf	None
Mountain View	1/100 sf gfa	None
Morgan Hill	1/100 sf: 0-3000 sf; 1/150 sf: 3001 + sf	None
Napa	1/200 sf	None
Oakland	1/100 sf	None
Pleasant Hill	1/500 sf + 3 for the building	None
San Bruno	1/125 sf: public area + 1/330 sf: service area	None
San Carlos	1/200 sf: 5000 + sf	None
San Francisco	1/100 sf: 0-4000 sf; 40 + 1/50 sf: 40001 + sf	None
San Leandro	1/200 sf or 1/ 3 seats (whichever greater)	None
Santa Clara	1/100 sf	None

Exhibit D

LOWNEYARCHITECTURE

360 Seventeenth Street, Suite 100 Oakland, California 94612 Telephone: 510.836.5400 Facsimile: 510.836.5454

October 5th, 2015

TO: Mr. Dean Rubinson
Ellis Partners
111 Sutter Street
San Francisco, CA
94104

RE: Revised Pruneyard Hotel Parcel Creation Report

This revised report reviews the code related implications of creating a parcel for the Doubletree Hotel within The Pruneyard site and addresses the comments on the original report by Susan O'Brien with O'Brein Code Consulting (OCC).

We have contracted with Steve Winkel with the Preview Group, a recognized code consultant, to review the original report and the response by OCC. Steve has prepared his own report on the conditions of hotel parcel creation which is attached.

The OCC report calls for a detailed study of the exiting systems for the existing spaces but as Steve points out in his memo, there is no change to the existing exiting system for these spaces & therefore there should be no need for this level of study at this time. The change in parcel lines has no practical effect on existing, only on property ownership. To address this change we propose the creation of mutual egress easements to allow existing egress paths to continue to be used even though they would cross the parcel lines. The parcel map will include these mutual egress easements in the Covenants, Conditions & Restrictions (CC&R's). The easement declarations would allow the use of all existing exterior egress paths by various building occupants as described conceptually in the Hanna and Van Atta memo, also attached, with highlighted sections regarding egress. Steve's memo delineates how this condition is acceptable per the California Building Code (CBC) section 1.2.2 and 1014.2.1.

At the time of construction of the hotel there was an assumed property line between the buildings to determine fire separation and opening protection requirements. The buildings were built per code based on this assumed property line. The change from an assumed to an actual property line should not require physical changes or upgrades to the existing structures. However where our new parcel line is different from this assumed property line location we will modify the walls or openings as required by the current code. We believe that these walls can be upgraded for protection, openings modified, projections removed, and parapets documented or created and we shall document these modifications in construction documents to be reviewed by the building department and OCC. Further review of these items is not required at this initial stage as all can made code compliant.

We have drawn the parcel line and indicated the areas where there is not enough separation between buildings which will require upgrades to the buildings or modifications to the openings and we have highlighted them in the lists of wall conditions below. Please review the parcel diagram for a list of wall conditions 1 through 11 which relates to the lists following for wall ratings and allowable opening percentages with items 1 through 11. We have highlighted the walls which will require modification.

We have reviewed the existing documents you provided and came to the conclusion that the project was built in separate phases and that Marshal's, El Burro, Kyoto / Massage Envy were originally built as unlimited area Type V. However the Hotel Addition has a fire wall between it and Rock Bottom Brewery on its southwest wall at the exterior corridor that passes through, which you will see detailed at the end of the report.

As we discussed the area where the exit stair for El Burro and Kyoto Palace lands and the Hotel dining room is very close will require the alteration of the window system to meet that allowable opening or the relocation of the exit stair. We have drawn up how the stair would work if we create an exit corridor within Kyoto Palace and an exit stair to the east. The current exit load and required stair width for Kyoto Palace and El Burro could be rerouted to this new stair. The distance between the hotel and the parcel line would increase but the window system would still need modification, see item 4a following. Also see item 6a in the openings section for modifications to the window system next to the dining room door.

At the area where the Original Hotel exit stair and the Marshal's retail building are separated by only an expansion joint we have no documented information on the wall's ratings or construction. The building type for the existing construction of the hotel would make this portion of that wall 1 hour. The retail portion will require a 2 hour wall on retail side and requires exploratory demolition to verify the assumed upgrades to the wall construction.

Thank you,

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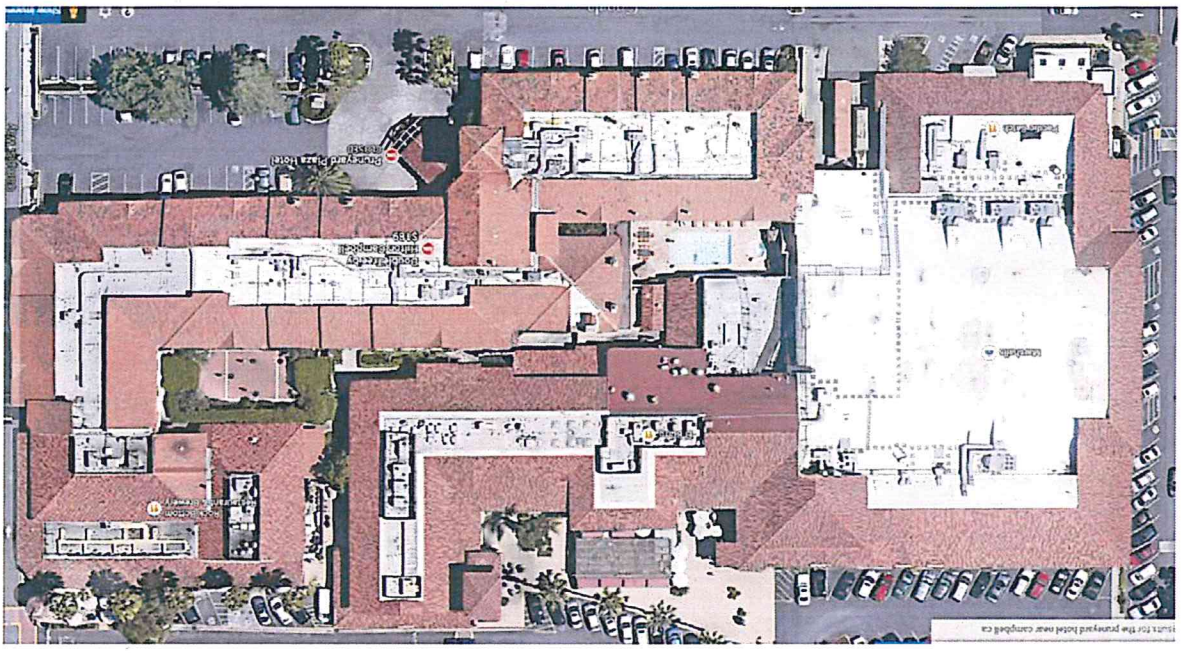
Aerial View of Proposed Parcel Area



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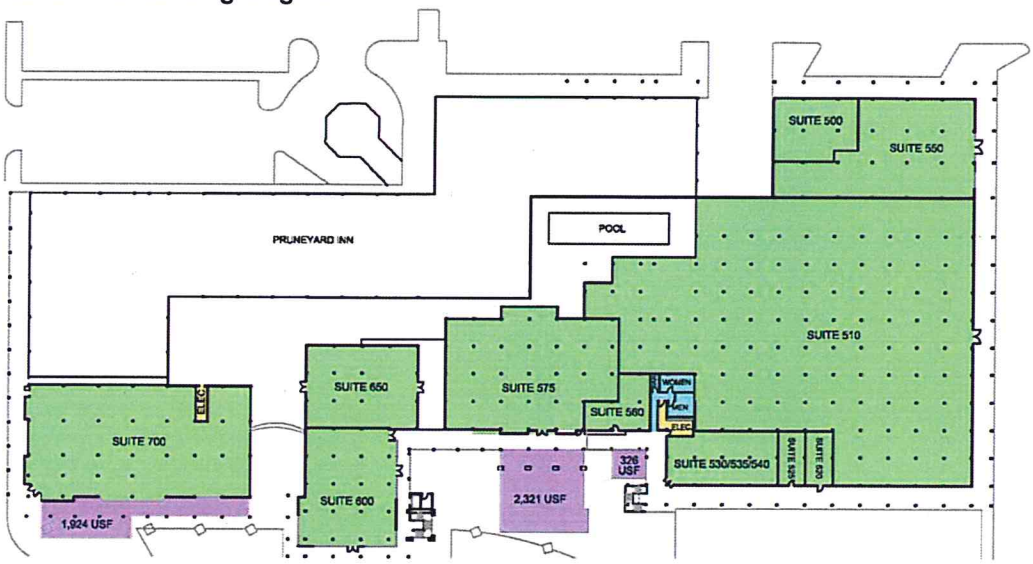
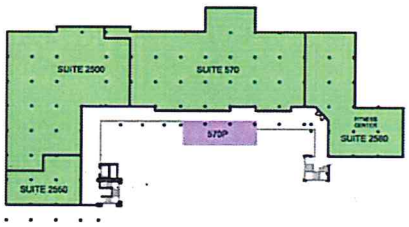
Ground Floor Leasing Diagram



Second Floor Leasing Diagram



Ground Floor

Suite #	Tenant
500	Vacant
510	Marshals
550	Pacific Catch
575	El Burro
650	Massage Envy
700	Rock Bottom Brewery

Second Floor

Suite #	Tenant
575	El Burro
2500	Kyoto Palace
2580	Fitness Center

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Building Types

Building	Occupancy	Type	Date of Construction
Original Hotel	**R-1**	V-A – 1 hour Fully Sprinkled	1988
Hotel Addition	**R-1**	V-A– 1 hour Fully Sprinkled	1998
Rock Bottom Brewery	A-2	V-B – non rated Fully Sprinkled	1970
Massage Envy/ Kyoto Palace	**M / A-2**	V-B – non rated Fully Sprinkled	1970
El Burro	**A-2**	V-B – non rated Fully Sprinkled	1970
Marshal's/Fitness	**M / A-3**	V -B– non rated Fully Sprinkled	1970
Empty Tenant	**M**	V-B – non rated Fully Sprinkled	1970

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Required rating of walls based on separation from California Building Code:

TABLE 602
FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE[a-e]

FIRE SEPARATION DISTANCE = X (feet)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP H[f], L	OCCUPANCY GROUP F-1, M, S-1[g]	OCCUPANCY GROUP A, B, E, F-2, I, R[h,i], S-2[g], U[b,h,i]
$x < 5^c$	All	3	2	1
$5 \le x < 10$	IA Others	3 2	2 1	1 1
$10 \le x < 30$	IA, IB IIB, VB Others	2 1 1	1 0 1	1[d] 0 1[d]
$X \ge 30$	All	0	0	0

For SI: 1 foot = 304.8 mm.

a. Load-bearing exterior walls shall also comply with the fire-resistance rating requirements of Table 601.

b. For special requirements for Group U occupancies, see Section 406.3.

c. See Section 706.1.1 for party walls.

d. Open parking garages complying with Section 406 shall not be required to have a fire-resistance rating.

e. The fire-resistance rating of an exterior wall is determined based upon the fire separation distance of the exterior wall and the story in which the wall is located.

f. For special requirements for Group H occupancies, see Section 415.5.

g. For special requirements for Group S aircraft hangars, see Section 412.4.1.

h. Where Table 705.8 permits nonbearing exterior walls with unlimited area of unprotected openings, the required fire-resistance rating for the exterior walls is 0 hours.

i. Group R-3 and Group U occupancies when used as accessory to Group R-3 occupancies, shall not be required to have a fire-resistance rating where the fire separation distance is 5 feet or more; or when equipped throughout with an automatic residential fire sprinkler system installed in accordance with Section 903.3 the fire-resistance rating shall not be required where the fire separation distance is 3 feet or more.

Separation provided and ratings required for walls:
(See provided Hotel Parcel Diagram for wall locations listed below)

1. Hotel to Rock Bottom at corridor – 3" separation to parcel line (PL) for both walls and 2hr rating provided per drawings which is greater than 1 hour rating required by table above. No upgrade necessary.
2. Rock Bottom north wall to PL less than 5' separation 1 hour rating required by table above recommend review of existing materials and analysis for existing construction rating to determine course required for achieving required rating.
   Hotel wall to PL greater than 30' no rating required.

2A Rock Bottom north wall to PL greater than 10' separation no rating required by table above.
Hotel wall to PL greater than 30' no rating required.

3. Kyoto/Massage Envy west wall to PL greater than 10' separation no rating required by table above.
   Hotel wall to PL greater than 30' no rating required.
4. Kyoto/Massage Envy second floor north wall to PL is less than 5' separation 1 hour rating upgrade required by table above for second floor wall and structural columns. Ground floor to PL is greater than 10' and no upgrade is required.
   Hotel wall greater than10' but less than 30' separation 1 hour rating required by table above. Since the type of construction for the existing hotel is Type V-A, the required one-hour exterior walls should be existing and no upgrades should be required.

4A Hotel south wall to PL greater than10' but less than 30' separation 1 hour rating required by table above. Since the type of construction for the existing hotel is Type V-A, the required one-hour exterior walls should be existing and no upgrades should be required
Kyoto/Massage Envy second floor north wall to PL is less than 5' separation 1 hour rating upgrade required by table above for second floor wall and structural columns. Ground floor to PL is greater than 10' and no upgrade is required

5. El Burro west wall to PL less than 5' separation 1 hour rating upgrade required by table above.
   Hotel wall to PL greater than 30' no rating required.
6. El Burro north wall to PL l less than 5' so 1 hour rating upgrade required El Burro wall per table above.

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6A Hotel to PL is greater than 10' but less than 30' separation 1 hour rating required by table above. Since the type of construction for the existing hotel is Type V-A, the required one-hour exterior walls should be existing and no upgrades should be required.

7. Marshal's west wall to Pool Shack less than 5', 1 hour rating of wall required for both.
   Hotel wall greater than10' but less than 30' separation 1 hour rating required by table above. Since the type of construction for the existing hotel is Type V-A, the required one-hour exterior walls should be existing and no upgrades should be required.
8. Marshal's north wall to PL less than 5', 2 hour rating of wall required for Marshal's wall
   Hotel wall greater than 30' no rating required by table above.
9. Marshal's west wall to PL greater than 10' but less than 30' separation no rating required by table above.
   Hotel wall to PL is greater than 30' no rating required by table above
10. Marshal's west wall to PL less than 5', 2 hour rating required for Marshal's and 1 hour rating required for Hotel Since the type of construction for the existing hotel is Type V-A, the required one-hour exterior walls should be existing and no upgrades should be required.
11. Empty Retail west wall to PL at Loading Dock. Greater than 30' separation for empty retail; no rating required by table above.
    Hotel wall to PL is less than 5', 1 hour rating required for Hotel (hotel exit stair enclosure; 1 hour rating required by table above. Since the type of construction for the existing hotel is Type V-A, the required one-hour exterior walls should be existing and no upgrades should be required.

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Allowable Openings in walls based on separation as a percentage of wall:

TABLE 705.8
MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

FIRE SEPARATION DISTANCE (feet)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA[a]
0 to less than 3[b,c]	Unprotected, Nonsprinklered (UP, NS)	Not Permitted
	Unprotected, Sprinklered (UP, S)[i]	Not Permitted
	Protected (P)	Not Permitted
3 to less than 5[d,e]	Unprotected, Nonsprinklered (UP, NS)	Not Permitted
	Unprotected, Sprinklered (UP, S)[i]	15%
	Protected (P)	15%
5 to less than 10[e,f,j]	Unprotected, Nonsprinklered (UP, NS)	10%[h]
	Unprotected, Sprinklered (UP, S)[i]	25%
	Protected (P)	25%
10 to less than 15[e,f,g]	Unprotected, Nonsprinklered (UP, NS)	15%[h]
	Unprotected, Sprinklered (UP, S)[i]	45%
	Protected (P)	45%
15 to less than 20[f,g]	Unprotected, Nonsprinklered (UP, NS)	25%
	Unprotected, Sprinklered (UP, S)[i]	75%
	Protected (P)	75%
20 to less than 25[f,g]	Unprotected, Nonsprinklered (UP, NS)	45%
	Unprotected, Sprinklered (UP, S)[i]	No Limit
	Protected (P)	No Limit
25 to less than 30[f,g]	Unprotected, Nonsprinklered (UP, NS)	70%
	Unprotected, Sprinklered (UP, S)[i]	No Limit
	Protected (P)	No Limit
30 or greater	Unprotected, Nonsprinklered (UP, NS)	No Limit
	Unprotected, Sprinklered (UP, S)[i]	Not Required
	Protected (P)	Not Required

For SI: 1 foot = 304.8 mm.
UP, NS = Unprotected openings in buildings not equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.
UP, S = Unprotected openings in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.
P = Openings protected with an opening protective assembly in accordance with Section 705.8.2.
a. Values indicated are the percentage of the area of the exterior wall, per story.
b. For the requirements for fire walls of buildings with differing heights, see Section 706.6.1.
c. For openings in a fire wall for buildings on the same lot, see Section 706.8.
d. The maximum percentage of unprotected and protected openings shall be 25 percent for Group R-3 occupancies.
e. Unprotected openings shall not be permitted for openings with a fire separation distance of less than 15 feet for Group H-2 and H-3 occupancies.
f. The area of unprotected and protected openings shall not be limited for Group R-3 occupancies, with a fire separation distance of 5 feet or greater.
g. The area of openings in an open parking structure with a fire separation distance of 10 feet or greater shall not be limited.
h. Includes buildings accessory to Group R-3.
i. Not applicable to Group H-1, H-2 and H-3 occupancies.
j. For special requirements for Group U occupancies, see Section 406.3.2.

206 2013 CALIFORNIA BUILDING CODE

% of Openings in walls with allowable area as a percent of wall:

1. Hotel to Rock Bottom at fire walls and expansion joint is 0 to less than 3' Unprotected nonsprinkled and no openings occur.

1A. End of corridor is open but parcel line is greater than 20' but less than 30' and Unprotected but sprinkled no limit to opening.

2. Rock Bottom north wall is 3' but less than 5' from PL but no openings occur as required per table above.
   Hotel is greater than 30' no allowable opening restrictions.

2A North wall of Rock Bottom greater than 10' but less than 15' Unprotected but sprinkled and openings are less than 45% allowable per table above.
   Hotel is greater than 30' no allowable opening restrictions.

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3. Kyoto/Massage Envy west wall to PL greater than 15' but less than 20' unprotected but sprinkled and opening is less than 75% of wall.
   Hotel is greater than 30' no allowable opening restrictions.

4. Kyoto/Massage Envy north wall ground floor is 10' but less than 15', unprotected but sprinkled and opening is less than 45% of wall. No opening on second floor.
   Hotel south wall greater than 10' but less than 15' unprotected but sprinkled windows are less than 45% of wall.

4A Hotel wall where PL on ground floor is greater than 15' but less than 20' unprotected but sprinkled window system is to be modified so that it is less than 75% of wall.
Second floor is 10' but less than 15' windows are less than 45% per table and no modification required. Existing windows are less than 45%. Third floor is 10' but less than 15' windows are less than 45% per table and no modification required.

5. El Burro west wall to PL is 0 to less than 3' unprotected but sprinkled, openings not permitted and no openings occur
6. El Burro north wall to PL is 0 to less than 3' unprotected but sprinkled no openings allowed – infill 3 existing windows with 1 hour wall.
   Door on El Burro north wall to PL is greater than 30' no limit to openings.

6A Hotel 10' but less than15', unprotected but sprinkled storefront system must be modified to be less than 45% of wall. A portion of the hotel wall is 5' but less than 10', unprotected and sprinklered 25% allowed but no openings occur in this portion of the wall.

7. Marshal's west wall to PL 3 but less than 5' unprotected but sprinkled 15% allowed. No openings in pool shack and only 1 door on east side less than15% of wall for El Burro storage.
   Hotel is 15' but less than 20', unprotected and sprinklered 45% allowable openings for Hotel and existing conforms.
8. Marshal's north wall to PL is 0 to less than 3' unprotected but sprinkled, openings not permitted and no openings occur.
   Hotel is greater than 30' no allowable opening restrictions.
9. Marshal's west wall to PL is10' but less than 15' unprotected but sprinkled windows are less than 45% of wall. No openings occur.
   Hotel is greater than 30' no allowable opening restrictions.
   (Note, exit stair leads to roof for maintenance but also a boarded up exit door for Fitness Tenant. Further investigation of Fitness exiting required.)
10. Marshal's west wall to PL is 0 but less than 3' no openings allowed. No openings on these walls.
11. Marshal's west wall to PL is greater than 30' no allowable opening restrictions.
    Original hotel to PL is 0 but less than 3' no openings allowed. Windows of Hotel stair to be filled in with 1 hour rated wall.

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Hotel Addition Building Data:

PROJECT/CODE DATA

CODE:	1 1995 California Building Code City of Campbell Municipal Code
BUILDING TYPE: HOTEL ADDITION	TYPE V - 1HR Fully Sprinklered
OCCUPANCY GROUP: HOTEL ADDITION	Group R, Division 1
SITE ADDRESS:	1995 South Bascom Avenue Campbell, California 95008
PARCEL NUMBERS:	288-04-01 to 23
PARCEL AREA:	1,972,000 S.F. / 27.4 Acres (for entire Pruneyard complex)
ZONING CLASSIFICATION:	C-2 District
BUILDING HEIGHT:	3 Stories 33 ft.

BUILDING AREA:

BUILDING ADDITION

GROUND FLOOR	7,430 SF
SECOND FLOOR	8,500 SF
THIRD FLOOR	8,566 SF
TOTAL	24,496 SF

Allowable Area	Single Story, 10,500
Total Area After Increase for:	Multi-story, 21,000 Separation - 2 sides, 31,500 Fully Sprinklered 63,000

FIRE RATED ASSEMBLIES

Area Separation Walls	2HR Rated

BIULDING ELEMENTS	FIRE-RESISTIVE CLASSIFICATION
A. BEARING WALLS	1 HOUR
B. NON-BEARING WALLS	1 HOUR
C. PARTITIONS- PERMANENT:	1 HOUR
D. SHAFT ENCLOSURES,	1 HOUR
E. FLOORS & FLOOR-CEILINGS	1 HOUR
F. ROOF & ROOF-CEILINGS	1 HOUR W/ CLASS A ROOF
G. EXTERIOR DOORS & WINDOWS:	UNPROTECTED
H. STAIRWAY CONSTRUCTION, LEVELS 1-6:	1 HOUR

FLAME SPREAD

Stairs	Class I
Corridors	Class II
Rooms	Class III

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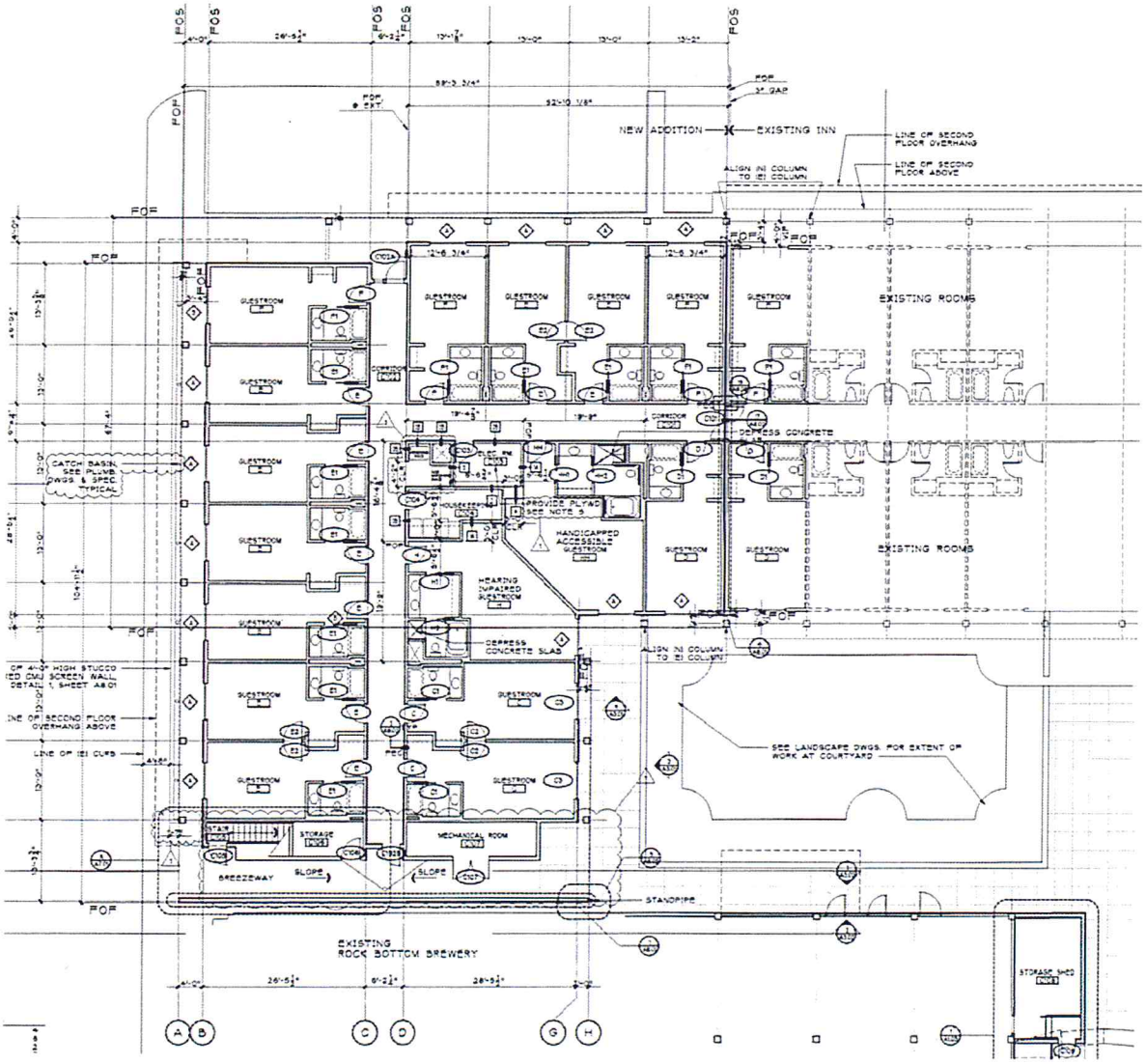
Hotel Addition Floor Plan at Rock Bottom Brewery Exit Corridor



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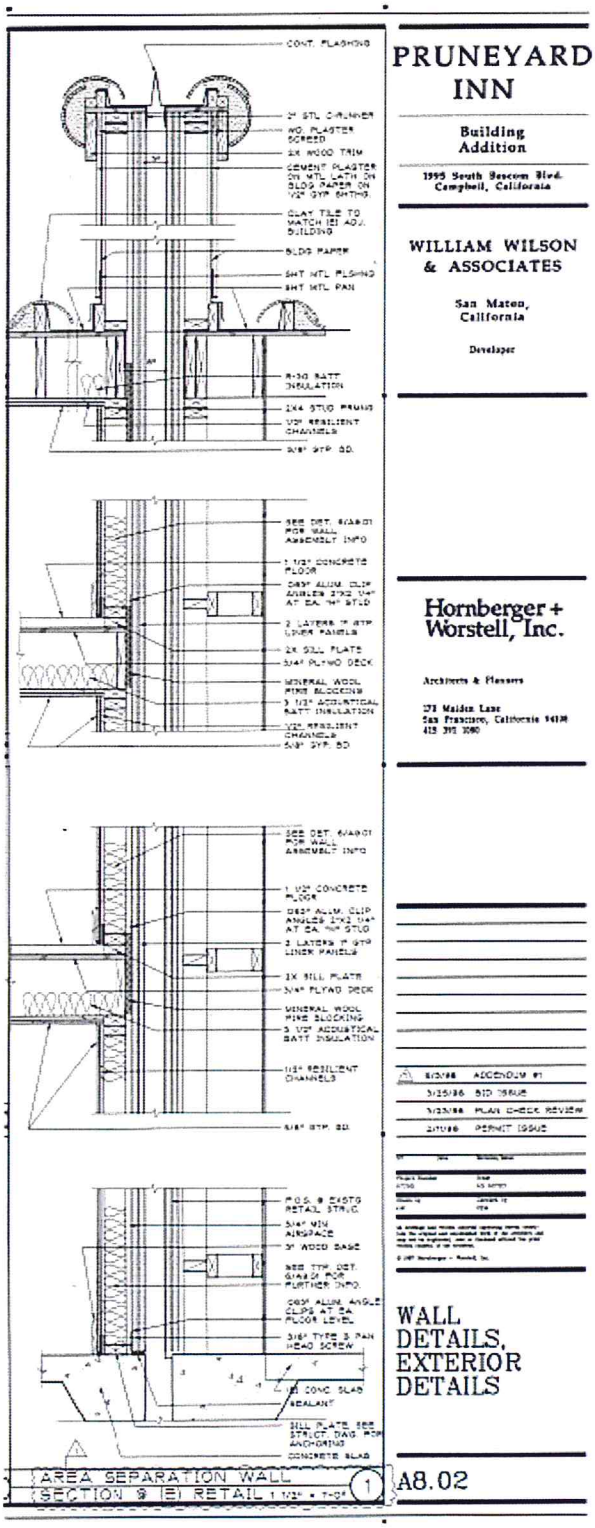
Wall Section of Hotel Addition to Rock Bottom Brewery at Exit Corridor



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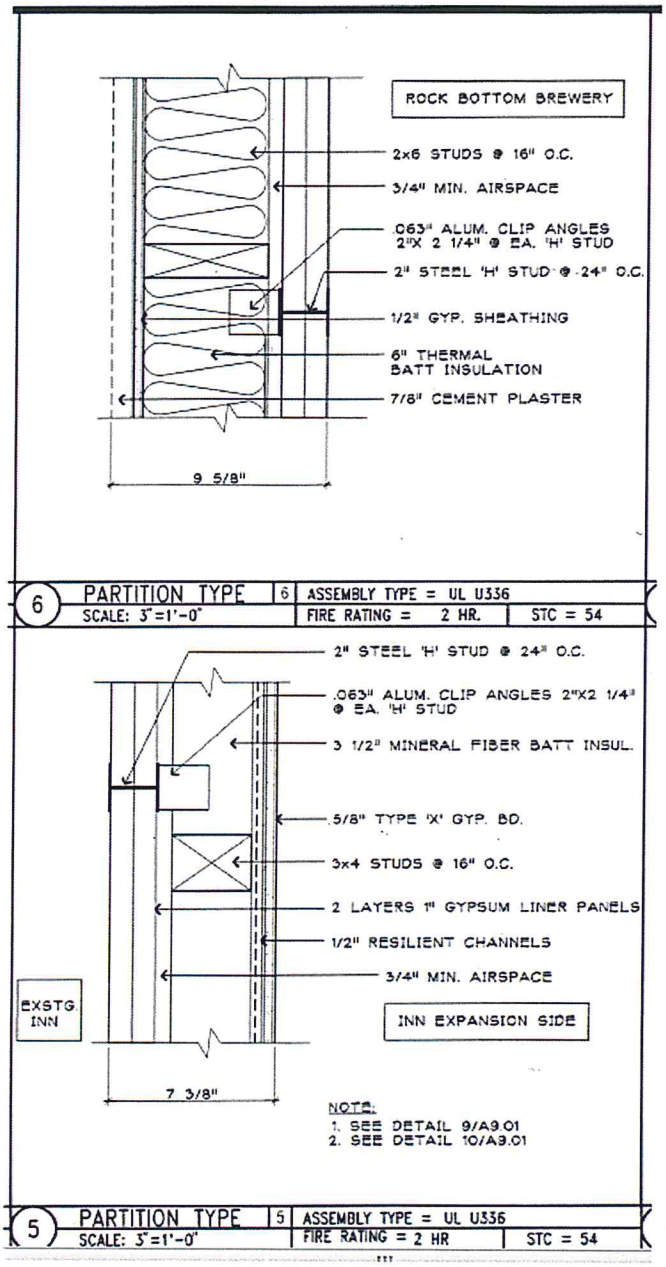
Existing 2 HR Wall Types of Hotel Addition referenced in Area Separation Section above:



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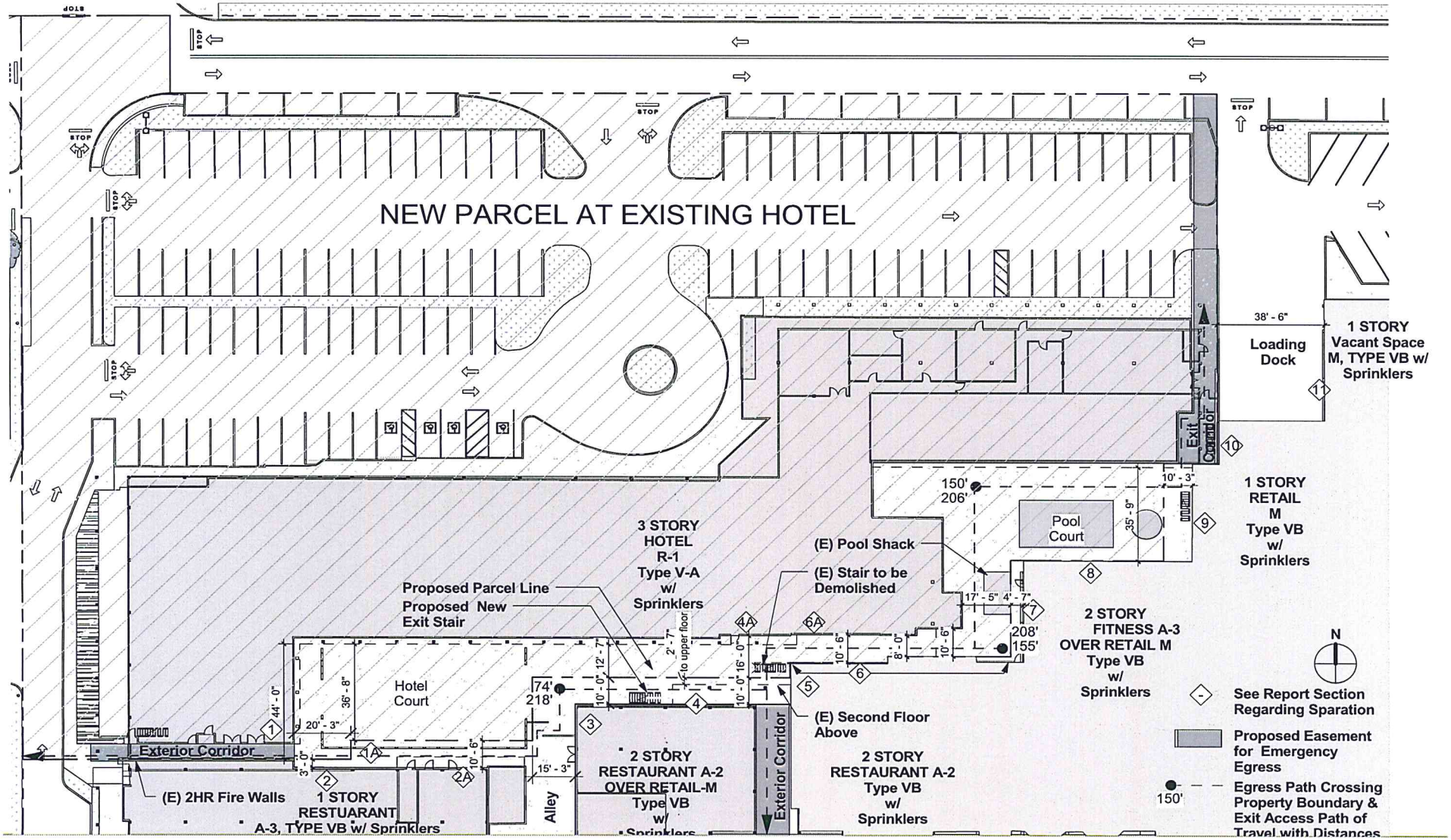

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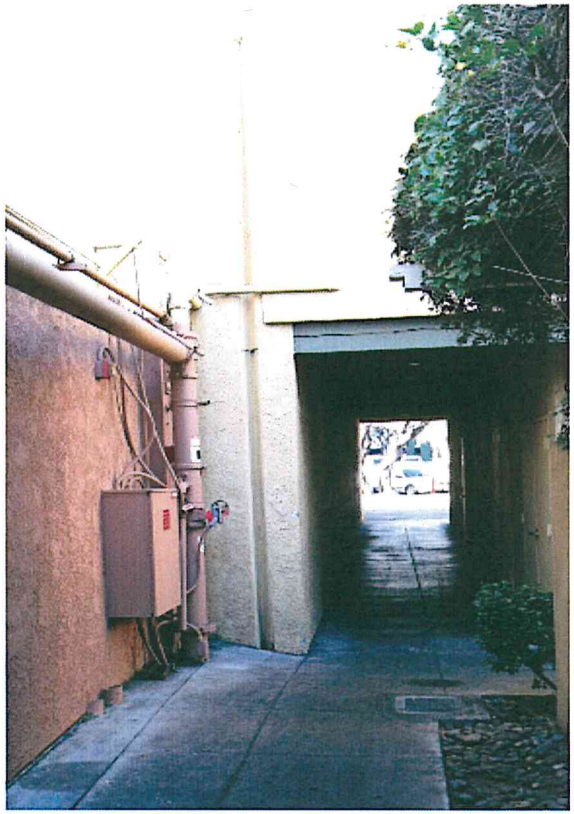
THE PRUNEYARD: HOTEL PARCEL DIAGRAM



CONDITION 1:

Exterior corridor through hotel.

CONDITION 1A:

End of corridor is open on each end but parcel ine is greater than 20' but less than 30' no limit to opening

CONDITION 2:
Back of rock bottom shown on left is less than 5' from parcel line and requires 1 hour rating for 20' of wall.

Wall is 3' but less than 5' from property line but no oppenings occur.

CONDITION 1:

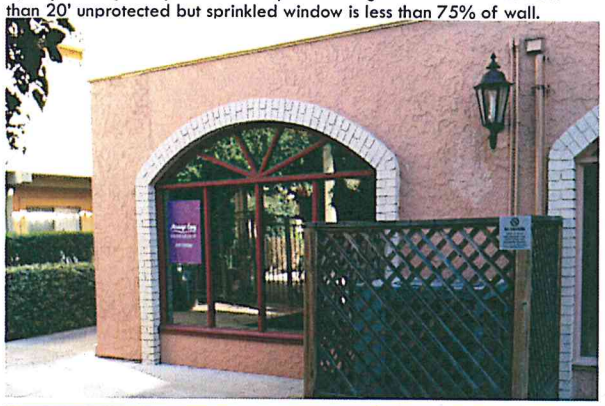
Exterior corridor through hotel addition, door to storage shown on right.

CONDITION 1:

Exterior corridor through hotel addition from street side. fire walls/expansion joint to rock bottom shown on right

CONDITION 3: shown above and below

Wall Ratings:
Kyoto/Massage Envy west wall to parcel line greater than10' separation no rating required.
Oppenings:
Kyoto/Massage Envy west wall to parcel line greater than 15' but less than 20' unprotected but sprinkled window is less than 75% of wall.



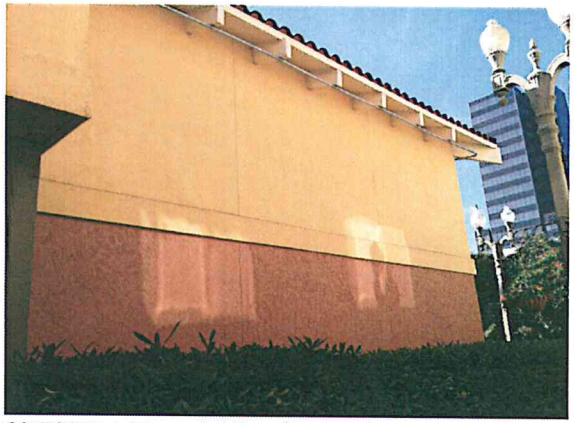
CONDITION 4:

Wall Ratings:
Kyoto/Massage Envy ground floor north wall to parcel line greater than 10' separation = no rating required Second floor is less than 5' separtation and 1 hour rating and possible upgrade required.
Oppenings:
greater than 10' but less than 15', unprotected but sprinkled openings are less than 45% of wall. No oppenings on second floor.

CONDITION 4 on right for Kyoto/Massage Envy and Hotel south wall on left:

CONDITION 4 at Kyoto/Massage Envy

CONDITION 4 at Hotel:
Wall Ratings: Hotel to parcel line is greater than10' but less than 30' separation = 1hour rating required and provided per bldg. type.
Oppenings:
Original Hotel south wall to parcel line is greater than10' but less than 15' unprotected but sprinkled windows are less than 45% of wall.



CONDITION 4: West end of Kyoto/Massage Envy

CONDITION 5: West wall of El Burro & exit stair
El Burro west wall (shown right of stair) less than 5' separation 1 hour upgrade required
Existing exit stair and wall shown above to be demolished.

CONDITION 6a (storefront shown on right avove):
Hotel at ground floor to parcel line greater than 10' but less than 30' separation = 1hour rating required and provided per bldg. type.
Openings: Hotel greater than 10' but less than 15' unprotected but sprinkled storefront system must be modified to be less than 45% of wall.

CONDITION 4a: shown where Hotel is closest to El Burro Above

Wall Ratings:
Hotel floors are greater than 10' but less than 30' = 1hour rating required and provided per bldg. type.

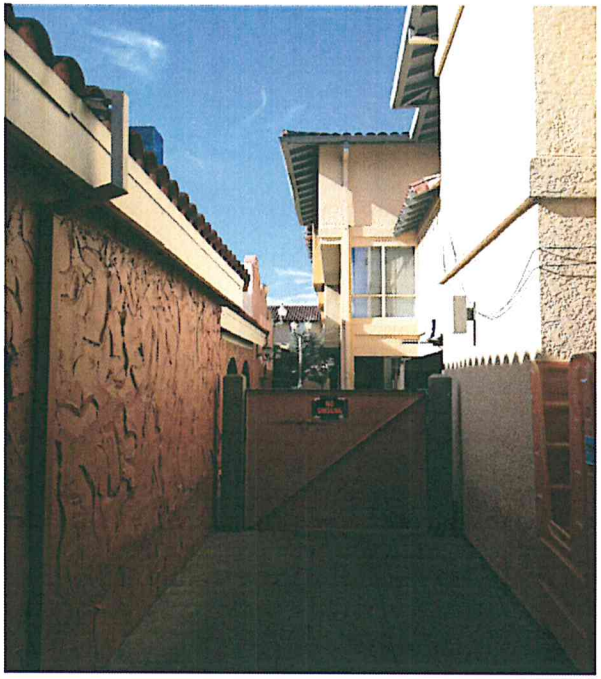
Wall Openings:
Hotel to parcel line on ground floor is greater than15' but less than 20' unprotected but sprinkled = 75% or less. Current storefront system shall be modified so that it is less than 75% of wall.
Second floor Second and third floor is greater than10' but less than 15' windows are < 45% per table and no modification required.

CONDITION 4a:

CONDITION 4a:

CONDITION 6: North wall of El Burro

Wall Ratings:
El Burro wall upgrade to 1 hour rating as parcel line is less than 5'.
Wall Openings:
Exit door is greater than 30' no limit to opening.



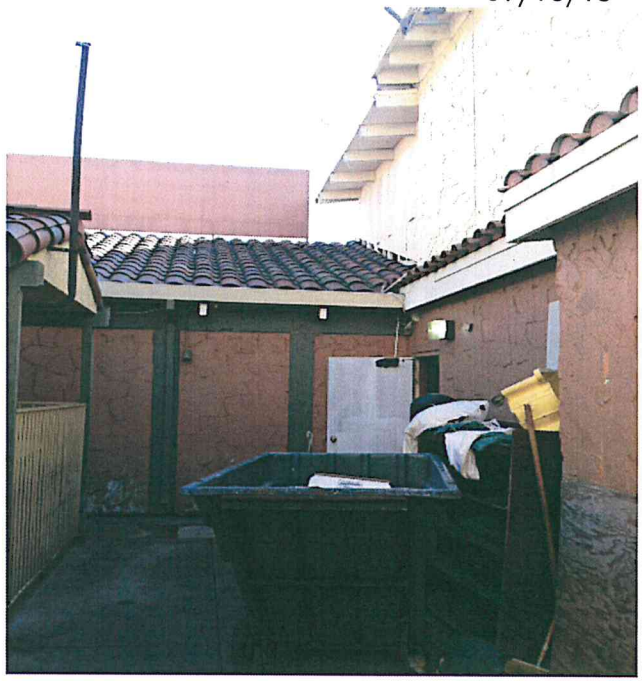
CONDITION 6 (on left above):
Wall Ratings:
El Burro wall upgrade to 1 hour rating as parcel line is less than 5'.

CONDITION 6a (on right above):
Wall Ratings:
Hotel is gretaer than 5' but less than10 at a 13' section at the gate and needs to be upgraded to 1 hour rating. 1hour rating provided per bldg. type.

Wall Openings:
None

CONDITION 6:
Wall Ratings:
El Burro wall upgrade to 1 hour rating as parcel line is less than 5'.

Wall Openings:
Windows to infill as shown above and right in frame. Or remove as per above.



CONDITION 6 at right and 7 in front:

Exit door can remain as parcel line is greater than 30' no limit to opening.

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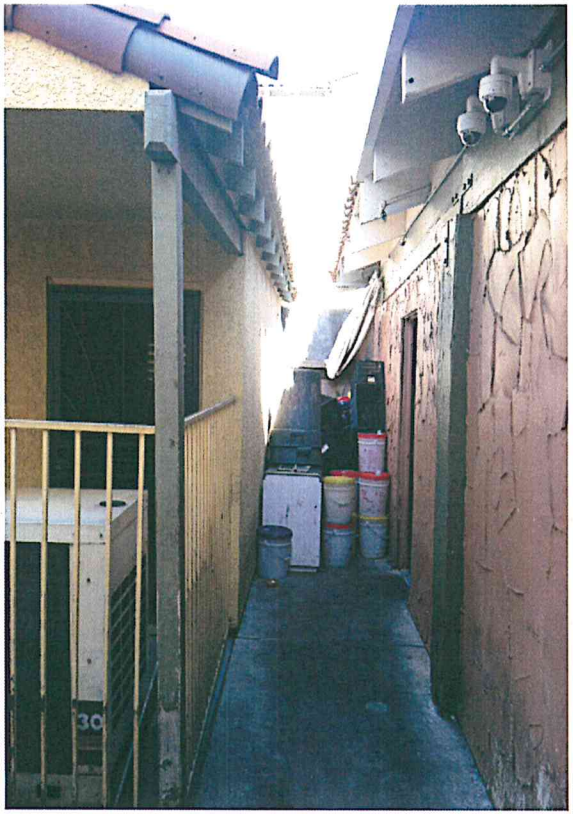
CONDITION 7: showing Hotel windows above pool shack distance to hotel is greater than 15' but less than 20' = 45% openings allowed with out protection and existing conforms



CONDITION 7:
Wall Ratings:
Marshal's west wall to Pool Shack less than 5' 1 hour rating of wall required for both.
Hotel wall west of pool shack to parcel line greater than 10' but less than 30' separation = 1hour rating required and provided per bldg. type.

Openings:
Marshal's west wall to Original hotel greater than 3 but less than 5' unprotected but sprinkled 15% allowed. 1 door is less than15% of wall on El Burro storage.

No openings in pool shack wall.

CONDITION 8:
Wall Ratings:
Marshal's north wall to parcel line is less than 5', 2 hour rating required
Hotel is greater than 30' no rating required
Openings:
Marshal's north wall to parcel line is 0 to less than 3' openings not permited and none occur.
Hotel to parcel line is greater than 30' no limit to openings allowed.

CONDITION 7 on right & 8 on left shown

CONDITION 9 shown in center and 8 on right:

CONDITION 9:
Wall Ratings:
Marshal's west wall to parcel line is greater than10' but less than 30' separation no rating required.
Wall Openings:
Marshal's west wall to Original hotel less than 10' but less than 15' unprotected but sprinkled windows are to be less than 45% of wall. No openings on this wall. (Note, exit stair leads to roof for maintenance).

CONDITION 10:
Wall Ratings:
Marshals west wall and Hotel wall less than 5', 2 hour rating required for retail buidling and 1 hour rating required for Hotel.
Wall Openings:
Marshal's west wall to PL is 0 but less than 3' no openings allowed. No openings on these walls

CONDITION 11: shown at right is Hotel exit stair and door on ground floor Empty Retail west wall to PL at Loading Dock. Greater than 30' separation; no rating required by table above.
Hotel wall to PL is less than 5', 1 hour rating required for Hotel (hotel exit stair enclosure; 1 hour rating required by table above. Since the type of construction for the existing hotel is Type V-A, the required one-hour exterior walls should be existing and no upgrades should be required.
Wall Openings:
marshal's west wall to PL is greater than 30' no opening restrictions.
Original hotel to PL is 0 but less than 3' no openings allowed. Windows of Hotel stair to be filled in with 1 hour rated wall.

CONDITION 8 Pool Court Shown at left

CONDITION 11:

Date: October 5, 2015

To: Sam McGeehan, Lowney Architecture

From: Steven R Winkel, FAIA, PE, CASp

Re: Code Analysis for Parcel Revision
The Pruneyard Shopping Center
Campbell, CA

EXECUTIVE SUMMARY

- The "project" analyzed in this memo is the creation of a property line around the existing Pruneyard Plaza Hotel located in the Pruneyard Shopping Center. The creation of the property line will not make any changes to heights, areas, uses or occupancies of any of the buildings on either side of the new property line.

- The creation of a new parcel at the existing hotel will need to have legally recorded mutual egress easements attached to contiguous parcels to allow existing egress paths to continue to be used. My understanding is that this will be done.

- The Pruneyard center was built prior to the adoption of either the covered mall or recently adopted open mall provisions in the building code and was built on a single parcel with "assumed" property lines between buildings to determine fire separation and opening protection requirements between buildings. Because it has been decided that the "project" will be permitted as a new condition, the relationships between buildings and property lines will be analyzed against the 2013 California Building Code (CBC) requirements for buildings on the same lot for wall ratings and opening protection based on fire separation distances. Items not in compliance with the 2013 CBC will be brought into compliance.

- A comparison between the Lowney Architecture site key plan and notes and the OCC plan review is provided as an Appendix to the body of this memo to help facilitate future discussions about resolving plan review comments.

DETAILED BACKGROUND

As you requested I have looked into the creation of a new land parcel around the existing Pruneyard Plaza Hotel at the Pruneyard Shopping Center in Campbell, CA. The building code issues to be reviewed are requirements for fire protection and opening allowances related to creating actual property lines between existing buildings. The review is further complicated by the fact that the existing egress system for the shopping center relies on egress paths that will cross over the new property boundaries to complete the egress path to "public ways". It is my understanding that there will be a set of easements for egress and accessibility as described in the Hanna and Van Atta memo of August 15, 2015. The highlighted sections in this memo describe how the common-use areas outside of the buildings will be handled, allowing all three parcel owners equal and free use of these areas for a myriad of purposes including emergency egress and accessible paths of travel.

The property owner's intent is that the common-use egress paths be addressed through the use of these mutual easements allowing the use of exterior egress paths by various buildings as described conceptually in the Hanna and Van Atta memo. These easements would be the legal arrangements necessary to allow the continued use in perpetuity of the current egress paths for multiple parcels as current exist on the single parcel. These easements

would be in a form acceptable to the City to ensure that the egress and access paths will be maintained for all users.

The project site is an existing building complex, described as a "shopping center" on the Pruneyard website:

> "The Pruneyard Shopping Center is a sprawling 250,000 square foot lifestyle shopping center located within a mixed use development in the City of Campbell, California. The Shopping Center features a movie theater, Trader Joe's, over 15 eating establishments and 35 retail, service and entertainment businesses. The Pruneyard is located at the intersection of Campbell and Bascom Avenues, just east of State Route 17. In addition to the shopping center The Pruneyard features three office towers totaling over 366,021 square feet and the recently renovated, Tuscan inspired, boutique style, Pruneyard Plaza Hotel.
>
> The land on which The Pruneyard Shopping Center and Office Buildings exists today was originally an orchard of pears and prunes known as Brynteson Ranch. In the late 1960's, developer Fred Sahadi purchased the land from the Brynteson family with grand plans to develop the land into a 34 acre mixed use property. Approval for the development was obtained from the City of Campbell in 1968 and in December of 1969, the first tenant, United Artists movie theatre, opened its doors."

The project was not designed using the Mall Provisions of the California Building Code (CBC). The provisions for such malls did not exist at the time of original construction. At the time the first portion of the hotel was constructed, in 1988, the CBC mall provisions only applied to "Covered Mall Buildings' in Chapter 56 of the Uniform Building Code (UBC). That section was moved from Appendix Chapter 7 in the previous 1985 UBC. Thus the buildings were constructed using the provisions for groups of buildings constructed on a single site. Most of the existing buildings adjacent to the hotel were built in 1970, prior to the hotel's construction. They are typically of Type VB, nonrated combustible construction. All of the buildings related to the new parcelization have full sprinkler systems.

I have assumed that the 1985 UBC was in effect at the time the hotel was first constructed as opposed to the 1988 code which was published in that year and likely not adopted for use until after the hotel was constructed. In any event the code sections cited below are the same in both the 1985 and 1988 editions of the UBC. The relevant UBC requirements related to buildings on the same property are contained in Section 504 (c) (**emphasis added**):

1985 UBC (CBC)

> **Location on Property**
> **(c) Buildings on Same Property and Buildings Containing Courts.** For the purposes of determining the required wall and opening protection and roof covering requirements, buildings on the same property and court walls of buildings over one story in height shall be assumed to have a property line between them.
>
> EXCEPTION: In court walls where opening protection is required such protection may be omitted, provided (1) not more than two levels open into the court, (2) the aggregate area of the building including the court is within the allowable area and (3) the building is not classified as a Group I Occupancy .
>
> When a new building is to be erected on the same property as an existing building, the location of the assumed property line with relation to the existing building shall be such that the exterior wall and opening protection of the existing building meet the criteria as set forth in Table No. 5-A and Part IV.

The proposed lot line replaces what would have been considered an existing "assumed property line" in the 1985 UBC ["imaginary line" condition per the current CBC]. The new parcelization typically would not change any building-to-building relationships from where the assumed property lines are currently located. The conditions have existed since the hotel's original construction in 1988 and would have applied to its expansion in 1998 where the same provisions existed in the CBC in effect at that time, with the same text relocated to CBC Section 503. Both the original building and the expansion were permitted and given a Certificate of Occupancy and have presumably

passed Fire Code inspections over subsequent years and continue to be in use today. The relationship of the hotel to the other buildings in the shopping center can therefore be considered a "legal use" as the buildings exist today.

The proposed parcelization report was reviewed by Susan O'Brien of O'Brien Code Consulting (OCC) on July 31, 2015. Per the request of the Authorities Having Jurisdiction the new parcelization is to be reviewed against the current 2013 CBC provisions for buildings on the same lot, as I believe was done by OCC. No modifications to the 2013 CBC made by the City of Campbell were found to be relevant to this project. Because the group of buildings contains both A-2 and R-1 occupancies, the building is not allowed to use the provisions of CBC Section 507 for unlimited area buildings.

As noted earlier, a set of general or overlay easements will be created as a part of the subdivision. This type of approach is common in multi-parcel properties and should be sufficient to satisfy a key concern in the OCC review of July 31, 2015 which occurs on Page 2 of the OCC review under Architectural Comments Item A2 reads as follows:

> "Of particular concern is how the exiting from the hotel court and pool court will be impacted by the new property lines. **Exiting from the hotel parcel is not permitted to cross the property line onto the main shopping center parcel, and vice versa.**

Nothing is moving or changing on the site to alter the relationships between buildings, other than changes which may be necessary to mitigate existing conditions to comply with the current building relationships and opening requirements contained in the 2013 CBC. Provided that, via the aforementioned easements, the rights of egress for all users of the sites are unchanged as a result of the parcelization, there should be no need to examine the egress patterns from the existing hotel or the existing shopping center buildings as is requested in the comments. The proposed parcelization does not change the size, occupancy classification, number of occupants, or anticipated uses of any of the existing, legally permitted buildings. The responses to many of the other OCC comments are essentially the same assuming all parties agree that crossing the new property lines can be permitted based on legally recorded joint-use egress easements as opposed to the creation of separate egress paths on the newly separated parcels. The creation of the new property lines should be examined in terms of potential impacts on openings near the new property lines, but only where the new property line locations are different from where the assumed property lines ("now imaginary lines") occurred when the buildings were permitted.

Except for citations taken from the old UBC the terms used in this report and on the accompanying parcelization documents are those from the 2013 CBC. The following differences in description are important to recall when examining old or new construction documents.

Current 2013 CBC Terminology	Old UBC Terminology
Imaginary Line: A line assumed between buildings on the same property	***Assumed Property Line:*** A line assumed between buildings on the same property
Fire Wall: A fire-resistance-rated wall having protected openings, which restricts the spread of fire and extends continuously from the foundation to or through the roof, with sufficient structural stability under fire conditions to allow collapse of construction on either side without collapse of the wall. **706.1 General.** Each portion of a building separated by one or more fire walls that comply with the provisions of this section shall be considered a separate building.	***Area Separation Wall:*** Each portion of a building separated by one or more area separation walls that comply with the provisions of this section may be considered a separate building. The extent and location of such area separation walls shall provide a complete separation. [Note that the criteria for area separation walls do not contain the structural stability criteria cited in the definition of "Fire Wall".

This work is not an addition to any building, nor is it a repair, therefore, if a building permit is required, the permit should be for an "alteration" per the provisions of Chapter 34 of the 2013 CBC for work on existing buildings. There is no proposed change in building use or occupancy classification because of the parcelization, or because of the alteration work.

Below are potentially applicate code excerpts taken from the 2013 CBC (No City of Campbell amendments are applicable). Non-applicable provisions have been omitted or stricken. Potentially significant items have been highlighted using a combination of color, **bolding** or underlining.

> ***1.2.2 Alternative materials, design and methods of construction and equipment.*** *The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material, design or method of construction shall be approved where the building official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety.*

I believe that while egress across property boundaries is typically not allowed under the provisions of the basic CBC (See CBC Section 1014.2.1 below) the provisions of CBC Section 1.2.2 allow the Authorities Having Jurisdiction (AHJ) to approve such means of egress if they feel the egress systems provides equivalent safety to what is now provided. Since there will be no change in existing egress patterns because of the parcelization there should be not impact on the currently legal egress system other than crossing a newly recorded property line. The egress system with new property lines should continue to work if there is a legal means to guarantee that the egress paths will be usable by various parties crossing the property line to complete their egress path to a public way as they do today while remaining on a single parcel. Where the new property lines occur in different locations than where the assumed property lines were assumed to be located when the buildings were originally permitted then wall ratings and opening protectives will need to be improved to meet 2013 CBC standards as applicable. The proposed egress system should meet the criteria of CBC Section 1.2.2

> **EXISTING STRUCTURE (For Chapter 34).** A structure erected prior to the date of adoption of the appropriate code, or one for which a legal building permit has been issued.
>
> **SECTION 3401**
> **GENERAL**
> **3401.1 Scope.** The provisions of this chapter shall control the alteration, repair, addition and change of occupancy of existing structures, *including state-regulated structures in accordance with Sections 3401.1 and 3401.2.*
>
> **3401.4 Building materials and systems.** Building materials and systems shall comply with the requirements of this section.
>
> **3401.4.1 Existing materials.** Materials already in use in a building in compliance with requirements or approvals in

effect at the time of their erection or installation shall be permitted to remain in use unless determined by the building code official to be unsafe per Section 116.

The act of creating a parcel does not alter the configuration of the buildings, it makes the "assumed property lines" which governed the placement and fire rating of the group of buildings into actual property lines. The physical relationship of the buildings is unchanged. It could even be argued that there is no work requiring a building permit unless there is a change to the fire separation distances assumed between buildings where the new actual property line varies in location from the assumed location. If the new property line matches the assumed property lines only a recorded legal description should be required, in a manner that preserves the egress rights for users of adjacent building both inside and outside of the new property. The critical work is creating a legal mechanism to make certain that the means of egress system to be shared by multiple properties with different ownerships will continue to function as it does today. The currently existing uses, occupancy groups and functions will not be changed.

SECTION 3404
ALTERATIONS

3404.1 General. Except as provided by Section 3401.4 or this section, alterations to any building or structure shall comply with the requirements of the code for new construction. Alterations shall be such that the existing building or structure is no less complying with the provisions of this code than the existing building or structure was prior to the alteration.

Exceptions:

1. An existing stairway shall not be required to comply with the requirements of Section 1009 where the existing space and construction does not allow a reduction in pitch or slope.
2. Handrails otherwise required to comply with Section 1009.15 shall not be required to comply with the requirements of Section 1012.6 regarding full extension of the handrails where such extensions would be hazardous due to plan configuration.

CORRIDOR. An enclosed exit access component that defines and provides a path of egress travel.

FIRE SEPARATION DISTANCE. The distance measured from the building face to one of the following:
1. The closest interior lot line;
2. To the centerline of a street, an alley or public way; or
3. To an imaginary line between two buildings on the property.

The distance shall be measured at right angles from the face of the wall.

705.3 Buildings on the same lot. For the purposes of determining the required wall and opening protection, projections and roof-covering requirements, buildings on the same lot shall be assumed to have an imaginary line between them. Where a new building is to be erected on the same lot as an existing building, the location of the assumed imaginary line with relation to the existing building shall be such that

the exterior wall and opening protection of the existing building meet the criteria as set forth in Sections 705.5 and 705.8.

Exception: Two or more buildings on the same lot shall either be regulated as separate buildings or shall be considered as portions of one building if the aggregate area of such buildings is within the limits specified in Chapter 5 for a single building. Where the buildings contain different occupancy groups or are of different types of construction, the area shall be that allowed for the most restrictive occupancy or construction.

1001.2 Minimum requirements. It shall be unlawful to alter a building or structure in a manner that will reduce the number of exits or the capacity of the means of egress to less than required by this code.

[F] 1001.3 Maintenance. Means of egress shall be maintained in accordance with the *California Fire Code.*

1004.5 Outdoor areas. Yards, patios, courts and similar outdoor areas accessible to and usable by the building occupants shall be provided with means of egress as required by this chapter. The occupant load of such outdoor areas shall be assigned by the building official in accordance with the anticipated use. Where outdoor areas are to be used by persons in addition to the occupants of the building, and the path of egress travel from the outdoor areas passes through the building, means of egress requirements for the building shall be based on the sum of the occupant loads of the building plus the outdoor areas.

Exceptions:
1. Outdoor areas used exclusively for service of the building need only have one means of egress.
2. Both outdoor areas associated with Group R-3 and individual dwelling units of Group R-2.

1014.2.1 Multiple tenants. Where more than one tenant occupies any one floor of a building or structure, each tenant space, dwelling unit and sleeping unit shall be provided with access to the required exits **without passing through adjacent tenant spaces, dwelling units and sleeping units.**

Exception: The means of egress from a smaller tenant space shall not be prohibited from passing through a larger adjoining tenant space where such rooms or spaces of the smaller tenant occupy less than 10 percent of the area of the larger tenant space through which they pass; are the same or similar occupancy group; a discernable path of egress travel to an exit is provided; and the means of egress into the adjoining space is not subject to locking from the egress side. A required means of egress serving the larger tenant space shall

not pass through the smaller tenant space or spaces.

Note that CBC Section 1014.2.1 does not explicitly prohibit egress across property lines using spaces shared by multiple tenants. This should be acceptable per the terms of CBC Section 1.2.2 if proper reciprocal egress easements can be prepared and recorded with the property records.

END OF MEMO

APPENDIX

Comparison of Lowney Parcel Creation Report and O'Brien Code Consulting (OCC) Review

The proposed parcelization report was reviewed by Susan O'Brien of O'Brien Code Consulting (OCC) on July 31, 2015. The comments are consolidated below along with the numbered remediation items identified on the Lowney Parcel Creation Report and the Parcel Diagram from that report. Relevant items in those documents are **highlighted** as for the code sections above. The location numbers and areas where egress paths cross property boundaries are shown on the attached annotated plan from the Lowney Hotel Parcel Report

Location Number Wall Rating per 2013 CBC Table 602	Location Number Opening Protection per 2013 CBC Table 705.8	Preview Comment	OCC Fire-resistance Rating Comments	OCC Wall Opening Comments
			GENERAL COMMENTS: A. The following plan review documents are based on the City of Campbell Building Regulations. For your convenience, the following comments are referred to the 2013 California Residential, Building, Mechanical. Plumbing, Electrical, Energy, and Green Building Standards Codes (Le., 20121RC, 20121BC, 2012 UMC, 2012UPC, and 2011 NEC, as amended by the State of California and the City of Campbell) unless otherwise noted. In addition, structural review is based on the ASCE 7-10. B. NOTE: The following code comments reflect a review of building plans only. If site related comments are applicable to this project, they will be generated by others	

Location Number Wall Rating per 2013 CBC Table 602	Location Number Opening Protection per 2013 CBC Table 705.8	Preview Comment	OCC Fire-resistance Rating Comments	OCC Wall Opening Comments
			(e.g. ... City Engineering, Public Works, Health, etc.).	
1. Hotel Addition to Rock Bottom at exterior corridor - 3" separation and 2hr rating provided per drawings which is greater than 1 hour rating. No upgrade necessary. 1 hour per Table 602	1. Hotel Addition to Rock Bottom at area separation wall. Unprotected nonsprinklered and no openings occur.	The exterior egress should be treated as a "corridor" based on its location in the means of egress. Exit access travel distance is to be be counted until an "exit" is reached.	A 1. Page 1 of 11: The third paragraph refers to a "corridor" that "passes through" where the hotel addition and Rock Bottom Brewery occur with an area separation wall on the southwest wall of this "corridor". The Hotel Parcel Diagram shows this "corridor" labeled as an "exit passageway". There are significant differences between the exiting functions, minimum construction requirements, and opening protection requirements of rated corridors (CBC Section 1018) and exit passageways (CBC Section 1023). A corridor is considered an exit access element and an exit passageway is considered an exit element. As a result, please amend the report and diagram to correctly identify whether this "pass through" is an exit access corridor or an exit passageway. I. The required capacity of a means of egress system shall not be diminished along the	A6. Regarding the Hotel Parcel Diagram: A. Item no. 1 refers to an "exit corridor" that "passes through" where the hotel addition and Rock Bottom Brewery occur with area separation wall on the southwest wall of this corridor. The Hotel Parcel Diagram shows this "corridor" labeled as an "exit passageway". There are significant differences between the exiting functions, minimum construction requirements, and opening protection requirements of rated corridors (CBC Section 1 *01B)* and exit passageways (CBC Section 1023). A corridor is considered an exit access element and an exit passageway is considered an exit element. As a result, please amend the diagram and location "tag" no. I to correctly identify whether this "pass through" is an exit access corridor or an exit passageway.

Location Number Wall Rating per 2013 CBC Table 602	Location Number Opening Protection per 2013 CBC Table 705.8	Preview Comment	OCC Fire-resistance Rating Comments	OCC Wall Opening Comments
			path of egress travel. CBC Section 1003.6 *Please* note: *The proposed consideration* of *the proposed hotel parcel creation is Incomplete.* A more *thorough review* of *the proposal will* be *considered once the* required exiting analysis *is provided for review.* A3. Page 4 of 11 shows the original hotel and hotel addition of Type V-I HR construction. Page 8 of 11 shows the hotel addition of Type V- I HR construction. The basic allowable area of 10,500 SF per story shown on the Code Analysis on Page 8 of 11 is consistent with Type V-1 HR construction under the 1995 CBC, which is the Code under which the scope of the hotel addition was constructed. Since the proposed new parcel would be reviewed under the scope of the 2013 CBC, the type of construction for the original hotel and hotel addition is considered as Type V-A construction for the purposes of the review of this proposal. A4.	

Location Number Wall Rating per 2013 CBC Table 602	Location Number Opening Protection per 2013 CBC Table 705.8	Preview Comment	OCC Fire-resistance Rating Comments	OCC Wall Opening Comments
			Page 5 of 1 1: Regarding the "Separation provided and ratings required for walls:" and the Hotel Parcel Diagram: B. Revise the location "tag" descriptions to match any changes as a result of comments A4 and A5 above. A7. Please amend the supporting photographs to reflect any changes as a result of comments A4 and A5 above. *AB.* Provide analysis for any projections from exterior walls (i.e. cornices, eave overhangs, exterior cantilever balconies, etc.) where located close to proposed real property lines showing existing compliance and any required upgrades per CBC Section 705.2 A9. Provide analysis for any required parapets on exterior walls where located close to proposed real property lines showing existing compliance and any required upgrades per CBC Section 705.11.	
		The exit analysis requested for the existing hotel should not be necessary. There are not additions	A2. Page 1 of 11: The fourth paragraph refers to relocation of an exit stair and creation of a new exit access	

Location Number Wall Rating per 2013 CBC Table 602	Location Number Opening Protection per 2013 CBC Table 705.8	Preview Comment	OCC Fire-resistance Rating Comments	OCC Wall Opening Comments
		or alterations to the hotel that would change the existing permitted occupancy already in existence.	corridor (a corridor is an exit access element in 2013 CBC Chapter 10 - not an exit element). In order for a complete review of the proposed separate parcel for the existing hotel to occur, a complete exiting analysis shall be provided showing the existing and proposed conditions to confirm the proposed new hotel parcel will have complying exiting and will not impact the existing exiting systems of the building/tenant spaces on the adjacent parcels that abut the proposed hotel property line. Exiting analysis for the hotel parcel and adjacent parcel building/tenant spaces abutting the new hotel parcel shall include, but not be limited to the following: A. Show design occupant load for each room/space/area. CBC Section 1004 B. Outdoor area occupant loads (i.e. hotel court, pool court, etc.) shall be calculated in accordance with CBC Section 1004.5. C. Show calculated/required	

Location Number Wall Rating per 2013 CBC Table 602	Location Number Opening Protection per 2013 CBC Table 705.8	Preview Comment	OCC Fire-resistance Rating Comments	OCC Wall Opening Comments
			egress width and distribution, CBC Section 1005 D. Show compliance with common path of egress travel limitations. CBC Section 1014.3 E. Show minimum required number of exits or exit access doorways. CBC Sections 101 5 and 1021 F. Show minimum required egress separation. CBC Section 1015.2 G. Show compliance with exit access travel distance limitations of CBC Section 1016.1 H. Show compliance with exit discharge provisions of CBC Section 1027.	
		The requirement that exiting does not cross the new property line makes the proposal not feasible.	Of particular concern is how the exiting from the hotel court and pool court will be impacted by the new property lines. **Exiting from the hotel parcel is not permitted to cross the property line onto the main shopping center parcel, and vice versa.**	
				I. For all exterior walls where openings are located in close proximity to property line, provide wall elevations showing dimensions and areas of

Location Number Wall Rating per 2013 CBC Table 602	Location Number Opening Protection per 2013 CBC Table 705.8	Preview Comment	OCC Fire-resistance Rating Comments	OCC Wall Opening Comments
				existing walls and openings to confirm all wall opening percentages shown in the analysis are within the limits of CBC Table *705.B*
	1A. End of corridor is open but parcel line is >20' and sprinkled no protection or limit to opening required.	Same at Item 1: The exterior egress should be treated as a "corridor" based on its location in the means of egress. Exit access travel distance is to be be counted until an "exit" is reached.	AS. Page 6 of **11:** Regarding the "% of Openings in walls with allowable area as a percent of wall:" and the Hotel Parcel Diagram:	A. Item no. 1 A refers to the "end of corridor is open but parcel line is greater than 20 feet..." However, plan checker is unable to locate Item" 1 A" on the Hotel Parcel Diagram. If item 1 A is located at the east opening at the "exit passageway" it appears that the distance to the new real property line at this location is dimensioned at 10'-3". Please clarify.
2. Rock Bottom north wall < 5' separation 1 hour rating upgrade required. 1 hour per Table 602	2. Rock Bottom north wall is >3' from parcel line but no openings occur as required per table above.	The new property line is in a different location than previously assumed property lines thus wall protection and opening protection must be examined against current 2013 CBC requirements.	A. Item no. 2 specifies the Rock Bottom North wall is greater than 5-foot separation from the new real property line and a one-hour exterior wall rating upgrade is required for the wall per Table 602. However, the Hotel Parcel Diagram appears to show the "2" North exterior wall of the Rock Bottom located at 10'-8" from the new real property line, which would require no upgrade to the "2" North exterior wall of the Rock Bottom, since this wall is located between 10' and less than 30' from	B. Item no. 2 states, "no openings occur" in this wall. However, the Hotel Parcel Diagram appears to show at least three door openings at the wall labeled for location of Item no. 2. Please review/clarify.

Location Number Wall Rating per 2013 CBC Table 602	Location Number Opening Protection per 2013 CBC Table 705.8	Preview Comment	OCC Fire-resistance Rating Comments	OCC Wall Opening Comments
			the property line, Group A-2 Occupancy and Type V-B Construction. Please clarify.	
2A Rock Bottom north wall >10' separation no rating required. Unrated per Table 602	2A North wall of Rock Bottom >10' but <15' Unprotected but sprinkled doors are less than 45% allowable per table above.	The new property line corresponds to the existing assumed property line location, there is no change in the relationship of exterior walls or openings to the property line therefore no remedial action is required.	B. Item no. 2A specifies the Rock Bottom North wall is greater than 10-foot separation from the new real property line and no rating is required for the wall per Table 602. However, the Hotel Parcel Diagram appears to show the "2A" North exterior wall of the Rock Bottom located significantly less than 10 feet from the new real property line, which would require a one-hour exterior wall upgrade to the "2A" North exterior wall of the Rock Bottom, since this wall is located between 5' and less than 10' from the property line, Group A-2 Occupancy and Type V-B Construction. Please clarify. Perhaps walls "2" and "2A" are mislabeled on the Hotel Parcel Diagram (see comment A4A above).	C. Item no. 2A states, "North wall of Rock Bottom is between 10 feet and 15 feet ... " However, based on the location of Item no.2A on the Hotel Parcel Diagram, that segment of the North wall of the Rock Bottom appears to be located significantly closer than 10 feet from the new real property line. Please review/clarify. Perhaps walls "2" and "2A" are mislabeled on the Hotel Parcel Diagram (see comments A4A, A4B, and A5B above).
3. Kyoto/Massage Envy west wall to Hotel Addition >10' separation rating upgrade	3. Kyoto/Massage Envy west wall to Hotel Addition >15' but <20' unprotected but sprinkled,	The new property line corresponds to the existing assumed property line location, there is no change in the relationship of exterior walls or		D. Item no. 3 states, "Kyoto/Massage Envy west wall to Hotel Addition is between 15 feet and 20 feet ... " However, the Hotel Parcel Diagram shows the dimensioned

Location Number Wall Rating per 2013 CBC Table 602	Location Number Opening Protection per 2013 CBC Table 705.8	Preview Comment	OCC Fire-resistance Rating Comments	OCC Wall Opening Comments
may be required. Unrated per Table 602	window is less than 75% of wall.	openings to the property line therefore no remedial action is required.		distance from the Kyoto/Massage Envy west wall to the new real property line as 10'-6". Please review and amend the property line distance and opening protection requirements accordingly.
4. Kyoto/Massage Envy north wall to Original Hotel < 5' separation 1 hour rating upgrade required for second floor wall and structural columns. 1 hour per Table 602	4. Kyoto/Massage Envy north wall >10' but <15' unprotected but sprinkled windows are less than 45% of wall. Original Hotel south wall >10' but <15' unprotected but sprinkled windows are less than 45% of wall.	The new property line is in a different location than previously assumed property lines thus wall protection and opening protection must be examined against current 2013 CBC requirements.	C. Item no. 4 specifies the Kyoto/Massage Envy North wall is greater than 5- foot separation from the new real property line and a one-hour exterior wall rating upgrade to the second floor wall and structural columns supporting the second floor is required for the wall per Table 602. However, the Hotel Parcel Diagram appears to show the "4" North exterior wall of the Kyoto/Massage Envy located at 10'-8" from the new real property line. which would require no upgrade to the "4" North exterior wall of the Kyoto/Massage Envy. since this wall is located between 10' and less than 30' from the property line, Group A-2/B Occupancy and Type V-B Construction. Based on the photos provided for wall no. 4. it appears that the second floor is located closer than 10'-8" to	E. Item no. 4 states, "Kyoto/Massage Envy north wall is between 5 feet and 10 feet..." from the new real property line. However, the Hotel Parcel Diagram shows the dimensioned distance from the Kyoto/Massage Envy north wall to the new real property line as 10'-8". Please review and amend the property line distance and opening protection requirements accordingly.

Location Number Wall Rating per 2013 CBC Table 602	Location Number Opening Protection per 2013 CBC Table 705.8	Preview Comment	OCC Fire-resistance Rating Comments	OCC Wall Opening Comments
			the new property line, but that is not clearly indicated on the Hotel Parcel Diagram. Please clarify and clearly show the distance from wall number 4 to the property line at the first floor and at the second floor above.	
4A Original Hotel south wall >10' separation no rating required. 1 hour per Table 602	4A Original Hotel wall where parcel line on ground floor is >15' but < 20' unprotected but sprinkled window is to be modified so that it is less than 75% of wall. Second floor is >10' but < 15' windows are < 45% per table and no modification required. Existing windows are less than 45%. Third floor is >10' but < 15' windows are <45% per table and no modification required.	The new property line corresponds to the existing assumed property line location, there is no change in the relationship of exterior walls or openings to the property line therefore no remedial action is required.	D. Item no. 4A specifies the Original Hotel south wall is greater than 10 feet from the new real property line therefore no rating required by Table 602. The Hotel Parcel Diagram shows exterior wall 4A located at 15'-6" from the new real property line. However. since this exterior wall is located between 10' and less than 30' from the property line and the hotel is R-1 occupancy of Type V-A construction, a one-hour exterior wall is required. Since the type of construction for the existing hotel is Type V-A, the required one-hour exterior walls should be existing and no upgrades should be required. Amend Item no. 4A to correctly indicate one hour exterior walls area required based on	F. Item no, 4A states, "Original Hotel wall. .. is between 15 feet and 30 feet.. The Hotel Parcel Diagram shows the dimensioned distance from the Original Hotel south wall to the new real property line as 15'-6", which would fall under the range of between 15 feet and 20 feet in Table *705.B*. Please review and correct what appears to be a type at Item no. 4A.

Location Number Wall Rating per 2013 CBC Table 602	Location Number Opening Protection per 2013 CBC Table 705.8	Preview Comment	OCC Fire-resistance Rating Comments	OCC Wall Opening Comments
			Type V-A construction requirements of CBC Table 601.	
5. El Burro west wall >5' separation 1 hour rating upgrade required. 1 hour per Table 602	5. El Burro west wall is 0-3' to PL, unprotected but sprinklered, openings not permitted and no openings occur	The new property line is in a different location than previously assumed property lines thus wall protection and opening protection must be examined against current 2013 CBC requirements.	E. Item no. 5 indicates the El Burro West wall is greater than 5' [>5') separation from the proposed real property line. However, the Hotel Parcel Diagram shows this wall located as less than 5' [<5') from the proposed real property line. This appears to be a typo for the direction of the "less than" symbol. as Item no. 5 correctly indicates one-hour exterior wall required for the "5" El Burro West wall per Table 602. Please review and amend note description/Hotel Parcel Diagram accordingly.	G. Item no. 5 states, "El Burro west wall is between 10 feet and 15 feet..." However, based on the location of Item no. 5 on the Hotel Parcel Diagram, that segment of the west wall of the El Burro restaurant appears to be located significantly closer than 10 feet from the new real property line. Please review/clarify.
6. El Burro north wall to Original Hotel < 5' 1 hour rating upgrade required at El Burro wall. Hotel is <10 at a 13' section at the gate and needs to be upgraded to 1 hour rating. 1 hour per Table 602	6. El Burro north wall 0 to < 3' no openings allowed – infill three existing openings	The new property line is in a different location than previously assumed property lines thus wall protection and opening protection must be examined against current 2013 CBC requirements.	F. Item no. 6 indicates the El Burro North wall is greater than 5' [>5') separation from the proposed real property line. However. the Hotel Parcel Diagram shows this wall located as less than 5' [<5') from the proposed real property line. This appears to be a typo for the direction of the "less than" symbol, as Item no. 6 correctly indicates one-hour exterior wall required for the "6" El Burro	

Location Number Wall Rating per 2013 CBC Table 602	Location Number Opening Protection per 2013 CBC Table 705.8	Preview Comment	OCC Fire-resistance Rating Comments	OCC Wall Opening Comments
			North wall per Table 602. Please review and amend note description/Hotel Parcel Diagram accordingly.	
6A Original Hotel >10' separation no rating required. 1 hour per Table 602	6A Original Hotel >15' but <20' unprotected but sprinkled storefront system must be modified to be less than 45% of wall.	The new property line corresponds to the existing assumed property line location, there is no change in the relationship of exterior walls or openings to the property line therefore no remedial action is required.	G. Item no. 6A specifies the Original Hotel south wall is greater than 10 feet from the new real property line therefore no rating required by Table 602. The Hotel Parcel Diagram shows exterior wall 6A located at 10'-6" from the new real property line. However, since this exterior wall is located between 10' and less than 30' from the property line and the hotel is R-1 occupancy of Type V-A construction, a one-hour exterior wall is required. Since the type of construction for the existing hotel is Type V-A, the required one-hour exterior walls should be existing and no upgrades should be required. Amend Item no. 6A to correctly indicate one hour exterior walls area required based on Type V-A construction requirements of CBC Table 601.	

Location Number Wall Rating per 2013 CBC Table 602	Location Number Opening Protection per 2013 CBC Table 705.8	Preview Comment	OCC Fire-resistance Rating Comments	OCC Wall Opening Comments
7. Marshal's west wall to Pool Shack < 5' 1 hour rating of wall required for both. 1 hour per Table 602	7. Marshal's west wall to Original hotel >3 but < 5' unprotected but sprinkled 15% allowed. No openings in pool shack and only 1 door <15% of wall on El Burro storage. Hotel is >15'=75% allowable openings for Hotel and existing conforms.	The new property line is in a different location than previously assumed property lines thus wall protection and opening protection must be examined against current 2013 CBC requirements.	H. Item no. 7 indicates the Marshall's west wall to Pool Shack is greater than 5' [>5') separation from the proposed real property line. However, the Hotel Parcel Diagram shows this wall located as less than 5' [<5') from the proposed real property line. This appears to be a typo for the direction of the "less than" symbol, as Item no. 7 correctly indicates one-hour exterior wall required for the "7" Marshall's and Pool Shack exterior walls per Table 602. Please review and amend note description/Hotel Parcel Diagram accordingly. I. Item no. 7 specifies the Hotel east wall is greater than 10 feet from the new real property line therefore no rating required by Table 602. The Hotel Parcel Diagram shows hotel exterior wall 7 located at 17'-5" from the new real property line. However, since this exterior wall is located between 10' and less than 30' from the property line and the hotel is R-I occupancy of Type V-A construction, a one-	

Location Number Wall Rating per 2013 CBC Table 602	Location Number Opening Protection per 2013 CBC Table 705.8	Preview Comment	OCC Fire-resistance Rating Comments	OCC Wall Opening Comments
			hour exterior wall is required. Since the type of construction for the existing hotel is Type V-A, the required one-hour exterior walls should be existing and no upgrades should be required. Amend Item no. 7 to correctly indicate one hour exterior walls area required based on Type V-A construction requirements of CBC Table 601 no. 8	
8. Marshal's north wall to Original hotel < 5' 2 hour rating of wall required for Marshal's wall Why 2 hours?	8. Marshal's north wall to Original hotel >3' but < 5', 15% of wall allowed. No openings on this wall. Hotel is >30' no limit to openings allowed.	The new property line corresponds to the existing assumed property line location, there is no change in the relationship of exterior walls or openings to the property line therefore no remedial action is required.	J. Item no. 8 indicates the Marshall's North wall is greater than 5' (>5') separation from the proposed real property line. However, the Hotel Parcel Diagram shows this wall located as less than 5' «5') from the proposed real property line. This appears to be a typo for the direction of the "less than" symbol, as Item no. 8 correctly indicates two-hour exterior wall required for the "8" Marshall's North wall per Table 602. Please review and amend note description/Hotel Parcel Diagram accordingly.	H. Item no. 8 states, "Marshall's north wall is between 5 feet and 10 feet ... ". However, based on the location of Item no. 8 on the Hotel Parcel Diagram, that segment of the north wall of Marshall's appears to be located significantly closer than 5 feet from the new real property line. Please review/clarify.
9. Marshal's west wall to Original Hotel	9. Marshal's west wall to Original hotel >10' but	The new property line corresponds to the existing assumed		

Location Number Wall Rating per 2013 CBC Table 602	Location Number Opening Protection per 2013 CBC Table 705.8	Preview Comment	OCC Fire-resistance Rating Comments	OCC Wall Opening Comments
>10' separation no rating required. Unrated per Table 602	<15' unprotected but sprinkled windows are less than 45% of wall. No openings on this wall.	property line location, there is no change in the relationship of exterior walls or openings to the property line therefore no remedial action is required.		
10. Marshal's west wall to Original Hotel < 5' 2 hour rating required for Marshal's and 1 hour rating required for Hotel (hotel exit stair enclosure review existing wall to determine how to upgrade to 1hr) 1 hour per Table 602. Why 2 hours?	10. Marshal's west wall to Original hotel 0 to < 3' no openings allowed. No openings on this wall.	The new property line is in a different location than previously assumed property lines thus wall protection and opening protection must be examined against current 2013 CBC requirements.		
11. Empty Retail west wall to Original hotel at Loading Dock. Exit Passageway >10' separation for empty retail; no rating required. Unrated per Table 602	11. Marshal's west wall to original hotel at Loading Dock. Exit Passageway 0 to < 3' no openings allowed. Windows of Hotel stair to be filled in with 1 hour rated wall.	The new property line is in a different location than previously assumed property lines thus wall protection and opening protection must be examined against current 2013 CBC requirements.		

END OF APPENDIX

MEMORANDUM
HANNA & VAN ATTA

To: File: Pruneyard Subdivision Documentation
From: David M. Van Atta
Date: August 11, 2015
Re: Summary of Proposed Documentation for the Pruneyard Campbell Subdivision

---

Introduction:
The proposed development plan for The Pruneyard in Campbell ("Center") is to subdivide the Center into three parcels ("Building Parcels") that are to be depicted and described on a Parcel Map to be reviewed by the City. These Building Parcels could then be separately owned and/or financed. This memorandum describes documentation that would be provided that would create central operational and management controls and supervision for commonly used facilities and operations of the Center. This is an executive summary of the Center documentation that will evolve into full and complete legal documents for City review.

Commercial Subdivision:
The current concept is to use a Parcel Map to create three (3) Building Parcels. These parcels will include:

1. Retail Parcel;
2. Hotel Parcel; and
3. Office Buildings and Parking Garage Parcel.

Common Areas and Common Facilities:
The commonly used areas within the Building Parcels will include parking areas, plaza areas, landscaped and park areas, walkways and driveways and other areas and/or other ancillary facilities, such as lighting. These areas would be established as "Common Areas" in the Center Declaration.

Center Declaration:
A Declaration of Covenants, Restrictions and Easements ("Center Declaration") will provide a mechanism for common operation, maintenance, repair and replacement of the Common Facilities and for the levying of allocated shares of the costs and expenses for such common operation, maintenance, repair and replacement of the Common Areas and Common Facilities situated on the Building Parcels that make up the Center.

It is very common to use of documentation such as the Center Declaration as a method for creating a system of collective ownership, operations, management and control of commercial subdivisions.

Our firm has prepared numerous such documents for commercial and mixed use subdivisions throughout the Bay Area and in various other areas of the State of California. These regimes provide a reasonable and effective method for the operations and management of these types of commercial projects, allowing for separate ownerships with a degree of common use and common control of operations and management. Commercial owners who have major financial investments in their properties tend to follow the dictates of this type of documentation rather rigorously and very seldom have these regimes had any management issues or concerns. The State recognizes this system of property organization under the California Commercial and Industrial Common Interest Development Act, under Civil Code Sections 6500 et seq.

Outline and Summary of Center Declaration:
The following summarizes the main provisions of the Center Declaration:

1. **The Properties – Covered Properties:**
The Center Declaration will identify and describe in some particularity the Building Parcels as: the Retail Parcel – Parcel A; the Hotel - Parcel B; and the Office Buildings and Parking Garage Parcel – Parcel C.

The title holders of the Building Parcels are defined in this memorandum as the "Building Parcel Owners."

2. **Easement and Use Rights.**
The Center Declaration will provide easement rights for access by the Center Association (defined below), and its agents, over the Building Parcels for conduct of the operations assigned or delegated to the Center Association. The Center Declaration will also provide for various easement rights to Building Parcel Owners and their respective successors, assigns, tenants and invitees over those portions of the other Building Parcels for ingress and egress and use of the Common Areas located within the various Building Parcels, including easements for vehicular access, mutual and reciprocal use of parking areas, pedestrian access, including those needed for emergency egress and ADA paths of travel, exclusive use areas (such as outdoor dining areas), utility main lines and storm drainage facilities within the Building Parcels.

3. **Establishment of Center Association.** The Center Declaration will provide for the establishment of a Center Association and a system of decision making by the Building Parcel Owners. The Center Association will be formed as a nonprofit mutual benefit corporation. Membership in the Center Association would be the Building Parcel Owners.

4. **Association - Voting Rights.** Voting rights are to be allocated to each of the constituent Building Parcels based on a formula to be established in the Center Declaration. Often such voting rights are allocated based upon relative square footage of the Building Areas of the Building Parcels or are based on other determinants such as the relative benefit provided to each Building Parcel as described in the Center Declaration.

5. **Center Association Operations and Responsibilities:**
The Center Declaration will specify various tasks for the Center Association to perform for the benefit of the Building Parcel Owners, as Common Operational Costs, such as:

a. Parking Garage Operations and maintenance;
b. Surface Parking Operations and maintenance;
c. Plaza areas operations and maintenance;
d. Sidewalk and walkway maintenance;
e. Street and parking areas lighting maintenance and cleaning;
f. Signage operations and maintenance;
g. Common landscaping, such as parkways and medians;
h. Common Area security;
i. Common Area trash collection;
j. Graffiti removal – for Common Areas

There may be some of the items tasked to the Center Association that will be for the benefit of certain components of the Center, and not for the benefit of others. Some of these items could be charged to those components as "Cost Centers", as discussed further, below.

Overlay easements will cover storm drainage and storm drain facilities including storm water treatment and C3 compliance on a project wide basis under the auspices of the Center Association.

6. **Garage Operations:** The Parking Garage will be operated by the Center Association for the overall benefit of all of the Building Parcels. A mechanism for providing for garage operations and maintenance of the Parking Garage and for allocation of costs will be provided in the Center Declaration. Access easements to various owners and occupants will be provided. Rights of expansion of the Parking Garage would also be provided, including a system for contribution by Building Parcel Owners for the capital costs of such Parking Garage expansion.

7. **Utility Operations:** The Center Declaration will provide for the joint and exclusive use of various utility facilities within the Center. Where feasible the responsibility for payment of costs for utility services will be allocated to the Building Parcels. A mechanism for operations and maintenance of shared utility facilities and for allocation of costs for shared utility facilities will be provided in the Center Declaration. Access easements for various owners and utility companies will be provided.

8. **Budgeting and Assessments for Common Operational Costs:** The Center Declaration will provide for a system of budgeting for costs for Common Operational Costs (as described above in paragraph 5) by the Center Association, and levying of assessments for the Common Operational Costs as a "Base Assessment". An allocation of such a Base Assessment will have to be determined; often this is based upon the relative size of the Building Area of each of the Building Parcels.

9. **Enforcement of Assessments:** Enforcement of the collection of the assessment obligations by the Center Association are to be covered in the Center Declaration. Such collection enforcement generally entails establishment of assessments and enforcement by lien rights by the Center Association. Details of these processes are set forth in the 2014 Commercial and Industrial Common Interest Development Act.

10. **Costs Centers:** The Center Declaration may establish certain costs of operations to be allocated and assessed to particular Building Parcels or Building Components depending upon the use made by those Building Parcels or Building Components of certain Center Association services or operations. This may include such items as utility usage or other Center Association operational items that are isolated to one or two but not all three of the Building Parcels.

11. **Operational Restrictions:** The Center Declaration will provide for basic use and operational restrictions for the various component parcels and use and operations of the Common Areas and Common Facilities governed by the Center Declaration.

12. **Review of Modifications of Improvements:** The Center Declaration will provide a mechanism for the oversight of new construction of improvements and alterations of improvements within the Building Parcels. Provisions will be included for expansion of development of commercial buildings and improvement in concert with review and approval by the City. The Center Declaration will provide for requirements that all of the improvements within the Center, including the various separately owned buildings, will be operated and maintained as a first class commercial center and that any modification to these improvements will be consistent with these first class standards and with the architectural themes of the Center in a manner that fosters the cohesive look and feel of the Center.

13. **Repair and Reconstruction of Common Areas and Common Facilities:** The Center Declaration will also address repair and reconstruction issues for Common Area improvements if those improvements are damaged or destroyed. Responsibilities of the Center Association and the individual Building Parcel Owners will be delineated.

14. Enforcement of Center Declaration: The Center Declaration will provide a system for enforcement by the Center Association and the other Building Parcel Owners if a Building Parcel Owner should fail to comply with the provisions and restrictions stated in the Center Declaration, generally including requirements of the parties to meet and confer, participate in mediation and arbitration of disputes. The Center Declaration will provide that the City is a third party beneficiary of the Center Declaration and that the City will have the right, but not the obligation, to enforce performance by the Center Association and the Building Parcel Owners regarding the obligations under the Center Declaration for appropriate operations, maintenance and repair of the Center and its improvements.

15. General and Miscellaneous Provisions: The Center Declaration will also provide general provisions as to such matters as: (a) amendment of the Center Declaration; (b) lender protection provisions; (c) insurance requirements; (d) condemnation issues; (e) dispute resolution; (f) duration and amendment; and (g) estoppel certificates.

Exhibit E

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OF COUNSEL
DAN W. COOPERIDER

RETIRED
JOHN D. JORGENSON
MARGARET A. SLOAN

MARVIN S. SIEGEL
(1936 - 2012)

February 11, 2015

Paul Kermoyan
Community Development Director
City of Campbell
70 N. First Street
Campbell, CA 95008

Re: Proposed Parcel Map
Pruneyard Shopping Center and Offices

Dear Paul Kermoyan:

I am writing on behalf of Ellis Partners, LLC ("Applicant") with regard to the application for a parcel map to subdivide the approximately 25 acre Pruneyard Shopping Center and Offices ("Pruneyard") into three parcels identified generally by the three general uses that comprise the Pruneyard–hotel, office and retail. This minor subdivision is consistent with the long-term vision of the City of Campbell ("City") to preserve the Pruneyard as a regional shopping destination and the goals, policies and strategies of the Land Use and Transportation ("LUT") Element of the General Plan.

Specifically, the City has pointed to Strategy LUT-13.2d and Policy LUT-14.4 to inform the discussion relative to separating the hotel, office and retail elements into separate parcels. Strategy LUT-13.2d is intended to achieve the policy of enhancing accessibility of business and activity centers. It encourages "large retailers to locate along Hamilton and Bascom Avenue by maintaining large parcels, encouraging lot consolidation, and discouraging parcel adjustments that reduce lot sizes." The retail portion of the Pruneyard extends along the entire frontage of Bascom Avenue. The proposed parcel map would not change this or create any separate parcels along Bascom Avenue. There would be no change to accessibility. The very large retail portion of the Pruneyard that would be separated from the other two parcels will remain approximately 20 acres in size. The proposed parcel map is consistent with the goal

and policy of the General Plan to maintain large retail parcels and accessibility to business and activity centers along Bascom Avenue.

Policy LUT-14.4 regarding parcel consolidation encourages "the consolidation of properties to obtain more logical building sites and coordinated development in the Pruneyard/Creekside Area." The discussion of parcel consolidation in the Land Use and Transportation Element (LUT-33) describes that "the lot pattern in some areas of the City are small and fragmented, which compromises the ability for coordinated development. Odd configurations and small lots also make quality development difficult or infeasible to achieve. In these instances parcels should be consolidated." In addition, strategy 14.4a which is designed to accomplish Policy LUT 14.4 describes allowing consolidation of sites to create parcels greater than three acres. The Pruneyard is already a coordinated development. The proposed parcels will all remain large (approximately 20 acres for retail, 4.5 acres for office and 2 acres for hotel) and will not create any small or fragmented lots. Furthermore, the Applicant is proposing to maintain the Pruneyard as a coordinated center with long-term viability through the use of Covenants, Conditions and Restrictions that address maintenance, operation, parking and the like. Accordingly, the proposed parcel map is consistent with this land use policy for logical and coordinated development.

Based on all of the foregoing, the Applicant respectfully requests that the City consider the application for a parcel map consistent with the General Plan and the goals, policies and strategies of the Land Use and Transportation Element.

Sincerely,

Leigh F. Prince

cc: City Council
Client

Exhibit F

MEMORANDUM
HANNA & VAN ATTA

To: File: Pruneyard Subdivision Documentation
From: David M. Van Atta
Date: August 11, 2015
Re: Summary of Proposed Documentation for the Pruneyard Campbell Subdivision

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The commonly used areas within the Building Parcels will include parking areas, plaza areas, landscaped and park areas, walkways and driveways and other areas and/or other ancillary facilities, such as lighting. These areas would be established as "Common Areas" in the Center Declaration.

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It is very common to use of documentation such as the Center Declaration as a method for creating a system of collective ownership, operations, management and control of commercial subdivisions.

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15. **General and Miscellaneous Provisions:** The Center Declaration will also provide general provisions as to such matters as: (a) amendment of the Center Declaration; (b) lender protection provisions; (c) insurance requirements; (d) condemnation issues; (e) dispute resolution; (f) duration and amendment; and (g) estoppel certificates.

Exhibit G

Not Included
(administrative in nature)

Exhibit H

MEMORANDUM

To: Dean Rubinson
From: Leigh Prince
Date: March 21, 2016
Re: Phasing and Use Permit Violations

I. Phasing

The proposed project for the improvement and expansion of the Pruneyard includes a master use permit and a planned development permit. The City of Campbell Municipal Code ("CMC") contemplates the possibility for phased permits for both of these entitlements that extend beyond the minimum one to two-year timelines established for and generally applied to such permits.

Generally, a use permit expires within twelve months of the effective date. CMC Section 12.56.030(A)(1). However, where the permit provides for development in two or more phases, the permit shall not be approved until the decision-making body has approved the final phasing plan for the entire project site. CMC Section 12.56.030(A)(3)(a). This language suggests that not only is a phasing plan that lasts for more than twelve months appropriate where the project includes two or more phases, it is a necessary part of permit approval. The proposed project to renovate and expand the Pruneyard is proposed as a four phase development, and therefore, the decision-making body has the authority under the CMC to approve a phasing plan for the entire site that extends beyond the twelve-month time frame that would be appropriate for a smaller simpler single phase project.

The CMC further provides that if a project is to be built in pre-approved phases, each subsequent phase shall have twelve months from the previous phase's date of establishment to the next phase's date of establishment to have occurred, unless otherwise specified in the permit.[1] Section 12.56.030(A)(3)(b). First, allowing a minimum of twelve months between each phase suggests that an extended time frame is appropriate and anticipated for larger phased projects. Second, the inclusion of "unless otherwise specified in the permit" suggests there is flexibility and the decision-making body has discretion to establish a phasing plan that allows for more time between phases.

The same flexibility for timing of a phased project is available for a planned development permit. Generally, a planned development permit is to be exercised within twenty-four months. However, the City Council has the authority to "impose time limits within which the conditions shall be fulfilled and the proposed development started and completed." CMC Section 21.12.030(H)(10). The discretion for the decision-making body to impose a start and completion time limit suggests that where appropriate, the Council may deviate from the twenty-four-month timing.

[1] A project is established when a building permit is issued or the use has commenced. CMC 21.56.030(B).

This makes sense because although extensions may be granted, allowing at the outset for a phased project with identified timelines provides security for not only the applicant, but also for the City. This is especially true for an iconic center like the Pruneyard where the City seeks to have a project with long-term viability and cohesiveness. The longer-term phased approach provides for logical development within timelines that all parties understand in advance are appropriate, provides flexibility to address economic fluctuations, and preserves the unified improvement and expansion proposal approved by City for the benefit of the community.

With this in mind, the Pruneyard is proposing a phasing plan for the four phase project. Consistent with the general timeline for planned development permit, Phase 1A/1B would be initiated (i.e. permit submittal) within two years from project approval. Phase 2 and 3 would be initiated within six years of project approval and the Phase 4 would be initiated within ten years of project approval. The only exception to note with respect to this timeline is that the applicant proposes that if Phase 2 (Building R5) is not completed with Phase 3, then Phase 4 would could still move forward without approval of an extension. This approach provides the City with assurance that the applicant will diligently pursue all phases of the development.

Although the above described phasing plan is longer than the minimums contemplated in the CMC, the City has the discretion to allow such phasing under the use permit and planned development permit to ensure that the applicant has sufficient flexibility to account for unknowable market factors and to complete the project as approved by the City.

II. Use Permit Violations

The master use permit will address how violations of the permit will be handled. The Pruneyard is a large and complex center with retail, office and hotel uses under a single use permit. It is unlikely that any single violation of the master use permit will bring the entire center out of compliance with the permit. Therefore, the first step in addressing any violation should not be revocation of the use permit. Instead, the Community Development Director should provide notice to the property owner of the specific violation and give the property owner an opportunity to remedy the violation. See CMC Section 21.68.020 providing that the Community Development Director may issue a notice of noncompliance for any failure to comply with a condition of a permit, including a reasonable period for compliance. A reasonable period for compliance will vary depending upon the violation and such period should not expire while the property owner is working diligently and in good faith to remedy the violation. If at the end of the reasonable compliance period, the specific violation has not been remedied, any enforcement should focus on the specific tenant or item in violation of the use permit and not revocation of the entire permit. As identified in Chapter 21.68 any revocation or modification of the use permit requires a public hearing before the decision making body that approved the permit and specific findings prior to any action to revoke the permit.

Exhibit I

CITY OF OAKLAND

DALZIEL BUILDING • 250 FRANK H. OGAWA PLAZA, SUITE 3315 • OAKLAND, CALIFORNIA 94612-2032

Planning and Building Department
Office of the Director

(510) 238-3941
FAX (510) 238-6538
TDD (510) 238-3254

April 12, 2016

Paul Kermoyan, Director
Community Development
City of Campbell
70 N. First Street
Campbell, CA 95008

Subject: City of Oakland and Ellis Partners Development Agreement

Dear Mr. Kermoyan,

Ellis Partners was the steward of a prominent community gathering place in the City of Oakland, Jack London Square. During that fifteen-year period, they transformed the area by designing and building new, high quality buildings and public plazas. Ellis increased the vibrancy of the area by sponsoring over fifty events per year in the common areas of the square, i.e., farmers markets, summer movies, and food and crafts fairs. These events drew local and regional visitors alike.

Ellis Partners skillfully managed all operations of the common areas (maintenance, security, parking and vehicle management, events and janitorial services) throughout the 11-block area, on behalf of the property owners within the Jack London Square. The partnership between the City of Oakland and Ellis Partners was very successful – and was, in part, fostered by the creation of a 15-year Development Agreement. This DA allowed the developer to phase in new buildings to meet changing market conditions.

If the City of Campbell is considering a similar type of arrangement with Ellis Partners, I think that you would find it very beneficial.

Sincerely,

Rachel M. Flynn, AIA
Director

Exhibit J

Not Included
(administrative in nature)

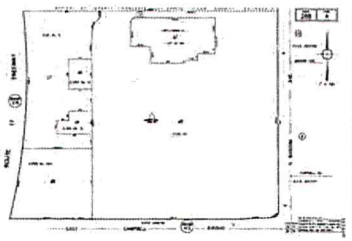
THE PRUNEYARD

1875 SOUTH BASCOM,
CAMPBELL, CA 95008

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	(N)	NEW
ACOUS	ACOUSTICAL	NEG	NEGATIVE
ADJ	ADJUSTABLE	NOM	NOMINAL
AL	ALIGN	NIC	NOT IN CONTRACT
ALT	ALTERNATE	NTS	NOT TO SCALE
AB	ANCHOR BOLT	NO	NUMBER
APHOV	APPROVED		
ARCH	ARCHITECTURAL	OC	ON CENTER
AUTO	AUTOMATIC	OD	OUTSIDE DIAMETER
		OP	OPENING
BLDG	BUILDING	OPP	OPPOSITE
BLKG	BLOCKING	ORIG	ORIGINAL
BM	BEAM		
BD	BOARD	PART	PARTITION
BO	BOTTOM OF	PP	PARTIAL PENETRATION
BS	BOTH SIDES	PAF	POWDER ACTUATED FASTENER
		PLAM	PLASTIC LAMINATE
CAB	CABINET	PL	PLATE
CBC	CALIFORNIA BUILDING CODE	PN	PLATE NAILING
CI	CAST IRON	PLYWD	PLYWOOD
CIP	CAST IN PLACE	PT	POINT
COL	COLUMN	LB	POUND
CTR	CENTER	PRESS	PRESSURE
CL	CENTER LINE		
CTC	CENTER TO CENTER	QUAL	QUALITY
CLR	CERAMIC	QUAN	QUANTITY
CJ	CONSTRUCTION JOINT		
CL	CLEAR	PT	PRESSURE/
CMU	CONCRETE MASONRY UNIT		PRESERVATIVE TREATED
CON	CONNECTION	PS	PRESTRESSED
CONT	CONTINUOUS	PART	PARTITION
CP	COMPLETE PENETRATION		
CS	COUNTERSUNK	RAD	RADIUS
CW	COLD WATER	RWL	RAIN WATER LEADER
		RLCPT	RELEPTACLE
DET	DETAIL	REF	REFERENCE
DEPT	DEPARTMENT	REIN	REINFORCEMENT,REINFORCED
DIA	DIAMETER	RLQ	RELQUIRED
DIV	DIVISION	RDWD	REDWOOD
DR	DOOR	RH	RIGHT HAND
DBL	DOUBLE	RHR	RIGHT HAND REVERSE
DF	DOUGLAS FIR	RM	ROOM
DN	DOWN	RND	ROUND
DS	DIAGONAL SHEATHING	RO	ROUGH OPENING
DWG	DRAWING	RLV	RELVISION
DHWH	DRAWLR		
		SS	SANITARY SEWER
(E)	EXISTING	SAD	SEE ARCHITECTURAL DRAWINGS
EA	EACH	SCD	SEE CONSULTANT DRAWINGS
EF	EACH FACE	SLD	SEE ELECTRICAL DRAWINGS
EW	EACH WAY	SKD	SEE KITCHEN CONSULTANT DRAWINGS
EN	EDGE NAILING	SSD	SEE STRUCTURAL DRAWINGS
EL	ELEVATION	SLD	SEE LANDSCAPE DRAWINGS
ELEV	ELEVATION	SMD	SEE MECHANICAL DRAWINGS
ELEC	ELECTRICAL	SFMD	SEE FINISH CARPENTRY DRAWINGS
ENG	ENGINEER	SPD	SEE PLUMBING DRAWINGS
EQ	EQUAL	SJ	SEISMIC JOINT
EQUIP	EQUIPMENT	SCHED	SCHEDULE, SCHEDULE
EX	EXHAUST	SECT	SECTION
EXP	EXPLOITE	SHT	SHEET
EXT	EXTERIOR	SM	SHEET METAL
		SIM	SIMILAR
FAB	FABRICATE	SP	SPACE
FOC	FACE OF CONCRETE	SPEC	SPECIFICATION
FOF	FACE OF FINISH	SQ	SQUARE
FOS	FACE OF STUD	SQFT	SQUARE FOOT
FOW	FACE OF WALL	ST	STRAP TIE
FIN	FINISH	STAG	STAGGERED
FF	FINISHED FLOOR	SSTL	STAINLESS STEEL
FE	FIRE EXTINGUISHER	STAND	STANDARD
FA	FIRE ALARM	STL	STEEL
FLR	FLOOR	STOR	STORAGE
FLUOR	FLUORESCENT	STRUCT	STRUCTURAL
FL	FLUSH	SUS	SUSPENDED
FOUND	FOUNDATION	SYM	SYMMETRICAL
FTNG	FOOTING	SYS	SYSTEM
FR	FRAMING		
FUR	FURRING	TEMP	TEMPERED
		TH	THICKNESS
GA	GAUGE	THR	THREADED
GALV	GALVANIZED, GALVANIZING	TD	TIE DOWN
GL	GLASS, GLAZING	T&B	TOP AND BOTTOM
GLULAM	GLUE LAMINATED BEAM	T&G	TONGUE AND GROOVE
GYP BD	GYPSUM BOARD	TOC	TOP OF CONCRETE
		TOF	TOP OF FINISH
HVAC	HEATING VENTILATION & AIR CONDITIONING	TOP	TOP OF PLATE
HSR	HIGH STRENGTH RODS	TOS	TOP OF STEEL
HSB	HIGH STRENGTH BOLT	TOW	TOP OF WALL
HT	HEIGHT	TN	TRUE NORTH
HD	HOLD DOWN	TYP	TYPICAL
HORIZ	HORIZONTAL		
HW	HOT WATER	UL	UNDER WRITERS LABORATORY
		UON	UNLESS OTHERWISE NOTED
INC	INCLUDING, INCLUDED	UTIL	UTILITY, UTILITIES
INFO	INFORMATION	VERT	VERTICAL
INT	INTERIOR	VIF	VERIFY IN FIELD
		VLR	VERIFY
JH	JOIST HANGER	VLST	VESTIBULE
JT	JOINT		
		WC	WATER CLOSET
LAM	LAMINATE	WH	WATER HEATER
LH	LEFT HAND	W/	WITH
LHR	LEFT HAND REVERSE	W/O	WITH OUT
LT	LIGHT	WD	WOOD
LTW	LIGHT WEIGHT		
L	LONG, LENGTH	YD	YARD
MB	MACHINE BOLTS		
MAINT	MAINTENANCE		
MAX	MAXIMUM		
MECH	MECHANICAL		
MANF	MANUFACTURER		
MTL	METAL		
MEZZ	MEZZANINE		
MIN	MINIMUM		
MISC	MISCELLANEOUS		
MTD	MOUNTED		
MUL	MULLION		

PARCEL MAP



CODE ANALYSIS

ADDRESS: 1875, 1901,1995 & 1999 S.BASCOM AVE., CAMPBELL CA (THE PRUNEYARD)

APNs:
- 288-04-025 (1875 S.BASCOM AVENUE)
- 288-04-017 (1995 S.BASCOM AVENUE)
- 288-04-011 (1901 S.BASCOM AVENUE)
- 288-04-012
- 288-04-014
- 288-04-026 (1999 S.BASCOM AVENUE)

GENERAL PLAN DESIGNATION: GENERAL COMMERCIAL

CURRENT ZONING: GENERAL COMMERCIAL(C-2) AND GENERAL COMMERCIAL OVERLAY (C-2-O)

PROPOSED ZONING: PLANNED DEVELOPMENT (PD)

SEE SHEET A1.18 FOR COMPLETE ZONING DATA

GRAPHIC SYMBOLS

DETAIL REFERENCE
- DRAWING NUMBER
- SHEET NUMBER

DETAIL SECTION REFERENCE
- DRAWING NUMBER
- SHEET NUMBER

BUILDING SECTION REFERENCE
- DRAWING NUMBER
- SHEET NUMBER

EXTERIOR ELEVATION REFERENCE
- DRAWING NUMBER
- SHEET NUMBER

INTERIOR ELEVATION REVERENCE
- DRAWING NUMBER
- SHEET NUMBER

ELEVATION DATUM

PROJECT DIRECTORY

OWNER: CFEP PRUNEYARD, LLC
111 Sutter Street, Suite 800
San Francisco, CA 94104
DEAN RUBINSON
(415) 391-9800
dean@ellispartners.com

ARCHITECT: LOWNEY ARCHITECTURE
360 17th STREET, SUITE 200
OAKLAND, CA 94612
ATTN: SAM MCGEEHAN
510.836.5400
510.836.5454 (FAX)
sam@lowneyarch.com

LANDSCAPE ARCHITECT: PGA DESIGN
444 17th STREET
OAKLAND, CA 94612
COLLIN JONES
(510) 465-1284
(510) 465-1256
jones@pgadesign.com

CIVIL ENGINEER: HMH
1570 OAKLAND RD.
SAN JOSE, CA 95131
RAYMOND T. HASHIMOTO
(408) 487-2200
(408) 487-2222
HMH@HMHca.com

SIGNAGE CONSULTANT: GNU GROUP
3445 MT DIABLO BLVD.
LAFAYETTE, CA 95459
DICKSON A. KEYSER
(925) 444-2073
dkeyser@gnugroup.com

TRAFFIC CONSULTANT: FEHR & PEERS
160 W. SANTA CLARA STREET
SUITE 675
SAN JOSE, CA 95113
SARA PETERS
(408) 849-4849

PROJECT DESCRIPTION

THE PRUNEYARD PROJECT CONSISTS OF THE RENOVATION OF THE EXISTING SHOPPING CENTER, RECONFIGURATION OF INTERNAL STREETS, THE ADDITION OF NEW BUILDINGS AND PARKING STRUCTURES, THE CREATION OF A MASTER SIGN PROGRAM, AND THE CREATION OF NEW PARCELS. PLEASE REFERENCE THE MEMO WRITTEN BY DEAN RUBINSON, WHICH IS INCLUDED WITH THIS SUBMITTAL FOR A DETAILED DESCRIPTION OF THE PROJECT.

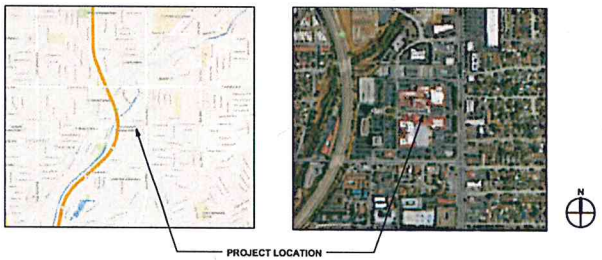
DRAWING LIST (CONTINUED)

C9.0	TRUCK ACCESS EXHIBIT
C9.1	FIRE TRUCK ACCESS DETAIL
TM-1	VESTING TENTATIVE PARCEL MAP
TM-2	CROSS SECTIONS
LANDSCAPE	
L1.0	LANDSCAPE PLAN
L2.0	TREE REMOVAL & PRESERVATION PLAN
L2.1	EXISTING TREE INVENTORY
L2.2	EXISTING TREE INVENTORY
L3.0A	LANDSCAPE ENLARGEMENT PLAN ALT 1
L3.0B	LANDSCAPE ENLARGEMENT PLAN ALT 2
L3.1	LANDSCAPE ENLARGEMENT PLAN
L3.2	LANDSCAPE ENLARGEMENT PLAN
L4.0	PLANT MATERIALS

DRAWING LIST

ARCHITECTURAL	
G0.1	COVER SHEET
ARCHITECTURAL	
A1.0	SITE PLANS COVER
A1.1	SITE PLAN
A1.2	SITE PLAN ALT. R3 FITNESS & OFFICE ALT
A1.3	EXISTING VEHICULAR CIRCULATION
A1.4	PROPOSED VEHICULAR CIRCULATION
A1.5	PEDESTRIAN/ BIKE CIRCULATION
A1.6	ENLARGED WEST PLAZA PLAN, NORTHERN
A1.7	ENLARGED PLAN R3 FITNESS ALTERNATIVE
A1.7a	ENLARGED GARAGE PLAN
A1.7b	ENLARGED GARAGE PHOTOMETRICS
A1.7c	G1 ADDITIONAL FLOOR PLANS
A1.8	ENLARGED WEST PLAZA PLAN, SOUTHERN
A1.9	ENLARGED PRUNEYARD PLAZA PLAN
A1.10	ENLARGED PLAN AT BUILDING R3
A1.11	ENLARGED PLAN AT BANK OF AMERICA
A1.12	ENLARGED PLAN AT OFFICE
A1.12a	INTERIM DEDICATION PLAN
A1.13	ENLARGED PLAN AT ALT. OFFICE
A1.14	PHASING PLAN
A1.15	CONCEPTUAL PARCEL MAP
A1.16	COMMON AREA DIAGRAM
A1.17	SITE PLAN CONSTRUCTION STAGING PLAN
A1.18	PROJECT DATA SHEET
A2.0	PERSPECTIVES OF PLAZAS
A2.1	PERSPECTIVE KEY PLAN
A2.2	AERIAL PERSPECTIVE OF PRUNEYARD PLAZA
A2.3	PERSPECTIVE OF PRUNEYARD PLAZA FROM DECK
A2.4	AERIAL PERSPECTIVE OF WEST PLAZA
A2.5	R2 RETAIL BUILDING & WEST PLAZA
A3.0	PROPOSED RETAIL BUILDINGS & PARKING GARAGE EXPANSION
A3.1	PROMENADE BETWEEN R1 & R2 RETAIL BUILDINGS
A3.2	R1 & R2 RETAIL BUILDINGS
A3.3	R3 BUILDING & 3-LEVEL GARAGE
A3.4	R3 FITNESS & 5-LEVEL GARAGE EXPANSION
A3.5	R3 BUILDING & 3-LEVEL GARAGE
A3.6	R3 FITNESS & 5-LEVEL GARAGE EXPANSION
A3.7	R4 RETAIL BUILDING IN PRUNEYARD PLAZA
A3.8	R4 RETAIL BUILDING FROM BASCOM AVE. ENTRY
A3.9	R5 RETAIL BUILDING AT SOUTHWEST CORNER
A3.10	R5 RETAIL BUILDING FROM NORTHEAST CORNER
A4.0	PROPOSED OFFICE BUILDING
A4.1	OFFICE BLDG. OPT. 1 PERSPECTIVE FROM PORTALS PROJECT
A4.2	OFFICE BLDG. OPT. 1 PERSPECTIVE TO PORTALS PROJECT
A4.3	OFFICE BLDG. OPT. 1 & PORTALS PLAZA PERSPECTIVE
A4.4	OFFICE BLDG. OPT. 1 LOOKING WEST ON CAMPBELL
A4.5	OFFICE BLDG. OPT. 2 PERSPECTIVE FROM PORTALS PROJECT
A4.6	OFFICE BLDG. OPT. 1 PERSPECTIVE TO PORTALS PROJECT
A4.7	OFFICE BLDG. OPT. 2 & PORTALS PLAZA PERSPECTIVE
A4.8	OFFICE BLDG. OPT. 2 LOOKING WEST ON CAMPBELL
A5.0	RETAIL RENOVATIONS - BEFORE & AFTER
A5.1	PALISADE BUILDERS RENOVATIONS
A5.2	BOULANGER RENOVATIONS
A5.3	NOT USED
A5.4	SUGAR, BUTTER, FLOUR RENOVATIONS
A5.5	CINEMA PLAZA RENOVATIONS
A5.6	TOGO'S RENOVATIONS
A5.7	SPORTS BASEMENT RENOVATIONS
A5.8	BANK OF AMERICA RENOVATIONS
A5.9	MISCELLANOUS RENOVATIONS
A5.10	MISCELLANOUS RENOVATIONS
A5.11	MISCELLANOUS RENOVATIONS
A5.12	THILLIS & ANCADE REMOVAL
A5.13	THILLIS & ANCADE REMOVAL
A5.14	TYPICAL THILLIS DETAILS
A5.15	THASH ENCLOSURES
A5.16	PRUNEYARD PLAZA EVENT PLAN
A6.0	PAINTING SCHEME
A6.1	R1 EXTERIOR ELEVATIONS
A6.2	R2 EXTERIOR ELEVATIONS
A6.3	R3 EXTERIOR ELEVATIONS
A6.3a	FITNESS GARAGE EXTERIOR ELEVATIONS
A6.3b	NO FITNESS GARAGE EXTERIOR ELEVATIONS
A6.3c	R3 SECOND FLOOR PLANS
A6.4a	R3 ENLARGED EXTERIOR ELEVATIONS
A6.5	R4 EXTERIOR ELEVATIONS
A6.6	R5 EXTERIOR ELEVATIONS
A6.7a	OFFICE EXTERIOR ELEVATIONS & SECTION- OPT. 1
A6.7b	OFFICE EXTERIOR ELEVATIONS - OPTION 1
A6.7c	ENLARGED OFFICE PLAN AND PARKING STRUCTURE LEVEL 1
A6.7d	ENLARGED OFFICE LEVEL 2 PLAN & UNDERGROUND PARKING LEVEL 2 PLAN
A6.8a	OFFICE EXTERIOR ELEVATION - OPTION 2
A6.8b	OFFICE EXTERIOR ELEVATION - OPTION 2
A6.8c	ENLARGED PLANS AT ALT. OFFICE
A6.9	SUGAR, BUTTER, FLOUR EXTERIOR ELEVATIONS
A6.10a	MAIN PLAZA ELEVATIONS
A6.10b	MAIN PLAZA ELEVATIONS
A6.11a	MAIN PLAZA ELEVATIONS
A6.11b	MAIN PLAZA ELEVATIONS
A7.0	MATERIAL PALETTE
A7.1	OFFICE MATERIAL PALETTE
A7.2	EXISTING INFILL STOREFRONT GUIDELINES
A7.3	NEW STOREFRONT GUIDELINES
CIVIL	
C1.0	CONCEPTUAL UTILITY PLAN
C2.0	CONCEPTUAL GRADING AND DRAINAGE PLAN
C3.0	CONCEPTUAL GRADING & DRAINAGE PLAN
C4.0	CONCEPTUAL GRADING & DRAINAGE PLAN
C5.0	CONCEPTUAL GRADING & DRAINAGE PLAN
C6.0	CONCEPTUAL STORMWATER CONTROL PLAN
C7.0	CONCEPTUAL STORMWATER CONTROL PLAN
C8.0	PEDESTRIAN ACCESSIBLE PATH EXHIBIT
C8.1	SITE DETAILS

PROJECT LOCATION



lowney arch
tel 510.836.5400 mail@lowneyarch.com
360 17th Street, Suite 200 Oakland, California 94612

PROJECT NAME
The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

CONSULTANT

CONSULTANT STAMP

#	DATE	ISSUES & REVISIONS	BY
	06/12/15	ENTITLEMENT	
	10/30/15	RESUBMITTAL 1	
	12/15/15	RESUBMITTAL 2	
	04/25/16	RESUBMITTAL 3	

N PROJECT NORTH
N TRUE NORTH

DRAWN BY: Author
PROJECT NUMBER: 14-051
SHEET TITLE: COVER SHEET

SHEET NUMBER
G0.1

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SITE PLANS

The Pruneyard Master Site Plan illustrates the proposed buildings to be added to the site: five retail buildings, an office building and expansion to the existing parking garage. The goals of these additional retail and parking structures are to bridge the gap between the existing retail and office buildings and to draw structured parking resources closer to the retail center. The office building would add to the vitality and mixed-use nature of The Pruneyard.

Improved circulation for vehicles, pedestrians and bicycles is also a primary goal of the master plan. The pedestrian linkages between buildings and to the surrounding community are among the most important improvements included in the plan.

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lowney arch

PROJECT NAME

The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

CONSULTANT

CONSULTANT STAMP

#	DATE	ISSUES & REVISIONS	BY
	08/12/15	ENTITLEMENT	
	10/30/15	RESUBITTAL 1	
	12/15/15	RESUBITTAL 2	
	04/25/16	RESUBITTAL 3	

N PROJECT NORTH

N TRUE NORTH

DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

SITE PLANS COVER

SHEET NUMBER

A1.0

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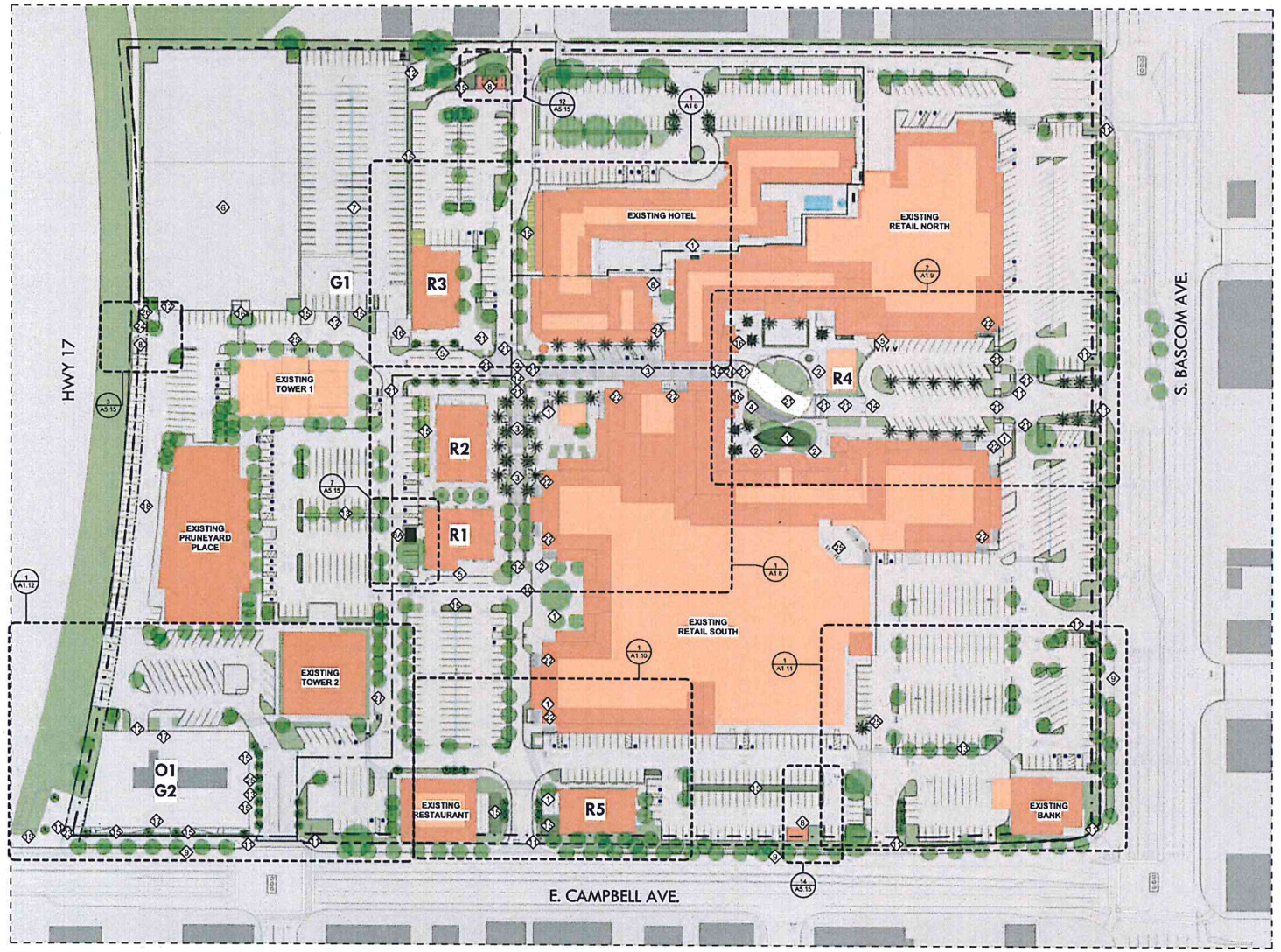

1 SITE PLAN
1" = 60'-0"

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SHEET NOTES

SEE FEHR & PEERS MEMO FOR DETAILED PARKING ANALYSIS

LEGEND

- PROPERTY LINE
- SETBACK LINE
- STORM EASEMENT LINE
- PARCEL LINE
- TRAFFIC SIGNAL
- DIRECTION OF TRAFFIC

KEY NOTES

1. NEW SEATING AREA
2. NEW OUTDOOR DINING AREA
3. NEW STAMPED ASPHALT PAVING
4. CHILDREN'S PLAY AREA
5. VALET DROP OFF AREA / OFF PEAK LOADING
6. EXISTING 4 LEVEL PARKING GARAGE, 750 SPACES
7. NEW PARKING GARAGE
8. (E) TRASH ENCLOSURE
8A. NEW TRASH ENCLOSURE
9. BUS STOP
10. DROP OFF AREA
11. NEW SIGNAGE, SEE SIGNAGE PACKAGE
12. PARKING GARAGE ENTRY/EXIT
13. NEW PEDESTRIAN CIRCULATION
14. SPEED TABLE, RAMP UP
15. LANDSCAPE WATER TREATMENT AREA
16. PUBLIC ELEVATORS
17. OFFICE ENTRY LOBBY
18. NEW BIKE LANE
19. NEW PORTALS PROJECT
20. NEW STRIPING TO ACOMMODATE LEFT TURN
21. STAMPED CONCRETE
22. ARCADE REMOVAL / TRELLIS CREATION
23. PUBLIC ART IN NEW PLAZA
24. ENCLOSURE SCREENING
25. BIKE CORRAL
26. IMPROVED BIKE TRAIL ACCESS & MARKERS
27. OFFICE LOADING ZONE

GRAPHIC SCALE 1" = 60' - 0"
0' 60' 120' 180' 240'

lowney arch
tel 310.836.3400 lowneyarch.com

PROJECT NAME
The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

CONSULTANT

CONSULTANT STAMP

#	DATE	ISSUES & REVISIONS	BY
	06/12/15	ENTITLEMENT	
	10/30/15	RESUBITTAL 1	
	12/15/15	RESUBITTAL 2	
	04/25/16	RESUBITTAL 3	

N PROJECT NORTH
N TRUE NORTH

DRAWN BY: Author
PROJECT NUMBER: 14-051
SHEET TITLE: SITE PLAN

SHEET NUMBER
A1.1

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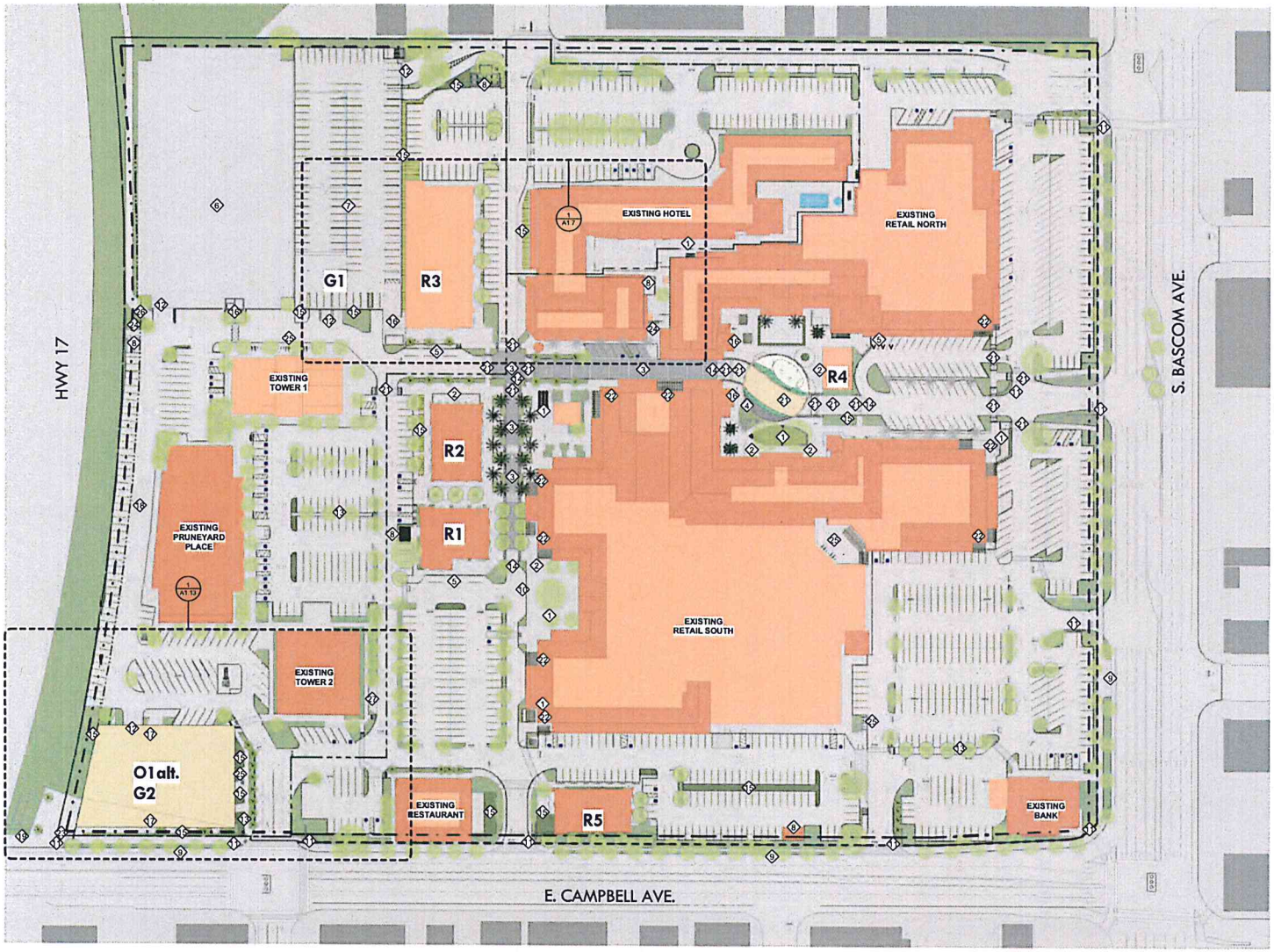

1 SITE PLAN ALT. R3 FITNESS & OFFICE ALT.
1" = 60'-0"

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SHEET NOTES

SEE FEHR & PEERS MEMO FOR DETAILED PARKING ANALYSIS.

OPTIONAL POOL ON R3 SHOWN PENDING TENANT DIRECTION.

LEGEND

- PROPERTY LINE
- SETBACK LINE
- STORM EASEMENT LINE
- PARCEL LINE
- TRAFFIC SIGNAL
- DIRECTION OF TRAFFIC

KEY NOTES

1. NEW SEATING AREA
2. NEW OUTDOOR DINING AREA
3. NEW STAMPED ASPHALT PAVING
4. CHILDREN'S PLAY AREA
5. VALET DROP OFF AREA / OFF PEAK LOADING
6. EXISTING 4 LEVEL PARKING GARAGE, 750 SPACES
7. NEW PARKING GARAGE
8. TRASH ENCLOSURE
9. BUS STOP
10. DROP OFF AREA
11. NEW SIGNAGE, SEE SIGNAGE PACKAGE
12. PARKING GARAGE ENTRY/EXIT
13. NEW PEDESTRIAN CIRCULATION
14. SPEED TABLE, RAMP UP
15. LANDSCAPE WATER TREATMENT AREA
16. PUBLIC ELEVATORS
17. OFFICE ENTRY LOBBY
18. NEW BIKE LANE
19. NEW PORTALS PROJECT
20. NEW STRIPING TO ACOMMODATE LEFT TURN
21. STAMPED CONCRETE
22. ARCADE REMOVAL / TRELLIS CREATION
23. PUBLIC ART IN NEW PLAZA
24. ENCLOSURE SCREENING
25. BIKE CORRAL
26. IMPROVED BIKE TRAIL ACCESS & MARKERS
27. OFFICE LOADING ZONE

GRAPHIC SCALE 1" = 60' - 0"

0' 60' 120' 180' 240'

lowney arch
tel: 650.938.5405 www.lowneyarch.com

PROJECT NAME
The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

CONSULTANT

CONSULTANT STAMP

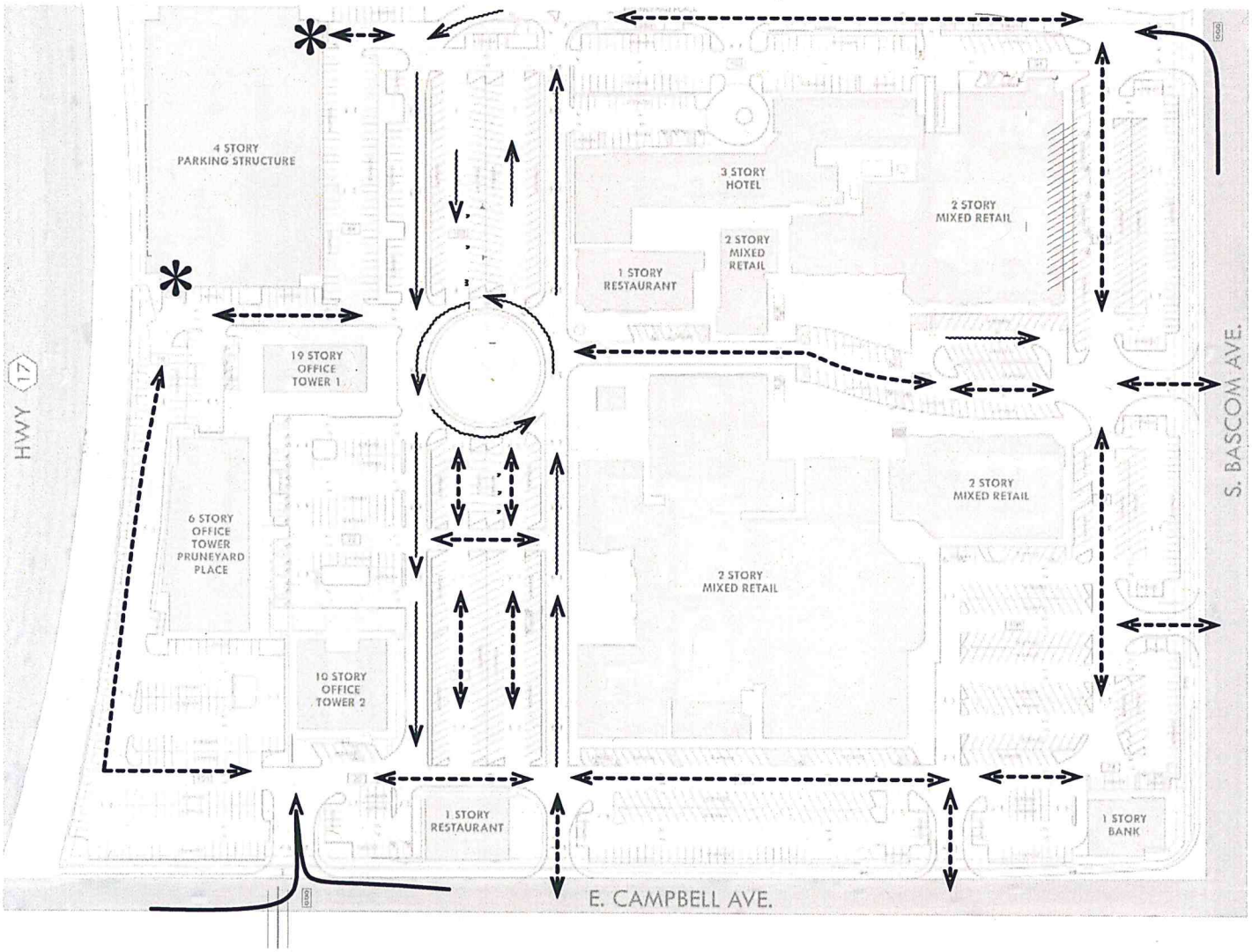
#	DATE	ISSUES & REVISIONS	BY
	06/12/15	ENTITLEMENT	
	10/30/15	RESUBMITTAL 1	
	12/15/15	RESUBMITTAL 2	
	04/25/16	RESUBMITTAL 3	

N PROJECT NORTH
N TRUE NORTH

DRAWN BY: Author
PROJECT NUMBER: 14-051
SHEET TITLE:
SITE PLAN ALT. R3 FITNESS & OFFICE ALT

SHEET NUMBER
A1.2

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT



LEGEND

- SIGNALED INTERSECTIONS
- TWO-WAY TRAFFIC
- ONE WAY TRAFFIC
- TRAFFIC SIGNAL
- PARKING GARAGE ENTRANCES AND EXITS

GRAPHIC SCALE 1" = 60' - 0"

0' 60' 120' 180' 240'

4/21/2016 3:35:39 PM

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PROJECT NAME

The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

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	04/12/15	ENTITLEMENT	
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	12/15/15	RESUBMITTAL 2	
	04/25/16	RESUBMITTAL 3	

N PROJECT NORTH

N TRUE NORTH

DRAWN BY: Author

PROJECT NUMBER: 14-051

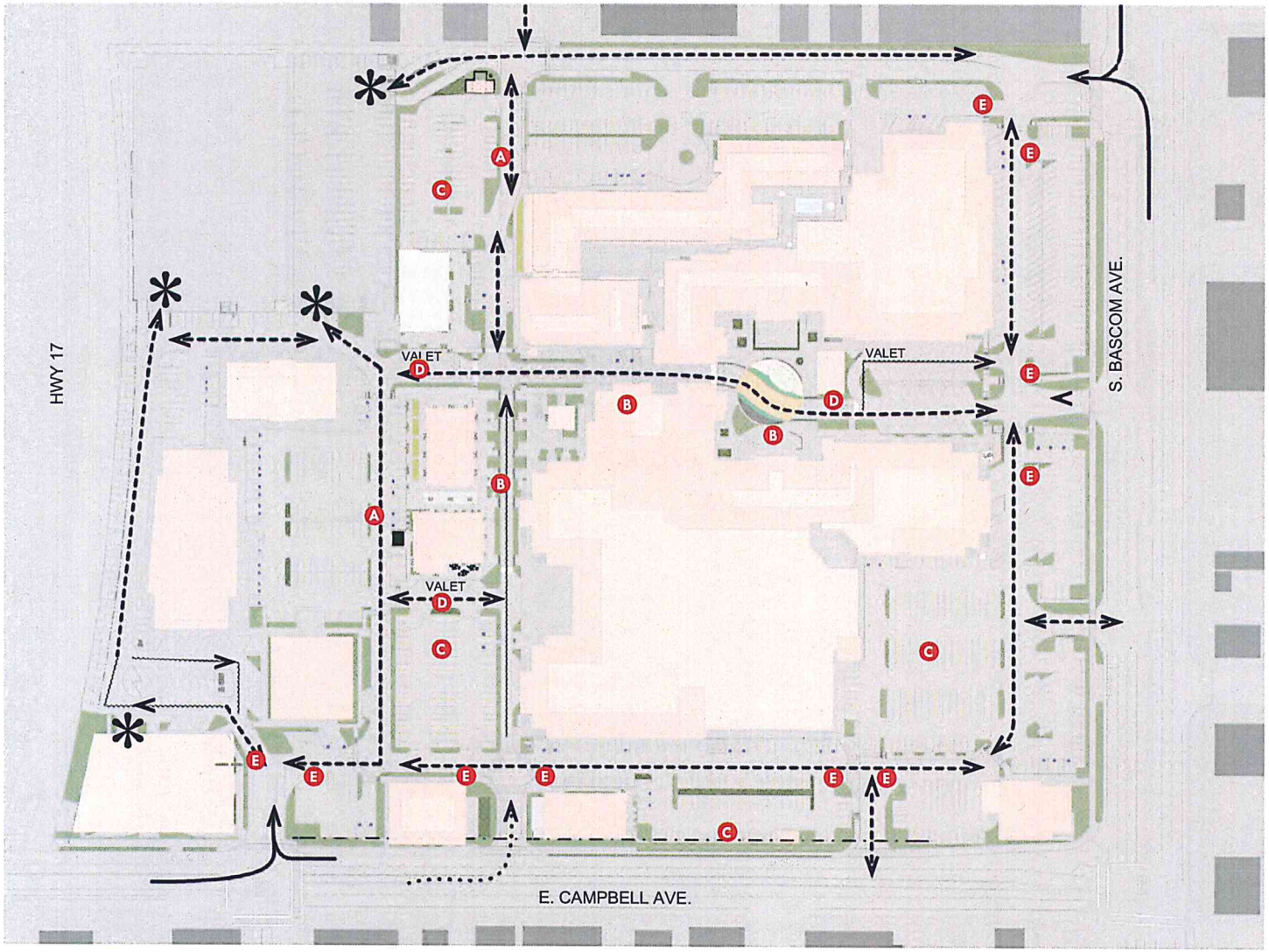
SHEET TITLE:

EXISTING VEHICULAR CIRCULATION

SHEET NUMBER

A1.3

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT



NEW CIRCULATION NOTES

- **A** NEW TWO WAY ROAD
- **B** PEDESTRIAN PRIORITY AREA, ZERO CURB ZONE
- **C** RECONFIGURE PARKING TO 90 DEGREE STALLS
- **D** VALET DROP OFF LOCATION
- **E** NEW STOP SIGNS FOR TRAFFIC CLARITY

LEGEND

- SIGNALED INTERSECTIONS
- TWO-WAY TRAFFIC, PRIMARY PATHS OF TRAVEL
- ONE WAY TRAFFIC, SECONDARY PATHS OF TRAVEL
- PARKING GARAGE ENTRANCES AND EXITS
- VALET — NEW VALET DROP OFF POINT
- TRAFFIC SIGNAL

GRAPHIC SCALE 1" = 60' - 0"

0' 60' 120' 180' 240'

4/21/2016 3:36:03 PM

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PROJECT NAME

The Pruneyard

ELLIS PARTNERS

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	06/12/15	ENTITLEMENT	
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	12/15/15	RESUBITTAL 2	
	04/25/16	RESUBITTAL 3	

N PROJECT NORTH

N TRUE NORTH

DRAWN BY: Author

PROJECT NUMBER: 14-051

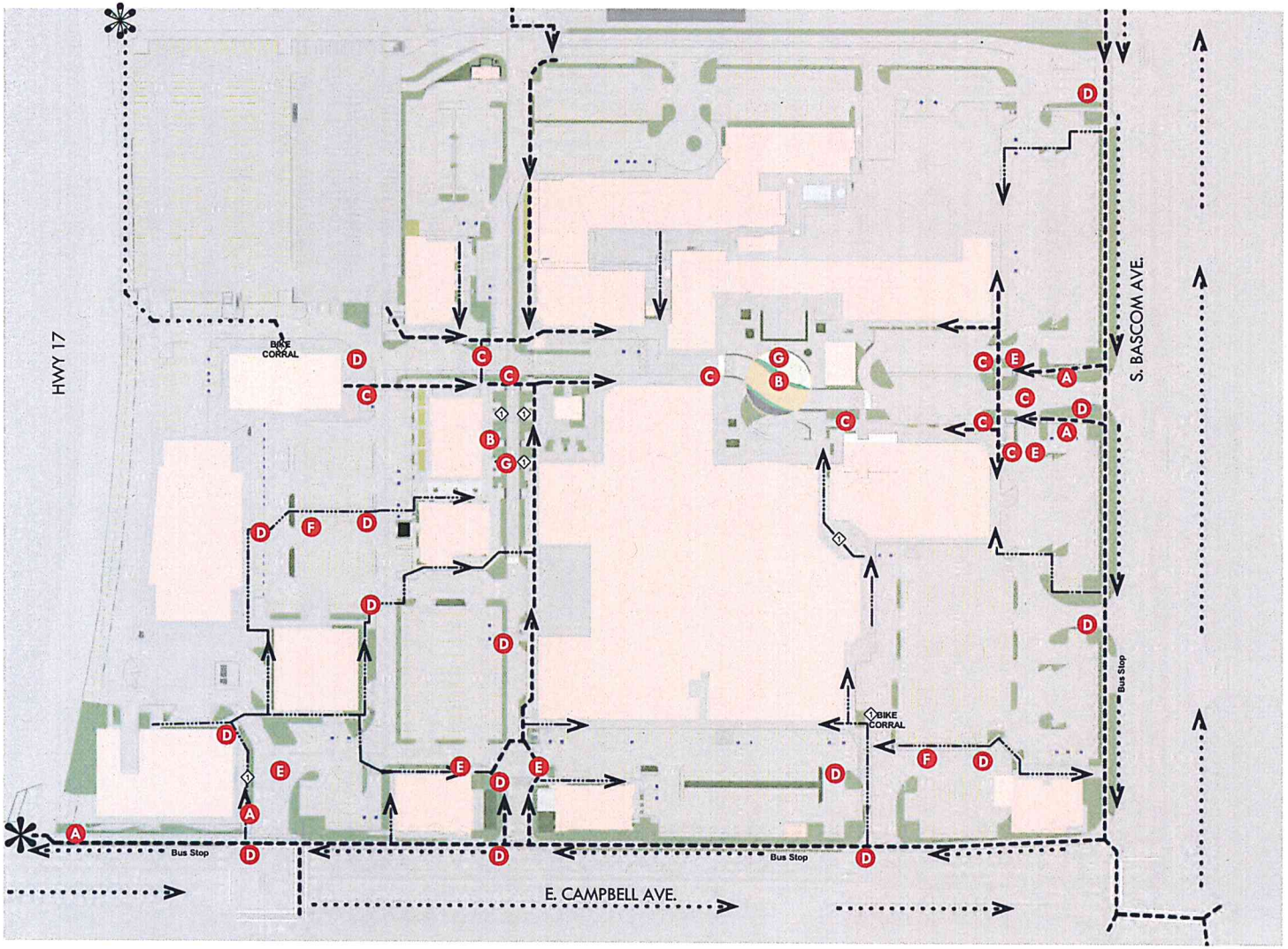
SHEET TITLE:

PROPOSED VEHICULAR CIRCULATION

SHEET NUMBER

A1.4

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT



NEW CIRCULATION NOTES

- **A** NEW PROJECT ENTRY SIDEWALKS
- **B** PEDESTRIAN PRIORITY AREA, ZERO CURB ZONE
- **C** NEW CONCRETE & PAVER CROSSWALK
- **D** NEW PAINTED CROSSWALK
- **E** NEW STOP SIGNS FOR PEDESTRIAN SAFETY
- **F** NEW INTERIOR CIRCULATION SIDEWALK
- **G** NEW BICYCLE PARKING
- **H** NEW BICYCLE ROUTE

LEGEND

- PRIMARY PEDESTRIAN CIRCULATION PATH
- SECONARY PEDESTRIAN CIRCULATION PATH
- BICYCLE ROUTE
- PORTALS PROJECT CONNECTION
- LOS GATOS CREEK TRAIL CONNECTION
- BIKE PARKING

GRAPHIC SCALE 1" = 60' - 0"

0' 60' 120' 180' 240'

4/29/2016 3:32:25 PM

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PROJECT NAME

The Pruneyard

ELLIS PARTNERS

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	06/12/15	ENTITLEMENT	
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	12/15/15	RESUBITTAL 2	
	04/25/16	RESUBITTAL 3	

N PROJECT NORTH

N TRUE NORTH

DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

PEDESTRIAN/ BIKE CIRCULATION

SHEET NUMBER

A1.5

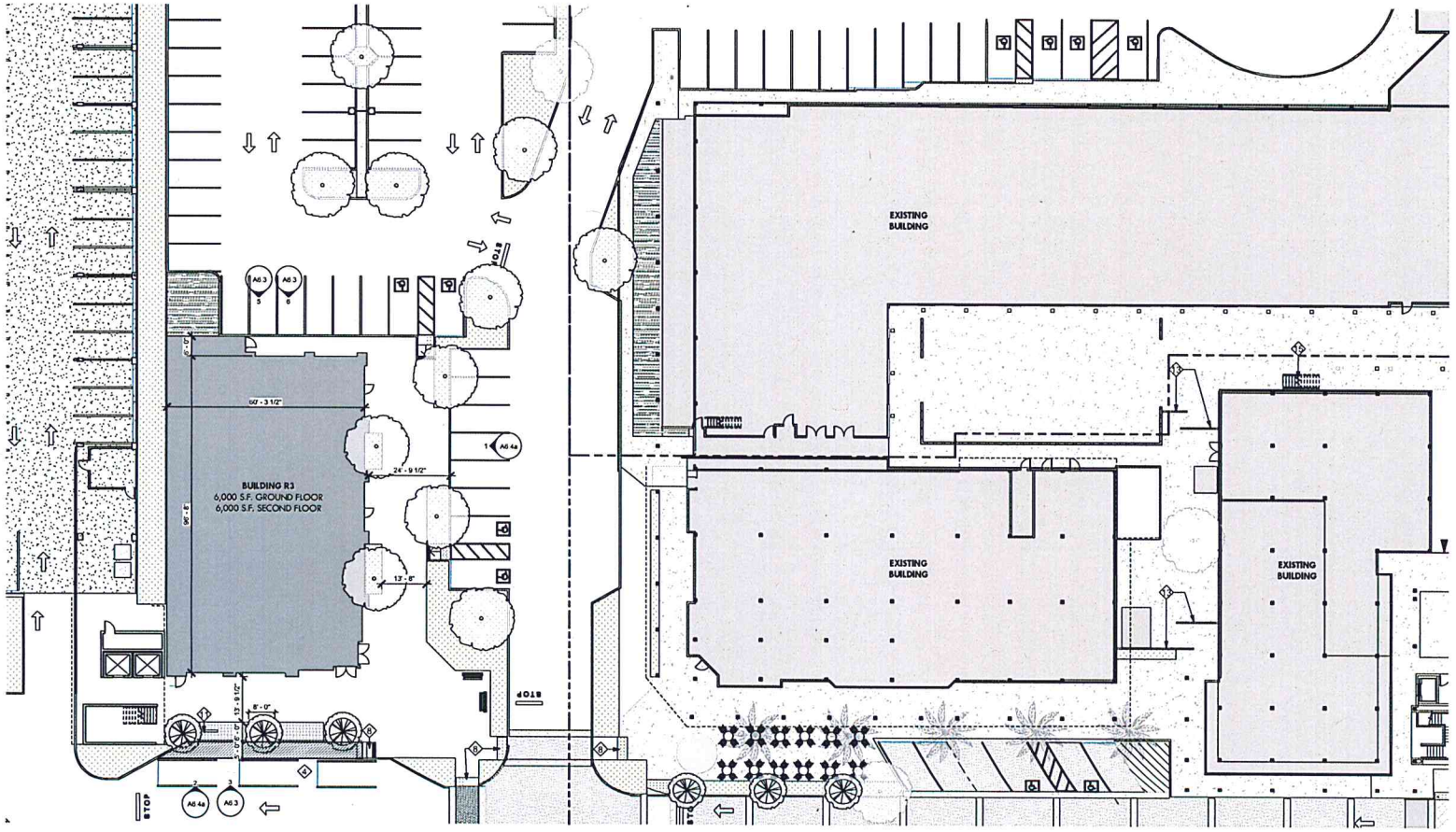
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

LEGEND

- PROPERTY LINE
- SETBACK LINE
- PARCEL LINE
- LINE OF STRUCTURE ABOVE
- TRAFFIC SIGNAL
- DIRECTION OF TRAFFIC
- WATER TREATMENT AREA
- LANDSCAPE AREA
- STAMPED ASPHALT
- PAVERS A
- PAVERS B
- CONCRETE
- PAINTED CROSSWALK
- INTEGRAL COLORED CONCRETE
- NEW TRELLIS
- SEATING
- NEW BIKE PARKING
- BENCH
- NEW TREES
- EXISTING TREES

KEY NOTES

1. OUTDOOR SEATING AREA
2. TRELLIS
3. TRASH ENCLOSURE
4. VALET DROP OFF
5. RAISED SEATING
6. BOLLARD
7. RAMP UP
8. DETECTABLE TILE
9. ABC BARRIER
10. STONE WALL
11. SIGNAGE, SEE SIGNAGE PACKAGE
12. TRANSFORMER ENCLOSURE
13. SCREEN FENCE
14. SEAT WALL
15. NEW STAIR
16. BIKE LANE
17. BIKE CORRAL
18. BUILDING ENTRANCE
19. PORTAL
20. BUS STOP
21. SCULPTURE ELEMENT
22. SUBJECT TO CALTRANS REVIEW & APPROVAL
23. PARKING SPACE OVERHANG



4/22/2016 11:18:09 AM

1 ENLARGED WEST PLAZA PLAN, NORTHERN PART
1/16" = 1'-0"

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PROJECT NAME

The Pruneyard

ELLIS PARTNERS

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	04/12/15	ENTITLEMENT	
	10/30/15	RESUBMITTAL 1	
	12/15/15	RESUBMITTAL 2	
	04/25/16	RESUBMITTAL 3	

N PROJECT NORTH

N TRUE NORTH

DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

ENLARGED WEST PLAZA PLAN, NORTHERN

SHEET NUMBER

A1.6

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

LEGEND

- PROPERTY LINE
- SETBACK LINE
- PARCEL LINE
- LINE OF STRUCTURE ABOVE
- TRAFFIC SIGNAL
- DIRECTION OF TRAFFIC
- WATER TREATMENT AREA
- LANDSCAPE AREA
- STAMPED ASPHALT
- PAVERS A
- PAVERS B
- CONCRETE
- PAINTED CROSSWALK
- INTEGRAL COLORED CONCRETE
- NEW TRELLIS
- SEATING
- NEW BIKE PARKING
- BENCH
- NEW TREES
- EXISTING TREES

KEY NOTES

1. OUTDOOR SEATING AREA
2. TRELLIS
3. TRASH ENCLOSURE
4. VALET DROP OFF
5. RAISED SEATING
6. BOLLARD
7. RAMP UP
8. DETECTABLE TILE
9. ABC BARRIER
10. STONE WALL
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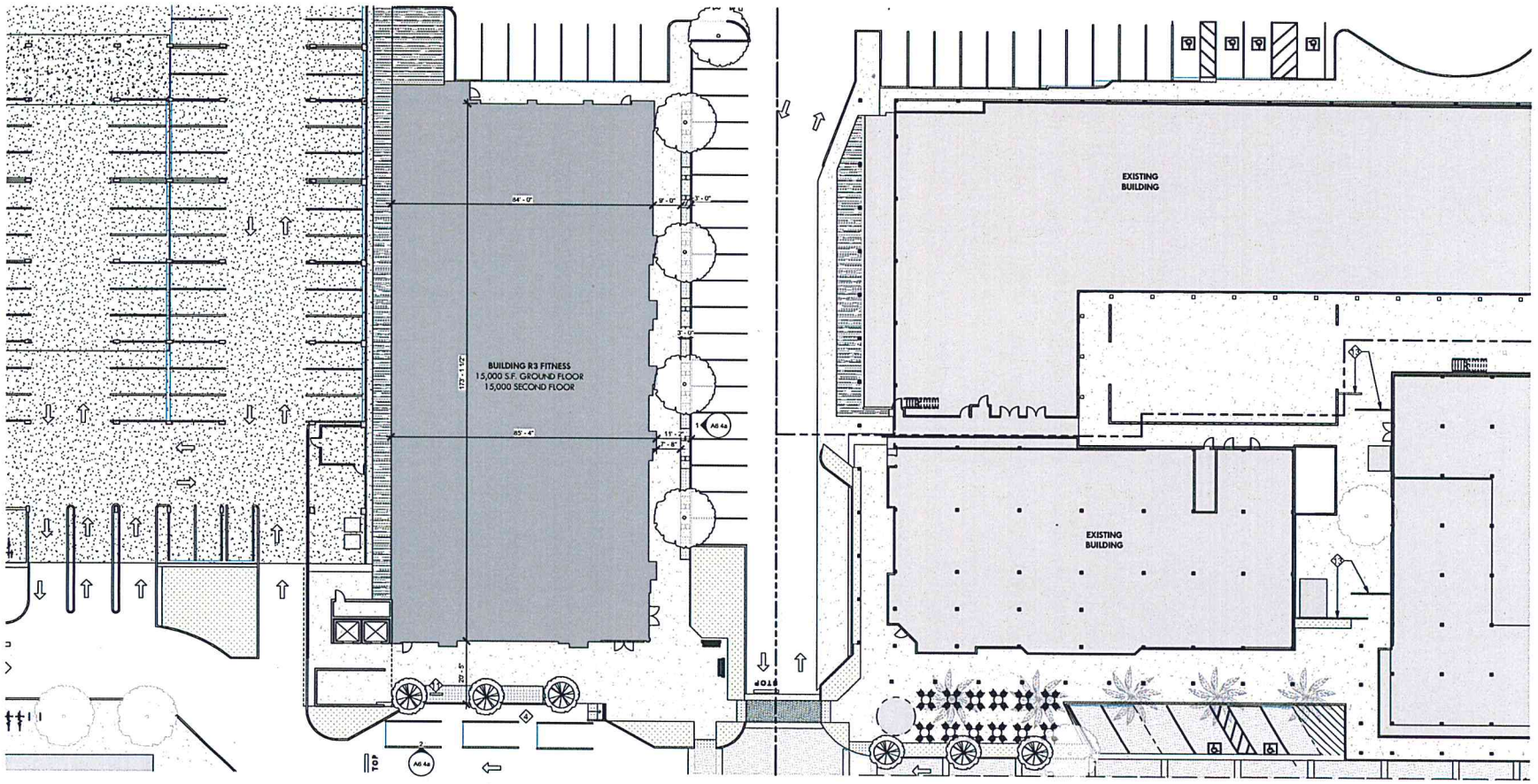
19. PORTAL
20. BUS STOP
21. SCULPTURE ELEMENT
22. SUBJECT TO CALTRANS REVIEW & APPROVAL
23. PARKING SPACE OVERHANG



1 ENLARGED PLAN R3 FITNESS
1/16" = 1'-0"

4/27/2016 4:57:01 PM

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PROJECT NAME
The Pruneyard

ELLIS PARTNERS

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#	DATE	ISSUES & REVISIONS	BY
	04/12/15	ENTITLEMENT	
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	12/15/15	RESUBITTAL 2	
	04/25/16	RESUBITTAL 3	

N PROJECT NORTH
N TRUE NORTH

DRAWN BY: Author
PROJECT NUMBER: 14-051
SHEET TITLE:
ENLARGED PLAN
R3 FITNESS
ALTERNATIVE

SHEET NUMBER
A1.7

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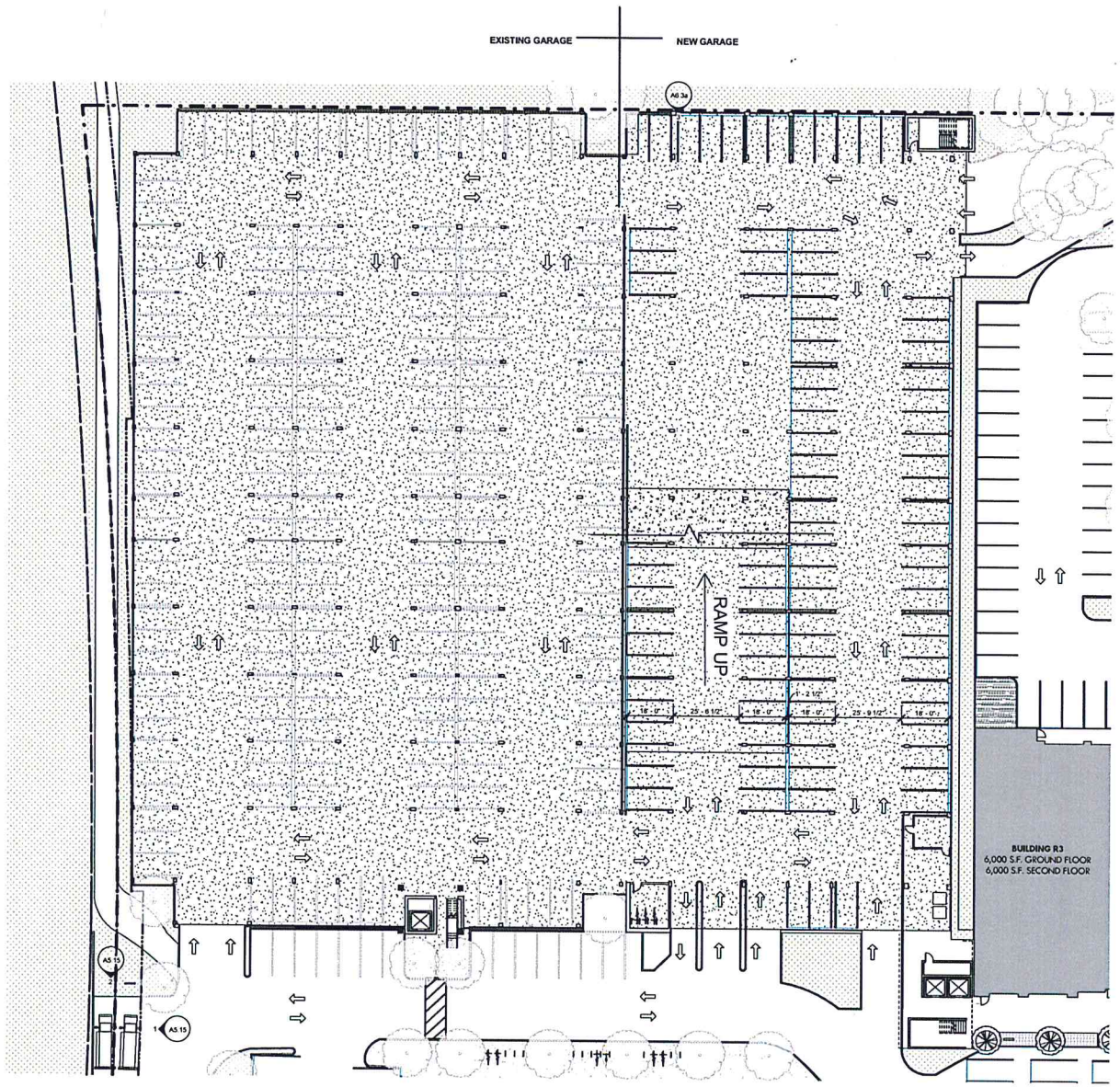

1 ENLARGED GARAGE PLAN
1" = 20'-0"

4/22/2016 11:19:49 AM

LEGEND

- PROPERTY LINE
- SETBACK LINE
- PARCEL LINE
- LINE OF STRUCTURE ABOVE
- TRAFFIC SIGNAL
- DIRECTION OF TRAFFIC
- NEW TRELLIS
- SEATING
- NEW BIKE PARKING
- BENCH
- NEW TREES
- EXISTING TREES
- WATER TREATMENT AREA
- LANDSCAPE AREA
- STAMPED ASPHALT
- PAVERS A
- PAVERS B
- CONCRETE
- PAINTED CROSSWALK
- INTEGRAL COLORED CONCRETE

KEY NOTES

1. OUTDOOR SEATING AREA
2. TRELLIS
3. TRASH ENCLOSURE
4. VALET DROP OFF
5. RAISED SEATING
6. BOLLARD
7. RAMP UP
8. DETECTABLE TILE
9. ABC BARRIER
10. STONE WALL
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14. SEAT WALL
15. NEW STAIR
16. BIKE LANE
17. BIKE CORRAL
18. BUILDING ENTRANCE
19. PORTAL
20. BUS STOP
21. SCULPTURE ELEMENT
22. SUBJECT TO CALTRANS REVIEW & APPROVAL
23. PARKING SPACE OVERHANG

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tel 510.836.3400 ask@lowneyarch.com

PROJECT NAME
The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

CONSULTANT

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#	DATE	ISSUES & REVISIONS	BY
	08/12/15	ENTITLEMENT	
	10/30/15	RESUBMITTAL 1	
	12/15/15	RESUBMITTAL 2	
	04/25/16	RESUBMITTAL 3	

N PROJECT NORTH
N TRUE NORTH

DRAWN BY: Author
PROJECT NUMBER: 14-051
SHEET TITLE:
ENLARGED GARAGE PLAN

SHEET NUMBER
A1.7a

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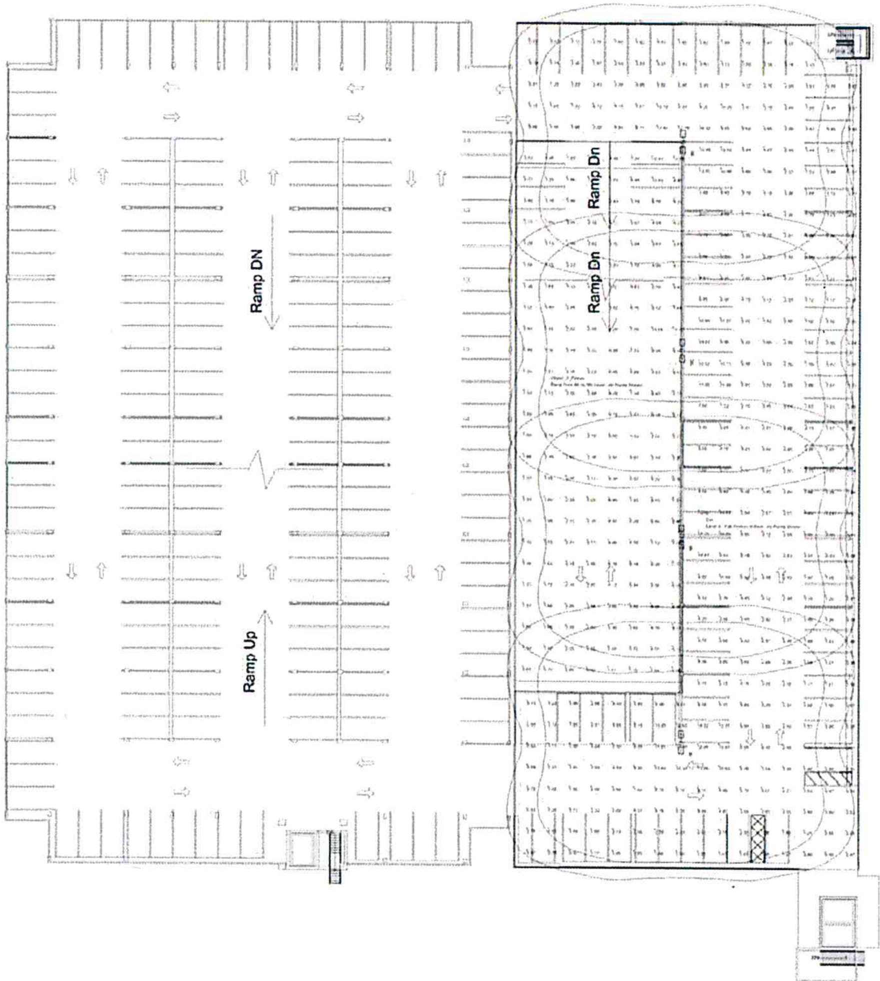

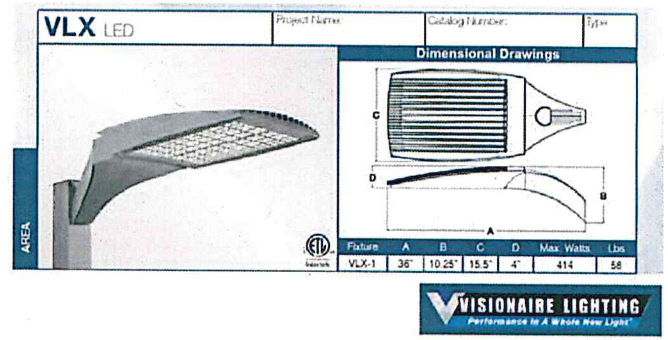

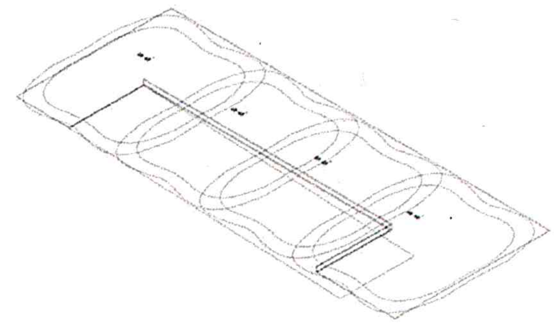

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	BUG	LDD	Description	Filename	Lum. Watts	Arr. Watts
[illegible]	4	B	BACK-BACK	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts	Description
[illegible]	Illuminance	Fc	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	Illuminance	Fc	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Luminaire Location Summary

LumNo	Label	X	Y	Z	Orient	Tilt	Switches
1	B	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2	B	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
3	B	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
4	B	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

LIGHTING LAYOUT RECOMMENDATION

ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT FINISHED FLOOR

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED LAMP RATINGS. FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS.

Associated Lighting Representatives, Inc.

ALR

THE PRUNEYARD - GARAGE 1 - ROOF DECK
CAMPBELL, CA

lowney arch

PROJECT NAME
The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

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	12/15/15	RESUBITTAL 2	
	04/25/16	RESUBITTAL 3	

PROJECT NORTH
TRUE NORTH

DRAWN BY: Author
PROJECT NUMBER: 14-051
SHEET TITLE: ENLARGED GARAGE PHOTOMETRICS

SHEET NUMBER A1.7b

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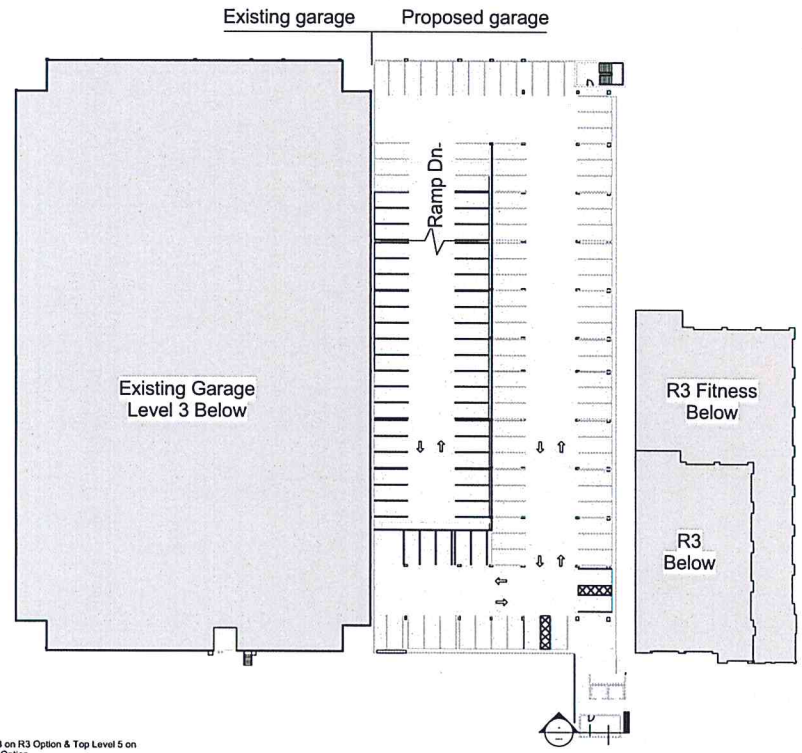
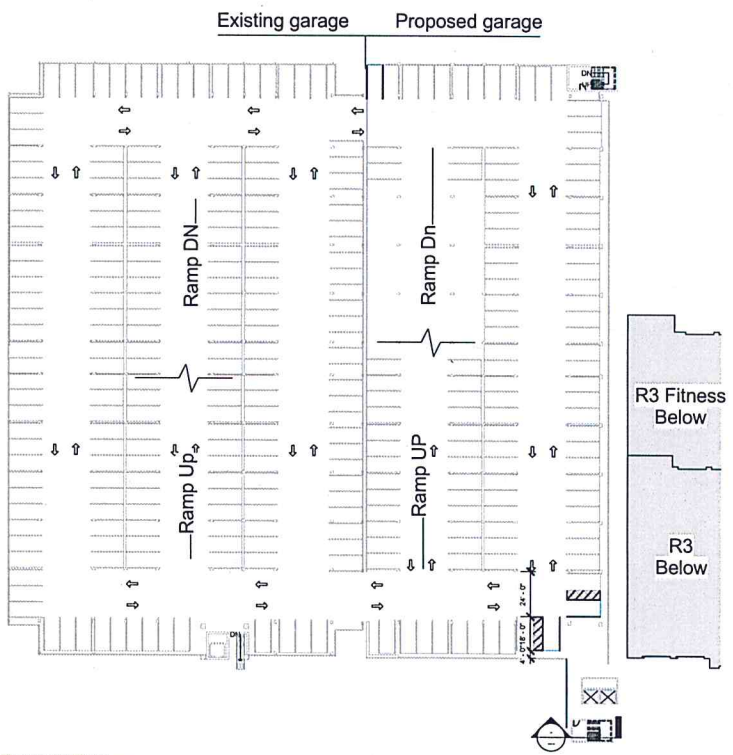


2 Top Level 3 on R3 Option & Top Level 5 on R3 Fitness Option
1" = 30'-0"



1 Intermediate Floor Levels
1" = 30'-0"

4/22/2016 11:21:53 AM

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PROJECT NAME

The Pruneyard Parking Structure 1

ELLIS PARTNERS

Campbell, CA

CONSULTANT

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	04/25/16	RESUBITTAL 3	

PROJECT NORTH | TRUE NORTH

DRAWN BY: Author

PROJECT NUMBER: Project Number

SHEET TITLE:

G1 Additional Floor Plans

SHEET NUMBER

A1.7c

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LEGEND

- PROPERTY LINE
- SETBACK LINE
- PARCEL LINE
- LINE OF STRUCTURE ABOVE
- TRAFFIC SIGNAL
- DIRECTION OF TRAFFIC
- WATER TREATMENT AREA
- LANDSCAPE AREA
- STAMPED ASPHALT
- PAVERS A
- PAVERS B
- CONCRETE
- PAINTED CROSSWALK
- INTEGRAL COLORED CONCRETE
- NEW TRELLIS
- SEATING
- NEW BIKE PARKING
- BENCH
- NEW TREES
- EXISTING TREES

KEY NOTES

1. OUTDOOR SEATING AREA
2. TRELLIS
3. TRASH ENCLOSURE
4. VALET DROP OFF
5. RAISED SEATING
6. BOLLARD
7. RAMP UP
8. DETECTABLE TILE
9. ABC BARRIER
10. STONE WALL
11. SIGNAGE, SEE SIGNAGE PACKAGE
12. TRANSFORMER ENCLOSURE
13. SCREEN FENCE
14. SEAT WALL
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16. BIKE LANE
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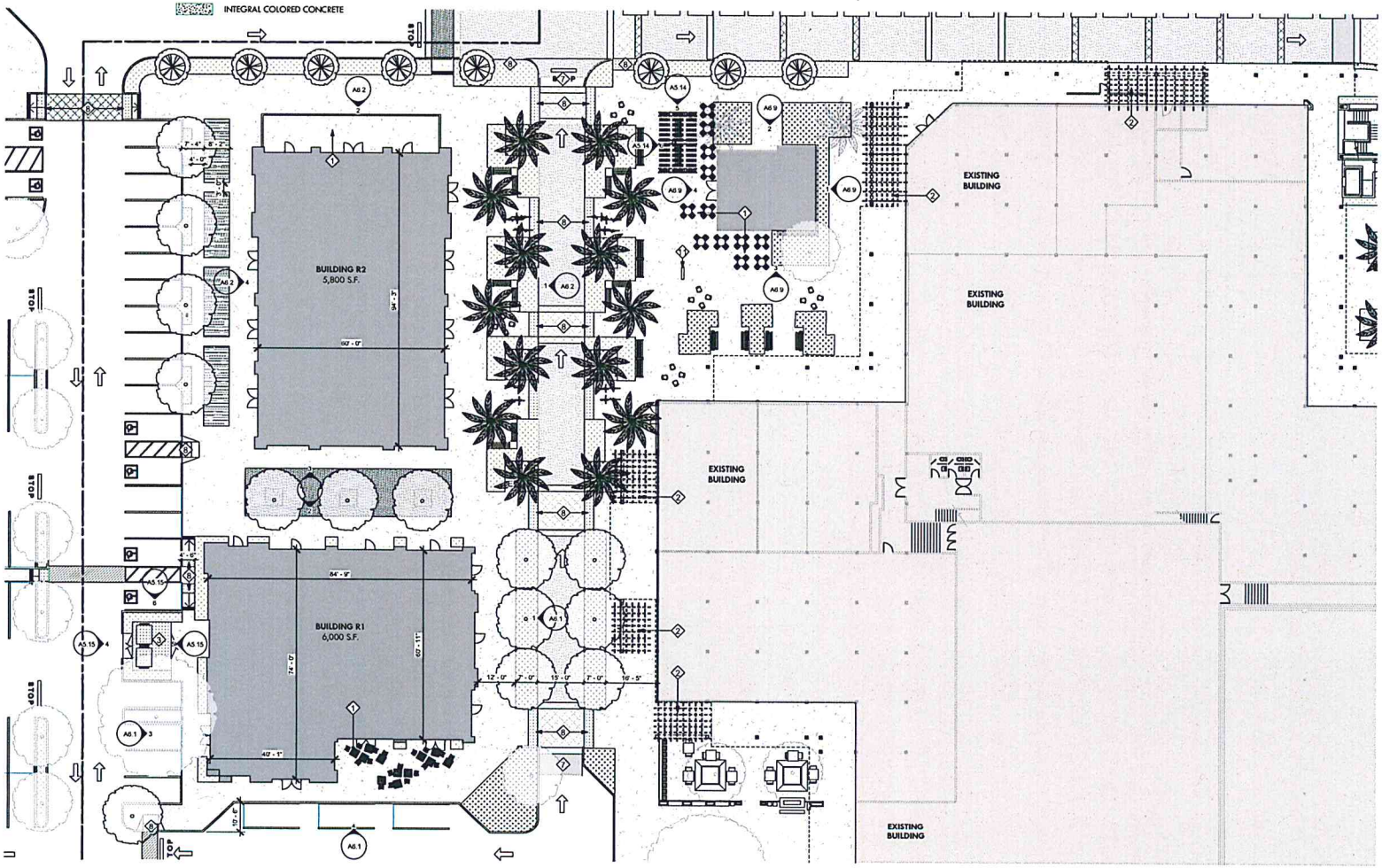
18. BUILDING ENTRANCE
19. PORTAL
20. BUS STOP
21. SCULPTURE ELEMENT
22. SUBJECT TO CALTRANS REVIEW & APPROVAL
23. PARKING SPACE OVERHANG



1 ENLARGED WEST PLAZA PLAN, SOUTHERN PART
1/16" = 1'-0"

4/27/2016 5:08:23 PM

lowney arch

PROJECT NAME
The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

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	10/30/15	RESUBITTAL 1	
	12/15/15	RESUBITTAL 2	
	04/25/16	RESUBITTAL 3	

N PROJECT NORTH
N TRUE NORTH

DRAWN BY: Author
PROJECT NUMBER: 14-051
SHEET TITLE:
ENLARGED WEST PLAZA PLAN, SOUTHERN

SHEET NUMBER
A1.8

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

LEGEND

- PROPERTY LINE
- SETBACK LINE
- PARCEL LINE
- LINE OF STRUCTURE ABOVE
- TRAFFIC SIGNAL
- DIRECTION OF TRAFFIC
- WATER TREATMENT AREA
- LANDSCAPE AREA
- STAMPED ASPHALT
- PAVERS A
- PAVERS B
- CONCRETE
- PAINTED CROSSWALK
- INTEGRAL COLORED CONCRETE
- NEW TRELLIS
- SEATING
- NEW BIKE PARKING
- BENCH
- NEW TREES
- EXISTING TREES

KEY NOTES

1. OUTDOOR SEATING AREA
2. TRELLIS
3. TRASH ENCLOSURE
4. VALET DROP OFF
5. RAISED SEATING
6. BOLLARD
7. RAMP UP
8. DETECTABLE TILE
9. ABC BARRIER
10. STONE WALL
11. SIGNAGE, SEE SIGNAGE PACKAGE
12. TRANSFORMER ENCLOSURE
13. SCREEN FENCE
14. SEAT WALL
15. NEW STAIR
16. BIKE LANE
17. BIKE CORRAL
18. BUILDING ENTRANCE
19. PORTAL
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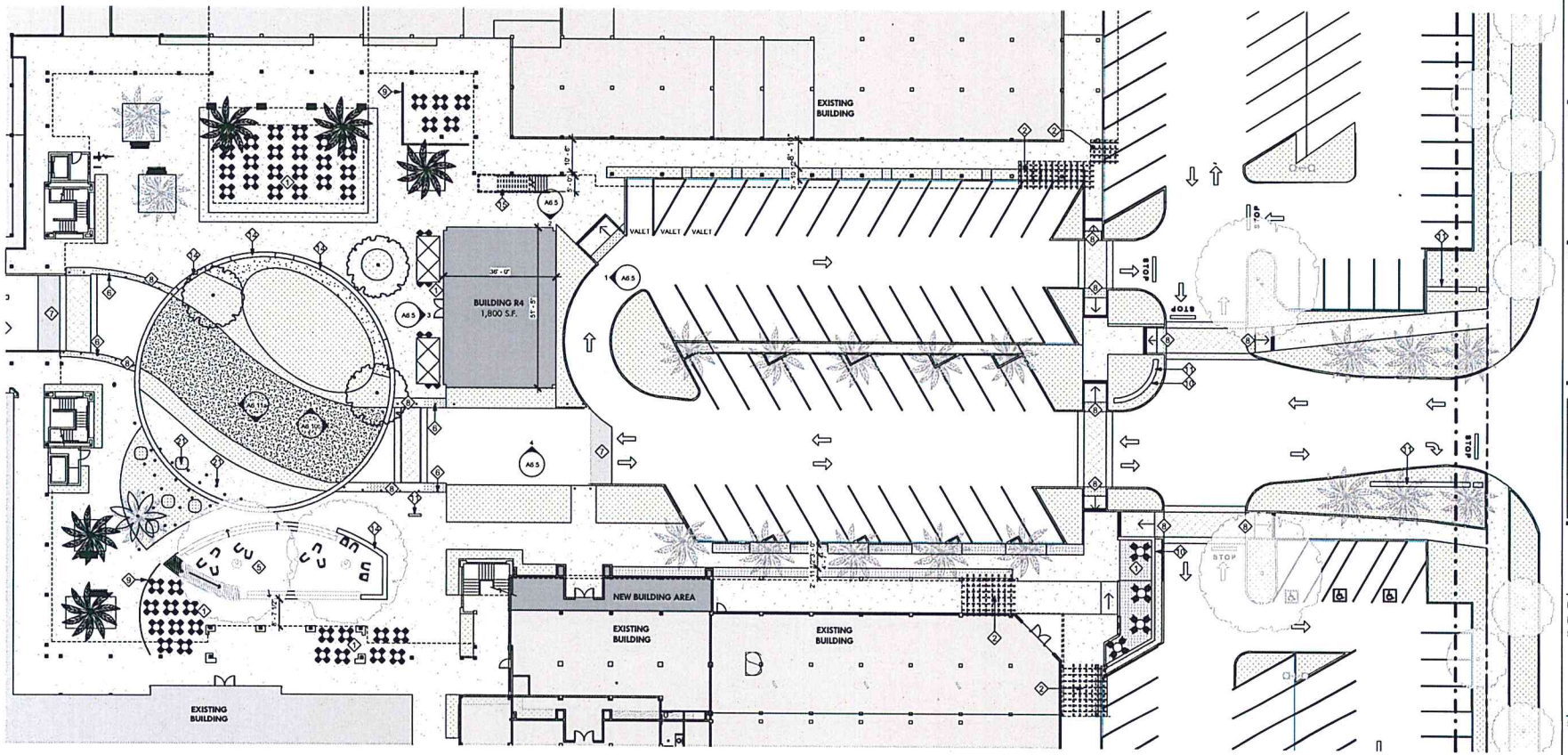
21. SCULPTURE ELEMENT
22. SUBJECT TO CALTRANS REVIEW & APPROVAL
23. PARKING SPACE OVERHANG



2 ENLARGED PRUNEYARD PLAZA PLAN
1/16" = 1'-0"

4/27/2016 5:28:48 PM

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PROJECT NAME

The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

CONSULTANT

CONSULTANT STAMP

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	12/15/15	RESUBMITTAL 2	
	04/25/16	RESUBMITTAL 3	

DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

ENLARGED PRUNEYARD PLAZA PLAN

SHEET NUMBER

A1.9

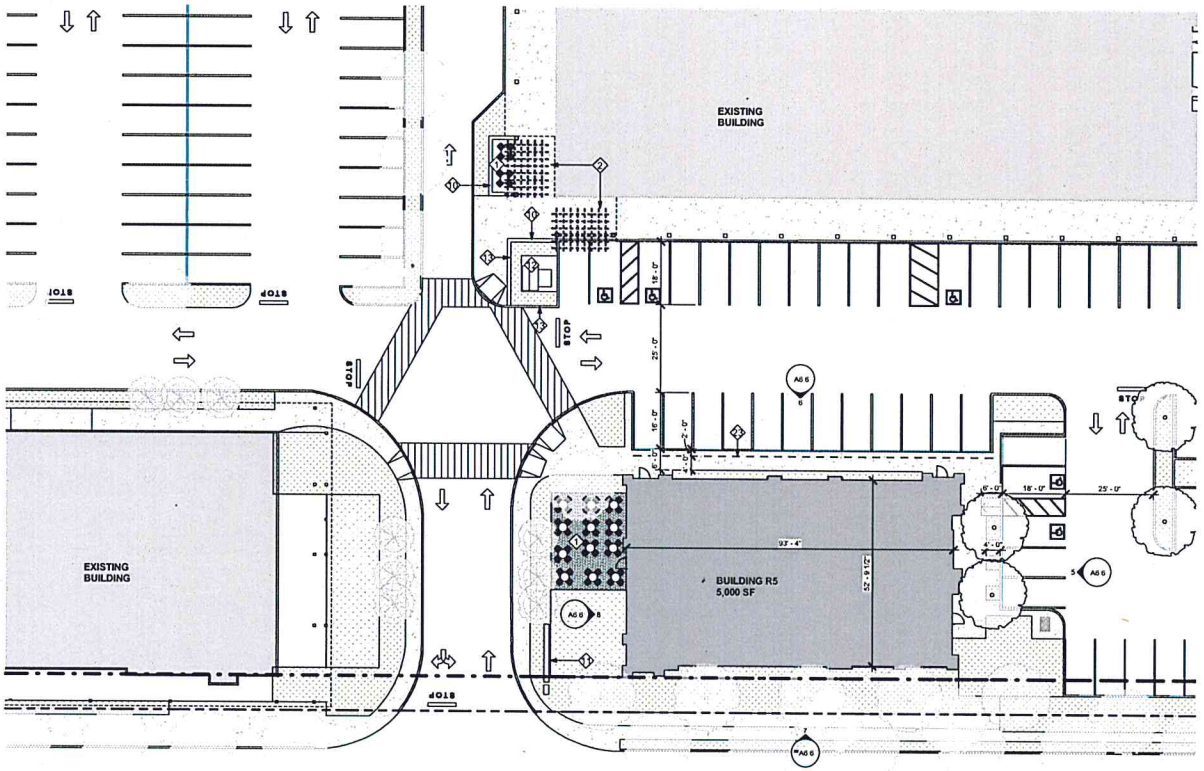
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

LEGEND

- PROPERTY LINE
- SETBACK LINE
- PARCEL LINE
- LINE OF STRUCTURE ABOVE
- TRAFFIC SIGNAL
- DIRECTION OF TRAFFIC
- WATER TREATMENT AREA
- LANDSCAPE AREA
- STAMPED ASPHALT
- PAVERS A
- PAVERS B
- CONCRETE
- PAINTED CROSSWALK
- INTEGRAL COLORED CONCRETE
- NEW TRELLIS
- SEATING
- NEW BIKE PARKING
- BENCH
- NEW TREES
- EXISTING TREES

KEY NOTES

1. OUTDOOR SEATING AREA
2. TRELLIS
3. TRASH ENCLOSURE
4. VALET DROP OFF
5. RAISED SEATING
6. BOLLARD
7. RAMP UP
8. DETECTABLE TILE
9. ABC BARRIER
10. STONE WALL
11. SIGNAGE, SEE SIGNAGE PACKAGE
12. TRANSFORMER ENCLOSURE
13. SCREEN FENCE
14. SEAT WALL
15. NEW STAIR
16. BIKE LANE
17. BIKE CORRAL
18. BUILDING ENTRANCE
19. PORTAL
20. BUS STOP
21. SCULPTURE ELEMENT
22. SUBJECT TO CALTRANS REVIEW & APPROVAL
23. PARKING SPACE OVERHANG



1 ENLARGED PLAN AT R5
1/16" = 1'-0"

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PROJECT NAME
The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

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	04/12/15	ENTITLEMENT	
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	12/15/15	RESUBITTAL 2	
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PROJECT NUMBER: 14-051
SHEET TITLE:
ENLARGED PLAN AT BUILDING R5

SHEET NUMBER
A1.10

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LEGEND

- PROPERTY LINE
- SETBACK LINE
- PARCEL LINE
- LINE OF STRUCTURE ABOVE
- TRAFFIC SIGNAL
- DIRECTION OF TRAFFIC
- WATER TREATMENT AREA
- LANDSCAPE AREA
- STAMPED ASPHALT
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- NEW TREES
- EXISTING TREES

KEY NOTES

1. OUTDOOR SEATING AREA
2. TRELLIS
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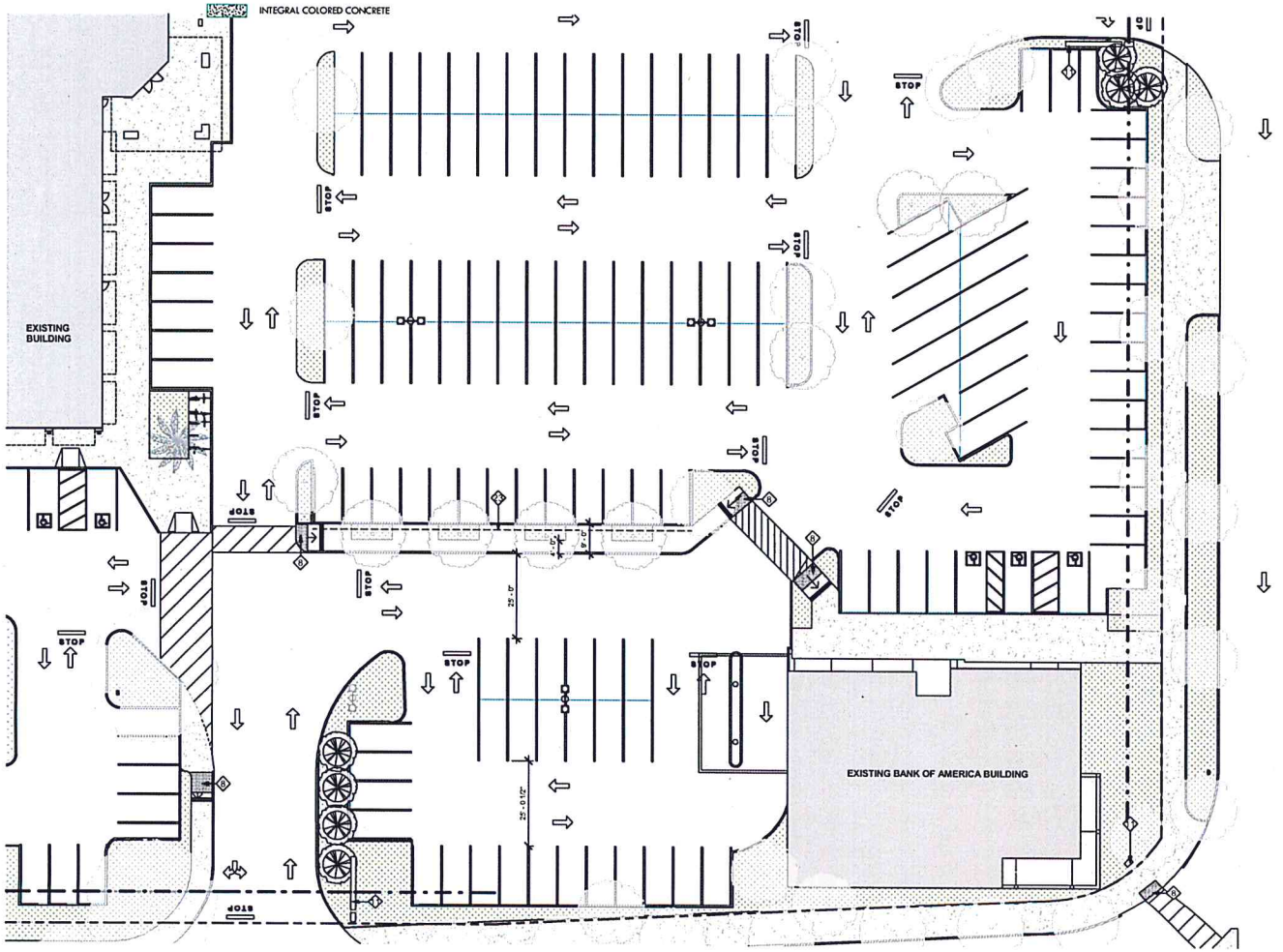
23. PARKING SPACE OVERHANG



1 ENLARGED PLAN AT B.O.A.
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PROJECT NAME
The Pruneyard

ELLIS PARTNERS

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	09/12/15	ENTITLEMENT	
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	12/15/15	RESUBMITTAL 2	
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PROJECT NUMBER: 14-051
SHEET TITLE:
ENLARGED PLAN AT BANK OF AMERICA

SHEET NUMBER
A1.11

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LEGEND

- PROPERTY LINE
- SETBACK LINE
- PARCEL LINE
- LINE OF STRUCTURE ABOVE
- TRAFFIC SIGNAL
- DIRECTION OF TRAFFIC
- WATER TREATMENT AREA
- LANDSCAPE AREA
- STAMPED ASPHALT
- PAVERS A
- PAVERS B
- CONCRETE
- PAINTED CROSSWALK
- INTEGRAL COLORED CONCRETE
- NEW TRELLIS
- SEATING
- NEW BIKE PARKING
- BENCH
- NEW TREES
- EXISTING TREES

KEY NOTES

1. OUTDOOR SEATING AREA
2. TRELLIS
3. TRASH ENCLOSURE
4. VALET DROP OFF
5. RAISED SEATING
6. BOLLARD
7. RAMP UP
8. DETECTABLE TILE
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20. BUS STOP
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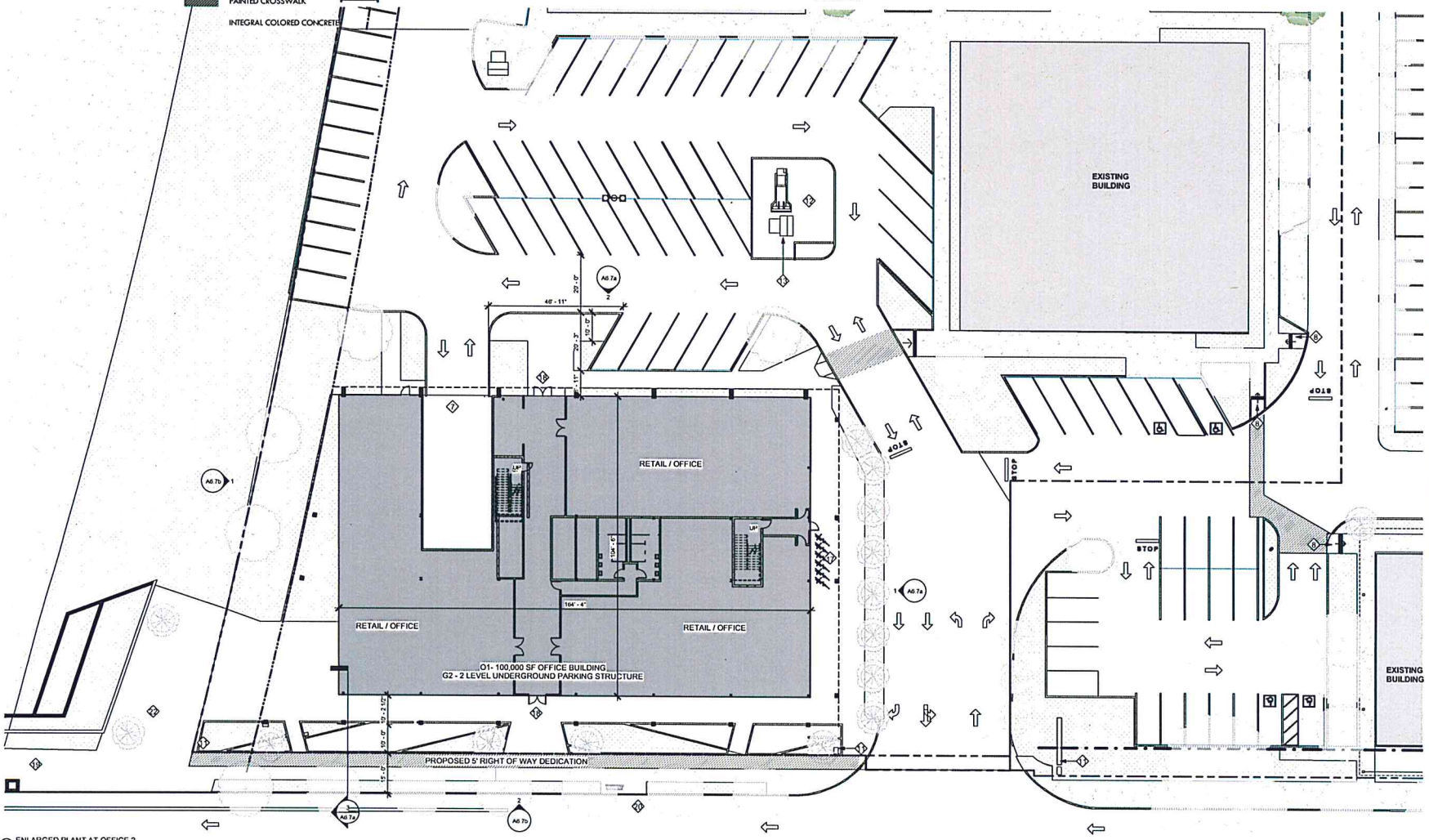
22. SUBJECT TO CALTRANS REVIEW & APPROVAL
23. PARKING SPACE OVERHANG

SHEET NOTES

PROPOSED OFFICE INTERIOR SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.



1 ENLARGED PLANT AT OFFICE 2
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PROJECT NAME
The Pruneyard

ELLIS PARTNERS

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	04/12/15	ENTITLEMENT	
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	12/15/15	RESUBITTAL 2	
	04/25/16	RESUBITTAL 3	

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DRAWN BY: Author
PROJECT NUMBER: 14-051
SHEET TITLE:
ENLARGED PLAN AT OFFICE

SHEET NUMBER
A1.12

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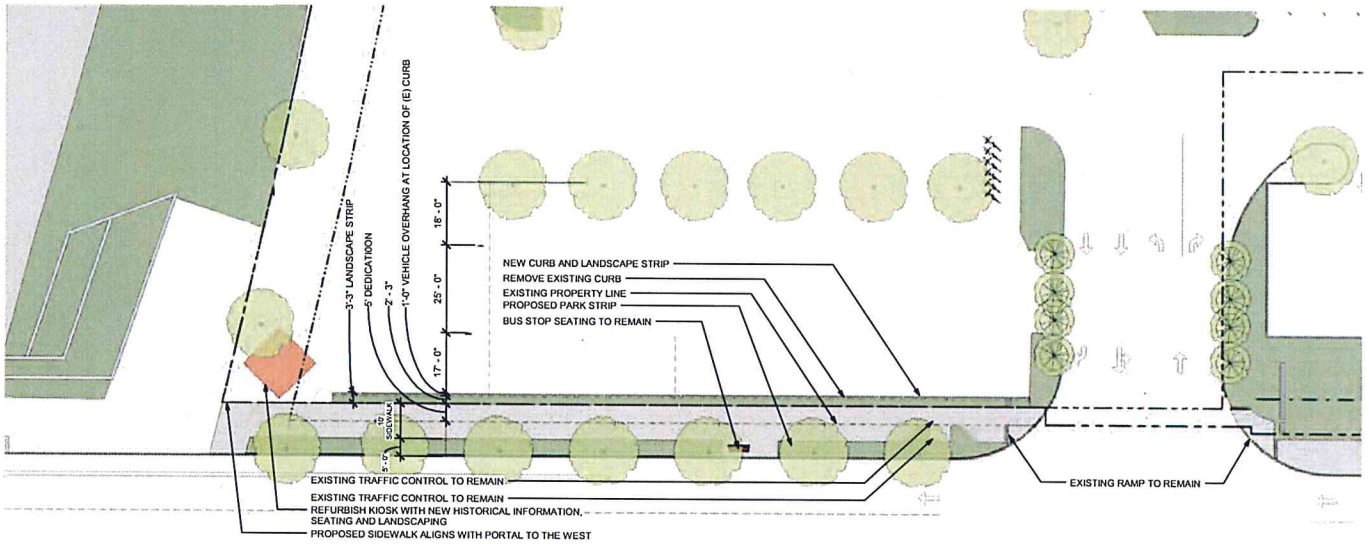

1 INTERIM DEDICATION PLAN
1/16" = 1'-0"

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PROJECT NAME

The Pruneyard

ELLIS PARTNERS

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	09/12/15	ENTITLEMENT	
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	12/15/15	RESUBITTAL 2	
	04/25/16	RESUBITTAL 3	

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DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

INTERIM DEDICATION PLAN

SHEET NUMBER

A1.12a

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LEGEND

- PROPERTY LINE
- SETBACK LINE
- PARCEL LINE
- LINE OF STRUCTURE ABOVE
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- PAVERS B
- CONCRETE
- PAINTED CROSSWALK
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- NEW TRELLIS
- SEATING
- NEW BIKE PARKING
- BENCH
- NEW TREES
- EXISTING TREES

KEY NOTES

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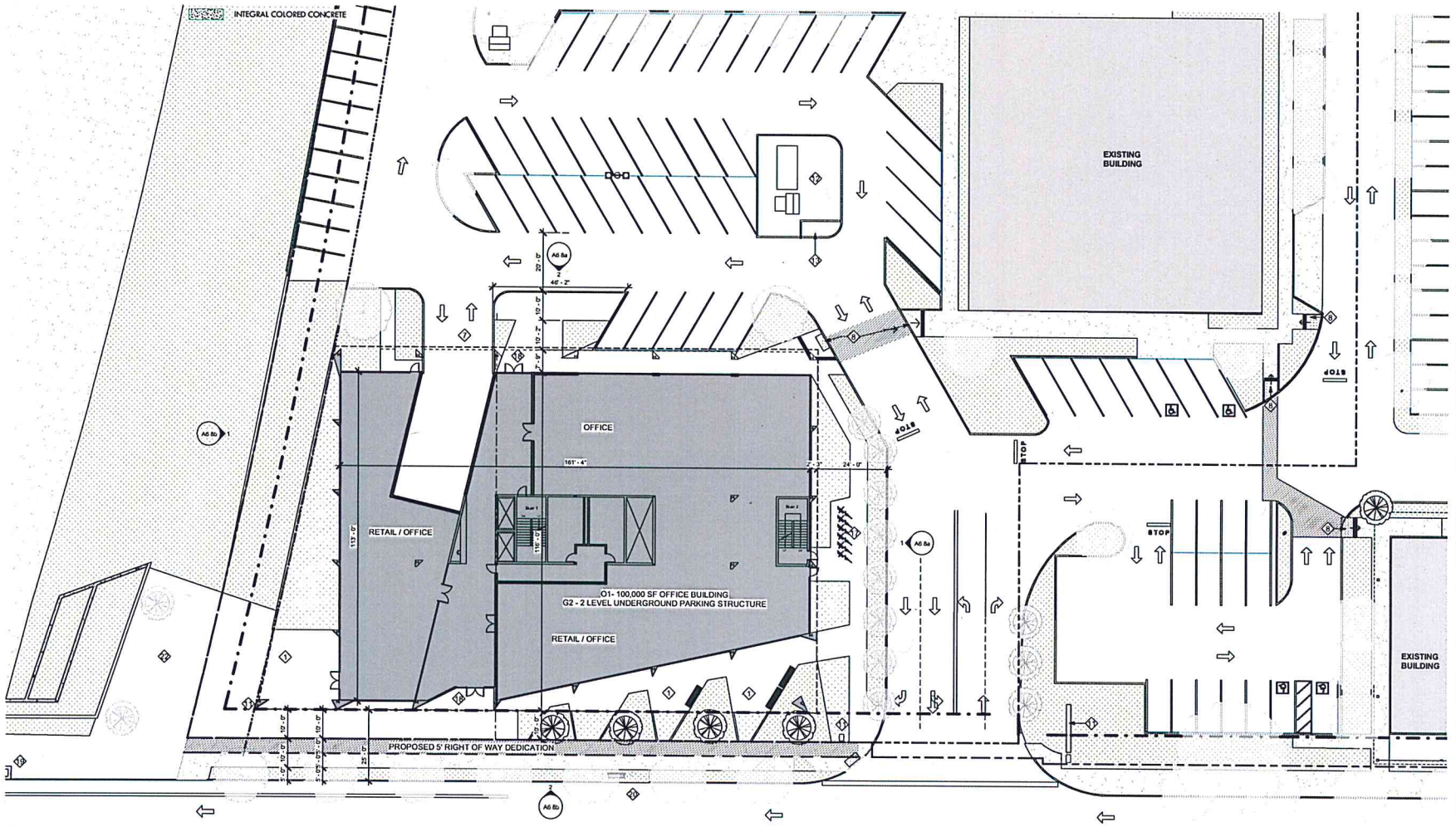
23. PARKING SPACE OVERHANG

SHEET NOTES

PROPOSED OFFICE INTERIOR SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.



1 ENLARGED PLAN AT ALT. OFFICE
1/16" = 1'-0"

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PROJECT NAME

The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

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	08/12/15	ENTITLEMENT	
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	12/15/15	RESUBITTAL 2	
	04/25/16	RESUBITTAL 3	

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PROJECT NUMBER: 14-051

SHEET TITLE:

ENLARGED PLAN AT ALT. OFFICE

SHEET NUMBER

A1.13

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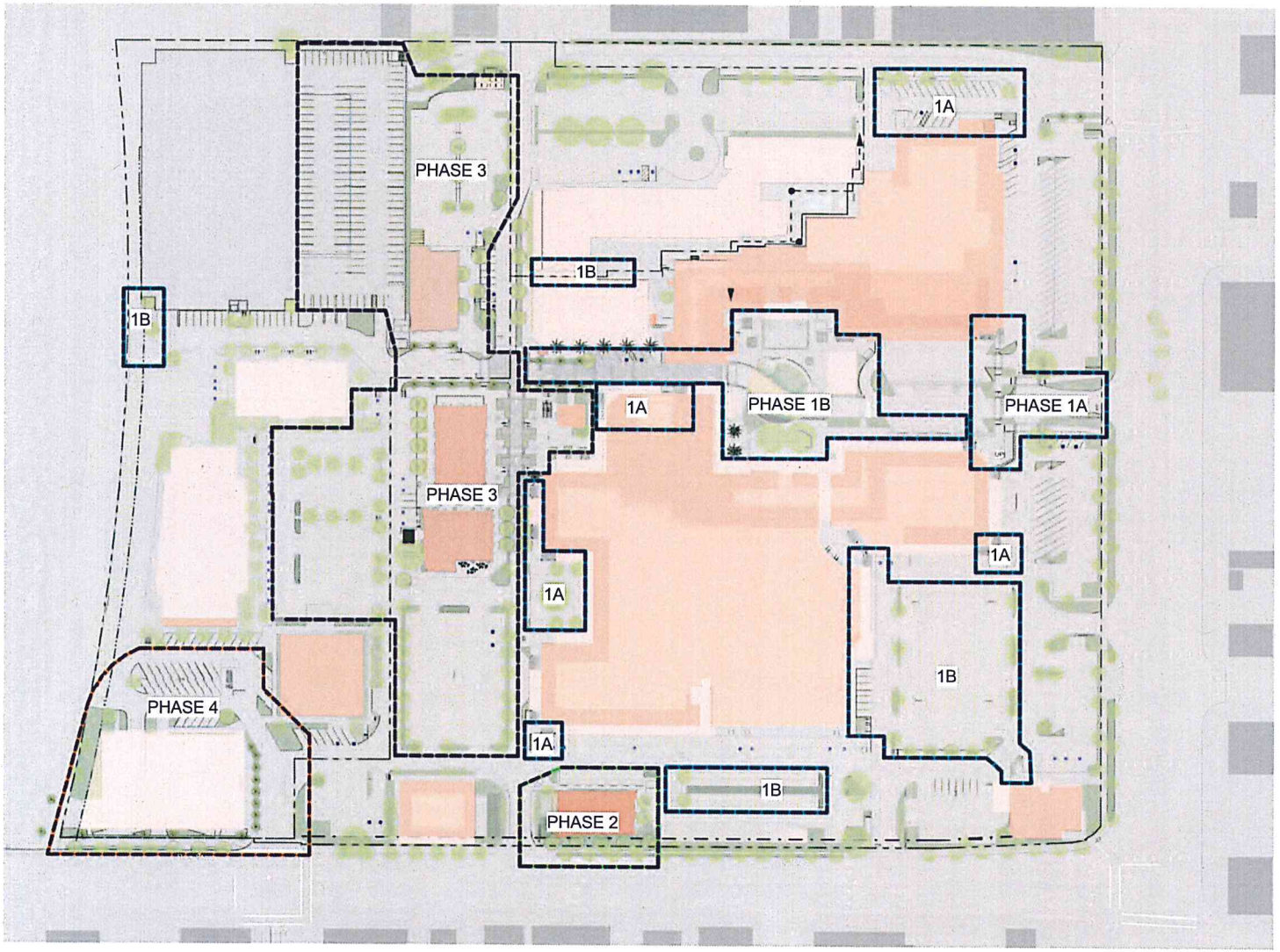

LEGEND

PHASE 1A

PHASE 1A

Primary Renovation: New paint on existing buildings in central plaza, seating areas, removal of arcade at corners and replacement trellises at eight locations. Revision to hardscape and traffic pattern near Pacific Catch. New landscaping, crosswalks and signage at primary Bascom entry.

PHASE 1B

PHASE 1B

Enhanced Renovation: Major renovation of central plaza, relocation of palm trees, enhanced pedestrian pathways, construction of building R4, renovation of Palisade Builders (greenhouse) windows, renovation of existing elevator/stair towers, new arcade lighting. Upgrade of Sport's Basement tower and building painting. Removal of overgrown landscaping on south side of BOA and painting of BOA. Signage upgrades per master sign program. Bike path and parking upgrades at existing garage SW corner and bike lanes on Western portion of the property. Upgrades to hotel and retail walls necessary for creation of new parcel. Water treatment at south parking lot. Installation of ADA compliant driveways with the exception of Union and Campbell.

PHASE 2

PHASE 2

Construction of R5 (pad building) and restriping. And the installation of an ADA compliant driveway at the entry off of Campbell.

PHASE 3

PHASE 3

Construction of R1, R2, R3, and 3 level parking structure G1. Creation of west plaza with new site circulation. R3 will either be a 12,000sf, two story office/retail building (3A) or a 28,000sf, two story fitness center (3B). Enhanced pedestrian connection from existing office.

PHASE 4

PHASE 4

Construction of O1, a 100,000sf, 5 story office building with two levels of buried parking and the addition of two levels on the G1 parking structure. ADA compliant driveway and approach at Campbell and Union entry.

GRAPHIC SCALE 1" = 60' - 0"

0' 60' 120' 180' 240'

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The Pruneyard

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#	DATE	ISSUES & REVISIONS	BY
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	04/25/16	RESUBITTAL 3	

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DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

PHASING PLAN

SHEET NUMBER

A1.14

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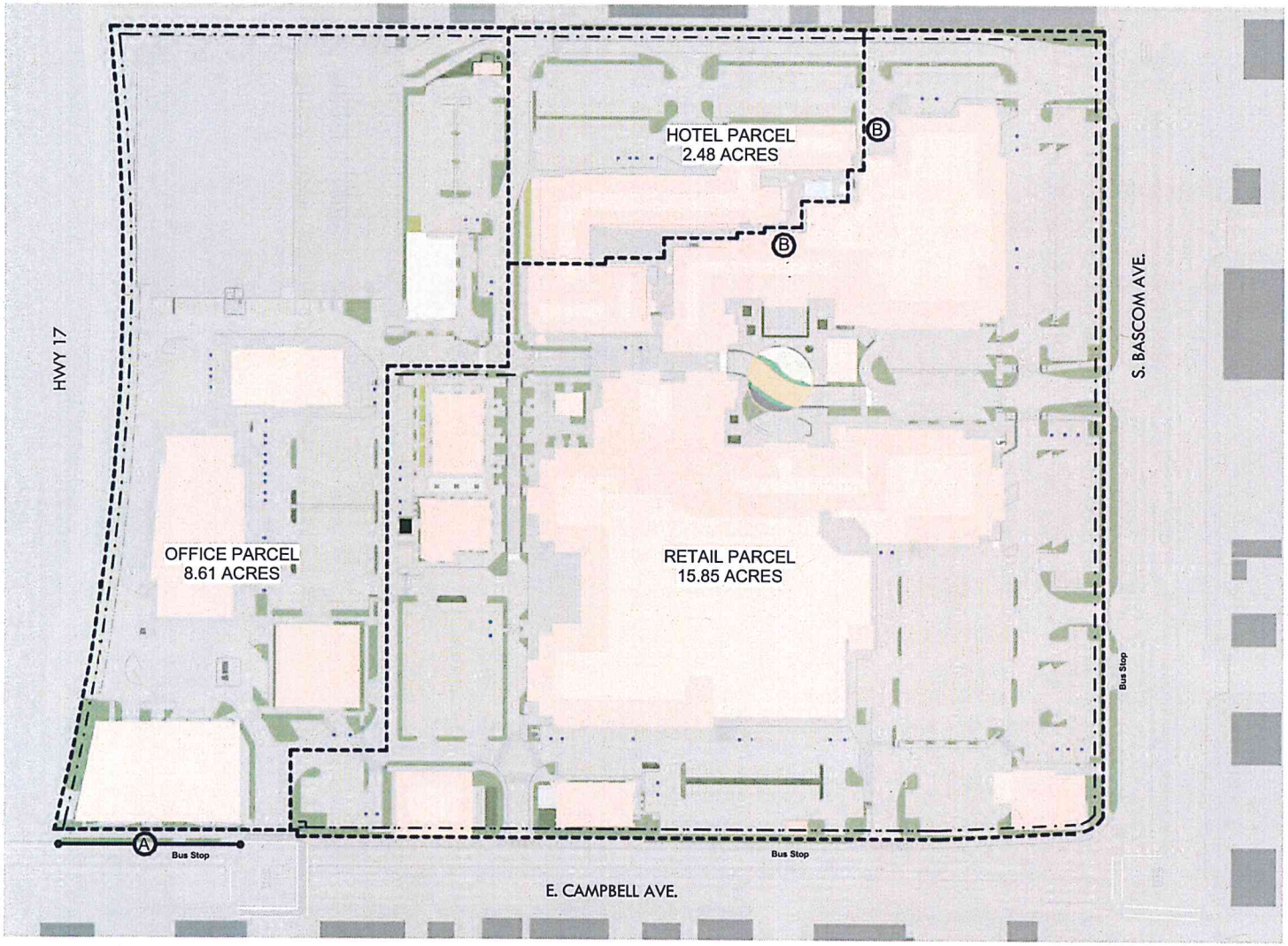

LEGEND

- PARCEL LINE
- SETBACK LINE
- (A) SOUTHERN SETBACK OF THE OFFICE PARCEL SHALL BE 0' FROM THE WEST SIDE OF UNION TO THE WESTERN MOST EDGE OF THE PROPERTY
- (B) SOUTHERN AND EASTERN SETBACKS OF THE HOTEL PARCEL SHALL BE 0'

GRAPHIC SCALE 1" = 60' - 0"

0' 60' 120' 180' 240'

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PROJECT NAME

The Pruneyard

ELLIS PARTNERS

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	04/12/15	ENTITLEMENT	
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	12/15/15	RESUBITTAL 2	
	04/25/16	RESUBITTAL 3	

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PROJECT NUMBER: 14-051

SHEET TITLE:

CONCEPTUAL PARCEL MAP

SHEET NUMBER

A1.15

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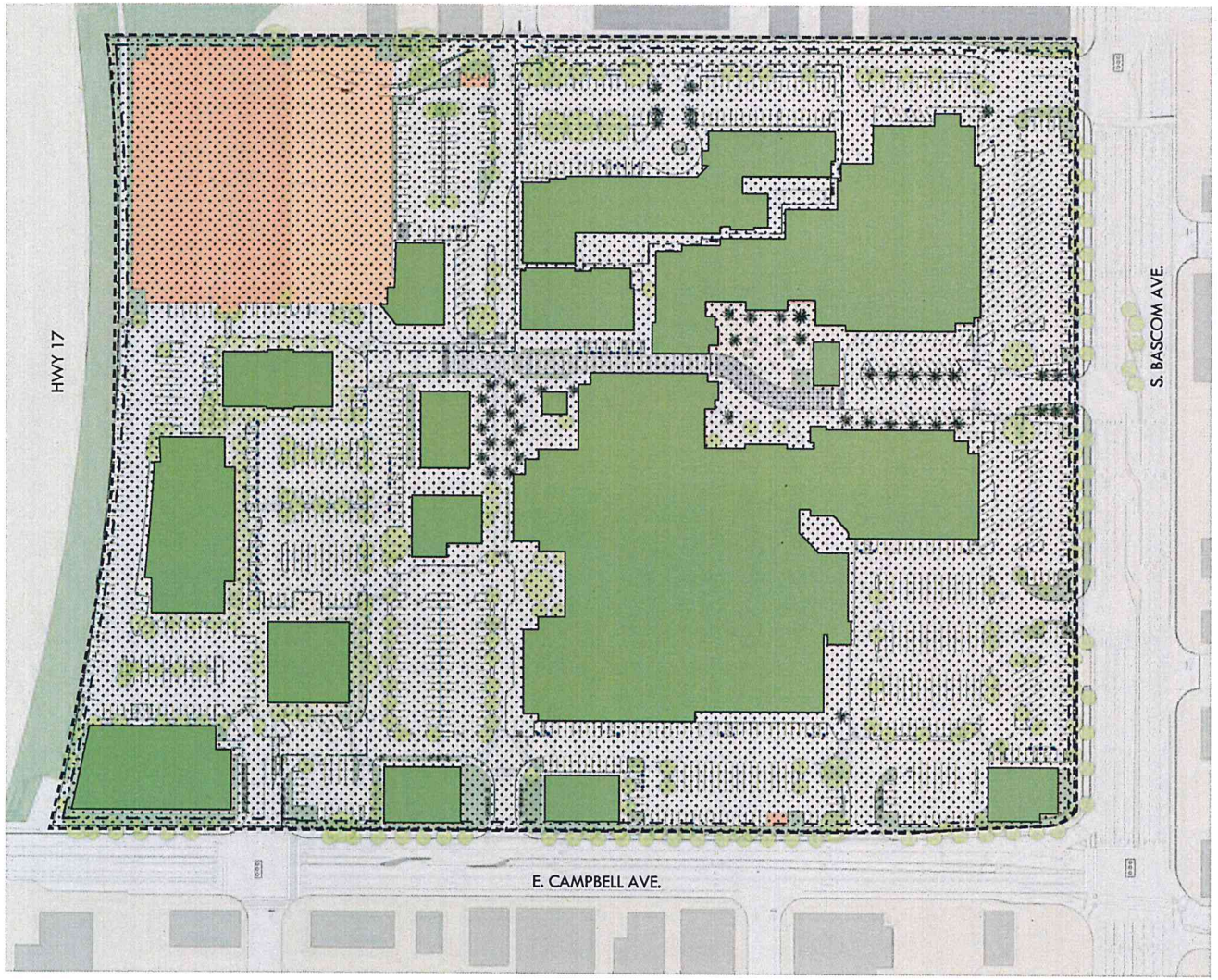

LEGEND

- PROPERTY LINE
- COMMON AREAS
- BUILDING AREA

N

GRAPHIC SCALE 1" = 60' - 0"

0' 60' 120' 180' 240'

4/19/2016 5:04:26 PM

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PROJECT NAME

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1875 S. Bascom Ave. Campbell, CA 95008

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	12/15/15	RESUBITTAL 2	
	04/25/16	RESUBITTAL 3	

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PROJECT NUMBER: 14-051

SHEET TITLE:

COMMON AREA DIAGRAM

SHEET NUMBER

A1.16

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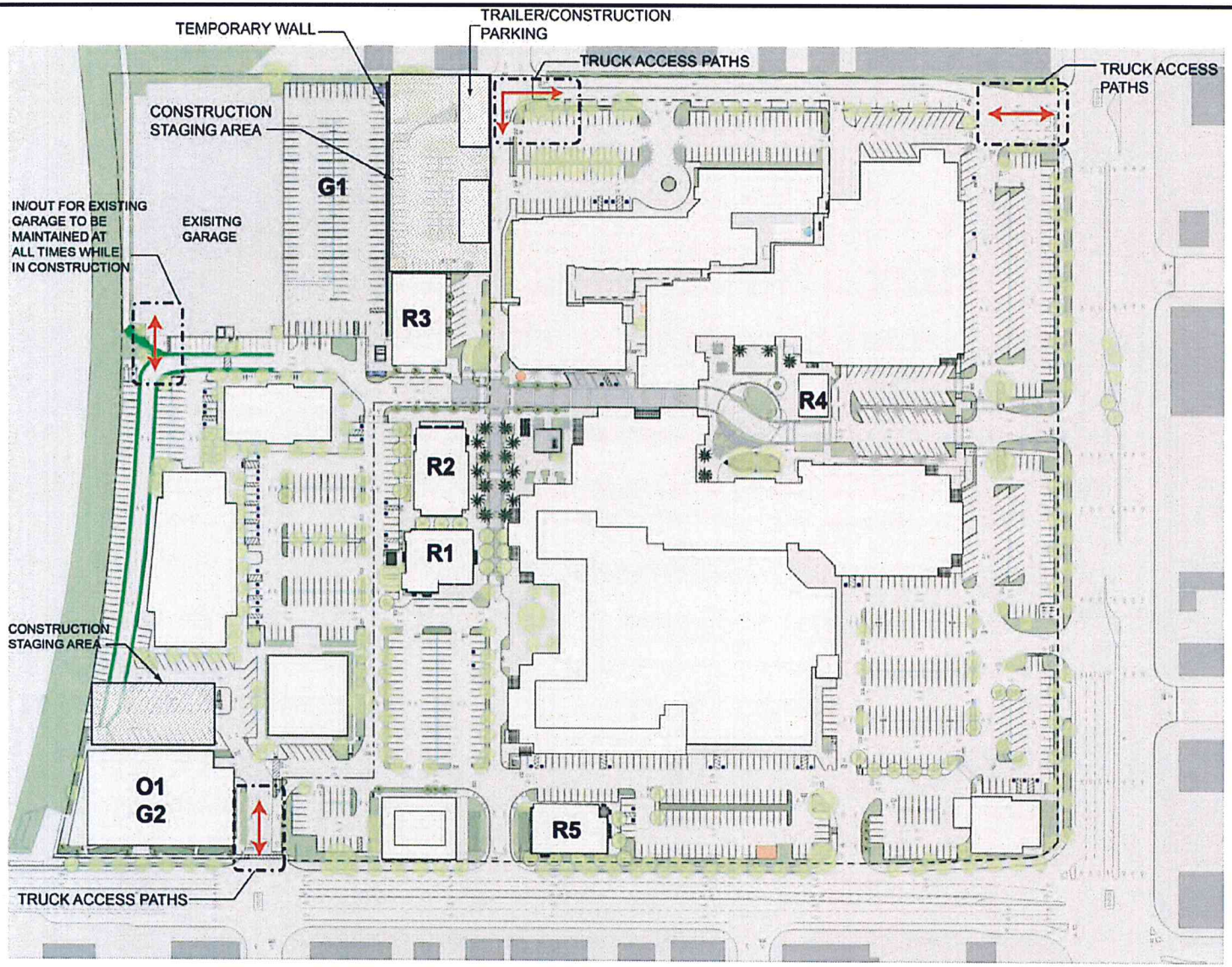

CONSTRUCTION EQUIPMENT LIST:
EXCAVATORS
DUMP TRUCKS
CRANE
WHEELED LOADED SHOVELS
BULLDOZER
TRENCHERS
TRAILERS
FORKLIFTS

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PROJECT NAME
The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

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	12/15/15	RESUBITTAL 2	
	04/29/16	RESUBITTAL 3	

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DRAWN BY: Author
PROJECT NUMBER: 14-051
SHEET TITLE:
SITE PLAN CONSTRUCTION STAGING PLAN

SHEET NUMBER
A1.17

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SHORT-TERM BICYCLE PARKING

5.106.4.1 Short-term bicycle parking. If the new project or an addition or alteration is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for the 5 percent of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack.

PHASE	TOTAL SPACES ADDED	5% OF REQUIRED BIKE SPACES
EXISITNG	2,126 EXISTING SPACES	42 EXISTING BIKE SPACES
1	NO NEW SPACES ADDED	0
2	NO NEW SPACES ADDED	0
3a NO FITNESS	237	12
3b FITNESS	352	18
4a NO FITNESS	427	21
4b FITNESS	474	24

LONG-TERM BICYCLE PARKING

5.106.4.2.2 Long-term bicycle parking. Provide secure bicycle parking for 5 percent of employees, based on the total number of motorized vehicle parking capacity in the staff parking lot, with a minimum of one space. Acceptable bicycle parking facilities shall be convenient from the street or staff parking area and shall meet one of the following:
1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanent anchored rack; or
3. Lockable, permanently anchored bicycle lockers.

PHASE	TOTAL SPACES ADDED	5% OF REQUIRED BIKE SPACES
EXISITNG	2,126 EXISTING SPACES	42 EXISTING BIKE SPACES
1	NO NEW SPACES ADDED	0
2	NO NEW SPACES ADDED	0
3a NO FITNESS	237	12
3b FITNESS	352	18
4a NO FITNESS	427	21
4b FITNESS	474	24

Final location of long term bike spaces in parking structure shall be reviewed at the time of building permit.

DESIGNATED PARKING

5.106.5.2 Designated parking. In new projects or additions or alterations that add 10 or more vehicular parking spaces, provide designated parking for any combination of low-emitting, fuel-efficient and carpool/van pool vehicles. (Refer to 5.106.5.2 Table of BSC)

PHASE	TOTAL SPACES ADDED	8% OF REQUIRED DESIGNATED PARKING
EXISITNG	2,126 EXISTING SPACES	———
1	NO NEW SPACES ADDED	0
2	NO NEW SPACES ADDED	0
3a NO FITNESS	237	19
3b FITNESS	352	28
4a NO FITNESS	427	34
4b FITNESS	474	38

Final location of designated parking spaces in parking structure shall be reviewed at the time of building permit.

TABLE 5.106.5.2

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED SPACES
0-9	0
10-25	1
26-50	3
51-75	6
76-100	8
101-150	11
151-200	16
201 and over	at least 8% of total

PROJECT DATA

	TOTAL ACREAGE	LOT COVERAGE	F.A.R.	LANDSCAPING AREA	TOTAL PROPOSED PARKING	EXISTING PARKING	SETBACKS	HEIGHT LIMIT
EXISTING	26.94 ACRES (1,173,506 SF)	30% (355,510/1,173,506)	.60 (707,553/1,173,506)			2,126	F:30' S:5' R:10' SS:10'	75'--
RETAIL PARCEL	15.83 ACRES (690,476 SF)	34% (234,596/690,476)	.39 (271,562/690,476)	11.7% (81,403/690,476)	701	834	See Sheet A1.15	75'
HOTEL PARCEL	2.48 ACRES (108,028 SF)	26.9% (29,028/108,028)	.87 (94,478/108,028)	6.4% (6,936/108,028)	115	115	See Sheet A1.15	75'
OFFICE PARCEL**	8.63 ACRES (375,052 SF)	44% (163,573/375,052)	1.31 (490,115/375,052)	4.9% (18,340/475,052)	1,736	1,177	See Sheet A1.15	75'--
PHASE 1		30.1% (353,331/1,173,506)	.60 (709,353/1,173,506)	7.2% (85,154/1,173,506)	1,115			75'
PHASE 2		30.6% (358,882/1,173,506)	.61 (714,858/1,173,506)	7.4% (89,035/1,173,506)	2,108			75'
PHASE 3A		32% (376,330/1,173,506)	.63 (738,354/1,173,506)	8.6% (101,267/1,173,506)	2,361			75'
PHASE 3B**		32.8% (385,142/1,173,506)	.64 (756,353/1,173,506)	8.5% (100,149/1,173,506)	2,478			75'
PHASE 4A		33.4% (392,081/1,173,506)	.65 (768,214/1,173,506)	9.0% (106,649/1,173,506)	2,551			75'
PHASE 4B**		34.2% (401,681/1,173,506)	.73 (856,318/1,173,506)	8.9% (105,931/1,173,506)	2,600			75'
PROPOSED OVERALL**	26.94 ACRES (1,173,506 SF)	34.2% (401,681/1,173,506)	.73 (856,318/1,173,506)	8.9% (105,931/1,173,506)	2,600		See Sheet A1.15	75'

* EXCLUDES TOWER 1

** INCLUDES A3 FITNESS VERSION

NEW BUILDLING MATRIX

Buidling	Building Type	Square Footage	Parking Spaces Added
R1	Retail/Restaurant	6,000	
R2	Retail/Restaurant	5,800	
R3	Retail/Office	6,000/6,000	
R4	Retail/Restaurant	1,800	
R5	Retail/Restaurant	5,000	
G1 - 3 Levels	Parking Garage	114,000	406
O1 - 5 levels / G2 - 2 levels	Office / Garage	100,000/68,000	140
Total Square Footage (Excluding Garages)		130,600	548

Buidling	Building Type	Square Footage	Parking Spaces Added
R1	Retail/Restaurant	6,000	
R2	Retail/Restaurant	5,800	
R3 Fitness Option	Fitness	30,000	
R4	Retail/Restaurant	1,800	
R5	Retail/Restaurant	5,000	
G1 - 5 Levels	Parking Garage	190,000	534
O1 - 5 levels / G2 - 2 levels	Office / Garage	100,000/68,000	140
Total Square Footage (Excluding Garages)		148,600	674

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PROJECT NAME

The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

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	6/12/15	ENTITLEMENT	
	10/30/15	RESUBMITTAL 1	
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	04/25/16	RESUBMITTAL 3	

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PROJECT NUMBER: 14-051

SHEET TITLE:

PROJECT DATA SHEET

SHEET NUMBER

A1.18

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PERSPECTIVES OF PLAZAS

Two large plazas are to be created under the master plan to encourage community gathering and to allow for events and other civic activities that could be hosted at The Pruneyard. Vehicle use would be permitted during most periods but these plazas will be dominated by pedestrian use (vs vehicles) and be surrounded by outdoor dining areas. Stamped paving placed at the level of the plazas would encourage drivers to slow down in these areas. The vehicles would ramp up to pedestrian level at each plaza border and then back down when they exit. Seat walls and play elements/structures will be added to encourage visitors to enjoy and linger in these grand spaces.

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The Pruneyard

ELLIS PARTNERS

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SHEET TITLE:

PERSPECTIVES OF PLAZAS

SHEET NUMBER

A2.0

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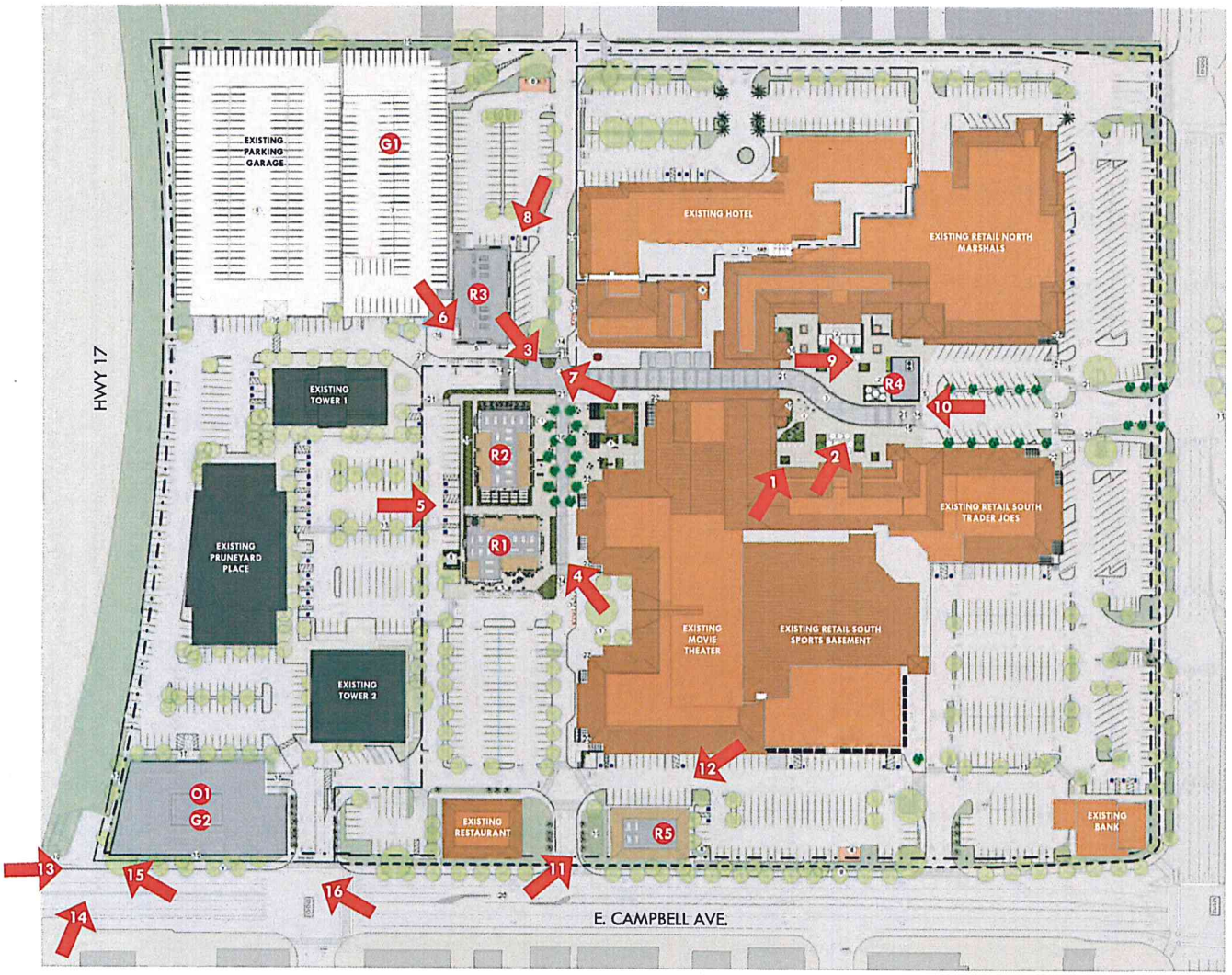

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GRAPHIC SCALE 1" = 60' - 0"

0' 60' 120' 180' 240'

VIEW LEGEND

1	AERIAL PERSPECTIVE OF PRUNEYARD PLAZA	A2.2
2	PERSPECTIVE OF PRUNEYARD PLAZA FROM DECK	A2.3
3	AERIAL PERSPECTIVE OF WEST PLAZA	A2.4
4	R2 RETAIL BUILDING & WEST PLAZA	A2.5
5	PROMENADE BETWEEN R1& R2 BUILDINGS	A3.1
6	VIEWPOINT FROM GARAGE ELEVATOR TOWER	A3.2
7	VIEW OF R3 & GARAGE FROM WEST PLAZA	A3.3
7	PERSPECTIVE OF R3 & GARAGE EXPANSION	A3.4
8	NORTH PERSPECTIVE OF R3 BUILDING	A3.5
8	NORTH PERSPECTIVE OF R3 BUILDING	A3.6
9	PERSPECTIVE OF R4 BUILDING	A3.7
10	PERSPECTIVE OF R4 FROM BASCOM ENTRY	A3.8
11	SOUTHWEST CORNER OF R5	A3.5
12	NORTHEAST CORNER OF R5	A3.11
13	VIEW OF OFFICE FROM PORTALS PROJECT, OPT.1	A4.1
13	VIEW OF OFFICE FROM PORTALS PROJECT, OPT.2	A4.5
14	OFFICE BLDG. & PORTALS PLAZA OPT.1	A4.2
14	OFFICE BLDG. & PORTALS PLAZA OPT.2	A4.6
15	OFFICE BLDG. PERSPECTIVE TO PORTALS PLAZA OPT.1	A4.3
15	OFFICE BLDG. PERSPECTIVE TO PORTALS PLAZA OPT.1	A4.7
16	OFFICE BLDG. PERSPECTIVE AT S.E. CORNER OPT1	A4.4
16	OFFICE BLDG. PERSPECTIVE AT S.E. CORNER OPT2	A4.8

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PERSPECTIVE KEY PLAN

SHEET NUMBER

A2.1

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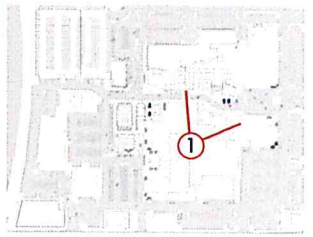

Pruneyard Plaza: by replacing parking in this central area with hardscape, plantings and seating, and framing the fourth side with a small retail building (R4) this plaza would feel like a true "town square." Our team sees this as signature element of the master plan that could become a unique gathering place within the City of Campbell, for dining, family play, and strolling. While vehicles would pass through the plaza at most times, the area could be closed for events, such as craft fairs, and similar events.

The revised plan responds to request for more open green space in the project with two "no mow" lawns, shade trees and a raised deck on the south with ADA access planned at the seating area border. This raised deck could be used a stage or podium for musicians and for other events and is in response to community requests for replacement of the gazebo element that was removed decades ago from this area.

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SHEET TITLE:

AERIAL PERSPECTIVE OF PRUNEYARD PLAZA

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A2.2

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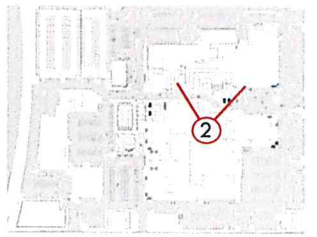

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DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

PERSPECTIVE OF PRUNEYARD PLAZA FROM DECK

SHEET NUMBER

A2.3

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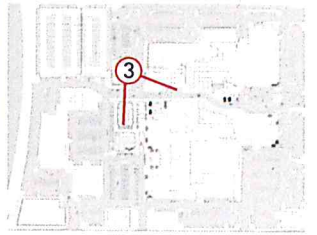

West Plaza: this plaza is created by the addition of two retail buildings (R1/R2) opposite to the Buca Di Beppo area. This area would be a smaller, more intimate space than Pruneyard Plaza and would be surrounded by dining and retail activities. Its linear nature and provided seating would make it ideal for strolling and lingering. It would also allow vehicles to pass through on raised, stamped paving.

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PROJECT NUMBER: 14-051

SHEET TITLE:

AERIAL PERSPECTIVE OF WEST PLAZA

SHEET NUMBER

A2.4

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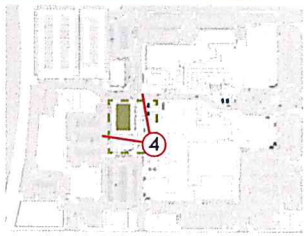

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SHEET TITLE:

R2 RETAIL BUILDING & WEST PLAZA

SHEET NUMBER

A2.5

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PROPOSED RETAIL BUILDINGS & PARKING GARAGE EXPANSION

The Pruneyard Master Plan includes five new retail buildings. Each building has been sited and designed with specific goals, as noted below. Prior to approaching the design of these buildings, our team studied the existing retail architecture at The Pruneyard and extensively researched early California Hacienda and Mission style buildings. The proposed design for Buildings R1,R2,R3,and R5 are a result of these studies. They include cement plaster walls with California Mission detailing and clay tile roofs, similar to the existing retail buildings, but their storefronts and window lines afford much greater visibility for retail tenants as well as opportunities to "spill out" on to trellised dining patios. We see these designs as being respectful of the existing retail buildings with a more updated feel. Given that the broad array of varchitecture on site (original retail, Sports Basement, Hotel, and Office), we feel these designs fit comfortably into the mix.

R1 and R2: these buildings have been placed in between the office and retail areas of the project with the specific goal of creating a bridge between these uses. Currently there is a large swath of asphalt dividing these areas. Our design team believes these two new buildings will create a more cohesive Pruneyard and encourage office tenants to shop or dine at the retail portion more frequently, during lunch and after work. We located the buildings to frame West Plaza, surrounded by Buca di Beppo and Lisa's Tea Treasures and highlighting the Sugar Butter Flour building as its centerpiece when vacated by the current tenant. That building would undergo a significant facade renovation (see Renovation section) which is aligned with the architecture of the R4 building located in the Pruneyard Plaza.

R3: The R3 building has been designed as an extension of the parking garage to further link the existing retail uses to the parking garage. It provides an architectural gateway to the garage area and activates the vicinity such that the garage feels truly a part of the retail experience. The prominent corner design takes its design cues from other important Mission style buildings in California. Note that R3 is shown in two variants: a two-story 12,000sf (office over retail) version and a two-story 30,000sf (fitness) version. We are in discussions with a prominent fitness group interested in coming to The Pruneyard and this alternative has been designed to meet their requirements.

R4: As noted earlier, the R4 building is a 1,600 sf retail building located in a manner that frames the Pruneyard Plaza. It is designed as a light, airy kiosk, per se, that will have mostly glass facades. Our team has designed the renovations to the Sugar, Butter, Flour Building in a similar manner so these two buildings act as matching "kiosks" within these two new plazas.

R5: The R5 building is sited as a complement to the Outback building at the driveway entry off of Campbell Ave. The design is similar to the other proposed retail buildings, but R5 would likely become a restaurant space.

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SHEET TITLE:

PROPOSED RETAIL & PARKING GARAGE EXPANSION

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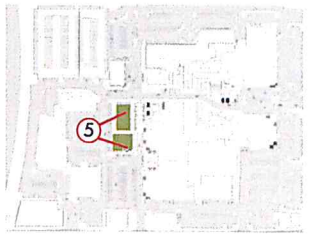

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PROJECT NUMBER: 14-051

SHEET TITLE:

PROMENADE BETWEEN R1 & R2 RETAIL BUIDINGS

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A3.1

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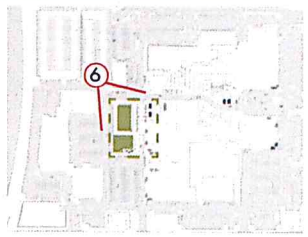

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PROJECT NUMBER: 14-051

SHEET TITLE:

R1/R2 RETAIL BUILDINGS

SHEET NUMBER

A3.2

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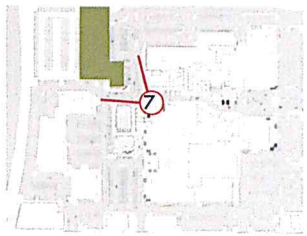

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PROJECT NUMBER: 14-051

SHEET TITLE:

R3 BUILDING & 3-LEVEL GARAGE

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A3.3

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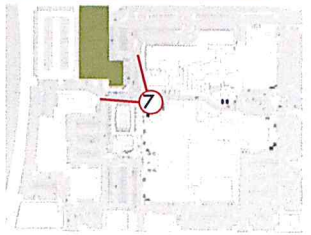

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PROJECT NUMBER: 14-051

SHEET TITLE:

R3 FITNESS OPTION & 5-LEVEL GARAGE EXPANSION

SHEET NUMBER

A3.4

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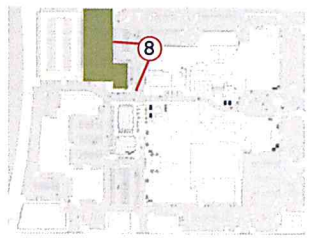

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DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

R3 BUILDING & 3-LEVEL GARAGE

SHEET NUMBER

A3.5

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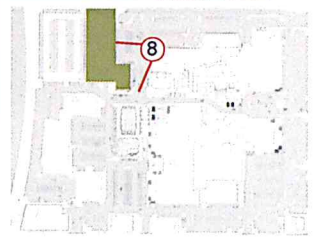

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SHEET TITLE:

R3 FITNESS OPTION & 5-LEVEL GARAGE EXPANSION

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A3.6

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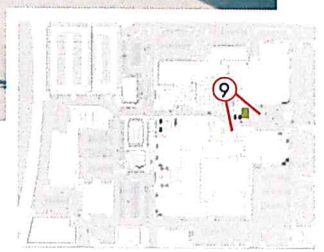

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PROJECT NUMBER: 14-051

SHEET TITLE:

R4 RETAIL BUILDING IN PRUNEYARD PLAZA

SHEET NUMBER

A3.7

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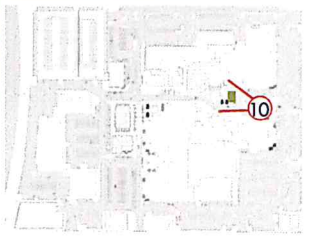

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DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

R4 RETAIL BUILDING FROM BASCOM AVE. ENTRY

SHEET NUMBER

A3.8

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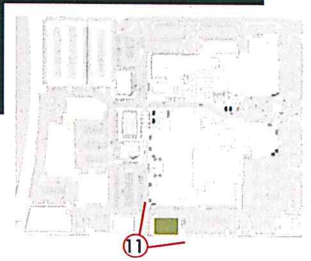

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DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

R5 RETAIL BUILDING AT SOUTHWEST CORNER

SHEET NUMBER

A3.9

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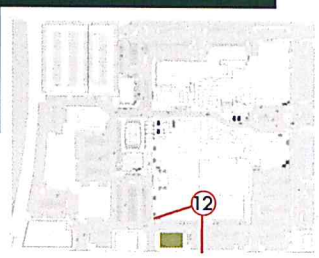

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PROJECT NAME

The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

CONSULTANT

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	08/12/15	ENTITLEMENT	
	10/30/15	RESUBITTAL 1	
	12/15/15	RESUBITTAL 2	
	04/25/16	RESUBITTAL 3	

N PROJECT NORTH

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DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

R5 RETAIL BUILDING FROM NORTHEAST CORNER

SHEET NUMBER

A3.10

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PROPOSED OFFICE BUILDING

Office Building:
Based on discussions with the City, the community, and in response to strong demand for office space in the area, we are proposing a five-story office building with a total of 100,000sf of space. The additional office space would build on the mixed-use nature of The Pruneyard and increase patronage of businesses throughout Campbell. Our team has carefully sited the office building at the intersection of Highway 17 and Campbell Ave. and selected a five-story structure to "step up" from the street to the other office tower heights of 6, 9, and 18 stories. The building's ground floor would be setback from the curb line by over 35 feet including a 10-foot wide colonnade. In response to City and community comments we have setback the face of the building an additional 5 feet from the existing setback line and created a two-story tall colonnade on the Campbell frontage to increase this public amenity. This generous setback would create an inviting entryway into The Pruneyard and soften the effect of the building on the pedestrian areas. The ground floor along Campbell would be designed to accommodate a restaurant with outdoor seating, to further activate this arrival point.

In addition to the higher and larger pedestrian colonnade, the architecture of the existing building has been modified to include terracotta tiles at the base introducing a warm, textured material that is reminiscent of the clay tile roofs throughout The Pruneyard. This more traditional material juxtaposes the more contemporary aluminum and glass facade above.

We have also created an additional office option responding to comments from the City and community for a building with less similarity to the existing office buildings. This new option also has the same building setback and responds to the highway and Portal entry point with dramatic two-story space. Additionally, the design introduces angular voids, which create public seating areas on the ground plane based on the influence of pedestrian movement along Campbell Ave. The building form is a series of frames being recessed from the face of the building based on the structural grid being clad with angular GFRC panels of a warm color, reflective of the hues and textures of the terracotta tile roofs of the existing buildings at The Pruneyard.

Lastly, our team is proposing to create a large plaza in the area where the Portals project spills out onto The Pruneyard site. Some of this area is owned by CalTrans and our team would work with this agency to attempt to gain approval of the upgrades to this area, which is currently scheduled to be unimproved under the Portals project. This plaza could include seating and interpretive elements related to the history of Campbell and The Pruneyard and would be provided as a part of the office building project.

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DRAWN BY: Author
PROJECT NUMBER: 14-051
SHEET TITLE:

PROPOSED OFFICE BUILDING

SHEET NUMBER
A4.0

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13

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PROJECT NAME

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ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

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	04/25/16	RESUBITTAL 3	

N PROJECT NORTH

N TRUE NORTH

DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

OFFICE BLDG. OPT. 1
PERSPECTIVE FROM
PORTALS PROJECT

SHEET NUMBER

A4.1

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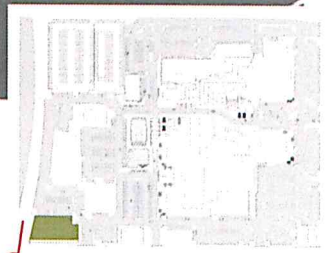

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N PROJECT NORTH

N TRUE NORTH

DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

OFFICE BLDG. OPT. 1 & PORTALS PLAZA PERSPECTIVE

SHEET NUMBER

A4.2

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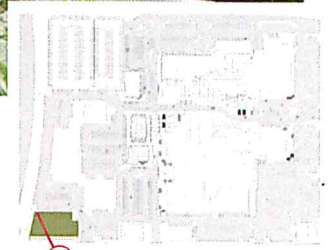

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N TRUE NORTH

DRAWN BY: Author

PROJECT NUMBER: 14-051

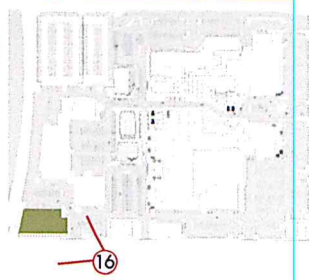
SHEET TITLE:

OFFICE BLDG. OPT.1
PERSPECTIVE TO
PORTALS PROJECT

SHEET NUMBER

A4.3

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT



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N PROJECT NORTH

N TRUE NORTH

DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

OFFICE BLDG. OPT. 1
LOOKING WEST ON CAMPBELL

SHEET NUMBER

A4.4

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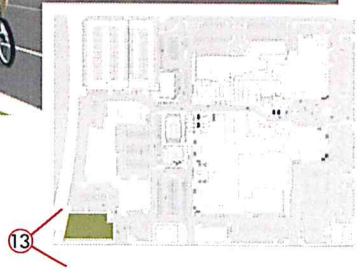

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PROJECT NAME

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N PROJECT NORTH

N TRUE NORTH

DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

OFFICE BLDG. OPT. 2
PERSPECTIVE FROM
PORTALS PROJECT

SHEET NUMBER

A4.5

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DRAWN BY: Author

PROJECT NUMBER: 14-051

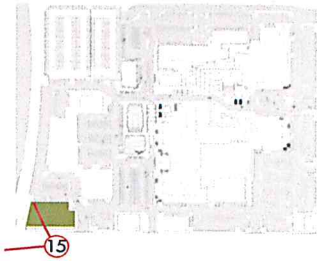
SHEET TITLE:

OFFICE BLDG. OPT. 2 & PORTALS PLAZA PERSPECTIVE

SHEET NUMBER

A4.6

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT



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The Pruneyard

ELLIS PARTNERS

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DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

OFFICE BLDG. OPT..2
PERSPECTIVE TO
PORTALS PROJECT

SHEET NUMBER

A4.7

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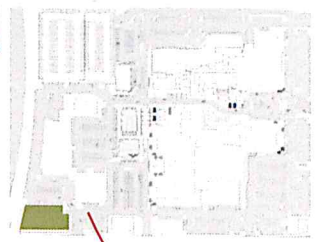

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DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

OFFICE BLDG. OPT. 2
LOOKING WEST ON CAMPBELL

SHEET NUMBER

A4.8

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RETAIL RENOVATIONS: BEFORE AND AFTER

In addition to the master planning work for the site, our team focused considerable effort in identifying specific areas where the existing building architecture is truly inconsistent with the surroundings and certain areas that are frankly, "eyesores." As we embark on creating a more holistic Pruneyard experience, our team believes it is important to resolve many of these conditions. Among these proposed renovations are:

- creating more consistent tower features surrounding Pruneyard Plaza
- replacing the "greenhouse" facade at Palisade Builder's office, just west of La Boulanger
- replacing the facade of Sugar Butter Flour, when vacated by current tenant
- removing the stair blocking the Little Wine Bar to the east of El Burro

Based on our decade-long experience at Town & Country Village in Palo Alto, we found that removing sections of the low-slung arcade at key corners can greatly improve visibility for tenants and provide architectural relief to the Hacienda-style buildings. Our team has identified several locations where this change would have a dramatic impact, as shown on the following images.

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RETAIL RENOVATIONS: BEFORE AND AFTER

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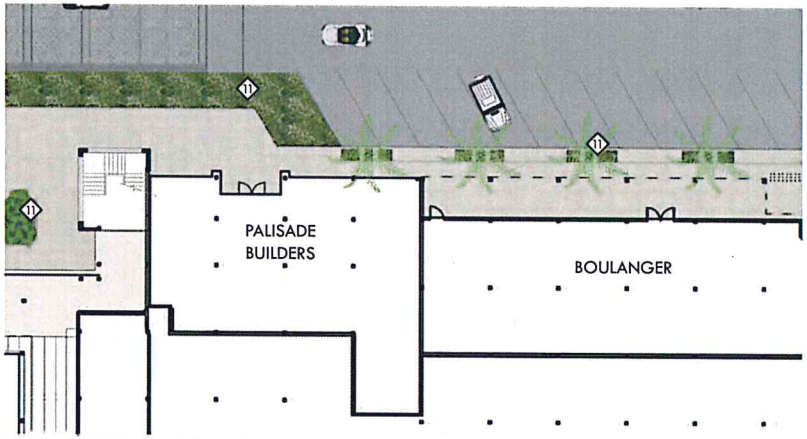
EXISTING PHOTOS

With Center-wide goals to unify building and tenant architecture and to increase tenant visibility, renovations to this area will include: increasing visibility to suite 403 by bringing the line of the existing storefront forward to claim the currently outdoor space under the arcade as new, leasable area. The added area will help to unify and clarify the building elevation that has been changed over the years, while simultaneously improving site circulation and the visibility and presence of this new tenant on Pruneyard Plaza.

With these goals in mind we have removed the modern, glass addition made to the second floor suite for Palisade Builders and replaced it with a facade that is more in line with the surrounding architecture and keeping with the spirit and intent of the building before, out-of-place, modern additions were conceived.

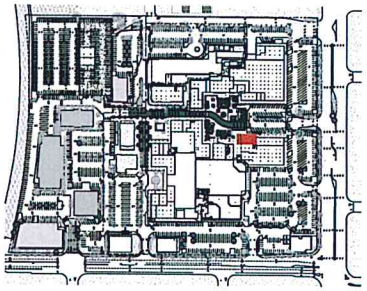
PROPOSED RENOVATIONS TO PALISADE BUILDERS



PROPOSED RENOVATIONS TO PALISADE BUILDERS

KEYNOTES

1. NEW PAINT
2. NEW CEMENT PLASTER
3. NEW DECORATIVE METAL
4. NEW WINDOWS
5. NEW STOREFRONT
6. ERGON WOODTALK ENGINEERED STONE
7. NEW PLANTER
8. NEW BIO-FILTRATION PLANTER
9. NEW OUTDOOR SEATING
10. NEW TRELLIS/ARCADE REMOVAL (SEE TRELLIS DWGS.)
11. NEW LANDSCAPING, SEE LANDSCAPING DRAWINGS
12. NEW WOOD OR METAL RAIN SCREEN
13. NEW LIGHTS
14. NEW TRELLIS/SHADE STRUCTURE
15. NEW PRIVACY SCREENS
16. NEW BIKE RACK
17. NEW SIDEWALK EXPANSION
18. NEW STAIR
19. NEW CANOPY
20. NEW STONE WALL
21. NEW VINE CABLES
22. NEW PUBLIC RESTROOM
23. OCK OUTDOOR SEATING IMPROVEMENTS (COMPLETED)
24. NEW ARCH
25. REMOVE BUILDING FACADE



KEY PLAN

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PROJECT NAME

The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

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PROJECT NUMBER: 14-051

SHEET TITLE:

PALISADE BUILDERS RENOVATIONS

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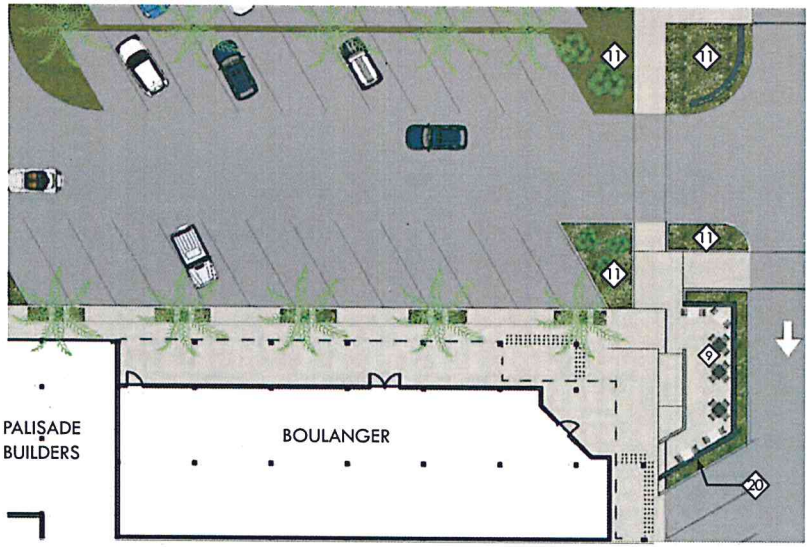
EXISTING PHOTOS

As people arrive to The Pruneyard from Bascom we felt that it was important to celebrate this entry with a series of improvements aimed at enhancing the "front door" of the project.
New landscaping, crosswalks and places to stop and rest contribute to a more friendly and enjoyable pedestrian experience. While selective aracade removal, new expanded outdoor seating and new trellises help to give exposure to tenants and provide new ways in which to enjoy and activate the center.

PROPOSED RENOVATIONS TO BOULANGER



PROPOSED RENOVATIONS TO BOULANGER

KEYNOTES

1. NEW PAINT
2. NEW CEMENT PLASTER
3. NEW DECORATIVE METAL
4. NEW WINDOWS
5. NEW STOREFRONT
6. ERGON WOODTALK ENGINEERED STONE
7. NEW PLANTER
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12. NEW WOOD OR METAL RAIN SCREEN
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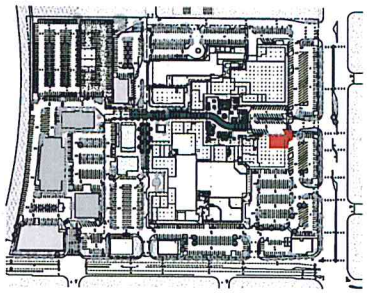

KEY PLAN

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PROJECT NAME
The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

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PROJECT NUMBER: 14-051
SHEET TITLE:

BOULANGER RENOVATIONS

SHEET NUMBER
A5.2

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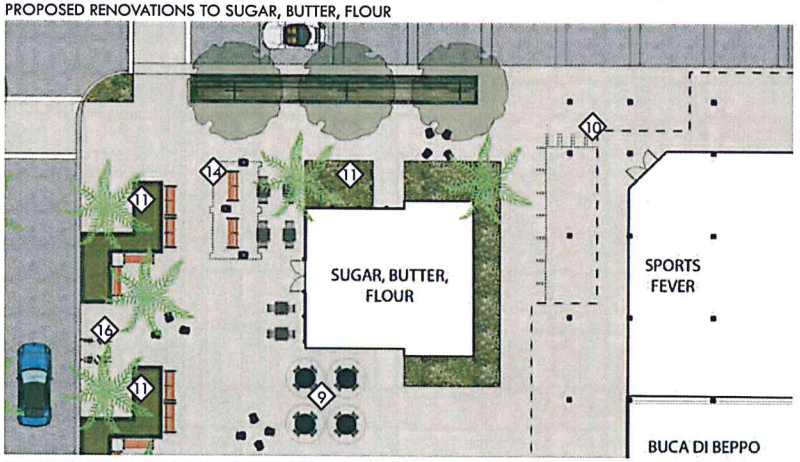
EXISTING PHOTOS

The planning of R1 and R2 and subsequent forming of the new West Plaza has placed and emphasis on the existing Sugar, Butter, Flour. Once at the corner of a busy intersection, it now sits centrally located within a new plaza. Similarly to the way we were thinking about the relationship between R4 and Pruneayrd Plaza, we felt that this building had the opportunity to be a jewel box within the new plaza. Due to it's siting within the plaza and relatively small size, we saw this building and renovation as a slight departure from the existing architecture and more of an opportunity to introduce a contextually sensitive new vernacular.
Warm wood, glass, metal and plaster form the renovation palette.

PROPOSED RENOVATIONS TO SUGAR, BUTTER, FLOUR



PROPOSED RENOVATIONS TO SUGAR, BUTTER, FLOUR

KEYNOTES

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2. NEW CEMENT PLASTER
3. NEW DECORATIVE METAL
4. NEW WINDOWS
5. NEW STOREFRONT
6. ERGON WOODTALK ENGINEERED STONE
7. NEW PLANTER
8. NEW BIO-FILTRATION PLANTER
9. NEW OUTDOOR SEATING
10. NEW TRELLIS/ARCADE REMOVAL (SEE TRELLIS DWGS.)
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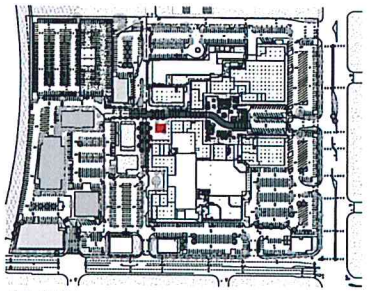

KEY PLAN

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PROJECT NAME
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ELLIS PARTNERS

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PROJECT NUMBER: 14-051
SHEET TITLE:

SUGAR, BUTTER, FLOUR RENOVATIONS

SHEET NUMBER
A5.4

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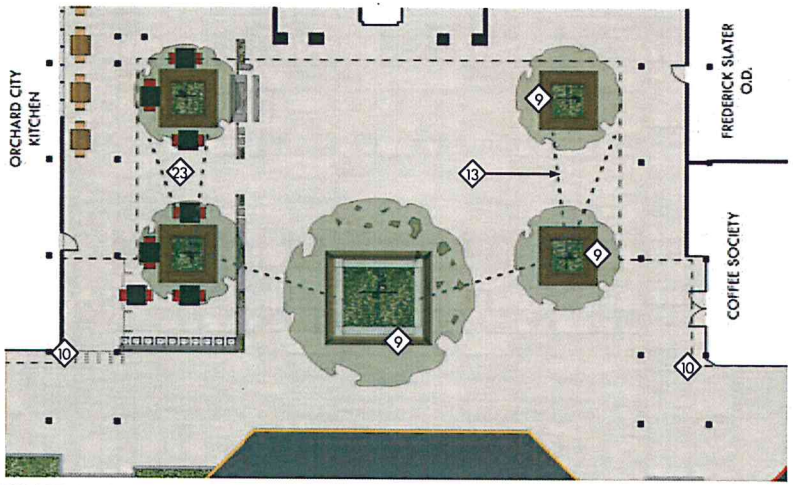
EXISTING PHOTOS

One change that we think would greatly improve the usability of the cinema square is to open up lines of circulation between the theater and the surrounding tenant suites. Allowing for easy circulation between food service tenants and the movie theater is crucial for the overall success of this space.
Shown here are improvements to the outdoor dining area for Orchard City Kitchen. As tenant's and their needs become identified this plaza will continue to grow in direct response to those tenant's needs.
In addition to future tenant build-outs, general improvements are planned in the way of new bench seating around the existing tree wells and strategic arcade removal to promote tenant visibility.

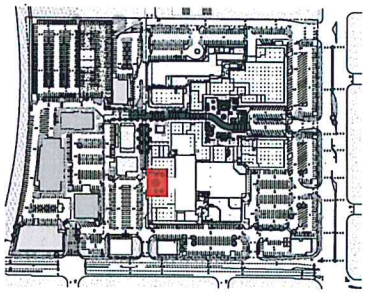
PROPOSED RENOVATIONS TO CINEMA PLAZA



PROPOSED RENOVATIONS TO CINEMA PLAZA

KEYNOTES

1. NEW PAINT
2. NEW CEMENT PLASTER
3. NEW DECORATIVE METAL
4. NEW WINDOWS
5. NEW STOREFRONT
6. ERGON WOODTALK ENGINEERED STONE
7. NEW PLANTER
8. NEW BIO-FILTRATION PLANTER
9. NEW OUTDOOR SEATING
10. NEW TRELLIS/ARCADE REMOVAL (SEE TRELLIS DWGS.)
11. NEW LANDSCAPING, SEE LANDSCAPING DRAWINGS
12. NEW WOOD OR METAL RAIN SCREEN
13. NEW LIGHTS
14. NEW TRELLIS/SHADE STRUCTURE
15. NEW PRIVACY SCREENS
16. NEW BIKE RACK
17. NEW SIDEWALK EXPANSION
18. NEW STAIR
19. NEW CANOPY
20. NEW STONE WALL
21. NEW VINE CABLES
22. NEW PUBLIC RESTROOM
23. OCK OUTDOOR SEATING IMPROVEMENTS (COMPLETED)
24. NEW ARCH
25. REMOVE BUILDING FACADE



KEY PLAN

lowney arch
[redacted]

PROJECT NAME
The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

CONSULTANT

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PROJECT NUMBER: 14-051
SHEET TITLE:

CINEMA PLAZA RENOVATIONS

SHEET NUMBER
A5.5

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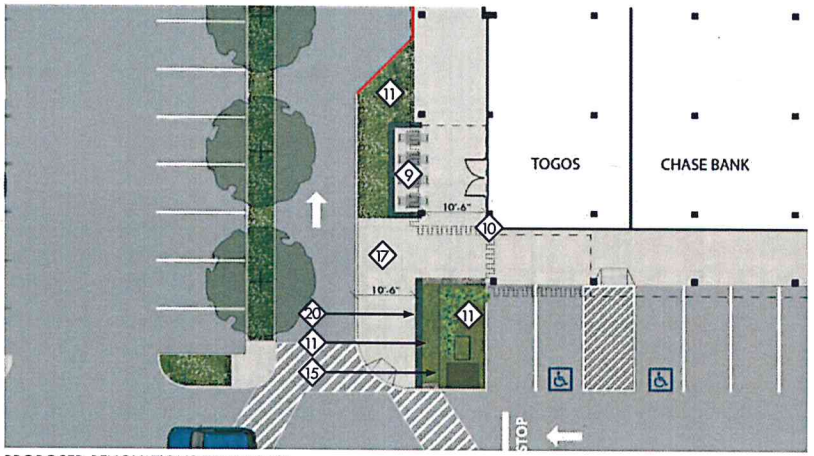
EXISTING PHOTOS

In our experience, we found that removing sections of the low-slung arcade at key corners can greatly improve visibility for tenants and provide architectural relief to the Hacienda-style buildings.
With our plans for an expanded sidewalk in this area we thought that this corner was a terrific candidate for some arcade demolition.
By removing the existing tower and portions of the arcade we have improved tenant visibility. The new light and airy feeling, along with the new outdoor seating improvements greatly improves the customer experience and helps to soften the western edge of the retail center.

PROPOSED RENOVATIONS TO TOGO'S



PROPOSED RENOVATIONS TO TOGO'S

KEYNOTES

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2. NEW CEMENT PLASTER
3. NEW DECORATIVE METAL
4. NEW WINDOWS
5. NEW STOREFRONT
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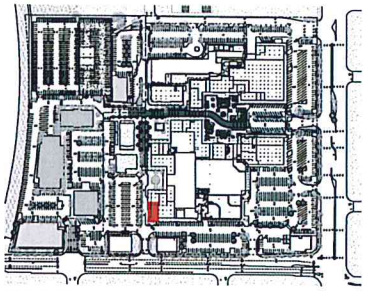
7. NEW PLANTER
8. NEW BIO-FILTRATION PLANTER
9. NEW OUTDOOR SEATING
10. NEW TRELLIS/ARCADE REMOVAL (SEE TRELLIS DWGS.)
11. NEW LANDSCAPING, SEE LANDSCAPING DRAWINGS
12. NEW WOOD OR METAL RAIN SCREEN
13. NEW LIGHTS
14. NEW TRELLIS/SHADE STRUCTURE
15. NEW PRIVACY SCREENS
16. NEW BIKE RACK
17. NEW SIDEWALK EXPANSION
18. NEW STAIR
19. NEW CANOPY
20. NEW STONE WALL
21. NEW VINE CABLES
22. NEW PUBLIC RESTROOM
23. OCK OUTDOOR SEATING IMPROVEMENTS (COMPLETED)
24. NEW ARCH
25. REMOVE BUILDING FACADE



KEY PLAN

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tel 310.836.5469 www.lowneyarch.com

PROJECT NAME
The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

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DRAWN BY: Author
PROJECT NUMBER: 14-051
SHEET TITLE:

TOGO'S RENOVATIONS

SHEET NUMBER
A5.6

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SPORTS BASEMENT- EXISTING

SPORTS BASEMENT - WITH NEW FACADE IMPROVEMENTS

SPORTS BASEMENT- EXISTING

SPORTS BASEMENT - WITH NEW FACADE IMPROVEMENTS

KEYNOTES

1. NEW PAINT
2. NEW CEMENT PLASTER
3. NEW DECORATIVE METAL
4. NEW WINDOWS
5. NEW STOREFRONT
6. ERGON WOODTALK ENGINEERED STONE
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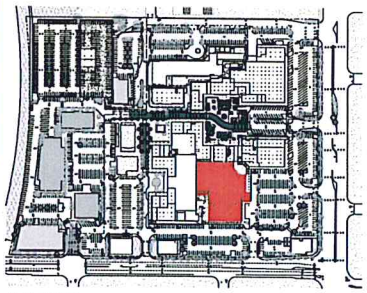
16. NEW BIKE RACK
17. NEW SIDEWALK EXPANSION
18. NEW STAIR
19. NEW CANOPY
20. NEW STONE WALL
21. NEW VINE CABLES
22. NEW PUBLIC RESTROOM
23. OCK OUTDOOR SEATING IMPROVEMENTS (COMPLETED)
24. NEW ARCH
25. REMOVE BUILDING FACADE
26. REPLACE AWNING



KEY PLAN

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PROJECT NAME

The Pruneyard

ELLIS PARTNERS

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	04/25/16	RESUBITTAL 3	

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DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

SPORTS BASEMENT RENOVATIONS

SHEET NUMBER

A5.7

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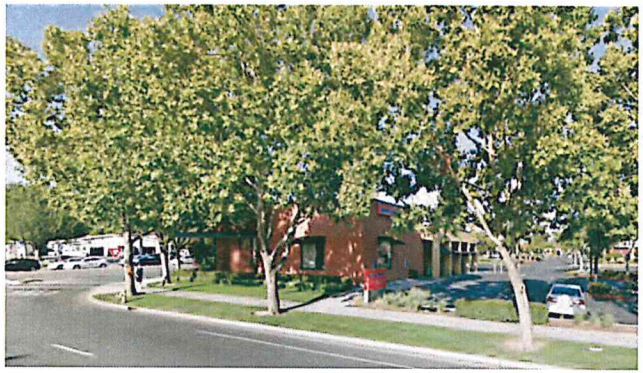
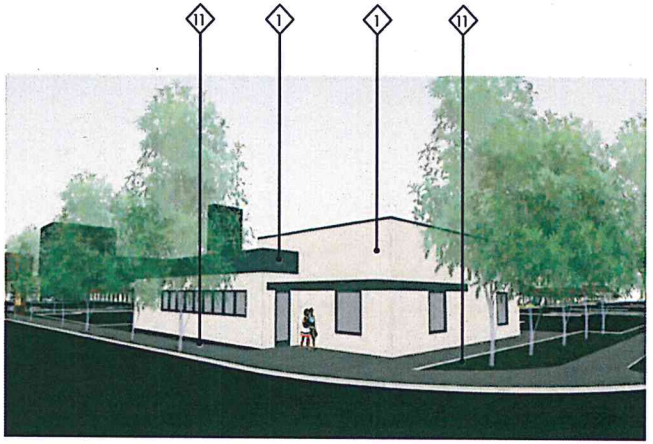
BANK OF AMERICA- EXISTING

BANK OF AMERICA - WITH NEW FACADE IMPROVEMENTS



BANK OF AMERICA- EXISTING



BANK OF AMERICA - WITH NEW FACADE IMPROVEMENTS

KEYNOTES

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4. NEW WINDOWS
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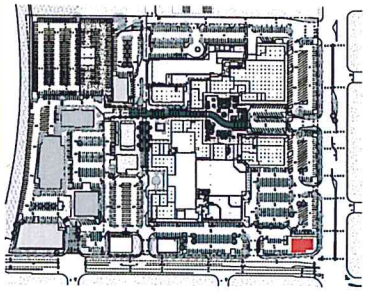
24. NEW ARCH
25. REMOVE BUILDING FACADE



KEY PLAN

lowney arch
tel 310.836.5409 lowneyarch.com

PROJECT NAME

The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

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PROJECT NUMBER: 14-051

SHEET TITLE:

BANK OF AMERICA RENOVATIONS

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PENINSULA BEAUTY - EXISTING

PENINSULA BEAUTY - SECOND FLOOR WINDOW FACADE

APERTURE ACADEMY LLC - EXISTING

APERTURE ACADEMY LLC - WITH RENOVATIONS

KEYNOTES

1. NEW PAINT
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MISCELLANEOUS RENOVATIONS

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A5.9

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PRUNEYARD PLAZA TOWERS - EXISTING

PRUNEYARD PLAZA TOWERS - WITH RENOVATIONS

SPORTS BASEMENT/PATXIS - EXISTING

SPORTS BASEMENT/PATXIS - WITHOUT COURTYARD WALL

KEYNOTES

1. NEW PAINT
2. NEW CEMENT PLASTER
3. NEW DECORATIVE METAL
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19. NEW CANOPY
20. NEW STONE WALL
21. NEW VINE CABLES
22. NEW PUBLIC RESTROOM
23. OCK OUTDOOR SEATING IMPROVEMENTS (COMPLETED)
24. NEW ARCH
25. REMOVE BUILDING FACADE

lowney arch
tel: 831.824.5400 mail@lowneyarchitects.com

PROJECT NAME
The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

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PROJECT NUMBER: 14-051
SHEET TITLE:

MISCELLANEOUS RENOVATIONS

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A5.10

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ROCK BOTTOM BREWERY - EXISTING

ROCK BOTTOM BREWERY - ADDED BACK FENCE

KEYNOTES

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2. NEW CEMENT PLASTER
3. NEW DECORATIVE METAL
4. NEW WINDOWS
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24. NEW ARCH
25. REMOVE BUILDING FACADE

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tel 831.836.5400

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SHEET TITLE:

MISCELLANEOUS RENOVATIONS

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A5.11

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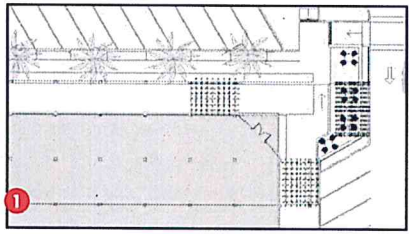
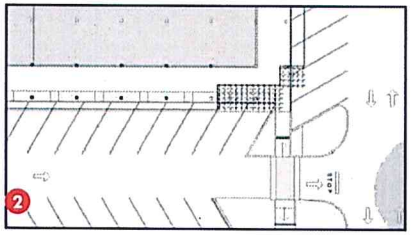
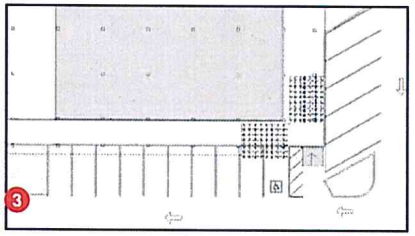
EXISTING PHOTO

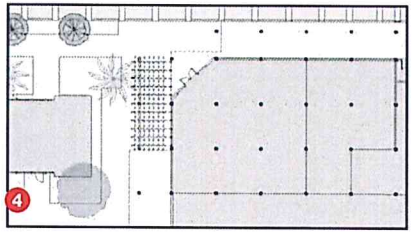
PROPOSED RENDERING

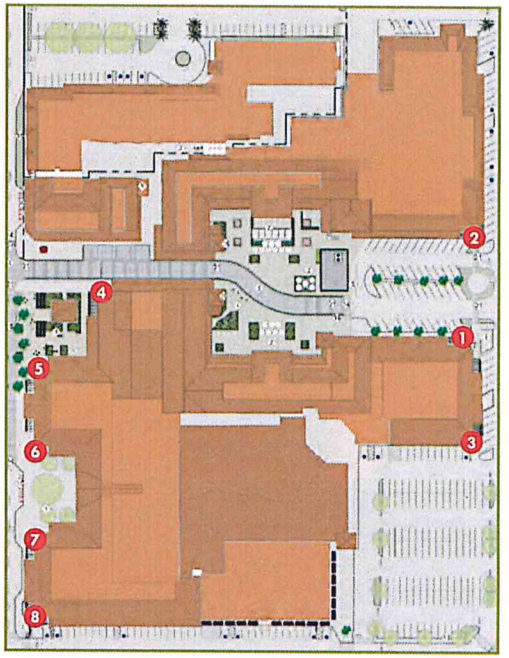
PROPOSED PLAN











KEY PLAN

In our experience, we found that removing sections of the low-slung arcade at key corners can greatly improve visibility for tenants and provide architectural relief to the Hacienda-style buildings.
This site plan and graphics help locate and illustrate the areas where we believe are the most logical locations for arcade removal/trellis addition.

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tel 510.876.5403 www.lowneyarch.com

PROJECT NAME
The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

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SHEET TITLE:

TRELLIS & ARCADE REMOVAL

SHEET NUMBER
A5.12

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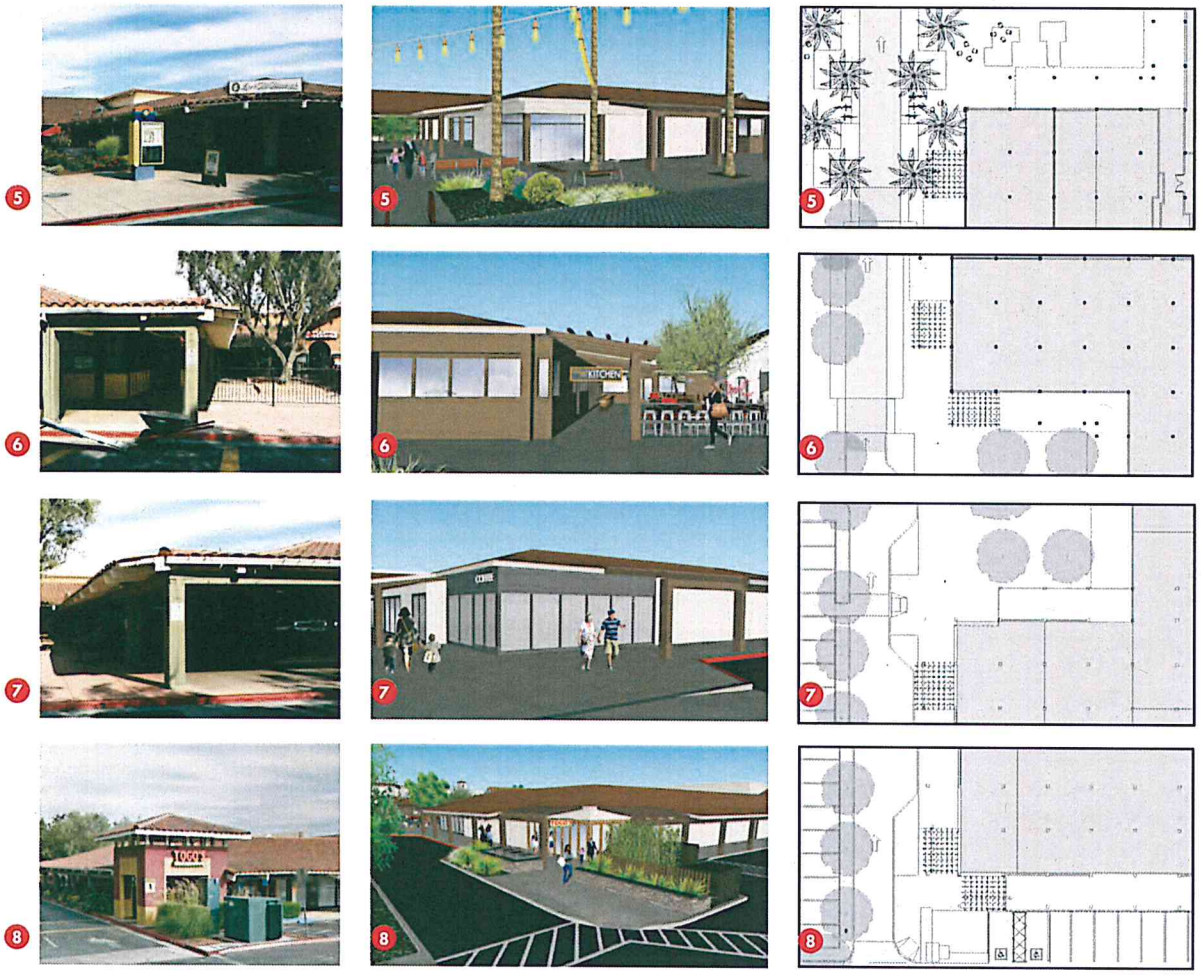
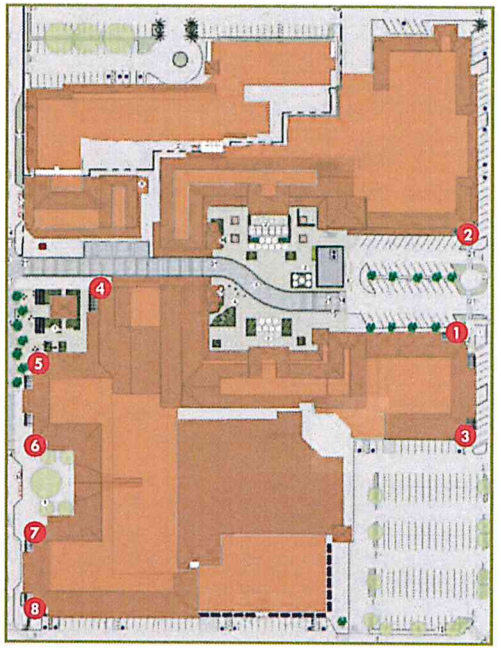
EXISTING PHOTO

PROPOSED RENDERING

PROPOSED PLAN





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N PROJECT NORTH

N TRUE NORTH

DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

TRELLIS & ARCADE REMOVAL

SHEET NUMBER

A5.13

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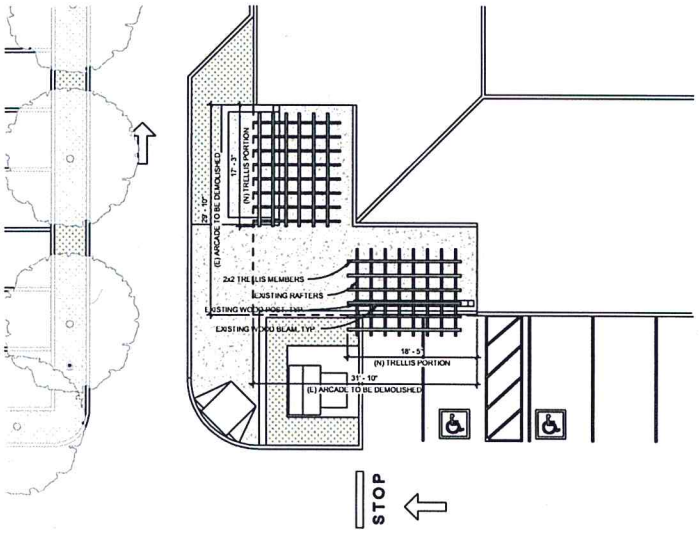
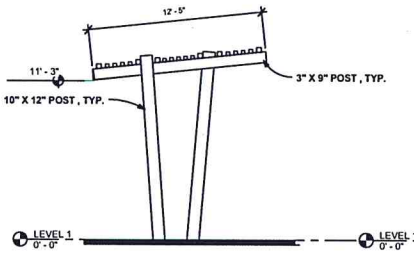
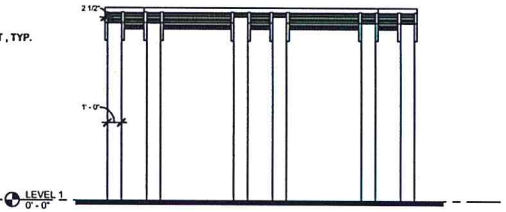


3 SITE PLAN - ROOF PLAN TRELLIS 3
1/8" = 1'-0"

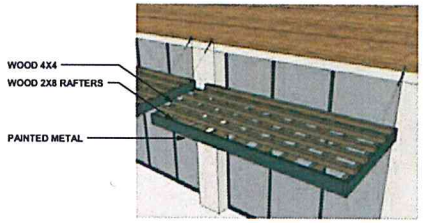


5 TRELLIS FREESTANDING - NORTH ELEVATION
1/4" = 1'-0"

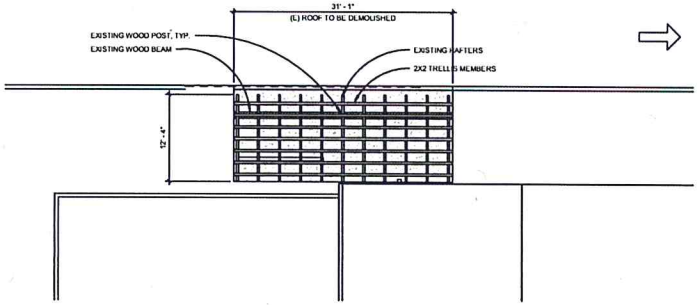


6 TRELLIS FREESTANDING - WEST ELEVATION
1/4" = 1'-0"

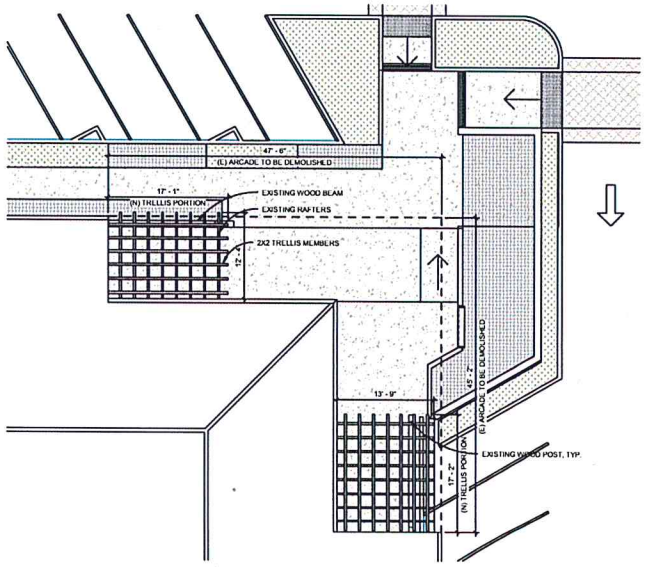
4 FREESTANDING TRELLIS



7 BUILDING TRELLIS / SHADE STRUCTURE AT R3
1/2" = 1'-0"



2 SITE PLAN - ROOF PLAN TRELLIS 2
1/8" = 1'-0"



1 SITE PLAN - ROOF PLAN TRELLIS 1
1/8" = 1'-0"

4/21/2016 4:04:48 PM

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PROJECT NAME

The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

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	12/15/15	RESUBMITTAL 2	
	04/29/16	RESUBMITTAL 3	

N PROJECT NORTH

N TRUE NORTH

DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

TYPICAL TRELLIS DETAILS

SHEET NUMBER

A5.14

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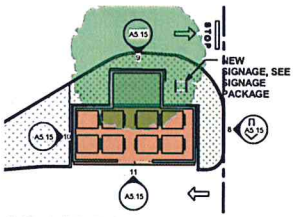
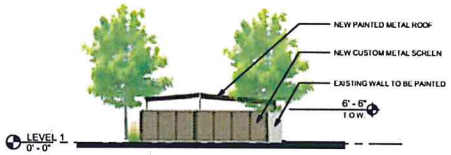
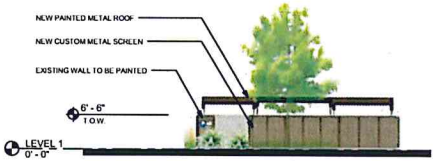


12 EXISTING NORTH TRASH ENCLOSURE ENLARGED PLAN
1/16" = 1'-0"

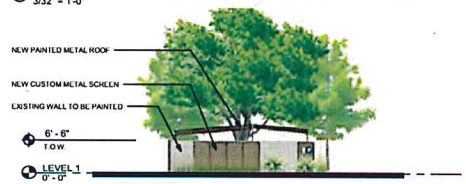
11 TRASH ENCLOSURE ELEVATION - SOUTH
3/32" = 1'-0"



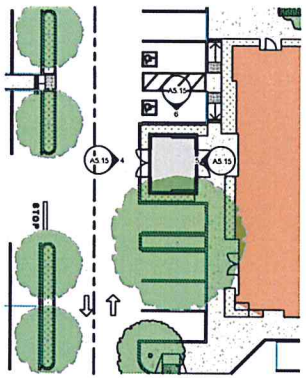
10 TRASH ENCLOSURE ELEVATION - WEST
3/32" = 1'-0"



9 TRASH ENCLOSURE ELEVATION - NORTH
3/32" = 1'-0"

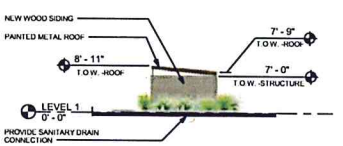


8 TRASH ENCLOSURE ELEVATION - EAST
3/32" = 1'-0"

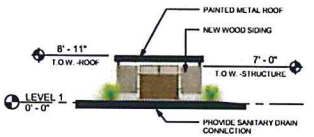


NOTE:
New trash enclosure shall have a connection to the sanitary sewer system.

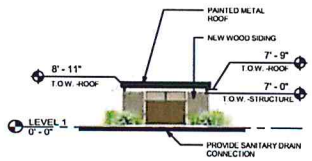
7 NEW TRASH ENCLOSURE ENLARGED PLAN
1/16" = 1'-0"



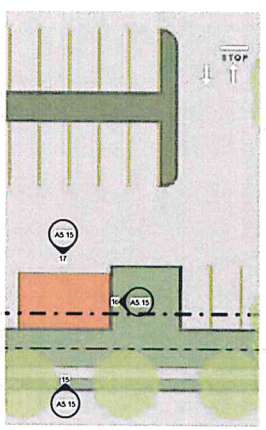
6 NEW TRASH ENCLOSURE ELEVATION - NORTH & SOUTH
3/32" = 1'-0"



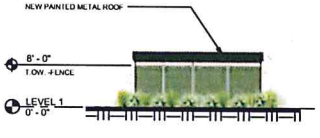
5 NEW TRASH ENCLOSURE ELEVATION - EAST
3/32" = 1'-0"



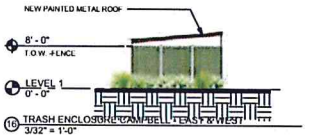
4 NEW TRASH ENCLOSURE ELEVATION - WEST
3/32" = 1'-0"



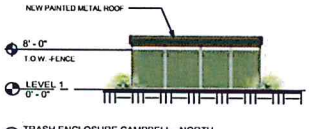
14 EXISTING CAMPBELL AVE. TRASH ENCLOSURE ENLARGED PLAN
1/16" = 1'-0"



15 TRASH ENCLOSURE CAMPBELL - SOUTH
3/32" = 1'-0"

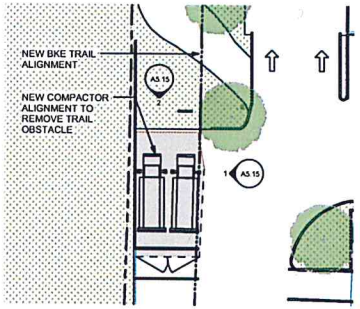


16 TRASH ENCLOSURE CAMPBELL - EAST & WEST
3/32" = 1'-0"

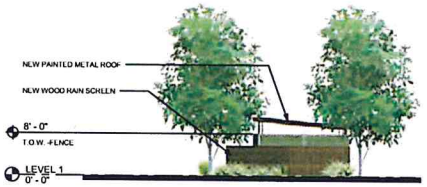


17 TRASH ENCLOSURE CAMPBELL - NORTH
3/32" = 1'-0"

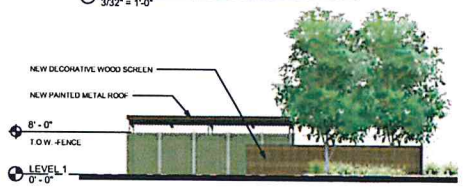
NOTE:
NEW TRASH ENCLOSURES TO HAVE CONNECTION TO SANITARY SEWER AND CODE COMPLIANT WALLS AND ROOFS. EXISTING TRASH ENCLOSURES HAVE NEW NON-COMBUSTIBLE ROOFS AND ARE TO BE ALOWED TO REMAIN WITHOUT SEWER SYSTEM CONNECTIONS.



3 ENLARGED EXISING WEST TRASH COMPACTOR PLAN
1/16" = 1'-0"



2 TRASH COMPACTOR ELEVATION - NORTH
3/32" = 1'-0"



1 TRASH COMPACTOR ELEVATION - EAST
3/32" = 1'-0"

13 TYP. ABOVE GROUND UTILITY SCREENING
NTS

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[redacted]

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PROJECT NUMBER: 14-051
SHEET TITLE:
TRASH ENCLOSURES

SHEET NUMBER
A5.15

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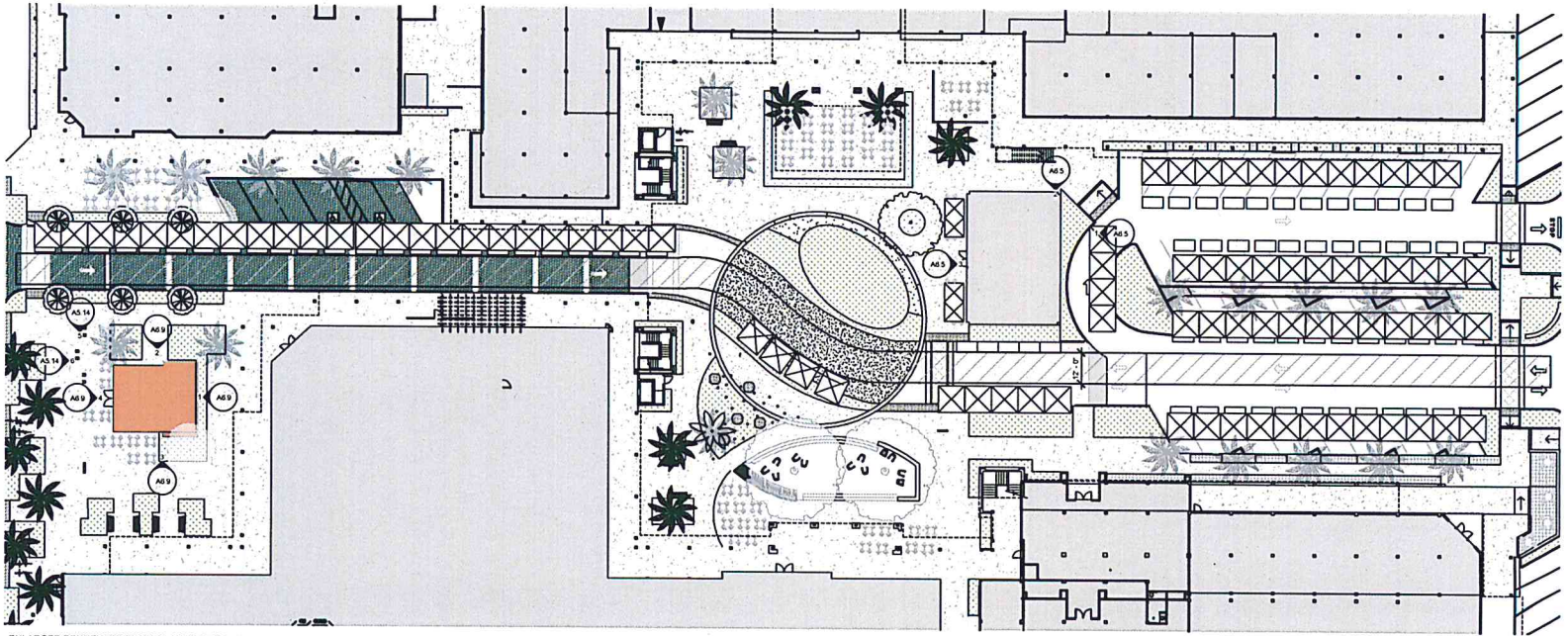

1 ENLARGED PRUNEYARD PLAZA PLAN EVENT PLAN
3/64" = 1'-0"

4/21/2016 4:10:19 PM

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ELLIS PARTNERS

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DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

PRUNEYARD PLAZA EVENT PLAN

SHEET NUMBER

A5.16

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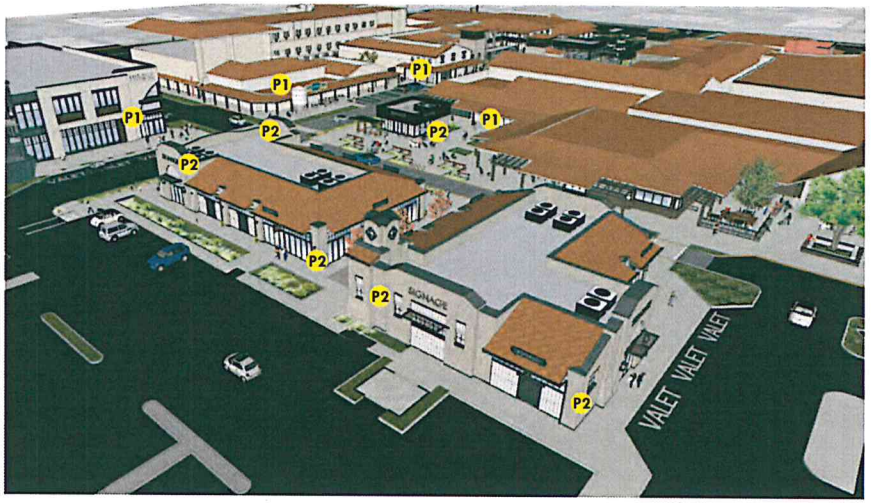
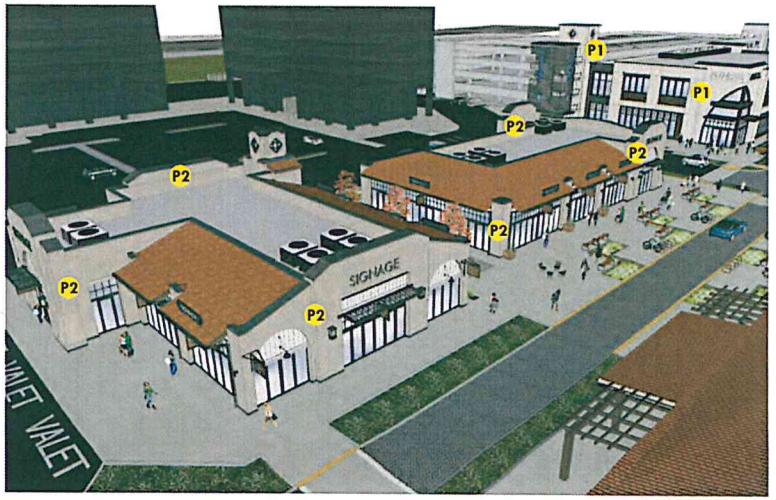
PAINTING NOTES

P1 | P2 | P3 | P4

*COLORS SHOWN ARE FOR CONCEPT ONLY, EXACT COLORS TO BE CHOSEN ONCE SAMPLES ARE CREATED
NOTE: COLOR P4 TO BE USED ON TIMBER COLUMNS AND BEAMS





4/19/2016 5:04:26 PM

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DRAWN BY: Author
PROJECT NUMBER: 14-051
SHEET TITLE:

PAINTING SCHEME

SHEET NUMBER
A6.0

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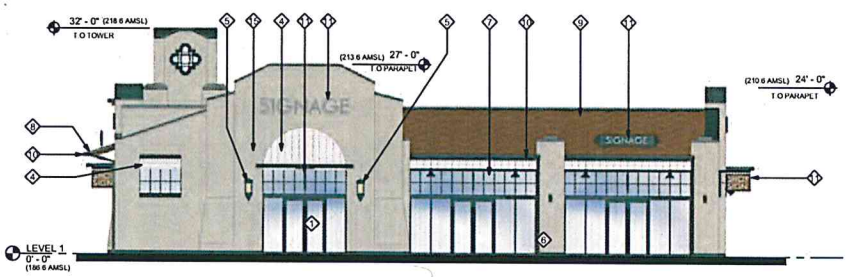
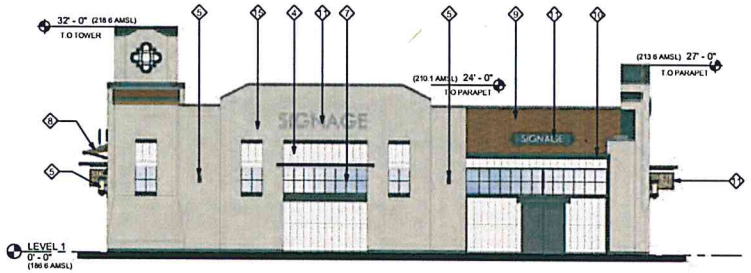
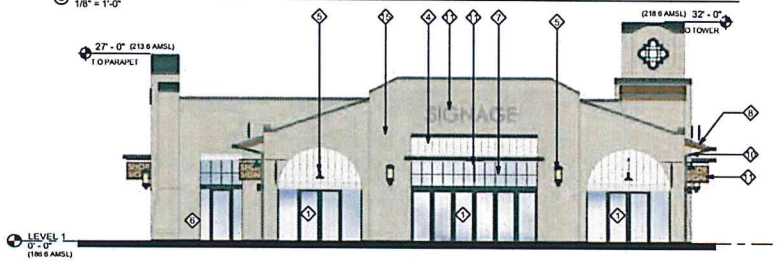


4 R1 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



3 R1 EXTERIOR ELEVATION - WEST
1/8" = 1'-0"

2 R1 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"



1 R1 EXTERIOR ELEVATION - EAST
1/8" = 1'-0"

KEY NOTES

1. ENTRANCE
2. NEW PAINT
3. NEW WINDOWS
4. ENGINEERED WOOD/STONE, COLOR TBD TO CONTRAST W/ STUCCO COLOR
5. LIGHT FIXTURE
6. OUTDOOR SEATING AREA
7. CLERESTORY WINDOWS
8. AWNING SHADING DEVICE
9. SPANISH TILE ROOF
10. ROOF GUTTER
11. SIGNAGE
12. TRELLIS & FIREPLACE (SHOWN AS POTENTIAL TENANT BUILD-OUT ONLY)
13. NEW WOOD / METAL RAIN SCREEN
14. STORE FRONT
15. STUCCO
16. NEW METAL SCREEN
17. NEW STAIR
18. NEW VINE WALL
19. NEW ARCH

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PROJECT NAME
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ELLIS PARTNERS

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PROJECT NUMBER: 14-051
SHEET TITLE:
R1 EXTERIOR ELEVATIONS

SHEET NUMBER
A6.1

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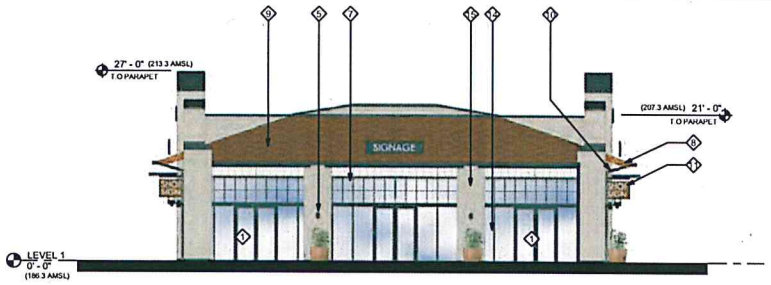
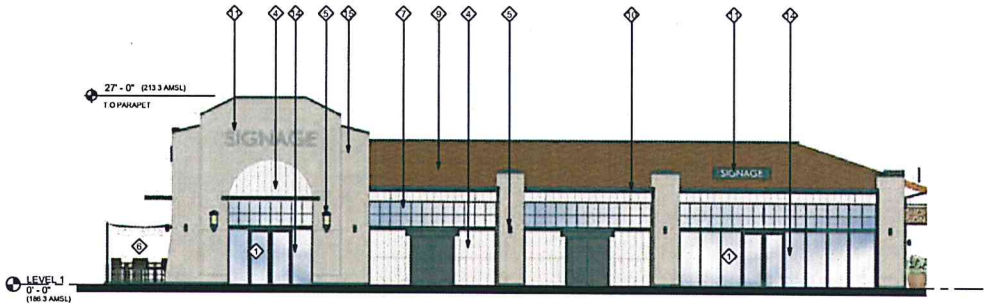
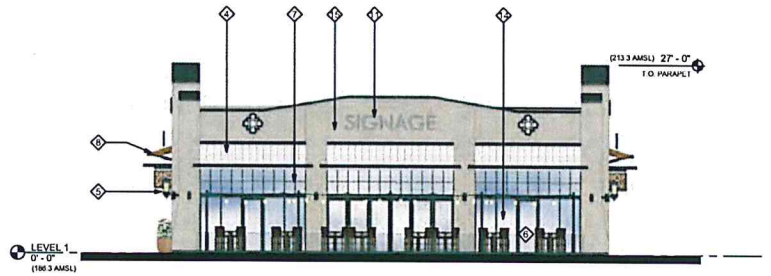


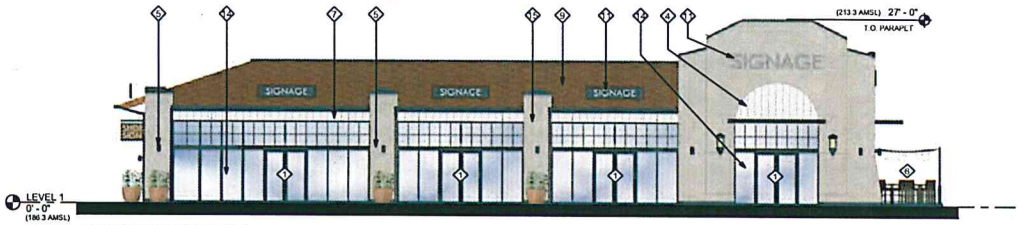
3 R2 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



4 R2 EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



2 R2 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"



1 R2 EXTERIOR ELEVATION - EAST
1/8" = 1'-0"

KEY NOTES

1. ENTRANCE
2. NEW PAINT
3. NEW WINDOWS
4. ENGINEERED WOOD/STONE, COLOR TBD TO CONTRAST W/ STUCCO COLOR
5. LIGHT FIXTURE
6. OUTDOOR SEATING AREA
7. CLERESTORY WINDOWS
8. AWNING SHADING DEVICE
9. SPANISH TILE ROOF
10. ROOF GUTTER
11. SIGNAGE
12. TRELLIS & FIREPLACE (SHOWN AS POTENTIAL TENANT BUILD-OUT ONLY)
13. NEW WOOD / METAL RAIN SCREEN
14. STORE FRONT
15. STUCCO
16. NEW METAL SCREEN
17. NEW STAIR
18. NEW VINE WALL
19. NEW ARCH

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PROJECT NAME
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	04/25/16	RESUBITTAL 3	

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DRAWN BY: Author
PROJECT NUMBER: 14-051
SHEET TITLE:
R2 EXTERIOR ELEVATIONS

SHEET NUMBER
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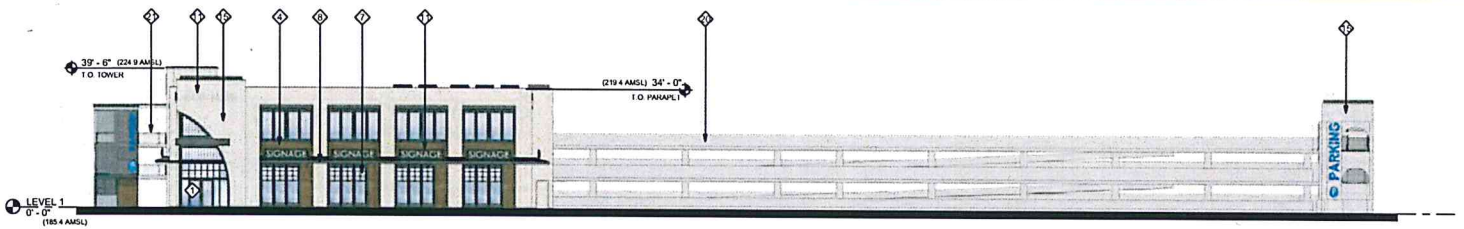
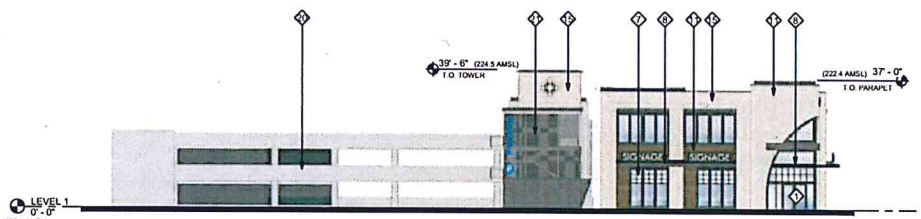
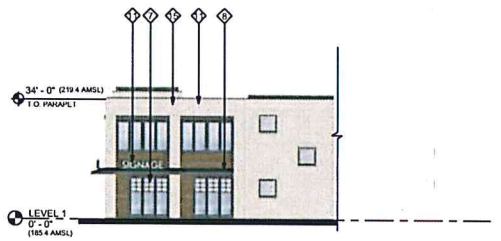


4 R3 EXTERIOR ELEVATION - EAST
1/16" = 1'-0"

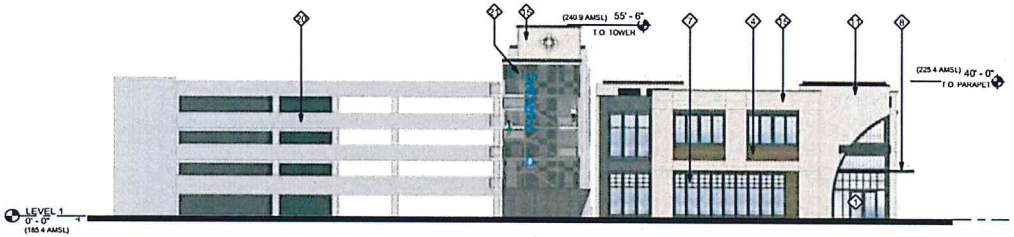


3 R3 EXTERIOR ELEVATION - SOUTH
1/16" = 1'-0"

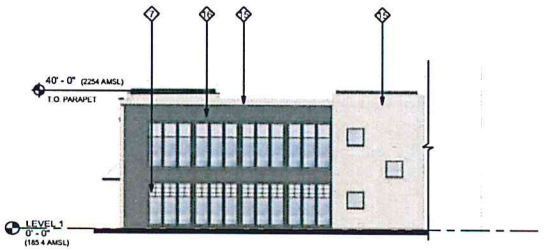


5 EXTERIOR ELEVATION - NORTH
1/16" = 1'-0"

2 R3 FITNESS EXTERIOR ELEVATION - EAST
1/16" = 1'-0"



1 R3 FITNESS EXTERIOR ELEVATION - SOUTH - WITH FITNESS
1/16" = 1'-0"



6 EXTERIOR ELEVATION - NORTH
1/16" = 1'-0"

KEY NOTES

1. ENTRANCE
2. NEW PAINT
3. NEW WINDOWS
4. ENGINEERED WOOD/STONE
5. LIGHT FIXTURE
6. OUTDOOR SEATING AREA
7. CLERESTORY WINDOWS
8. AWNING SHADING DEVICE
9. SPANISH TILE ROOF
10. ROOF GUTTER
11. SIGNAGE
12. TRELLIS & FIREPLACE (SHOWN AS POTENTIAL TENANT BUILD-OUT ONLY)
13. NEW WOOD / METAL RAIN SCREEN
14. STORE FRONT
15. STUCCO
16. NEW METAL SCREEN
17. NEW STAIR
18. NEW VINE WALL
19. NEW ARCH
20. PAINTED CONCRETE
21. McNICHOLS PERFORATED METAL

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PROJECT NAME
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ELLIS PARTNERS
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	12/15/15	RESUBITTAL 2	
	04/25/16	RESUBITTAL 3	

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PROJECT NUMBER: 14-051
SHEET TITLE:
R3 EXTERIOR ELEVATIONS

SHEET NUMBER
A6.3

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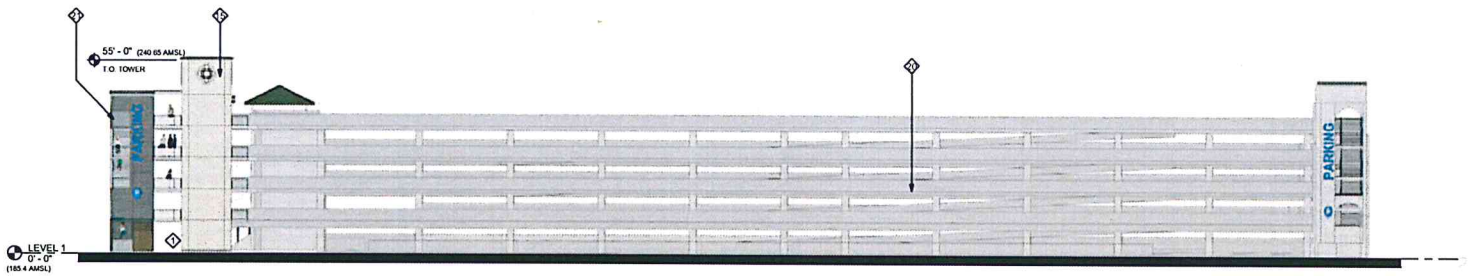
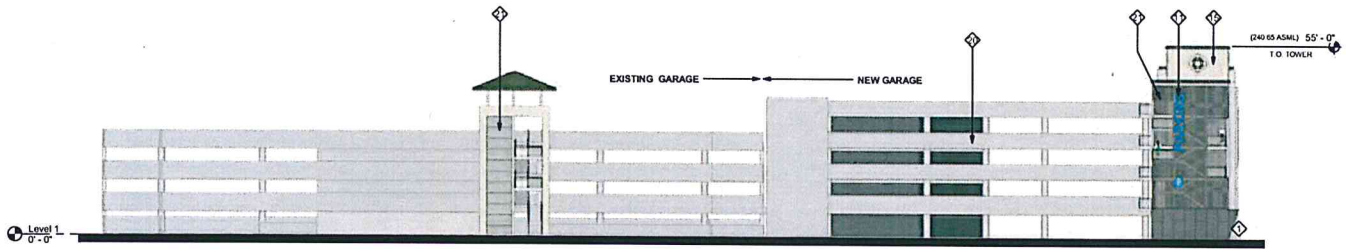
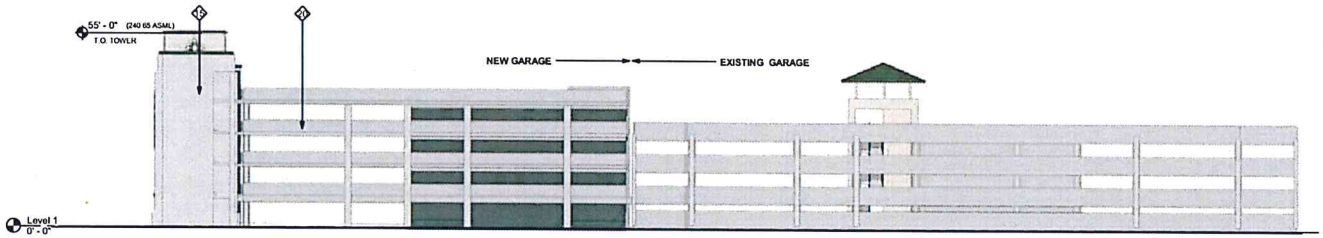


1 FITNESS GARAGE EXTERIOR ELEVATION - EAST
1/16" = 1'-0"



2 FITNESS GARAGE EXTERIOR ELEVATION - SOUTH
1/16" = 1'-0"



3 FITNESS GARAGE EXTERIOR ELEVATION-NORTH
1/16" = 1'-0"

KEY NOTES

1. ENTRANCE
2. NEW PAINT
3. NEW WINDOWS
4. ENGINEERED WOOD/STONE
5. LIGHT FIXTURE
6. OUTDOOR SEATING AREA
7. CLERESTORY WINDOWS
8. AWNING SHADING DEVICE
9. SPANISH TILE ROOF
10. ROOF GUTTER
11. SIGNAGE
12. TRELLIS & FIREPLACE (SHOWN AS POTENTIAL TENANT BUILD-OUT ONLY)
13. NEW WOOD / METAL RAIN SCREEN
14. STORE FRONT
15. STUCCO
16. NEW METAL SCREEN
17. NEW STAIR
18. NEW VINE WALL
19. NEW ARCH
20. PAINTED CONCRETE
21. McNICHOLS PERFORATED METAL

lowney arch

PROJECT NAME

The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

CONSULTANT

CONSULTANT STAMP

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	09/12/15	ENTITLEMENT	
	10/30/15	RESUBITTAL 1	
	12/15/15	RESUBITTAL 2	
	04/25/16	RESUBITTAL 3	

N PROJECT NORTH

N TRUE NORTH

DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

FITNESS GARAGE EXTERIOR ELEVATIONS

SHEET NUMBER

A6.3a

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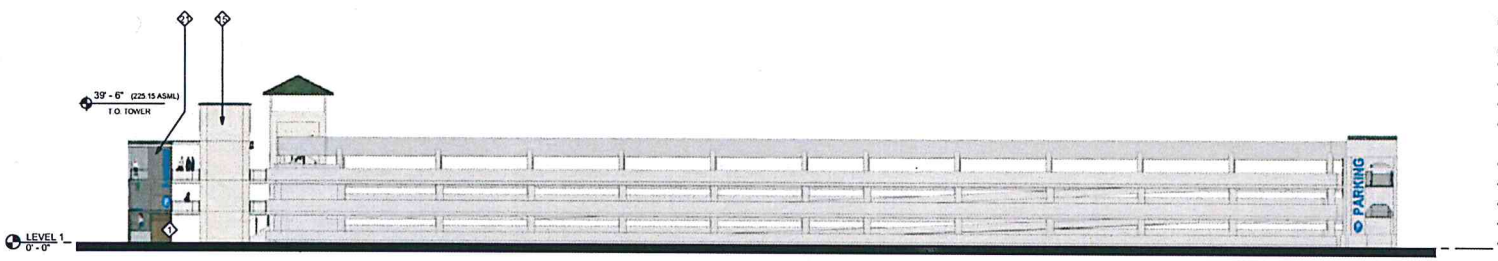
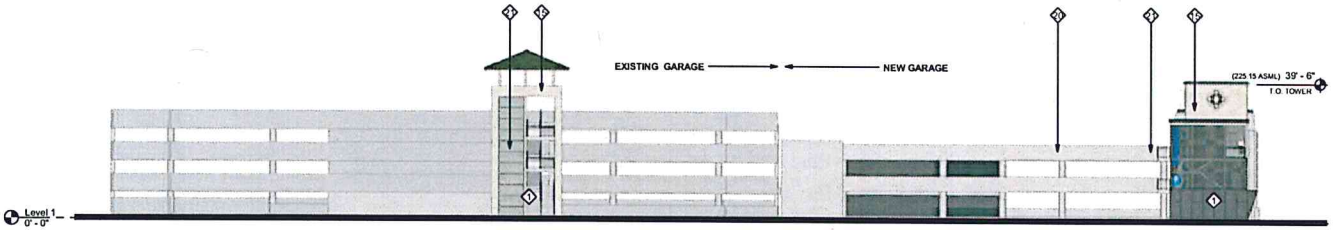
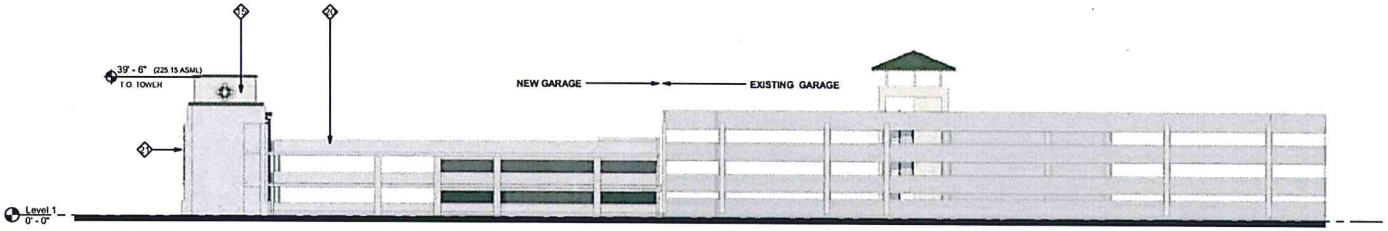


1 NO FITNESS GARAGE EXTERIOR ELEVATION - EAST
1/16" = 1'-0"



3 NO FITNESS GARAGE EXTERIOR ELEVATION- SOUTH
1/16" = 1'-0"



2 NO FITNESS GARAGE EXTERIOR ELEVATION-NORTH
1/16" = 1'-0"

KEY NOTES

1. ENTRANCE
2. NEW PAINT
3. NEW WINDOWS
4. ENGINEERED WOOD/STONE, COLOR TBD TO CONTRAST W/ STUCCO COLOR
5. LIGHT FIXTURE
6. OUTDOOR SEATING AREA
7. CLERESTORY WINDOWS
8. AWNING SHADING DEVICE
9. SPANISH TILE ROOF
10. ROOF GUTTER
11. SIGNAGE
12. TRELLIS & FIREPLACE (SHOWN AS POTENTIAL TENANT BUILD-OUT ONLY)
13. NEW WOOD / METAL RAIN SCREEN
14. STORE FRONT
15. STUCCO
16. NEW METAL SCREEN
17. NEW STAIR
18. NEW VINE WALL
19. NEW ARCH

lowney arch

PROJECT NAME

The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

CONSULTANT

CONSULTANT STAMP

#	DATE	ISSUES & REVISIONS	BY
	06/12/15	ENTITLEMENT	
	10/30/15	RESUBITTAL 1	
	12/15/15	RESUBITTAL 2	
	04/25/16	RESUBITTAL 3	

N PROJECT NORTH

N TRUE NORTH

DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

NO FITNESS GARAGE EXTERIOR ELEVATIONS

SHEET NUMBER

A6.3b

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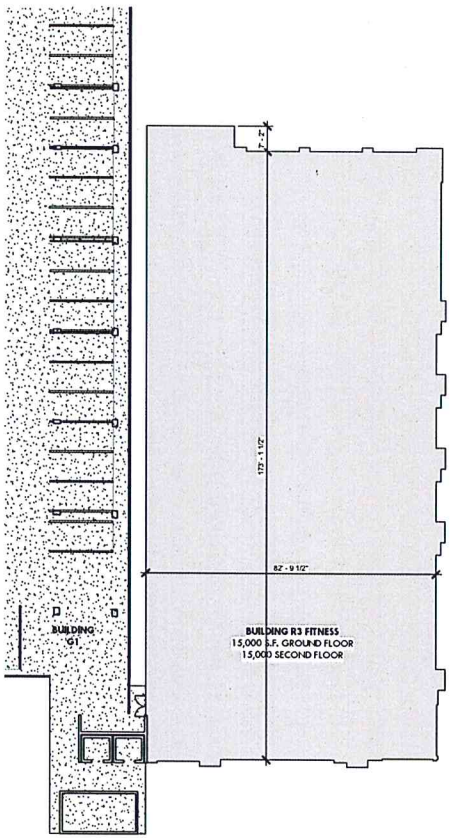
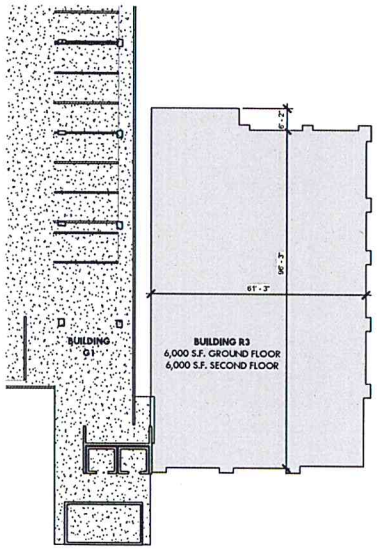


② R3 FITNESS ALT. SECOND LEVEL PLAN
1/16" = 1'-0"



① R3 SECOND LEVEL PLAN
1/16" = 1'-0"

4/22/2016 11:41:30 AM

lowney arch

PROJECT NAME
The Pruneyard

ELLIS PARTNERS

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	6/9/2015	ENTITLEMENT	
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	12/15/15	RESUBMITTAL 2	
	04/25/16	RESUBMITTAL 3	

N PROJECT NORTH
N TRUE NORTH

DRAWN BY: Author
PROJECT NUMBER: 14-051
SHEET TITLE:
R3 SECOND FLOOR PLANS

SHEET NUMBER
A6.3c

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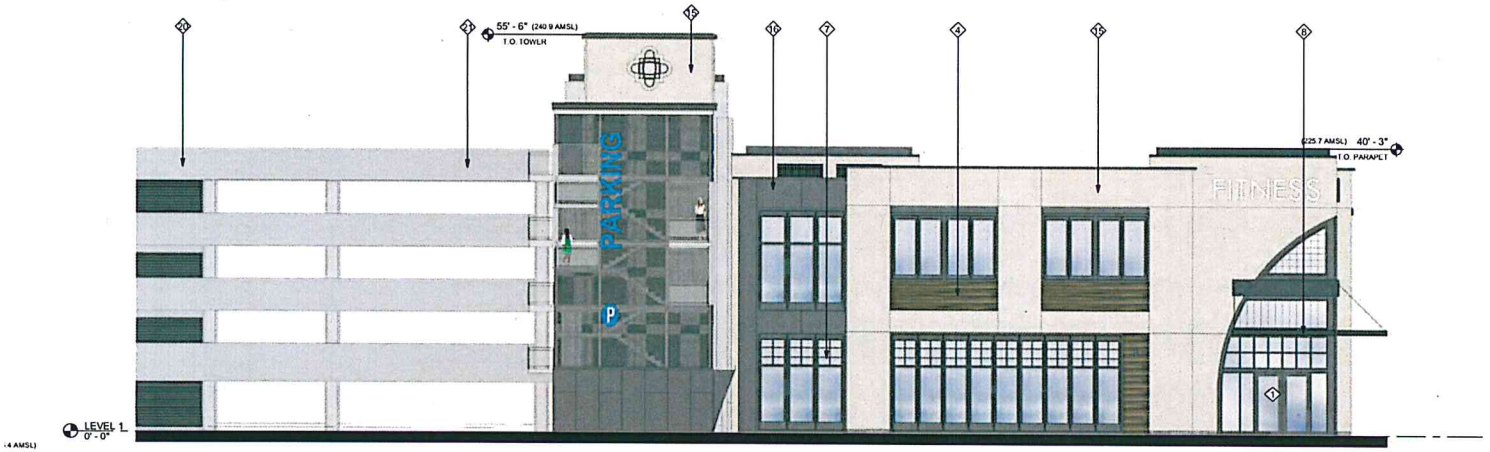
SHEET NOTES

OPTIONAL POOL DECK SCREEN, IF POOL IS CONSTRUCTED

KEY NOTES

1. ENTRANCE
2. NEW PAINT
3. NEW WINDOWS
4. ENGINEERED WOOD/STONE
5. LIGHT FIXTURE
6. OUTDOOR SEATING AREA
7. CLERESTORY WINDOWS
8. AWNING SHADING DEVICE
9. SPANISH TILE ROOF
10. ROOF GUTTER
11. SIGNAGE
12. TRELLIS & FIREPLACE (SHOWN AS POTENTIAL TENANT BUILD-OUT ONLY)
13. NEW WOOD / METAL RAIN SCREEN
14. STORE FRONT
15. STUCCO
16. NEW METAL SCREEN
17. NEW STAIR
18. NEW VINE WALL
19. NEW ARCH
20. PAINTED CONCRETE
21. McNICHOLS PERFORATED METAL

1 R3 FITNESS EXTERIOR ELEVATION - EAST
1/8" = 1'-0"



R3 FITNESS EXTERIOR ELEVATION - SOUTH - WITH FITNESS
1/8" = 1'-0"

lowney arch

PROJECT NAME

The Pruneyard

ELLIS PARTNERS

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	12/15/15	RESUBITTAL 2	
	04/25/16	RESUBITTAL 3	

N PROJECT NORTH

N TRUE NORTH

DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

R3 ENLARGED EXTERIOR ELEVATIONS

SHEET NUMBER

A6.4a

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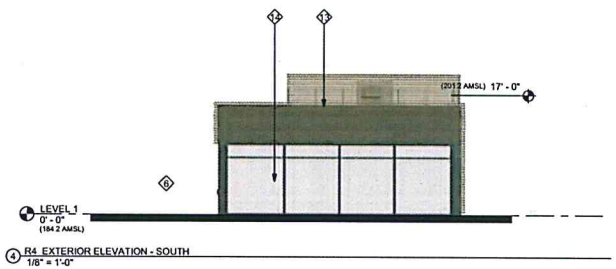
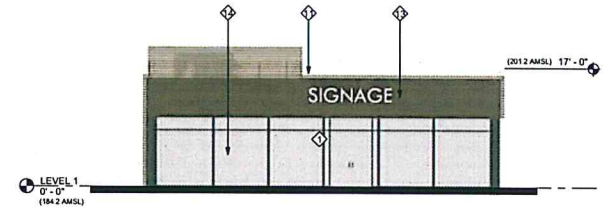
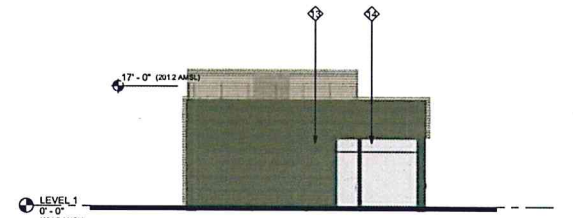


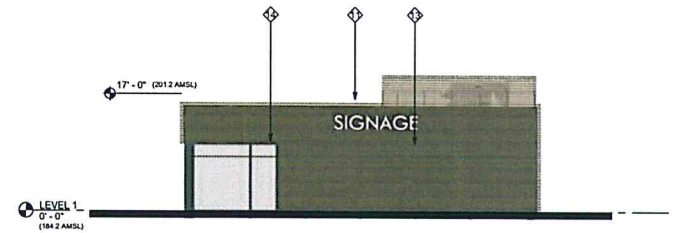
4 R4 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



3 R4 EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



2 R4 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"



1 R4 EXTERIOR ELEVATION - EAST
1/8" = 1'-0"

KEY NOTES

1. ENTRANCE
2. NEW PAINT
3. NEW WINDOWS
4. ENGINEERED WOOD/STONE
5. LIGHT FIXTURE
6. OUTDOOR SEATING AREA
7. CLERESTORY WINDOWS
8. AWNING SHADING DEVICE
9. SPANISH TILE ROOF
10. ROOF GUTTER
11. SIGNAGE
12. TRELLIS & FIREPLACE (SHOWN AS POTENTIAL TENANT BUILD-OUT ONLY)
13. NEW ALUM. / RAIN SCREEN
14. STORE FRONT
15. STUCCO
16. NEW METAL SCREEN
17. NEW STAIR
18. NEW VINE WALL
19. NEW ARCH

lowney arch

PROJECT NAME

The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

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CONSULTANT STAMP

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	12/15/15	RESUBITTAL 2	
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N PROJECT NORTH

N TRUE NORTH

DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

R4 EXTERIOR ELEVATIONS

SHEET NUMBER

A6.5

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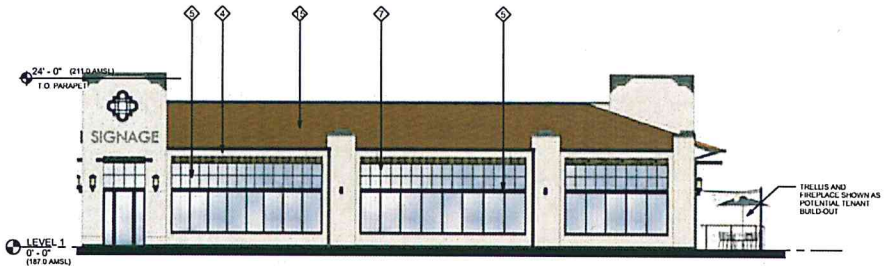
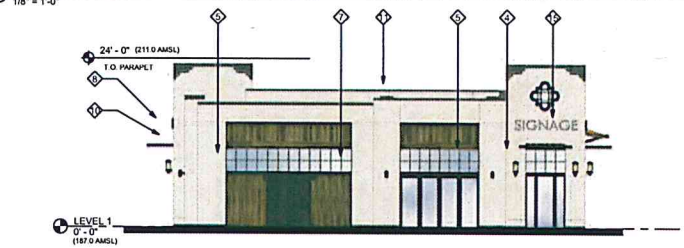
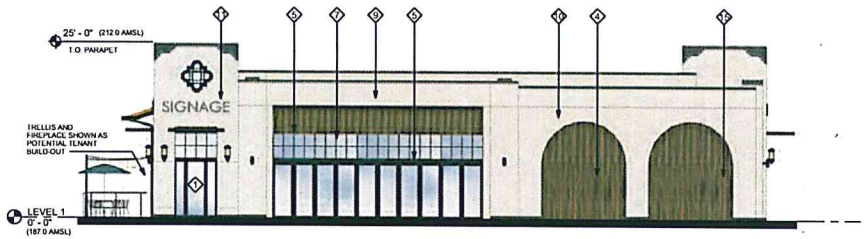


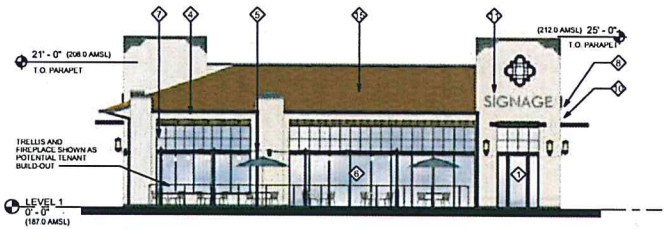
7 R5 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



8 R5 EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



6 R5 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"



5 R5 EXTERIOR ELEVATION - EAST
1/8" = 1'-0"

KEY NOTES

1. ENTRANCE
2. NEW PAINT
3. NEW WINDOWS
4. ENGINEERED WOOD/STONE, COLOR TBD TO CONTRAST W/ STUCCO COLOR
5. LIGHT FIXTURE
6. OUTDOOR SEATING AREA
7. CLERESTORY WINDOWS
8. AWNING SHADING DEVICE
9. SPANISH TILE ROOF
10. ROOF GUTTER
11. SIGNAGE
12. TRELLIS & FIREPLACE (SHOWN AS POTENTIAL TENANT BUILD-OUT ONLY)
13. NEW WOOD / METAL RAIN SCREEN
14. STORE FRONT
15. STUCCO
16. NEW METAL SCREEN
17. NEW STAIR
18. NEW VINE WALL
19. NEW ARCH

lowney arch
[redacted]

PROJECT NAME
The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

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	04/12/15	ENTITLEMENT	
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	12/15/15	RESUBITTAL 2	
	04/25/16	RESUBITTAL 3	

N PROJECT NORTH
N TRUE NORTH

DRAWN BY: Author
PROJECT NUMBER: 14-051
SHEET TITLE:
R5 EXTERIOR ELEVATIONS

SHEET NUMBER
A6.6

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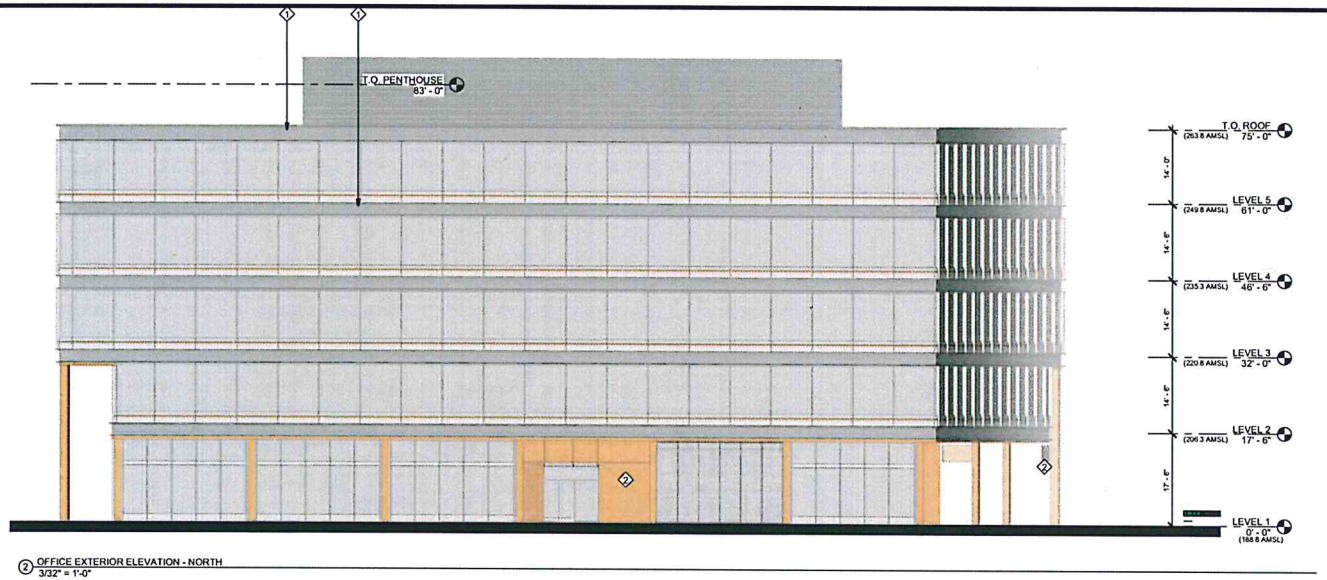
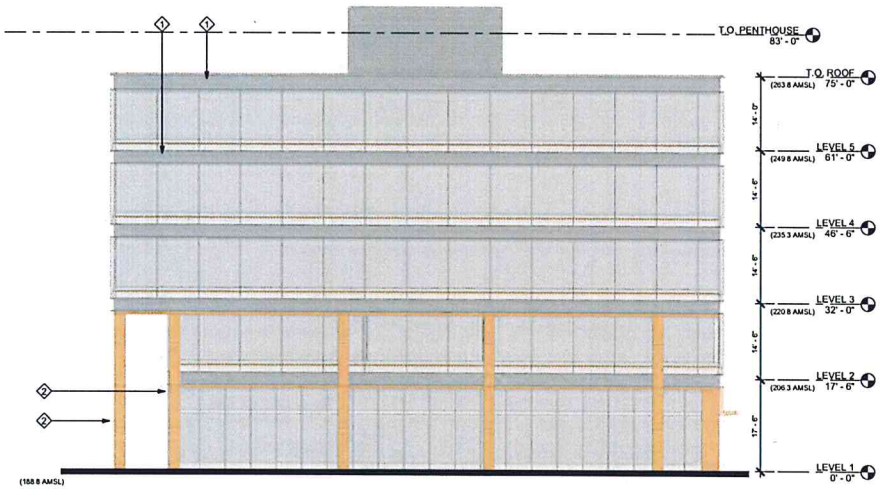


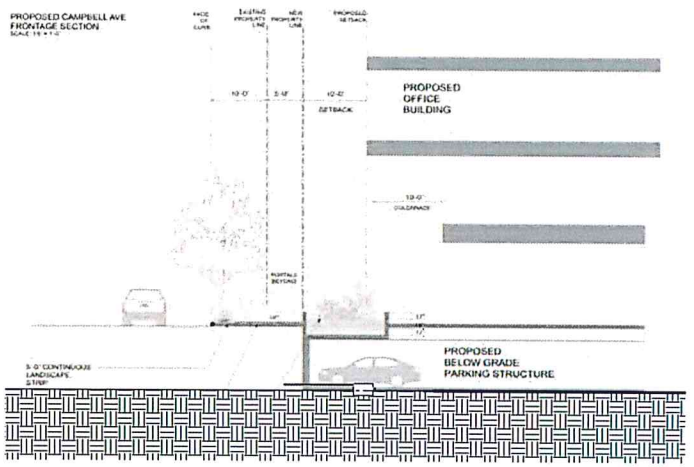
2 OFFICE EXTERIOR ELEVATION - NORTH
3/32" = 1'-0"

KEY NOTES

1. ALUCOBOND
2. TERRACOTTA
3. GFRC



1 OFFICE EXTERIOR ELEVATION - EAST
3/32" = 1'-0"



(SEE C7.0 FOR MORE INFORMATION)

3 SECTION AT OFFICE BUILDING TOWARDS PORTALS PROJECT
1/8" = 1'-0"

4/22/2016 4:11:35 PM

lowney arch

PROJECT NAME
The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

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	12/15/15	RESUBITTAL 2	
	04/25/16	RESUBITTAL 3	

N PROJECT NORTH
N TRUE NORTH

DRAWN BY: Author
PROJECT NUMBER: 14-051
SHEET TITLE:
OFFICE EXTERIOR ELEVATIONS & SECTION- OPT. 1

SHEET NUMBER
A6.7a

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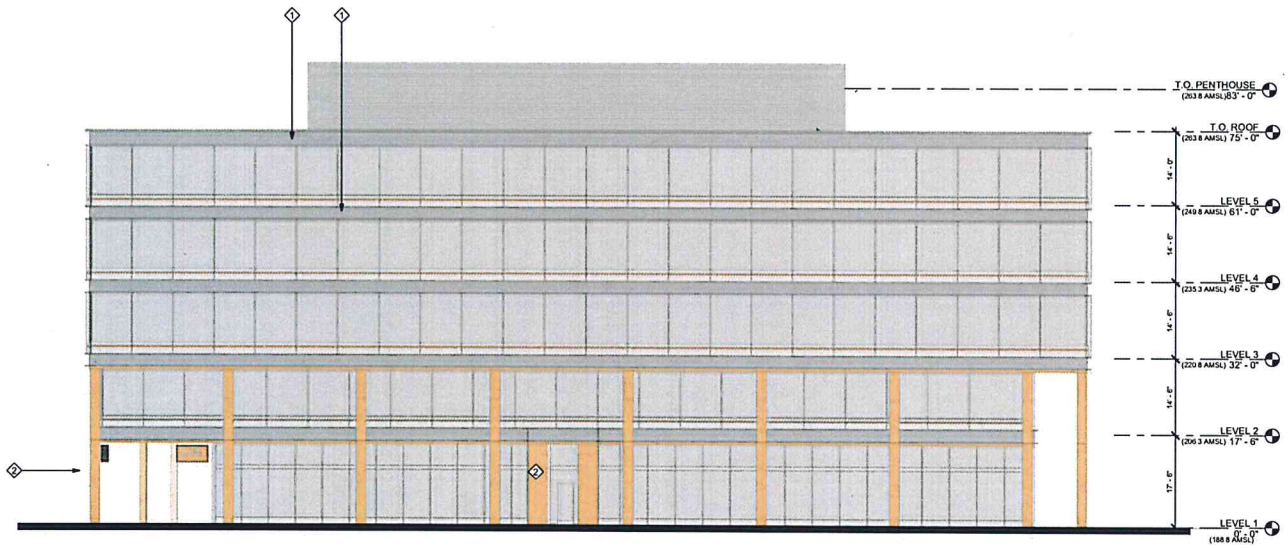
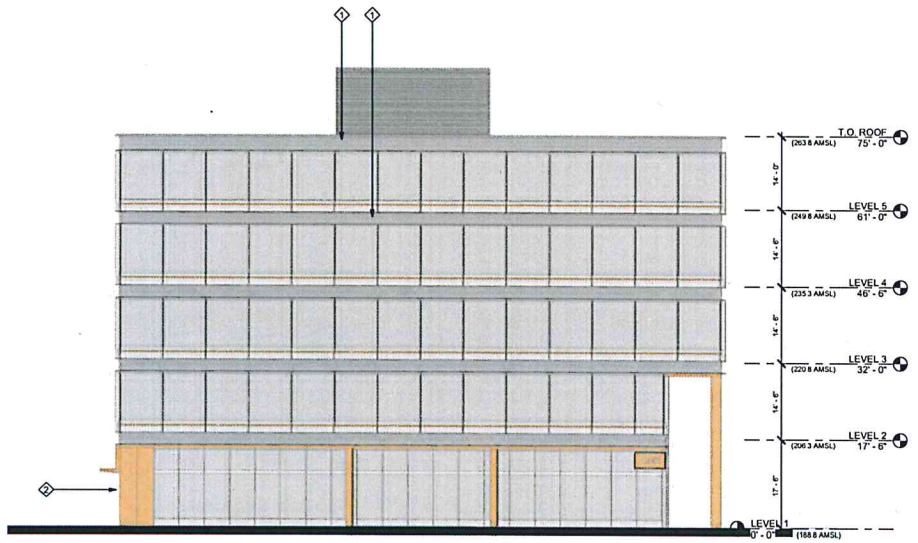


2 OFFICE EXTERIOR ELEVATION - SOUTH
3/32" = 1'-0"



1 OFFICE EXTERIOR ELEVATION - WEST
3/32" = 1'-0"

4/22/2016 4:12:11 PM

KEY NOTES

1. ALUCOBOND
2. TERRACOTTA
3. GFRC

lowney arch

PROJECT NAME

The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

CONSULTANT

CONSULTANT STAMP

#	DATE	ISSUES & REVISIONS	BY
	06/12/15	ENTITLEMENT	
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	12/15/15	RESUBITTAL 2	
	04/25/16	RESUBITTAL 3	

N PROJECT NORTH

N TRUE NORTH

DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

OFFICE EXTERIOR ELEVATIONS - OPTION 1

SHEET NUMBER

A6.7b

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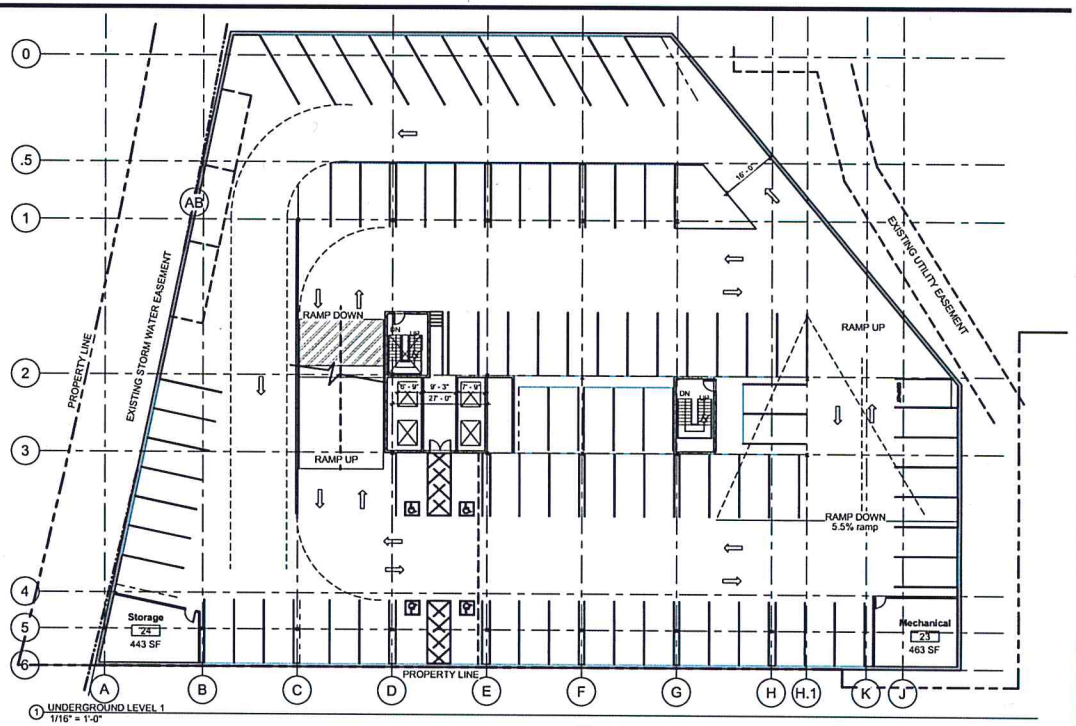

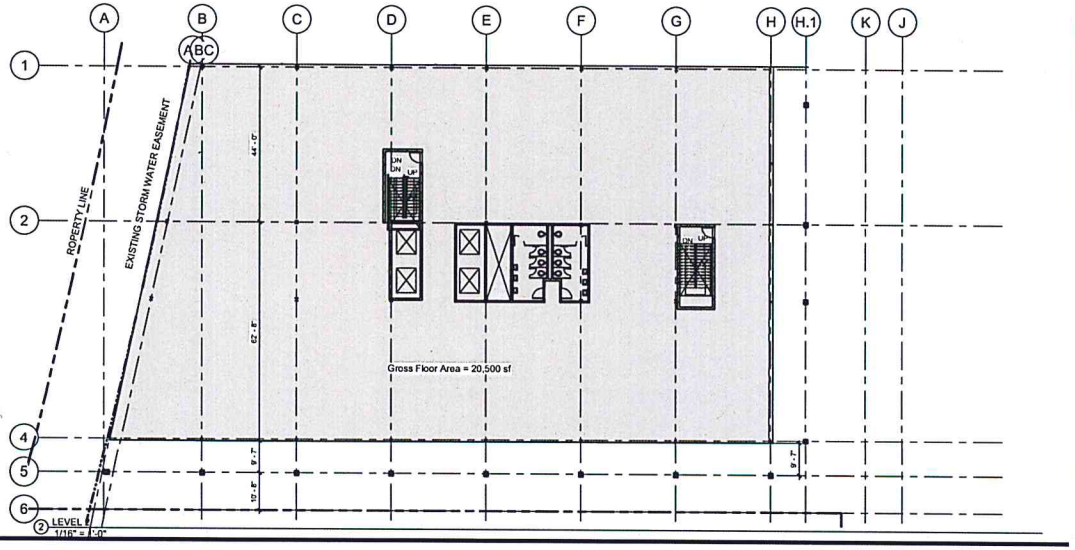

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PROJECT NAME

The Pruneyard

ELLIS PARTNERS

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	08/12/15	ENTITLEMENT	
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	12/15/15	RESUBMITTAL 2	
	04/25/16	RESUBMITTAL 3	

N PROJECT NORTH

N TRUE NORTH

DRAWN BY: Author

PROJECT NUMBER: 00-000

SHEET TITLE:

UNDERGROUND PARKING LEVEL -1 & FLOOR 2

SHEET NUMBER

A6.7c

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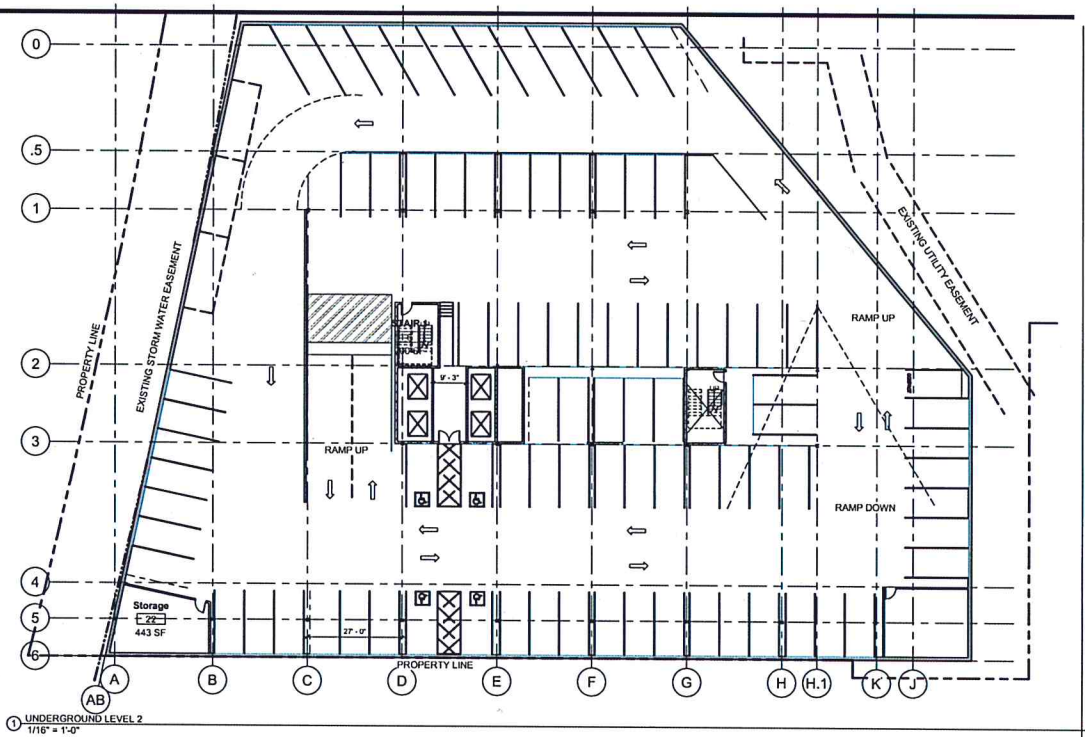
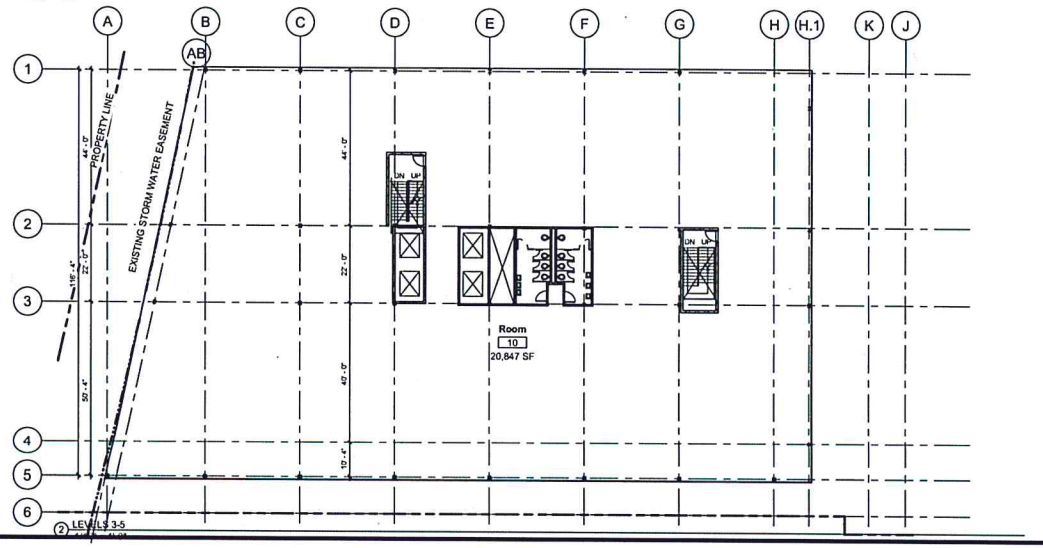


1 UNDERGROUND LEVEL 2
1/16" = 1'-0"



2 LEVELS 3-5

4/25/2016 9:59:56 AM

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PROJECT NAME
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ELLIS PARTNERS

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	10/30/15	RESUBITTAL 1	
	12/15/15	RESUBITTAL 2	
	04/25/16	RESUBITTAL 3	

N PROJECT NORTH
N TRUE NORTH

DRAWN BY: Author
PROJECT NUMBER: 00-000
SHEET TITLE:
UNDERGROUND PARKING LEVEL -2 & FLOORS 3-5

SHEET NUMBER
A6.7d

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2 OFFICE EXTERIOR ELEVATION - NORTH
3/32" = 1'-0"

1 OFFICE EXTERIOR ELEVATION - EAST
1/8" = 1'-0"

4/21/2016 4:35:42 PM

KEY NOTES

1. ALUCOBOND
2. TERRACOTTA
3. GFRC

lowney arch

PROJECT NAME

The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

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CONSULTANT STAMP

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	12/15/15	RESUBITTAL 2	
	04/25/16	RESUBITTAL 3	

N PROJECT NORTH

N TRUE NORTH

DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

OFFICE EXTERIOR ELEVATION - OPTION 2

SHEET NUMBER

A6.8a

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

2 OFFICE EXTERIOR ELEVATION - SOUTH
3/32" = 1'-0"

1 OFFICE EXTERIOR ELEVATION - WEST
1/8" = 1'-0"

4/21/2016 4:36:14 PM

KEY NOTES

1. ALUCOBOND
2. TERRACOTTA
3. GFRC

lowney arch
tel 510 836 5427 www.lowneyarchitecture.com

PROJECT NAME
The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

CONSULTANT

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	04/12/15	ENTITLEMENT	
	10/30/15	RESUBMITTAL 1	
	12/15/15	RESUBMITTAL 2	
	04/25/16	RESUBMITTAL 3	

N PROJECT NORTH
N TRUE NORTH

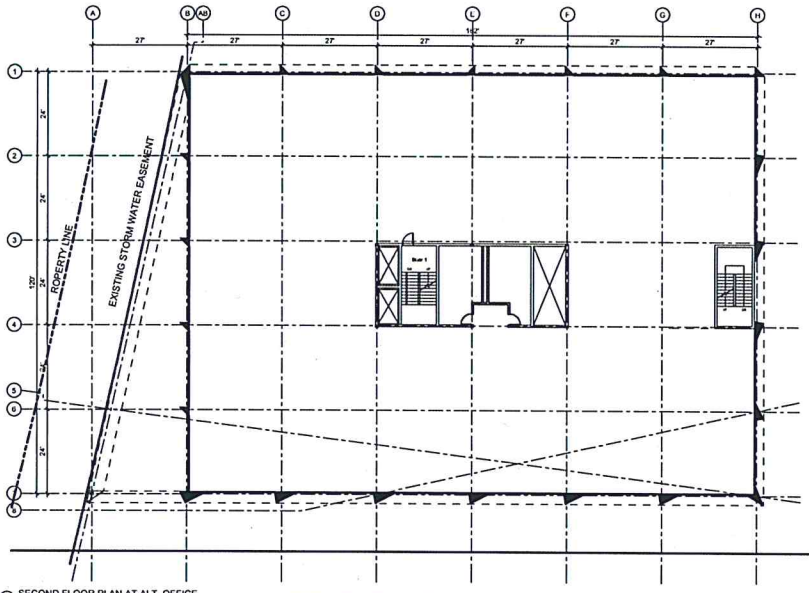
DRAWN BY: Author
PROJECT NUMBER: 14-051
SHEET TITLE:
OFFICE EXTERIOR ELEVATION - OPTION 2

SHEET NUMBER
A6.8b

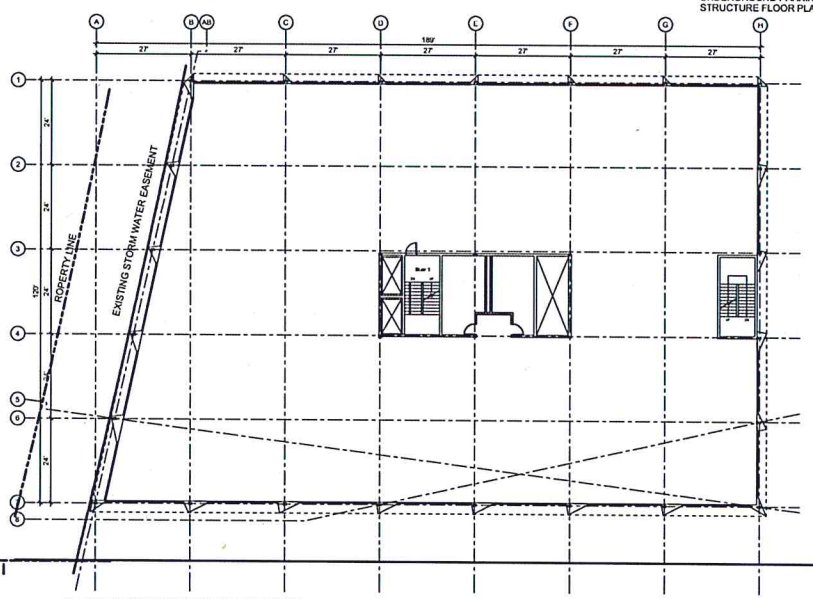
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

SHEET NOTES

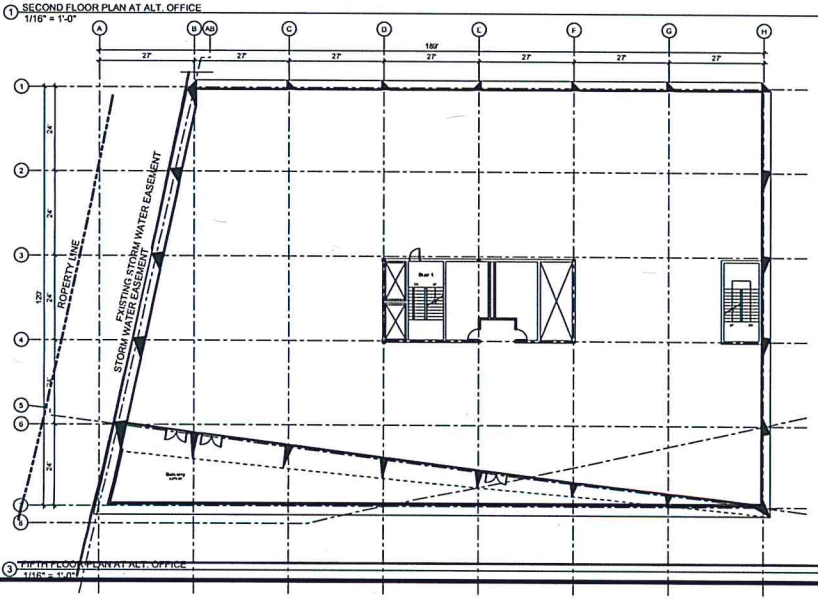
SEE SHEET A1.13 FOR GROUND FLOOR AND A6.7c & A6.7d FOR UNDERGROUND PARKING STRUCTURE FLOOR PLANS



1 SECOND FLOOR PLAN AT ALT. OFFICE
1/16" = 1'-0"



2 THIRD & FOURTH FLOOR PLAN AT ALT. OFFICE
1/16" = 1'-0"



3 FIFTH FLOOR PLAN AT ALT. OFFICE
1/16" = 1'-0"

4/27/2016 4:52:05 PM

lowney arch

PROJECT NAME
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ELLIS PARTNERS

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N PROJECT NORTH

N TRUE NORTH

DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:
ENLARGED PLANS AT ALT. OFFICE

SHEET NUMBER
A6.8c

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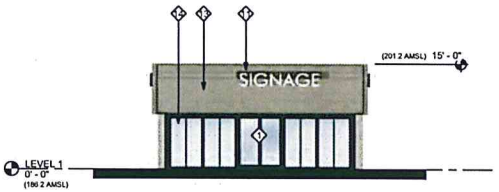
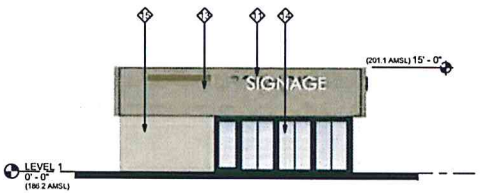
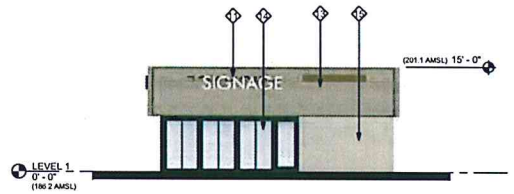


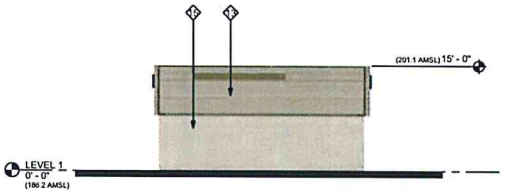
4 SUGAR, BUTTER, FLOUR WEST ELEVATION
1/8" = 1'-0"



2 SUGAR, BUTTER, FLOUR NORTH ELEVATION
1/8" = 1'-0"



3 SUGAR, BUTTER, FLOUR SOUTH ELEVATION
1/8" = 1'-0"



1 SUGAR, BUTTER, FLOUR EAST ELEVATION
1/8" = 1'-0"

KEY NOTES

1. ENTRANCE
2. NEW PAINT
3. NEW WINDOWS
4. ENGINEERED WOOD/STONE
5. LIGHT FIXTURE
6. OUTDOOR SEATING AREA
7. CLERESTORY WINDOWS
8. AWNING SHADING DEVICE
9. SPANISH TILE ROOF
10. ROOF GUTTER
11. SIGNAGE
12. TRELLIS & FIREPLACE (SHOWN AS POTENTIAL TENANT BUILD-OUT ONLY)
13. NEW WOOD / RAIN SCREEN
14. STORE FRONT
15. STUCCO
16. NEW METAL SCREEN
17. NEW STAIR
18. NEW VINE WALL
19. NEW ARCH

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[redacted]

PROJECT NAME
The Pruneyard

ELLIS PARTNERS

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	04/25/16	RESUBITTAL 3	

N PROJECT NORTH
N TRUE NORTH

DRAWN BY: Author
PROJECT NUMBER: 14-051
SHEET TITLE:
SUGAR, BUTTER, FLOUR EXTERIOR ELEVATIONS

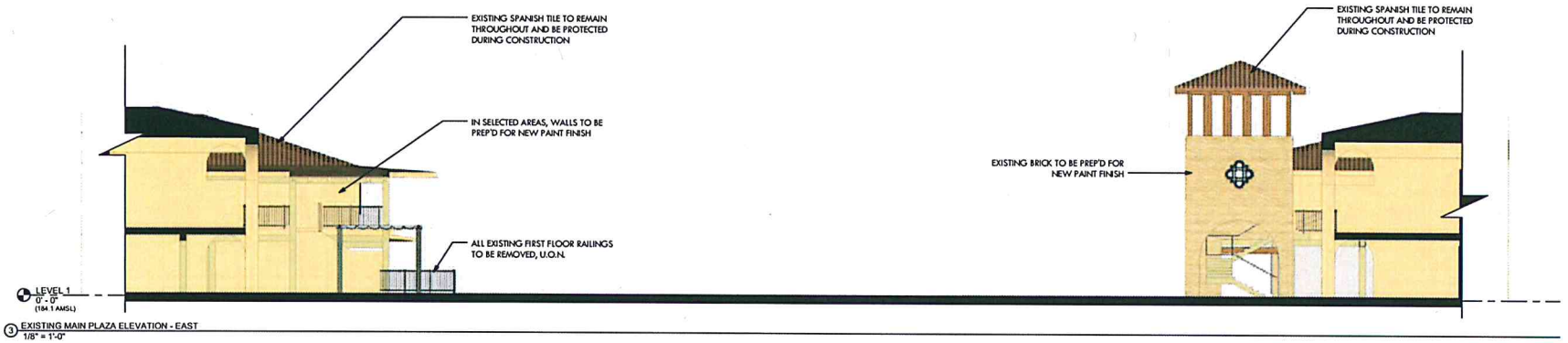
SHEET NUMBER
A6.9

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

4/21/2016 4:37:38 PM

KEY NOTES

1. ENTRANCE
2. NEW PAINT
3. NEW WINDOWS
4. ENGINEERED WOOD/STONE, COLOR TBD TO CONTRAST W/ STUCCO COLOR
5. LIGHT FIXTURE
6. OUTDOOR SEATING AREA
7. CLERESTORY WINDOWS
8. AWNING SHADING DEVICE
9. SPANISH TILE ROOF
10. ROOF GUTTER
11. SIGNAGE
12. TRELLIS & FIREPLACE (SHOWN AS POTENTIAL TENANT BUILD-OUT ONLY)
13. NEW WOOD / METAL RAIN SCREEN
14. STORE FRONT
15. STUCCO
16. NEW METAL SCREEN
17. NEW STAIR
18. NEW VINE WALL
19. NEW ARCH



3 EXISTING MAIN PLAZA ELEVATION - EAST
1/8" = 1'-0"

1 MAIN PLAZA ELEVATION - EAST
1/8" = 1'-0"

4/21/2016 4:39:43 PM

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	12/15/15	RESUBITTAL 2	
	04/25/16	RESUBITTAL 3	

N PROJECT NORTH

N TRUE NORTH

DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

MAIN PLAZA ELEVATIONS

SHEET NUMBER

A6.10a

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

KEY NOTES

1. ENTRANCE
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16. NEW METAL SCREEN
17. NEW STAIR
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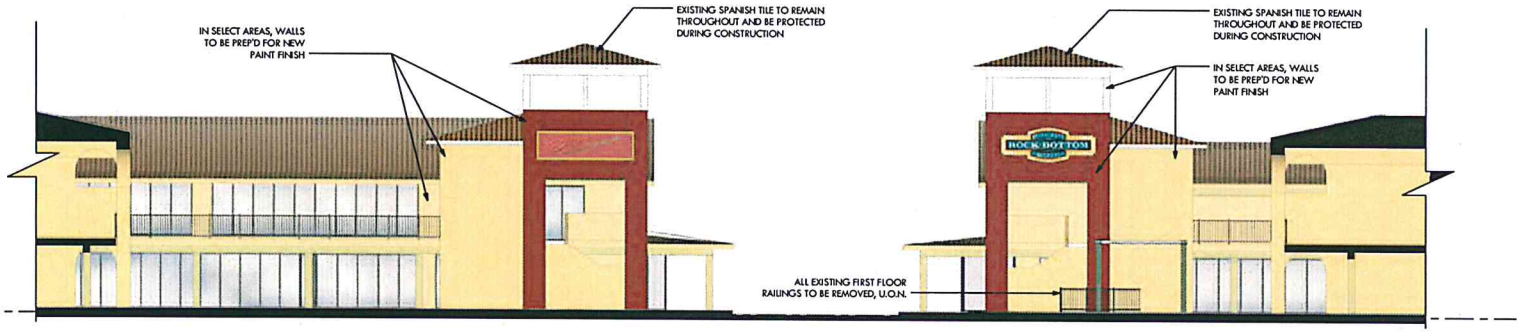
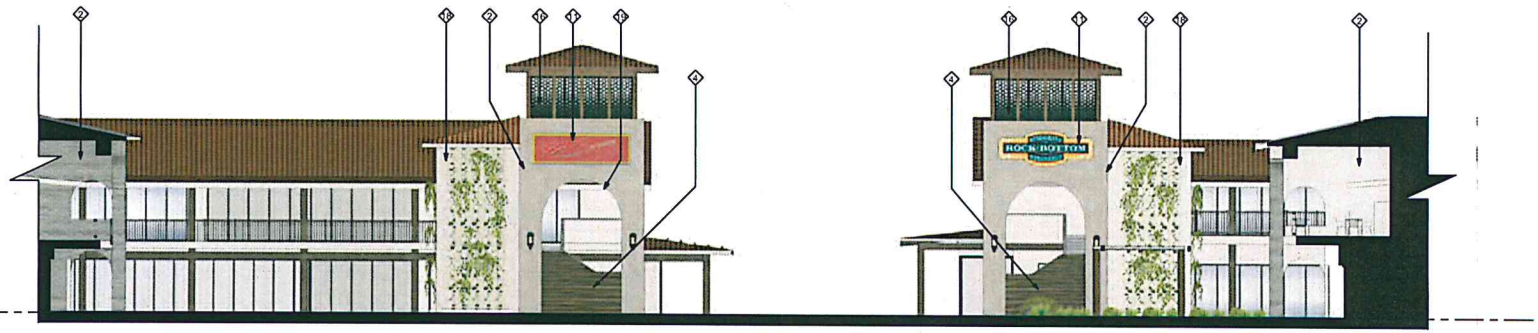
19. NEW ARCH



2 OFFICE EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



1 OFFICE EXTERIOR ELEVATION - WEST
1/8" = 1'-0"

4/21/2016 4:41:22 PM

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	12/15/15	RESUBITTAL 2	
	04/25/16	RESUBITTAL 3	

N PROJECT NORTH

N TRUE NORTH

DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

MAIN PLAZA ELEVATIONS

SHEET NUMBER

A6.10b

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

KEY NOTES

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14. STORE FRONT
15. STUCCO
16. NEW METAL SCREEN
17. NEW STAIR
18. NEW VINE WALL
19. NEW ARCH

1 MAIN PLAZA ELEVATION - SOUTH
1/8" = 1'-0"

2 MAIN PLAZA ELEVATION - SOUTH
1/8" = 1'-0"

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	04/25/16	RESUBMITTAL 3	

N PROJECT NORTH
N TRUE NORTH

DRAWN BY: Author
PROJECT NUMBER: 14-051
SHEET TITLE:
MAIN PLAZA ELEVATIONS

SHEET NUMBER
A6.11a

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

KEY NOTES

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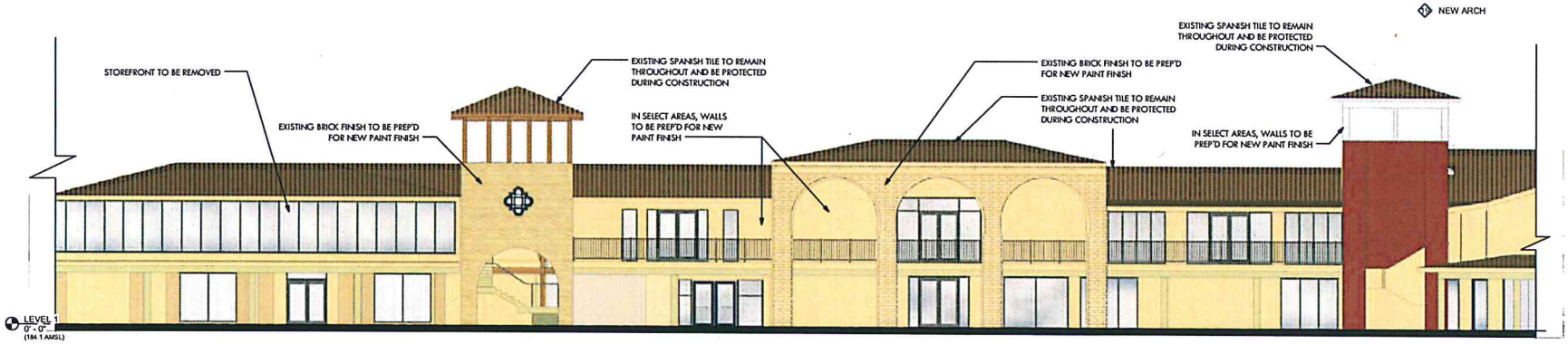
19. NEW ARCH



1 EXISTING MAIN PLAZA ELEVATION - NORTH
1/8" = 1'-0"

2 MAIN PLAZA ELEVATION - NORTH
1/8" = 1'-0"

4/21/2016 4:43:46 PM

lowney arch
tel 510 236 5400 www.lowneyarch.com

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	12/15/15	RESUBITTAL 2	
	04/25/16	RESUBITTAL 3	

N PROJECT NORTH

N TRUE NORTH

DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

MAIN PLAZA ELEVATIONS

SHEET NUMBER

A6.11b

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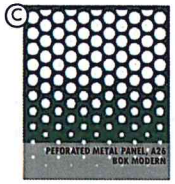
ARCHITECTURAL METALS



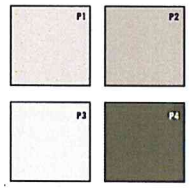
BARRIERS & BOLLARDS

*EXAMPLE BARRIER, TENANTS TO CHOOSE STYLE BASED OFF OF CRITERIA SET FORTH IN MASTER USE PERMIT

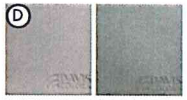
SITE MATERIALS & FEATURES

WALL TREATMENT

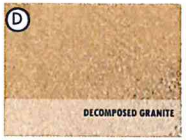
PAINT COLORS



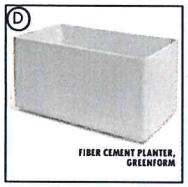
GROUND TREATMENT



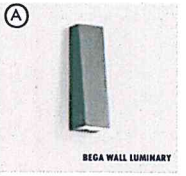
COLORED CONCRETE



SITE FURNITURE



LIGHT FIXTURES



PLAY/SCULPTURAL ELEMENTS

*EXAMPLE PLAY STRUCTURE, ACTUAL ART ELEMENT TO BE FINALIZED AT A LATER DATE

LEGEND

- A R BUILDINGS
- B R4 BUILDING
- C RENOVATIONS
- D SITE

4/19/2016 5:04:26 PM

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PROJECT NAME

The Pruneyard

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N PROJECT NORTH

N TRUE NORTH

DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

MATERIAL PALETTE

SHEET NUMBER

A7.0

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ALUCOBOND METAL PANEL

C

D

TERRA COTTA

B

EXAMPLE PHOTO

GFRC

A

EXAMPLE PHOTO

EXAMPLE PHOTO

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PROJECT NAME

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	12/15/15	RESUBITTAL 2	
	04/25/16	RESUBITTAL 3	

N PROJECT NORTH

N TRUE NORTH

DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

OFFICE MATERIAL PALETTE

SHEET NUMBER

A7.1

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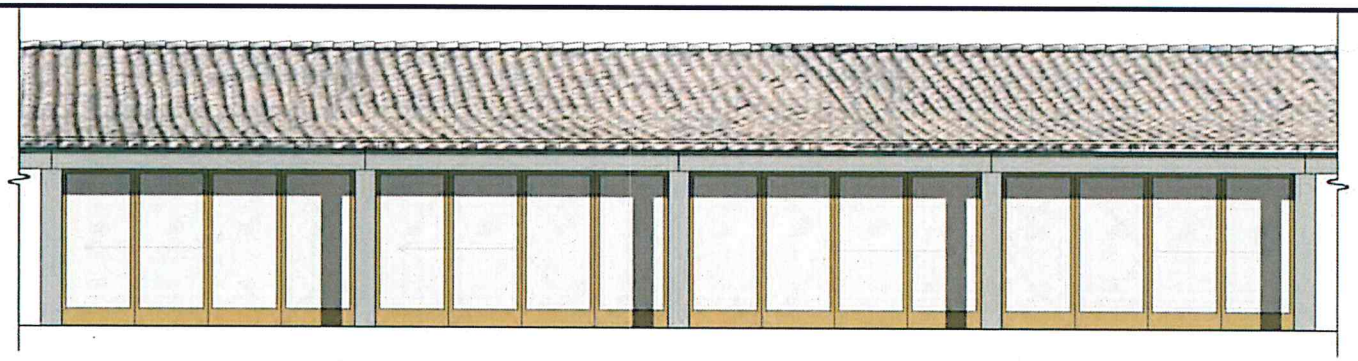
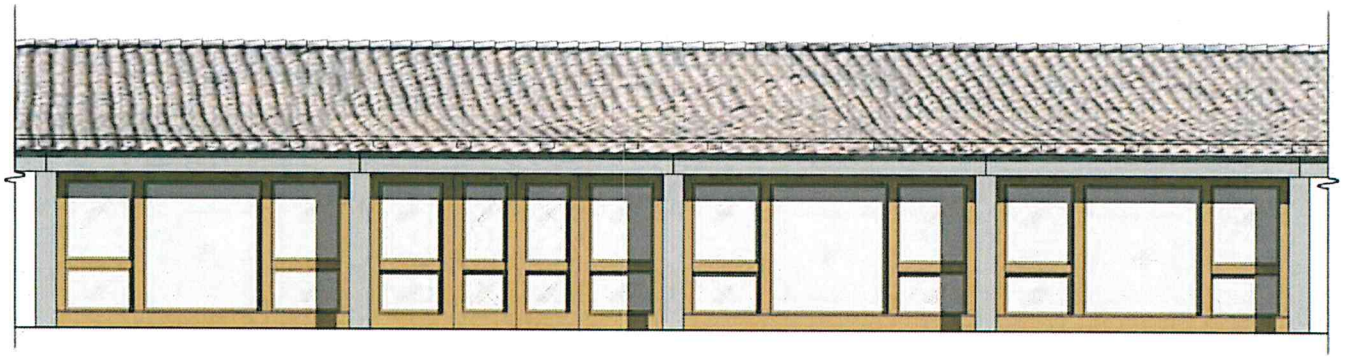
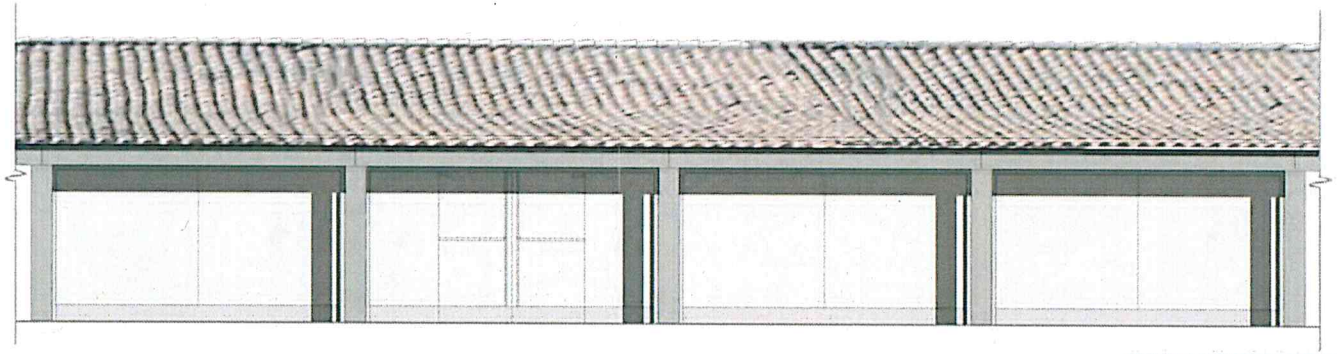


OPTION 3 ELEVATION RENDERINGS 3



OPTION 2 ELEVATION RENDERINGS 2



OPTION 1 ELEVATION RENDERINGS 1

① STOREFRONT GUIDELINES
1/4" = 1'-0"

4/21/2016 4:44:15 PM

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PROJECT NAME
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	12/15/15	RESUBMITTAL 2	
	04/25/16	RESUBMITTAL 3	

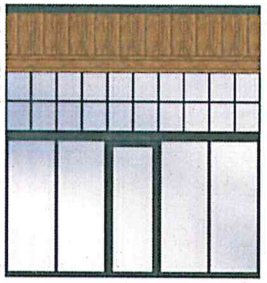
N PROJECT NORTH

N TRUE NORTH

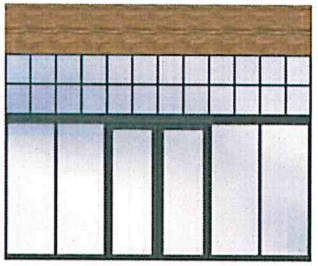
DRAWN BY: Author
PROJECT NUMBER: 14-051
SHEET TITLE:
EXISTING INFILL STOREFRONT GUIDELINES

SHEET NUMBER
A7.2

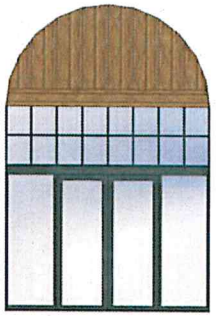
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT



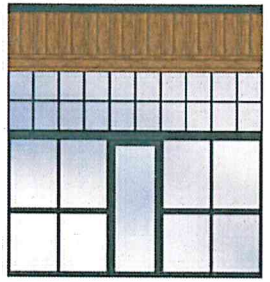
SINGLE DOOR, BLACK STOREFRONT



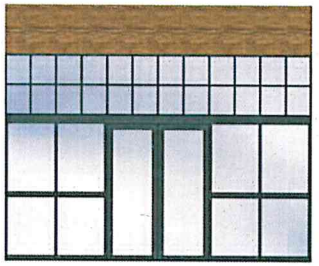
DOUBLE DOOR, BLACK STOREFRONT



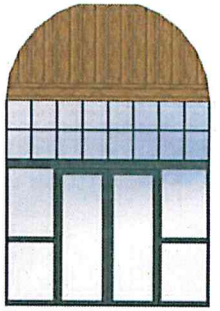
DOUBLE DOOR, BLACK STOREFRONT



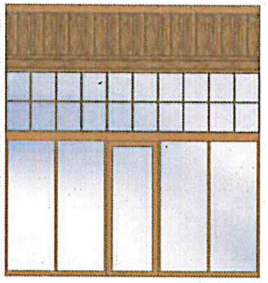
SINGLE DOOR, CENTER MULLION, BLACK STOREFRONT



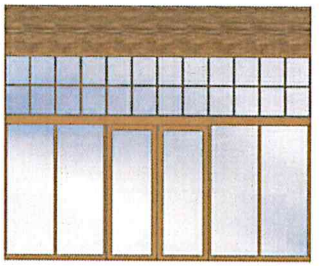
DOUBLE DOOR, CENTER MULLION, BLACK STOREFRONT



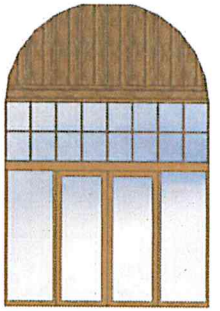
DOUBLE DOOR, CENTER MULLION, BLACK STOREFRONT



SINGLE DOOR, WOOD STOREFRONT



DOULBE DOOR, WOOD STOREFRONT



DOULBE DOOR, WOOD STOREFRONT

TYPICAL NEW RETAIL BUILDING STOREFRONTS

① TYPICAL NEW RETAIL STOREFRONT GUIDELINES
1/4" = 1'-0"

4/19/2016 5:04:26 PM

lowney arch
tel 310.836.3420 www.lowneyarch.com

PROJECT NAME
The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

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#	DATE	ISSUES & REVISIONS	BY
	08/12/15	ENTITLEMENT	
	10/30/15	RESUBITTAL 1	
	12/15/15	RESUBITTAL 2	
	04/25/16	RESUBITTAL 3	

N PROJECT NORTH
N TRUE NORTH

DRAWN BY: Author
PROJECT NUMBER: 14-051
SHEET TITLE:

NEW STOREFRONT GUIDELINES

SHEET NUMBER
A7.3

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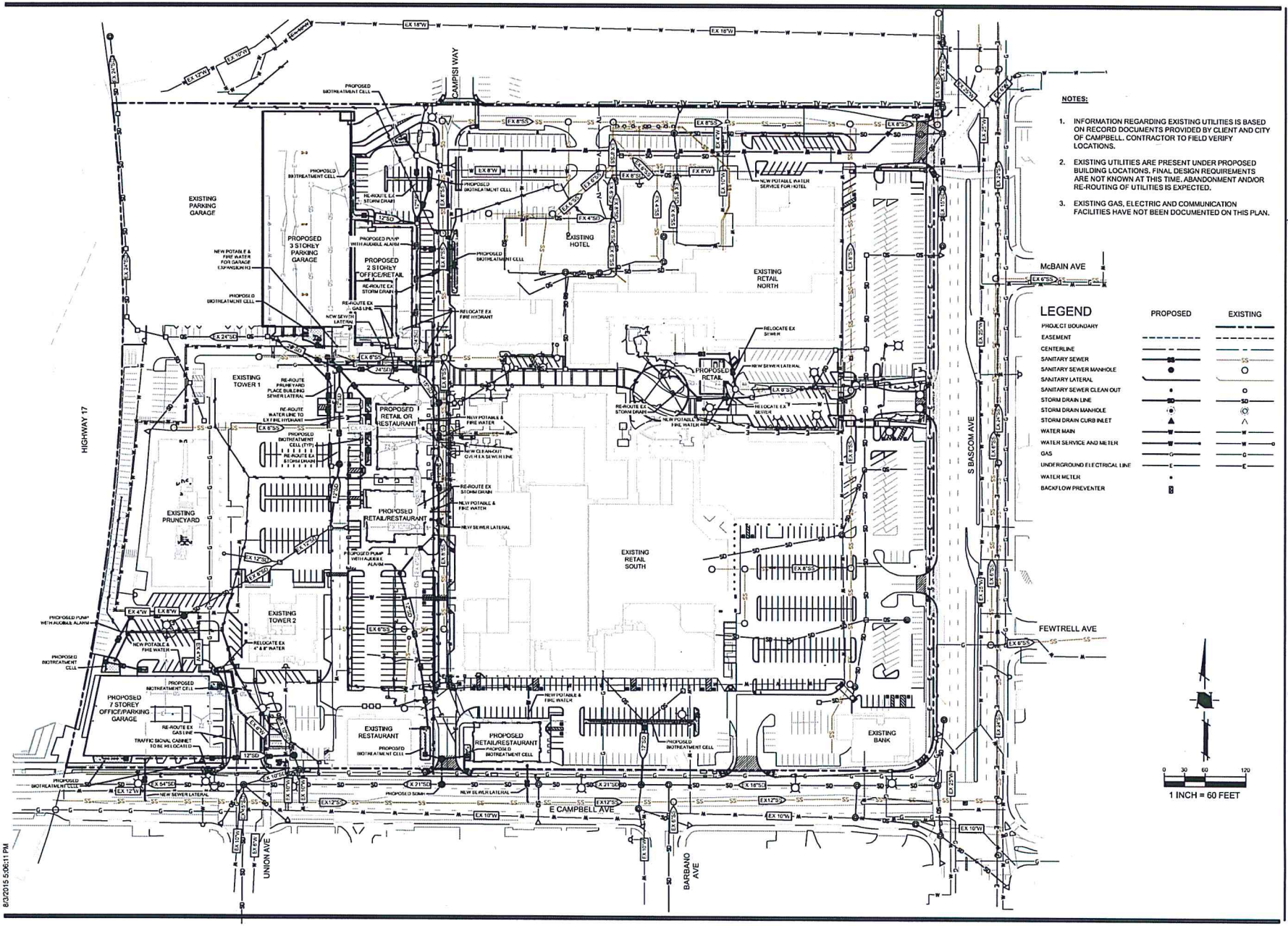

NOTES:

1. INFORMATION REGARDING EXISTING UTILITIES IS BASED ON RECORD DOCUMENTS PROVIDED BY CLIENT AND CITY OF CAMPBELL. CONTRACTOR TO FIELD VERIFY LOCATIONS.
2. EXISTING UTILITIES ARE PRESENT UNDER PROPOSED BUILDING LOCATIONS. FINAL DESIGN REQUIREMENTS ARE NOT KNOWN AT THIS TIME. ABANDONMENT AND/OR RE-ROUTING OF UTILITIES IS EXPECTED.
3. EXISTING GAS, ELECTRIC AND COMMUNICATION FACILITIES HAVE NOT BEEN DOCUMENTED ON THIS PLAN.

LEGEND

	PROPOSED	EXISTING
PROJECT BOUNDARY		
EASEMENT		
CENTERLINE		
SANITARY SEWER	SS	SS
SANITARY SEWER MANHOLE		
SANITARY LATERAL		
SANITARY SEWER CLEAN OUT		
STORM DRAIN LINE	SD	SD
STORM DRAIN MANHOLE		
STORM DRAIN CURB INLET		
WATER MAIN	W	W
WATER SERVICE AND METER	W	W
GAS	G	G
UNDERGROUND ELECTRICAL LINE	E	E
WATER METER		
BACKFLOW PREVENTER		

LOWNEY ARCHITECTURE

PROJECT NAME

The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave, Campbell, CA 95008

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CONSULTANT

CONSULTANT STAMP

REGISTERED PROFESSIONAL ENGINEER
RYAN TUAN LE
No. 72243
CIVIL
STATE OF CALIFORNIA

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1	10/30/15	PER CITY COMMENTS	DM
2	12/15/15	PER CITY COMMENTS	DM
3	04/21/16	PER CITY COMMENTS	DM

PROJECT NORTH | TRUE NORTH

DRAWN BY:
PROJECT NUMBER: 14-051
SHEET ISSUE DATE: 01/18/16
SHEET TITLE:

CONCEPTUAL UTILITY PLAN

SHEET NUMBER

C1.0

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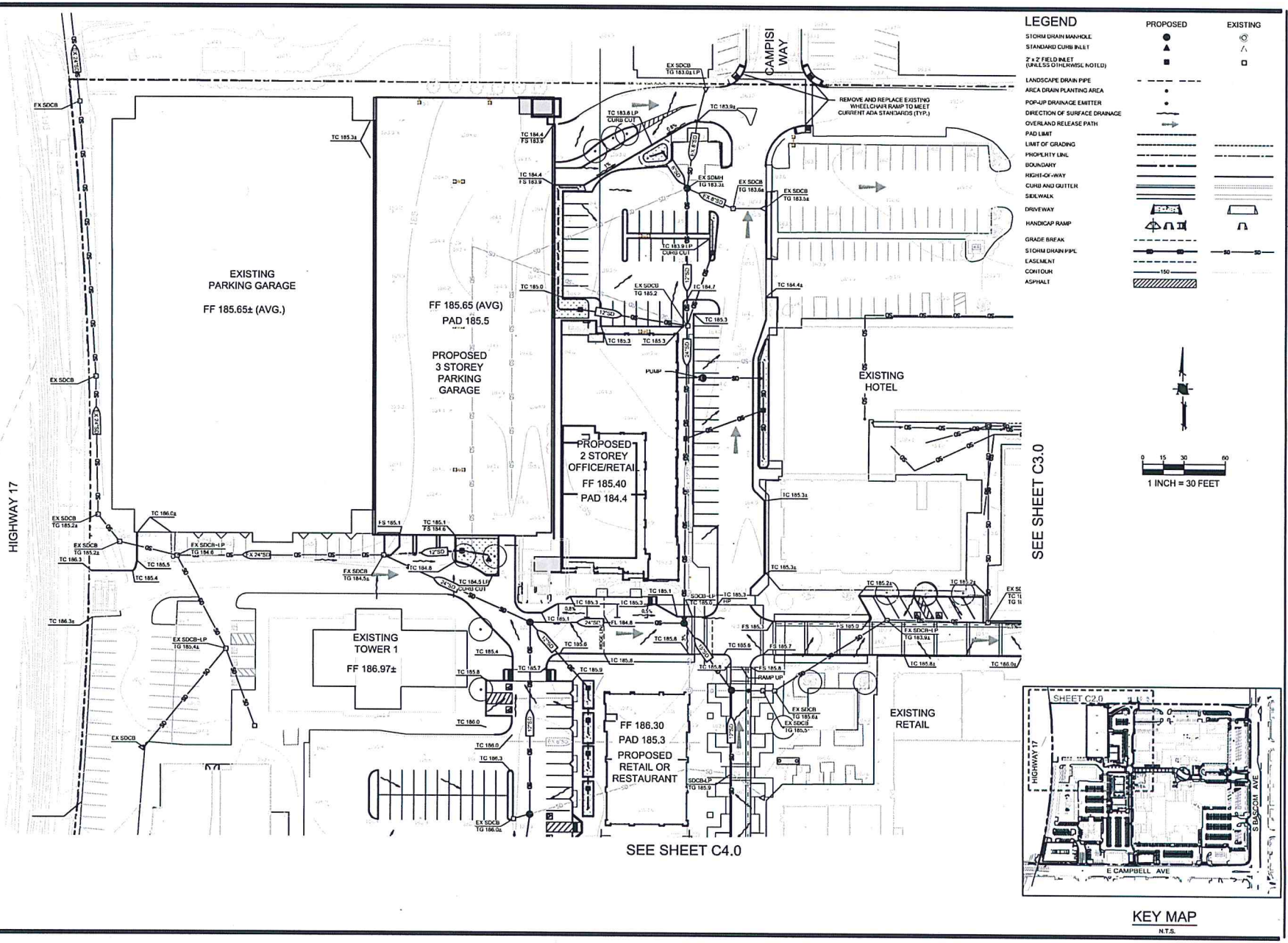

LEGEND

	PROPOSED	EXISTING
STORM DRAIN MANHOLE	●	○
STANDARD CURB INLET	▲	△
2' x 2' FIELD INLET (UNLESS OTHERWISE NOTED)	■	□
LANDSCAPE DRAIN PIPE		
AREA DRAIN PLANTING AREA		
POP-UP DRAINAGE EMITTER	•	
DIRECTION OF SURFACE DRAINAGE		
OVERLAND RELEASE PATH		
PAD LIMIT		
LIMIT OF GRADING		
PROPERTY LINE		
BOUNDARY		
RIGHT-OF-WAY		
CURB AND GUTTER		
SIDEWALK		
DRIVEWAY		
HANDICAP RAMP		
GRADE BREAK		
STORM DRAIN PIPE		
EASEMENT		
CONTOUR	150	
ASPHALT		

0 15 30 60

1 INCH = 30 FEET

KEY MAP
N.T.S.

8/3/2015 5:06:11 PM

LOWNEY ARCHITECTURE

PROJECT NAME

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3	04/21/16	PER CITY COMMENTS	DM

N PROJECT NORTH

N TRUE NORTH

DRAWN BY: JZ
PROJECT NUMBER: 14-051
SHEET ISSUE DATE: 01/18/16

SHEET TITLE:

CONCEPTUAL GRADING AND DRAINAGE PLAN

SHEET NUMBER

C2.0

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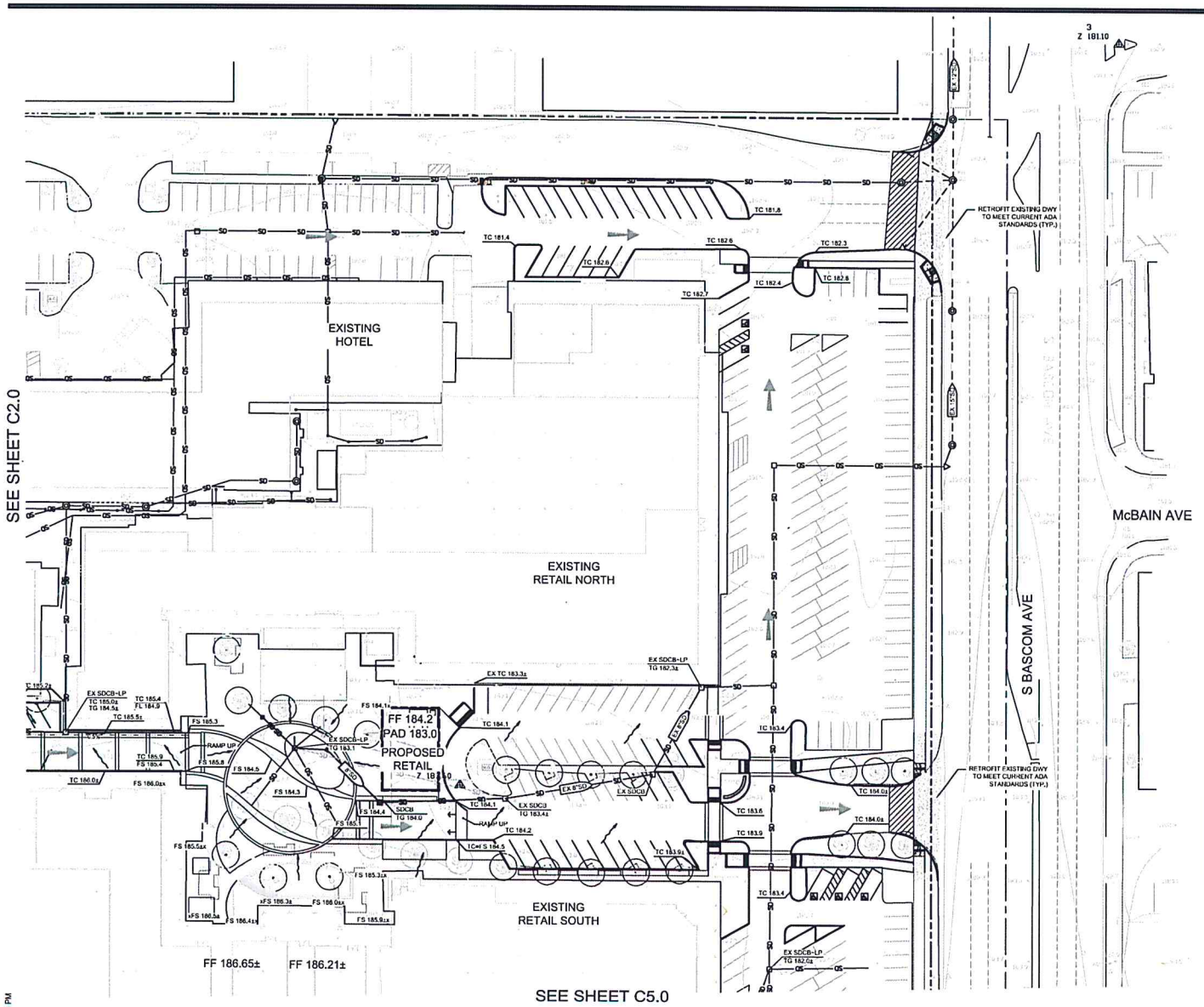

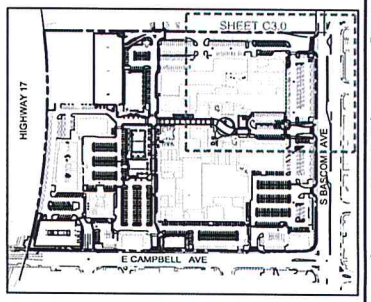

KEY MAP
N.T.S.

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LOWNEY ARCHITECTURE

PROJECT NAME

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3	04/21/16	PER CITY COMMENTS	DM

PROJECT NORTH / TRUE NORTH

DRAWN BY: JZ
PROJECT NUMBER: 14-051
SHEET ISSUE DATE: 01/18/16
SHEET TITLE:

CONCEPTUAL GRADING AND DRAINAGE PLAN

SHEET NUMBER

C3.0

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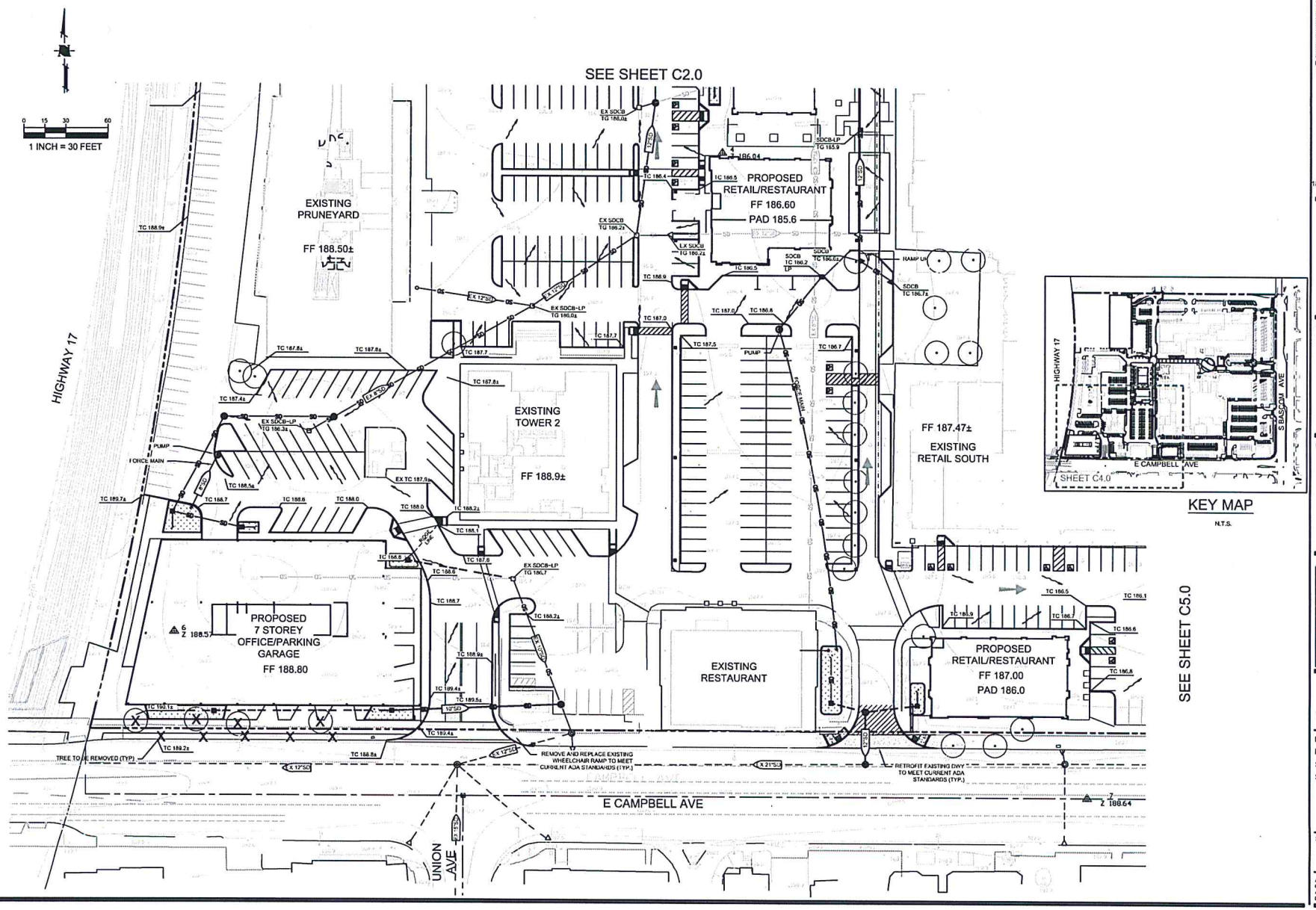

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LOWNEY ARCHITECTURE

PROJECT NAME

The Pruneyard

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2	12/15/15	PER CITY COMMENTS	DM
3	04/21/16	PER CITY COMMENTS	DM

PROJECT NORTH TRUE NORTH

DRAWN BY: JZ
PROJECT NUMBER: 14-051
SHEET ISSUE DATE: 01/18/16
SHEET TITLE:

CONCEPTUAL GRADING AND DRAINAGE PLAN

SHEET NUMBER

C4.0

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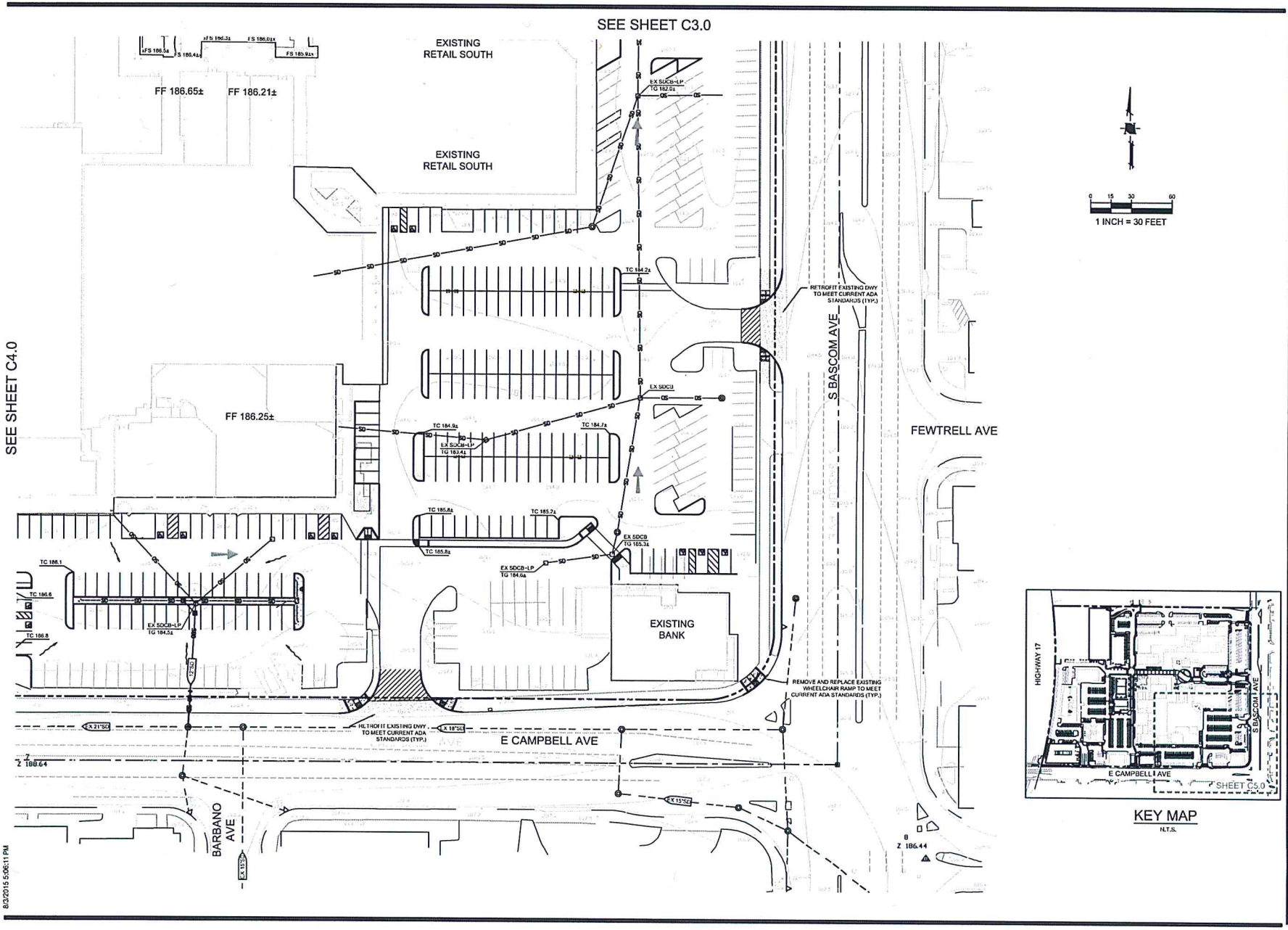

KEY MAP
N.T.S.

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LOWNEY ARCHITECTURE

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N PROJECT NORTH

N TRUE NORTH

DRAWN BY: JZ

PROJECT NUMBER: 14-051

SHEET ISSUE DATE: 01/18/16

SHEET TITLE:

CONCEPTUAL GRADING AND DRAINAGE PLAN

SHEET NUMBER

C5.0

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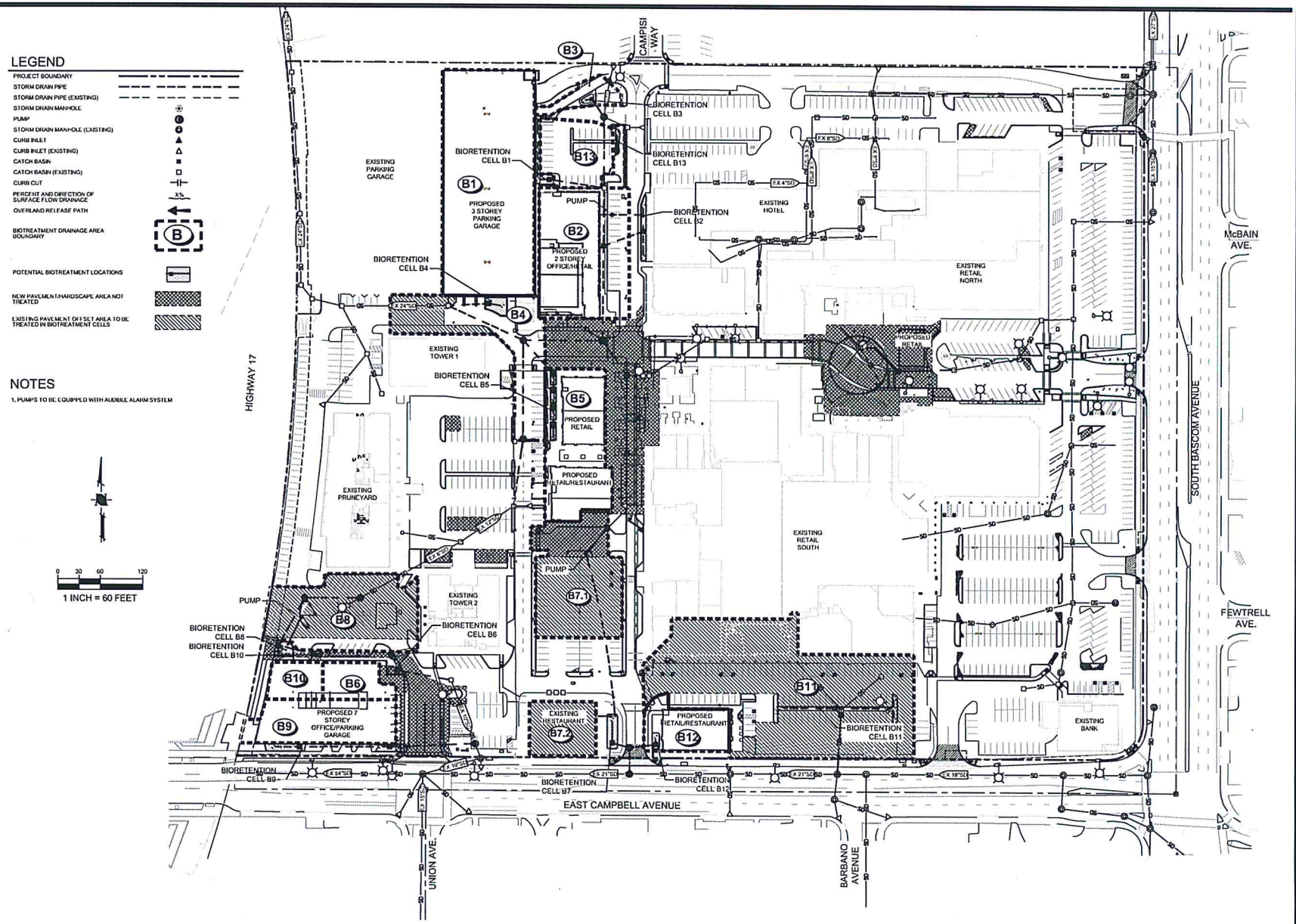

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LOWNEY ARCHITECTURE

PROJECT NAME

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ELLIS PARTNERS

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2	12/15/15	PER CITY COMMENTS	DM
3	04/21/16	PER CITY COMMENTS	DM

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N TRUE NORTH

DRAWN BY:

PROJECT NUMBER: 14-051

SHEET ISSUE DATE: 01/18/16

SHEET TITLE:

CONCEPTUAL STORMWATER CONTROL PLAN

SHEET NUMBER

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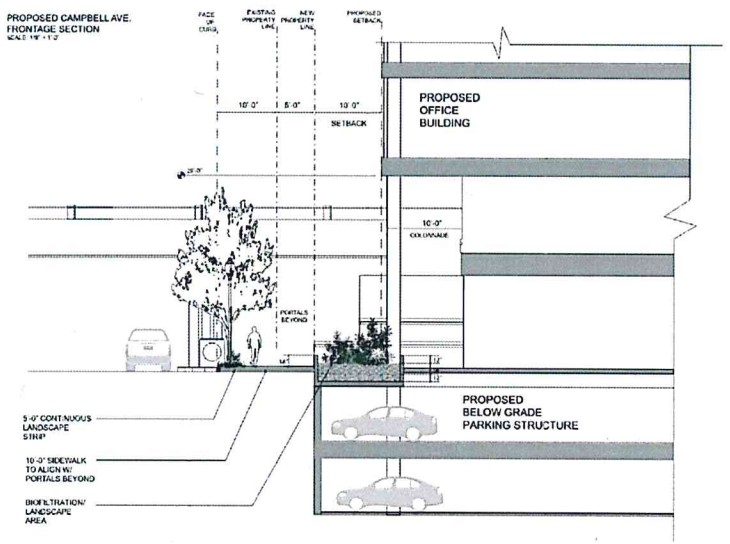
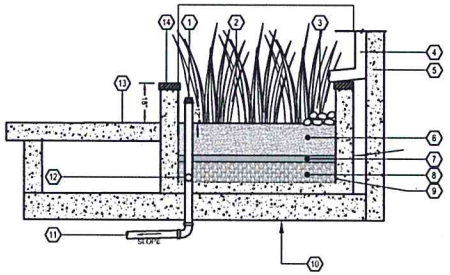


NOTES:
1. SEE LANDSCAPE PLANS FOR PLANTING AND IRRIGATION.



1. OVER FLOW PIPE WITH ATRIUM GRATE
2. PLANT MATERIAL (SEE LANDSCAPE PLANS)
3. COBBLE DISSIPATOR (MIN 4" DEPTH)
4. DOWNSPOUT
5. BUILDING WALL (SEE STRUCTURAL PLANS)
6. SANDY LOAM WITH PERCOLATION RATE OF 5" TO 10" PER HOUR (MIN. 18" DEPTH), SHALL CONFORM TO TEH SAN FRANCISCO BAY MUNICIPAL REGIONAL PERMIT-REQUIRED "MODEL BIORETENTION SOIL MEDIA SPECIFICATION" OR EQUIVALENT
7. PEA GRAVEL (MIN 2" DEPTH)
8. CLASS II PERMEABLE ROCK (MIN 12" DEPTH)
9. WATERPROOFING BY OTHERS
10. PARKING GARAGE (SEE STRUCTURAL PLANS)
11. PVC PIPE TO STORM DRAIN
12. PERFORATED PVC SUBDRAIN PIPE
13. ADJACENT HARDSCAPE (PER LANDSCAPE PLAN)
14. PLANTER WALL

FLOW THROUGH PLANTER - TYP.
SCALE: N.T.S.

TREATMENT CONTROL SUMMARY BY PHASE

PHASE	DRAINAGE MGT AREA	CREATED/REPLACED IMPERVIOUS AREA (SF) Roof/Bldg	Other	TOTAL DRAINAGE AREA (SF)	CREATED/REPLACED AREA NOT TREATED (SF)	AREA REQUIRING TREATMENT (SF)	TREATED AREA PROVIDED (SF)	IN-LIEU/OFFSET AREA BALANCE (SF)
Phase 1	Undesignated 1	1,500	19,300	21,200	21,200	21,200	0	-21,200
	B11*	0	5,900	56,300	0	5900	56,300	50,400
Phase1 Subtotal		*1,500*	*25,200*	*77,500*	*21,200*	*27,100*	*56,300*	*29,200*
Phase 2								
	B12	5,800	1,900	7,700	0	7,700	7,700	0
Phase2 Subtotal		*5,800*	*1,900*	*7,700*	*0*	*7,700*	*7,700*	*0*
Phase 3	Undesignated 2	0	26,800	26,800	26,800	26,800	0	-26,800
	B1	41,100	0	41,100	0	41,100	41,100	0
	B2	15,300	8,200	23,500	0	23,500	23,500	0
	B3	0	3,000	3,000	0	3,000	3,000	0
	B4*	0	13,200	18,400	0	13,200	18,400	5,200
	B5	12,000	6,300	18,300	0	18,300	18,300	0
	B7.1*	0	5700	12,500	5,700	5,700	12,500	6800
	B7.2*	0	0	7,200	0	0	7,200	7,200
	B13	0	9,000	9,000	0	9,000	9,000	0
Phase 3 Subtotal		*68,400*	*72,200*	*158,800*	*32,500*	*146,600*	*183,000*	*-7,600*
Phase 4	Undesignated 3	0	11400	11,400	11,400	11,400	0	-11,400
	B6	4,100	0	4,100	0	4,100	4,100	0
	B8*	0	3,900	21,300	0	3,900	21,300	17,400
	B9	12,600	0	12,600	0	12,600	12,600	0
	B10	3,900	0	3,900	0	3,900	3,900	0
Phase 4 Subtotal		*20,600*	*15,300*	*53,300*	*11,400*	*31,900*	*41,900*	*6,000*
Project Total		*96,700*	*114,600*	*298,300*	*65,100*	*211,800*	*288,900*	*27,600*

* *Drainage Management Areas containing In-Lieu/Offset Area treatment*

	Drainage Area Number	B1	B2	B3	B4	B5	B6	B7	B8	B9	B10	B11	B12	B13
1	*Total Drainage Area to BMP - A_T (ft^2)*	41,100	23,500	3,000	18,400	18,300	4,100	19,700	21,300	12,600	3,900	56,300	7,700	9,000
2	*Percent imperviousness = 100%*													
3	Mean Annual Precipitation = *14.9 in*													
4	Rain gage closest to the site - San Jose Airport MAP_{gage} = 13.9 in.													
5	Rain gage correction factor = *14.9 in / 13.9 in = 1.07*													
6	Soil type for drainage area - *B (std loam)*													
7	Average slope for the drainage area = *1%*													
8	Unit basin storage from sizing curves = *.58 in.*													
9	Size the BMP (ft^2) – *1.07 x .58 in x A_T ft^2 x (1 ft/12 in.)*	2,126	1,215	155	952	946	212	1,019	1,102	652	202	2,912	398	465
	Water Quality Design Volume (ft^3)	2,126	1,215	155	952	946	212	1,019	1,102	652	202	2,912	398	465
	Biotreatment Sizing													
1	V_{WQ} (ft^3) (Unit Basin Storage = .58 in.)	2,126	1,215	155	952	946	212	1,019	1,102	652	202	2,912	398	465
2	Assume rainfall intensity of .20 in/hr for flow-based sizing criteria													
3	Duration of the rain event = .58 in / .20 in/hr = 2.9 hr													
4	Preliminary estimate of total surface area - A_P (ft^2) = .04 x A_T	1,644	940	120	736	732	164	788	852	504	156	2,252	308	360
5	Assume 41% smaller surface area than calculated in 4 - A_M (ft^2) = .60 x A_P	970	555	71	434	432	97	465	503	297	92	1,329	182	212
6	Vol. of runoff filtering through treatment soil - V_M (ft^3) = A_M x 5"/hr x (1 ft/12 in) x 2.9 hr	1,172	670	86	525	522	117	562	607	359	111	1,606	220	257
7	Portion of V_{WQ} req'd to be stored in ponding area: V_P (ft^3) = V_{WQ} – V_M	954	545	70	427	425	95	457	494	292	90	1,306	179	209
8	Average ponding depth is between 6 and 12 in – Hr (in) = V_P ft^3 / A_M ft^2 x 12 in/ft	1' 8	11.8	11.8	11.8	11.8	11.8	11.8	11.8	11.8	11.8	11.8	11.8	11.8
	Minimum required biotreatment cell surface area (ft^2)	970	555	71	434	432	97	465	503	297	92	1,329	182	212

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LOWNEY ARCHITECTURE

PROJECT NAME
The Pruneyard

ELLIS PARTNERS

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3	04/21/16	PER CITY COMMENTS	DM

N PROJECT NORTH
N TRUE NORTH

DRAWN BY:
PROJECT NUMBER: 14-051
SHEET ISSUE DATE: 01/18/16
SHEET TITLE:

CONCEPTUAL STORMWATER CONTROL PLAN

SHEET NUMBER
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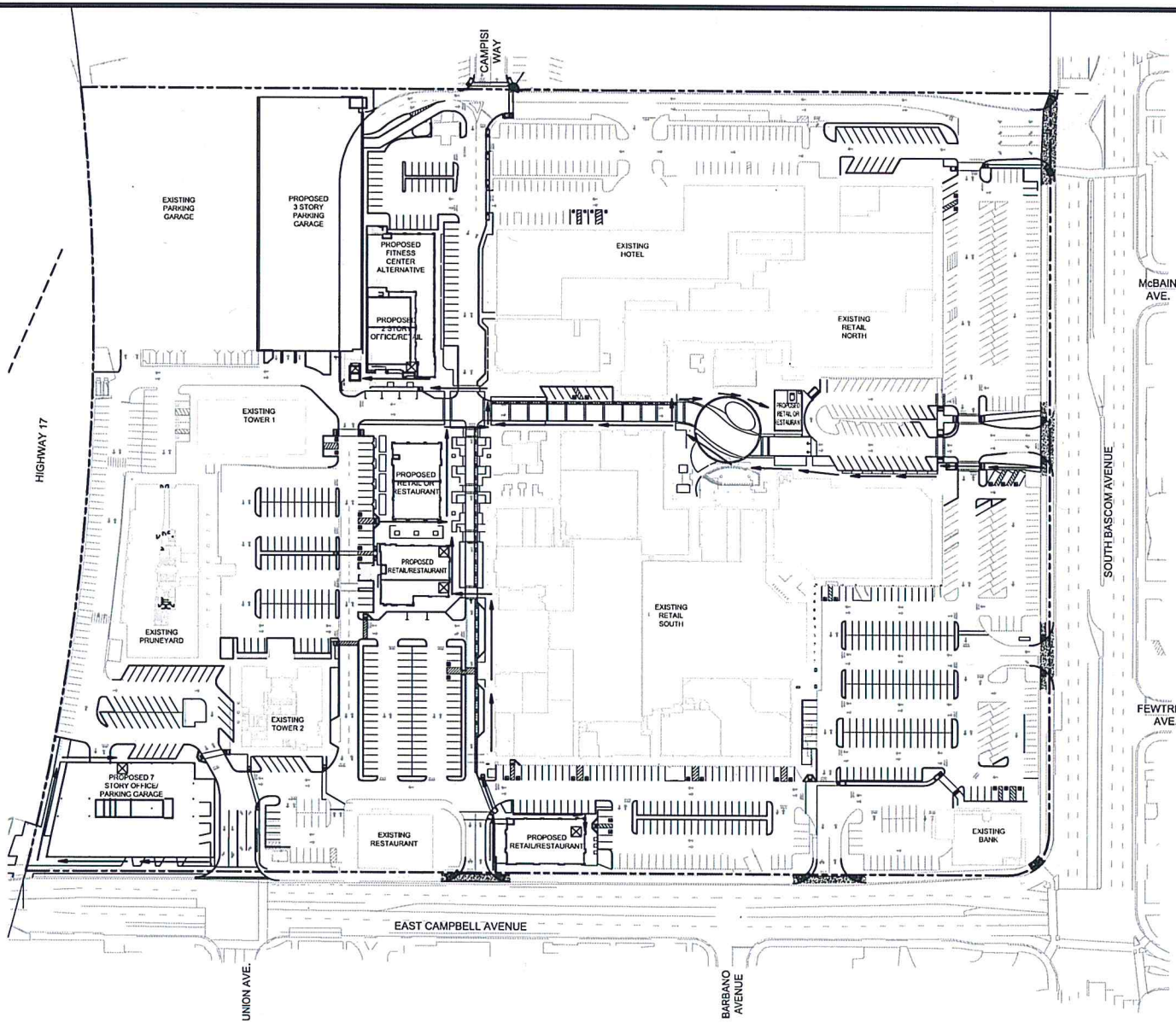

LEGEND

PROJECT BOUNDARY

PATH OF TRAVEL

APPROXIMATE BUILDING ENTRANCES

0 30 60 120

1 INCH = 60 FEET

N PROJECT NORTH

N TRUE NORTH

8/3/2015 5:06:11 PM

LOWNEY ARCHITECTURE

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3	04/21/16	PER CITY COMMENTS	DM

DRAWN BY: LA

PROJECT NUMBER: 14-051

SHEET ISSUE DATE: 01/18/16

SHEET TITLE:

PEDESTRIAN ACCESSIBLE PATH EXHIBIT

SHEET NUMBER

C-8.0

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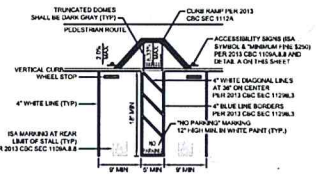
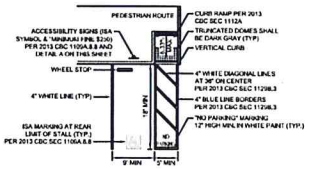


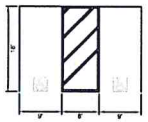
DETAIL
ACCESSIBLE PARKING STALL STRIPING (TYP)
NTS

NOTE: ACCESSIBLE PARKING SIGNING AND STRIPING SHALL CONFORM TO THE 2013 CBC SECTION 1109A.

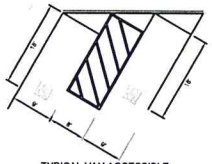


DETAIL
ACCESSIBLE PARKING STALL STRIPING (TYP)
NTS

NOTE: ACCESSIBLE PARKING SIGNING AND STRIPING SHALL CONFORM TO THE 2013 CBC SECTION 1109A.

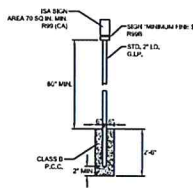


TYPICAL VAN ACCESSIBLE
PARKING STALL STRIPING
NTS

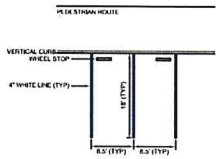


TYPICAL VAN ACCESSIBLE
PARKING STALL STRIPING

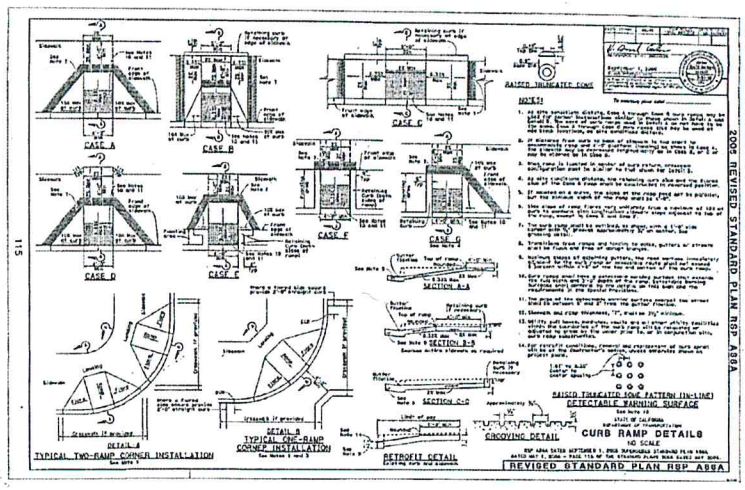
DETAIL
ACCESSIBLE PARKING SIGNS
NTS



DETAIL
ACCESSIBLE PARKING SIGNS
NTS



DETAIL
STANDARD PARKING STALLS
NTS



LOWNEY ARCHITECTURE

PROJECT NAME

The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave, Campbell, CA 95008

HMH

Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

CONSULTANT

CONSULTANT STAMP

REGISTERED PROFESSIONAL ENGINEER — RAY TRAN — No. 72243 — CIVIL — STATE OF CALIFORNIA

#	DATE	ISSUES & REVISIONS	BY
1	10/30/15	PER CITY COMMENTS	DM
2	12/15/15	PER CITY COMMENTS	DM
3	04/21/16	PER CITY COMMENTS	DM

N PROJECT NORTH

N TRUE NORTH

DRAWN BY: DM
PROJECT NUMBER: 14-051
SHEET ISSUE DATE: 01/18/16
SHEET TITLE:

SITE DETAILS

SHEET NUMBER

C8.1

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8/3/2015 5:06:11 PM

LEGEND

FIRE TRUCK PATH OF TRAVEL
SWEPT PATH — CENTER LINE

PROPOSED FIRE HYDRANT

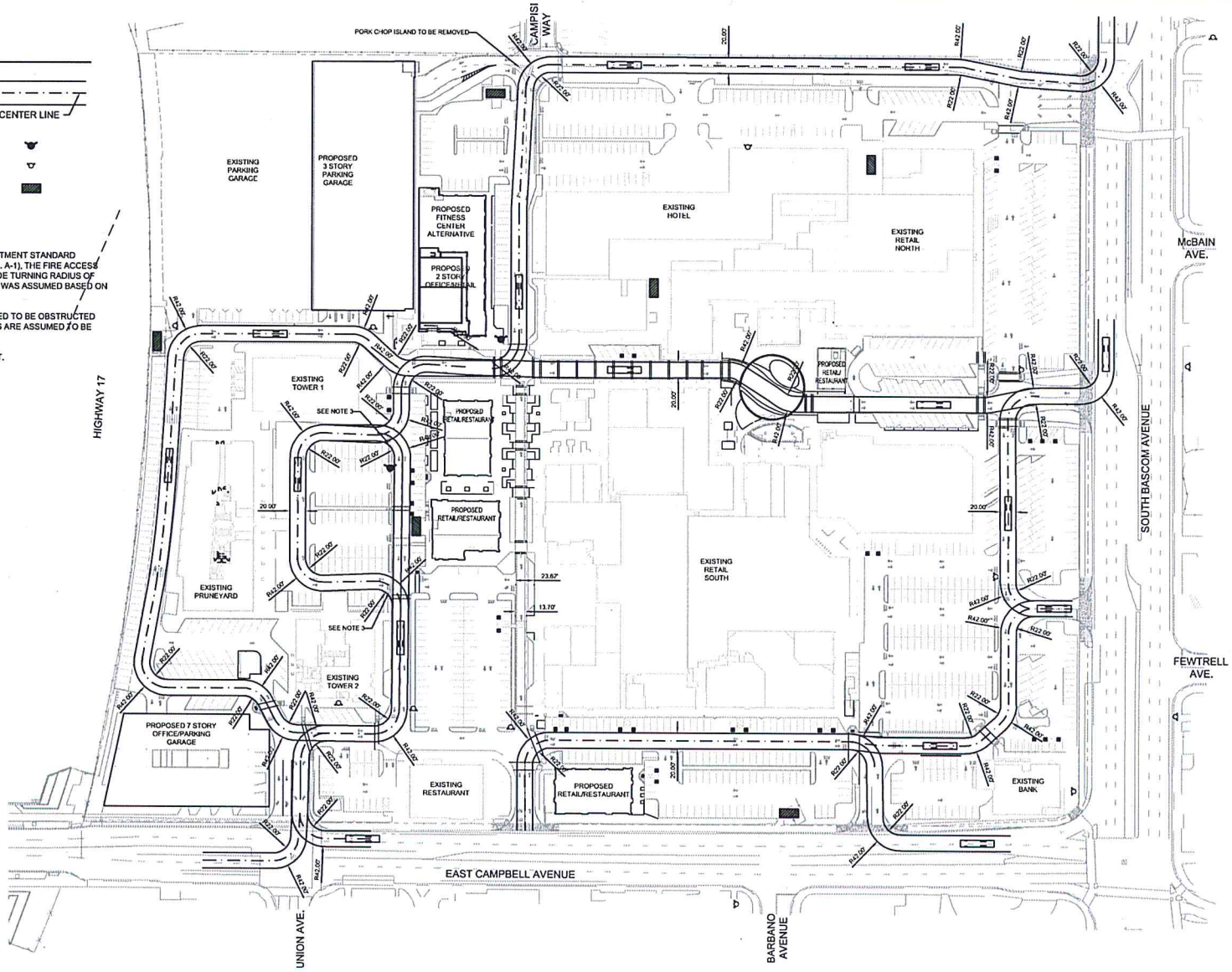
EXISTING FIRE HYDRANT

TRASH ENCLOSURE

NOTES

1. PER SANTA CLARA COUNTY FIRE DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS (SPEC No. A-1), THE FIRE ACCESS ROUTE SHOWN USES A MINIMUM OUTSIDE TURNING RADIUS OF 42'. A TRUCK SWEPT PATH WIDTH OF 20' WAS ASSUMED BASED ON MINIMUM FIRE ACCESS ROAD WIDTHS.
2. FIRE TRUCK PATH OF TRAVEL IS ASSUMED TO BE OBSTRUCTED BY ALL CURBS AND ALL PARKING STALLS ARE ASSUMED TO BE OCCUPIED.
3. EXISTING CONDITION IS NON-COMPLIANT.

0 30 60 120
1 INCH = 60 FEET



LOWNEY ARCHITECTURE

PROJECT NAME

The Pruneyard

ELLIS PARTNERS

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#	DATE	ISSUES & REVISIONS	BY
1	10/30/15	PER CITY COMMENTS	DM
2	12/15/15	PER CITY COMMENTS	DM
3	04/21/16	PER CITY COMMENTS	DM

PROJECT NORTH — TRUE NORTH

DRAWN BY:
PROJECT NUMBER: 14-051
SHEET ISSUE DATE: 01/18/16

SHEET TITLE:
TRUCK ACCESS EXHIBIT

SHEET NUMBER
C9.0

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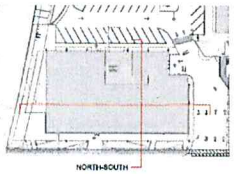
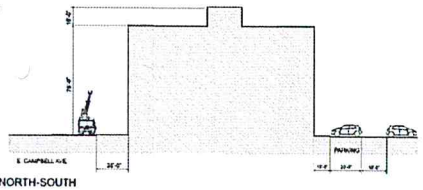
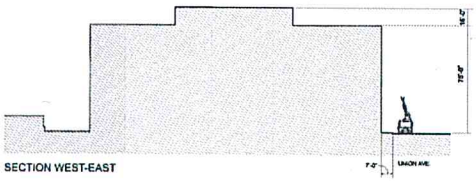
FIRE APPARATUS CROSS SECTIONS

OFFICE OPTION 1:



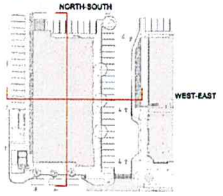


SECTION NORTH-SOUTH

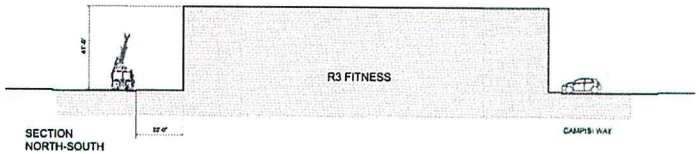


SECTION WEST-EAST

R3 FITNESS

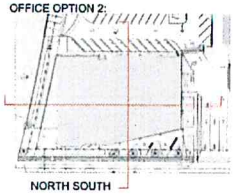


SECTION EAST-WEST

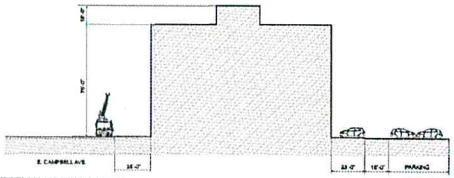


SECTION NORTH-SOUTH

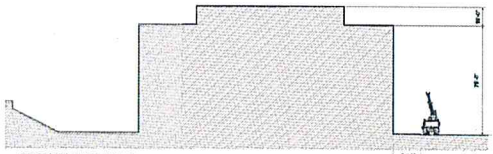
OFFICE OPTION 2:



WEST-EAST



SECTION NORTH-SOUTH



SECTION EAST-WEST

8/3/2015 5:06:11 PM

LOWNEY ARCHITECTURE

PROJECT NAME

The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

HMH

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CONSULTANT

CONSULTANT STAMP

REGISTERED PROFESSIONAL ENGINEER
JIAN YANG LI
No. 72243
CIVIL
STATE OF CALIFORNIA

#	DATE	ISSUES & REVISIONS	BY
1	10/30/15	PER CITY COMMENTS	DM
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3	04/21/16	PER CITY COMMENTS	DM

N PROJECT NORTH

N TRUE NORTH

DRAWN BY:

PROJECT NUMBER: 14-051

SHEET ISSUE DATE: 01/18/16

SHEET TITLE:

FIRE TRUCK ACCESS DETAIL

SHEET NUMBER

C9.1

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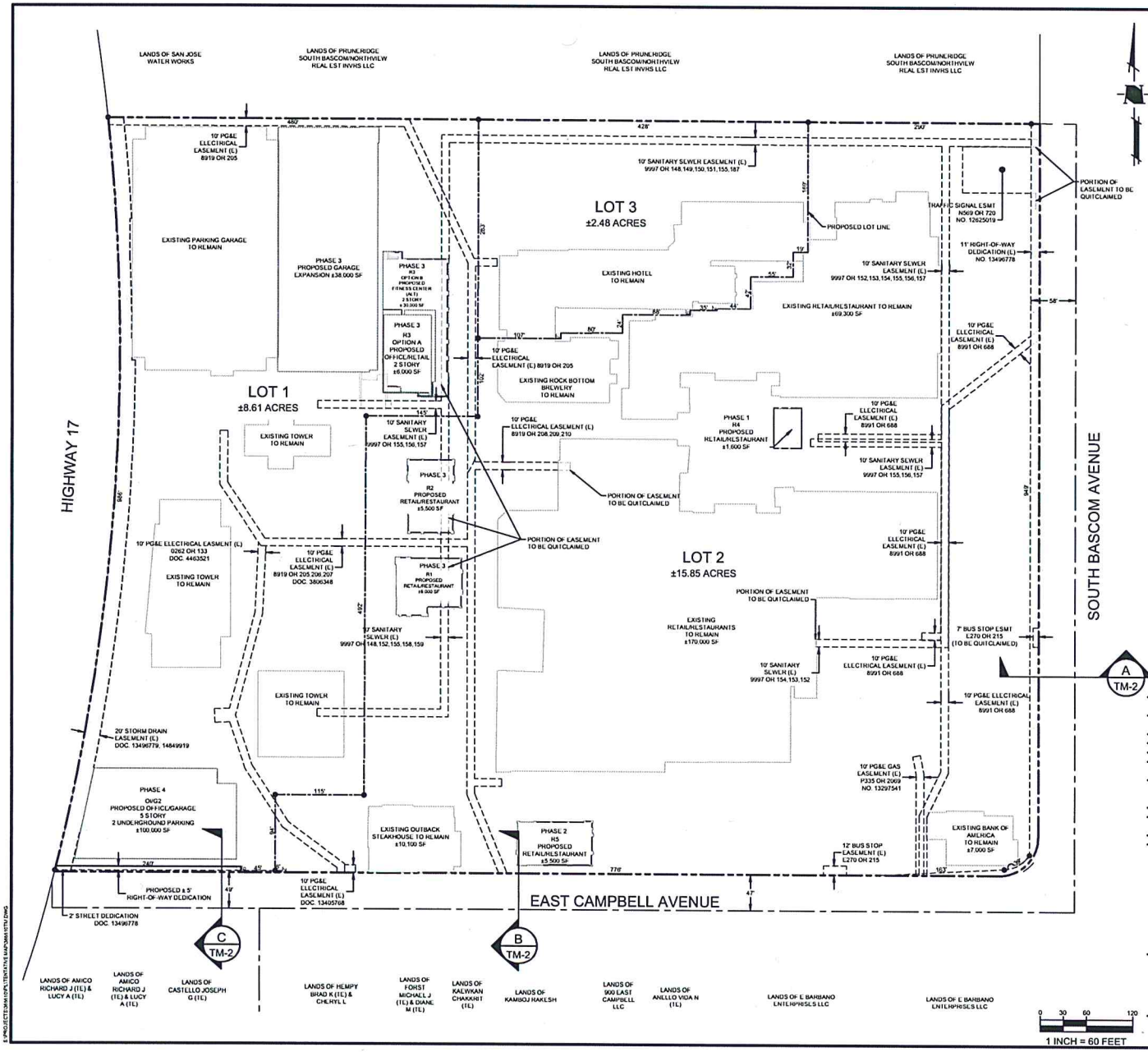

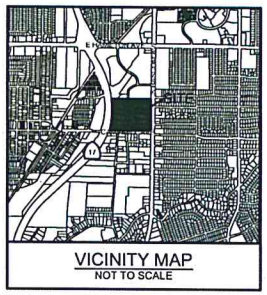

LEGEND

- TENTATIVE MAP BOUNDARY
- PROPOSED LOT LINE
- EXISTING PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- CENTER LINE
- EXISTING BUILDING
- EXISTING (E)
- PROPOSED (P)
- NAIL & TAG SET & STAMPED "LS 8720"
- RIGHT-OF-WAY DEDICATION

GENERAL NOTES

PROJECT NAME:	THE PRUNEYARD
OWNER:	CFEP PRUNEYARD LLC 1901 S. BASCOM AVENUE CAMPBELL, CA 95008
SUBDIVIDER:	ELLIS PARTNERS LLC 111 SUTTER ST #800 SAN FRANCISCO, CA 94104
ENGINEER:	HMH ENGINEERS 1570 OAKLAND ROAD SAN JOSE, CA 95131
STREET LOCATION:	1875 SOUTH BASCOM AVE.
EXISTING ZONING:	GENERAL COMMERCIAL
EXISTING GP DESIGNATION:	GENERAL COMMERCIAL
EXISTING USE:	RETAIL, HOTEL, OFFICE
PROPOSED USE:	RETAIL, HOTEL, OFFICE
WATER SUPPLY:	SAN JOSE WATER COMPANY
SEWAGE DISPOSAL:	WEST VALLEY SANITATION DISTRICT
ASSESSOR'S PARCEL #(S):	288-04-011, 012, 014, 017, 025, 026
TOTAL SITE AREA:	±27.24 ACRES
RIGHT-OF-WAY DEDICATION:	±0.30 ACRES
NET SITE AREA:	±26.94 ACRES
EXISTING LOTS:	1 LOT
PROPOSED LOTS:	3 LOTS

- THE TITLE REPORT THAT WAS USED FOR THE PREPARATION OF THIS MAP WAS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NUMBER: NCS-624066-CH2, DATED AUGUST 8, 2013.
- ALL DIMENSIONS DEPICTED HEREON ARE APPROXIMATE AND ARE SUBJECT TO REVISION AT FINAL MAP(S) STAGE.
- TOPOGRAPHY PROVIDED BY AERO-GEODETIC, DATED 8/19/2007.
- A FRONT, SIDE AND REAR SETBACK VARIANCE WILL BE REQUIRED.
- ALL EXISTING BUILDINGS TO REMAIN.
- THE PARCELS CREATED BY THIS MAP WILL BE SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN A SEPARATE DOCUMENT TO BE RECORDED IN CONJUNCTION WITH THE MAP.
- THE COVENANTS SHALL BE RECORDED WHICH OBLIGATE EXISTING AND FUTURE PROPERTY OWNERS TO JOINTLY PROVIDE FOR STREET IMPROVEMENTS, AS REQUIRED BY CHAPTER 11.24 OF THE CAMPBELL MUNICIPAL CODE.
- EASEMENTS NOTED AS FUTURE MAY BE REQUIRED IF NEW DEVELOPMENT OCCURS.
- INGRESS/EGRESS, RECIPROCAL PARKING, UTILITY, STORM DRAIN RELEASE EASEMENTS ARE TO BE OUTLINED IN THE CC&Rs.
- EMERGENCY VEHICLE ACCESS EASEMENTS ARE TO BE DESIGNATED ON PARCEL MAP.
- THE "REVISED PRUNEYARD HOTEL PARCEL CREATION REPORT" DATED OCTOBER 8, 2015, BY LOWNEY ARCHITECTURE INCLUDES DOCUMENTATION FROM HANNA AND VAN ATTA SHOWING THE INTENT TO SUBDIVIDE THE PROPERTY INTO THREE SEPARATE PARCELS - ONE FOR RETAIL, ONE FOR THE HOTEL, AND ONE FOR THE OFFICE BUILDINGS INCLUDING THE PARKING GARAGE. THE PARCELS WOULD BE ALLOWED TO BE SEPARATELY OWNED AND FINANCED, BUT THERE WOULD BE COMMON AREAS AND OPERATIONAL AND MANAGEMENT CONTROLS THAT WOULD BE PART OF THE LEGAL DOCUMENTS. THIS WOULD INCLUDE THE MUTUAL ACCESS/EGRESS EASEMENTS TO MAINTAIN THE EXISTING EXITING SYSTEMS FOR THE EXISTING BUILDINGS. PRIOR TO CITY PARCEL CREATION APPROVAL, CITY BUILDING OFFICIAL TO PROVIDE DETERMINATION WHETHER THE PROPOSED ALTERNATE METHODS (PER CBC SECTION 1.2.2) TO THE SPECIFIC EGRESS REQUIREMENTS OF CBC SECTION 1014.2.1 TO ALLOW FOR EGRESS ACROSS ADJOINING PARCELS BY UTILIZING A MUTUAL ACCESS/EGRESS EASEMENT THAT WOULD BE RECORDED ON THE PARCEL MAP AND IN THE CCRS IS ACCEPTABLE.
- PRIOR TO CITY PARCEL CREATION APPROVAL, WHERE THE NEW PROPERTY LINES OCCUR IN DIFFERENT LOCATIONS THAN WHERE THE ASSUMED PROPERTY LINES WERE ASSUMED TO BE LOCATED WHEN THE BUILDINGS WERE ORIGINALLY PERMITTED THEN WALL RATINGS AND OPENING PROTECTIVES WILL NEED TO BE IMPROVED TO MEET 2013 CBC STANDARDS AS APPLICABLE AND DETAILED IN THE "REVISED PRUNEYARD HOTEL PARCEL CREATION REPORT" DATED OCTOBER 8, 2015, BY LOWNEY ARCHITECTURE. BUILDING PERMITS WILL BE REQUIRES FOR EACH BUILDING REQUIRING UPGRADES TO EXTERIOR WALL AND OPENING PROTECTION AND ALL SUCH PERMITS SHALL BE FINALED PRIOR TO RECORDING THE FINAL PARCEL MAP.
- PROJECT WILL PROVIDE MONUMENTATION PER CITY CODE 20.76.010. IN THE EVENT MONUMENTATION CANNOT BE PROVIDED PER CITY CODE, DOCUMENTATION AND PHOTOS WILL BE PROVIDED TO THE CITY ENGINEER INDICATING THE PREMISE FOR DEVIATION FROM CITY MONUMENTATION CODE.

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San Jose, CA 95131 HMHca.com

REGISTERED PROFESSIONAL ENGINEER GLENN KUKAN No. 57808 Civil STATE OF CALIFORNIA

TENTATIVE PARCEL MAP
PLN2015-77
THE PRUNEYARD
1875 SOUTH BASCOM AVE, CAMPBELL

NO	DATE	DESCRIPTION
1		
2		
3		
4	04/21/16	PER CITY COMMENTS
5	12/15/15	PER CITY COMMENTS
6	10/30/15	PER CITY COMMENTS

PROJECT NO:	3655.10
CAD DWG FILE:	3655.10TM.DWG
DESIGNED BY:	DM
DRAWN BY:	DM
CHECKED BY:	ZJJ
DATE:	July 21, 2015
SCALE:	1" = 60'

© HMH

VESTING TENTATIVE PARCEL MAP

TM-1
OF 2

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND HMH HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR HMH.

E:\PROJECTS\3655.10\TM\TENTATIVE MAP\3655.10TM.DWG

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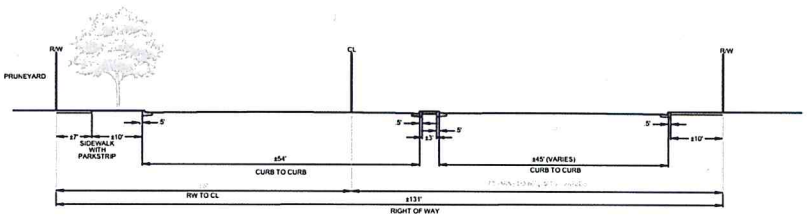
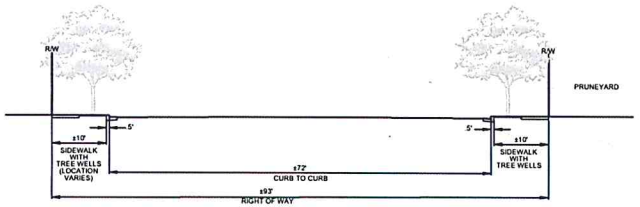
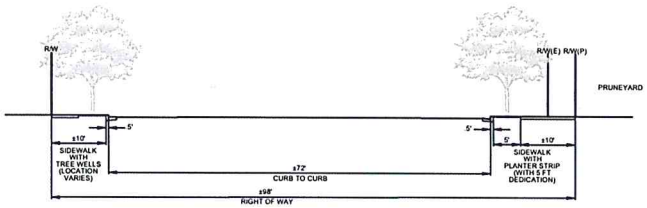


A EXISTING S BASCOM AVENUE SECTION (TO REMAIN)
SCALE: NOT TO SCALE



B EXISTING E CAMPBELL AVENUE SECTION (TO REMAIN)*
SCALE: NOT TO SCALE
* EXCEPT WEST OF UNION AVENUE



C PROPOSED E CAMPBELL AVENUE SECTION *
SCALE: NOT TO SCALE
*WEST OF UNION AVENUE

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND HMH HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR HMH.

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San Jose, CA 95131 HMHca.com

REGISTERED PROFESSIONAL ENGINEER
STEPHEN KLEIN
No. 57808
Civil
STATE OF CALIFORNIA

TENTATIVE PARCEL MAP
PLN2015-77
THE PRUNEYARD
1875 SOUTH BASCOM AVE, CAMPBELL

NO	DATE	DESCRIPTION
5		
4		
3	04/21/16	PER CITY COMMENTS
2	12/15/15	PER CITY COMMENTS
1	10/30/15	PER CITY COMMENTS

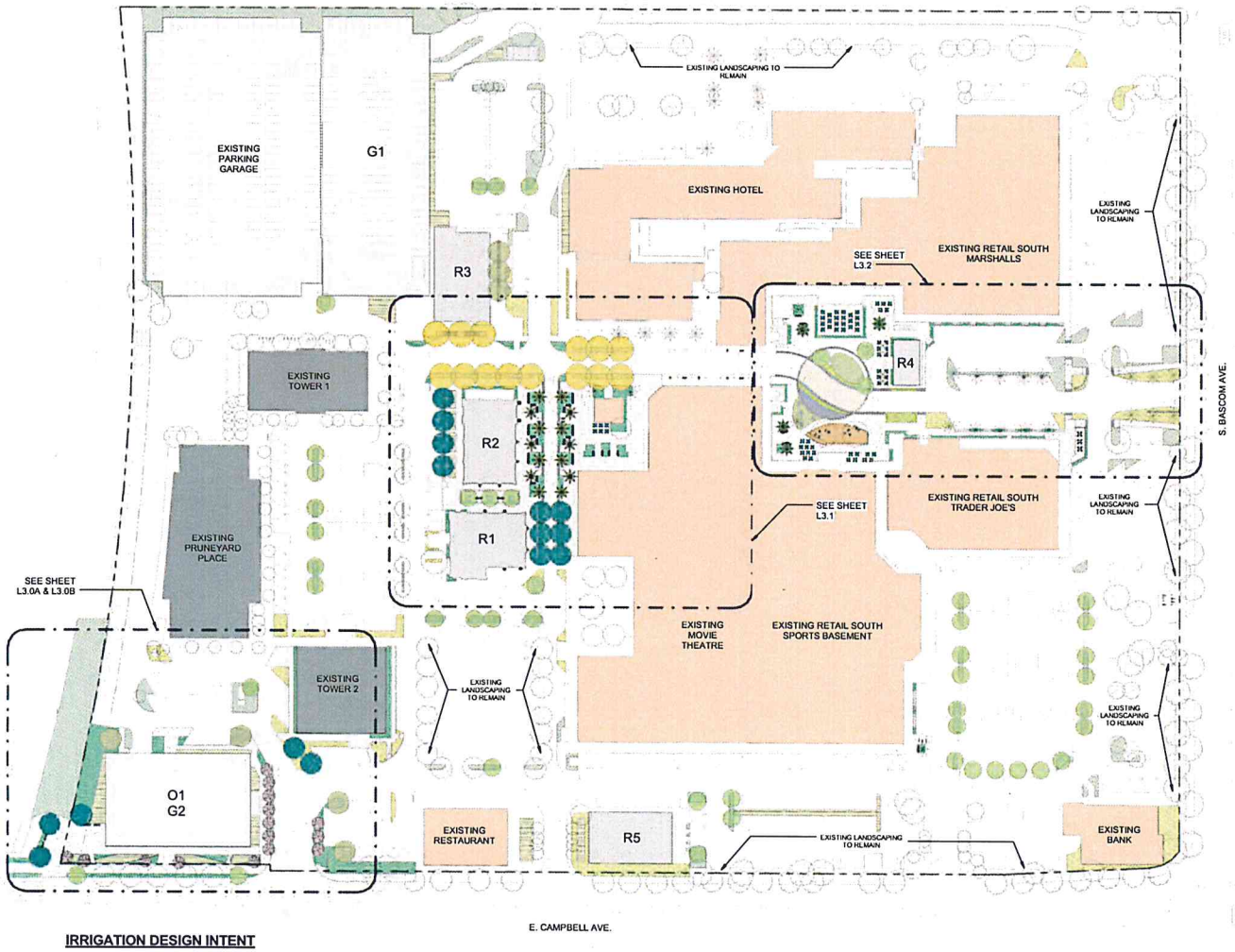
PROJECT NO:	3455.14
CAD DWG FILE:	3455.14TM.DWG
DESIGNED BY:	DM
DRAWN BY:	DM
CHECKED BY:	ZJJ
DATE:	July 21, 2015
SCALE:	1" = 40'
© HMH	

CROSS SECTIONS

TM-2
OF 2

PLOTTED: 4/13/2016 4:18 PM

X:\PROJECTS\3455\PLTENTATIVE MAP\3455TM.DWG



IRRIGATION DESIGN INTENT

IRRIGATION SYSTEM IS DESIGNED TO PROVIDE THE MINIMUM AMOUNT OF WATER NECESSARY TO SUSTAIN GOOD PLANT HEALTH. ALL SELECTED COMPONENTS ARE COMMERCIAL GRADE, SELECTED FOR DURABILITY, VANDAL RESISTANCE AND MINIMUM MAINTENANCE REQUIREMENT. THE SYSTEM IS A COMBINATION OF SPRAY, DRIP AND SUBSURFACE IRRIGATION AS APPROPRIATE TO PLANT TYPE, EXPOSURE AND SLOPE CONDITIONS. THE SYSTEM WILL COMPLY WITH THE STATE WATER EFFICIENT LANDSCAPE REQUIREMENTS (CALIFORNIA CODE OF REGULATIONS, TITLE 23, CH. 2.7, DIV. 2).

CONTROL OF THE SYSTEM IS VIA A WEATHER-ENABLED CONTROLLER CAPABLE OF DAILY SELF-ADJUSTMENT BASED ON REAL-TIME WEATHER CONDITIONS AS MEASURED BY AN ON-SITE WEATHER SENSOR.

THE SYSTEM INCLUDES A MASTER CONTROL VALVE AND FLOW SENSING CAPABILITY WHICH WILL SHUT DOWN ALL OR PART OF THE SYSTEM IF LEAKS ARE DETECTED.

4/27/2016 3:13:11 PM

PLANT LEGEND

TREES

TYPE A TREES (preliminary selections):
CELTIS SINENSIS (Chinese Hackberry)
PLATANUS x ACERFOLIA 'COLUMBIA' (Plane Tree)

TYPE B TREES (preliminary selections):
QUERCUS FRAINETTO 'FOREST GREEN' (Forest Green Oak)
LIRIODENDRON TULIPIFERA (Tulip Tree)

TYPE C TREES (preliminary selections):
ZELKOVA SERRATA 'VILLAGE GREEN' (Village Green Japanese Zelkova)
NYSSA SYLVATICA (Black Gum)

TYPE D TREES (preliminary selections):
ULMUS PARVIFOLIA (Chinese Elm)
KOELREUTERIA PANICULATA (Golden Rain Tree)
PISTACIA CHINENSE (Chinese Pistache)

TYPE E TREES (preliminary selections):
SYAGRUS ROMANZOFFIANUM (Queen Palm)
WASHINGTONIA FILIFERA x ROBUSTA (Hybrid Fan Palm)

TYPE F TREES (preliminary selections):
ARBUTUS 'MARINA' (Marina Strawberry Tree)
LAGERSTROEMIA 'NATCHEZ' (Crape Myrtle)
LAURUS 'SARATOGA' (Saratoga Bay)

EXISTING TREE TO REMAIN

SHRUBS AND GROUNDCOVER

PEDESTRIAN PLANTING AREAS
TRANSITION PLANTING AREAS
PARKING LOT PLANTING AREAS
BARRIER PLANTING
STORMWATER TREATMENT AREAS
NO-MOW TURF

SITE PLANTERS

LARGE PLANTER POTS
MEDIUM PLANTER POTS

0 30 60 90 150'

SCALE: 1" = 60'-0"

lowney arch

PROJECT NAME
THE PRUNEYARD

ELLIS PARTNERS

CAMPBELL, CALIFORNIA

CONSULTANT

CONSULTANT STAMP

#	DATE	ISSUES & REVISIONS	BY
	04/12/15	ENTITLEMENT	
	10/30/15	RESUBMITTAL 1	
	12/15/15	RESUBMITTAL 2	
	04/25/16	RESUBMITTAL 3	

N PROJECT NORTH
N TRUE NORTH

DRAWN BY: CJ, SG
PROJECT NUMBER: PRUNEYARD
SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER
L1.0

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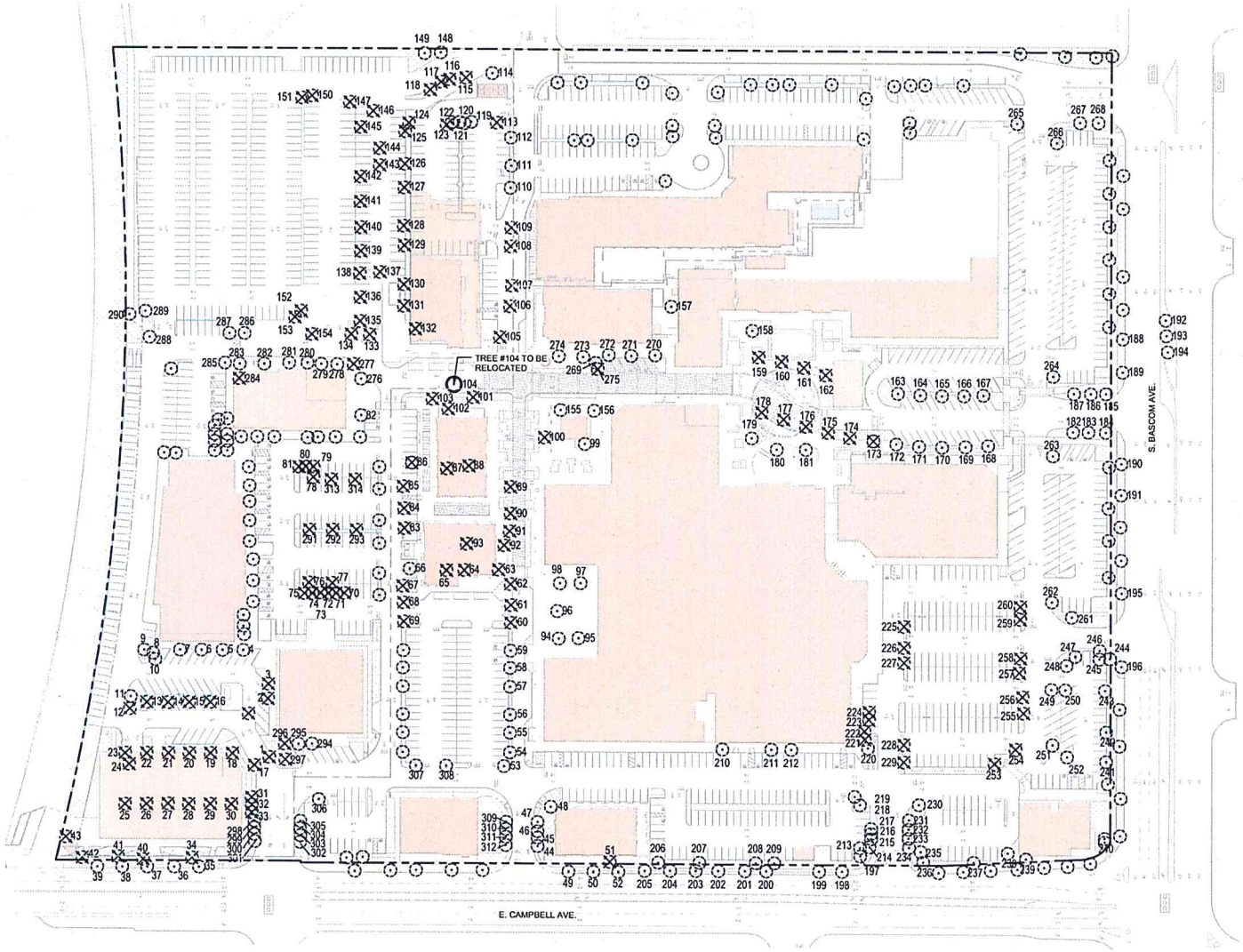

EXISTING TREE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE RELOCATED
- 000 TREE NUMBER - SEE TREE INVENTORY, SHEETS L2.1 AND L2.2

NOTE:

SEE EXISTING TREE INVENTORY, SHEETS L2.1 AND L2.2

SCALE: 1" = 60'-0"

4/27/2016 3:13:24 PM

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PROJECT NAME

THE PRUNEYARD

ELLIS PARTNERS

CAMPBELL, CALIFORNIA

CONSULTANT

CONSULTANT STAMP

#	DATE	ISSUES & REVISIONS	BY
	08/12/15	ENTITLEMENT	
	10/30/15	RESUBMITTAL 1	
	12/15/15	RESUBMITTAL 2	
	04/25/16	RESUBMITTAL 3	

N PROJECT NORTH

N TRUE NORTH

DRAWN BY: CJ, KF

PROJECT NUMBER: PRUNEYARD

SHEET TITLE:

TREE REMOVAL & PRESERVATION PLAN

SHEET NUMBER

L2.0

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EXISTING TREE INVENTORY

TREE #	BOTANICAL NAME	COMMON NAME	DBH	PROTECTED TREE	HEALTH	PRESERVATION SUITABILITY	TREE TO BE REMOVED
1	Platanus acerifolia	London Plane	12.5	YES	4	Good	X
2	Ulmus parvifolia	Chinese Elm	12.4	YES	3	Moderate	X
3	Ulmus parvifolia	Chinese Elm	10.8		3	Moderate	X
4	Pistacia chinensis	Chinese Pistache	4.8		4	Moderate	
5	Koelreuteria paniculata	Goldenrain Tree	11.7		2	Poor	
6	Koelreuteria paniculata	Goldenrain Tree	9.8		3	Moderate	
7	Koelreuteria paniculata	Goldenrain Tree	10.2		3	Moderate	
8	Melaleuca linarifolia	Paperbark	31.8	YES	4	Good	
9	Koelreuteria paniculata	Goldenrain Tree	11.9		4	Good	
10	Koelreuteria paniculata	Goldenrain Tree	12	YES	4	Good	
11	Koelreuteria paniculata	Goldenrain Tree	9.6		4	Good	
12	Koelreuteria paniculata	Goldenrain Tree	10		4	Good	X
13	Koelreuteria paniculata	Goldenrain Tree	11.2		4	Muderate	X
14	Pistacia chinensis	Chinese Pistache	8.2		5	Moderate	X
15	Koelreuteria paniculata	Goldenrain Tree	6		4	Moderate	X
16	Koelreuteria paniculata	Goldenrain Tree	11.6		4	Moderate	X
17	Platanus acerifolia	London Plane	10.5		4	Good	X
18	Koelreuteria paniculata	Goldenrain Tree	10.8		3	Moderate	X
19	Koelreuteria paniculata	Goldenrain Tree	4.3		1	Poor	X
20	Koelreuteria paniculata	Goldenrain Tree	9.4		4	Moderate	X
21	Koelreuteria paniculata	Goldenrain Tree	11.7		4	Moderate	X
22	Koelreuteria paniculata	Goldenrain Tree	11.9		4	Moderate	X
23	Koelreuteria paniculata	Goldenrain Tree	7		4	Good	X
24	Koelreuteria paniculata	Goldenrain Tree	10.2		4	Good	X
25	Koelreuteria paniculata	Goldenrain Tree	8.2		4	Moderate	X
26	Koelreuteria paniculata	Goldenrain Tree	13.1		3	Moderate	X
27	Koelreuteria paniculata	Goldenrain Tree	6.5		3	Moderate	X
28	Koelreuteria paniculata	Goldenrain Tree	5.4		2	Moderate	X
29	Koelreuteria paniculata	Goldenrain Tree	5.6		3	Moderate	X
30	Koelreuteria paniculata	Goldenrain Tree	10.2		3	Moderate	X
31	Pistacia chinensis	Chinese Pistache	7.7		3	Moderate	X
32	Pistacia chinensis	Chinese Pistache	5.9		4	Muderate	X
33	Pistacia chinensis	Chinese Pistache	8		3	Moderate	X
34	Liquidambar styraciflua	Sweet Gum	14.9	YES	4	Good	X
35	Pistacia chinensis	Chinese Pistache	7.9		5	Good	
36	Pistacia chinensis	Chinese Pistache	5.6		4	Good	
37	Pistacia chinensis	Chinese Pistache	7.6		4	Good	
38	Pistacia chinensis	Chinese Pistache	8.7		4	Good	
39	Pistacia chinensis	Chinese Pistache	3.4		4	Good	
40	Acer platanoides	Norway Maple	12.5	YES	4	Good	X
41	Callistemon viminalis	Weeping Bottlebrush	11		3	Moderate	X
42	Fraxinus 'Fan West'	Ash	29.3	YES	5	Good	X
43	Ulmus parvifolia	Chinese Elm	4.5		5	Good	X
44	Lagerstroemia indica	Crape Myrtle	4.2		4	Moderate	
45	Lagerstroemia indica	Crape Myrtle	4.8		4	Moderate	
46	Lagerstroemia indica	Crape Myrtle	4.5		4	Moderate	
47	Lagerstroemia indica	Crape Myrtle	5		4	Moderate	
48	Pistacia chinensis	Chinese Pistache	9.9		4	Good	
49	Pistacia chinensis	Chinese Pistache	10		4	Good	
50	Pistacia chinensis	Chinese Pistache	8		4	Good	
51	Olea europaea	Olive	40.8	YES	3	Poor	X
52	Pistacia chinensis	Chinese Pistache	6.4		4	Good	
53	Pinus canariensis	Canary Island Pine	23.9	YES	3	Moderate	
54	Olea europaea	Olive	15.9	YES	2	Poor	
55	Olea europaea	Olive	28.6		3	Moderate	
56	Olea europaea	Olive	23.6	YES	3	Moderate	
57	Olea europaea	Olive	26	YES	3	Moderate	
58	Olea europaea	Olive	26.4		3	Moderate	
59	Olea europaea	Olive	25.5		3	Moderate	
60	Olea europaea	Olive	23.6	YES	3	Moderate	X
61	Olea europaea	Olive	23.3	YES	3	Moderate	X
62	Olea europaea	Olive	22.8	YES	3	Moderate	X
63	Pinus canariensis	Canary Island Pine	20.5	YES	2	Moderate	X
64	Ulmus parvifolia	Chinese Elm	11.9		3	Moderate	X
65	Ulmus parvifolia	Chinese Elm	30.4		4	Moderate	X
66	Pinus pinea	Italian Stone Pine	39.2	YES	4	Good	
67	Olea europaea	Olive	24.4		2	Poor	X
68	Olea europaea	Olive	31		2	Moderate	X
69	Olea europaea	Olive	20.5		2	Poor	X
70	Pyrus calleryana	Ornamental Pear	7.1		4	Good	X
71	Pyrus calleryana	Ornamental Pear	6.1		4	Good	X
72	Pyrus calleryana	Ornamental Pear	8.4		4	Good	X
73	Pyrus calleryana	Ornamental Pear	8.1		4	Good	X

TREE #	BOTANICAL NAME	COMMON NAME	DBH	PROTECTED TREE	HEALTH	PRESERVATION SUITABILITY	TREE TO BE REMOVED
74	Pyrus calleryana	Ornamental Pear	8.3		4	Good	X
75	Pyrus calleryana	Ornamental Pear	7.8		4	Good	X
76	Prunus cerasifera	Cherry Plum	11.4		4	Good	X
77	Prunus cerasifera	Cherry Plum	11.8		4	Good	X
78	Prunus cerasifera	Cherry Plum	10.7		4	Moderate	X
79	Pyrus calleryana	Ornamental Pear	8.7		4	Moderate	X
80	Pyrus calleryana	Ornamental Pear	7.5		4	Moderate	X
81	Pyrus calleryana	Ornamental Pear	10.2		4	Moderate	X
82	Pyrus calleryana	Ornamental Pear	11.5		4	Moderate	
83	Olea europaea	Olive	26.7		3	Moderate	X
84	Olea europaea	Olive	22.2		3	Moderate	X
85	Olea europaea	Olive	29.3		2	Poor	X
86	Ulmus parvifolia	Chinese Elm	22	YES	5	Good	X
87	Schinus molle	Peruvian Peppertree	40	YES	3	Moderate	X
88	Ulmus parvifolia	Chinese Elm	23	YES	5	Good	X
89	Olea europaea	Olive	40	YES	2	Moderate	X
90	Olea europaea	Olive	27.5	YES	2	Poor	X
91	Olea europaea	Olive	34	YES	2	Poor	X
92	Pinus canariensis	Canary Island Pine	24	YES	4	Moderate	X
93	Pinus pinea	Italian Stone Pine	19.6	YES	3	Poor	X
94	Olea europaea	Olive	22.4		3	Moderate	
95	Olea europaea	Olive	30.4		2	Poor	
96	Ulmus parvifolia	Chinese Elm	17.4	YES	5	Moderate	
97	Olea europaea	Olive	21.4		2	Poor	
98	Olea europaea	Olive	27.2	YES	2	Poor	
99	Ulmus parvifolia	Chinese Elm	10.8		5	Good	
100	Eriobotrya deflexa	Bronze Loquat	18.5	YES	4	Good	X
101	Olea europaea	Olive	32.6	YES	3	Moderate	X
102	Olea europaea	Olive	40.7		4	Good	X
103	Olea europaea	Olive	40.5		4	Good	X
104	Olea europaea	Olive	33.2	YES	4	Good	
105	Ulmus parvifolia	Chinese Elm	22.4	YES	5	Good	X
106	Olea europaea	Olive	27.5	YES	2	Poor	X
107	Olea europaea	Olive	32.7	YES	2	Poor	X
108	Olea europaea	Olive	30.4	YES	2	Poor	X
109	Olea europaea	Olive	33	YES	2	Poor	X
110	Olea europaea	Olive	30.1	YES	2	Moderate	
111	Olea europaea	Olive	37.2	YES	3	Moderate	
112	Cedrus deodara	Deodar Cedar	12.5	YES	4	Moderate	
113	Olea europaea	Olive	24.2	YES	3	Moderate	X
114	Fraxinus species	Ash	23.5	YES	3	Poor	
115	Olea europaea	Olive	18		1	Poor	X
116	Olea europaea	Olive	11.8		2	Poor	X
117	Grevillea robusta	Silky Oak	23.2	YES	3	Poor	X
118	Olea europaea	Olive	44.4		3	Moderate	X
119	Olea europaea	Olive	13.3	YES	2	Moderate	
120	Olea europaea	Olive	17.8		2	Moderate	
121	Olea europaea	Olive	16.1		2	Moderate	
122	Olea europaea	Olive	22.4		3	Moderate	
123	Olea europaea	Olive	21.9		3	Moderate	X
124	Olea europaea	Olive	22	YES	3	Moderate	X
125	Geijera parviflora	Australian Willow	16.4	YES	2	Poor	X
126	Olea europaea	Olive	30.5	YES	3	Moderate	X
127	Olea europaea	Olive	38.1		2	Poor	X
128	Olea europaea	Olive	29.8	YES	2	Moderate	X
129	Olea europaea	Olive	21.0	YES	2	Moderate	X
130	Olea europaea	Olive	34.7	YES	2	Poor	X
131	Olea europaea	Olive	19.6		1	Poor	X
132	Ulmus parvifolia	Chinese Elm	21.6	YES	5	Moderate	X
133	Ulmus parvifolia	Chinese Elm	8.5		4	Moderate	X
134	Ulmus parvifolia	Chinese Elm	10.8		4	Moderate	X
135	Ulmus parvifolia	Chinese Elm	7.9		4	Moderate	X
136	Ulmus parvifolia	Chinese Elm	9.5		4	Moderate	X
137	Melaleuca linarifolia	Paperbark	25.5	YES	2	Poor	X
138	Ulmus parvifolia	Chinese Elm	8.6		4	Moderate	X
139	Ulmus parvifolia	Chinese Elm	9.6		4	Moderate	X
140	Ulmus parvifolia	Chinese Elm	10.3		4	Moderate	X
141	Ulmus parvifolia	Chinese Elm	9.5		5	Moderate	X
142	Ulmus parvifolia	Chinese Elm	9		4	Moderate	X
143	Olea europaea	Olive	28.5	YES	3	Poor	X
144	Olea europaea	Olive	25.5	YES	3	Moderate	X
145	Ulmus parvifolia	Chinese Elm	10.6		5	Moderate	X
146	Ulmus parvifolia	Chinese Elm	10.8		5	Moderate	X

TREE #	BOTANICAL NAME	COMMON NAME	DBH	PROTECTED TREE	HEALTH	PRESERVATION SUITABILITY	TREE TO BE REMOVED
147	Ulmus parvifolia	Chinese Elm	11.4		4	Moderate	X
148	Magnolia grandiflora	Southern Magnolia	15	YES	4	Good	
149	Schinus terebinthifolius	Brazilian Pepper	49.6	YES	3	Poor	
150	Ulmus parvifolia	Chinese Elm	8.7		4	Moderate	X
151	Populus nigra	Lombardy poplar	14.6	YES	4	Moderate	X
152	Olea europaea	Olive	13.2		5	Good	X
153	Olea europaea	Olive	13		5	Good	X
154	Ulmus parvifolia	Chinese Elm	8.2		4	Moderate	X
155	Washingtonia robusta	Mexican Fan Palm	14.6	YES	4	Moderate	
156	Washingtonia robusta	Mexican Fan Palm	12.7	YES	4	Moderate	
157	Xylosma congestum	Xylosma	13.6	YES	3	Moderate	
158	Syagrus romanzoffiana	Queen Palm	11		4	Moderate	
159	Washingtonia robusta	Mexican Fan Palm	13.7	YES	4	Moderate	X
160	Washingtonia robusta	Mexican Fan Palm	14	YES	4	Moderate	X
161	Washingtonia robusta	Mexican Fan Palm	14.3	YES	4	Good	X
162	Washingtonia robusta	Mexican Fan Palm	15.5	YES	4	Good	X
163	Washingtonia robusta	Mexican Fan Palm	14	YES	4	Moderate	
164	Washingtonia robusta	Mexican Fan Palm	13.7	YES	4	Moderate	
165	Washingtonia robusta	Mexican Fan Palm	13	YES	4	Moderate	
166	Washingtonia robusta	Mexican Fan Palm	14.0	YES	4	Moderate	
167	Washingtonia robusta	Mexican Fan Palm	13	YES	4	Moderate	
168	Washingtonia robusta	Mexican Fan Palm	13.5	YES	4	Moderate	
169	Washingtonia robusta	Mexican Fan Palm	13.5	YES	4	Moderate	
170	Washingtonia robusta	Mexican Fan Palm	13.9	YES	4	Moderate	
171	Washingtonia robusta	Mexican Fan Palm	12.2	YES	4	Moderate	
172	Washingtonia robusta	Mexican Fan Palm	15.5	YES	4	Moderate	
173	Washingtonia robusta	Mexican Fan Palm	14	YES	4	Moderate	X
174	Washingtonia robusta	Mexican Fan Palm	14.7	YES	4	Moderate	X
175	Washingtonia robusta	Mexican Fan Palm	16.3	YES	4	Moderate	X
176	Washingtonia robusta	Mexican Fan Palm	12.9	YES	4	Moderate	X
177	Washingtonia robusta	Mexican Fan Palm	13	YES	4	Moderate	X
178	Washingtonia robusta	Mexican Fan Palm	14.6	YES	4	Moderate	X
179	Syagrus romanzoffiana	Queen Palm	10.8		4	Moderate	
180	Olea europaea	Olive	37	YES	4	Moderate	
181	Olea europaea	Olive	41.1		4	Moderate	
182	Washingtonia robusta	Mexican Fan Palm	14.8	YES	4	Moderate	
183	Washingtonia robusta	Mexican Fan Palm	14.6	YES	4	Moderate	
184	Washingtonia robusta	Mexican Fan Palm	14.8	YES	4	Moderate	
185	Washingtonia robusta	Mexican Fan Palm	14.4	YES	4	Moderate	
186	Washingtonia robusta	Mexican Fan Palm	15.9	YES	4	Moderate	
187	Washingtonia robusta	Mexican Fan Palm	15.2	YES	4	Moderate	
188	Platanus acerifolia	London Plane	15.5	YES	5	Good	
189	Platanus acerifolia	London Plane	20.5	YES	4	Good	
190	Platanus acerifolia	London Plane	19.5	YES	5	Good	
191	Platanus acerifolia	London Plane	15.9	YES	5	Good	
192	Platanus acerifolia	London Plane	14.2	YES	4	Good	
193	Platanus acerifolia	London Plane	11.1		4	Good	
194	Platanus acerifolia	London Plane	13.8	YES	4	Good	
195	Platanus acerifolia	London Plane	18.3	YES	4	Good	
196	Platanus acerifolia	London Plane	10.2	YES		Good	
197	Pinus canariensis	Canary Island Pine	25	YES		Moderate	
198	Pistacia chinensis	Chinese Pistache	10.9			Moderate	
199	Pistacia chinensis	Chinese Pistache	11.3		4	Good	
200	Pistacia chinensis	Chinese Pistache	6.3		3	Moderate	
201	Pistacia chinensis	Chinese Pistache	6.3		3	Good	
202	Pistacia chinensis	Chinese Pistache	5.6		3	Good	
203	Pistacia chinensis	Chinese Pistache	7.8		4	Good	
204	Pistacia chinensis	Chinese Pistache	6.1		4	Good	
205	Pistacia chinensis	Chinese Pistache	6.5		3	Moderate	
206	Geijera parviflora	Australian Willow	19.2	YES	4	Good	
207	Pistacia chinensis	Chinese Pistache	12.0	YES	4	Good	
208	Geijera parviflora	Australian Willow	18.5	YES	5	Good	
209	Schinus molle	Peruvian Peppertree	31.5	YES	3	Moderate	
210	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	3.0		4	Good	
211	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	4.5		4	Good	
212	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	2.6		3	Moderate	
213	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	2.5		4	Good	
214	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	2.2		4	Good	
215	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	2.6		4	Good	
216	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	2.6		4	Good	
217	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	2.6		4	Good	
218	Pinus canariensis	Canary Island Pine	21.3	YES	4	Good	
219	Pinus canariensis	Canary Island Pine	24.2	YES	4	Good	

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PROJECT NAME

THE PRUNEYARD

ELLIS PARTNERS

CAMPBELL, CALIFORNIA

CONSULTANT

CONSULTANT STAMP

#	DATE	ISSUES & REVISIONS	BY
	04/12/15	ENTITLEMENT	
	10/30/15	RESUBMITTAL 1	
	12/15/15	RESUBMITTAL 2	
	04/29/16	RESUBMITTAL 3	

N PROJECT NORTH

N TRUE NORTH

DRAWN BY: CJ, KF

PROJECT NUMBER: PRUNEYARD

SHEET TITLE:

EXISTING TREE INVENTORY

SHEET NUMBER

L2.1

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

TREE #	BOTANICAL NAME	COMMON NAME	DBH	PROTECTED TREE	HEALTH	PRESERVATION SUITABILITY	TREE TO BE REMOVED
220	Phoenix canariensis	Canary Island Date Palm	31.3	YES	4	Good	
221	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	2.1		4	Good	X
222	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	3.2		4	Good	X
223	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	3.1		4	Good	X
224	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	4.1		5	Good	X
225	Koelreuteria paniculata	Goldenrain Tree	12.1	YES	4	Good	X
226	Koelreuteria paniculata	Goldenrain Tree	10.5		4	Good	X
227	Koelreuteria paniculata	Goldenrain Tree	11.0		4	Good	X
228	Koelreuteria paniculata	Goldenrain Tree	2.9		2	Poor	X
229	Koelreuteria paniculata	Goldenrain Tree	8.7		4	Good	X
230	Pistacia chinensis	Chinese Pistache	8.9		3	Moderate	
231	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	3.0		4	Good	
232	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	3.1		4	Good	
233	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	3.1		4	Good	
234	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	3.3		4	Good	
235	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	3.2		4	Good	
236	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	3.7		4	Good	
237	Olea europaea	Olive	28.0	YES	3	Moderate	
238	Pistacia chinensis	Chinese Pistache	8.2		5	Good	
239	Olea europaea	Olive	31.4	YES	3	Moderate	
240	Platanus acerifolia	London Plane	16.7	YES	5	Good	
241	Platanus acerifolia	London Plane	12.6	YES	5	Good	
242	Platanus acerifolia	London Plane	13.2	YES	5	Good	
243	Platanus acerifolia	London Plane	13.3	YES	5	Good	
244	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	2.4		5	Good	
245	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	2.9		5	Good	
246	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	2.8		5	Good	
247	Platanus acerifolia	London Plane	11.0		4	Good	
248	Platanus acerifolia	London Plane	13.3	YES	4	Good	
249	Koelreuteria paniculata	Goldenrain Tree	10.7		3	Moderate	
250	Koelreuteria paniculata	Goldenrain Tree	8.8		4	Good	
251	Koelreuteria paniculata	Goldenrain Tree	9.2		4	Good	
252	Koelreuteria paniculata	Goldenrain Tree	11.4		4	Good	
253	Koelreuteria paniculata	Goldenrain Tree	11.5		4	Good	X
254	Koelreuteria paniculata	Goldenrain Tree	9.9		3	Moderate	X
255	Koelreuteria paniculata	Goldenrain Tree	10.0		5	Good	X
256	Koelreuteria paniculata	Goldenrain Tree	7.2		5	Good	X
257	Koelreuteria paniculata	Goldenrain Tree	10.6		5	Good	X
258	Koelreuteria paniculata	Goldenrain Tree	6.7		3	Poor	X
259	Koelreuteria paniculata	Goldenrain Tree	8.3		3	Poor	X
260	Koelreuteria paniculata	Goldenrain Tree	8.1		5	Good	X
261	Platanus acerifolia	London Plane	11.9		5	Good	
262	Platanus acerifolia	London Plane	15.1	YES	4	Good	
263	Platanus acerifolia	London Plane	18.2	YES	5	Good	
264	Platanus acerifolia	London Plane	18.5	YES	5	Good	
265	Syagrus romanzoffiana	Queen Palm	11.0		2	Poor	
266	Platanus acerifolia	London Plane	14.7	YES	5	Good	
267	Platanus acerifolia	London Plane	13.4	YES	5	Good	
268	Platanus acerifolia	London Plane	18.7	YES	5	Good	
269	Melaleuca linarifolia	Paperbark	40.1		4	Good	X
270	Washingtonia robusta	Mexican Fan Palm	13.6	YES	4	Good	
271	Washingtonia robusta	Mexican Fan Palm	17.8	YES	4	Moderate	
272	Washingtonia robusta	Mexican Fan Palm	13.2	YES	4	Moderate	
273	Washingtonia robusta	Mexican Fan Palm	14.1	YES	4	Moderate	
274	Washingtonia robusta	Mexican Fan Palm	13.6	YES	4	Moderate	
275	Melaleuca linarifolia	Paperbark	79.1	YES	4	Good	X
276	Pyrus calleryana	Ornamental Pear	17.0		4	Moderate	
277	Platanus acerifolia	London Plane	10.4		5	Good	X
278	Platanus acerifolia	London Plane	9.4		4	Good	
279	Platanus acerifolia	London Plane	8.1		4	Good	
280	Platanus acerifolia	London Plane	7.9		4	Good	
281	Platanus acerifolia	London Plane	8.3		4	Moderate	
282	Platanus acerifolia	London Plane	7.5		4	Moderate	
283	Platanus acerifolia	London Plane	11.0		5	Good	
284	Platanus acerifolia	London Plane	10.2		5	Good	X
285	Koelreuteria paniculata	Goldenrain Tree	10.5		5	Good	
286	Olea europaea	Olive	12.8		4	Good	
287	Olea europaea	Olive	8.4		4	Good	
288	Olea europaea	Olive	17.3		5	Good	
289	Olea europaea	Olive	13.3		4	Good	
290	Olea europaea	Olive	19.7		5	Good	
291	Prunus cerasifera	Cherry Plum	8.1		2	Poor	X
292	Prunus cerasifera	Cherry Plum	6.5		0	Poor	X

TREE #	BOTANICAL NAME	COMMON NAME	DBH	PROTECTED TREE	HEALTH	PRESERVATION SUITABILITY	TREE TO BE REMOVED
293	Prunus cerasifera	Cherry Plum	7.2		0	Poor	X
294	Ulmus parvifolia	Chinese Elm	14.0	YES	4	Good	
295	Ulmus parvifolia	Chinese Elm	6.9		4	Moderate	
296	Ulmus parvifolia	Chinese Elm	7.7		3	Moderate	X
297	Platanus acerifolia	London Plane	12.6	YES	5	Good	X
298	Lagerstroemia indica 'Natchez'	Crape Myrtle	1.7		4	Good	
299	Lagerstroemia indica 'Natchez'	Crape Myrtle	1.7		4	Good	
300	Lagerstroemia indica 'Natchez'	Crape Myrtle	2.0		4	Good	
301	Lagerstroemia indica 'Natchez'		2.0		4	Good	
302	Lagerstroemia indica 'Natchez'	Crape Myrtle	2.6		4	Good	
303	Lagerstroemia indica 'Natchez'	Crape Myrtle	1.9		4	Good	
304	Lagerstroemia indica 'Natchez'	Crape Myrtle	1.7		4	Good	
305	Lagerstroemia indica 'Natchez'	Crape Myrtle	2.0		4	Good	
306	Pistacia chinensis	Chinese Pistache	7.0		5	Good	
307	Pinus canariensis	Canary Island Pine	18.0	YES	4	Good	
308	Ulmus parvifolia	Chinese Elm	13.0	YES	4	Good	
309	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	4.0		4	Good	
310	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	4.2		4	Good	
311	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	4.0		4	Good	
312	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	4.0		4	Good	
313	Prunus cerasifera	Cherry Plum	10.3		1	Poor	X
314	Prunus cerasifera	Cherry Plum	9.8		1	Poor	X

PROTECTED TREES TO BE REPLACED

TRUNK SIZE OF REMOVED TREE (MEASURED AT 4' ABOVE GRADE)	NUMBER OF REPLACEMENT TREES	REPLACEMENT SIZE
12 - 24"	32	24" BOX
GREATER THAN 24"	19	36" BOX
TOTAL	51	

ALL OTHER PROPOSED TREES TO BE 5 GALLON SIZE, MINIMUM.

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PROJECT NAME
THE PRUNEYARD

ELLIS PARTNERS

CAMPBELL, CALIFORNIA

CONSULTANT

CONSULTANT STAMP

#	DATE	ISSUES & REVISIONS	BY
	04/12/15	ENTITLEMENT	
	10/30/15	RESUBMITTAL 1	
	12/15/15	RESUBMITTAL 2	
	04/25/16	RESUBMITTAL 3	

N PROJECT NORTH
N TRUE NORTH

DRAWN BY: KF, CJ
PROJECT NUMBER: PRUNEYARD
SHEET TITLE:
EXISTING TREE INVENTORY

SHEET NUMBER
L2.2

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EXISTING TREE INVENTORY

TREE #	BOTANICAL NAME	COMMON NAME	DBH	PROTECTED TREE	HEALTH	PRESERVATION SUITABILITY	TREE TO BE REMOVED
1	Platanus acerifolia	London Plane	12.5	YES	4	Good	X
2	Ulmus parvifolia	Chinese Elm	12.4	YES	3	Moderate	X
3	Ulmus parvifolia	Chinese Elm	10.8		3	Moderate	X
4	Pistacia chinensis	Chinese Pistache	4.8		4	Moderate	
5	Koelreuteria paniculata	Goldenrain Tree	11.7		2	Poor	
6	Koelreuteria paniculata	Goldenrain Tree	9.6		3	Moderate	
7	Koelreuteria paniculata	Goldenrain Tree	10.2		3	Moderate	
8	Melaleuca linariifolia	Paperbark	31.8	YES	4	Good	
9	Koelreuteria paniculata	Goldenrain Tree	11.9		4	Good	
10	Koelreuteria paniculata	Goldenrain Tree	12	YES	4	Good	
11	Koelreuteria paniculata	Goldenrain Tree	9.6		4	Good	
12	Koelreuteria paniculata	Goldenrain Tree	10		4	Good	X
13	Koelreuteria paniculata	Goldenrain Tree	11.2		4	Moderate	X
14	Pistacia chinensis	Chinese Pistache	8.2		5	Moderate	X
15	Koelreuteria paniculata	Goldenrain Tree	6		4	Moderate	X
16	Koelreuteria paniculata	Goldenrain Tree	11.6		4	Moderate	X
17	Platanus acerifolia	London Plane	10.5		4	Good	X
18	Koelreuteria paniculata	Goldenrain Tree	10.8		3	Moderate	X
19	Koelreuteria paniculata	Goldenrain Tree	4.3		1	Poor	X
20	Koelreuteria paniculata	Goldenrain Tree	9.4		4	Moderate	X
21	Koelreuteria paniculata	Goldenrain Tree	11.7		4	Moderate	X
22	Koelreuteria paniculata	Goldenrain Tree	11.9		4	Moderate	X
23	Koelreuteria paniculata	Goldenrain Tree	7		4	Good	X
24	Koelreuteria paniculata	Goldenrain Tree	10.2		4	Good	X
25	Koelreuteria paniculata	Goldenrain Tree	8.2		4	Moderate	X
26	Koelreuteria paniculata	Goldenrain Tree	13.1		3	Moderate	X
27	Koelreuteria paniculata	Goldenrain Tree	8.5		3	Moderate	X
28	Koelreuteria paniculata	Goldenrain Tree	5.4		2	Moderate	X
29	Koelreuteria paniculata	Goldenrain Tree	5.6		3	Moderate	X
30	Koelreuteria paniculata	Goldenrain Tree	10.2		3	Moderate	X
31	Pistacia chinensis	Chinese Pistache	7.7		3	Moderate	X
32	Pistacia chinensis	Chinese Pistache	5.9		4	Moderate	X
33	Pistacia chinensis	Chinese Pistache	6		3	Moderate	X
34	Liquidambar styraciflua	Sweet Gum	14.9	YES	4	Good	X
35	Pistacia chinensis	Chinese Pistache	7.9		5	Good	
36	Pistacia chinensis	Chinese Pistache	5.6		4	Good	
37	Pistacia chinensis	Chinese Pistache	7.6		4	Good	
38	Pistacia chinensis	Chinese Pistache	8.7		4	Good	
39	Pistacia chinensis	Chinese Pistache	3.4		4	Good	
40	Acer platanoides	Norway Maple	12.5	YES	4	Good	X
41	Callistemon viminalis	Weeping Bottlebrush	11		3	Moderate	X
42	Fraxinus 'Fan West'	Ash	29.3	YES	5	Good	X
43	Ulmus parvifolia	Chinese Elm	4.5		5	Good	X
44	Lagerstroemia indica	Crape Myrtle	4.2		4	Moderate	
45	Lagerstroemia indica	Crape Myrtle	4.8		4	Moderate	
46	Lagerstroemia indica	Crape Myrtle	4.5		4	Moderate	
47	Lagerstroemia indica	Crape Myrtle	5		4	Moderate	
48	Pistacia chinensis	Chinese Pistache	9.9		4	Good	
49	Pistacia chinensis	Chinese Pistache	10		4	Good	
50	Pistacia chinensis	Chinese Pistache	8		4	Good	
51	Olea europaea	Olive	40.6	YES	3	Poor	X
52	Pistacia chinensis	Chinese Pistache	6.4		4	Good	
53	Pinus canariensis	Canary Island Pine	23.9	YES	3	Moderate	
54	Olea europaea	Olive	15.9	YES	2	Poor	
55	Olea europaea	Olive	28.6		3	Moderate	
56	Olea europaea	Olive	23.6	YES	3	Moderate	
57	Olea europaea	Olive	26	YES	3	Moderate	
58	Olea europaea	Olive	26.4		3	Moderate	
59	Olea europaea	Olive	25.5		3	Moderate	
60	Olea europaea	Olive	23.6	YES	3	Moderate	X
61	Olea europaea	Olive	23.3	YES	3	Moderate	X
62	Olea europaea	Olive	22.8	YES	3	Moderate	X
63	Pinus canariensis	Canary Island Pine	20.5	YES	2	Moderate	X
64	Ulmus parvifolia	Chinese Elm	11.9		3	Moderate	X
65	Ulmus parvifolia	Chinese Elm	30.4		4	Moderate	X
66	Pinus pinea	Italian Stone Pine	39.2	YES	4	Good	
67	Olea europaea	Olive	24.4		2	Poor	X
68	Olea europaea	Olive	31		2	Moderate	X
69	Olea europaea	Olive	20.5		2	Poor	X
70	Pyrus calleryana	Ornamental Pear	7.1		4	Good	X
71	Pyrus calleryana	Ornamental Pear	6.1		4	Good	X
72	Pyrus calleryana	Ornamental Pear	8.4		4	Good	X
73	Pyrus calleryana	Ornamental Pear	8.1		4	Good	X
74	Pyrus calleryana	Ornamental Pear	8.3		4	Good	X
75	Pyrus calleryana	Ornamental Pear	7.8		4	Good	X
76	Prunus cerasifera	Cherry Plum	11.4		4	Good	X
77	Prunus cerasifera	Cherry Plum	11.8		4	Good	X
78	Prunus cerasifera	Cherry Plum	10.7		4	Moderate	X
79	Pyrus calleryana	Ornamental Pear	8.7		4	Moderate	X
80	Pyrus calleryana	Ornamental Pear	7.5		4	Moderate	X
81	Pyrus calleryana	Ornamental Pear	10.2		4	Moderate	X
82	Pyrus calleryana	Ornamental Pear	11.5		4	Moderate	
83	Olea europaea	Olive	26.7		3	Moderate	X
84	Olea europaea	Olive	22.2		3	Moderate	X
85	Olea europaea	Olive	29.3		2	Poor	X
86	Ulmus parvifolia	Chinese Elm	22	YES	5	Good	X
87	Schinus molle	Peruvian Pepperbee	40	YES	3	Moderate	X
88	Ulmus parvifolia	Chinese Elm	23	YES	5	Good	X
89	Olea europaea	Olive	40	YES	2	Moderate	X
90	Olea europaea	Olive	27.5	YES	2	Poor	X
91	Olea europaea	Olive	34	YES	2	Poor	X
92	Pinus canariensis	Canary Island Pine	24	YES	4	Moderate	X
93	Pinus pinea	Italian Stone Pine	15.8	YES	3	Poor	X
94	Olea europaea	Olive	22.4		3	Moderate	
95	Olea europaea	Olive	30.4		2	Poor	
96	Ulmus parvifolia	Chinese Elm	17.4	YES	5	Moderate	
97	Olea europaea	Olive	21.4		2	Poor	
98	Olea europaea	Olive	27.2	YES	2	Poor	
99	Ulmus parvifolia	Chinese Elm	10.8		5	Good	
100	Eriobotrya deflexa	Bronze Loquat	18.5	YES	4	Good	X
101	Olea europaea	Olive	32.6	YES	3	Moderate	X
102	Olea europaea	Olive	40.7		4	Good	X
103	Olea europaea	Olive	40.5		4	Good	X
104	Olea europaea	Olive	33.2	YES	4	Good	
105	Ulmus parvifolia	Chinese Elm	22.4	YES	5	Good	X
106	Olea europaea	Olive	27.5	YES	2	Poor	X
107	Olea europaea	Olive	32.7	YES	2	Poor	X
108	Olea europaea	Olive	30.4	YES	2	Poor	X
109	Olea europaea	Olive	33	YES	2	Poor	X
110	Olea europaea	Olive	30.1	YES	2	Moderate	
111	Olea europaea	Olive	37.2	YES	3	Moderate	
112	Cedrus deodara	Deodar Cedar	12.5	YES	4	Moderate	
113	Olea europaea	Olive	24.2	YES	3	Moderate	X
114	Fraxinus species	Ash	23.5	YES	3	Poor	
115	Olea europaea	Olive	18		1	Poor	X
116	Olea europaea	Olive	11.8		2	Poor	X
117	Grevillea robusta	Silky Oak	23.2	YES	3	Poor	X
118	Olea europaea	Olive	44.4		3	Moderate	X
119	Olea europaea	Olive	13.3	YES	2	Moderate	
120	Olea europaea	Olive	17.8		2	Moderate	
121	Olea europaea	Olive	16.1		2	Moderate	
122	Olea europaea	Olive	22.4		3	Moderate	
123	Olea europaea	Olive	21.9		3	Moderate	X
124	Olea europaea	Olive	22	YES	3	Moderate	X
125	Geijera parviflora	Australian Willow	16.4	YES	2	Poor	X
126	Olea europaea	Olive	30.5	YES	3	Moderate	X
127	Olea europaea	Olive	38.1		2	Poor	X
128	Olea europaea	Olive	29.6	YES	2	Moderate	X
129	Olea europaea	Olive	21.0	YES	2	Moderate	X
130	Olea europaea	Olive	34.7	YES	2	Poor	X
131	Olea europaea	Olive	19.8		1	Poor	X
132	Ulmus parvifolia	Chinese Elm	21.6	YES	5	Moderate	X
133	Ulmus parvifolia	Chinese Elm	8.5		4	Moderate	X
134	Ulmus parvifolia	Chinese Elm	10.8		4	Moderate	X
135	Ulmus parvifolia	Chinese Elm	7.9		4	Moderate	X
136	Ulmus parvifolia	Chinese Elm	9.5		4	Moderate	X
137	Melaleuca linariifolia	Paperbark	25.5	YES	2	Poor	X
138	Ulmus parvifolia	Chinese Elm	8.8		4	Moderate	X
139	Ulmus parvifolia	Chinese Elm	9.8		4	Moderate	X
140	Ulmus parvifolia	Chinese Elm	10.3		4	Moderate	X
141	Ulmus parvifolia	Chinese Elm	9.5		5	Moderate	X
142	Ulmus parvifolia	Chinese Elm	9		4	Moderate	X
143	Olea europaea	Olive	28.5	YES	3	Poor	X
144	Olea europaea	Olive	25.5	YES	3	Moderate	X
145	Ulmus parvifolia	Chinese Elm	10.6		5	Moderate	X
146	Ulmus parvifolia	Chinese Elm	10.8		5	Moderate	X
147	Ulmus parvifolia	Chinese Elm	11.4		4	Moderate	X
148	Magnolia grandiflora	Southern Magnolia	15	YES	4	Good	
149	Schinus terebinthifolius	Brazilian Pepper	49.6	YES	3	Poor	
150	Ulmus parvifolia	Chinese Elm	8.7		4	Moderate	X
151	Populus nigra	Lombardy poplar	14.9	YES	4	Moderate	X
152	Olea europaea	Olive	13.2		5	Good	X
153	Olea europaea	Olive	13		5	Good	X
154	Ulmus parvifolia	Chinese Elm	8.2		4	Moderate	X
155	Washingtonia robusta	Mexican Fan Palm	14.6	YES	4	Moderate	
156	Washingtonia robusta	Mexican Fan Palm	12.7	YES	4	Moderate	
157	Xylosma congestum	Xylosma	13.8	YES	3	Moderate	
158	Syagrus romanzoffiana	Queen Palm	11		4	Moderate	
159	Washingtonia robusta	Mexican Fan Palm	13.7	YES	4	Moderate	X
160	Washingtonia robusta	Mexican Fan Palm	14	YES	4	Moderate	X
161	Washingtonia robusta	Mexican Fan Palm	14.3	YES	4	Good	X
162	Washingtonia robusta	Mexican Fan Palm	15.5	YES	4	Good	X
163	Washingtonia robusta	Mexican Fan Palm	14	YES	4	Moderate	
164	Washingtonia robusta	Mexican Fan Palm	13.7	YES	4	Moderate	
165	Washingtonia robusta	Mexican Fan Palm	13	YES	4	Moderate	
166	Washingtonia robusta	Mexican Fan Palm	14.8	YES	4	Moderate	
167	Washingtonia robusta	Mexican Fan Palm	13	YES	4	Moderate	
168	Washingtonia robusta	Mexican Fan Palm	13.5	YES	4	Moderate	
169	Washingtonia robusta	Mexican Fan Palm	13.5	YES	4	Moderate	
170	Washingtonia robusta	Mexican Fan Palm	13.9	YES	4	Moderate	
171	Washingtonia robusta	Mexican Fan Palm	12.2	YES	4	Moderate	
172	Washingtonia robusta	Mexican Fan Palm	15.5	YES	4	Moderate	
173	Washingtonia robusta	Mexican Fan Palm	14	YES	4	Moderate	X
174	Washingtonia robusta	Mexican Fan Palm	14.7	YES	4	Moderate	X
175	Washingtonia robusta	Mexican Fan Palm	16.3	YES	4	Moderate	X
176	Washingtonia robusta	Mexican Fan Palm	12.9	YES	4	Moderate	X
177	Washingtonia robusta	Mexican Fan Palm	13	YES	4	Moderate	X
178	Washingtonia robusta	Mexican Fan Palm	14.0	YES	4	Moderate	X
179	Syagrus romanzoffiana	Queen Palm	10.8		4	Moderate	
180	Olea europaea	Olive	37	YES	4	Moderate	
181	Olea europaea	Olive	41.1		4	Moderate	
182	Washingtonia robusta	Mexican Fan Palm	14.8	YES	4	Moderate	
183	Washingtonia robusta	Mexican Fan Palm	14.6	YES	4	Moderate	
184	Washingtonia robusta	Mexican Fan Palm	14.8	YES	4	Moderate	
185	Washingtonia robusta	Mexican Fan Palm	14.4	YES	4	Moderate	
186	Washingtonia robusta	Mexican Fan Palm	15.9	YES	4	Moderate	
187	Washingtonia robusta	Mexican Fan Palm	15.2	YES	4	Moderate	
188	Platanus acerifolia	London Plane	19.5	YES	5	Good	
189	Platanus acerifolia	London Plane	20.5	YES	4	Good	
190	Platanus acerifolia	London Plane	19.5	YES	5	Good	
191	Platanus acerifolia	London Plane	15.9	YES	5	Good	
192	Platanus acerifolia	London Plane	14.2	YES	4	Good	
193	Platanus acerifolia	London Plane	11.1		4	Good	
194	Platanus acerifolia	London Plane	13.8	YES	4	Good	
195	Platanus acerifolia	London Plane	18.3	YES	4	Good	
196	Platanus acerifolia	London Plane	16.2	YES		Good	
197	Pinus canariensis	Canary Island Pine	25	YES		Moderate	
198	Pistacia chinensis	Chinese Pistache	10.9			Moderate	
199	Pistacia chinensis	Chinese Pistache	11.3		4	Good	
200	Pistacia chinensis	Chinese Pistache	6.3		3	Moderate	
201	Pistacia chinensis	Chinese Pistache	6.3		3	Good	
202	Pistacia chinensis	Chinese Pistache	5.8		3	Good	
203	Pistacia chinensis	Chinese Pistache	7.8		4	Good	
204	Pistacia chinensis	Chinese Pistache	6.1		4	Good	
205	Pistacia chinensis	Chinese Pistache	6.5		3	Moderate	
206	Geijera parviflora	Australian Willow	19.2	YES	4	Good	
207	Pistacia chinensis	Chinese Pistache	12.0	YES	4	Good	
208	Geijera parviflora	Australian Willow	18.5	YES	5	Good	
209	Schinus molle	Peruvian Pepperbee	31.5	YES	3	Moderate	
210	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	3.0		4	Good	
211	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	4.5		4	Good	
212	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	2.6		3	Moderate	
213	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	2.5		4	Good	
214	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	2.2		4	Good	
215	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	2.6		4	Good	
216	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	2.8		4	Good	
217	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	2.6		4	Good	
218	Pinus canariensis	Canary Island Pine	21.3	YES	4	Good	
219	Pinus canariensis	Canary Island Pine	24.2	YES	4	Good	

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PROJECT NAME

THE PRUNEYARD

ELLIS PARTNERS

CAMPBELL, CALIFORNIA

CONSULTANT

CONSULTANT STAMP

#	DATE	ISSUES & REVISIONS	BY
	08/12/15	ENTITLEMENT	
	10/30/15	RESUBMITTAL 1	
	12/15/15	RESUBMITTAL 2	
	04/25/16	RESUBMITTAL 3	

N PROJECT NORTH

N TRUE NORTH

DRAWN BY: CJ, KF

PROJECT NUMBER: PRUNEYARD

SHEET TITLE:

EXISTING TREE INVENTORY

SHEET NUMBER

L2.1

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TREE #	BOTANICAL NAME	COMMON NAME	DBH	PROTECTED TREE	HEALTH	PRESERVATION SUITABILITY	TREE TO BE REMOVED
220	Phoenix canariensis	Canary Island Date Palm	31.3	YES	4	Good	
221	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	2.1		4	Good	X
222	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	3.2		4	Good	X
223	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	3.1		4	Good	X
224	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	4.1		5	Good	X
225	Koelreuteria paniculata	Goldenrain Tree	12.1	YES	4	Good	X
226	Koelreuteria paniculata	Goldenrain Tree	10.5		4	Good	X
227	Koelreuteria paniculata	Goldenrain Tree	11.0		4	Good	X
228	Koelreuteria paniculata	Goldenrain Tree	2.9		2	Poor	X
229	Koelreuteria paniculata	Goldenrain Tree	8.7		4	Good	X
230	Pistacia chinensis	Chinese Pistache	8.9		3	Moderate	
231	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	3.0		4	Good	
232	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	3.1		4	Good	
233	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	3.1		4	Good	
234	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	3.3		4	Good	
235	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	3.2		4	Good	
236	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	3.7		4	Good	
237	Olea europaea	Olive	28.0	YES	3	Moderate	
238	Pistacia chinensis	Chinese Pistache	8.2		5	Good	
239	Olea europaea	Olive	31.4	YES	3	Moderate	
240	Platanus acerifolia	London Plane	16.7	YES	5	Good	
241	Platanus acerifolia	London Plane	12.6	YES	5	Good	
242	Platanus acerifolia	London Plane	13.2	YES	5	Good	
243	Platanus acerifolia	London Plane	13.3	YES	5	Good	
244	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	2.4		5	Good	
245	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	2.9		5	Good	
246	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	2.8		5	Good	
247	Platanus acerifolia	London Plane	11.0		4	Good	
248	Platanus acerifolia	London Plane	13.3	YES	4	Good	
249	Koelreuteria paniculata	Goldenrain Tree	10.7		3	Moderate	
250	Koelreuteria paniculata	Goldenrain Tree	8.8		4	Good	
251	Koelreuteria paniculata	Goldenrain Tree	9.2		4	Good	
252	Koelreuteria paniculata	Goldenrain Tree	11.4		4	Good	
253	Koelreuteria paniculata	Goldenrain Tree	11.5		4	Good	X
254	Koelreuteria paniculata	Goldenrain Tree	9.9		3	Moderate	X
255	Koelreuteria paniculata	Goldenrain Tree	10.0		5	Good	X
256	Koelreuteria paniculata	Goldenrain Tree	7.2		5	Good	X
257	Koelreuteria paniculata	Goldenrain Tree	10.6		5	Good	X
258	Koelreuteria paniculata	Goldenrain Tree	6.7		3	Poor	X
259	Koelreuteria paniculata	Goldenrain Tree	8.3		3	Poor	X
260	Koelreuteria paniculata	Goldenrain Tree	8.1		5	Good	X
261	Platanus acerifolia	London Plane	11.9		5	Good	
262	Platanus acerifolia	London Plane	15.1	YES	4	Good	
263	Platanus acerifolia	London Plane	18.2	YES	5	Good	
264	Platanus acerifolia	London Plane	18.5	YES	5	Good	
265	Syagrus romanzoffiana	Queen Palm	11.0		2	Poor	
266	Platanus acerifolia	London Plane	14.7	YES	5	Good	
267	Platanus acerifolia	London Plane	13.4	YES	5	Good	
268	Platanus acerifolia	London Plane	18.7	YES	5	Good	
269	Melaleuca linarifolia	Paperbark	40.1		4	Good	X
270	Washingtonia robusta	Mexican Fan Palm	13.6	YES	4	Good	
271	Washingtonia robusta	Mexican Fan Palm	17.8	YES	4	Moderate	
272	Washingtonia robusta	Mexican Fan Palm	13.2	YES	4	Moderate	
273	Washingtonia robusta	Mexican Fan Palm	14.1	YES	4	Moderate	
274	Washingtonia robusta	Mexican Fan Palm	13.8	YES	4	Moderate	
275	Melaleuca linarifolia	Paperbark	79.1	YES	4	Good	X
276	Pyrus calleryana	Ornamental Pear	17.0		4	Moderate	
277	Platanus acerifolia	London Plane	10.4		5	Good	X
278	Platanus acerifolia	London Plane	9.4		4	Good	
279	Platanus acerifolia	London Plane	8.1		4	Good	
280	Platanus acerifolia	London Plane	7.9		4	Good	
281	Platanus acerifolia	London Plane	8.3		4	Moderate	
282	Platanus acerifolia	London Plane	7.5		4	Moderate	
283	Platanus acerifolia	London Plane	11.0		5	Good	
284	Platanus acerifolia	London Plane	10.2		5	Good	X
285	Koelreuteria paniculata	Goldenrain Tree	10.5		5	Good	
286	Olea europaea	Olive	12.8		4	Good	
287	Olea europaea	Olive	8.4		4	Good	
288	Olea europaea	Olive	17.3		5	Good	
289	Olea europaea	Olive	13.3		4	Good	
290	Olea europaea	Olive	19.7		5	Good	
291	Prunus cerasifera	Cherry Plum	8.1		2	Poor	X
292	Prunus cerasifera	Cherry Plum	6.5		0	Poor	X

TREE #	BOTANICAL NAME	COMMON NAME	DBH	PROTECTED TREE	HEALTH	PRESERVATION SUITABILITY	TREE TO BE REMOVED
293	Prunus cerasifera	Cherry Plum	7.2		0	Poor	X
294	Ulmus parvifolia	Chinese Elm	14.0	YES	4	Good	
295	Ulmus parvifolia	Chinese Elm	6.9		4	Moderate	
296	Ulmus parvifolia	Chinese Elm	7.7		3	Moderate	X
297	Platanus acerifolia	London Plane	12.6	YES	5	Good	X
298	Lagerstroemia indica 'Natchez'	Crape Myrtle	1.7		4	Good	
299	Lagerstroemia indica 'Natchez'	Crape Myrtle	1.7		4	Good	
300	Lagerstroemia indica 'Natchez'	Crape Myrtle	2.0		4	Good	
301	Lagerstroemia indica 'Natchez'		2.0		4	Good	
302	Lagerstroemia indica 'Natchez'	Crape Myrtle	2.6		4	Good	
303	Lagerstroemia indica 'Natchez'	Crape Myrtle	1.9		4	Good	
304	Lagerstroemia indica 'Natchez'	Crape Myrtle	1.7		4	Good	
305	Lagerstroemia indica 'Natchez'	Crape Myrtle	2.0		4	Good	
306	Pistacia chinensis	Chinese Pistache	7.0		5	Good	
307	Pinus canariensis	Canary Island Pine	18.0	YES	4	Good	
308	Ulmus parvifolia	Chinese Elm	13.0	YES	4	Good	
309	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	4.0		4	Good	
310	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	4.2		4	Good	
311	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	4.0		4	Good	
312	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	4.0		4	Good	
313	Prunus cerasifera	Cherry Plum	10.3		1	Poor	X
314	Prunus cerasifera	Cherry Plum	9.6		1	Poor	X

PROTECTED TREES TO BE REPLACED

TRUNK SIZE OF REMOVED TREE (MEASURED AT 4' ABOVE GRADE)	NUMBER OF REPLACEMENT TREES	REPLACEMENT SIZE
12 - 24"	32	24" BOX
GREATER THAN 24"	19	36" BOX
TOTAL	51	

ALL OTHER PROPOSED TREES TO BE 5 GALLON SIZE, MINIMUM.

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tel 510.836.5400 www.lowneyarch.com

PROJECT NAME
THE PRUNEYARD

ELLIS PARTNERS

CAMPBELL, CALIFORNIA

CONSULTANT

CONSULTANT STAMP

#	DATE	ISSUES & REVISIONS	BY
	06/12/15	ENTITLEMENT	
	10/30/15	RESUBMITTAL 1	
	12/15/15	RESUBMITTAL 2	
	04/25/16	RESUBMITTAL 3	

N PROJECT NORTH
N TRUE NORTH

DRAWN BY: KF, CJ
PROJECT NUMBER: PRUNEYARD
SHEET TITLE:
EXISTING TREE INVENTORY

SHEET NUMBER
L2.2

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EXISTING TREE INVENTORY

TREE #	BOTANICAL NAME	COMMON NAME	DBH	PROTECTED TREE	HEALTH	PRESERVATION SUITABILITY	TREE TO BE REMOVED
1	Platanus acerifolia	London Plane	12.5	YES	4	Good	X
2	Ulmus parvifolia	Chinese Elm	12.4	YES	3	Moderate	X
3	Ulmus parvifolia	Chinese Elm	10.8		3	Moderate	X
4	Pistacia chinensis	Chinese Pistache	4.6		4	Moderate	
5	Koelreuteria paniculata	Goldenrain Tree	11.7		2	Poor	
6	Koelreuteria paniculata	Goldenrain Tree	9.8		3	Moderate	
7	Koelreuteria paniculata	Goldenrain Tree	10.2		3	Moderate	
8	Melaleuca linariifolia	Paperbark	31.8	YES	4	Good	
9	Koelreuteria paniculata	Goldenrain Tree	11.6		4	Good	
10	Koelreuteria paniculata	Goldenrain Tree	11	YES	4	Good	
11	Koelreuteria paniculata	Goldenrain Tree	9.6		4	Good	
12	Koelreuteria paniculata	Goldenrain Tree	10		4	Good	X
13	Koelreuteria paniculata	Goldenrain Tree	11.2		4	Moderate	X
14	Pistacia chinensis	Chinese Pistache	8.2		5	Moderate	X
15	Koelreuteria paniculata	Goldenrain Tree	6		4	Moderate	X
16	Koelreuteria paniculata	Goldenrain Tree	11.8		4	Moderate	X
17	Platanus acerifolia	London Plane	10.5		4	Good	X
18	Koelreuteria paniculata	Goldenrain Tree	10.8		3	Moderate	X
19	Koelreuteria paniculata	Goldenrain Tree	4.3		1	Poor	X
20	Koelreuteria paniculata	Goldenrain Tree	9.4		4	Moderate	X
21	Koelreuteria paniculata	Goldenrain Tree	11.7		4	Moderate	X
22	Koelreuteria paniculata	Goldenrain Tree	11.9		4	Moderate	X
23	Koelreuteria paniculata	Goldenrain Tree	7		4	Good	X
24	Koelreuteria paniculata	Goldenrain Tree	10.2		4	Good	X
25	Koelreuteria paniculata	Goldenrain Tree	8.2		4	Moderate	X
26	Koelreuteria paniculata	Goldenrain Tree	13.1		3	Moderate	X
27	Koelreuteria paniculata	Goldenrain Tree	8.5		3	Moderate	X
28	Koelreuteria paniculata	Goldenrain Tree	6.4		2	Moderate	X
29	Koelreuteria paniculata	Goldenrain Tree	5.6		3	Moderate	X
30	Koelreuteria paniculata	Goldenrain Tree	10.2		3	Moderate	X
31	Pistacia chinensis	Chinese Pistache	7.7		3	Moderate	X
32	Pistacia chinensis	Chinese Pistache	5.9		4	Moderate	X
33	Pistacia chinensis	Chinese Pistache	6		3	Moderate	X
34	Liquidambar styraciflua	Sweet Gum	14.9	YES	4	Good	X
35	Pistacia chinensis	Chinese Pistache	7.6		5	Good	
36	Pistacia chinensis	Chinese Pistache	5.8		4	Good	
37	Pistacia chinensis	Chinese Pistache	7.6		4	Good	
38	Pistacia chinensis	Chinese Pistache	8.7		4	Good	
39	Pistacia chinensis	Chinese Pistache	3.4		4	Good	
40	Acer platanoides	Norway Maple	12.5	YES	4	Good	X
41	Callistemon viminalis	Weeping Bottlebrush	11		3	Moderate	X
42	Fraxinus 'Fan West'	Ash	20.3	YES	5	Good	X
43	Ulmus parvifolia	Chinese Elm	4.5		5	Good	X
44	Lagerstroemia indica	Crape Myrtle	4.2		4	Moderate	
45	Lagerstroemia indica	Crape Myrtle	4.8		4	Moderate	
46	Lagerstroemia indica	Crape Myrtle	4.5		4	Moderate	
47	Lagerstroemia indica	Crape Myrtle	5		4	Moderate	
48	Pistacia chinensis	Chinese Pistache	9.9		4	Good	
49	Pistacia chinensis	Chinese Pistache	10		4	Good	
50	Pistacia chinensis	Chinese Pistache	8		4	Good	
51	Olea europaea	Olive	40.8	YES	3	Poor	X
52	Pistacia chinensis	Chinese Pistache	6.4		4	Good	
53	Pinus canariensis	Canary Island Pine	23.9	YES	3	Moderate	
54	Olea europaea	Olive	15.9	YES	2	Poor	
55	Olea europaea	Olive	28.6		3	Moderate	
56	Olea europaea	Olive	23.6	YES	3	Moderate	
57	Olea europaea	Olive	20	YES	3	Moderate	
58	Olea europaea	Olive	20.4		3	Moderate	
59	Olea europaea	Olive	25.5		3	Moderate	
60	Olea europaea	Olive	23.6	YES	3	Moderate	X
61	Olea europaea	Olive	23.3	YES	3	Moderate	X
62	Olea europaea	Olive	22.8	YES	3	Moderate	X
63	Pinus canariensis	Canary Island Pine	20.5	YES	2	Moderate	X
64	Ulmus parvifolia	Chinese Elm	11.9		3	Moderate	X
65	Ulmus parvifolia	Chinese Elm	30.4		4	Moderate	X
66	Pinus pinea	Italian Stone Pine	30.2	YES	4	Good	
67	Olea europaea	Olive	24.4		2	Poor	X
68	Olea europaea	Olive	31		2	Moderate	X
69	Olea europaea	Olive	20.6		2	Poor	X
70	Pyrus calleryana	Ornamental Pear	7.1		4	Good	X
71	Pyrus calleryana	Ornamental Pear	6.1		4	Good	X
72	Pyrus calleryana	Ornamental Pear	8.4		4	Good	X
73	Pyrus calleryana	Ornamental Pear	8.1		4	Good	X
74	Pyrus calleryana	Ornamental Pear	8.3		4	Good	X
75	Pyrus calleryana	Ornamental Pear	7.8		4	Good	X
76	Prunus cerasifera	Cherry Plum	11.4		4	Good	X
77	Prunus cerasifera	Cherry Plum	11.8		4	Good	X
78	Prunus cerasifera	Cherry Plum	10.7		4	Moderate	X
79	Pyrus calleryana	Ornamental Pear	8.7		4	Moderate	X
80	Pyrus calleryana	Ornamental Pear	7.5		4	Moderate	X
81	Pyrus calleryana	Ornamental Pear	10.2		4	Moderate	X
82	Pyrus calleryana	Ornamental Pear	11.5		4	Moderate	
83	Olea europaea	Olive	25.7		3	Moderate	X
84	Olea europaea	Olive	22.3		3	Moderate	X
85	Olea europaea	Olive	29.3		2	Poor	X
86	Ulmus parvifolia	Chinese Elm	22	YES	5	Good	X
87	Schinus molle	Peruvian Peppertree	40	YES	3	Moderate	X
88	Ulmus parvifolia	Chinese Elm	23	YES	5	Good	X
89	Olea europaea	Olive	40	YES	2	Moderate	X
90	Olea europaea	Olive	27.5	YES	2	Poor	X
91	Olea europaea	Olive	34	YES	2	Poor	X
92	Pinus canariensis	Canary Island Pine	24	YES	4	Moderate	X
93	Pinus pinea	Italian Stone Pine	15.6	YES	3	Poor	X
94	Olea europaea	Olive	22.4		3	Moderate	
95	Olea europaea	Olive	30.4		2	Poor	
96	Ulmus parvifolia	Chinese Elm	17.4	YES	5	Moderate	
97	Olea europaea	Olive	21.4		2	Poor	
98	Olea europaea	Olive	27.2	YES	2	Poor	
99	Ulmus parvifolia	Chinese Elm	10.8		5	Good	
100	Eriobotrya deflexa	Bronze Loquat	18.5	YES	4	Good	X
101	Olea europaea	Olive	32.6	YES	3	Moderate	X
102	Olea europaea	Olive	40.7		4	Good	X
103	Olea europaea	Olive	40.5		4	Good	X
104	Olea europaea	Olive	33.2	YES	4	Good	
105	Ulmus parvifolia	Chinese Elm	22.4	YES	5	Good	X
106	Olea europaea	Olive	27.5	YES	2	Poor	X
107	Olea europaea	Olive	32.7	YES	2	Poor	X
108	Olea europaea	Olive	39.4	YES	2	Poor	X
109	Olea europaea	Olive	33	YES	2	Poor	X
110	Olea europaea	Olive	35.1	YES	2	Moderate	
111	Olea europaea	Olive	37.2	YES	3	Moderate	
112	Cedrus deodara	Deodar Cedar	12.6	YES	4	Moderate	
113	Olea europaea	Olive	24.2	YES	3	Moderate	X
114	Fraxinus species	Ash	23.5	YES	3	Poor	
115	Olea europaea	Olive	10		1	Poor	X
116	Olea europaea	Olive	11.8		2	Poor	X
117	Grevillea robusta	Silky Oak	23.2	YES	3	Poor	X
118	Olea europaea	Olive	44.4		3	Moderate	X
119	Olea europaea	Olive	13.3	YES	2	Moderate	
120	Olea europaea	Olive	17.8		2	Moderate	
121	Olea europaea	Olive	16.1		2	Moderate	
122	Olea europaea	Olive	22.4		3	Moderate	
123	Olea europaea	Olive	21.6		3	Moderate	X
124	Olea europaea	Olive	22	YES	3	Moderate	X
125	Geijera parviflora	Australian Willow	18.4	YES	2	Poor	X
126	Olea europaea	Olive	30.5	YES	3	Moderate	X
127	Olea europaea	Olive	30.1		2	Poor	X
128	Olea europaea	Olive	29.8	YES	2	Moderate	X
129	Olea europaea	Olive	21.6	YES	2	Moderate	X
130	Olea europaea	Olive	24.7	YES	2	Poor	X
131	Olea europaea	Olive	19.6		1	Poor	X
132	Ulmus parvifolia	Chinese Elm	21.8	YES	5	Moderate	X
133	Ulmus parvifolia	Chinese Elm	8.6		4	Moderate	X
134	Ulmus parvifolia	Chinese Elm	10.8		4	Moderate	X
135	Ulmus parvifolia	Chinese Elm	7.6		4	Moderate	X
136	Ulmus parvifolia	Chinese Elm	8.5		4	Moderate	X
137	Melaleuca linariifolia	Paperbark	25.5	YES	2	Poor	X
138	Ulmus parvifolia	Chinese Elm	8.8		4	Moderate	X
139	Ulmus parvifolia	Chinese Elm	9.8		4	Moderate	X
140	Ulmus parvifolia	Chinese Elm	10.3		4	Moderate	X
141	Ulmus parvifolia	Chinese Elm	9.5		5	Moderate	X
142	Ulmus parvifolia	Chinese Elm	8		4	Moderate	X
143	Olea europaea	Olive	29.5	YES	3	Poor	X
144	Olea europaea	Olive	25.5	YES	3	Moderate	X
145	Ulmus parvifolia	Chinese Elm	10.6		5	Moderate	X
146	Ulmus parvifolia	Chinese Elm	10.6		5	Moderate	X
147	Ulmus parvifolia	Chinese Elm	11.4		4	Moderate	X
148	Magnolia grandiflora	Southern Magnolia	16	YES	4	Good	
149	Schinus terebinthifolius	Brazilian Pepper	49.0	YES	3	Poor	
150	Ulmus parvifolia	Chinese Elm	8.7		4	Moderate	X
151	Populus nigra	Lombardy poplar	14.0	YES	4	Moderate	X
152	Olea europaea	Olive	10.2		5	Good	X
153	Olea europaea	Olive	13		5	Good	X
154	Ulmus parvifolia	Chinese Elm	8.2		4	Moderate	X
155	Washingtonia robusta	Mexican Fan Palm	14.6	YES	4	Moderate	
156	Washingtonia robusta	Mexican Fan Palm	12.7	YES	4	Moderate	
157	Xylosma congestum	Xylosma	13.8	YES	3	Moderate	
158	Syagrus romanzoffiana	Queen Palm	11		4	Moderate	
159	Washingtonia robusta	Mexican Fan Palm	13.7	YES	4	Moderate	X
160	Washingtonia robusta	Mexican Fan Palm	14	YES	4	Moderate	X
161	Washingtonia robusta	Mexican Fan Palm	14.3	YES	4	Good	X
162	Washingtonia robusta	Mexican Fan Palm	15.5	YES	4	Good	X
163	Washingtonia robusta	Mexican Fan Palm	14	YES	4	Moderate	
164	Washingtonia robusta	Mexican Fan Palm	13.7	YES	4	Moderate	
165	Washingtonia robusta	Mexican Fan Palm	13	YES	4	Moderate	
166	Washingtonia robusta	Mexican Fan Palm	14.8	YES	4	Moderate	
167	Washingtonia robusta	Mexican Fan Palm	13	YES	4	Moderate	
168	Washingtonia robusta	Mexican Fan Palm	13.6	YES	4	Moderate	
169	Washingtonia robusta	Mexican Fan Palm	13.5	YES	4	Moderate	
170	Washingtonia robusta	Mexican Fan Palm	13.9	YES	4	Moderate	
171	Washingtonia robusta	Mexican Fan Palm	12.7	YES	4	Moderate	
172	Washingtonia robusta	Mexican Fan Palm	15.5	YES	4	Moderate	
173	Washingtonia robusta	Mexican Fan Palm	14	YES	4	Moderate	X
174	Washingtonia robusta	Mexican Fan Palm	14.7	YES	4	Moderate	X
175	Washingtonia robusta	Mexican Fan Palm	16.3	YES	4	Moderate	X
176	Washingtonia robusta	Mexican Fan Palm	12.9	YES	4	Moderate	X
177	Washingtonia robusta	Mexican Fan Palm	13	YES	4	Moderate	X
178	Washingtonia robusta	Mexican Fan Palm	14.8	YES	4	Moderate	X
179	Syagrus romanzoffiana	Queen Palm	10.8		4	Moderate	
180	Olea europaea	Olive	37	YES	4	Moderate	
181	Olea europaea	Olive	41.1		4	Moderate	
182	Washingtonia robusta	Mexican Fan Palm	14.8	YES	4	Moderate	
183	Washingtonia robusta	Mexican Fan Palm	14.8	YES	4	Moderate	
184	Washingtonia robusta	Mexican Fan Palm	14.8	YES	4	Moderate	
185	Washingtonia robusta	Mexican Fan Palm	14.4	YES	4	Moderate	
186	Washingtonia robusta	Mexican Fan Palm	15.9	YES	4	Moderate	
187	Washingtonia robusta	Mexican Fan Palm	15.2	YES	4	Moderate	
188	Platanus acerifolia	London Plane	15.5	YES	5	Good	
189	Platanus acerifolia	London Plane	20.9	YES	4	Good	
190	Platanus acerifolia	London Plane	19.8	YES	5	Good	
191	Platanus acerifolia	London Plane	15.9	YES	5	Good	
192	Platanus acerifolia	London Plane	14.2	YES	4	Good	
193	Platanus acerifolia	London Plane	11.1		4	Good	
194	Platanus acerifolia	London Plane	13.8	YES	4	Good	
195	Platanus acerifolia	London Plane	18.3	YES	4	Good	
196	Platanus acerifolia	London Plane	18.2	YES		Good	
197	Pinus canariensis	Canary Island Pine	25	YES		Moderate	
198	Pistacia chinensis	Chinese Pistache	10.8			Moderate	
199	Pistacia chinensis	Chinese Pistache	11.3		4	Good	
200	Pistacia chinensis	Chinese Pistache	8.3		3	Moderate	
201	Pistacia chinensis	Chinese Pistache	6.3		3	Good	
202	Pistacia chinensis	Chinese Pistache	5.6		3	Good	
203	Pistacia chinensis	Chinese Pistache	7.8		4	Good	
204	Pistacia chinensis	Chinese Pistache	6.1		4	Good	
205	Pistacia chinensis	Chinese Pistache	8.5		3	Moderate	
206	Geijera parviflora	Australian Willow	10.2	YES	4	Good	
207	Pistacia chinensis	Chinese Pistache	12.0	YES	4	Good	
208	Geijera parviflora	Australian Willow	18.5	YES	5	Good	
209	Schinus molle	Peruvian Peppertree	31.5	YES	3	Moderate	
210	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	3.0		4	Good	
211	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	4.6		4	Good	
212	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	2.8		3	Moderate	
213	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	2.5		4	Good	
214	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	2.2		4	Good	
215	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	2.6		4	Good	
216	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	2.8		4	Good	
217	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	2.6		4	Good	
218	Pinus canariensis	Canary Island Pine	21.3	YES	4	Good	
219	Pinus canariensis	Canary Island Pine	24.2	YES	4	Good	

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PROJECT NAME

THE PRUNEYARD

ELLIS PARTNERS

CAMPBELL, CALIFORNIA

CONSULTANT

CONSULTANT STAMP

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	06/12/15	ENTITLEMENT	
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	12/15/15	RESUBMITTAL 2	
	04/25/16	RESUBMITTAL 3	

N PROJECT NORTH

N TRUE NORTH

DRAWN BY: CJ, KF

PROJECT NUMBER: PRUNEYARD

SHEET TITLE:

EXISTING TREE INVENTORY

SHEET NUMBER

L2.1

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TREE #	BOTANICAL NAME	COMMON NAME	DBH	PROTECTED TREE	HEALTH	PRESERVATION SUITABILITY	TREE TO BE REMOVED
220	Phoenix canariensis	Canary Island Date Palm	31.3	YES	4	Good	
221	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	2.1		4	Good	X
222	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	3.2		4	Good	X
223	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	3.1		4	Good	X
224	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	4.1		5	Good	X
225	Koelreuteria paniculata	Goldenrain Tree	12.1	YES	4	Good	X
226	Koelreuteria paniculata	Goldenrain Tree	10.5		4	Good	X
227	Koelreuteria paniculata	Goldenrain Tree	11.0		4	Good	X
228	Koelreuteria paniculata	Goldenrain Tree	2.9		2	Poor	X
229	Koelreuteria paniculata	Goldenrain Tree	8.7		4	Good	X
230	Pistacia chinensis	Chinese Pistache	8.9		3	Moderate	
231	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	3.0		4	Good	
232	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	3.1		4	Good	
233	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	3.1		4	Good	
234	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	3.3		4	Good	
235	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	3.2		4	Good	
236	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	3.7		4	Good	
237	Olea europaea	Olive	20.9	YES	3	Moderate	
238	Pistacia chinensis	Chinese Pistache	8.2		5	Good	
239	Olea europaea	Olive	31.4	YES	3	Moderate	
240	Platanus acerifolia	London Plane	16.7	YES	5	Good	
241	Platanus acerifolia	London Plane	12.6	YES	5	Good	
242	Platanus acerifolia	London Plane	13.2	YES	5	Good	
243	Platanus acerifolia	London Plane	13.3	YES	5	Good	
244	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	3.4		5	Good	
245	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	2.8		5	Good	
246	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	2.6		5	Good	
247	Platanus acerifolia	London Plane	11.5		4	Good	
248	Platanus acerifolia	London Plane	13.3	YES	4	Good	
249	Koelreuteria paniculata	Goldenrain Tree	10.7		3	Moderate	
250	Koelreuteria paniculata	Goldenrain Tree	8.8		4	Good	
251	Koelreuteria paniculata	Goldenrain Tree	9.2		4	Good	
252	Koelreuteria paniculata	Goldenrain Tree	11.4		4	Good	
253	Koelreuteria paniculata	Goldenrain Tree	11.9		4	Good	X
254	Koelreuteria paniculata	Goldenrain Tree	9.9		3	Moderate	X
255	Koelreuteria paniculata	Goldenrain Tree	10.0		5	Good	X
256	Koelreuteria paniculata	Goldenrain Tree	7.2		5	Good	X
257	Koelreuteria paniculata	Goldenrain Tree	10.6		5	Good	X
258	Koelreuteria paniculata	Goldenrain Tree	8.7		3	Poor	X
259	Koelreuteria paniculata	Goldenrain Tree	8.3		3	Poor	X
260	Koelreuteria paniculata	Goldenrain Tree	8.1		5	Good	X
261	Platanus acerifolia	London Plane	11.6		5	Good	
262	Platanus acerifolia	London Plane	15.1	YES	4	Good	
263	Platanus acerifolia	London Plane	18.2	YES	5	Good	
264	Platanus acerifolia	London Plane	16.5	YES	5	Good	
265	Syagrus romanzoffiana	Queen Palm	11.0		2	Poor	
266	Platanus acerifolia	London Plane	14.7	YES	5	Good	
267	Platanus acerifolia	London Plane	13.4	YES	5	Good	
268	Platanus acerifolia	London Plane	18.7	YES	5	Good	
269	Melaleuca linarifolia	Paperbark	40.1		4	Good	X
270	Washingtonia robusta	Mexican Fan Palm	13.6	YES	4	Good	
271	Washingtonia robusta	Mexican Fan Palm	17.6	YES	4	Moderate	
272	Washingtonia robusta	Mexican Fan Palm	13.7	YES	4	Moderate	
273	Washingtonia robusta	Mexican Fan Palm	14.1	YES	4	Moderate	
274	Washingtonia robusta	Mexican Fan Palm	13.8	YES	4	Moderate	
275	Melaleuca linarifolia	Paperbark	76.1	YES	4	Good	X
276	Pyrus calleryana	Ornamental Pear	17.0		4	Moderate	
277	Platanus acerifolia	London Plane	10.4		5	Good	X
278	Platanus acerifolia	London Plane	9.4		4	Good	
279	Platanus acerifolia	London Plane	8.1		4	Good	
280	Platanus acerifolia	London Plane	7.9		4	Good	
281	Platanus acerifolia	London Plane	8.3		4	Moderate	
282	Platanus acerifolia	London Plane	7.5		4	Moderate	
283	Platanus acerifolia	London Plane	11.5		5	Good	
284	Platanus acerifolia	London Plane	10.2		5	Good	X
285	Koelreuteria paniculata	Goldenrain Tree	10.5		5	Good	
286	Olea europaea	Olive	12.8		4	Good	
287	Olea europaea	Olive	8.4		4	Good	
288	Olea europaea	Olive	17.3		5	Good	
289	Olea europaea	Olive	13.8		4	Good	
290	Olea europaea	Olive	19.7		5	Good	
291	Prunus cerasifera	Cherry Plum	8.1		2	Poor	X
292	Prunus cerasifera	Cherry Plum	8.5		0	Poor	X

TREE #	BOTANICAL NAME	COMMON NAME	DBH	PROTECTED TREE	HEALTH	PRESERVATION SUITABILITY	TREE TO BE REMOVED
293	Prunus cerasifera	Cherry Plum	7.2		0	Poor	X
294	Ulmus parvifolia	Chinese Elm	14.0	YES	4	Good	
295	Ulmus parvifolia	Chinese Elm	9.9		4	Moderate	
296	Ulmus parvifolia	Chinese Elm	7.7		3	Moderate	X
297	Platanus acerifolia	London Plane	12.6	YES	5	Good	X
298	Lagerstroemia indica 'Natchez'	Crape Myrtle	1.7		4	Good	
299	Lagerstroemia indica 'Natchez'	Crape Myrtle	1.7		4	Good	
300	Lagerstroemia indica 'Natchez'	Crape Myrtle	2.0		4	Good	
301	Lagerstroemia indica 'Natchez'		2.0		4	Good	
302	Lagerstroemia indica 'Natchez'	Crape Myrtle	2.6		4	Good	
303	Lagerstroemia indica 'Natchez'	Crape Myrtle	1.9		4	Good	
304	Lagerstroemia indica 'Natchez'	Crape Myrtle	1.7		4	Good	
305	Lagerstroemia indica 'Natchez'	Crape Myrtle	2.0		4	Good	
306	Pistacia chinensis	Chinese Pistache	7.0		5	Good	
307	Pinus canariensis	Canary Island Pine	18.0	YES	4	Good	
308	Ulmus parvifolia	Chinese Elm	13.0	YES	4	Good	
309	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	4.0		4	Good	
310	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	4.2		4	Good	
311	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	4.0		4	Good	
312	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	4.0		4	Good	
313	Prunus cerasifera	Cherry Plum	10.3		1	Poor	X
314	Prunus cerasifera	Cherry Plum	8.8		1	Poor	X

PROTECTED TREES TO BE REPLACED

TRUNK SIZE OF REMOVED TREE (MEASURED AT 4' ABOVE GRADE)	NUMBER OF REPLACEMENT TREES	REPLACEMENT SIZE
12 - 24"	32	24" BOX
GREATER THAN 24"	19	36" BOX
TOTAL	51	

ALL OTHER PROPOSED TREES TO BE 5 GALLON SIZE, MINIMUM.

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PROJECT NAME

THE PRUNEYARD

ELLIS PARTNERS

CAMPBELL, CALIFORNIA

CONSULTANT

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SHEET TITLE:

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SHEET NUMBER

L2.2

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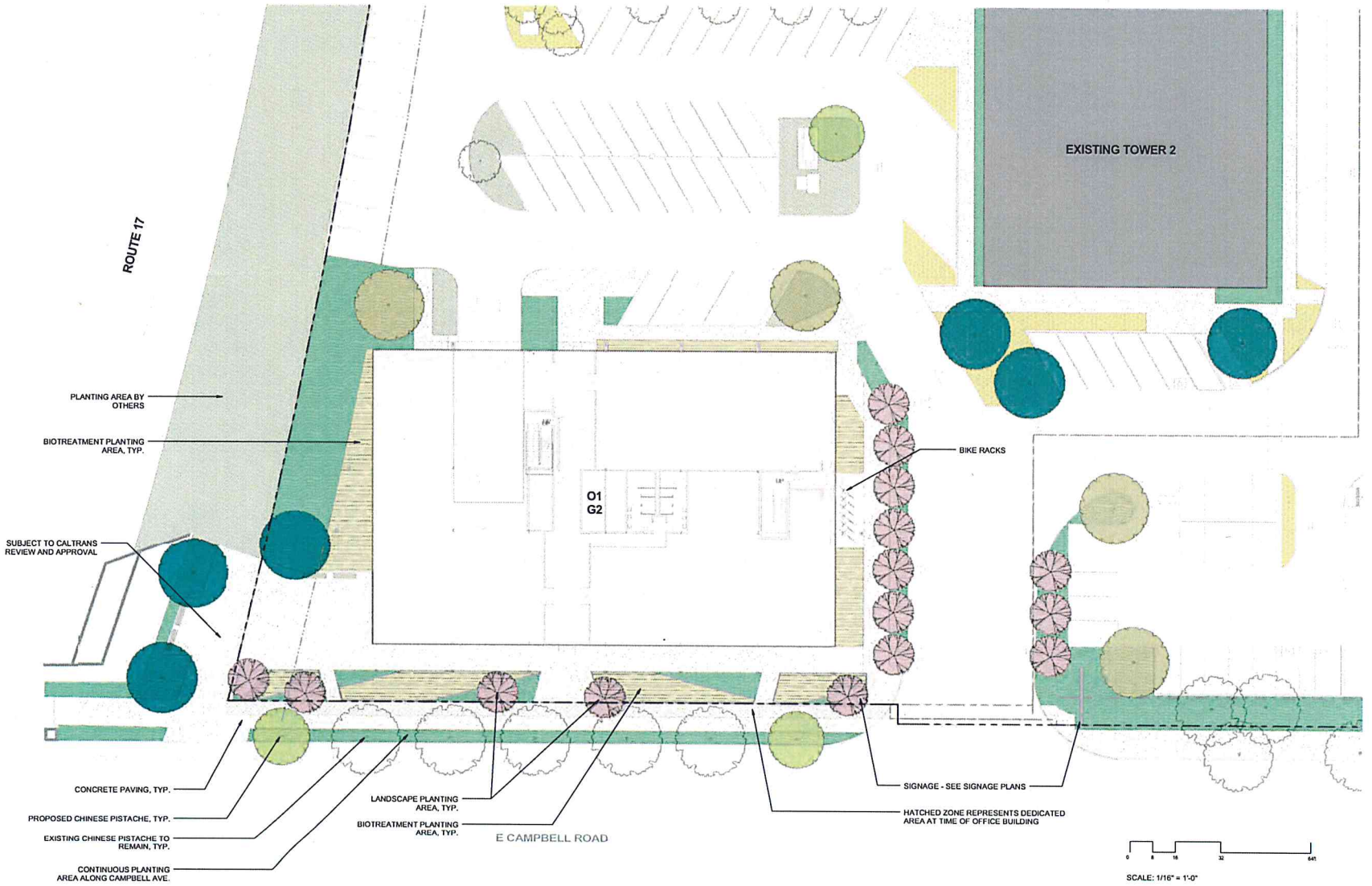

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SHEET TITLE:
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SHEET NUMBER
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	04/25/16	RESUBMITTAL 3	

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DRAWN BY: CJ/SG

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SHEET TITLE:
LANDSCAPE ENLARGEMENT PLAN ALT 2

SHEET NUMBER
L3.0B

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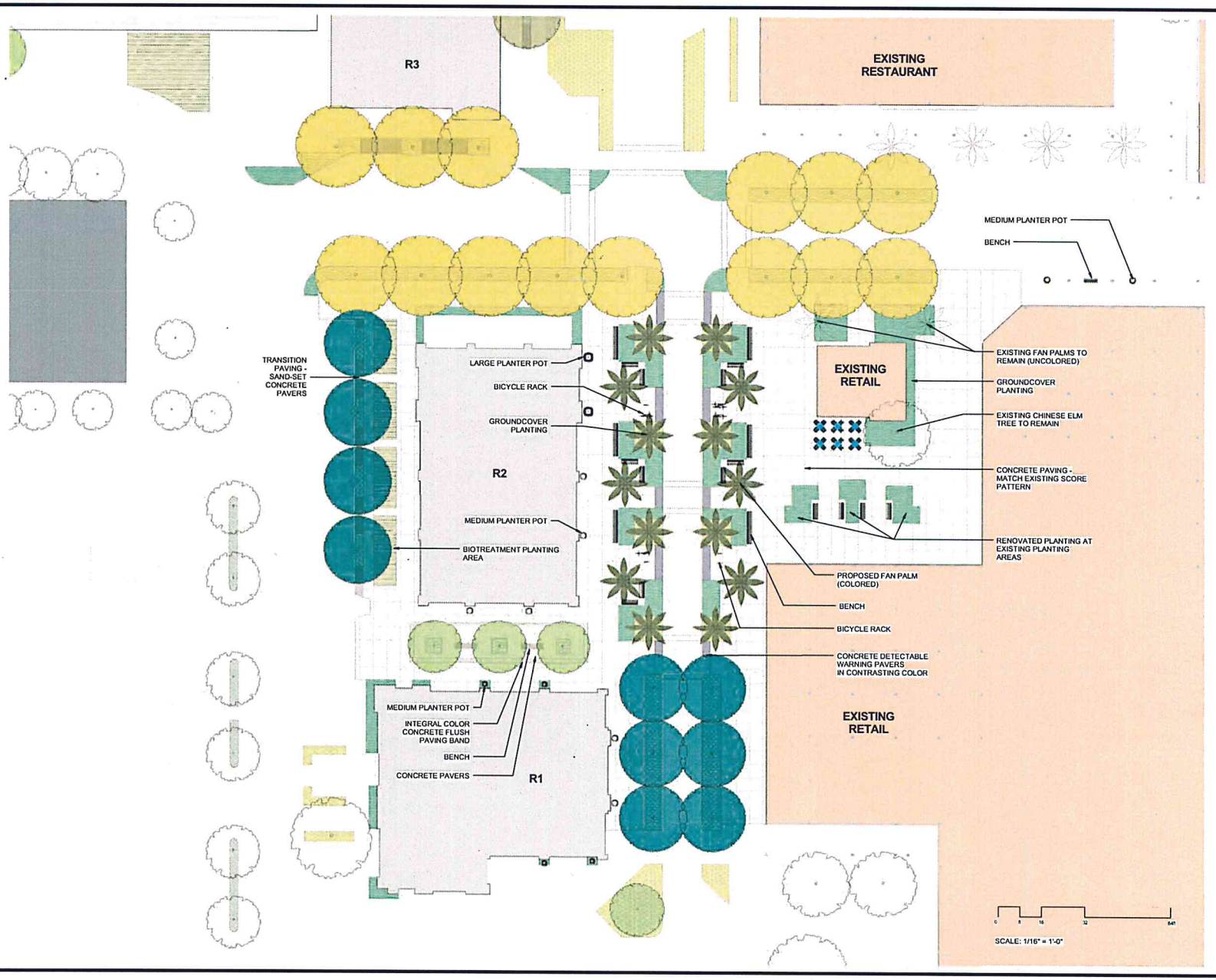

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	12/15/15	RESUBMITTAL 2	
	04/25/16	RESUBMITTAL 3	

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PROJECT NUMBER: PRUNEYARD

SHEET TITLE:

LANDSCAPE ENLARGEMENT PLAN

SHEET NUMBER

L3.1

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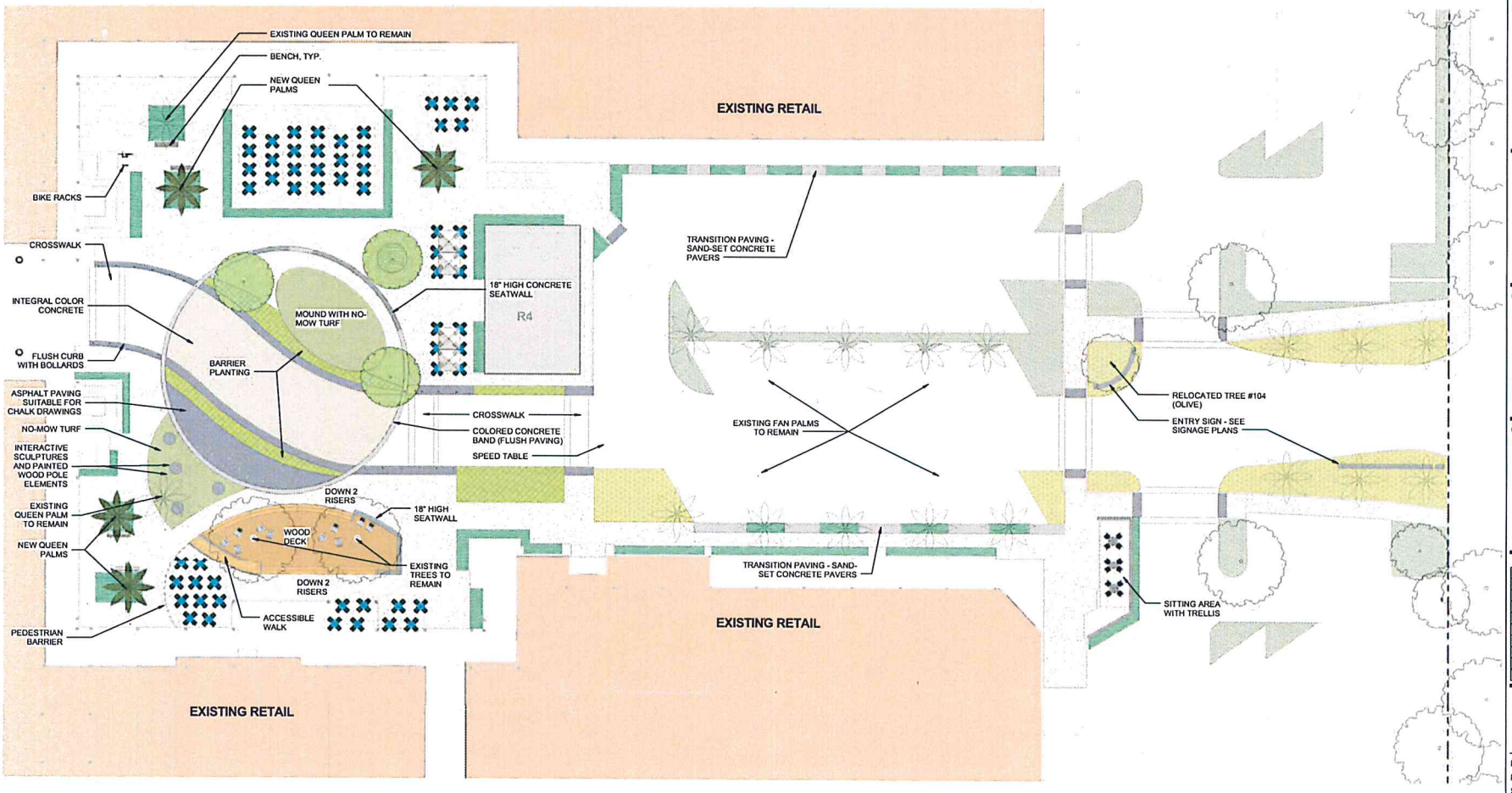

SCALE: 1/16" = 1'-0"

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CAMPBELL, CALIFORNIA

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PRELIMINARY PLANT PALETTE

TREES

TYPE A TREES

Celtis sinensis
Chinese Hackberry

Platanus 'Columbia'
Plane Tree

TYPE B TREES

Liriodendron tulipifera
Tulip Tree

Quercus frainetto 'Forest Green'
Forest Green Oak

TYPE C TREES

Nyssa sylvatica
Black Gum

Zelkova serrata 'Village Green'
Village Green Japanese Zelkova

TYPE D TREES

Ulmus parvifolia
Chinese Elm

Koelreuteria paniculata
Golden Rain Tree

Pistacia chinensis
Chinese Pistache

TYPE E TREES

Syagrus romanzoffiana
Queen Palm

Washingtonia filifera x robusta
Hybrid Fan Palm

TYPE F TREES

Arbutus 'Marina'
Marina Strawberry Tree

Lagerstroemia 'Natchez'
Crape Myrtle

Laurus 'Saratoga'
Saratoga Bay

SHRUBS AND GROUNDCOVER

PEDESTRIAN PLANTING AREAS

Lomandra longifolia 'Breeze'
Dwarf Mat Rush

Agave attenuata
Foxtail Agave

Arctostaphylos 'Pacific Mist'
Pacific Mist Manzanita

Olea 'Little Ollie'
Dwarf Olive

Chondropetalum tectorum
Cape Rush

Chamaerops humilis
Mediterranean Fan Palm

TRANSITION PLANTING AREAS

Arctostaphylos 'Pacific Mist'
Pacific Mist Manzanita

Senecio mandraliscae
Kleinia

Aloe 'Blue Elf'
Blue Elf Aloe

PARKING LOT PLANTING AREAS

Myoporum parvifolium
Creeping Myoporum

Rosmarinus 'Irene'
Creeping Rosemary

Bulbine frutescens
Stalked Bulbine

BARRIER PLANTING

Westringia fruticosa
Coast Rosemary

Correa 'Dusky Bells'
Red Australian Fuchsia

Grevillea lanigera
Woolly Grevillea

STORMWATER TREATMENT AREAS

Juncus patens
California Gray Rush

Muhlenbergia rigens
Deer Grass

Iris douglasiana
Douglas Iris

NO-MOW TURF

No Mow Turf

EXISTING TREE TO REMAIN

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PROJECT NAME
THE PRUNEYARD

ELLIS PARTNERS

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PROJECT NUMBER: PRUNEYARD
SHEET TITLE:
PLANT MATERIALS

SHEET NUMBER
L4.0

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PRUNEYARD MASTER USE PERMIT
APPENDIX E: MASTER SIGN PROGRAM

LOWNEYARCHITECTURE GNU GROUP
360 17TH STREET, SUITE 100 OAKLAND, CA 94612 510.836.5400

ELLIS PARTNERS

SECTION 1 - Freeway Identification

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Site ID	4
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Color and Materials Palette

M1

CUSTOM SCREEN
BOK Modern Aluminum Screen
Custom Pattern

M2

ACRYLIC
Translucent White
Optix 7328

M3

WOOD
Species and finish TBD

V1

VINYL
Surface applied graphic vinyl
Color TBD

C1

BRONZE
Drylac Powder Coating
044/60034
Breccia Design Texture Matte
Satin Finish

C2

BLENDED BRONZE METALLIC
Matthews Paint
MP47127
Satin Finish

C3

OFF-WHITE
Matthews Paint
Color TBD
Satin Finish

C4

BLUE
Matthews Paint
MP05149
Satin Finish

C5

CORTEN
BOK Modern Painted Rust
18y AC 5052

C6

NORTH SEA BLUE
Matthews Paint
MP08201
Satin Finish

C7

BRONZEGLOW METALLIC
Matthews Paint
MP20084
Satin Finish

Typography

HELVETICA MEDIUM CONDENSED

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
0123456789

Brand

MARK

TYPOGRAPHY

THE PRUNEYARD

TYPOGRAPHY/MARK

Arrows and Symbols

ARROWS

A1 A2 A3 A4 A5 A6 A7 A8

SYMBOLS

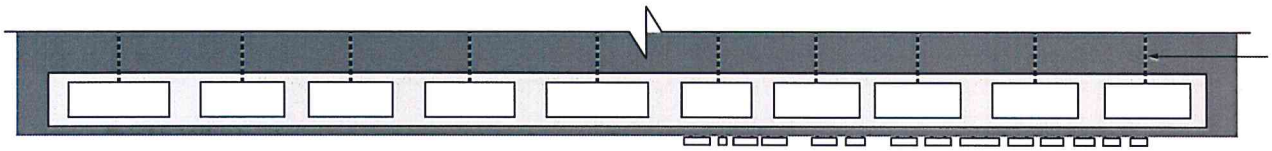
PARKING

KEY

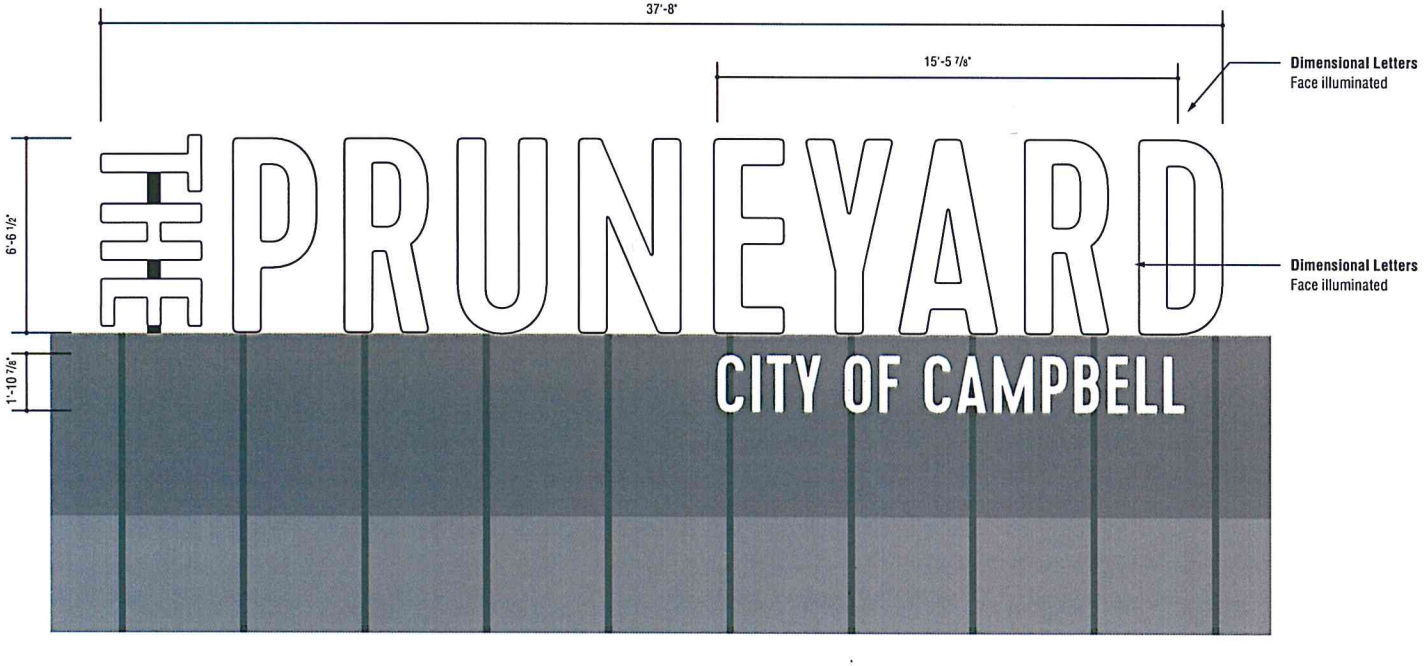
branding

▲ **FREEWAY SITE ID** *(MSP.1.02)*

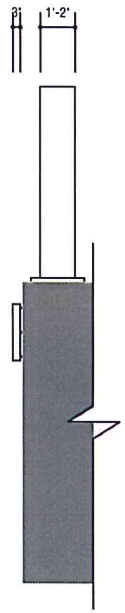
SIGN AREA = 350 SF



2 **TOP VIEW - PYLON**
Scale: 1/4" = 1'-0"



1 **FRONT VIEW**
Scale: 1/4" = 1'-0"



3 **SIDE VIEW**
Scale: 1/4" = 1'-0"

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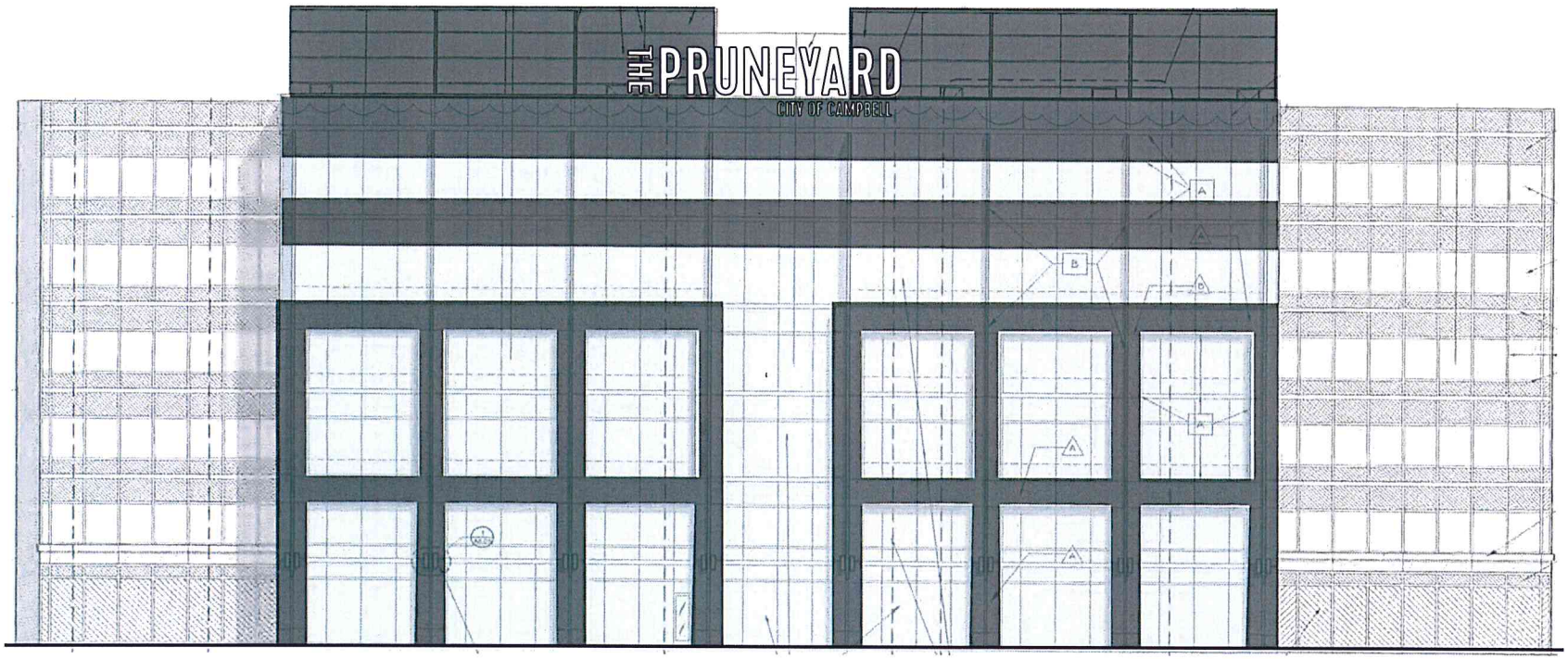

1 ELEVATION
Scale: 1/16" = 1'-0"

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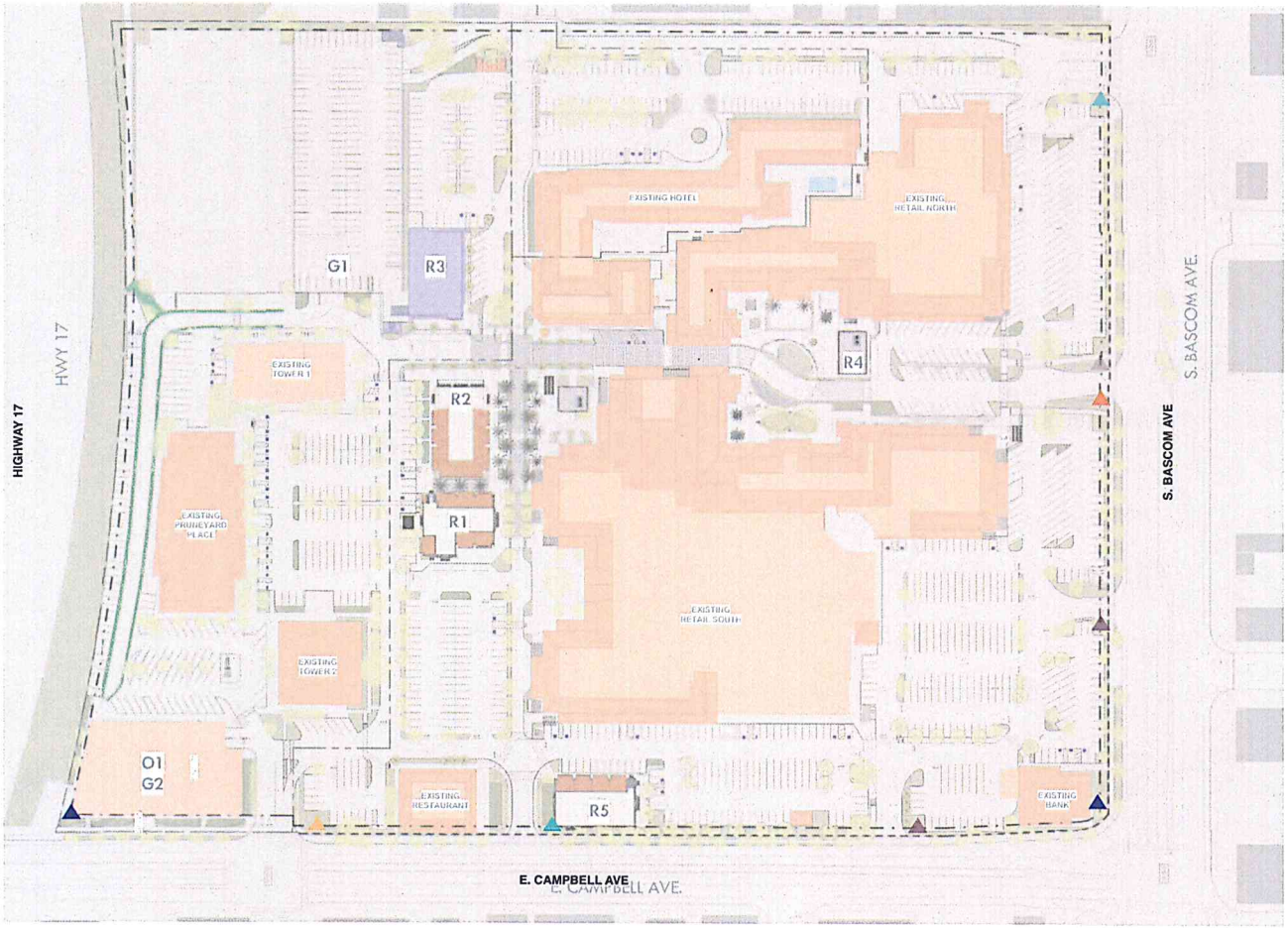
KEY

branding

- SITE ID MARKER *(MSP.2.02)*
- ENTRY WALL *(MSP.2.03)*
- MULTI TENANT SITE ID *(MSP.2.04, MSP.2.05)*
- MULTI TENANT SITE ID WITH MARQUEE *(MSP.2.06)*
- MULTI TENANT SITE ID OFFICES *(MSP.2.07)*

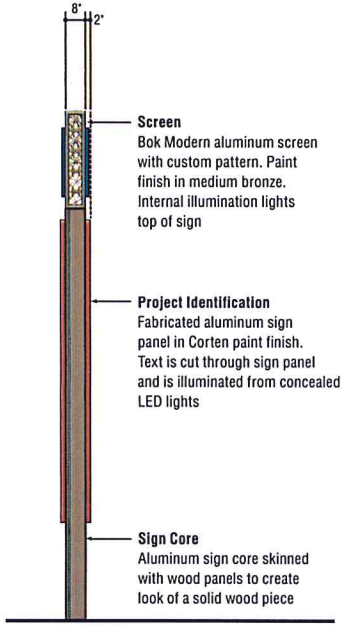


SIGN AREA = 45.1 SF EACH

(Does not include wall)

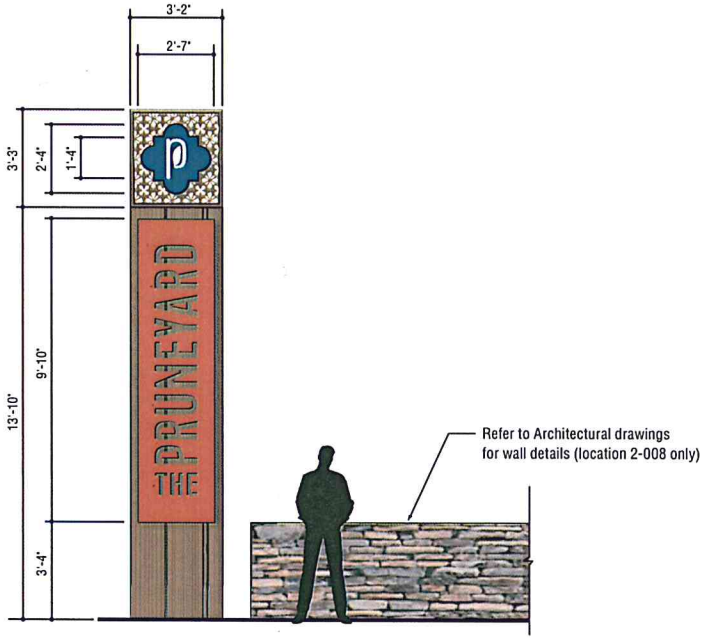
3 TOP VIEW

Scale: 1/4" = 1'-0"



1 SIDE VIEW

Scale: 1/4" = 1'-0"



2 FRONT VIEW

Scale: 1/4" = 1'-0"

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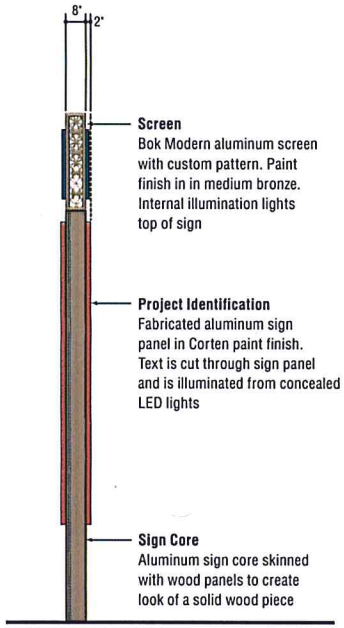
10/20/2015

SIGN AREA = 45.1 SF EACH

(Does not include wall)

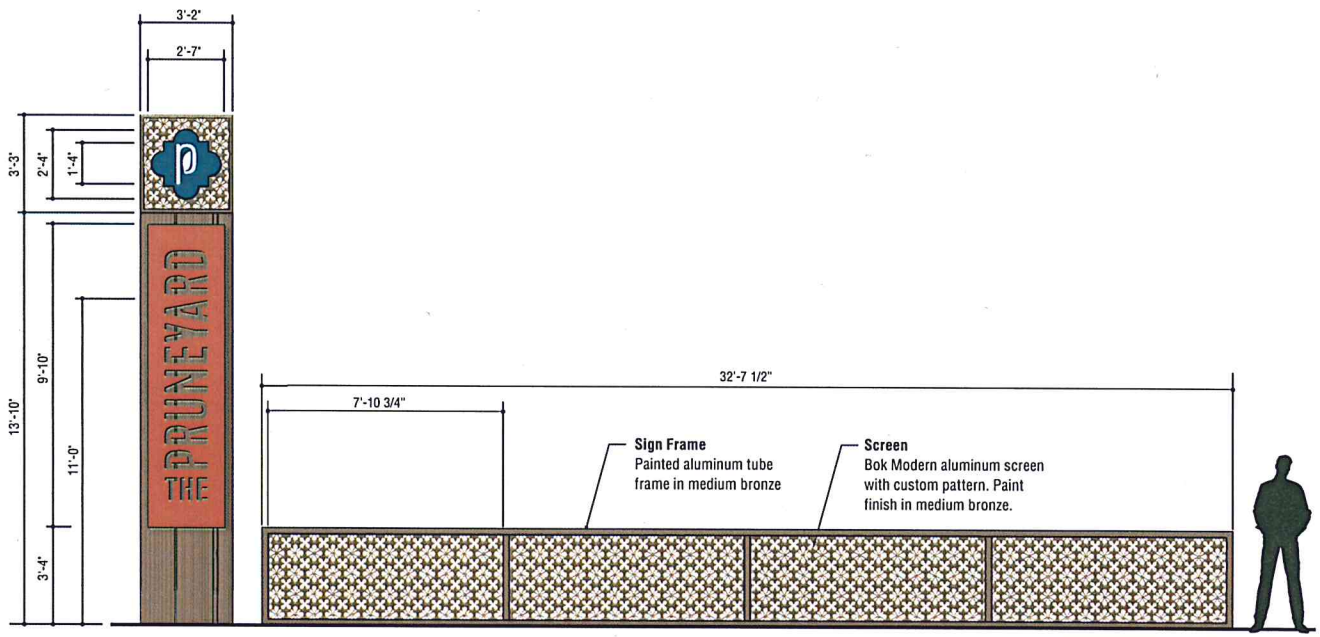
3 TOP VIEW

Scale: 1/4" = 1'-0"



1 SIDE VIEW

Scale: 1/4" = 1'-0"



2 FRONT VIEW

Scale: 1/4" = 1'-0"

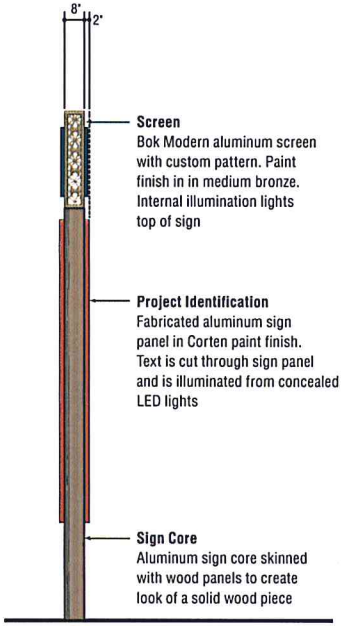
LOWNEYARCHITECTURE
360 17TH STREET, SUITE 100 OAKLAND, CA 94612 510.836.5400

ELLIS PARTNERS

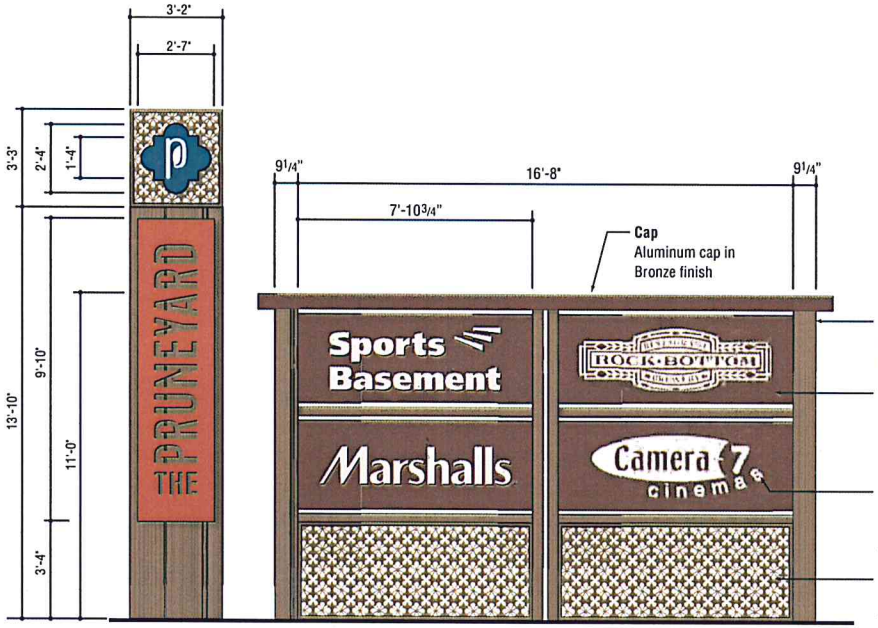
10/20/2015

SIGN AREA = 223 SF EACH

4 TOP VIEW
Scale: 1/4" = 1'-0"



1 SIDE VIEW
Scale: 1/4" = 1'-0"



2 FRONT VIEW
Scale: 1/4" = 1'-0"

3 SIDE VIEW
Scale: 1/4" = 1'-0"

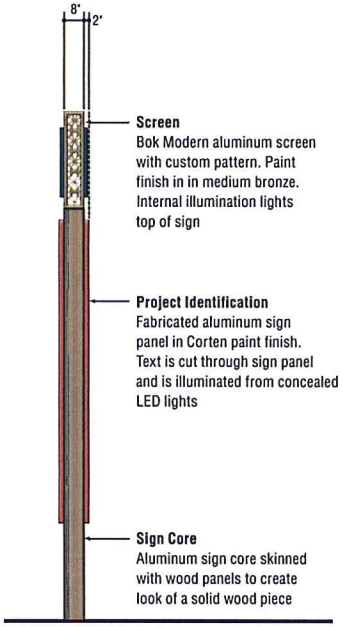
LOWNEYARCHITECTURE
360 17TH STREET, SUITE 100 OAKLAND, CA 94612 510.836.5400

ELLIS PARTNERS

10/20/2015

SIGN AREA = 223 SF EACH

4 TOP VIEW
Scale: 1/4" = 1'-0"

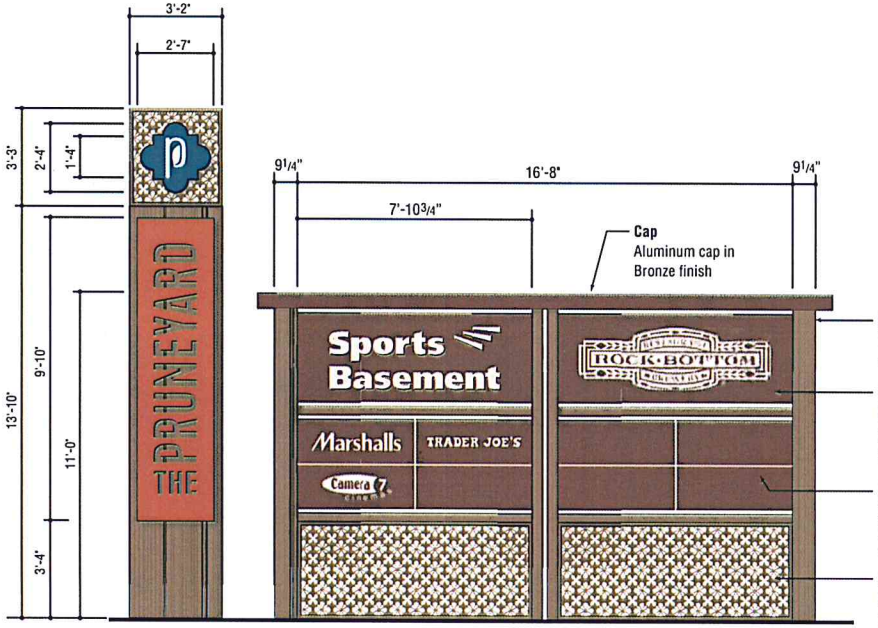


Screen
Bok Modern aluminum screen with custom pattern. Paint finish in in medium bronze. Internal illumination lights top of sign

Project Identification
Fabricated aluminum sign panel in Corten paint finish. Text is cut through sign panel and is illuminated from concealed LED lights

Sign Core
Aluminum sign core skinned with wood panels to create look of a solid wood piece

1 SIDE VIEW
Scale: 1/4" = 1'-0"



Cap
Aluminum cap in Bronze finish

Posts
Wood posts with stain and varnish finish

Tenant Panel
Non-illuminated surface painted aluminum sign panel in Dark Bronze finish

Graphics
Surface mounted dimensional logos are externally illuminated with spot lights

Screen
Bok Modern aluminum screen with custom pattern. Paint finish Medium Bronze

2 FRONT VIEW
Scale: 1/4" = 1'-0"

3 SIDE VIEW
Scale: 1/4" = 1'-0"

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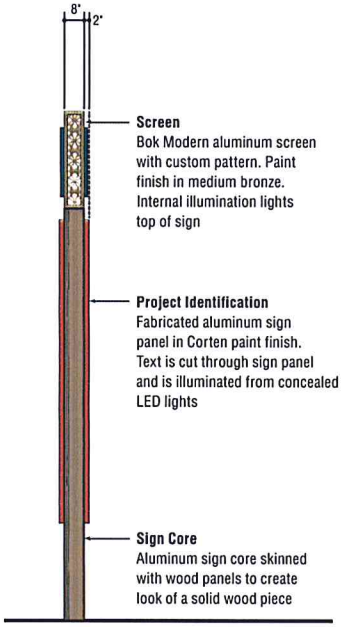
360 17TH STREET, SUITE 100 OAKLAND, CA 94612 510.836.5400

ELLIS PARTNERS

10/20/2015

SIGN AREA = 223 SF EACH

4 TOP VIEW
Scale: 1/4" = 1'-0"



Screen
Bok Modern aluminum screen with custom pattern. Paint finish in medium bronze. Internal illumination lights top of sign

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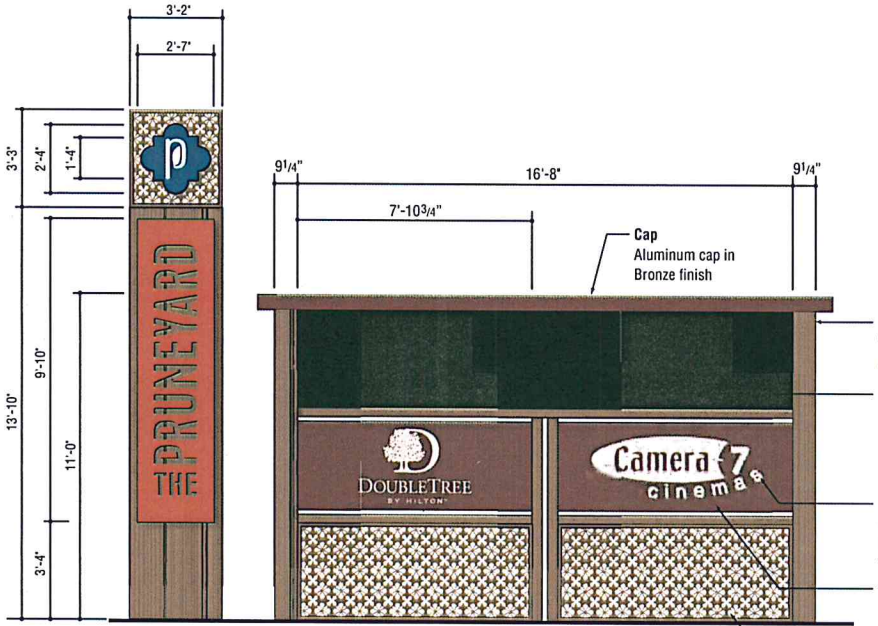
1 SIDE VIEW
Scale: 1/4" = 1'-0"



2 FRONT VIEW
Scale: 1/4" = 1'-0"

3 SIDE VIEW
Scale: 1/4" = 1'-0"

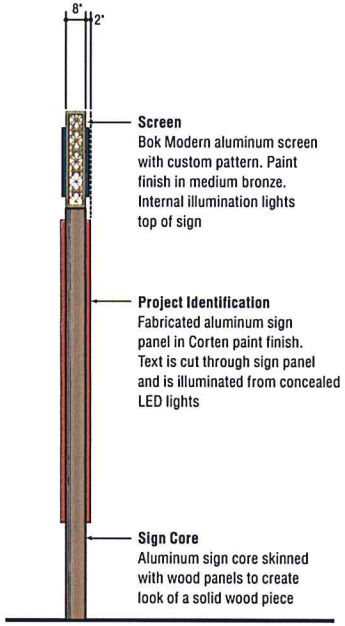
LOWNEYARCHITECTURE
360 17TH STREET, SUITE 100 OAKLAND, CA 94612 510.836.5400

ELLIS PARTNERS

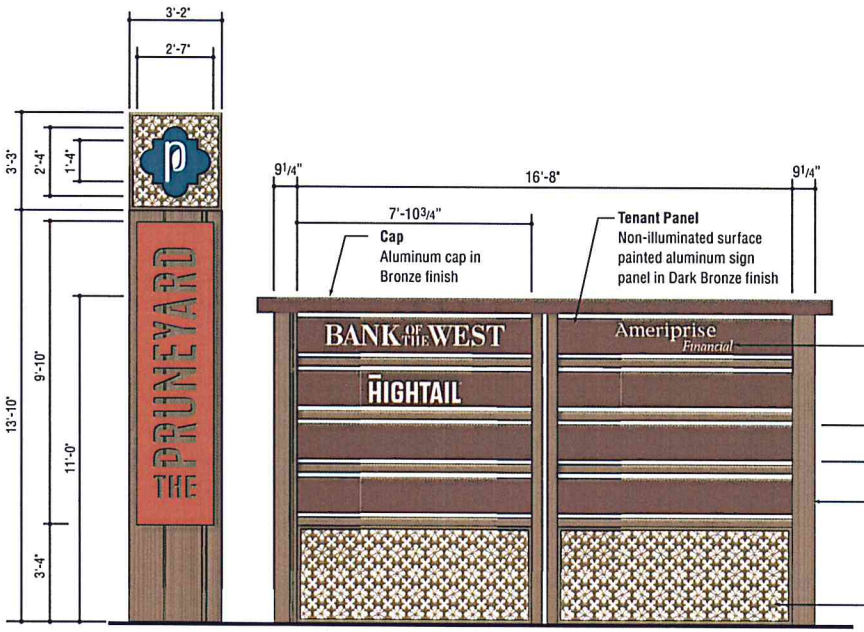
10/20/2015

SIGN AREA = 223 SF EACH

4 TOP VIEW
Scale: 1/4" = 1'-0"



1 SIDE VIEW
Scale: 1/4" = 1'-0"



2 FRONT VIEW
Scale: 1/4" = 1'-0"

3 SIDE VIEW
Scale: 1/4" = 1'-0"

LOWNEYARCHITECTURE
360 17TH STREET, SUITE 100 OAKLAND, CA 94612 510.836.5400

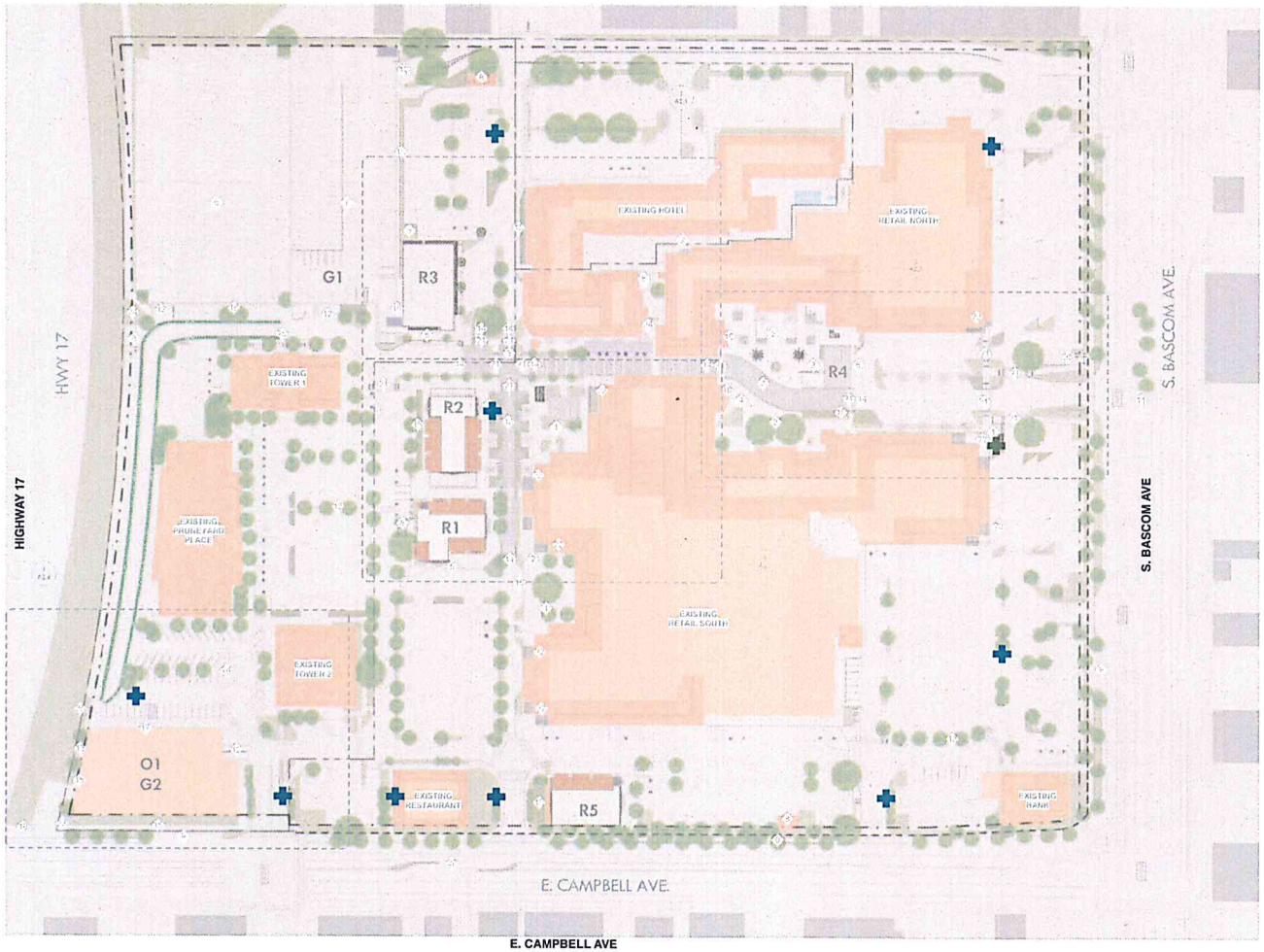
ELLIS PARTNERS

KEY

wayfinding

VEHICULAR DIRECTIONAL *(MSP.3.02)*

INTEGRATED WALL DIRECTIONAL *(MSP.3.03)*



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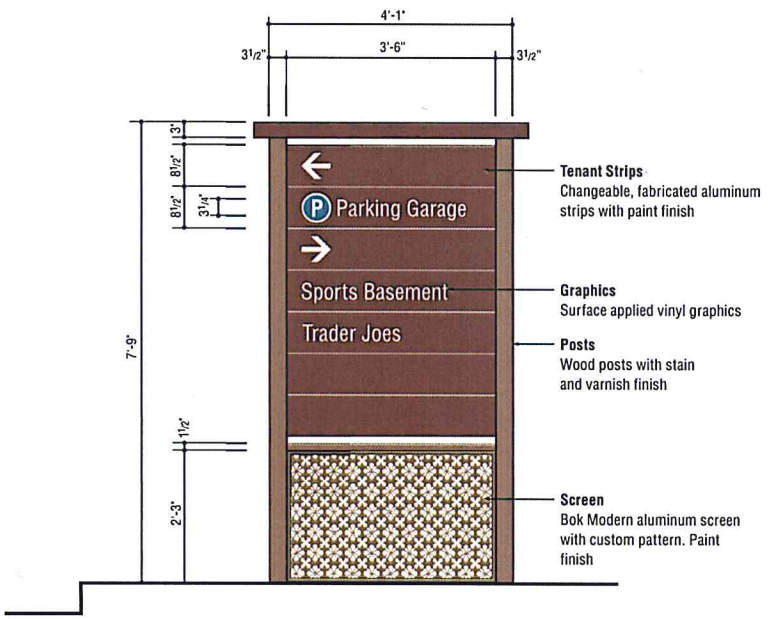
360 17TH STREET, SUITE 100 OAKLAND, CA 94612 510.836.5400

ELLIS PARTNERS

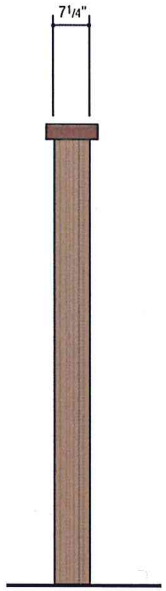
10/20/2015

SIGN AREA = 31 SF EACH

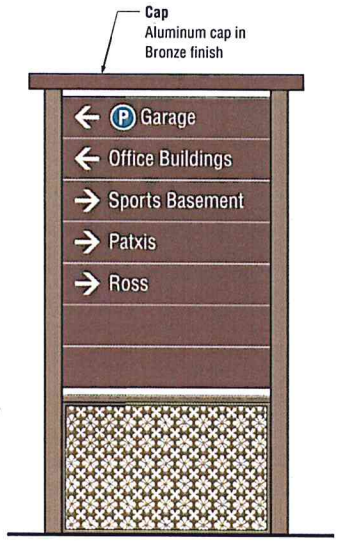
2 TOP VIEW
Scale: 1/2" = 1'-0"



1 FRONT VIEW
Scale: 1/2" = 1'-0"



3 SIDE VIEW
Scale: 1/2" = 1'-0"



4 ALTERNATE LAYOUT
Scale: 1/2" = 1'-0"

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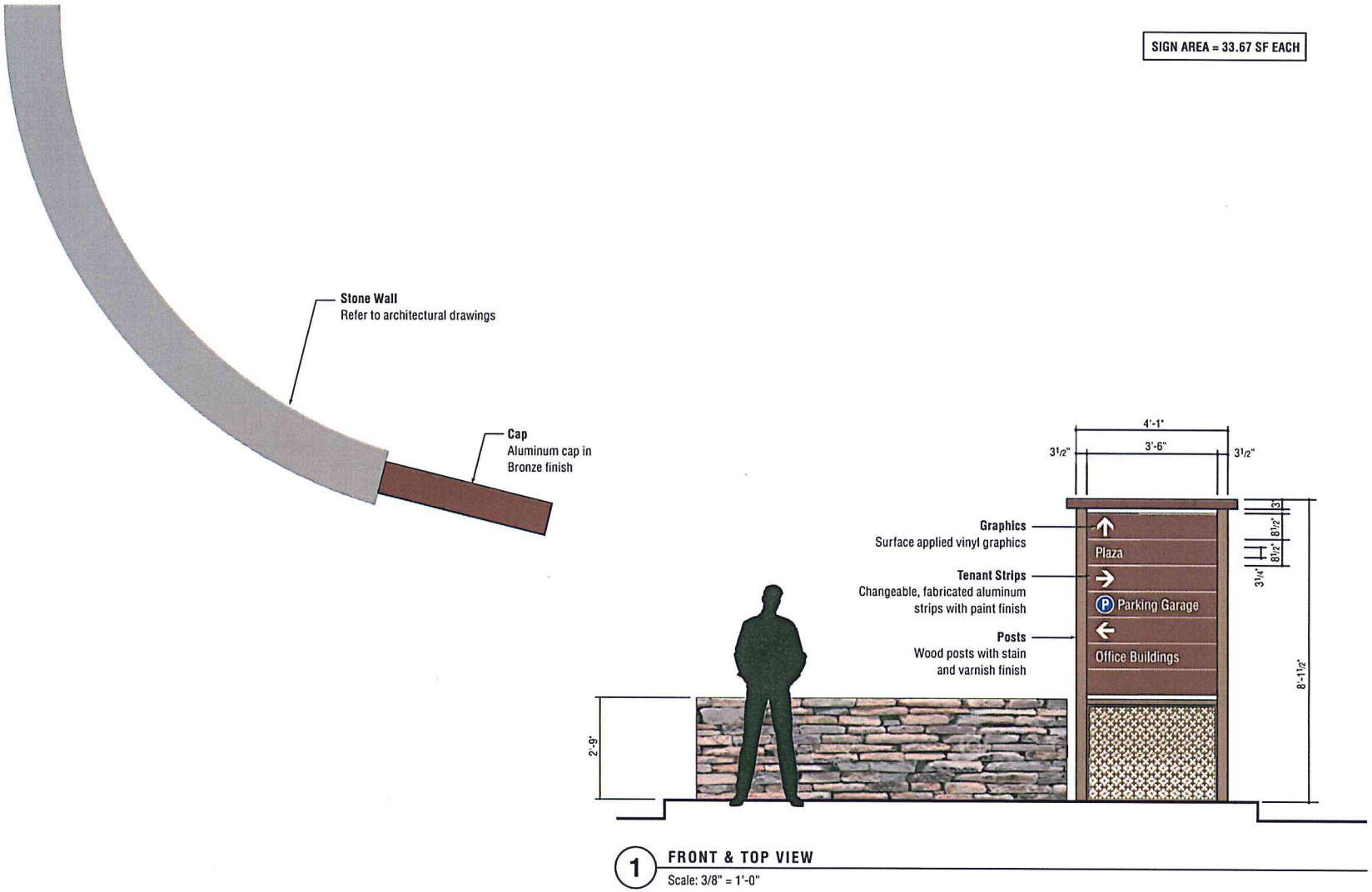
360 17TH STREET, SUITE 100 OAKLAND, CA 94612 510.836.5400

ELLIS PARTNERS

SIGN AREA = 33.67 SF EACH

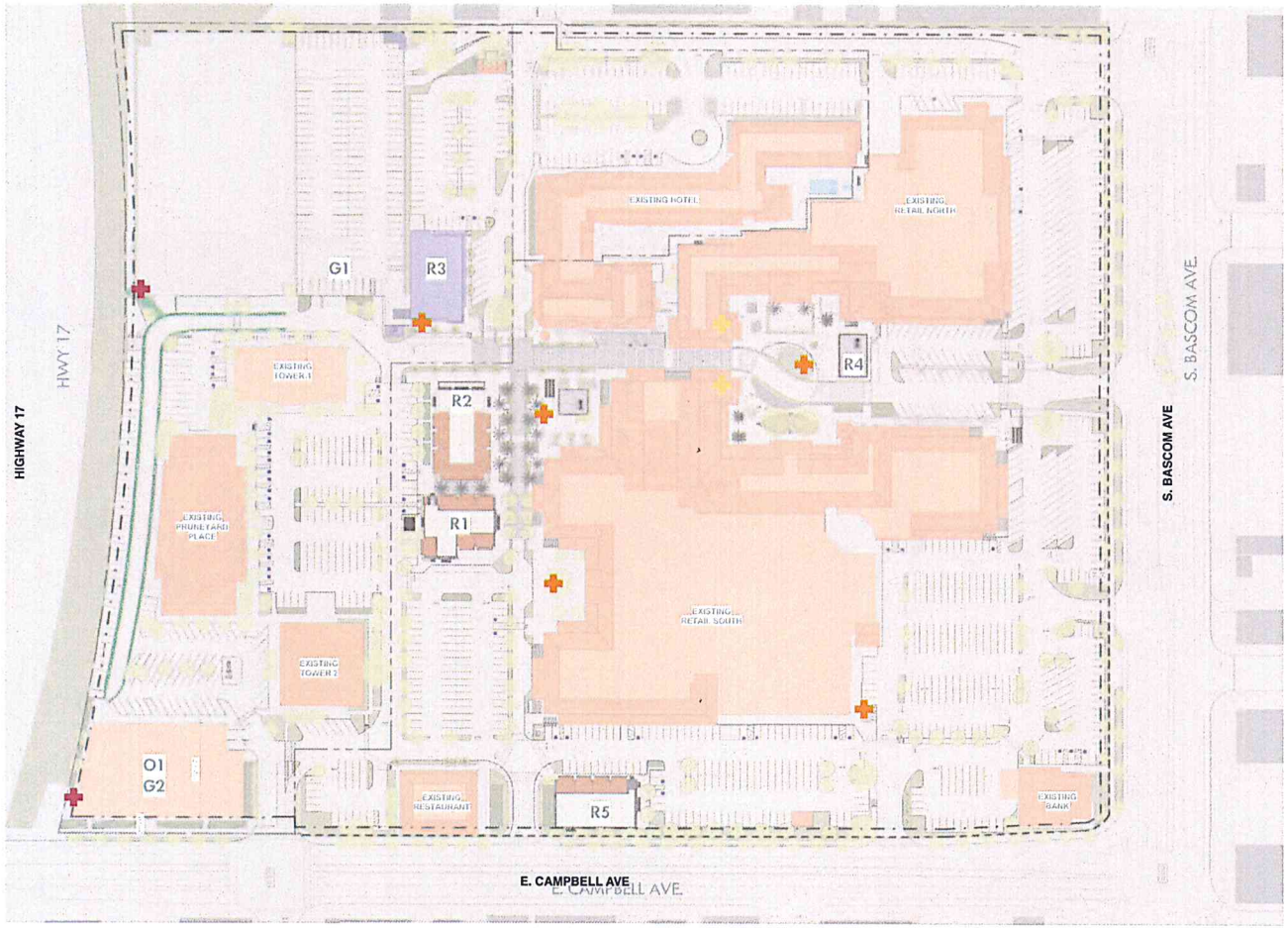


1 FRONT & TOP VIEW
Scale: 3/8" = 1'-0"

KEY

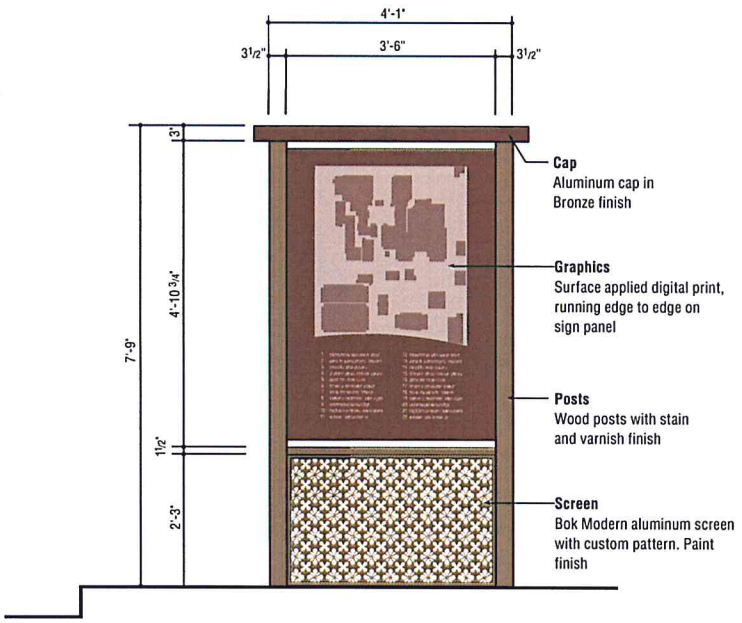
wayfinding

- **FREESTANDING PEDESTRIAN DIRECTORY** *(MSP.4.02)*
- **WALL MOUNTED PEDESTRIAN DIRECTIONAL** *(MSP.4.03)*
  Note: Not Shown On Location Plan.
  Sign To Be Added As Needed
- **FLAG MOUNTED AREA ID** *(MSP.4.04)*
- **BIKE PATH MARKER** *(MSP.4.05)*

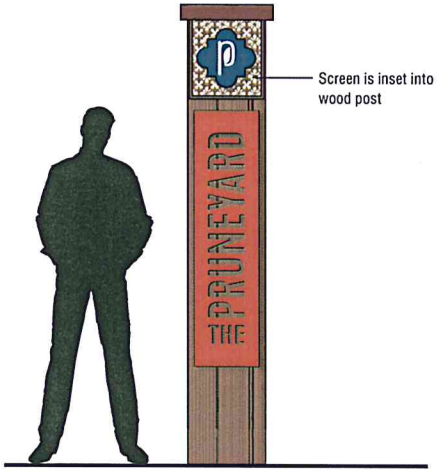


SIGN AREA = 36.67 SF EACH

2 TOP VIEW
Scale: 1/2" = 1'-0"



1 FRONT VIEW
Scale: 1/2" = 1'-0"



3 SIDE VIEW
Scale: 1/2" = 1'-0"

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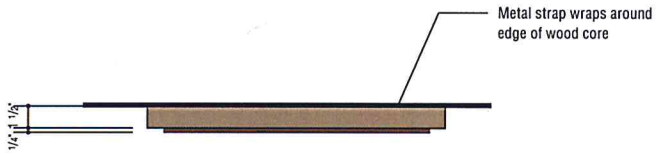
360 17TH STREET, SUITE 100 OAKLAND, CA 94612 510.836.5400

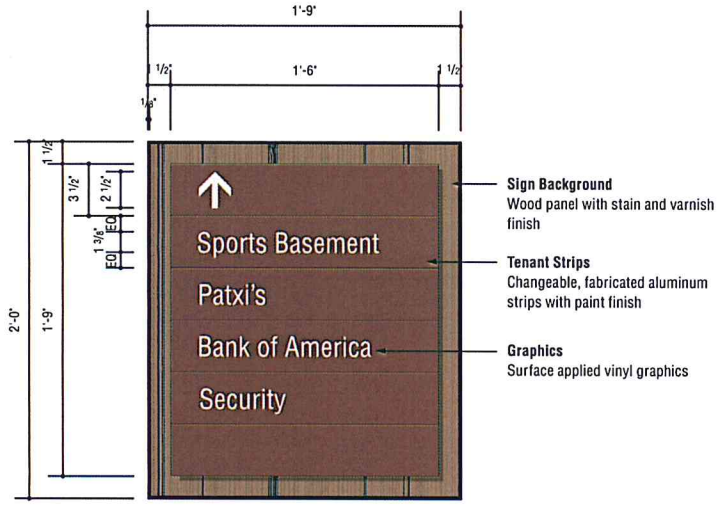
ELLIS PARTNERS



2 TOP VIEW
Scale: 1 1/2" = 1'-0"

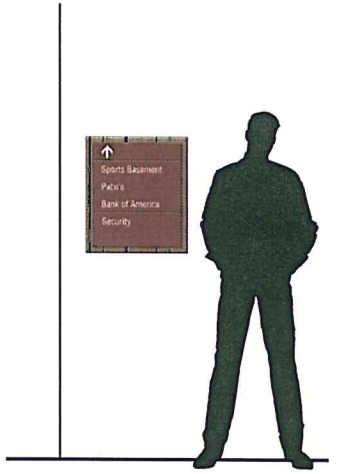
SIGN AREA = 3.4 SF EACH

NOTE:
Sign location not shown on location plan. Signs to be added to project as needed.



1 FRONT VIEW
Scale: 1 1/2" = 1'-0"

3 SIDE VIEW
Scale: 1 1/2" = 1'-0"



4 ELEVATION
Scale: 1/2" = 1'-0"

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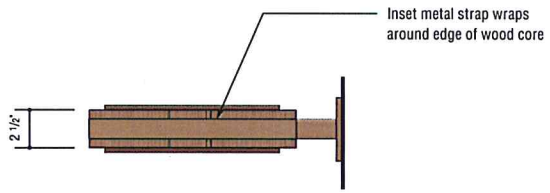
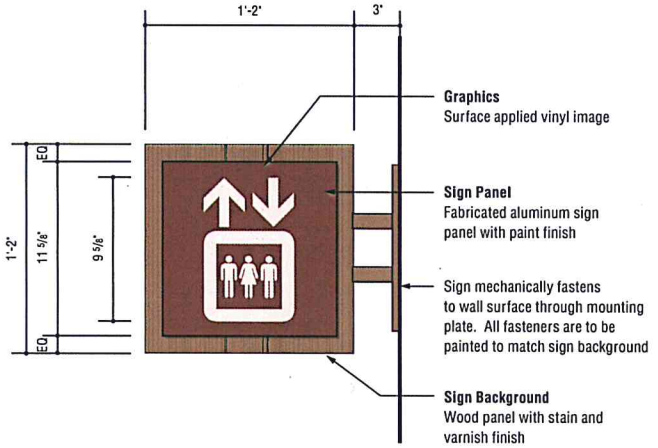
360 17TH STREET, SUITE 100 OAKLAND, CA 94612 510.836.5400

ELLIS PARTNERS

SIGN AREA = 1.6 SF EACH

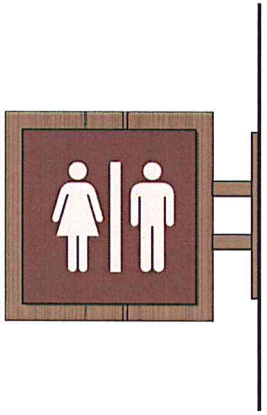


2 TOP VIEW
Scale: 1 1/2" = 1'-0"



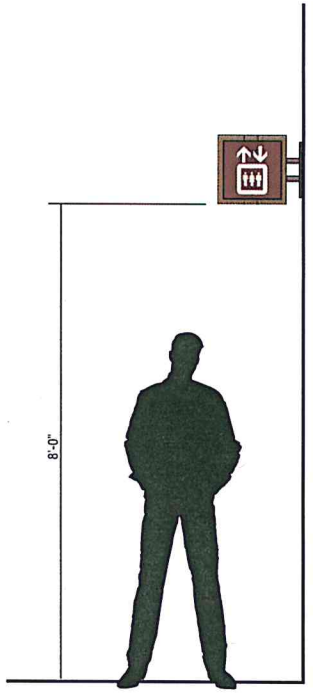
1 FRONT VIEW
Scale: 1 1/2" = 1'-0"

NOTE:
Sign location not shown on location plan.
Signs to be added to project as needed.



3 ALTERNATE LAYOUT
Scale: 1 1/2" = 1'-0"

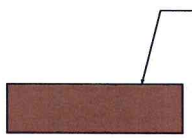
NOTE:
Sign location not shown on location plan.
Signs to be added to project as needed.



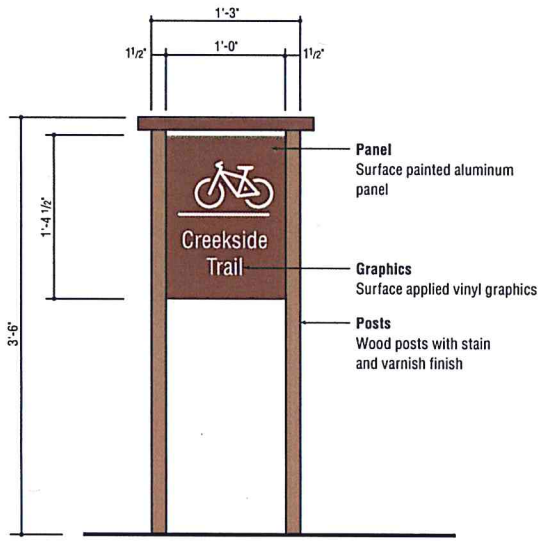
4 RENDERING
Scale: 1/2" = 1'-0"

SIGN AREA = 4.38 SF EACH

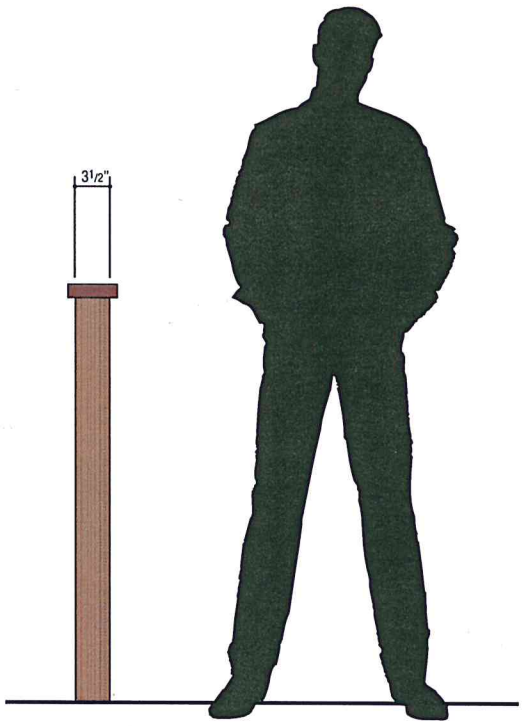
3 SECTION
Scale: 1" = 1'-0"



2 TOP VIEW
Scale: 1" = 1'-0"



1 FRONT VIEW
Scale: 1" = 1'-0"



4 SIDE VIEW
Scale: 1" = 1'-0"

LOWNEYARCHITECTURE
360 17TH STREET, SUITE 100 OAKLAND, CA 94612 510.836.5400

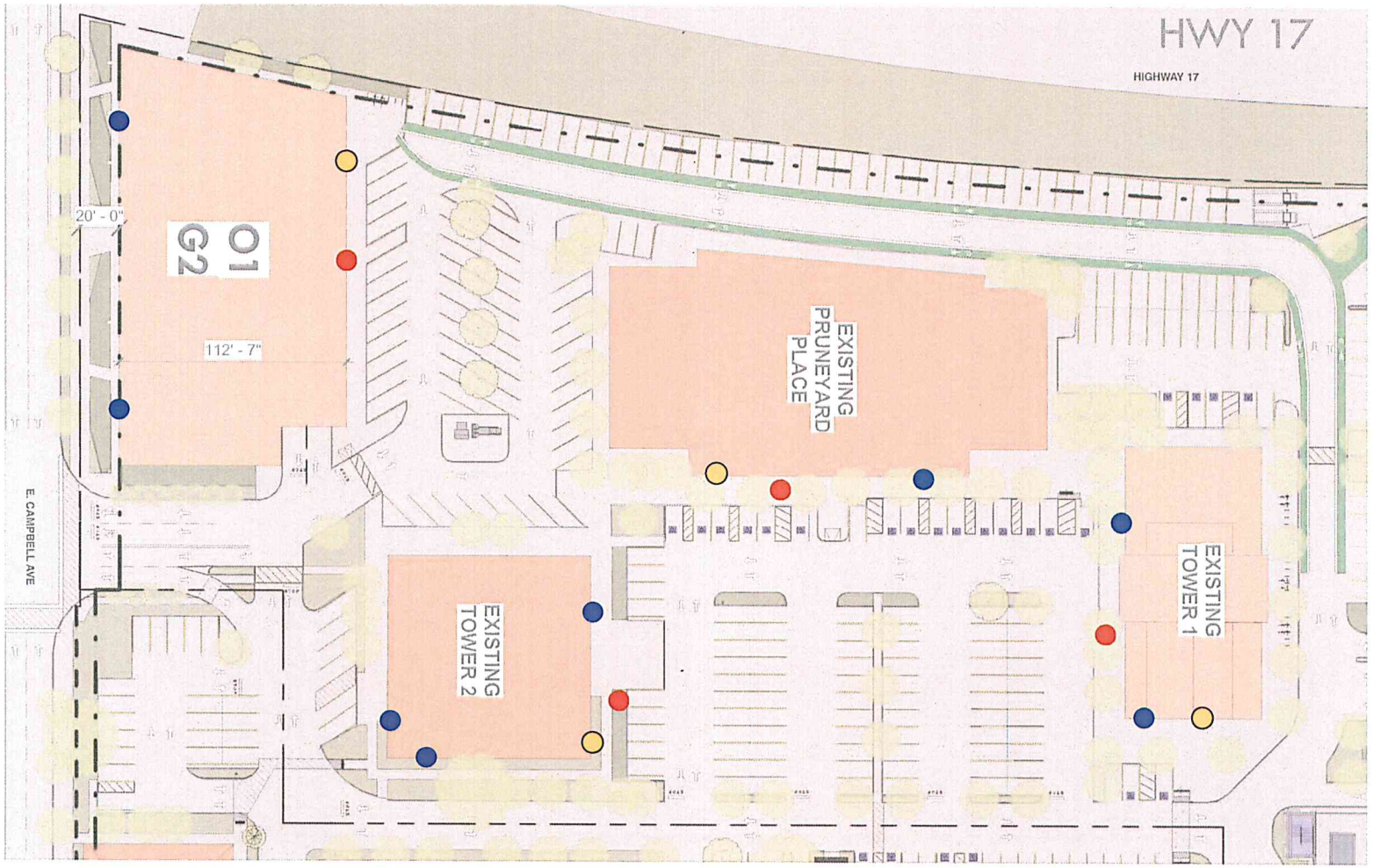
ELLIS PARTNERS

10/20/2015

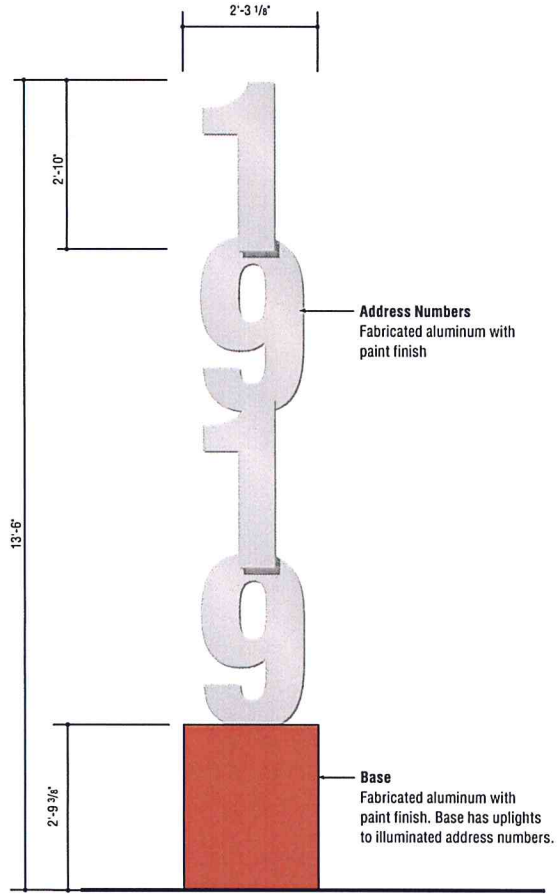
KEY

identification

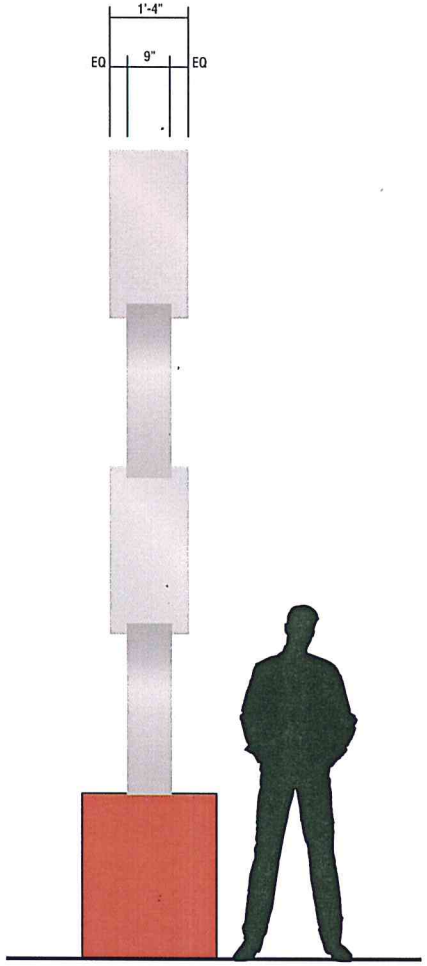
- OFFICE ADDRESS NUMBER *(MSP.5.02, MSP.5.03)*
- GROUND FLOOR SPECIALTY TENANT *(MSP.5.04)* (REF TENANT DESIGN GUIDELINES)
- OFFICE PARAPET *(MSP.5.04)* (REF TENANT DESIGN GUIDELINES)



SIGN AREA = 18 SF EACH



1 **FRONT VIEW**
Scale: 1/2" = 1'-0"



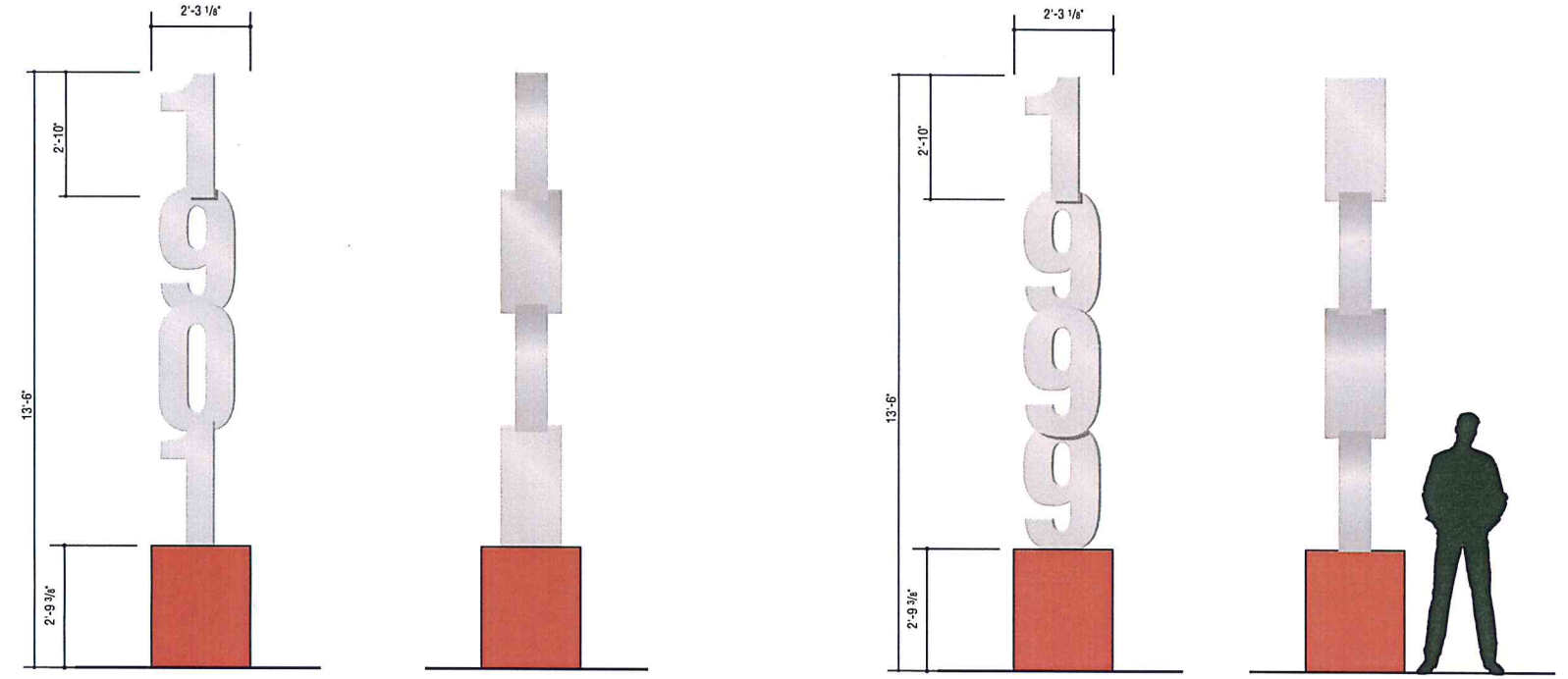
2 **SIDE VIEW**
Scale: 1/2" = 1'-0"

3 **RENDERING**
Scale: None

LOWNEY ARCHITECTURE
360 17TH STREET, SUITE 100 OAKLAND, CA 94612 510.836.5400

ELLIS PARTNERS

SIGN AREA = 18 SF EACH



1 **FRONT VIEW (1901)**
Scale: 3/8" = 1'-0"

2 **SIDE VIEW**
Scale: 3/8" = 1'-0"

3 **FRONT VIEW (1999)**
Scale: 3/8" = 1'-0"

4 **SIDE VIEW**
Scale: 3/8" = 1'-0"

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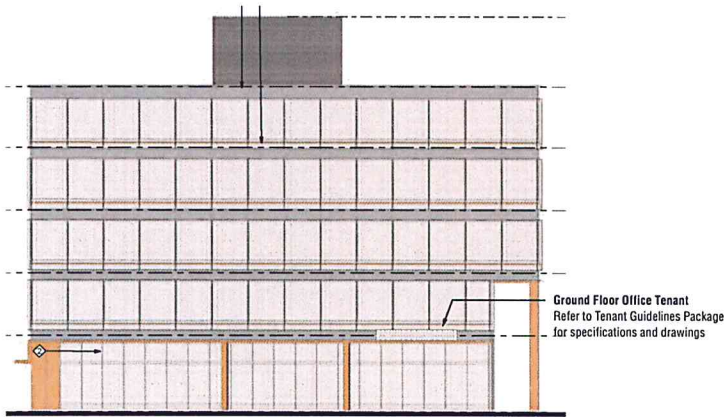
360 17TH STREET, SUITE 100 OAKLAND, CA 94612 510.836.5400

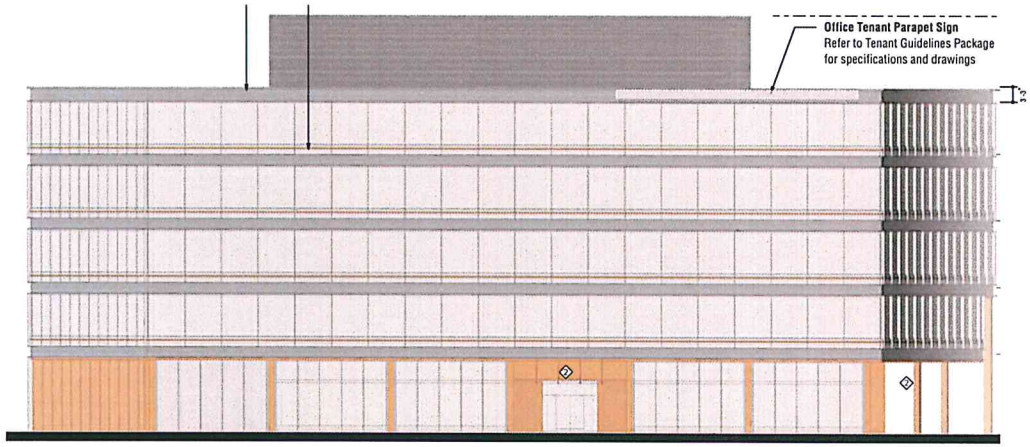
ELLIS PARTNERS

10/20/2015



2 **TYPICAL ELEVATION - GROUND FLOOR OFFICE TENANT**
Scale: NTS

SIGN AREA = 18 SF EACH

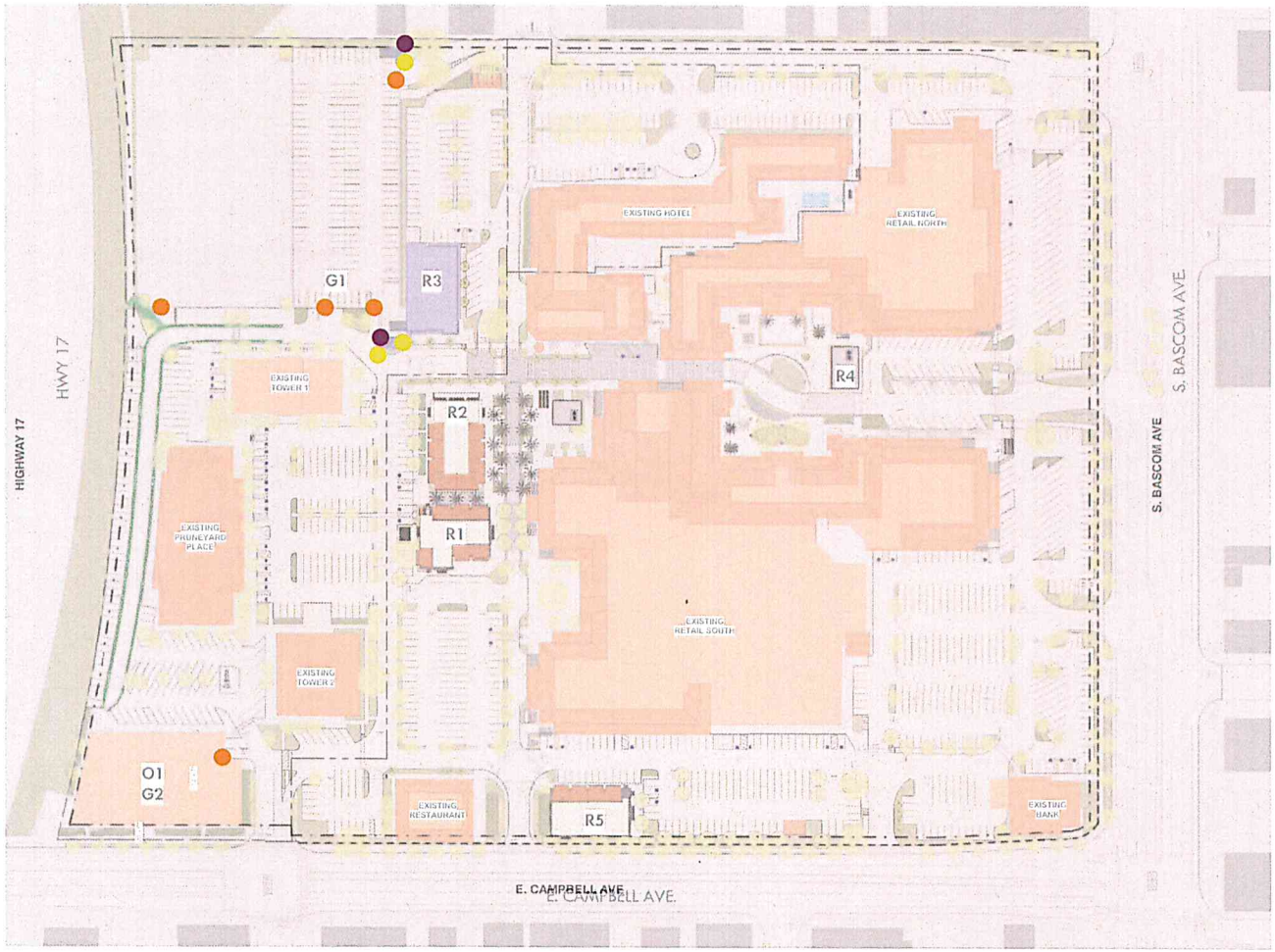


1 **TYPICAL ELEVATION - OFFICE PARAPET**
Scale: NTS

KEY

identification

- **PARKING GARAGE IDENTIFICATION** *(MSP.6.02)*
- **PARKING ENTRY GRAPHICS** *(MSP.6.03)*
  CLEARANCE BARS
  (Paired with Entry Graphics) *(MSP.6.05)*
- **PARKING GARAGE FLAG ID** *(MSP.6.04)*



SIGN AREA = 21.74 SF EACH

3 **RENDERING**
Scale: None

1 **FRONT VIEW**
Scale: 1/2" = 1'-0"

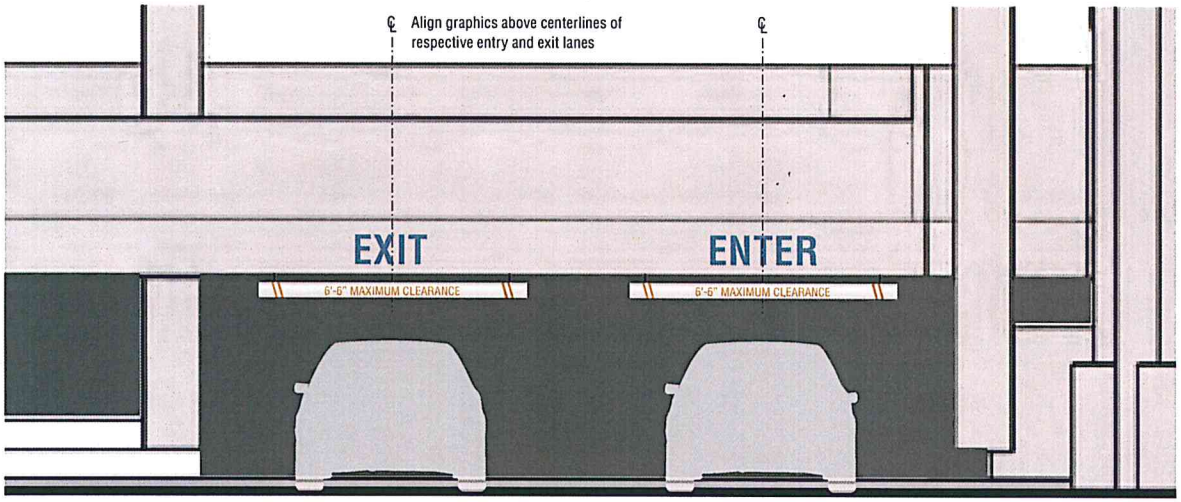
2 **SIDE VIEW**
Scale: 1/2" = 1'-0"

LOWNEY ARCHITECTURE
360 17TH STREET, SUITE 100 OAKLAND, CA 94612 510.836.5400

ELLIS PARTNERS

SIGN AREA = 3.6 SF "ENTER"

SIGN AREA = 2.5 SF "EXIT"



3 INSTALLATION ELEVATION, TYP.
Scale: 1/4" = 1'-0"

1 FRONT VIEW
Scale: 1" = 1'-0"

2 SIDE VIEW
Scale: 1" = 1'-0"

LOWNEY ARCHITECTURE
360 17TH STREET, SUITE 100 OAKLAND, CA 94612 510.836.5400

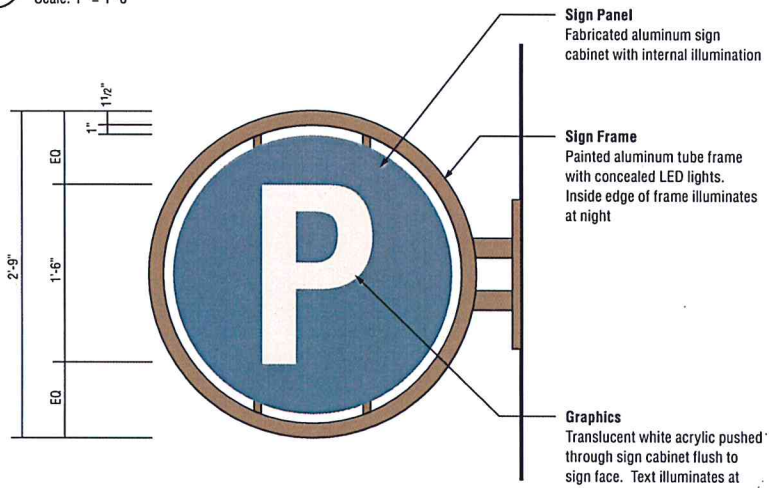
ELLIS PARTNERS

10/20/2015

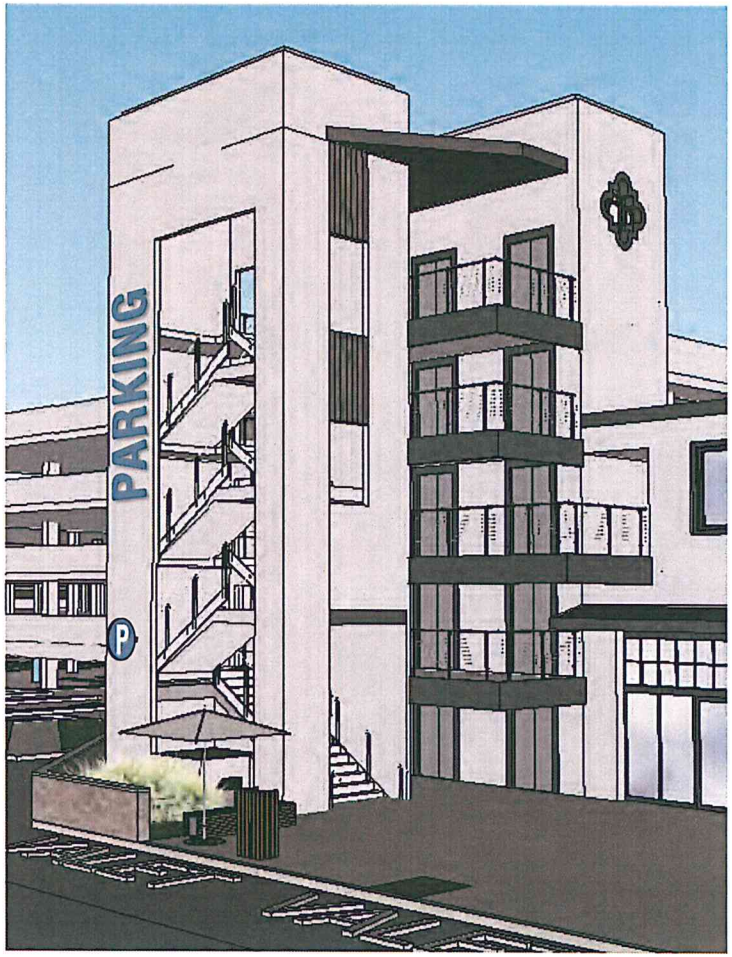
SIGN AREA = 4 SF EACH

3 SECTION
Scale: 1" = 1'-0"

2 TOP VIEW
Scale: 1" = 1'-0"



1 FRONT VIEW
Scale: 1" = 1'-0"



4 RENDERING
Scale: None

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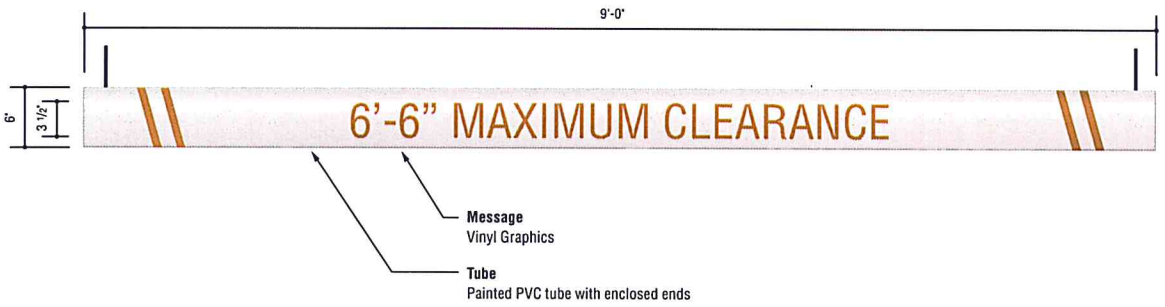
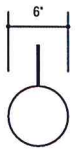
ELLIS PARTNERS

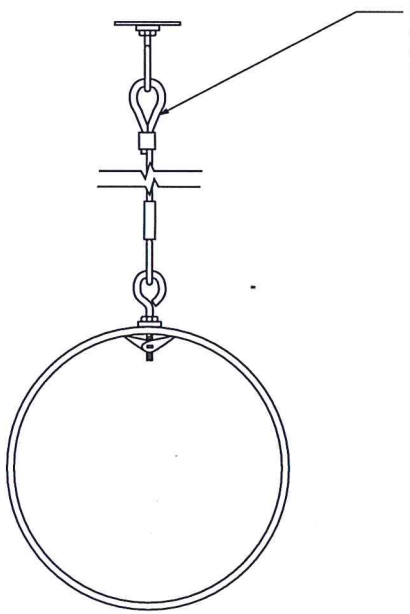


1 **FRONT VIEW**
Scale: 1" = 1'-0"

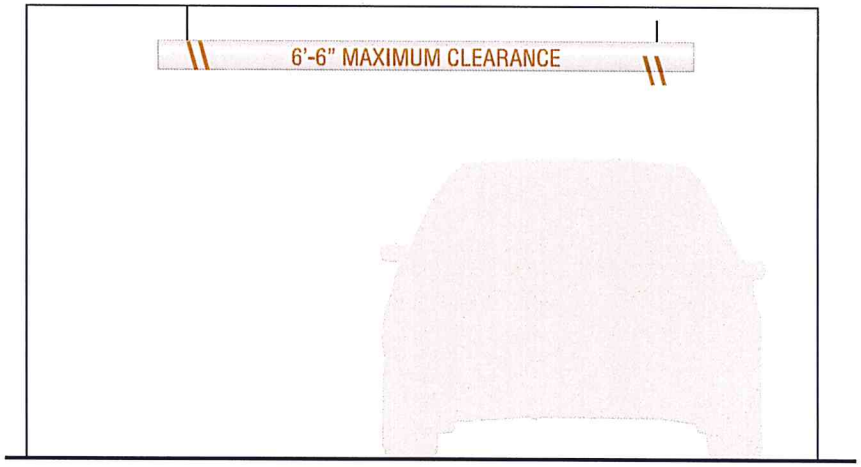


SIGN AREA = 4.5 SF EACH

2 **SIDE VIEW**
Scale: 1" = 1'-0"



3 **DETAIL VIEW**
Scale: NTS



4 **INSTALLATION ELEVATION, TYP.**
Scale: 1/2" = 1'-0"

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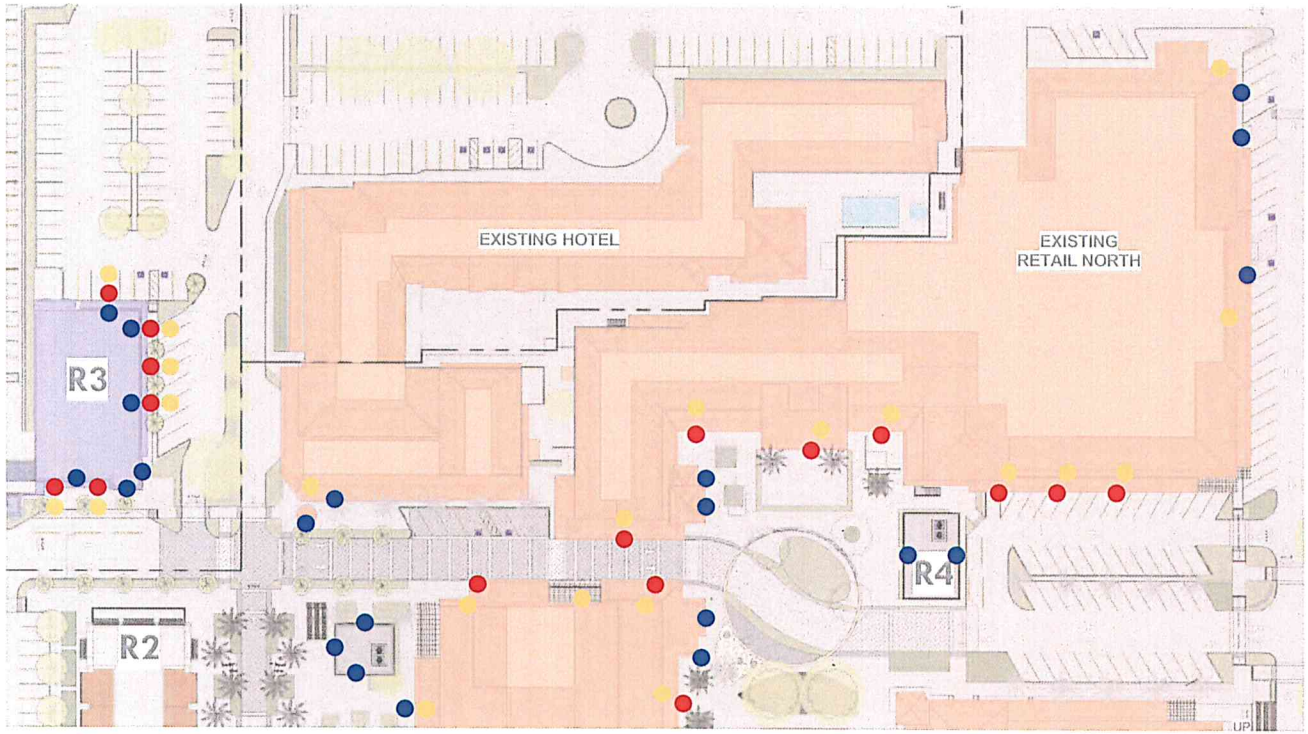
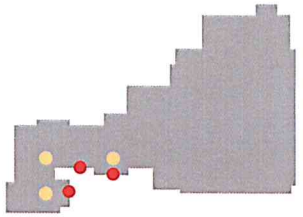
KEY

identification

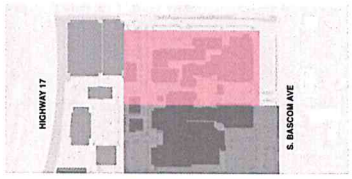
- **TENANT SIGNAGE FASCIA/ROOFTOP** *(MSP.7.02, 7.03, 7.04. 7.07)* (REFER TO TENANT GUIDELINES)
- **TENANT PEDESTRIAN ORIENTED FLAG** *(MSP.7.05)* (REFER TO TENANT GUIDELINES)
- **SPECIAL TENANT SIGNAGE** *(MSP.7.06)* (REFER TO TENANT GUIDELINES)





Level 2

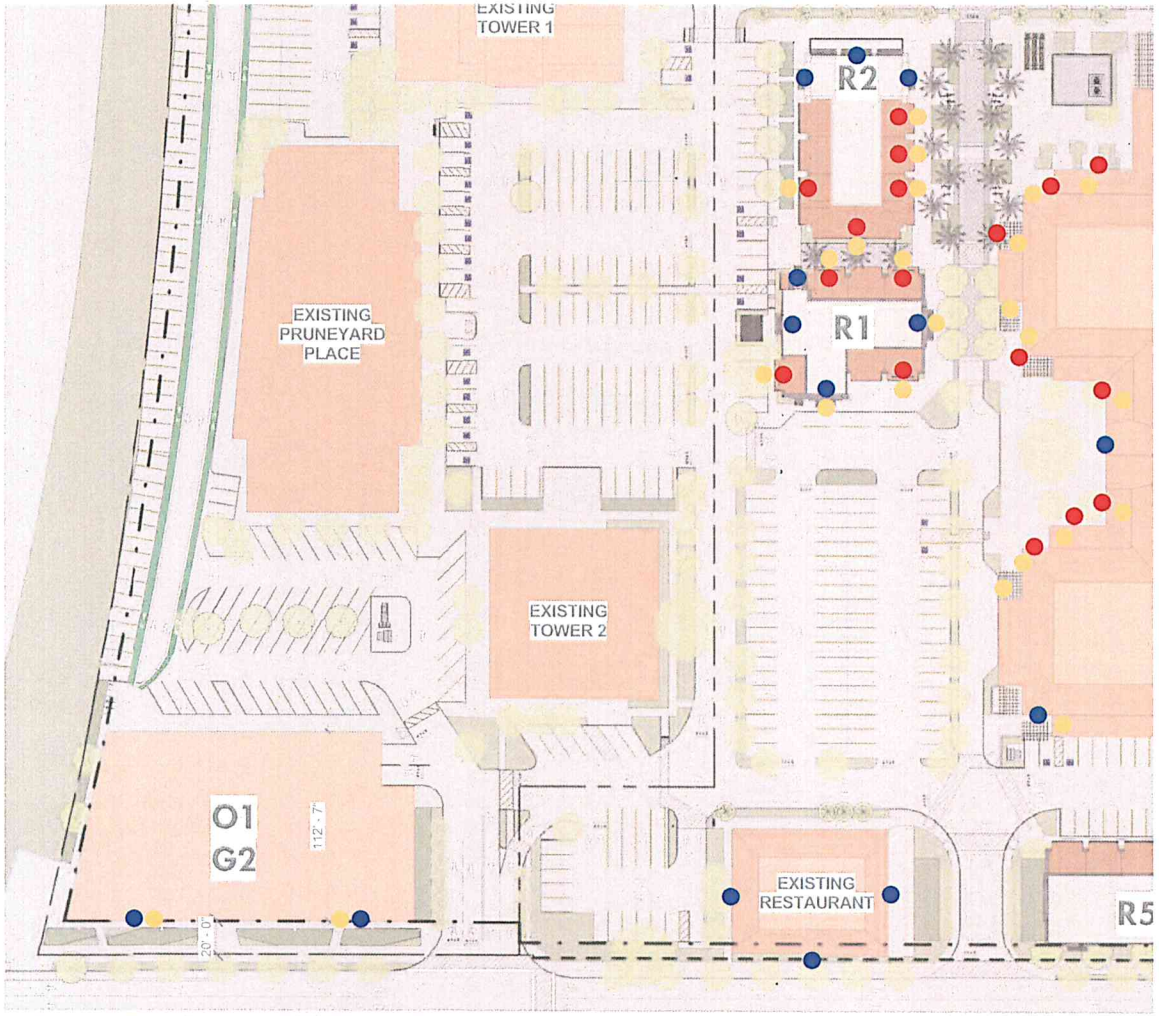
***Yellow and Red dots are for illustrative purposes only. Refer to Tenant Guidelines for location standards**

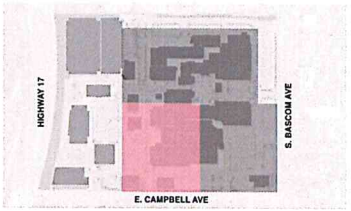


KEY

identification

- **TENANT SIGNAGE FASCIA/ROOFTOP** *(MSP.7.02, 7.03, 7.04. 7.07)* (REFER TO TENANT GUIDELINES)
- **TENANT PEDESTRIAN ORIENTED FLAG** *(MSP.7.05)* (REFER TO TENANT GUIDELINES)
- **SPECIAL TENANT SIGNAGE** *(MSP.7.06)* (REFER TO TENANT GUIDELINES)



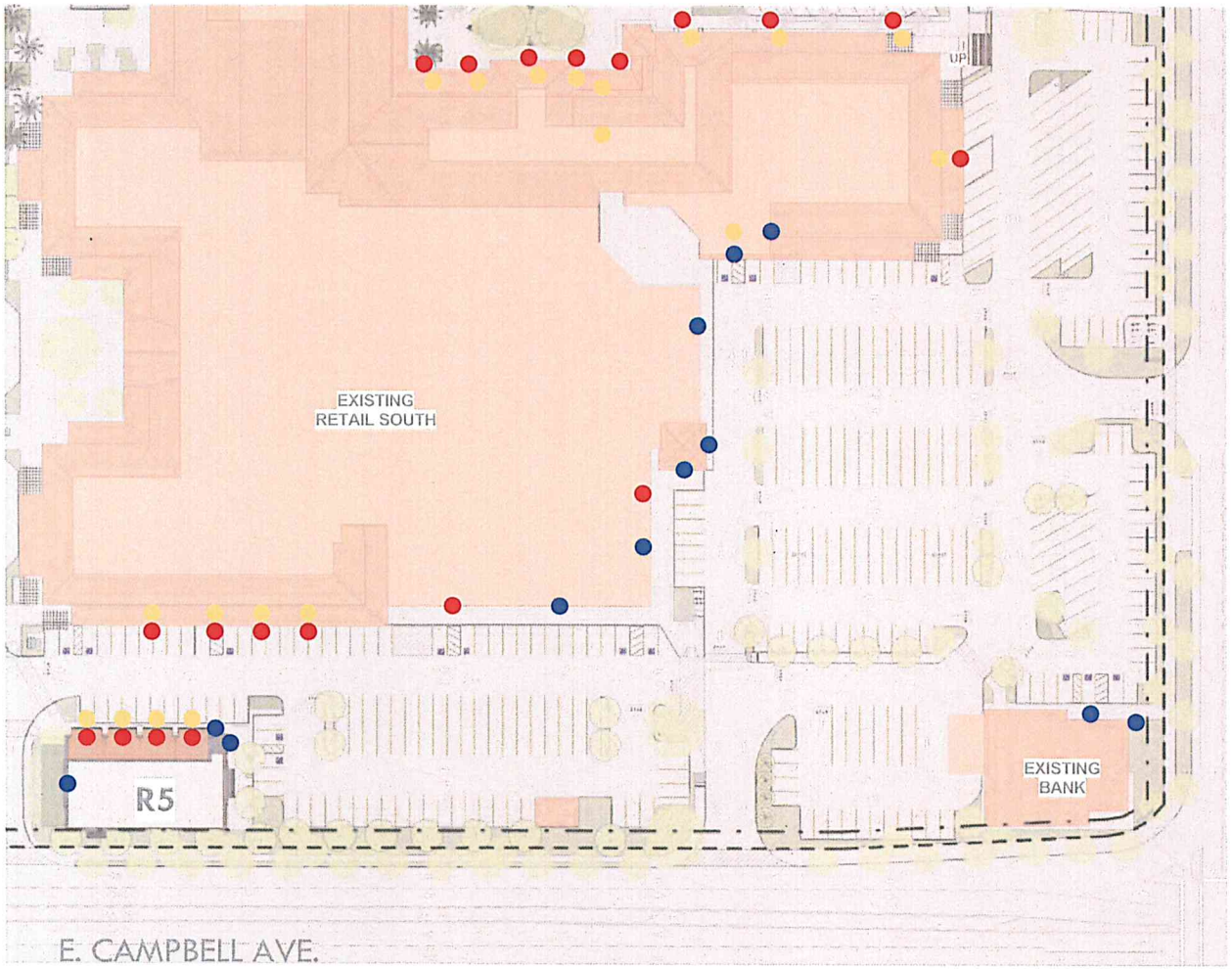


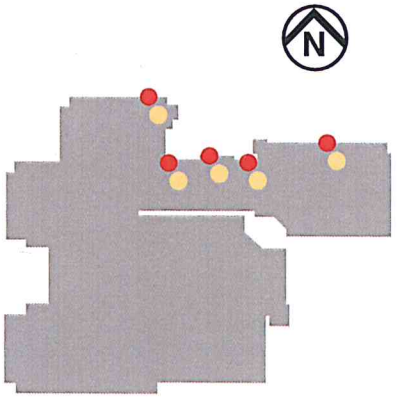
Overall Map

KEY

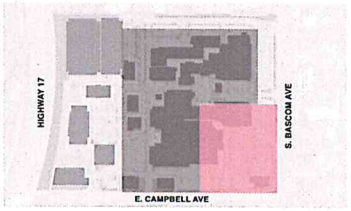
identification

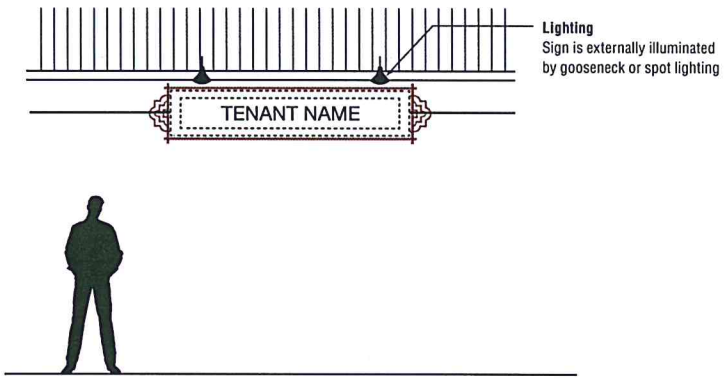
- **TENANT SIGNAGE FASCIA/ROOF** *(MSP.7.02, 7.03, 7.04, 7.07, 7.08)* (REFER TO TENANT GUIDELINES)
- **TENANT BLADE** *(MSP.7.05)* (REFER TO TENANT GUIDELINES)
- **TENANT SPECIALTY SIGNS** *(MSP.7.06, 7.07)* (REFER TO TENANT GUIDELINES)





Level 2

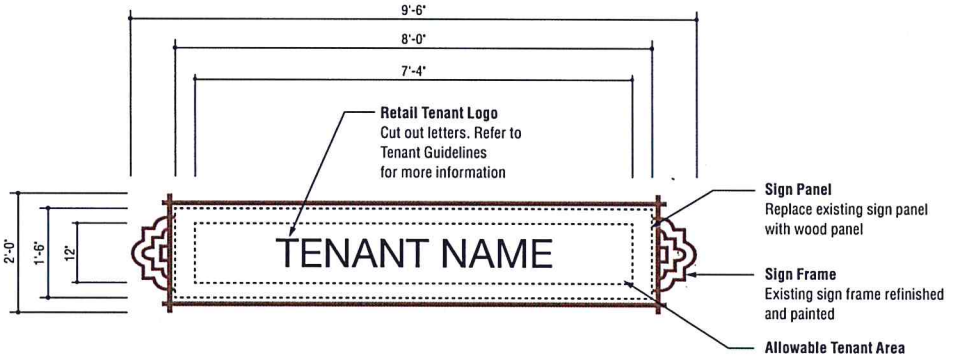




SIGN AREA = 19 SF EACH

NOTE:
See tenant sign guidelines
for design standards

3 ELEVATION
Scale: 1/4" = 1'-0"



1 FRONT VIEW
Scale: 1/2" = 1'-0"

2 SIDE VIEW
Scale: 1/2" = 1'-0"

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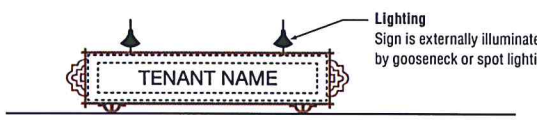
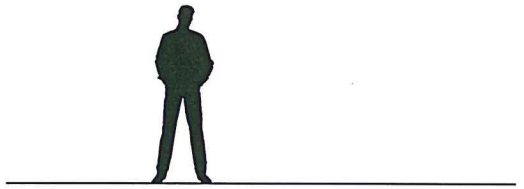
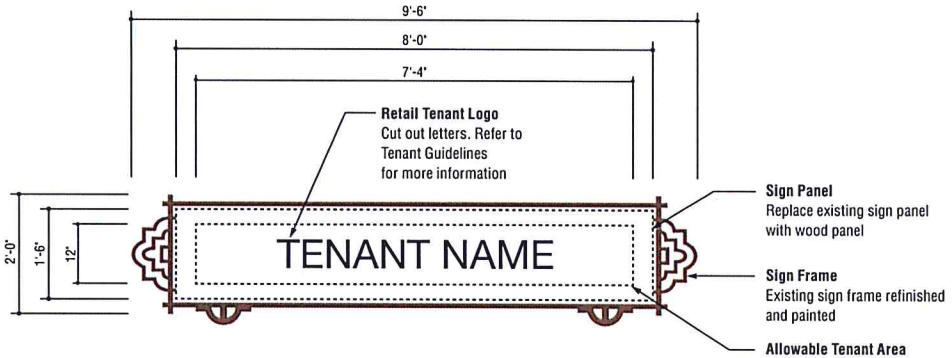




3 **ELEVATION**
Scale: 1/4" = 1'-0"

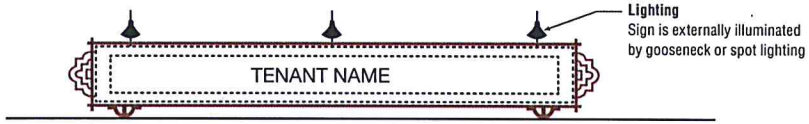
SIGN AREA = 44.58 SF EACH

NOTE:
See tenant sign guidelines
for design standards



1 **FRONT VIEW**
Scale: 1/2" = 1'-0"

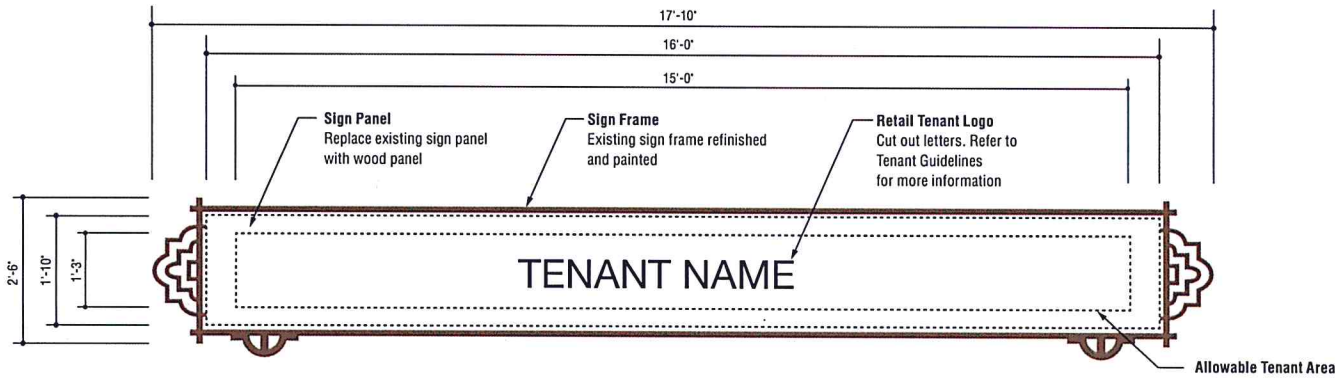
2 **SIDE VIEW**
Scale: 1/2" = 1'-0"



SIGN AREA = 19 SF EACH

NOTE:
See tenant sign guidelines
for design standards

3 ELEVATION
Scale: 1/4" = 1'-0"



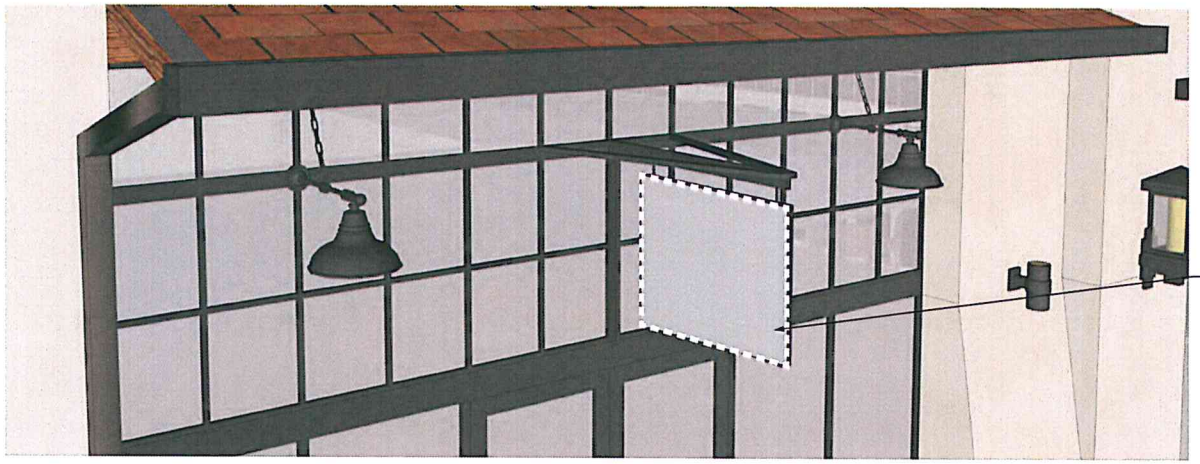
1 FRONT VIEW
Scale: 1/2" = 1'-0"

2 SIDE VIEW
Scale: 1/2" = 1'-0"

SIGN AREA = 19 SF EACH

Existing Building Blade Sign
Refer to Tenant Guidelines Package for specifications and drawings

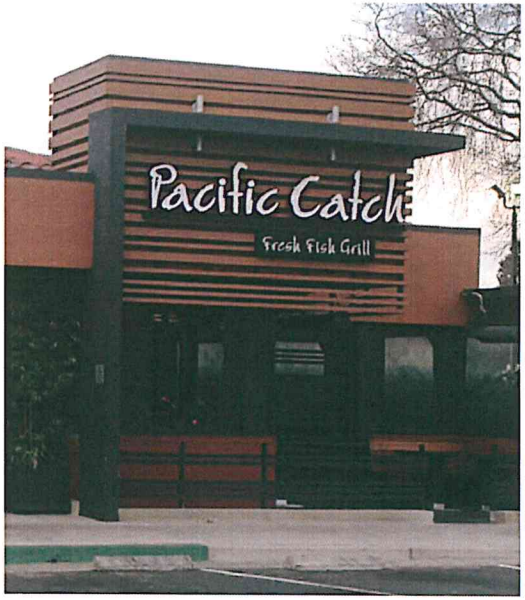
2 EXISTING BUILDING
Scale: NTS



New Building Blade Sign
Refer to Tenant Guidelines Package for specifications and drawings

1 RENDERING - NEW RETAIL
Scale: NTS

Specialty Signs
Refer to Tenant Guidelines Package for specifications and drawings



1 EXISTING BUILDINGS
Scale: NTS

1 **FRONT VIEW**
Scale: NTS

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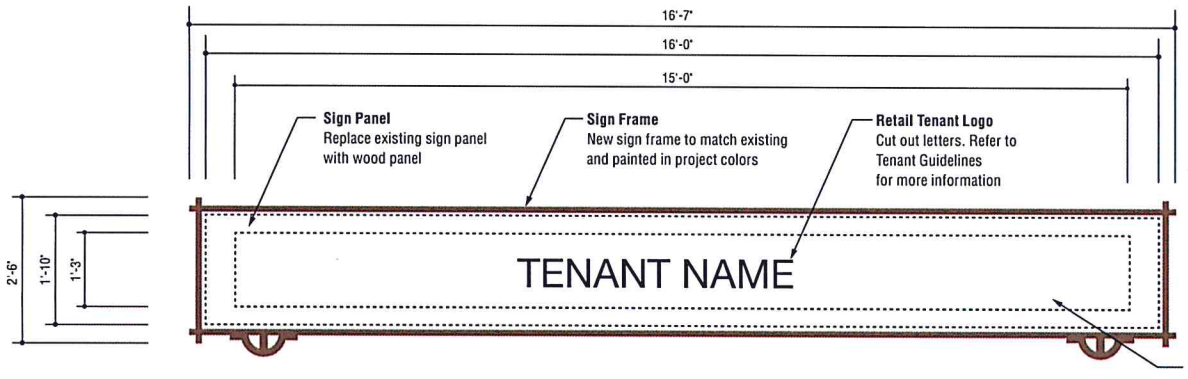
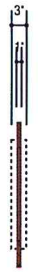
SIGN AREA = 44.58 SF EACH

NOTE:
See tenant sign guidelines
for design standards

3 ELEVATION
Scale: 1/4" = 1'-0"





1 FRONT VIEW
Scale: 1/2" = 1'-0"

2 SIDE VIEW
Scale: 1/2" = 1'-0"

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360 17TH STREET, SUITE 100 OAKLAND, CA 94612 510.836.5400

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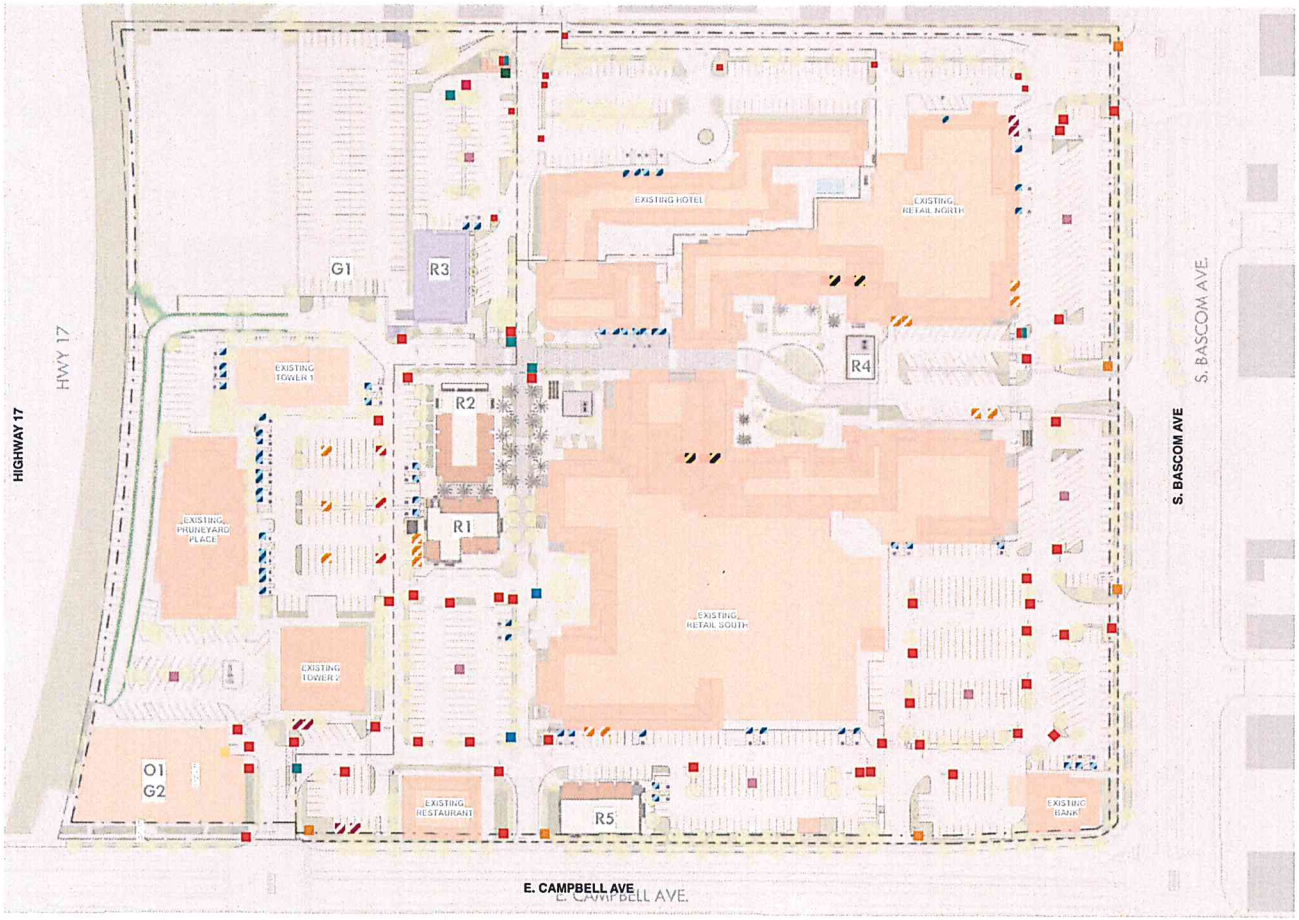
KEY

regulatory

- TOW AWAY / CVC OVERALL SITE RULES *(MSP.8.02)*
  - NO SMOKING
  - PARKING HOURS
  - SKATEBOARDING, ETC.
- WALL MOUNTED TOW AWAY *(MSP.8.03)*
- OFFICE VISITOR PARKING *(MSP.8.04)*
- CUSTOMER PARKING ONLY *(MSP.8.04)*
- 2HR / 30 MINUTE PARKING *(MSP.8.05)*
- TENANT PARKING RULES *(MSP.8.05)*
- SAFE REFUGE *(MSP.8.06)*
- ACCESSIBLE PARKING *(MSP.8.07)*
- STOP SIGN *(MSP.8.08)*
- PEDESTRIAN CROSSING *(MSP.8.08)*
- DO NOT ENTER *(MSP.8.09)*
- ONE WAY *(MSP.8.09)*
- RESTROOM DOOR ID *(MSP.8.10)*
- RESTROOM WALL ID *(MSP.8.11)*



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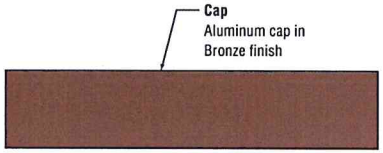
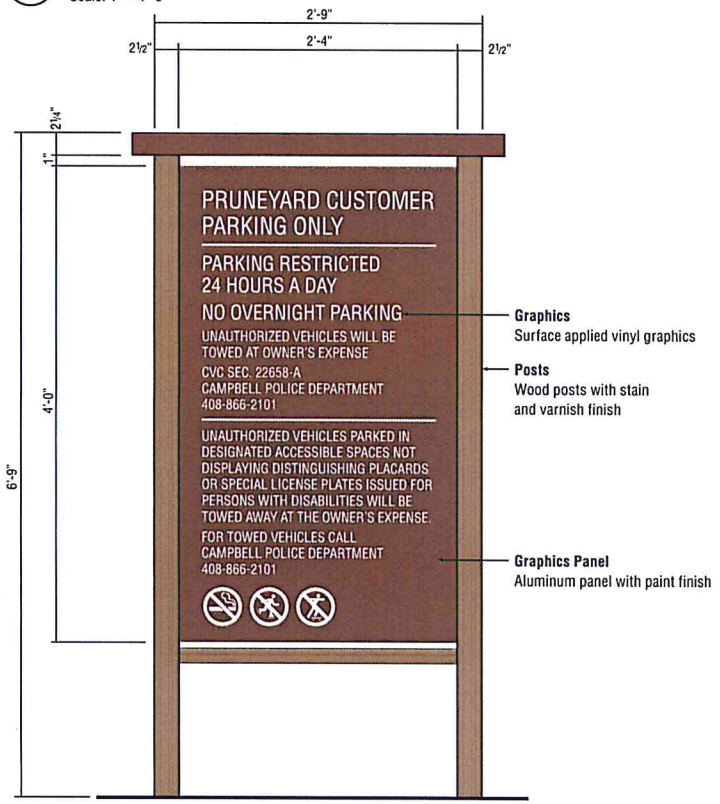
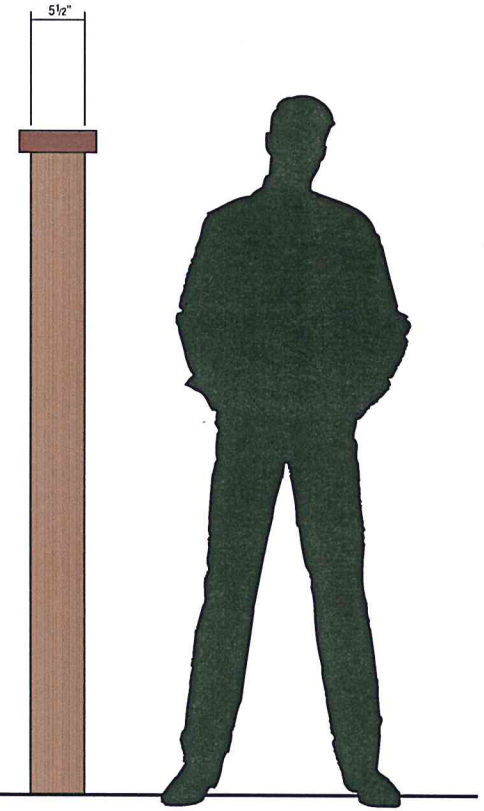
SIGN AREA = 14.67 SF EACH



3 TOP VIEW
Scale: 1" = 1'-0"



1 FRONT VIEW
Scale: 1" = 1'-0"



2 SIDE VIEW
Scale: 1" = 1'-0"

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360 17TH STREET, SUITE 100 OAKLAND, CA 94612 510.836.5400

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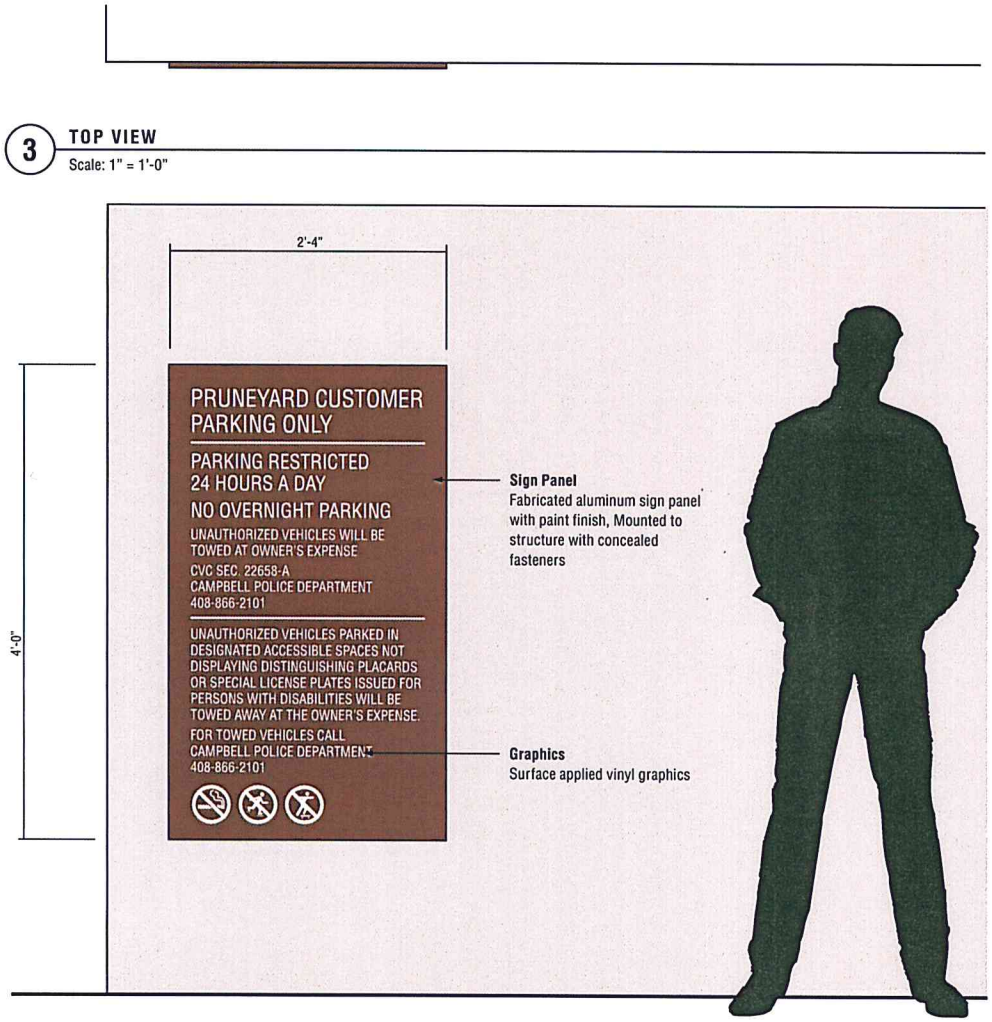
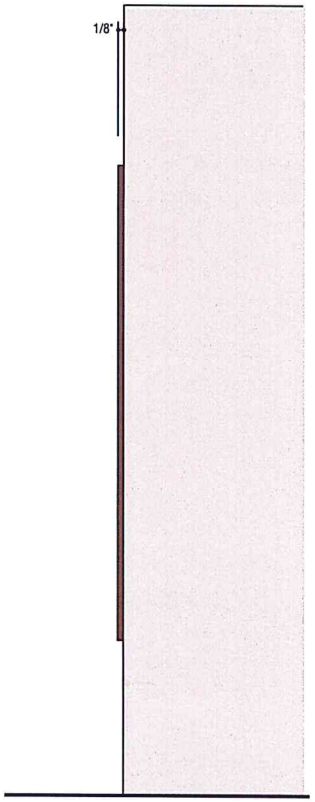
SIGN AREA = 14.67 SF EACH



3 TOP VIEW
Scale: 1" = 1'-0"

1 FRONT VIEW
Scale: 1" = 1'-0"



2 SIDE VIEW
Scale: 1" = 1'-0"

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360 17TH STREET, SUITE 100 OAKLAND, CA 94612 510.836.5400

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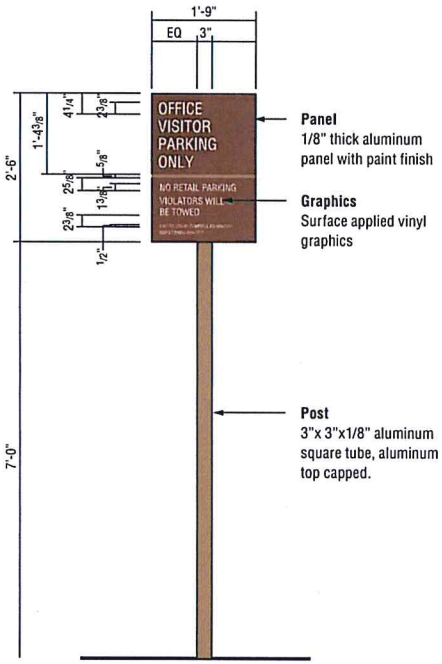
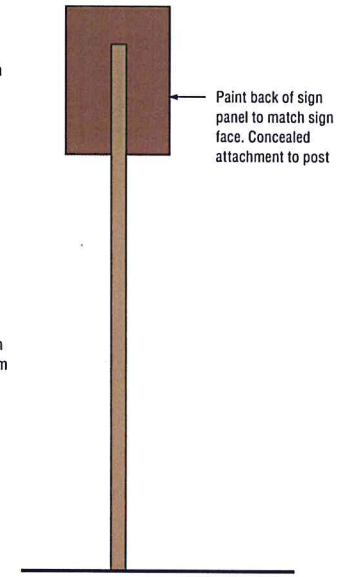
3 **TOP VIEW**
Scale: 1/2" = 1'-0"

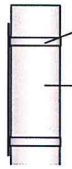


1 **FRONT VIEW**
Scale: 1/2" = 1'-0"

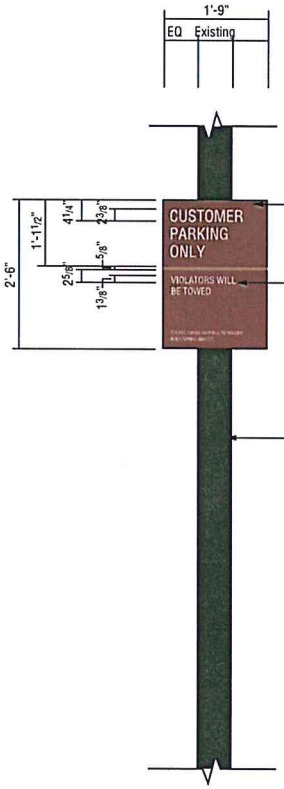


2 **BACK VIEW**
Scale: 1/2" = 1'-0"

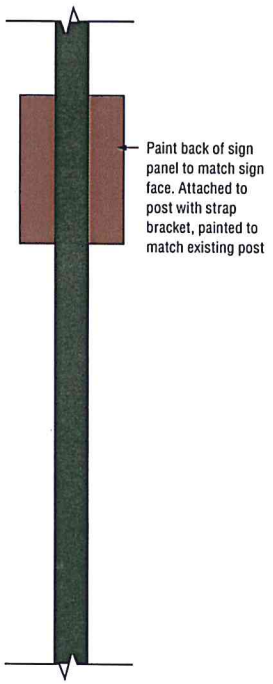
6 **TOP VIEW**
Scale: 1/2" = 1'-0"



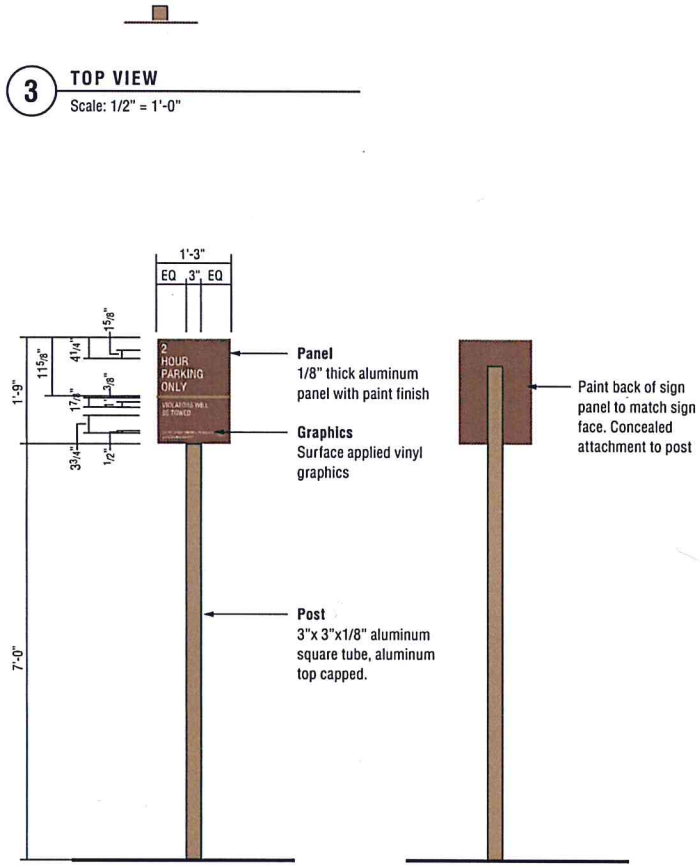
7 **STRAP BRACKET DETAIL**
Scale: NTS



4 **FRONT VIEW**
Scale: 1/2" = 1'-0"



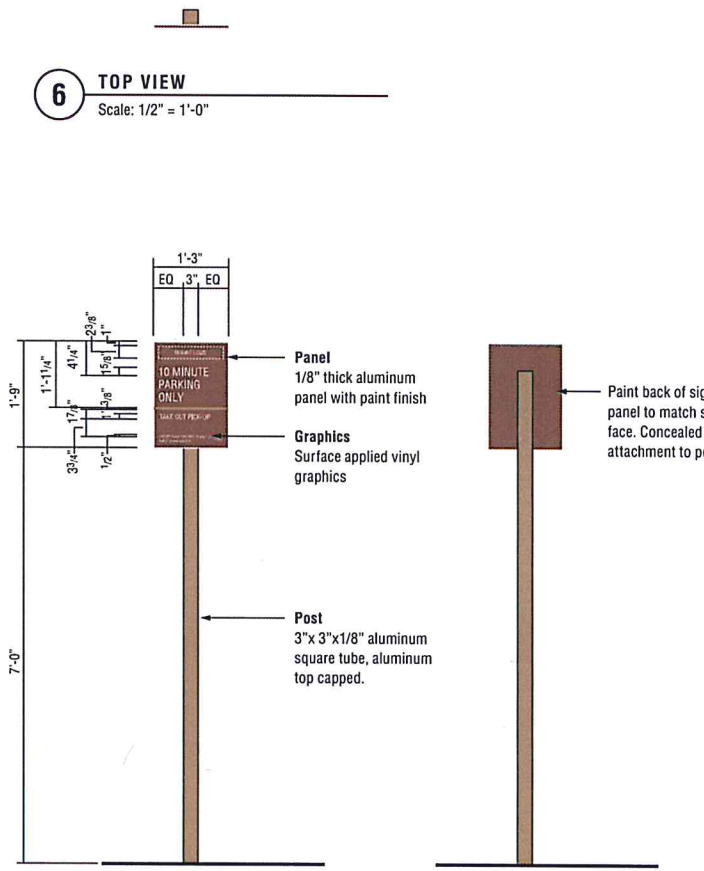
5 **BACK VIEW**
Scale: 1/2" = 1'-0"



3 TOP VIEW
Scale: 1/2" = 1'-0"

1 FRONT VIEW
Scale: 1/2" = 1'-0"

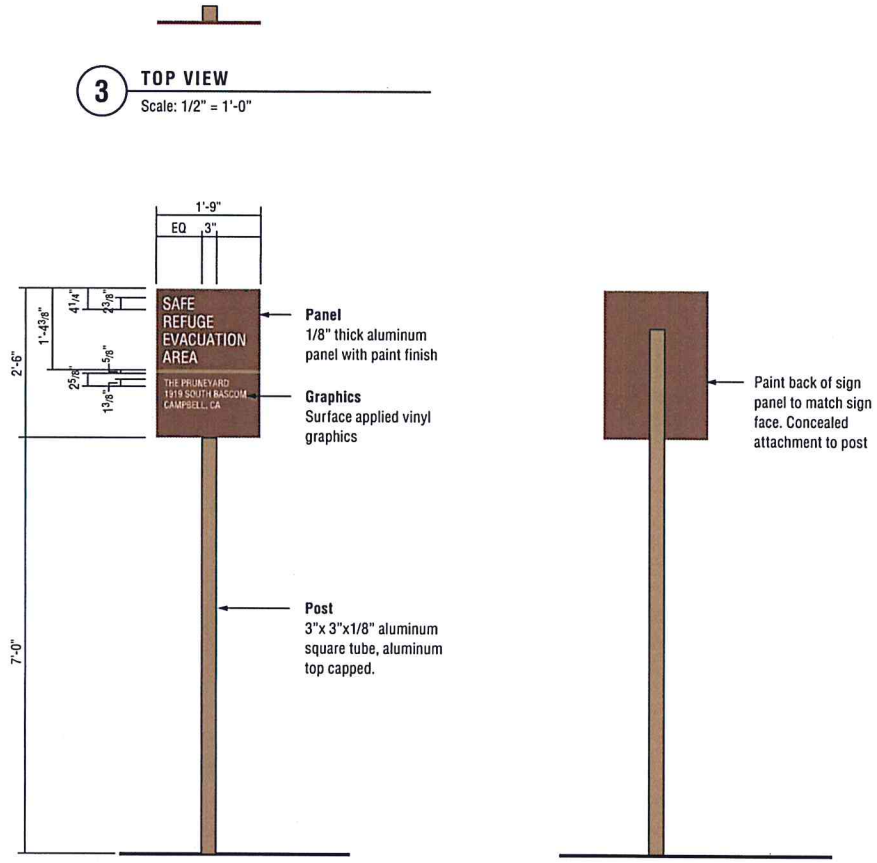
2 BACK VIEW
Scale: 1/2" = 1'-0"



6 TOP VIEW
Scale: 1/2" = 1'-0"

4 FRONT VIEW
Scale: 1/2" = 1'-0"

5 BACK VIEW
Scale: 1/2" = 1'-0"



3 TOP VIEW
Scale: 1/2" = 1'-0"

1 FRONT VIEW
Scale: 1/2" = 1'-0"

2 BACK VIEW
Scale: 1/2" = 1'-0"

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360 17TH STREET, SUITE 100 OAKLAND, CA 94612 510.836.5400

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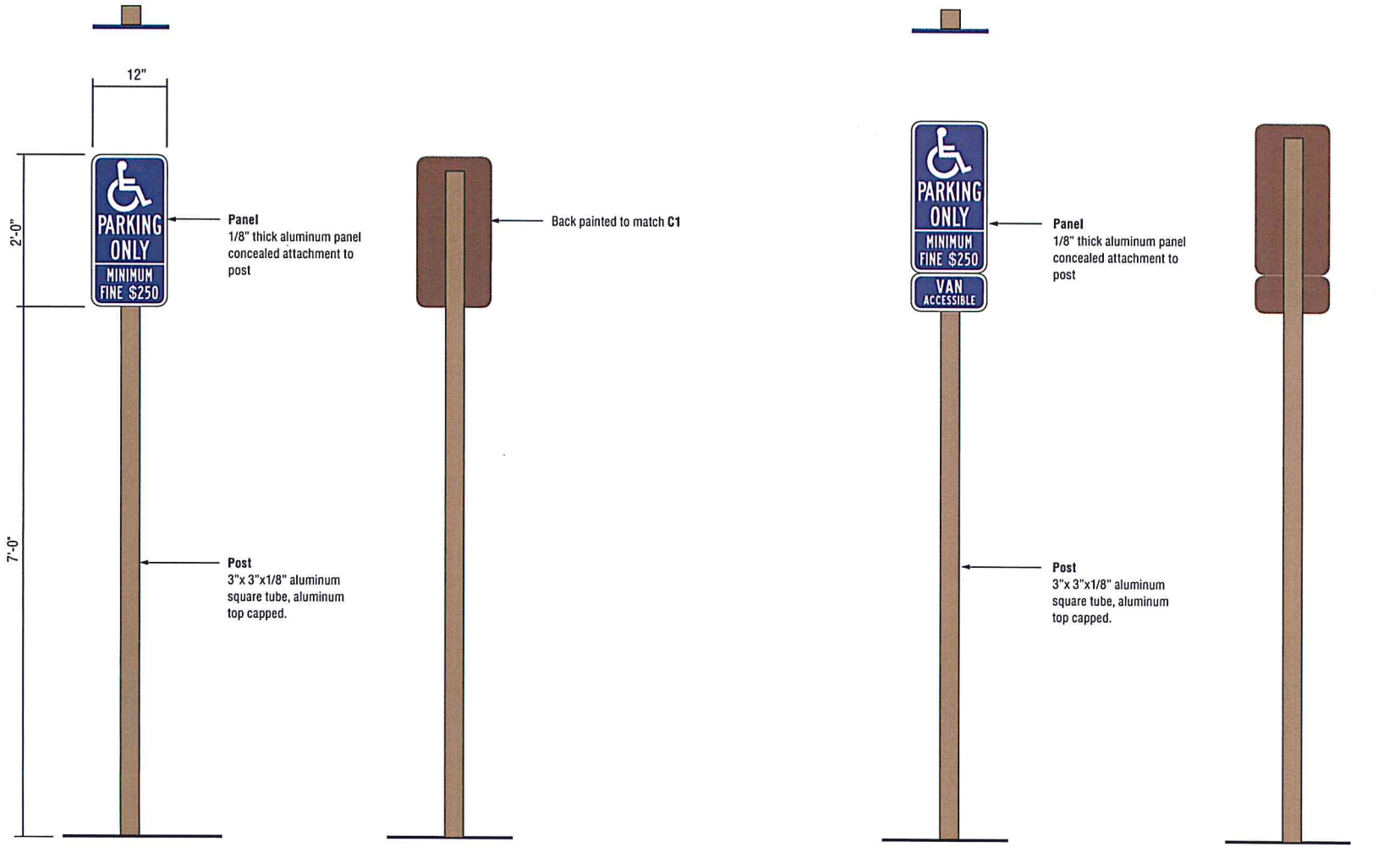

1 **FRONT & TOP VIEW**
Scale: 3/4" = 1'-0"

2 **BACK VIEW**
Scale: 3/4" = 1'-0"

3 **FRONT & TOP VIEW**
Scale: 3/4" = 1'-0"

4 **BACK VIEW**
Scale: 3/4" = 1'-0"

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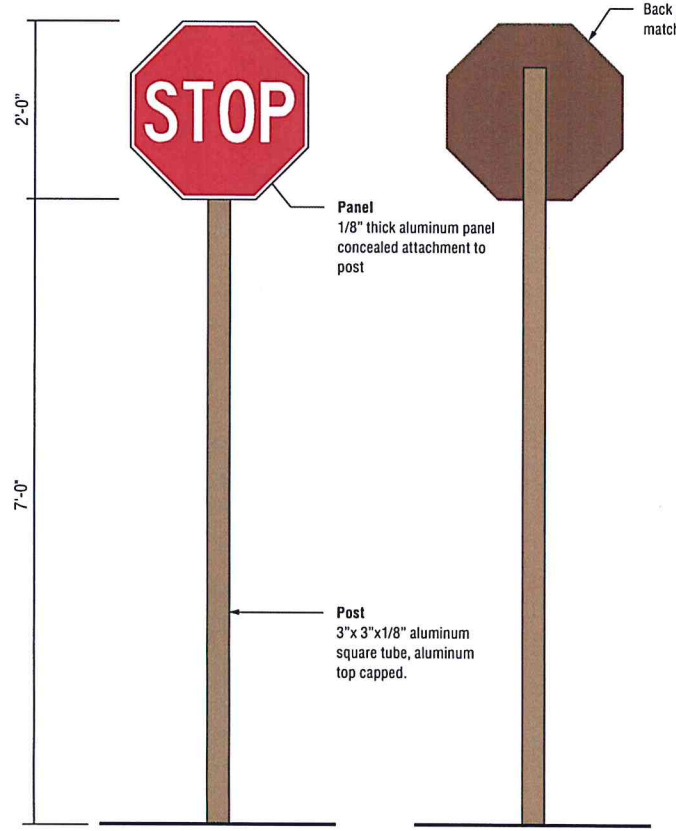
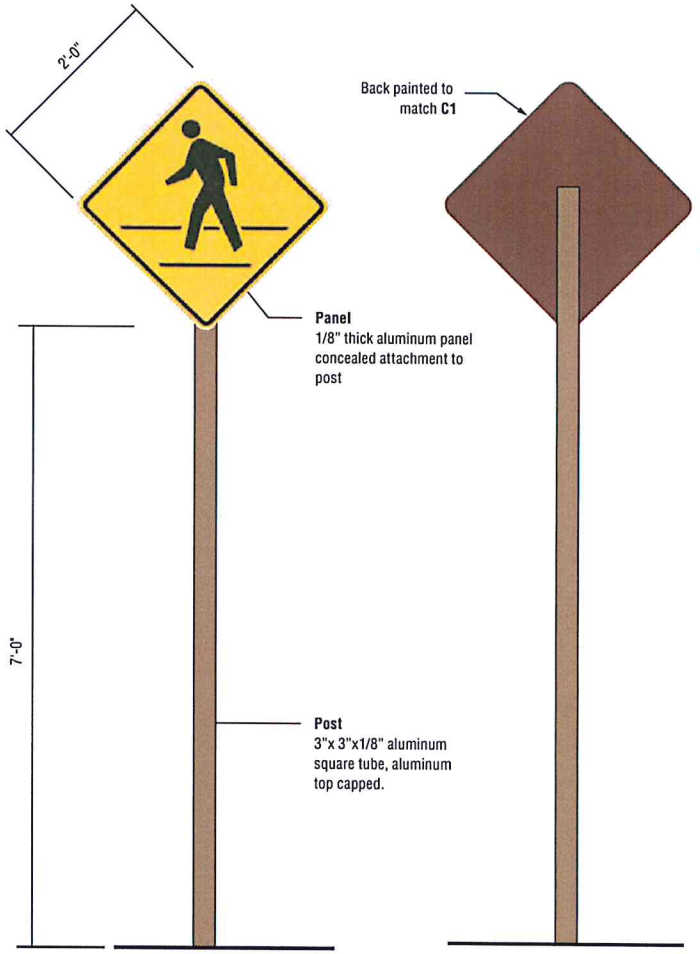


1 **FRONT & TOP VIEW**
Scale: 3/4" = 1'-0"

2 **BACK VIEW**
Scale: 3/4" = 1'-0"



3 **FRONT & TOP VIEW**
Scale: 3/4" = 1'-0"

4 **BACK VIEW**
Scale: 3/4" = 1'-0"

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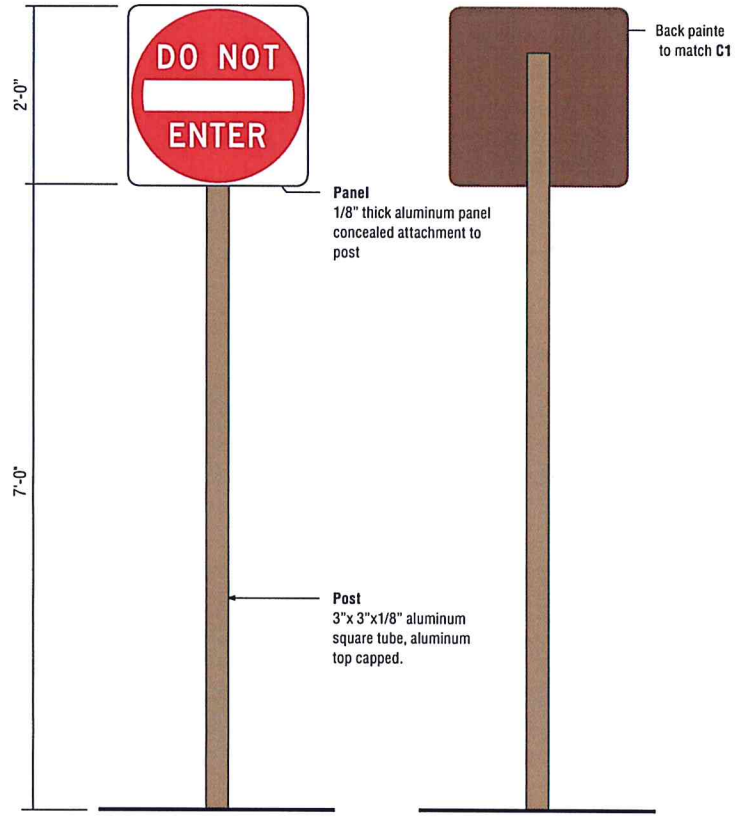
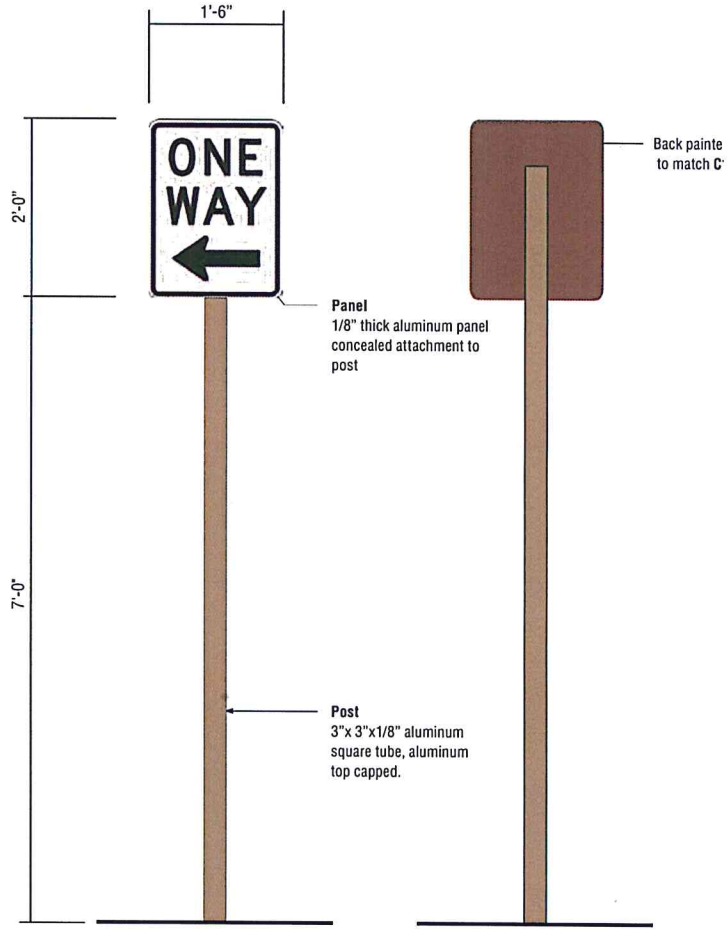


1 **FRONT & TOP VIEW**
Scale: 3/4" = 1'-0"

2 **BACK VIEW**
Scale: 3/4" = 1'-0"



1 **FRONT & TOP VIEW**
Scale: 3/4" = 1'-0"

2 **BACK VIEW**
Scale: 3/4" = 1'-0"

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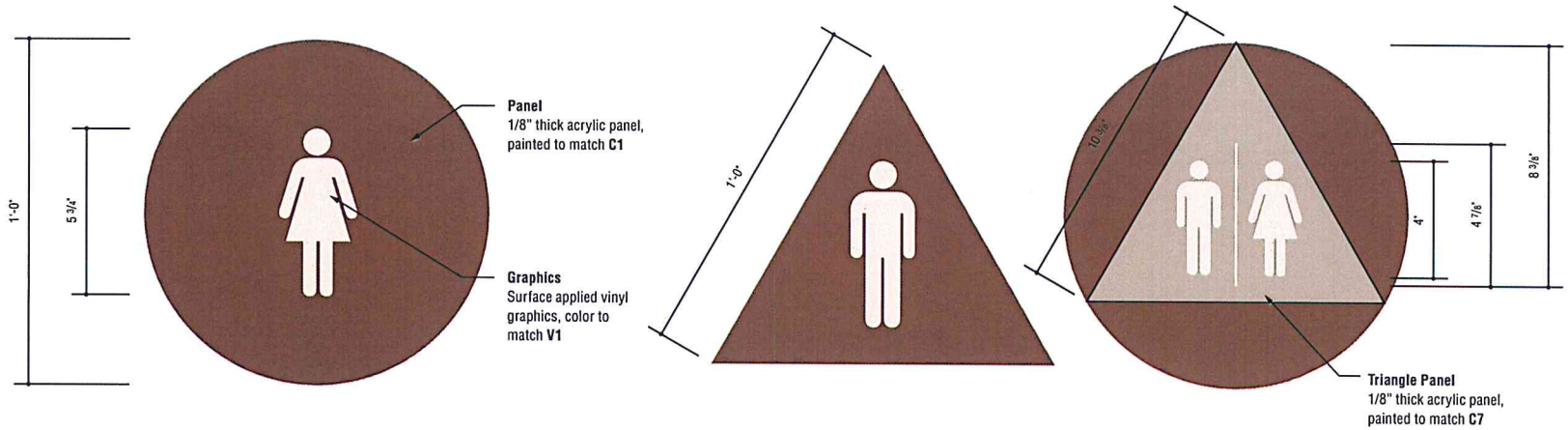
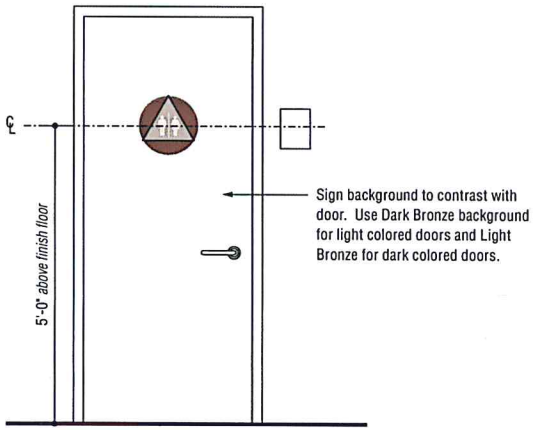


1 FRONT VIEWS
Scale: 3" = 1'-0"



2 INSTALLATION ELEVATION
Scale: 3/4" = 1'-0"

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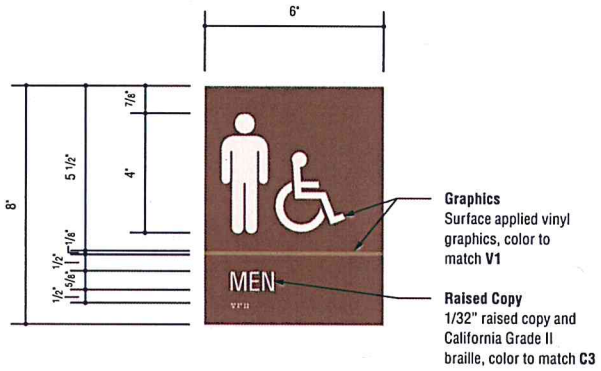
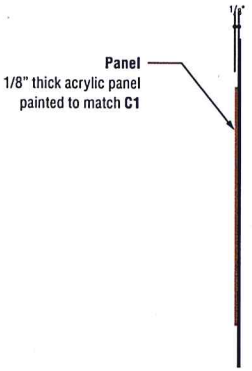
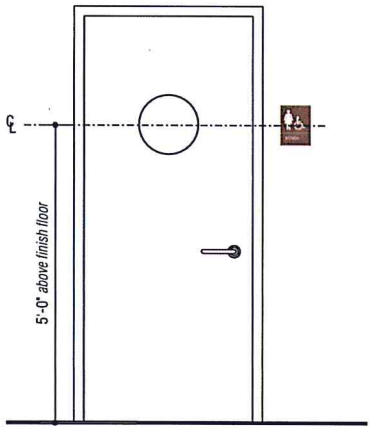


1 **FRONT VIEWS**
Scale: 3" = 1'-0"



2 **SIDE VIEW**
Scale: 3" = 1'-0"



3 **INSTALLATION ELEVATION**
Scale: 3/4" = 1'-0"

Appendix

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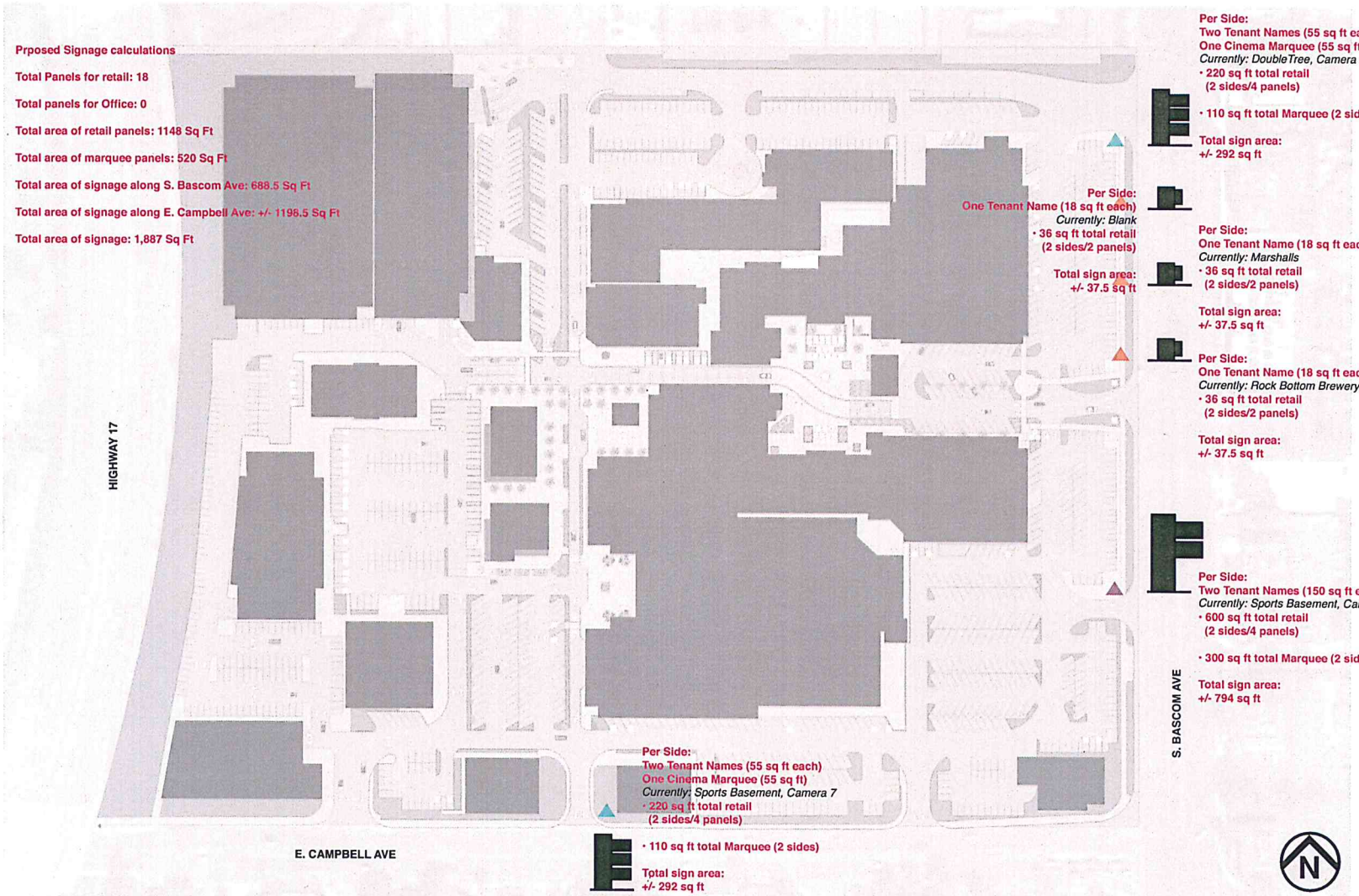

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PRUNEYARD DESIGN GUIDELINES

Proposed Signage calculations

Total Panels for retail: 36

Total panels for Office: 16

Total area of retail panels: 850 Sq Ft

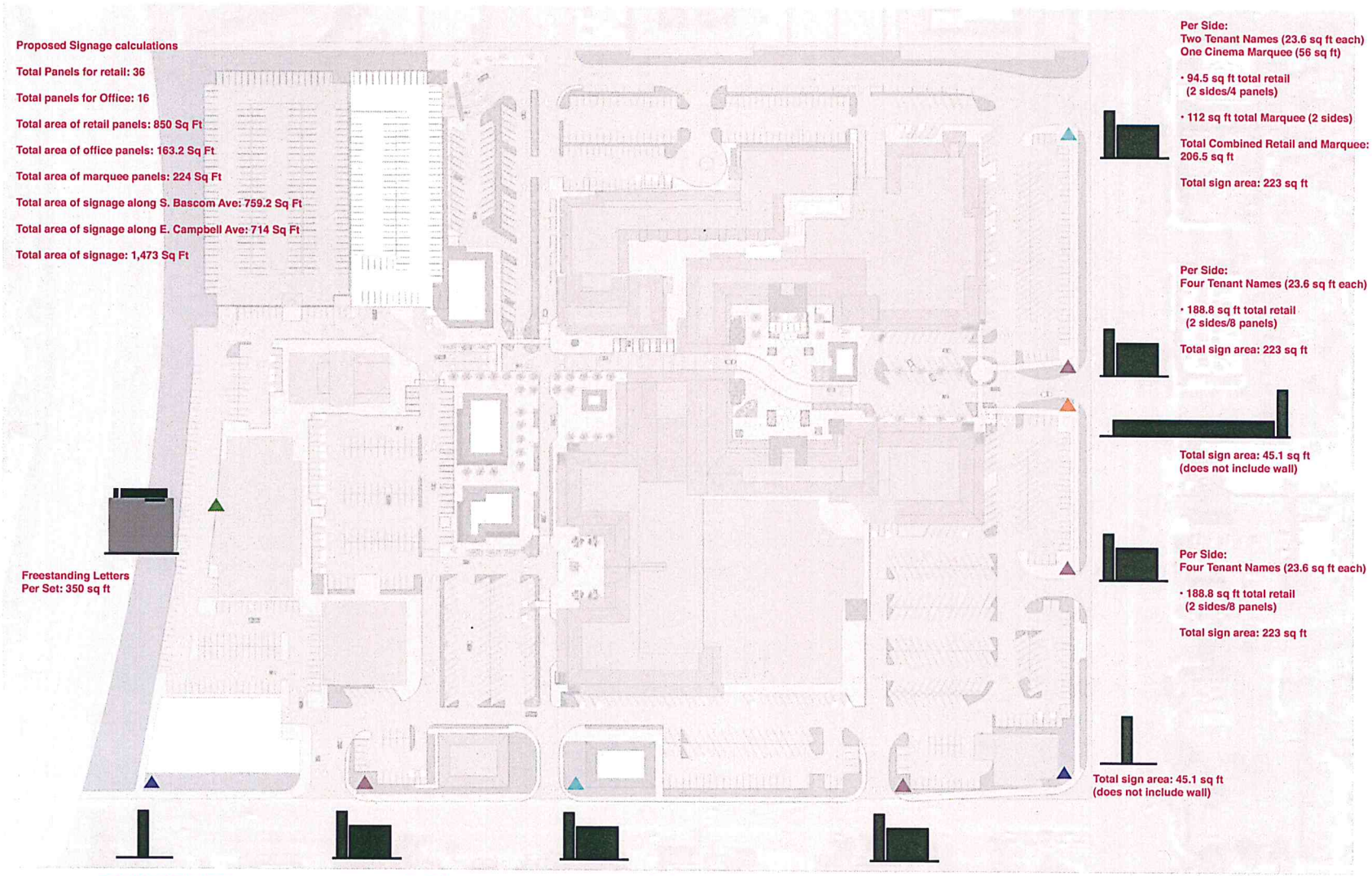
Total area of office panels: 163.2 Sq Ft

Total area of marquee panels: 224 Sq Ft

Total area of signage along S. Bascom Ave: 759.2 Sq Ft

Total area of signage along E. Campbell Ave: 714 Sq Ft

Total area of signage: 1,473 Sq Ft



Per Side:
Two Tenant Names (23.6 sq ft each)
One Cinema Marquee (56 sq ft)

- 94.5 sq ft total retail (2 sides/4 panels)
- 112 sq ft total Marquee (2 sides)

Total Combined Retail and Marquee: 206.5 sq ft

Total sign area: 223 sq ft

Per Side:
Four Tenant Names (23.6 sq ft each)

- 188.8 sq ft total retail (2 sides/8 panels)

Total sign area: 223 sq ft

Total sign area: 45.1 sq ft
(does not include wall)

Freestanding Letters
Per Set: 350 sq ft

Per Side:
Four Tenant Names (23.6 sq ft each)

- 188.8 sq ft total retail (2 sides/8 panels)

Total sign area: 223 sq ft

Total sign area: 45.1 sq ft
(does not include wall)

Total sign area: 45.1 sq ft

Per Side:
Eight Tenant Names (10.2 sq ft each)

- 163.2 sq ft total retail (2 sides/16 panels)

Total sign area: 223 sq ft

Per Side:
Four Tenant Names (23.6 sq ft each)

- 188.8 sq ft total retail (2 sides/8 panels)

Total sign area: 223 sq ft

Per Side:
Four Tenant Names (23.6 sq ft each)

- 188.8 sq ft total retail (2 sides/8 panels)

Total sign area: 223 sq ft

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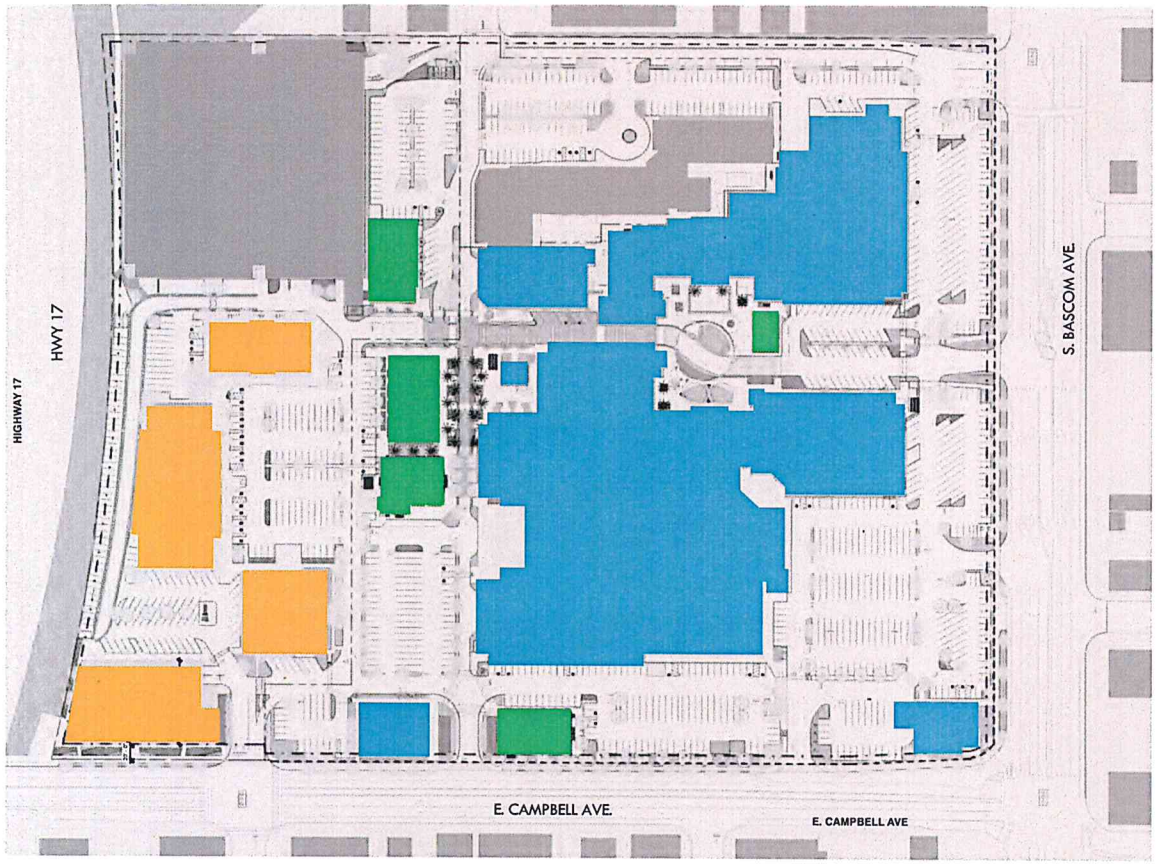
TENANT ZONES

The signage design guidelines set by this document apply to office and retail areas of The Pruneyard Shopping Center. Hotel & Parking Garage signage are not covered by these guidelines.



Project Site Map
N.T.S.

*Ground level of Office Zone 3 may contain retail/restaurant tenants

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GENERAL GUIDELINES

The Signage Design Guideline for The Pruneyard is a controlled signage and graphics program. These guidelines describe the types of signs allowed and their design criteria within the office and retail areas of The Pruneyard (refer to map on p. 3).

- The purpose of these criteria is to establish the sign standards necessary to insure coordinated, proportional exposure for all tenants.

- Existing signs of any type may remain until tenant space is vacated and retenanted.

- The existing tenant signs shall be required to come into conformance with the approved tenant design guidelines upon change in tenant occupancy or a change to the sign, unless otherwise approved by the Planning Department.

DESIGN

- All work shall be of excellent quality. Landlord reserves the right to reject any work determined to be of insufficient quality by Landlord or the project architect.

- Sign contractor shall provide necessary fastenings and bracings to securely install the sign.

- All conductors, transformers or other equipment will be concealed where possible.

- No exposed neon tubing lamps will be permitted with the exception of specialty signs subject to landlord approval on a case by case basis.

- No animated, flashing, floating, balloon or audible signs will be permitted.

- No advertising placards, banners pennants, names, insignias, trademarks, or other descriptive material shall be affixed upon the glass panes and supports of the show windows and doors or upon the exterior walls of the building or storefront, without prior written approval from Landlord.

- Window signs will be permitted with the total signage allowance for each tenant determined by the overall size of their storefront. A maximum of 25% of the area of glass in a storefront opening may be blocked by window graphics. Window graphics do not count toward overall allowed signage area. Area can be calculated by assuming a square field around graphics that may have irregular shape. Signs taped on storefront are prohibited.

- Both the location of the proposed sign(s) and the design of their visual elements (lettering, words, figures, color, decorative motifs, spacing and proportions) are to be legible under normal viewing conditions.

- Location and design of proposed signs (e.g. size, shape, illumination and color) shall compliment the visual characteristics of the surrounding area so as not to detract from nor cause to decrease the value or quality of adjacent properties.

- Location and design of proposed sign shall not obscure from view or unduly detract from existing or adjacent signs.

APPROVALS

- Each tenant shall submit to the landlord, via email PDFs, a detailed shop drawing of his proposed sign indicating conformance to this criteria, such submittals shall include but not be limited to pertinent dimensions, details and color call-outs.

- Any proposed sign that is not in compliance with the requirements of the Tenant Design Guidelines shall require approval by the Planning Department and Landlord.

- All signs and their installation must comply with local building and electrical codes. City of Campbell ordinances should be consulted for requirements not covered in this criteria.

Sign Approval Process: If Landlord determines that the submitted signs are in conformance with these Tenant Signage Design Guidelines, Tenant may install the approved sign without the need for specific Planning Department approval or a building or sign permit. Electrical permits will be required for all signage lighting. Parapet signs and Specialty Tenant Signs require submittal to the Planning Department for determination of conformance to these guidelines and require a building permit.

- If required, the tenant shall submit Landlord approved drawings to the City of Campbell per their requirements and shall pay for the required approvals and permits.

- Master Sign Program drawings note Specialty Tenant Signage in specific areas. Such signs do not require conformance with the guidelines of this document and are subject to review by Landlord and City of Campbell.

- All signs permitted under the Tenant Design Guidelines shall be constructed and installed in accordance with the applicable sections of the approved The Pruneyard Tenant Design Guidelines.

TENANT RESPONSIBILITY

- The tenant shall pay for all signs including their installations, graphic design/fees, lighting and maintenance.

- Electrical service to all signs shall be on Tenant's meter unless otherwise approved by Landlord.

- Tenant shall be responsible for penetrations, leaks, and/or defacement caused by his sign contractor.

- Signs shall be maintained in good condition at all times and shall be repaired or replaced at tenant cost, pursuant to lease.

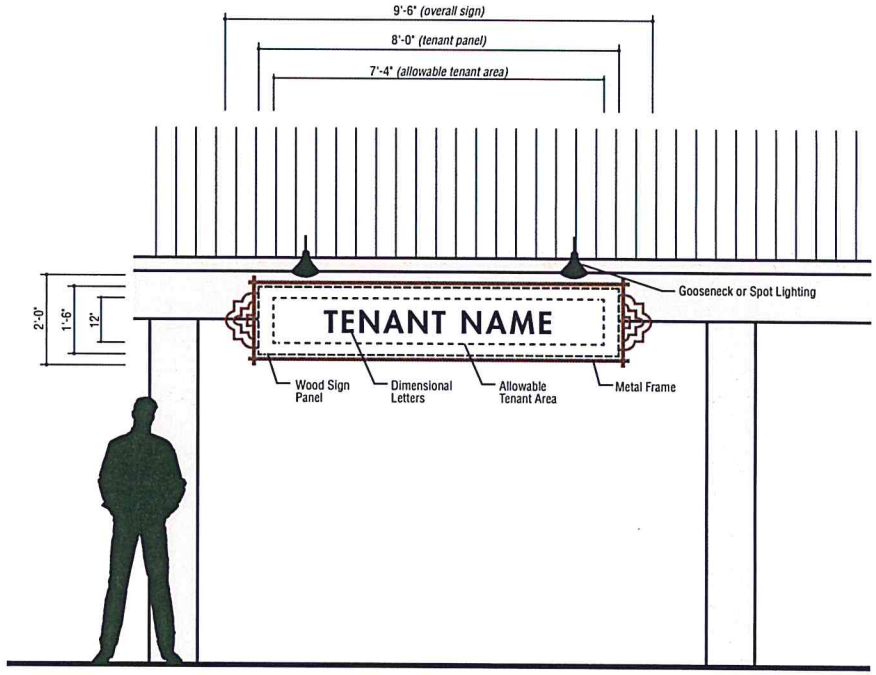
SIGN TYPE GUIDELINES **ZONE 1**

Fascia Sign

Fascia Sign

Fascia Sign

- The Fascia Sign is a panel sign, set in a decorative frame, which is attached to the wood beam at the Arcade.
- The overall size of the sign panel is 8'-0" long x 18" high. - See Elevation.
- The maximum letter height is 12" and shall not exceed 7'-4" in length with a maximum allowable sign area of 7.33 SF. Letters and logos cannot extend beyond the frame of the panel unless special permission is granted in the form of prior written approval from the Landlord.
- The sign panel must be fabricated from 1" solid wood or thick exterior grade plywood with a clear or stain finish. The panel must be set in a decorative metal frame to match existing Pruneyard standards. It is attached to the wood beam fascia in the two story retail section of The Pruneyard or similar fascia element in single story areas. Signs are mounted with concealed brackets.
- Individual letters, logos or iconography attached to the sign panel are permitted. Letters and logos must be fabricated from metal or wood. The letter finish should be a reflective metallic paint such as silver, cooper, bronze, pewter or gold leaf. The letters and logos can also be carved in the sign panel in relief, pin mounted on the panel, or applied directly on the sign panel. Accent colors can be added to the metallic logos and letters, but cannot exceed more than 20% of the total letter or logo area.
- The sign should be externally illuminated by gooseneck or spot lights — see elevation. Internally illuminated sign panels and letters are not permitted unless sign is existing.
- Only one Fascia Sign is permitted per tenant unless the tenant has a corner space with two facades, and then two Fascia Signs would be allowed.
- Existing signs of any type may remain until tenant space is vacated and retenanted.



PRUNEYARD TENANT SIGNAGE
FASCIA SIGN - TENANT STANDARD
SCALE: 1/4" = 1'-0"

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SIGN TYPE GUIDELINES **ZONE 1**

Roof Sign

Roof Sign

Roof Sign

- The Roof Sign is a panel sign, set in a decorative frame, which is mounted on the tile roof adjacent to tenant public entrance.

- Two sign panel sizes are permitted, 8'-0" long x 18" high and 16'-0" long x 22" high. The panel size shall be determined by the storefront length — i.e. if the storefront extends across 1 bay, the signage shall be limited to the 8'-0" panel; if the storefront extends across 2 or more bays, the signage shall be limited to the 16'-0" panel.

- The maximum letter cap height is 12" and shall not exceed 7'-4" in length (7.33 SF max allowable sign area) for 8'-0" signs and a 15" maximum letter cap height not to exceed 15'-0" in length (18.75 SF max allowable sign area) for 16'-0" sign panels. Letters and logos cannot extend beyond the frame of the panel unless special permission is granted in the form of prior written approval from the Landlord.

- The sign panel must be fabricated from 1" solid wood or thick exterior grade plywood with a clear or stain finish. The panel must be set in a decorative metal frame to match existing Pruneyard standards.

- Roof mounted signs shall be mounted to the roof by bracket stands attached to the roof rafters through the roof tiles.

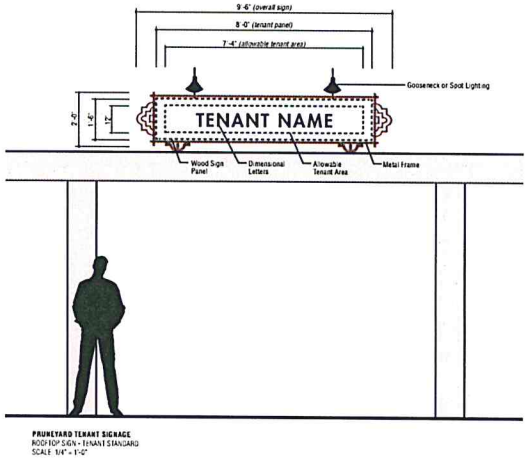
- Individual letters, logos or iconography attached to the sign panel are permitted. Letters and logos must be fabricated from metal or wood. The letter finish should be a reflective metallic paint such as silver, cooper, bronze, pewter or gold leaf. The letters and logos can also be carved in the sign panel in relief, pin mounted on the panel, or applied directly on the sign panel. Accent colors can be added to the metallic logos and letters, but cannot exceed more than 20% of the total letter or logo area.

- The sign should be externally illuminated by gooseneck or spot lights, see elevation. Internally illuminated sign panels and letters are not permitted.

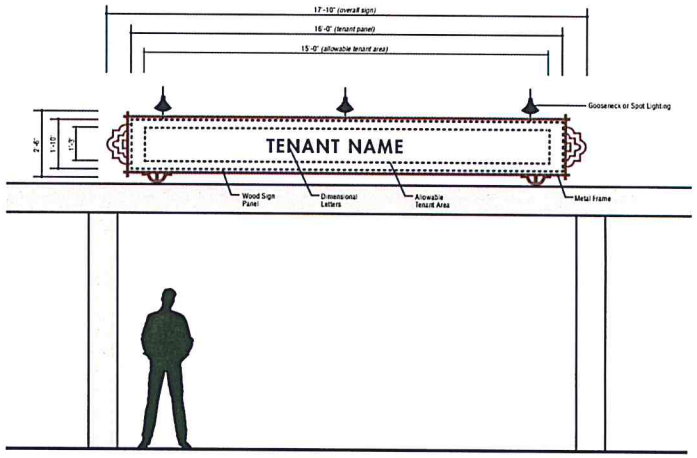
- Each roof sign should be separated by a minimum of 10'-0". Individual tenant signs are not required to be centered over the tenant space if impossible to achieve a 10'-0" separation.

- Only one Roof Sign is permitted per tenant unless the tenant has a corner space with two facades, and then two Roof Signs would be allowed.

- Existing signs of any type may remain until tenant space is vacated and retenanted.



PRUNEYARD TENANT SIGNAGE
ROOFTOP SIGN - TENANT STANDARD
SCALE: 1/4" = 1'-0"



PRUNEYARD TENANT SIGNAGE
ROOFTOP SIGN - ANCHOR TENANT
SCALE: 1/4" = 1'-0"

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SIGN TYPE GUIDELINES **ZONE 1**

Blade Sign Example 1

Blade Sign Example 2

Blade Sign

- The Blade Sign is a projecting sign that is perpendicular to the tenant storefront entrance and is visible to shoppers walking along the building edge.

- The maximum allowable sign area is 2 SF. The sign can be hung from a wall-mounted bracket or suspended from the bottom of a canopy. Brackets or suspension rods must be fabricated from wood or metal and decorative detailing is encouraged.

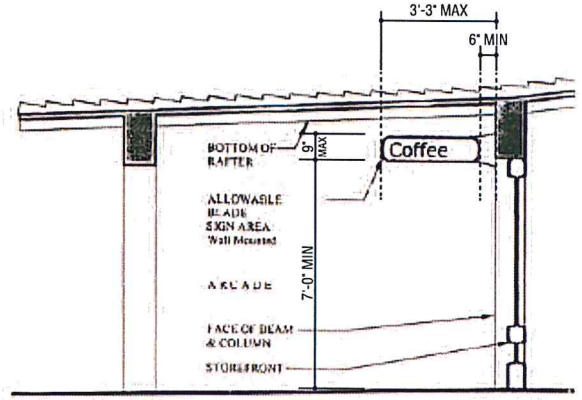
- The Blade Sign must be fabricated from wood or metal with a minimum thickness of ½ inch. The finish must be a durable material that can withstand the elements. The blade sign panel can vary in shape and have a three dimensional quality. The maximum overall thickness is 8 inches.

- The graphic design of these signs should be particularly imaginative, colorful, iconic, and incorporating logos or other graphic images that best describe the shop.

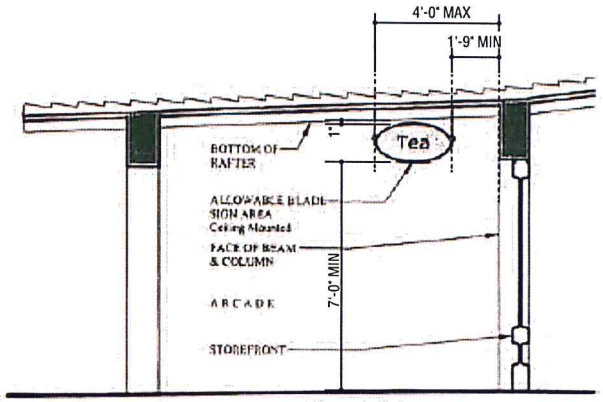
- The Blade Sign will be externally illuminated by the general lighting in the area, in addition a tenant may add a small spot light to accent the blade sign.

- One Blade Sign is permitted per tenant unless the tenant has two entrances, and then two Blade Sign would be allowed. If a tenant space is located at a corner an additional sign is permitted at the second façade. In this case, no more than three blade signs are permitted.

- Existing signs of any type may remain until tenant space is vacated and retenanted.



PRUNEYARD TENANT SIGNAGE
BLADE SIGN - TENANT STANDARD PROJECTING
SCALE: 1/4" = 1'-0"



PRUNEYARD TENANT SIGNAGE
BLADE SIGN - TENANT STANDARD SUSPENDED
SCALE: 1/4" = 1'-0"

SIGN TYPE GUIDELINES **ZONE 2**

Roof Sign

- The Roof Sign is a panel sign, set in a decorative frame, which is mounted on the roof adjacent to tenant public entrance.

- The overall size of the sign panel is 16'-0" long x 22" high - See Elevation.

- The maximum letter height is 15" and shall not exceed 15'-0" in length with a maximum allowable sign area of 18.75 SF.. Letters and logos cannot extend beyond the frame of the panel unless special permission is granted in the form of prior written approval from the Landlord.

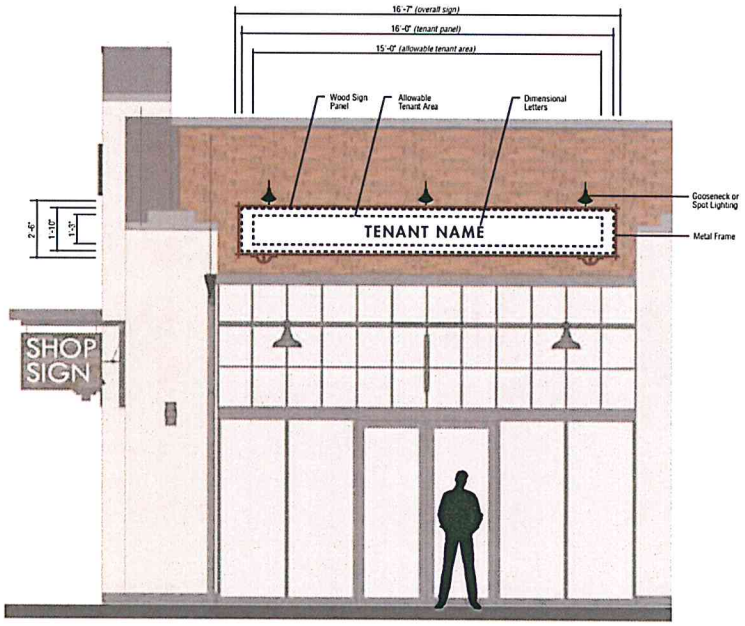
- The sign panel must be fabricated from 1" solid wood or thick exterior grade plywood with a clear or stain finish. The panel must be set in a decorative metal frame to match new Pruneyard standards.

- Roof mounted signs shall be mounted to the roof by bracket stands attached to the roof rafters through the roof tiles.

- Individual letters, logos or iconography attached to the sign panel are permitted. Letters and logos must be fabricated from metal or wood. The letter finish should be a reflective metallic paint such as silver, cooper, bronze, pewter or gold leaf. The letters and logos can also be carved in the sign panel in relief, pin mounted on the panel, or applied directly on the sign panel. Accent colors can be added to the metallic logos and letters, but cannot exceed more than 20% of the total letter or logo area.

- The sign should be externally illuminated by gooseneck or spot lights see elevation. Internally illuminated sign panels and letters are not permitted.

- Only one Roof Sign is permitted per tenant unless the tenant has a corner space with two facades, and then two Roof Signs would be allowed.



SIGN TYPE GUIDELINES **ZONE 2**

Blade Sign Example

Blade Sign

- The Blade Sign is a projecting sign that is perpendicular to the tenant storefront entrance and is visible to shoppers walking along the Arcade.

- The maximum allowable sign area is 2 square feet. The sign can be hung from a wall-mounted bracket or suspended from the bottom of the Arcade roof deck. Brackets or suspension rods must be fabricated from wood or metal and decorative detailing is encouraged.

- The Blade Sign must be fabricated from wood or metal with a minimum thickness of ½ inch. The finish must be a durable material that can withstand the elements. The blade sign panel can vary in shape and have a three dimensional quality. The maximum overall thickness is 8 inches.

- The graphic design of these signs should be particularly imaginative, colorful, iconic, and incorporating logos or other graphic images that best describe the shop.

- The Blade Sign will be externally illuminated by the general lighting in the Arcade, in addition a tenant may add a small spot light to accent the blade sign.

- One Blade Sign is permitted per tenant unless the tenant has two entrances, and then two Blade Sign would be allowed. If a tenant space is located at a corner an additional sign is permitted at the second façade. In this case, no more than three blade signs are permitted.

PRUNEYARD TENANT SIGNAGE
BLADE SIGN - TENANT STANDARD PROJECTING
SCALE: 3/16" = 1'-0"

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SIGN TYPE GUIDELINES **ZONE 3**

Specialty Tenant Sign Example 1

Specialty Tenant Sign Example 2

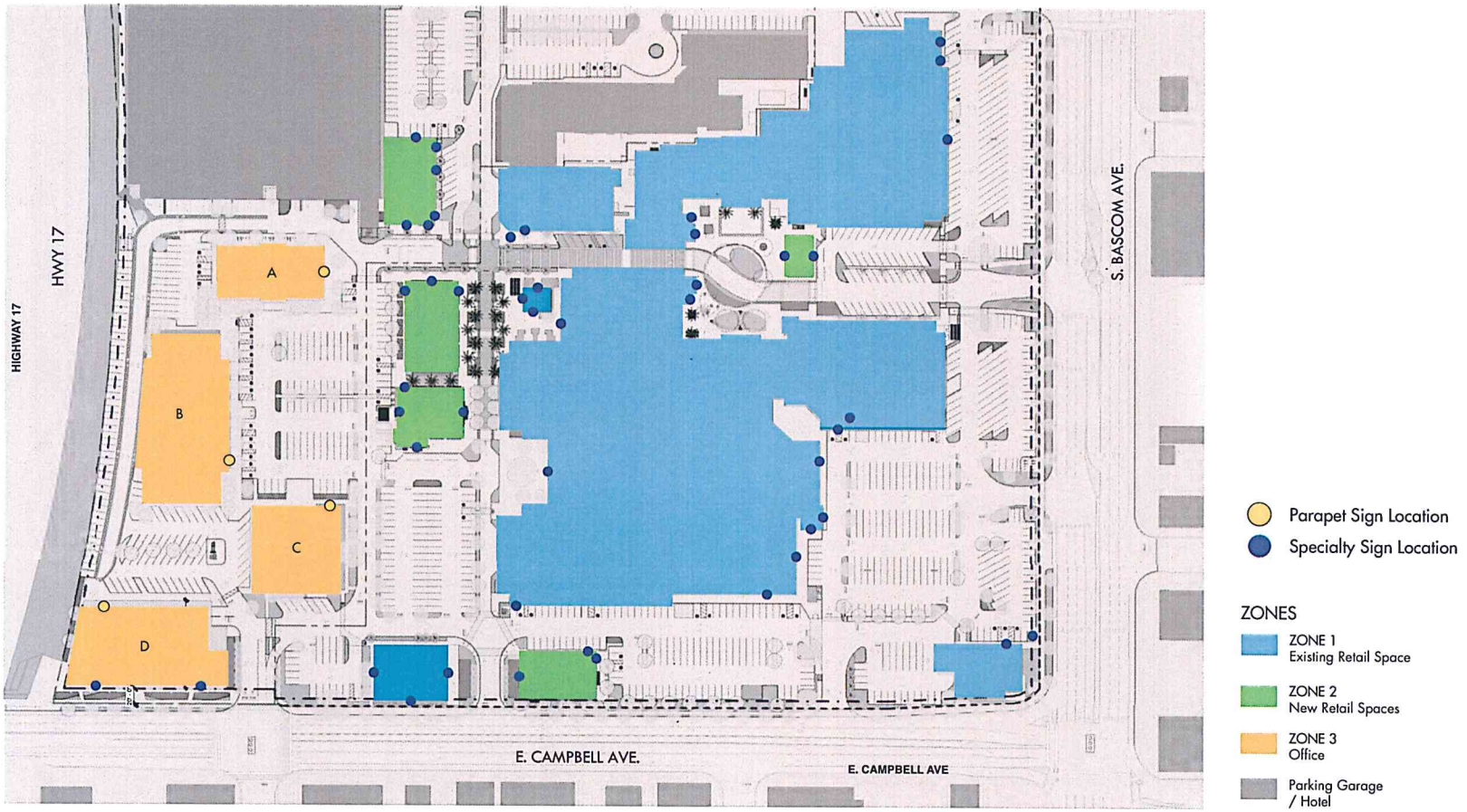
Ground Floor Office Tenant

- Internally illuminated sign cabinet suspends from the building arcade at a point adjacent to building entrance.
- Sign cabinets are fabricated aluminum with text routed out of sign face and push through acrylic graphics. Graphics illuminates at night.
- The overall size of the sign cabinet is 14'-0" long with a height of 3'-0".
- Only one sign is permitted per tenant unless the tenant has a corner space with two facades, and then two office tenant signs would be allowed.

Office Parapet

- Internally illuminated dimensional letters. Letters are mounted on building parapet.
- All parapet signs have a maximum sign area of 140 SF. Buildings A, B, and C have a maximum sign height of 60", building D has a maximum sign height of 30" (refer to sheet 11 for buidling designations)
- Letters are to be aluminum construction with paint finish. Logo and logotype in tenant corporate font and colors.
- Text and logo are face illuminated.
- All power to dimensional letters must be concealed.
- Parapet signs are reserved for major tenants. Final location will be determined by Landlord. Locations are shown on Specialty / Parapet Sign Location Plan, sheet 11.
- No parapet signs should face the freeway unless otherwise approved by landlord or City of Campbell.

SIGN TYPE GUIDELINES **SPECIALTY / PARAPET SIGN LOCATIONS**



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10/20/2015

SIGN TYPE GUIDELINES **SPECIALTY SIGNS**

Landlord may grant the right to major tenants to have fascia mounted identification signs that deviate from the project standard for the purpose of increased visibility. All designs must be approved by Landlord and the City of Campbell prior to implementation. Locations of currently approved specialty signs are noted on Master Sign Program drawings.

Once landlord has approved the design, the tenant is responsible for submitting to the City of Campbell for approval.

General Design Guidelines

- Sign may be internally or externally illuminated. All power connections and transformers should be concealed.
- No animated, flashing, floating, balloon or audible signs will be permitted.
- Tenant logo and logotype may be in tenant corporate colors.
- Signs must be permanent in nature and constructed of high quality materials in keeping with the project look and feel.

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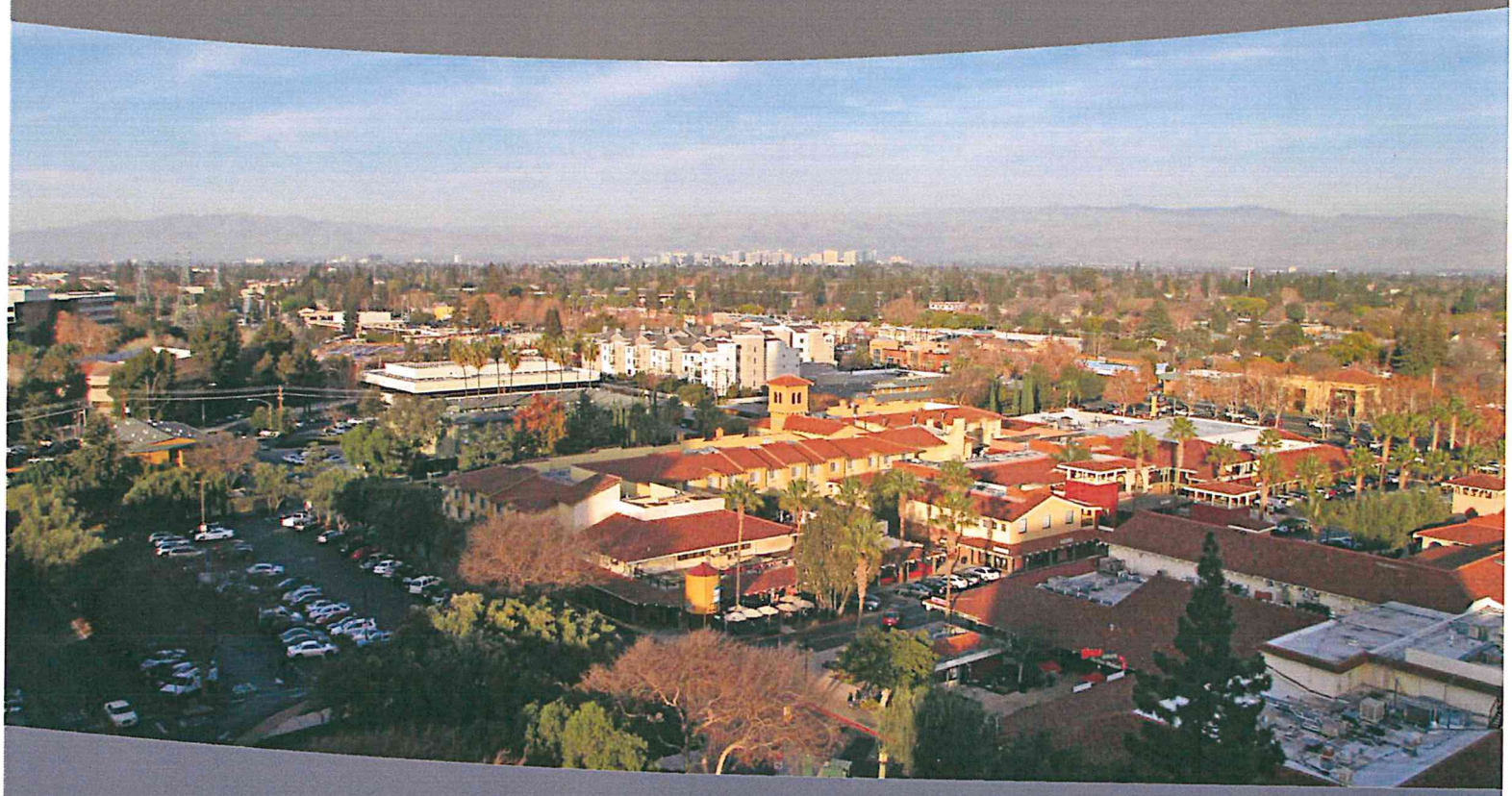

MASTER USE PERMIT | THE PRUNEYARD

Planning Commission Recommended Draft

CITY OF CAMPBELL
THE ORCHARD CITY

MASTER USE PERMIT | THE PRUNEYARD

Adopted on October __, 2016

City Council Resolution No.____

Cover Photo, City of Campbell, 2014

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ACKNOWLEDGMENTS

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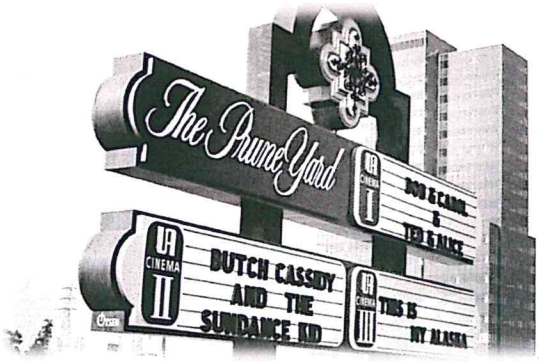


Source: *Images of America – Campbell*, Karen Brey

DOCUMENT HISTORY

As authorized by the City Council and pursuant to the procedures prescribed herein by the Master Use Permit, the Community Development Director has the administrative authority to approve new or expanded conditional uses ("Conditional Use Authorization") and limited exterior building alterations and additions ("Architectural Modifications"). The City Council has the authority to approve significant changes ("Amendments") to allow additional development and/or new land uses not otherwise allowed by the Master Use Permit and to extend the approved project duration and phasing. To maintain a true and correct record of the Master Use Permit, these actions shall be recorded in the 'Amendments and Administrative Authorizations' table, below. The Community Development Director shall also update the appropriate table(s) within Master Use Permit following a Conditional Use Authorization. These include Table IV-4 (Alcohol License Allotment) and Table IV-6 (Authorized Conditional Uses). Documents, plans, and other records that may be associated with a Conditional Use Authorization, Architectural Modification, or Amendment, shall be maintained as separate files associated with the file number recorded in the table.

Additionally, the Community Development Director, acting as custodian of the Master Use Permit pursuant to the authority granted herein, shall keep the Master Use Permit current by updating allotted restaurant square-footage and alcohol licenses, as well as referenced business names and suite numbers upon change of tenancy. These revisions shall be recorded in the 'Custodial Revisions' table, below. These changes are limited to Tables IV-2 (Restaurant Area Allotment), Table IV-4 (Alcohol License Allotment), and Table IV-6 (Authorized Conditional Uses). Typographical corrections, formatting changes (paragraph spacing, pagination, etc.), and code citation revisions, need not be recorded.

AMENDMENTS AND ADMINISTRATIVE AUTHORIZATIONS

	DATE	ACTION TYPE	DESCRIPTION	AUTHORITY	FILE NUMBER	RESOLUTION NO.
1.	Xx/xx/2016	MUP Approval	Adoption	City Council	PLN2015-358	xxxx
2.						
3.						
4.						
5.						
6.						
7.						
8.						
9.						

CUSTODIAL REVISIONS

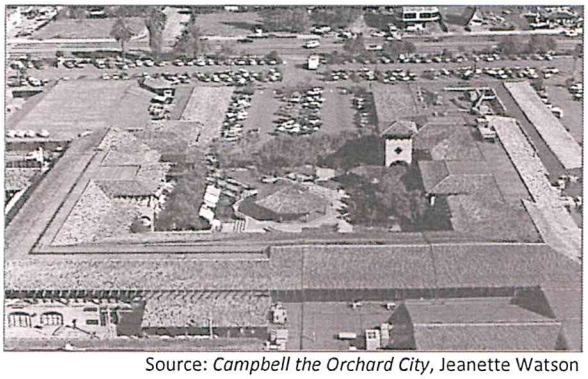
	DATE	TYPE OF REVISION	DESCRIPTION OF REVISION	TABLE REVISED
1.				
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				

I. INTRODUCTION

A. HISTORY

Originally an orchard of pears and prunes known as Brynteson Ranch, The Pruneyard Shopping Center and Offices (herein "The Pruneyard") was constructed in the late 1960's as an open-air shopping center in the Mission Revival style, characterized by arched openings, plaster wall construction, tile roofs and shade arcades. The Pruneyard was considered the first "up-scale" shopping center in the West Valley, and was viewed as a showplace with its unique blend of architecture, vibrant landscaping and quality stores that brought shoppers from around the region. It also had the distinction of having the tallest office building between San Francisco and Los Angeles for a time and was the setting for the landmark United States Supreme Court case *Pruneyard Shopping Center v. Robins* that extended the right to free speech to private shopping centers under the California Constitution.

A number of renovations have taken place since its inception almost 50 years ago. In the late 1990's, a major change involved the removal of the internal pagoda courtyard that was surrounded by shops and fronted Bascom Avenue. The landscape grounds of the pagoda courtyard was replaced with additional parking, shops that fronted pedestrian sidewalks next to vehicle parking, and the introduction of an east-west driveway through the shops to improve internal vehicle circulation.



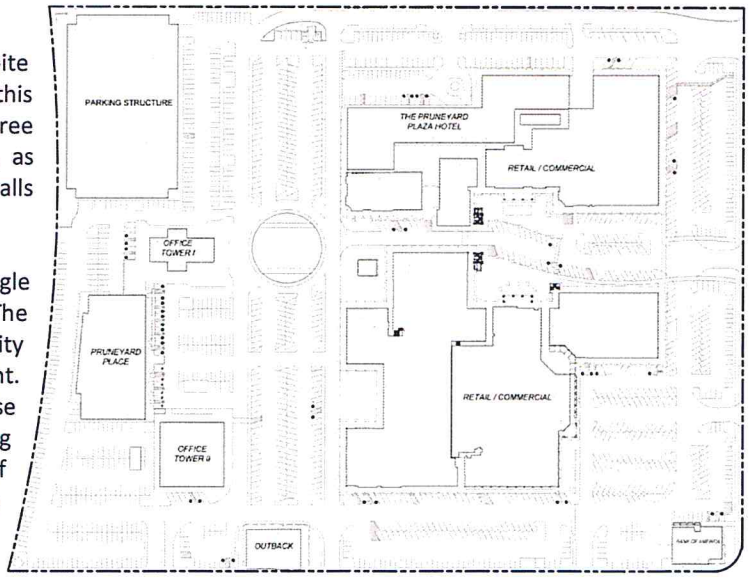
Source: *Campbell the Orchard City*, Jeanette Watson

The Owner, who purchased The Pruneyard in 2014, has proposed changes to improve and sustain The Pruneyard's economic vitality, including returning the courtyard to focus once again on the pedestrian experience, construction of new buildings that complement the existing built environment, addition of new pedestrian connections throughout the center to safely move people, and the placement of additional conveniently-placed parking. In this way, the Owner's proposed changes will reestablish The Pruneyard's preeminence in the West Valley.

B. EXISTING CONDITIONS

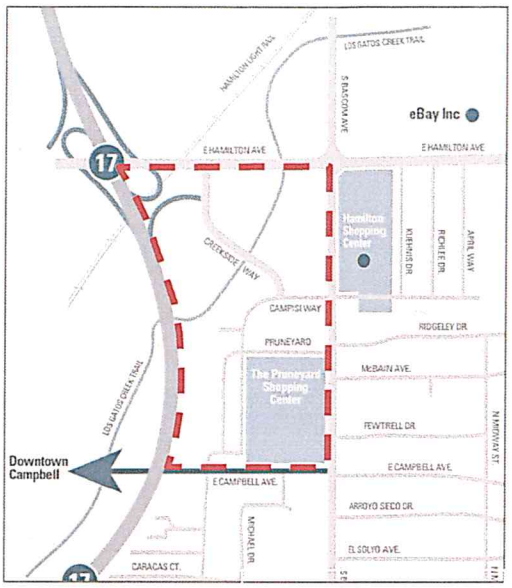
The Pruneyard is located on one legal parcel, despite being separated into several tax parcels. Within this one parcel, The Pruneyard is developed with three office buildings, a hotel, a retail shopping center, as well as shared parking facilities including surface stalls and a multi-level parking structure.

As one parcel, The Pruneyard is currently under single ownership. Previous attempts to subdivide The Pruneyard have been met with skepticism by the City due to the potential for fragmented development. However, through adoption of a "Master Use Permit," and associated private operating covenants, the City now believes that division of The Pruneyard into three legal parcels can be accomplished in a manner that maintains and enhances The Pruneyard.



C. LAND USE POLICY

The 2001 Campbell General Plan recognizes The Pruneyard as part of the broader "Pruneyard/Creekside Commercial District"—the area bound by Highway 17, Hamilton, Bascom, and Campbell Avenues (see map, right)—which is envisioned as an "active, connected 'urban village' with a mixture of commercial, office, residential, entertainment and recreational uses functioning as a community and regional focal point." The Pruneyard is the southern node of this area, providing shopping, dining, and entertainment opportunities, and a linkage to Downtown Campbell. The General Plan identifies the site as *General Commercial*, and provides applicable policies and strategies, below, which are intended to carry out the vision for this area over time.



Source: Berkshire Communities

- **Large Retailers**. Encourage large retailers to locate along Hamilton Avenue and Bascom Avenue by maintaining large parcels, encouraging lot consolidation, and discouraging parcel adjustments that reduce lot sizes. (LUT-13.2d)
- **Shopping Center Preservation**. Encourage the maintenance and revitalization of commercial shopping centers. (LUT-5.3c)
- **Variety of Commercial and Office Uses**. Maintain a variety of attractive and convenient commercial and office uses that provide needed goods, services and entertainment. (LUT-5.3)
- **Physically Connected Development**. Encourage new development in The Pruneyard/Creekside Area that is physically connected to existing development and oriented towards the creek trail with appropriate setbacks, and that provides logical connections and access to the creek trail. (LUT-14.3)
- **Development Intensities**. Allow higher development intensities within The Pruneyard/Creekside area. (LUT-14.2)
- **Parcel Consolidation**. Encourage the consolidation of properties to obtain more logical building sites and coordinated development opportunities in the Pruneyard/Creekside Area. (LUT-14.4)

D. PURPOSE

In 2015, the Owner submitted a comprehensive development application for The Pruneyard, including proposed construction of several new retail buildings, a five-story office building, expansion of the existing parking garage, and reconfiguration of the site layout. As part of the overall project, the City encouraged preparation of a Master Use Permit that would consolidate all existing approvals into a single document, and establish the parameters for allowable retail, restaurant, service, and entertainment uses moving forward.

As such, the purpose of the Master Use Permit is to serve as both the primary regulatory tool for The Pruneyard, and the "blueprint" for its anticipated build-out. Moreover, the Master Use Permit will be a "living document" in that the Community Development Director has the authority to issue administrative approvals that allow changes in conditional and permitted uses within the parameters identified herein, architectural refinements, and minor additions, all of which will be incorporated herein through the specific modifications as identified in the Document History (Pg. iv). This document represents a complete and comprehensive vision for The Pruneyard. Any significant changes, such as construction of new buildings not currently anticipated by the Master Use Permit, will therefore, require further consideration by the City Council.

E. VISION AND GOALS

The Pruneyard is an established presence in Campbell, second only to the Downtown in significance and history to the community. Along with the City's approval of The Pruneyard expansion and improvement plans, the Master Use Permit is intended to maintain and reinforce The Pruneyard's role as a premier retail and employment destination. By creating a tailored land use plan, the Master Use Permit will encourage new land uses that will contribute to the "sense of place" envisioned by the City and the Owner. As a walkable and enticing destination, The Pruneyard will complement Downtown Campbell and serve as a "bookend" to the East Campbell Avenue corridor. The following are the goals for the Master Use Permit:

- Retain a shopping center that maintains consistency with the goals and policies of the General Plan;
- Promote a cohesive use of The Pruneyard including the retail shops, the hotel, the offices and all of the common spaces;
- Provide clear land use allowances and development intensities that are in keeping with property limitations;
- Establish a sustainable and balanced mix of uses.
- Expedite land use entitlements through administrative decision-making processes for proposals that are consistent with the Master Use Permit;
- Establish expectations of how the various uses (i.e., retail, office, hotel) are to be maintained regardless of the property ownership;
- Consolidate and/or replace all former Conditional Use Permits into one Master Use Permit to govern how The Pruneyard will be maintained;
- Establish a mutual understanding that any violation(s) of the Master Use Permit may result in limitations of the Owner's use of The Pruneyard until such time that the violation(s) are resolved or in the initiation of modification/revocation proceedings.

F. MASTER USE PERMIT CONTENTS

The Master Use Permit is organized into the following Parts that follow this Introduction (**Part I**):

- **Part II: Administration** discusses the implementation framework for the Master Use Permit and the authority of the City.
- **Part III: Development Controls** provides the physical development standards for the approved expansion and improvement of The Pruneyard, and associated development maximums.
- **Part IV: Land Use Controls** includes the land use provisions for The Pruneyard which have been specifically tailored to further the Vision and Goals of the Master Use Permit.
- **Part V: Design Guidelines** contains the agreed upon design guidance that will embody the architectural character of The Pruneyard.
- **Part VI**: **Operational Standards** specifies the responsibilities of operating The Pruneyard in a manner consistent with the Master Use Permit
- **Part VII**: **Definitions** specifies the meaning of certain terms as used in the Master Use Permit.

II. ADMINISTRATION

A. APPROVAL OF MASTER USE PERMIT

This Master Use Permit is approved by City Council Resolution No.___ pursuant to the provisions of the *O (Overlay) Overlay Zoning District*, as amended by Ordinance No. ____, and by Ordinance No.____, which extends the *O (Overlay) Overlay Zoning District* over the entirety of The Pruneyard. The Master Use Permit shall be the principal land use instrument which governs the use of all land within The Pruneyard and by which all approved structures shall be constructed, all existing structures shall be improved, and how the properties shall be maintained.

The Master Use Permit incorporates by reference, and inclusion as **APPENDIX A**, those Development Plans dated as received by the City of Campbell Planning Department on April 29, 2016, consisting of architectural and landscape drawings prepared by Lowney Architecture and civil drawings prepared by HMH ("Approved Development Plans"), as revised by the Conditions of Approval. The Approved Development Plans allow for construction of new structures, architectural alterations to existing structures, reconfiguration of the site layout, and hardscape and landscaping improvements, subject to the applicable standards and provisions of the Master Use Permit.

The Master Use Permit also incorporates by reference, and inclusion as **APPENDIX B**, the "final" Master Sign Plan approved by City Council Resolution No._____, as revised by the Conditions of Approval, dated as received by the City of Campbell Planning Department on November 2, 2015, consisting of signage drawings and standards prepared by Lowney Architecture that allow for tenant, site, navigational, and freeway-oriented signage, subject to the applicable standards and provisions of the Master Use Permit.

B. ESTABLISHMENT OF MASTER USE PERMIT

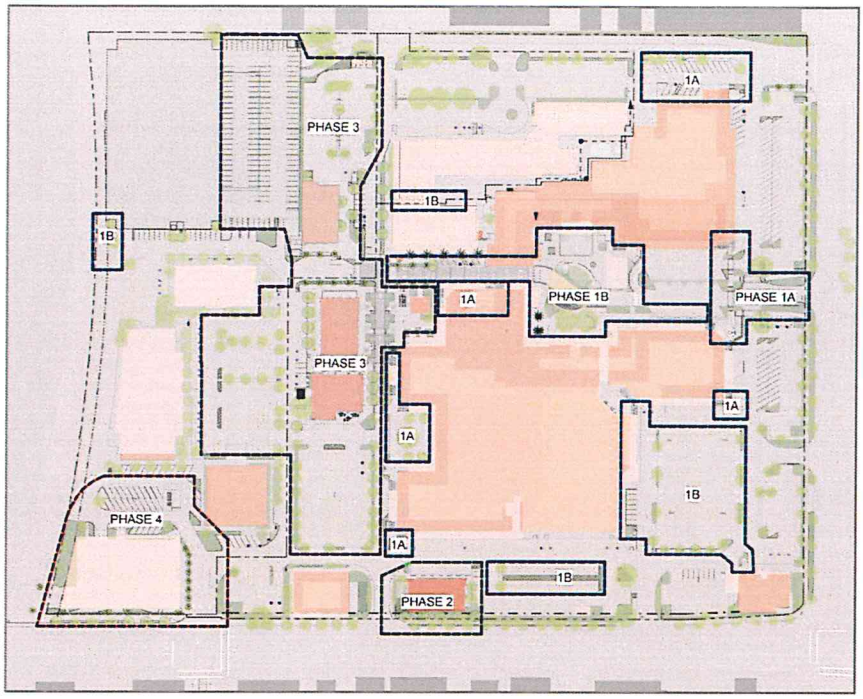
The Master Use Permit shall be considered "established" upon issuance of a building permit for Phase 1 (A/B), as described in Section D (Approved Phasing), in compliance with Campbell Municipal Code Section 21.56.030.B.1 (Issuance of Building Permit), at which time the Master Use Permit shall be controlling on The Pruneyard.

C. ACCEPTANCE OF MASTER USE PERMIT

Prior to issuance of a building permit for work related to Phase 1 (A/B), the Owner shall provide written acceptance of the Master Use Permit, on a form to be provided by the Community Development Director, agreeing to be bound by, to comply with, and to do all things required of Owner, pursuant to all of the terms, provisions, and requirements of the Master Use Permit and the Campbell Municipal Code. The written acceptance of the Master Use Permit shall be recorded against the property which comprises The Pruneyard, in the Official Records of the County of Santa Clara.

D. APPROVED PHASING

The Master Use Permit outlines the long-term physical development of The Pruneyard. The approved buildings and site improvements may be constructed in phases as depicted on the Phasing Plan on the following page, and as allowed by Campbell Municipal Code Section 21.56.030.A.3.b (Pre-Approved Phases). Failure to construct all phases after the project has been established shall not void the Master Use Permit, which shall otherwise remain controlling on the property. However, if elements of the Master Use Permit are intended to apply only after completion of certain phases, and that phase is not constructed, then those elements shall no longer apply. A request for an extension to the approved phasing deadlines shall be considered an Amendment to the Master Use Permit in compliance with Section G (Amendments).



PHASE 1A

PHASE 1A

Primary Renovation: New paint on existing buildings in central plaza, seating areas, removal of arcade at corners and replacement trellises at eight locations. Revision to hardscape and traffic pattern near Pacific Catch. New landscaping, crosswalks and signage at primary Bascom entry.

PHASE 1B

PHASE 1B

Enhanced Renovation: Major renovation of central plaza, relocation of palm trees, enhanced pedestrian pathways, construction of building R4, renovation of Palisade Builders (greenhouse) windows, renovation of existing elevator/stair towers, new arcade lighting. Upgrade of Sport's Basement tower and building painting. Removal of overgrown landscaping on south side of BOA and painting of BOA. Signage upgrades per master sign program. Bike path and parking upgrades at existing garage SW corner and bike lanes on Western portion of the property. Upgrades to hotel and retail walls necessary for creation of new parcel. Water treatment at south parking lot. Installation of ADA compliant driveways with the exception of Union and Campbell.

PHASE 2

PHASE 2

Construction of R5 (pad building) and restriping. And the installation of an ADA compliant driveway at the entry off of Campbell.

PHASE 3

PHASE 3

Construction of R1, R2, R3, and 3 level parking structure G1. Creation of west plaza with new site circulation. R3 will either be a 12,000sf, two story office/retail building (3A) or a 28,000sf, two story fitness center (3B). Enhanced pedestrian connection from existing office.

PHASE 4

PHASE 4

Construction of O1, a 100,000sf, 5 story office building with two levels of buried parking and the addition of two levels on the G1 parking structure. ADA compliant driveway and approach at Campbell and Union entry.

The phasing of the project shall adhere to the following deadlines. By each deadline, a building permit(s) for the construction within the particular phase shall be obtained.

- **Phase 1 (A/B)**: One (1) Year from the Effective Date of Approval, by **December 1, 2017**
- **Phase 2 and 3**: Six (6) Years from the Effective Date of Approval, by **December 1, 2022***
- **Phase 4**: Ten (10) Years from the Effective Date of Approval, by **December 1, 2026**

*Commencement and completion of Phase 2 (Building R5) is not a prerequisite to the commencement of Phase 3 or Phase 4.

E. PROPERTY SUBDIVISION

Subdivision of The Pruneyard into three parcels shall be completed pursuant to the approved Tentative Vesting Parcel Map (Sheet TM-1) approved by City Council Resolution No.___, consistent with all conditions of approval contained therein. In compliance with Campbell Municipal Code Section 21.56.030.A.3.b(2) the Parcel Map shall not be recorded until a building permit for work related to Phase 1 (A/B) has been issued and separation of the hotel, as required by the California Building Code, has been completed.

Subdivision of The Pruneyard is also contingent upon establishment of a Declaration of Covenants, Restrictions and Parking Easements ("Pruneyard Declaration") providing for a Center Association (as defined in Part VII) which shall manage all property identified as 'Common Areas' on Sheet A1.16 (Common Area Diagram) of the Approved Development Plans (**APPENDIX A**) consisting of parking, landscaping, irrigation, lighting, pedestrian paths, etc., in a functional, clean, and well maintained manner. Prior to recordation of the Parcel Map, the Pruneyard Declaration shall be reviewed by the City Attorney and Community Development Director for consistency with the provisions and requirements of the Master Use Permit. The Pruneyard Declaration shall be considered a component of the Master Use Permit, herein included as **APPENDIX C**. All material revisions, amendments, or addendums to the Pruneyard Declaration shall require approval of the City Attorney and Community Development Director to verify consistency with the Master Use Permit.

F. PREVIOUS LAND USE PERMITS

To provide a clear regulatory framework for operation of The Pruneyard, upon permit establishment, pursuant to Section B (Establishment of Permit), the Master Use Permit shall supplant the previous land use approvals as described below:

- **Site and Architectural Approvals**. Entitlement approval for The Pruneyard's existing retail, hotel, and office structures is provided in various Site and Architectural Review Permit, "S" Site Permit, "M" Modification Permit, and "SDP" Special Development Permit approvals. These entitlements, as specifically listed in **APPENDIX D**, are herein incorporated by reference, and shall remain operative in their conveyance of a right to reconstruct buildings of a certain size, height, and placement, upon involuntary destruction by cause of natural calamity, or act of God or the public enemy. However, the use and operation, and the architectural appearance of the buildings—including, but not limited to color, surfacing, and material detailing—shall be governed by the Master Use Permit and the Approved Development Plans (**APPENDIX A**).

- **Conditional Use Permit Approvals.** The Pruneyard center-wide Conditional Use Permit ("UP" 94-19) approved by City Council Resolution No. 8776, as well as all other exercised and active Conditional Use Permits issued for individual tenants previously approved by the Planning Commission, as also specifically listed in **APPENDIX D**, are herein superseded by the Master Use Permit, with all vested rights therein transferred and assigned to the Master Use Permit. All land uses shall comply with the provisions, standards, and requirements of the Master Use Permit, notwithstanding allowance for continuation of non-conforming land uses provided in Part IV, Section K (Non-Conforming Land Uses).

G. AMENDMENTS

Any request to allow a new building not included within the Approved Development Plans (**APPENDIX A**), a building addition and/or alteration beyond the scope permitted by Part III, Section C (Architectural Modifications), a land use not specifically permitted by Part IV, Section D (Land Uses Allowed), or any other proposal that the Community Development Director determines to constitute a "major change" as defined by Campbell Municipal Code Section 21.56.060.D.1, shall require an Amendment to the Master Use Permit pursuant to this section.

- **Eligibility**. An Amendment may be initiated by written request of the Center Association, or by an Owner or business operator with the written consent of the Center Association.

- **Content of Request and Filing fees**. A written request for an Amendment shall state the specific change(s) requested and the purpose for the request. The filing fee for an Amendment shall be the same as that for a General Plan Amendment, as specified in the Schedule of Fees and Charges.

- **Consideration Procedure**. The City Council, upon recommendation of the Planning Commission, shall approve, conditionally approve, or deny a request for an Amendment, with respect to the considerations provided in Campbell Municipal Code Section 21.14.030.D (Consideration in Review of Applications) and the findings for a Conditional Use Permit provided in Campbell Municipal Code Section 21.46.040 (Findings and Decision) in compliance with the procedures prescribed by Campbell Municipal Code Chapter 21.64 (Public Hearings).

H. ADMINISTRATIVE AUTHORITY

To expedite consideration of routine requests to accommodate conditional land uses and minor building alterations and expansions, while still maintaining the City's ability to apply appropriate restrictions or requirements, the Community Development Director shall be the decision-making authority for Site and Architectural Review Permit approval (herein referred to as an "Architectural Modification") pursuant to Part III, Section C (Architectural Modification) and Conditional Use Permit approval (herein referred to as "Conditional Use Authorization") pursuant to Part IV, Section F (Conditional Use Authorization), in compliance with the provisions of the Overlay/Combining Zoning District (Campbell Municipal Code Section 21.14.030).

I. ZONING CLEARANCES

The Community Development Director shall retain decision-making authority on ministerial actions through issuance of a Zoning Clearance in compliance with Campbell Municipal Code Chapter 21.40 (Zoning Clearances).

J. MINOR CHANGES

The Community Development Director may ministerially approve a "minor change," as defined by Campbell Municipal Code Section 21.56.060.A, for any existing or approved building, land use, or site improvement as part of a Zoning Clearance review of construction drawing or tenant improvement drawings for a building permit. Minor changes are *de minimis* in nature, and include variations to paint colors, building materials, equipment and fixtures, and other similar architectural or design details that are not generally perceivable or noticeable. As such, minor changes need not be recorded in the Document History (Page iv).

K. APPEALS

Decisions made by the Community Development Director may be appealed to the Planning Commission pursuant to Campbell Municipal Code Chapter 21.62 (Appeals). The Planning Commission's decision to sustain or reject an appeal may be further appealed to the City Council, whose decision shall be final.

L. INTERPRETATIONS OF PROVISIONS

The Community Development Director shall have the authority to interpret the meaning and applicability of all provisions and requirements of the Master Use Permit. Where a disagreement with the Community Development Director's application or understanding of a provision or requirement of the Master Use Permit occurs, the procedures for an Interpretation provided in Campbell Municipal Code Section 21.020.030 (Procedures for Interpretations) shall be followed, including the provisions for an appeal.

M. RELATIONSHIP TO THE ZONING CODE

The Master Use Permit includes references to applicable sections of Title 21 (Zoning Code) of the Campbell Municipal Code for purposes of clarification and succinctness (e.g., as not to duplicate administrative procedures). However, the Master Use Permit provides greater specificity in terms of allowable land uses, development standards, and decision-making authority as permitted by the Zoning Code. However, where a conflict may exist between the Zoning Code and the Master Use Permit, the provisions of the Zoning Code shall prevail; provided, however, that any deviations from the requirements of the base zoning district that are enacted under the authority of Campbell Municipal Code Section 21.14.030.A shall prevail over any conflicting requirements of the base zoning district .

N. ADDITIONAL PERMITS

Land uses allowed by the Master Use Permit may still require the issuance of a building permit or other agency approval(s) before being established. Nothing in the Master Use Permit shall eliminate the need to obtain any permits or approvals required by the Campbell Municipal Code or any applicable County, State, or Federal agency regulations. All necessary permits and approvals shall be obtained before starting work or establishing new uses.

O. OWNER'S RESPONSIBILITY

This Master Use Permit is adopted as a mutually beneficial instrument between the City and Owner. The timely cooperation and assistance of the Owner, including the Center Association, property managers, and agents, is expected in its implementation. This includes the Center Association keeping the City apprised of changes in tenancy/business names in an annual update, revising referenced exhibits or producing new exhibits as requested by the City, and granting the City the ability the inspect the premises with reasonable notice as necessary to ensure compliance with the Master Use Permit.

P. ENFORCEMENT

One of the objectives of the Master Use Permit is to ensure that The Pruneyard and all of its constituent components (retail, office, and hotel operations) are conducted harmoniously and that all uses are operated as they were approved and intended. This includes both individual businesses and commonly managed areas of The Pruneyard. If either individual businesses or commonly managed areas are not operated or maintained as required by the Master Use Permit, the City has the authority to apply the Campbell Municipal Code and to enforce its provisions to remedy violations of the Master Use Permit and/or the Campbell Municipal Code as described by this section. The City Council shall be the decision-making body on any revocation/modification proceeding brought forward under this section, upon recommendation of the Planning Commission.

Notwithstanding the following, if any violation of the Master Use Permit and/or the Campbell Municipal Code creates a condition that is harmful and/or deleterious to the public health, safety and welfare of the citizens of Campbell, the violation may be addressed as a public nuisance pursuant to the procedures identified in Campbell Municipal Code Chapter 6.10 (Nuisance Abatement and Administrative Remedies). Depending on the nature and origin of the violation, either the applicable business owner and/or the Center Association shall be responsible for resolving and correcting the violation(s) to the satisfaction of the City.

- **Private Business Operations.** Individual land uses at The Pruneyard shall be maintained and operated in accordance with the Zoning Clearance or Conditional Use Authorization issued for that particular use, and with all applicable standards specified in the Master Use Permit. Failure of any individual business operator to comply with the issued Zoning Clearance or Conditional Use Authorization, or other applicable standard, may result in the City initiating revocation/modification proceedings consistent with Chapter 21.68 (Revocation or Modification) of the Campbell Municipal Code to consider revocation or involuntary modification of the Zoning Clearance or Conditional Use Authorization. Such proceedings will be isolated to the land use approval for the individual business operation.

- **Commonly Managed Area Operations.** Violations within the commonly managed areas of The Pruneyard shall be the responsibility of the Center Association and each Owner, who shall be jointly responsible. The City may initiate revocation/modification proceedings consistent with Chapter 21.68 (Revocation or

Modification) of the Campbell Municipal Code to address such violations. Once this process is initiated, all properties will be impacted as follows:

- No Building Permits will be issued;
- No Land Use Entitlements approved; and
- No Business licenses/Zoning Clearances will be granted.

The City's action to modify the Master Use Permit shall be considered an Amendment that may include revision, deletion, and/or creation of provision(s) in the Master Use Permit as necessary to resolve identified violations. Should a modification not resolve identified violations the City may take further action to revoke the Master Use Permit, which shall maintain the stay on all City approvals, as noted above, until such time the Master Use Permit is reestablished by the City. In order to restore the Master Use Permit, the Center Association shall correct the violation(s) to the satisfaction of the City Council.

Q. CUSTODIANSHIP

The Community Development Director shall be the City's custodian of the Master Use Permit and all associated records and files. The Community Development Director may correct typographical errors, make formatting changes (paragraph spacing, pagination, etc.), update referenced business names and suite numbers upon change of tenancy, and revise citations to the Campbell Municipal Code as needed, as more specifically described in the Document History (Page iv). The most current version of the Master Use Permit shall be maintained electronically on the City's website, with each prior version archived to the City's electronic document repository.

R. INDEMNITY

The Owner shall indemnify and hold harmless to the fullest extent allowed by law (without limit as to amount) the City and its elected officials, officers, employees and agents in their official capacity, and any of them, from and against any claims, actions, causes of action, losses, damages, liabilities and costs of every nature (including reasonable attorney's fees and costs of suit) of any and every kind and by whomever and whenever made or obtained, caused by, arising out of, or resulting from, or alleged to have been caused by, arise out of, or result from, in whole or in part, the approval or exercise of the Master Use Permit, except for any claims, actions, causes of action, losses, damages, costs or liabilities proximately caused by the sole negligence or willful misconduct of City.

S. SEVERABILITY

In the event that any limitation, condition, restriction, or provision contained in this Master Use Permit is to be held invalid, void or unenforceable by any court of competent jurisdiction, the remaining portions of the Master Use Permit shall nevertheless, be and remain in full force and effect.

III. DEVELOPMENT CONTROLS

A. CONFORMANCE TO DEVELOPMENT PLANS

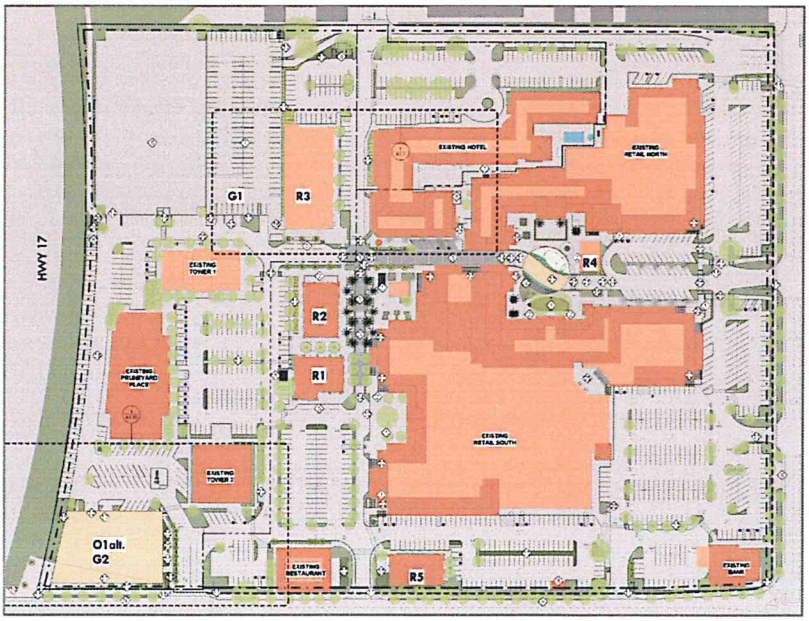
All development shall substantially conform to the Approved Development Plans (**APPENDIX A**), meaning that the construction drawings submitted for building permits shall indicate buildings of approximately the same size, height, placement, architectural design, and site improvements of approximately the same appearance and configuration, as approved by the Master Use Permit, except where an Architectural Modification has been authorized in compliance with Section C (Architectural Modifications).

B. APPROVED BUILDING AREAS

The following buildings listed in Table III-1 are approved for construction, as also indicated on the site plan, below. The developer may construct the 'R3' building as either 30,000 square-feet ("Option 1") or 12,000 square-feet ("Option 2") so long as the corresponding parking garage expansion option is also constructed. Additionally, the other 'R' buildings may be constructed smaller than the maximum allowed by authorization of an Architectural Modification as specified by Section C (Architectural Modifications).

TABLE III-1 – APPROVED BUILDING AREAS

APPROVED NEW BUILDING	SIZE	STORIES
'R1' (Commercial/Retail Building)	6,000	1
'R2' (Commercial/Retail Building)	5,800	1
'R4' (Commercial/Retail Building)	1,800	1
'R5' (Commercial/Retail Building)	5,000	1
'O1' (Office Building)	100,000	5
'G2' (Underground Garage)	68,000	-
'G1' (Garage Expansion)	190,000	5
(Option 1 / Option 2)	114,000	3
'R3' (Commercial/Retail Building)	30,000	2
(Option 1 / Option 2)	12,000	
Total Proposed Building Area	148,600 (excluding garage)	



Existing buildings, as listed in Table III-2, and as also indicated on the above site plan, include the three existing office buildings, a hotel, and a retail shopping center composed of several attached and detached buildings:

TABLE III-2 – EXISTING BUILDING AREAS

EXISTING BUILDINGS	TOTAL AREA (SF)
Hotel w/banquet and restaurant	94,477 (171 rooms)
Shopping Center (Main Buildings)	231,143
Pad Buildings (2)	12,342
Office Buildings (3)	360,115
Total Existing Building Area	698,076

The use of approved and existing buildings is limited by numeric (square-feet) limitations of certain land uses as specified by Part IV, Section B (Land Use Maximums), and by general land use allowability restrictions as specified by Part IV, Section D (Land Uses Allowed).

C. ARCHITECTURAL MODIFICATIONS

The Community Development Director may authorize an Architectural Modification, which for purposes of the Master Use Permit shall specifically include limited exterior alterations and additions to existing buildings of no greater than 500 (gross) square-feet, in compliance with this section. Any proposal determined not to fall within the scope of this section shall constitute a "major change" and require an Amendment to the Master Use Permit in compliance with Part II, Section G (Amendments).

1. Administrative Authorization

The Community Development Director may authorize a request for an Architectural Modification provided the Community Development Director makes the findings specified in subsection '2', below. The Community Development Director's decision shall be made in compliance with the procedures prescribed by Campbell Municipal Code Chapter 21.71 (Administrative Decision Process), subject to the same fee as for an Administrative Site and Architectural Review Permit, as specified in the Schedule of Fees and Charges. An Architectural Modification shall be authorized prior to issuance of a building permit for the work approved. Upon approval, the authorized Architectural Modification shall be recorded in the Document History (Page iv).

2. Findings to Authorize an Architectural Modification

The Community Development Director shall authorize an Architectural Modification only when the following findings are made:

1. The Architectural Modification is consistent with the architectural character of The Pruneyard in terms of color(s), material(s), form and mass;
2. The Architectural Modification is consistent with the Vision and Goals of the Master Use Permit;
3. Any new building area can be accommodated by the existing or proposed parking supply; and
4. The Architectural Modification is consistent with the applicable General Plan Land Use Policies.

IV. LAND USE CONTROLS

A. ESTABLISHMENT OF LAND USE PROGRAM

These Land Use Controls establish the tailored land use program for The Pruneyard, pursuant to Campbell Municipal Code Section 21.14.030 (O (Overlay) Overlay/Combining Zoning District), which specifies those permitted and conditional uses that apply to The Pruneyard. Those permitted uses identified in this Master Use Permit, which are a subset of the uses otherwise permitted in the Campbell Municipal Code, are approved ministerially by issuance of a Zoning Clearance, as specified by Section E (Permitted Use Approval). The conditional uses identified herein, which are also a subset of the conditional uses identified in the Campbell Municipal Code, are subject to a discretionary administrative review, as specified below in Section F (Conditional Use Authorization). Additionally, certain allowable land uses are also restricted as to aggregate square-footage and number as specified in Sections B (Land Use Maximums) and C (Alcohol License Maximums), respectively.

B. LAND USE MAXIMUMS

In order to maintain an appropriate balance of land uses within The Pruneyard, and as required by the project's environmental review, the following land use maximums (Table IV-1) are hereby established. Any change to these land use maximums shall require an Amendment to the Master Use Permit in compliance with Part II, Section G (Amendments). Land uses not listed below, but allowed pursuant to Section D (Land Uses Allowed), are permitted within the existing and proposed buildings without specific maximums.

TABLE IV-1 – LAND USE MAXIMUMS

LAND USE	MAXIMUM (SF)
Fitness Facility	30,000
Movie and/or Performing Arts Theater	20,400
Restaurants*	94,500
*Includes restaurants (as defined by Part VII), and stand-alone bars/taverns, and nightclubs.	

By establishment of these maximums, the mix of land uses within The Pruneyard will be consistent with the proposed parking supply, as determined by the project's parking analysis, and subject to the parking management measures required by Part VI, Section A (Parking Management). The parking analysis for the project calculated the required parking based upon enclosed restaurant square footage. In this manner, parking for all land uses authorized by the Master Use Permit, including restaurants has been found to be sufficient. Therefore, changes to land use within The Pruneyard, consistent with Section D (Land Uses Allowed) are not subject to any additional parking review, except where a minor addition is proposed as allowed by Part III, Section C (Architectural Modifications).

Table IV-2 identifies the current allotment of restaurants—as defined by Part VII (Definitions)—by suite number (see **APPENDIX E**). This table shall be updated by the Community Development Department anytime a restaurant is established or expanded to ensure the Master Use Permit remains current.

TABLE IV-2 – RESTAURANT AREA ALLOTMENT

BUSINESS NAME	SUITE # /ADDRESS	SQUARE FEET
Buca Di Beppo	155	8,099
Café Artemis	300/350	3,599
Coffee Society	112	1,722
El Burro	570	13,036
Kyoto Palace	2500	5,704
Le Boulanger	440	3,719
Lisa's Tea Treasures	165	1,544
Little Wine Counter	560	974
Orchard City Kitchen	190	5,781
Outback	1887 S. Bascom	6,807
Pacific Catch, Inc.	550	5,150
Patxi's Pizza	405	3,175
Rock Bottom Brewery	700	9,769
Tandoori (former)	250	2,136
Boswell (former)	105	2,069
Togo's	113	1,191
PY Kitchen and Bar	1995 S. Bascom	1,300
Current Total		**75,775**
Remaining Available		**18,725**

C. ALCOHOL LICENSE MAXIMUMS

The Community Development Director may authorize additional alcohol service ("liquor establishment") and retail alcohol sales ("liquor store"), in compliance with Section F (Conditional Use Authorization). However, the maximum number of "off-sale" and "on-sale" licenses, as defined by the California Business and Professions Code, shall be restricted as specified by the Table IV-3, below, except that incidental license types such as instructional tasting or portable bar licenses granted in association with a primary license, as well as temporary licenses (e.g., special events), shall not count against the maximum.

TABLE IV-3 – ALCOHOL LICENSE MAXIMUMS

LICENSE TYPE	MAXIMUM
"On-Sale" (Consumption on-site)	25
"Off-Sale" (Consumption off-site)	5

By provision of these maximums, the City Council affirmatively finds that there is not an overconcentration of alcohol service establishments or an undue proximity of off-site alcoholic sales establishments within The Pruneyard. As such, an increase to the maximum number of allowable licenses shall require an Amendment to the Master Use Permit in compliance with Part II, Section G (Amendments). These maximums anticipate completion of the entire approved project.

Table IV-4, below, identifies the current alcohol license allotment. This table shall be updated by the Community Development Director when a Conditional Use Authorization is granted to allow additional alcohol service or sales.

TABLE IV-4 – ALCOHOL LICENSE ALLOTMENT

BUSINESS NAME	SUITE # /ADDRESS	LICENSE TYPE	
Buca Di Beppo	155	Type 47 (On-Sale General)	
Café Artemis	300/350	Type 47 (On-Sale General)	
El Burro	570	Type 47 (On-Sale General)	
Kyoto Palace	2500	Type 47 (On-Sale General)	
Little Wine Counter	560	Type 42 (On-Sale Beer & Wine)	
Orchard City Kitchen	190	Type 47 (On-Sale General)	
Outback	1887 S. Bascom	Type 47 (On-Sale General)	
Pacific Catch, Inc.	550	Type 47 (On-Sale General)	
Patxi's Pizza	405	Type 47 (On-Sale General)	
Rock Bottom Brewery	700	Type 47 (On-Sale General)	
Camera Cinemas/ Pizza My Heart	100	Type 41 (On-Sale Beer & Wine)	
Double Tree by Hilton/ PY Kitchen and Bar	1995 S. Bascom	Type 47 (On-Sale General)	
Trader Joe's	420	Type 21 (Off-Sale General)	
Current Total / Remaining ("On-Sale")		**12**	**13**
Current Total / Remaining ("Of-Sale")		**1**	**4**

D. LAND USES ALLOWED

Allowable permitted and conditional land uses within The Pruneyard are specified by this section, subject to the limitations specified above by Section B (Land Use Maximums) and Section C (Alcohol License Maximums). Table IV-5 specifies which land uses are allowable by parcel (as denoted by the map to the right), and whether on the ground floor, on an upper floor, or on all floors, as applicable. Land uses that are listed as "permitted" (**P**) are approved by issuance of a Zoning Clearance as noted in Section E (Permitted Use Approval). Land uses listed as "conditional" (**C**) may be administratively authorized in compliance Section F (Conditional Use Authorization). The meaning of land uses shall be in compliance with Part VII (Definitions).

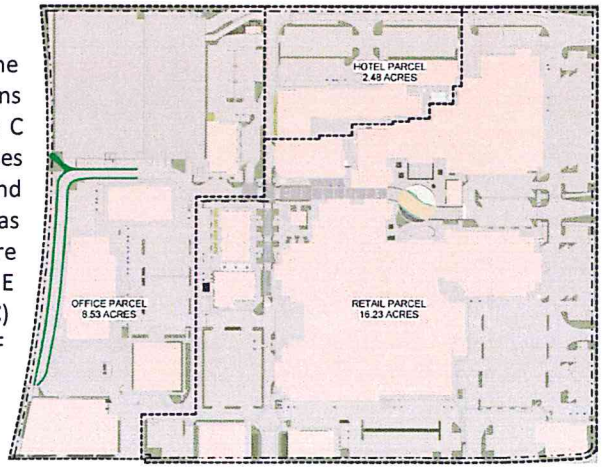


TABLE IV-5 – LAND USES ALLOWED

LAND USES	RETAIL PARCEL	OFFICE PARCEL	HOTEL PARCEL
General Retail Activities Bookstores Consignment Boutique Department Stores Food Retail Furniture Stores Grocery Stores Hardware Stores (under 5,000 sq. ft.) Medical Retail Music (recordings) Stores Outdoor Retail Sales and Activities Outdoor Retail Sales, ancillary Pharmacies/Drug Stores Photography Studio/Supply Shops Retail Stores Video Rental Stores	**P** (All Floors)	**P** (Ground Floor)	
Retail Alcohol Sales, Primary Use Liquor Store, beer and wine Liquor Store, distilled spirits	**C** (Ground Floor)		
Retail Alcohol Sales, Ancillary Use Grocery Stores, beer and wine Grocery Stores, distilled spirits	**C** (Ground Floor)		
General Services Banks and Financial Services Personal Services Photocopying Shop Travel Agency Dry Cleaning (Drop-off/Pick-up)	**P** (All Floors)	**P** (Ground Floor)	
Special Services Massage Establishments	**C** (Ground Floor)		
Spa Services/Health Spas Tanning Studios	**C** (All Floors)	**C** (All Floors)	**C** (All Floors)
Professional Office and Employment Government offices and facilities (local, state or federal) Professional Office	**P** (Upper Floors)	**P** (All Floors)	
Professional Office (less than 2,000 sq. ft.)	**P** (Ground Floor)		
Hospitality Hotel with Banquet Facilities			**C** (All Floors)
Restaurant and Food Service Catering businesses (ancillary to a restaurant) Outdoor seating (associated with a restaurant) Restaurants	**P** (All Floors)	**P** (Ground and Top Floor*)	**P** (Ground Floor)
Alcohol Service (Liquor Establishment), Primary Use Distilled spirits, within a stand-alone Bar/Tavern or Nightclub	**C** (Ground Floor)	**C** (Ground and	**C** (Ground Floor)

TABLE IV-5 – LAND USES ALLOWED

LAND USES	RETAIL PARCEL	OFFICE PARCEL	HOTEL PARCEL
Beer and wine, within a stand-alone Bar/Tavern or Nightclub		Top Floor*)	
Alcohol Service (Liquor Establishment), Ancillary Use Beer and wine, within a restaurant, hotel, theater, etc. Distilled spirits, within a restaurant, hotel, theater, etc.	**C** (All Floors)	**C** (Ground and Top Floor*)	**C** (Ground Floor)
Health and Fitness Center		**P** *Bld. R3 Only* (All Floors)	
Movie and/or Performing Arts Theater	**P** (All Floors)		
Instructional Services Commercial Schools (less than 10,000 sq. ft.) Studios (small and large) Tutoring Center (small and large)	**C** (All Floors)	**C** (All Floors)	
Medical Service, Clinics	**P** (Upper Floor)		
Entertainment Arcades Live Entertainment, ancillary (primary see Nightclub) Dancing, ancillary (primary see Nightclub) Nightclubs (live entertainment and dancing as primary use) Indoor Amusement/ Entertainment/Recreation Centers	**C** (Ground Floor)		
Equipment Uses Automated Teller Machines (ATM) Vending Machine Alternative Fuel /Recharging Stations Television/Communication Satellites (less than 3-ft diameter	**P** (All Floors)	**P** (All Floors)	**P** (All Floors)
Pet Services Pet Stores Cat and Dog Grooming Pet Supply (including on-site preparation of food goods)	**P** (All Floors)		
Late Night Hours (Activities), in association with any use	**C** (All Floors)	**C** (All Floors)	**C** (All Floors)
Wireless Communication Facilities	May be allowed in compliance with Campbell Municipal Code Chapter 21.34 (Wireless Communications Facilities)		

*'Top Floor' includes the upper floor of each building, and the upper two (2) floors of Tower I.

E. PERMITTED USE APPROVAL

The Community Development Director shall approve permitted land uses specified above by Section D (Land Uses Allowed) and consistent with the land use maximums specified by Section B (Land Use Maximums), by issuance of a Zoning Clearance. Existing and new Permitted Uses are subject to the applicable standards in Section I (General Performance Standards).

F. CONDITIONAL USE AUTHORIZATION

The Community Development Director may authorize conditional land uses specified by Section D (Land Uses Allowed), in compliance with this section, and with the land use maximums specified by Section B (Land Use Maximums). Authorized Conditional Uses are subject to the applicable standards provided in Section H (Conditional Use Standards) and Section I (General Performance Standards).

1. Administrative Authorization

The Community Development Director may authorize a request for a new or expanded conditional use, except as specified by Section H (Conditional Use Standards), provided the Community Development Director can make the findings specified in subsection '2', below. The Community Development Director's decision shall be made in compliance with the procedures prescribed by Campbell Municipal Code Chapter 21.71 (Administrative Decision Process), subject to the same fee as for an Administrative Planned Development Permit (Change of Use), as specified in the Schedule of Fees and Charges. A conditional use shall be authorized prior to issuance of a building permit or a business license. The Community Development Director's authorization of a conditional use shall be termed a "Conditional Use Authorization."

All authorized conditional uses shall be listed below within Section G (Authorized Conditional Uses). Upon approval, the Conditional Use Authorization shall be recorded on the in the Document History (Page iv).

2. Findings to Authorize a Conditional Use

The Community Development Director shall issue a Conditional Use Authorization only when the following findings are satisfied:

1. The authorized conditional use will maintain an appropriate mix of uses within The Pruneyard;
2. The authorized conditional use is consistent with the Vision and Goals of the Master Use Permit;
3. The authorized conditional use will incorporate applicable use standards consistent with the standards in this Master Use Permit as necessary to not determinately impact other uses; and
4. The authorized conditional use is consistent with the applicable General Plan Land Use Policies.

G. AUTHORIZED CONDITIONAL USES

The following conditional uses are authorized by the Master Use Permit, for a specific tenant space as depicted in **APPENDIX E** (Tenant Map), and as subject to the specified standards provided in Section H (Conditional Use Standards). No conditional use shall expand beyond its existing tenant space or introduce additional conditional use activity without further authorization in compliance with Section F (Conditional Use Authorization). Table IV-6 shall be updated by the Community Development Director when a new conditional use is authorized to ensure the Master Use Permit remains current.

TABLE IV-6 – AUTHORIZED CONDITIONAL USES

BUSINESS / LAND USE	SUITE # / ADDRESS	AUTHORIZED CONDITIONAL USE(S)	CONDITIONAL USE STANDARDS	OPERATIONAL HOURS (LATE NIGHT OR STANDARD)
Restaurants				
Buca di Beppo	155	• Ancillary Alcohol Service, distilled spirits • Late Night Hours	1, 2	6:00 AM to 12:00 AM, daily
Café Artemis	300/350	• Ancillary Alcohol Service, distilled spirits	2	Standard Hours Only
El Burro	570	• Ancillary Alcohol Service, distilled spirits	2	Standard Hours Only
Kyoto Palace	2500	• Ancillary Alcohol Service, distilled spirits	2	Standard Hours Only
Orchard City Kitchen	190	• Ancillary Alcohol Service, distilled spirits • Late Night Hours	1, 2	6:00 AM to 12:00 AM, daily
Outback Steakhouse	1887 S. Bascom	• Ancillary Alcohol Service, distilled spirits	2	Standard Hours Only
Pacific Catch	550	• Ancillary Alcohol Service, distilled spirits • Late Night Hours	1, 2	6:00 AM to 2:00 AM, daily
Patxi's Pizza	405	• Ancillary Alcohol Service, distilled spirits • Late Night Hours	1, 2	6:00 AM to 12:00 AM, daily
Rock Bottom	700	• Ancillary Alcohol Service, distilled spirits • Ancillary Live Entertainment • Late Night Hours	1, 2, 6	6:00 AM to 2:00 AM, daily
PY Kitchen and Bar	1995 S. Bascom	• Ancillary Alcohol Service, distilled spirits • Ancillary Live Entertainment • Late Night Hours	1, 2, 6	6:00 AM to 12:00 AM, daily
Pizza My Heart	100A	• Ancillary Alcohol Service, beer and wine	1, 2	6:00 AM to 2:00 AM, daily
Stand-alone Bar/Tavern				
Little Wine Counter	560	• Stand-alone Bar/Tavern, beer and wine • Live Entertainment, ancillary • Late Night Hours	1, 3, and 6	6:00 AM to 1:00 AM, daily
Massage Establishment				
Massage Envy	650	• Massage Establishment	7	7:00 AM to 10:00 PM, daily (Restricted Hours)
Hotel				
Double Tree Hotel	1995 S. Bascom	• Hotel banquet facility • Late Night Hours • Live Entertainment and dancing, ancillary	1, 5, 6	6:00 AM to 12:00 AM, daily

TABLE IV-6 – AUTHORIZED CONDITIONAL USES

BUSINESS / LAND USE	SUITE # / ADDRESS	AUTHORIZED CONDITIONAL USE(S)	CONDITIONAL USE STANDARDS	OPERATIONAL HOURS (LATE NIGHT OR STANDARD)
Movie and/or Performing Arts Theater				
Camera 7	100	• Live Entertainment, ancillary • Ancillary Alcohol Service, distilled spirits • Late-night Activities	1, 6, 9	6:00 AM to 2:00 AM, daily
Grocery Store				
Trader Joe's	420	• Ancillary retail alcohol sales, distilled spirits	4	Standard Hours Only
Health and Fitness Center				
TBD	(Bld. R3)	• Late Night Hours • Spa Services	1, 9	24 hours/daily

H. CONDITIONAL USE STANDARDS

The following standards apply to each authorized conditional use, as applicable. When considering a request to authorize a new conditional use pursuant to Section F (Conditional Use Authorization) for which standards have yet to be established, the Community Development Director shall refer the authorization request to the Planning Commission as permitted by Campbell Municipal Code Section 21.38.020, for decision and creation of new Conditional Use Standards (to then be incorporated into this section) in compliance with the procedures prescribed by Campbell Municipal Code Chapter 21.64 (Public Hearings).

1. Late Night Hours

Land uses with Conditional Use Authorization for Late Night Hours shall comply with the following standard:

a) **Approved Late Night Hours**
The approved Late Night Hours as identified above by Section G (Authorized Conditional Uses) are inclusive of all activity associated with the use including, but not limited to, the provision of goods and services to the public and all ancillary activities such as property maintenance, janitorial services, street and parking lot sweeping, deliveries, and similar activities.

2. Alcohol Service Ancillary to a Restaurant

Restaurants with Conditional Use Approval for alcohol service shall comply with the following standards:

a) **Alcohol License Types**
The business owner shall at all times maintain in good standing an appropriate license from the State Department of Alcoholic Beverage Control for the sale of alcoholic beverages in association with the restaurant. Only a license for a bona fide public eating place, as defined by Section 23038 of the California Business and Professions Code, shall be permitted, as specified below:

- Type 41 (On-Sale Beer and Wine for Bona Fide Public Eating Place)
- Type 47 (On-Sale General for Bona Fide Public Eating Place) **OR**
- Type 75 (On-Sale General Brew-Pub)

b) **Patron Service**
Patrons shall only be served when seated, either at the bar, patio, or within the dining room.

c) **Food Service Required**
The kitchen shall not close during the restaurant's public operating hours and shall be able to provide normal meal service at all times, including at the bar.

d) **Floor Plan Configuration**
All tables and chairs shall be placed in such a manner to allow sufficient area for dining and shall not be stacked or removed from the restaurant during the operating hours. At no time shall the seating be reconfigured to create large open spaces for patrons to congregate, as to ensure that the use is operated as envisioned.

e) **Designated Driver / Taxicab Service Posting**
Contact information for local taxicab services and designated driver services shall be posted in a conspicuous place.

f) **City Meetings**
At the discretion of the Chief of Police, periodic meetings will be conducted with representatives from the Police Department/Alcohol Beverage Control for on-going employee training on alcoholic beverage service to the general public.

g) **Live Entertainment and Dancing**
Unless specifically allowed by Section H (Authorized Conditional Uses), live entertainment and dancing shall not be allowed.

3. Stand Alone Bar/Tavern, beer and wine

Stand-alone bars/taverns with Conditional Use Approval for the sale of beer and wine shall comply with the following standards:

a) **Alcohol License Types**
The business owner shall at all times maintain in good standing an appropriate license from the State Department of Alcoholic Beverage Control for the sale of alcoholic beverages (beer and wine) in association with the bar/tavern. A license for a bona fide public eating place or public premise, as defined by Sections 23038, and 23039 of the California Business and Professions Code, respectively, may be permitted, as specified below:

- Type 41 (On-Sale Beer and Wine for Bona Fide Public Eating Place)
- Type 42 (On-Sale Beer and Wine for Public Premise)
- Type 61 (On-Sale Beer for Public Premises)

b) **Age Restriction**
No person under the age of 21 years shall be allowed to enter the premise, unless allowed as part of the live entertainment (musician) exemption pursuant to California Business and Professions Code Section 25663.5. A sign indicating this age restriction shall be posted at the entry door.

c) **Designated Driver / Taxicab Service Posting**
Contact information for local taxicab services and designated driver services shall be posted in a conspicuous place.

d) **Live Entertainment**
Unless specifically allowed above by Section G (Authorized Conditional Uses), live entertainment and dancing shall not be allowed.

e) **City Meetings**
At the discretion of the Chief of Police, periodic meetings will be conducted with representatives from the Police Department/Alcohol Beverage Control for on-going employee training on alcoholic beverage service to the general public.

4. Retail Alcohol Sales (Distilled Spirits), Ancillary to a Grocery Store

Grocery stores with ancillary alcohol sales (distilled spirits), shall comply with the following standards:

a) **Ancillary Activity**
The retail sale of alcoholic products shall remain ancillary to the primary purpose of the grocery store which is the sale of food items and household supplies, as defined by the Campbell Municipal Code.

b) **Alcohol License Types**
The business owner shall at all times maintain in good standing an appropriate "off-sale" license from the State Department of Alcoholic Beverage Control for the sale of alcoholic beverages, as specified below:

- Type 20 (Off-Sale Beer and Wine)
- Type 21 (Off-Sale General)

c) **Incidental Tasting of Alcoholic Beverages**
On-site consumption of tasting (sample) servings of alcoholic beverages provided by outside vendors, at no cost to the consumer, shall be permitted subject to a Type 86 (Instructional Tasting) license from State Department of Alcoholic Beverage Control. Any other "on-sale" license shall not be permitted.

d) **Securing of Alcoholic Products**
Upon recommendation of the Chief of the Police, the Community Development Director may require specific signage or locked cabinet shelving, or similar measures, to prevent the unauthorized sale or theft of alcoholic products.

5. Hotel with Banquet Facilities, including ancillary alcohol sales

The hotel with banquet facilities shall comply with the following standards:

a) **Lodging Duration**
Hotel rooms shall not be rented for a continuous stay of more than thirty (30) days.

b) **Banquet Hours**
Banquet facilities (indoor and outdoor) may be used/rented from 6:00 AM to 11:00 PM, daily.

c) **Alcohol Service**
Alcohol service provided in hotel rooms (i.e., "mini-bars" and room service delivery) and banquet facilities (indoor and outdoor) when serving guests at hotel-related or organized functions, such as social hours, meetings, receptions and cocktail parties, shall require the business owner to at all times maintain in good standing an appropriate license from the State Department of Alcoholic Beverage Control for the sale of alcoholic beverages, as specified below:

- Type 47 (On-Sale General for Bona Fide Public Eating Place)
- Type 70 (On-Sale General Restrictive Service)
- Type 68 (Portable Bar)

d) **Restaurant and Bar**
A restaurant and bar, with general alcohol service, late-night activity, and ancillary live entertainment, open to the general public, is permitted in association with the hotel use, as specified above in Section G (Authorized Conditional Uses).

6. Ancillary Live Entertainment

Any use with Conditional Use Approval for live entertainment shall comply with the following standards:

a) **Live Entertainment Permit**
Each business owner shall secure approval of a Live Entertainment Permit in compliance with Campbell Municipal Code Chapter 5.24 (Live Entertainment). Existing Live Entertainment Permits in effect at time of adoption of the Master Use Permit shall remain valid; however, such permits are non-transferable, and any change in business ownership shall require an application for a new Live Entertainment Permit.

b) **Live Entertainment Performances**
Live entertainment is limited to live musicians complimentary to the primary purpose of the use, as specified by a Live Entertainment Permit.

c) **Dancing Area Prohibited**
At no time shall the business owner reconfigure the seating area to create a dancing area, unless dancing is specifically allowed by Section G (Authorized Conditional Uses).

d) **Cover Charge**
At no time shall a cover charge be required or a donation necessary in order to patronize the establishment.

e) **Doors and Windows**
Doors and windows shall remain closed during live entertainment performances, unless otherwise approved by the Live Entertainment Permit.

f) **Noise**
Regardless of decibel level, live entertainment performances shall not create unreasonable noise which obstructs the free use of neighboring businesses or residences.

g) **Security**
At the sole discretion, and to the satisfaction of the Chief of Police, the business owner may be required to provide private security during live entertainment performance.

7. Massage Establishments

Massage establishments shall comply with the following standards, in compliance with Campbell Municipal Code Section 21.36.270 (Massage Establishments):

a) **Proximity**
A massage establishment use shall not be located within three hundred feet of another existing massage establishment use, as measured from the edge of the property line of each property.

b) **Establishment Permit**
It shall be unlawful for any operator to own, manage, or operate a massage establishment in or upon any premises within the city without having a current massage establishment permit issued by the Chief of

Police pursuant to the provisions of Campbell Municipal Code Chapter 5.48 (Massage Establishments and Therapist).

c) **Special Operating Hours**
No massage establishment shall be kept open for business and no massage therapist shall administer massages before the hour of 7:00 a.m. or after the hour of 10:00 p.m.

d) **Window Coverage**
No massage business located in a building or structure with exterior windows fronting a public street, highway, walkway, or parking area shall, during business hours, block visibility into the interior reception or waiting area through the use of curtains, closed blinds, tints, or any other material that obstructs, blurs, or unreasonably darkens the view into the premises. For the purpose of this standard, there is an irrebuttable presumption that the visibility is impermissibly blocked if more than 10 percent of the interior reception or waiting area is not visible from the exterior window.

8. Spa Services / Health Spa

Spa Services/ Day Spa uses shall comply with the following standards:

a) **Massage Therapist**
Massage services shall only be provided by a Certified Massage Therapist as certified by the California Massage Therapy Council.

b) **Other Personal Services**
In addition to massage services, at least two other personal services shall be provided, including but not limited to, hair, nail, and/or skin care, waxing, facials, sauna, whirlpools, and swimming pools.

9. Alcohol Service Ancillary to a Movie and/or Performing Arts Theater

Movie and/or Performing Arts Theater with Conditional Use Approval for alcohol service shall comply with the following standards:

a) **Alcohol License Types**
The business owner shall at all times maintain in good standing an appropriate license from the State Department of Alcoholic Beverage Control for the sale of alcoholic beverages in association with the restaurant. Only a license for a bona fide public eating place, as defined by Section 23038 of the California Business and Professions Code, shall be permitted, as specified below:

- Type 41 (On-Sale Beer and Wine for Bona Fide Public Eating Place)
- Type 47 (On-Sale General for Bona Fide Public Eating Place)

b) **Food Service**
At all times when the premises is exercising the privileges of their license, the sale of food, in compliance with Section 23038 of the Business and Professions Code, shall be offered and available for purchase.

c) **Alcohol Service**
All sales and service of alcoholic beverages for consumption in the general spectator seating areas shall be made only from concession stands, portable stands or bars, or fixed bars, and shall not be sold, served, or delivered to customers by individual ambulatory vendors, commonly known as "hawkers".

d) **Alcohol Sales in Auditoriums**
Notwithstanding the above, point(s) of sale of alcoholic beverages shall not be maintained within the theater auditoriums, except that alcoholic beverages may be sold or served by waiters or waitresses in the general spectator seating areas under the following conditions:

- Only persons occupying seats in the designated theaters shall be permitted to order and be served alcoholic beverages.
- Orders from patrons seated in these theaters must be made to the waiter or waitress serving that area, and the alcoholic beverages must be personally delivered to the patron by the waiter or waitress who took the order.
- The waiter or waitress serving in the theaters shall not carry a supply of unordered alcoholic beverages.

e) **Limit on Alcohol Service**
No more than two (2) alcoholic beverages shall be sold or served to any one (1) person during any transaction.

f) **Size and Appearance of Alcohol Containers**
Alcoholic beverages shall be served in containers which significantly differ in appearance from those containers utilized for non-alcoholic beverages. Containers for beer shall not exceed 16 ounces. This condition does not preclude the service of alcoholic beverages in their original containers.

g) **Monitoring**
At all times when the premises is exercising the privileges of their license, an employee of the premises shall enter and monitor the activity within the theaters on a regular basis, but no less than once every 30 minutes.

I. GENERAL PERFORMANCE STANDARDS

The following performance standards apply to all new and existing land uses:

1. Standard Operating Hours

Notwithstanding any provision to the contrary, and except where Conditional Use Authorization has been granted for Late Night Hours, the Standard Operating Hours for all land uses is defined as 6:00 AM to 11:00 PM. No activity shall occur prior to or after this time period, inclusive of all activity associated with the use including, but not limited to, the provision of goods and services to the public and all ancillary activities such as property maintenance, janitorial services, street and parking lot sweeping, deliveries, and similar activities.

2. Smoking

"No Smoking" signs shall be posted outside of the entrance of each business where smoking is prohibited in compliance with Campbell Municipal Code Section 6.11.060 (Smoking Pollution Control). It shall be the responsibility of each business owner to monitor and enforce the no-smoking provisions.

3. Maximum Occupancy

The occupant load of all tenant spaces shall be in compliance with the California Building Code. Maximum occupancy signs shall be posted in a conspicuous place.

4. Noise

No land use, regardless of decibel level, shall create unreasonable noise which obstructs the free use of neighboring businesses or residences.

5. Trash and Cleanup

All trash removal, normal clean up, janitorial activity, etc. shall be done during Standard Operating Hours or approved Late Night Hours.

6. Seating Standards

Only approved restaurants and food retail uses shall be allowed to maintain dedicated patron seating areas (indoor or outdoor), subject to the following standards:

a) **Restaurants**
The maximum interior seating capacities of restaurants shall be as specified by the California Building Code. Outdoor seating areas shall constitute no more than 30% of the restaurant's total seating area (indoor and outdoor seating combined).

b) **Food Retail**
Food retail uses shall be permitted a maximum of twenty (20) seats (indoor and/or outdoor).

J. USES NOT SPECIFIED

If a land use is not specifically listed in Section D (Land Uses Allowed), it shall not be allowed, except by an Amendment to the Master Use Permit in compliance with Part II, Section G (Amendments). However, the Community Development Director may determine that a new land use, *which is not defined or otherwise specified by the Campbell Municipal Code*, is consistent with the Master Use Permit as either a permitted or conditional land use, in compliance with the provisions provided in Campbell Municipal Code Section 21.02.020 (Allowable Uses of Land).

K. NON-CONFORMING LAND USES

Land uses in existence at the time of adoption of the Master Use Permit that are not listed as allowable by Section D (Land Uses Allowed) shall be considered legal non-conforming land uses subject to the limitations provided in Campbell Municipal Code Chapter 21.58 (Nonconforming Uses and Structures).

V. DESIGN GUIDELINES

A. ARCHITECTURAL CHARACTER

The design of the proposed retail buildings is a product of a careful study of the existing architecture overlaid with design principles consistent with contemporary retail. The result is a mix of buildings that are materially consistent with the original center, using a similar palette of plaster walls and tile roofs, while also offering tenants with large glass storefronts and modest roof overhangs in order to provide greater visibility and ultimately a stronger retail presence.

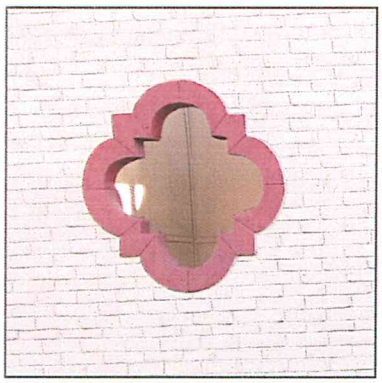
Buildings have been sited to frame and support the newly created Pruneyard and West Plazas; this positioning allows tenants with ample opportunities to "spill out" on to trellised dining patios. Future renovations to the retail center should respect the original vision to create an environment that entices people to want to spend their day strolling The Pruneyard, shopping and dining. Those renovations should use high quality materials, such as smooth cement plaster, board formed concrete, terra cotta tile and wood, steel and stone accents to promote the distinctive architectural style. Lush landscaping and amenity areas made of warm materials should be used to help frame and enhance the shopping and dining experience. Any future additions or alterations to existing buildings within The Pruneyard shall be consistent with the established architectural character.

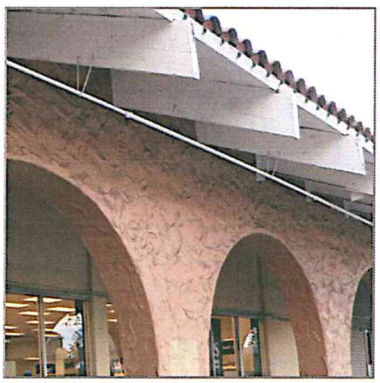
C. PRUNEYARD PLAZA FROM DECK

D. R4 RETAIL BUILDING IN PRUNEYARD PLAZA

E. RETAIL BUILDING & WEST PLAZA

F. PROMENADE BETWEEN R1 & R2 RETAIL BUILDINGS





B. OUTDOOR DINING GUIDELINES

Restaurants with outdoor dining shall provide furniture, barriers, umbrellas, and heaters consistent with the following guidelines and illustrative depictions. Details for the outdoor dining elements shall be included with the "tenant improvement" construction drawings for each new restaurant or whenever an existing restaurant proprietor wishes to modify the outdoor dining materials. The Community Development Director shall determine conformance of the outdoor dining materials by approval of a Zoning Clearance.

1. Outdoor Dining Furniture

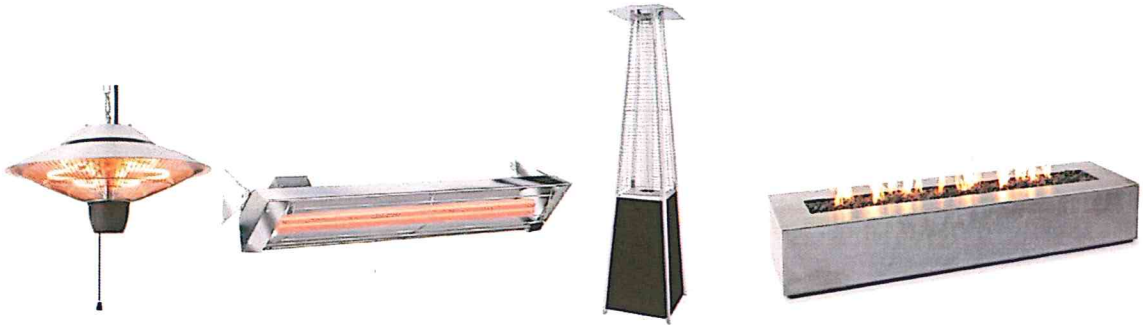
Outdoor dining furniture shall be of durable and weather-resistant material, specifically metal and/or wood. A composite material, such as polypropylene, may be used if the majority of the furniture piece consists of metal or wood. All furniture shall be standard height tables and chairs, not "high-top" bar or sectional "lounge" furniture, unless otherwise approved by a Conditional Use Authorization. Examples are shown below:

2. Outdoor Dining Umbrellas

Umbrellas may use a solid or striped design, and be of any color, but shall not incorporate graphics, text, or any sort of brand identification. All umbrellas for a restaurant shall be the same design and size. Examples are shown below:

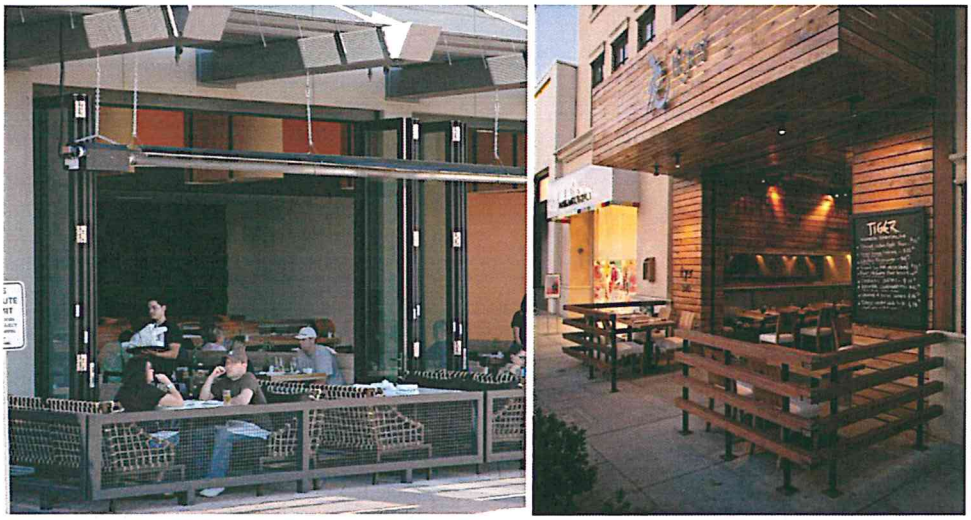
3. Outdoor Dining Heaters

Outdoor heaters may be wall mounted, overhead, free-standing, or open pits. However, all heaters shall be either electrical or natural-gas with a fixed point of connection. Propane fueled models are prohibited due to the requirement for fuel tank storage. Examples are shown below:



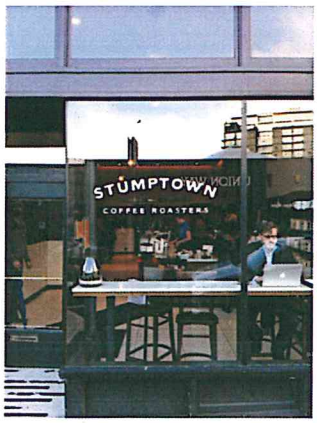
4. Outdoor Dining Barriers

Where required, barriers around outdoor dining areas shall be designed as to maintain as transparent a border as possible. This may include use of transparent material such as meshing, wood slats, open railing, or adequately spaced planters. Solid barriers of any kind, as well as stanchions, are prohibited. Examples are shown below:



C. STOREFRONT DISPLAYS

Display windows for all ground-level business shall be maintained in a transparent manner to the greatest extent possible. Obscure glazing, such as tinting and mirroring, as well as interior walls against storefronts, are to be avoided whenever possible. However, decorative glass etching, merchandise display windows, and restaurant window seating are encouraged. Examples are shown below.



D. OUTDOOR MERCHANDISE DISPLAY

Outdoor merchandise displays shall be placed against the building face abutting the tenant space. Merchandise shall be attractively displayed on appropriate racks or other similar stands, or placed freestanding. Except for grocery stores, displays using card tables, cardboard cartons, plastic milk cases, or plywood boxes are not permitted. Merchandise shall be the same type of merchandise sold in the existing business at the site. Displays, including the merchandise placed on them, shall not obscure the storefront, or conflict with required paths-of-travel. Examples are shown below.

E. GENERAL SITE MATERIALS AND ELEMENTS

This section provides design guidance in terms of visual depictions of appropriate general site materials and elements. If there is a conflict between this section and the Approved Development Plans, this section supersedes any illustrations provided in the Approved Development Plans. Furnishings should be consistent with the overall quality and material palette of The Pruneyard. Given the proximity to the new retail buildings it is important that the furnishings do not detract from the overall look, feel and ambiance of The Pruneyard. Specifically, furnishings should be of a high quality construction and made of natural materials such as wood, metal and stone or concrete, and compliment the features they abut. Furnishings made of a high-quality recycled plastic are also acceptable given their durability and sustainable construction.

The consistency of any site material or element with these Guidelines shall be determined by the Community Development Director by approval of a Zoning Clearance.

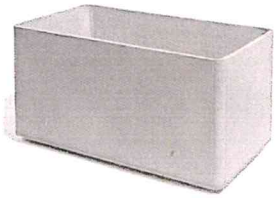
1. General Site Furniture

General site furniture shall be of high quality construction and made of natural materials. Metal and wood benches, concrete planters, recycled plastic Adirondack chairs, and contemporary bicycle racks are examples of appropriate furniture. Examples are shown below:

BIKE RACK, RIDE
LANDSCAPE FORMS

FGP BENCH
LANDSCAPE FORMS

MODULINE PAVER,
BELGARD COMMERCIAL


FIBER CEMENT PLANTER,
GREENFORM

MODULINE PAVER,
BELGARD COMMERCIAL

LANDSCAPE FORMS

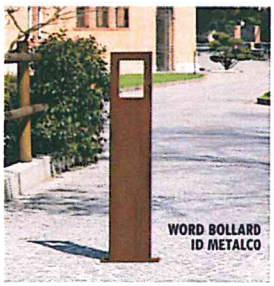
2. Barriers and Bollards

Barriers and bollards shall be of decorative design, of metal or wood, intended to minimize their visual presence. Use of utilitarian styles, particularly those in bright colors, are strongly discouraged. Examples are shown below:

ICS BARRIER
ID METALCO

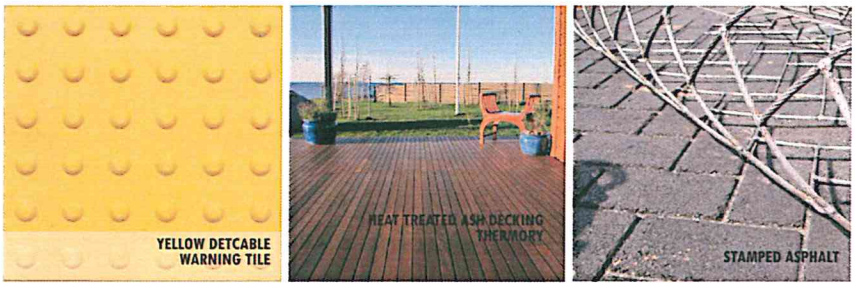
V-FORM BARRIER
ID METALCO

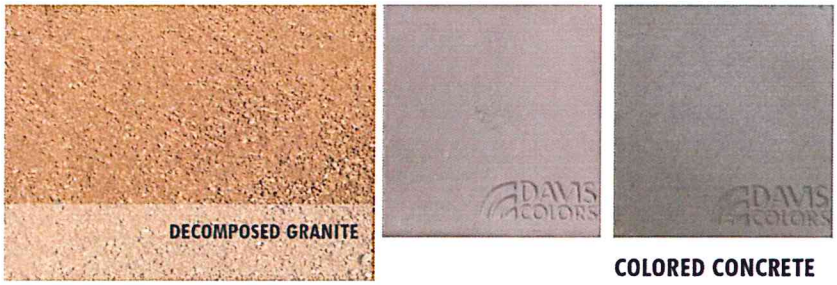
HESPERIA BOLLARD
ID METALCO


WORD BOLLARD
ID METALCO

3. Ground Treatment

All new ground treatment materials shall be an upgraded quality, including pavers, stamped concrete or asphalt, and wood decking. Where allowed by code, detectable tile shall be in natural color complementary to the surrounding pavement surface, and shall be integrally installed. Examples are shown below:





COLORED CONCRETE

4. Play/Sculptural Elements

Artistic, decorative, sculptural and play elements should provide opportunities for aesthetic appreciation, fun, and add an element of whimsy. Examples are shown below:

5. Light Fixtures

New light fixtures shall be allowed as illustrated by the examples depicted below. Models selected shall be comparable in design, color, and installation.

PARAGON LANTERN
STERNBERG LIGHTING

BEGA WALL LUMINARY

BEGA WALL LUMINARY

BEGA WALL LUMINARY

BEGA WALL LUMINARY

Existing lighting fixtures, as depicted below, may be retained since the style reflects the desired Town and Country architecture. Replacement of these fixtures with fixtures comparable to the models identified above may be approved as a Minor Change.

F. UTILITY EQUIPMENT

Utility equipment, such as transformers, shall be installed underground to the extent practical. Where existing and/or new above-ground equipment is installed, it shall be adequately screened from public view by landscaping, fencing, or other method(s) approved by the Community Development Director.

G. SIGNAGE

All new signage within The Pruneyard shall comply with the "final" Master Sign Plan, (**APPENDIX B**), and any applicable limitation imposed by the Campbell Municipal Code. This Master Sign Plan is intended to create a system of cohesive signage throughout The Pruneyard while simplifying and streamlining the approval process as new and/or modified tenant signage is required. Compliance for retail signage standards shall be upon change of tenancy or voluntary "rebranding" necessitating installation of a new sign(s).

1. Sign Types

The Master Sign Plan includes the following sign types:

- Freeway Identification
- Site Branding and Major Tenant Identification
- Site Identification Markers and Entry Wall Signage
- Multi-Tenant Site Identification
- Vehicular Wayfinding and Directional Signage
- Pedestrian Wayfinding and Directory Signage
- Other Directional Signage and Markers
- Office Building Address and Tenant Identity Signage
- Parking Garage Signage
- Retail Building Tenant Identity Signage
- Regulatory and Traffic Control Signage

2. Review Process

The Center Association or individual tenants with approval of the Center Association shall submit signage design packages to the Campbell Building Division which will be routed to the Planning Division staff for determination of general conformance with the Master Sign Plan. As part of the review, the Community Development Director shall confer with the Traffic Engineer to confirm the appropriate placement of new monument signage. The Community Development Director may require changes to the placement as necessary to ensure sufficient visibility. Once general conformance is determined, the Community Development Director shall issue a Zoning Clearance.

3. Tenant Signage Design Guidelines

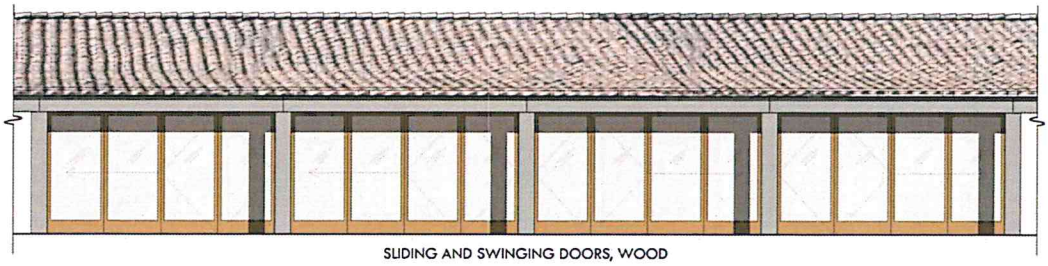
As a part of the Master Sign Plan, a set of guidelines has been created to allow tenant signage to be managed by the Center Association and the City of Campbell in a simplified and streamlined manner. These design guidelines provide information on approved locations, types, sizes and design criteria for tenant signage.

H. APPROVED TYPICAL STOREFRONTS

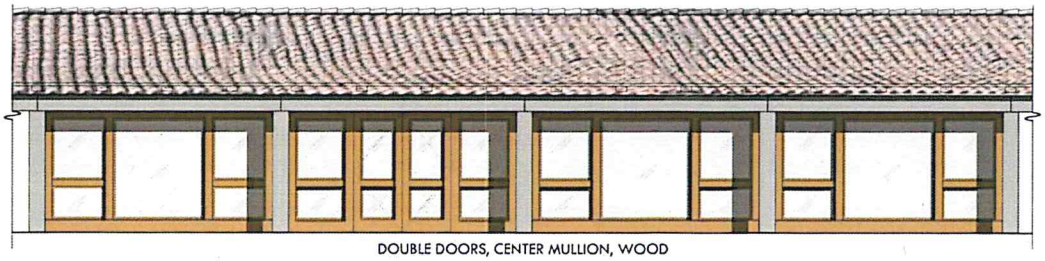
Well-designed storefronts with attractive display windows and building entries at frequent intervals are inviting to shoppers. They help support retail vitality by encouraging people to stay in the area and move from store to store. These features are particularly important at corners because they draw shoppers across streets to continue shopping. They also provide opportunities to convey the image and character of the center to motorists. Future renovations to either the original construction or to the newly added retail will maintain storefronts with generous windows along streets and pedestrian paths. Multiple storefronts within the same building should be visually compatible in terms of scale, alignment, color, and materials. Except for recessed entries, a majority of the storefront should be at the building face to encourage continuity over the entire elevation.

1. Original Construction

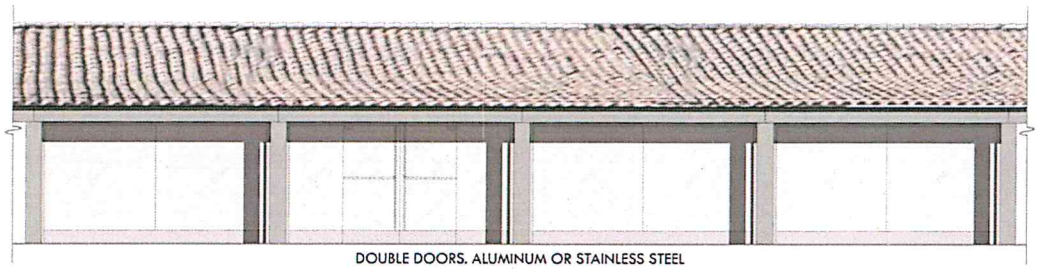
Renovations will maintain storefronts with generous windows. Multiple storefronts within the same building should be visually compatible in terms of scale, alignment, color, materials and architectural style. Three examples, below, are considered to be compatible with the existing buildings.



SLIDING AND SWINGING DOORS, WOOD



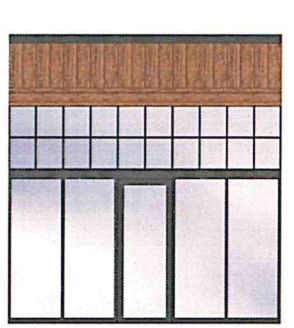
DOUBLE DOORS, CENTER MULLION, WOOD



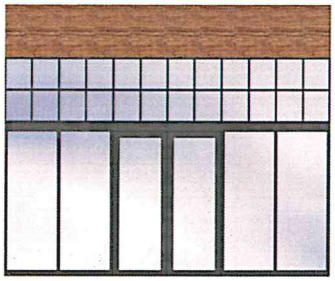
DOUBLE DOORS. ALUMINUM OR STAINLESS STEEL

2. New Construction

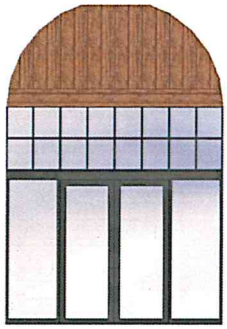
New Storefronts should be made of high quality materials such as natural or painted wood, steel, and aluminum and can be conceived with a variety of door and window configurations. Storefronts in the newly added retail buildings should take advantage of the added height (as compared to the original construction) by utilizing clerestory windows above the storefronts.



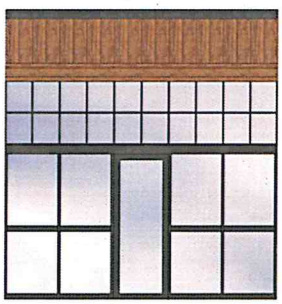
SINGLE DOOR, BLACK STOREFRONT



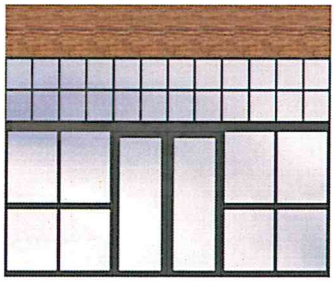
DOUBLE DOOR, BLACK STOREFRONT



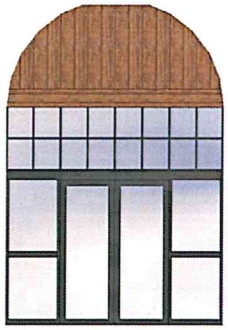
DOUBLE DOOR, BLACK STOREFRONT



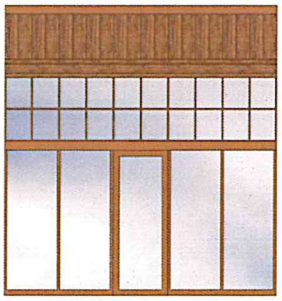
SINGLE DOOR, CENTER MULLION, BLACK STOREFRONT



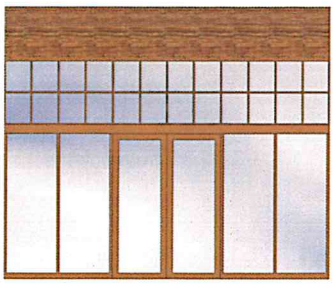
DOUBLE DOOR, CENTER MULLION, BLACK STOREFRONT



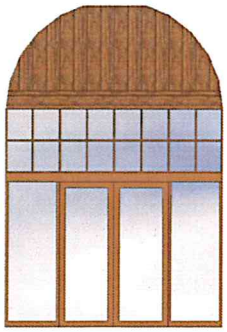
DOUBLE DOOR, CENTER MULLION, BLACK STOREFR



SINGLE DOOR, WOOD STOREFRONT



DOULBE DOOR, WOOD STOREFRONT



DOULBE DOOR, WOOD STOREFRONT

I. LANDSCAPING

All landscaping shall be installed consistent with the Approved Development Plans (**APPENDIX A)**, and maintained in compliance with Campbell Municipal Code Section 21.26.040 (Landscaping Maintenance Requirements), Section 21.16.100.C.2 (Landscape Maintenance), and the California Model Water Efficient Landscape Ordinance (Title 23 of the California Code of Regulations, Chapter 2.7, Division 2). Any significant change to landscape plantings shall be substantially similar to the approved selections as determined by the Community Development Director, except where an Architectural Modification is authorized in compliance with Part III, Section C (Architectural Modification).

VI. OPERATIONAL STANDARDS

A. PARKING MANAGEMENT

The Pruneyard operates under a shared parking concept, with parking stalls shared among the different uses of the center. Effective utilization of these stalls to provide employee parking and conveniently located customer parking is critical to its success. To limit parking and circulation issues associated with the proposed changes, the following parking management strategies shall be implemented by the Center Association.

1. Parking Management Report

The Center Association shall prepare an annual parking status report to the City of Campbell to describe how valet, short-term, and employee parking is being managed and monitored. This report shall be provided to the Community Development Director no later than January 31st of each year.

2. Wayfinding and Garage Spaces Available Signage

The Center Association shall install additional wayfinding signs throughout the site to encourage patrons to park in the garage. This shall include the installation of an active parking management system within the existing and expanded parking garage, including overhead stall occupancy lights and dynamic signs indicating parking stall availability per floor, upon completion of Phase 3. A proposed plan shall be provided to the Community Development Director for review and approval.

3. Time Limited Parking

The Center Association shall designate certain parking areas as "short-term" parking to optimize the use of parking spaces closest to heavily-visited tenants, such as Trader Joe's, whose customers typically park for short periods. The exact locations and time limits will be determined by agreements reached with specific tenants, and Center Association staff will refine the configuration of these spaces over time. The Center Association staff will also ensure that users of the time-limited parking spaces comply with posted time limits. An initial plan for designation of short-term parking areas shall be submitted to the Community Development Director for review and approval. If significant changes are proposed they will be reviewed with the Community Development Director prior to implementation.

4. Employee Parking

To maximize the amount of parking available for retail and restaurant customers, all employees will be required to park in areas with the lowest demand for customer parking, including the upper levels of the parking garage. Employees will be provided with these requirements and reminded by posted signs. The Center Association staff will enforce these requirements. The specific design and placement of signage, types of communication, and enforcement techniques shall be provided in a plan provided to the Community Development Director for review and approval. If significant changes are proposed they will be reviewed with the Community Development Director prior to implementation.

5. Accessible Parking

Conveniently placed accessible parking stalls shall be provided over and above the minimum required by the California Building Code. Specifically, an additional two (2) stalls shall be provided at the end of Phase 1 A/B (in the parking areas adjacent to the main plaza) and an additional four (4) stalls at the end of Phase 3 (in the parking areas adjacent to the new retail pads).

6. Electric Vehicle Charging

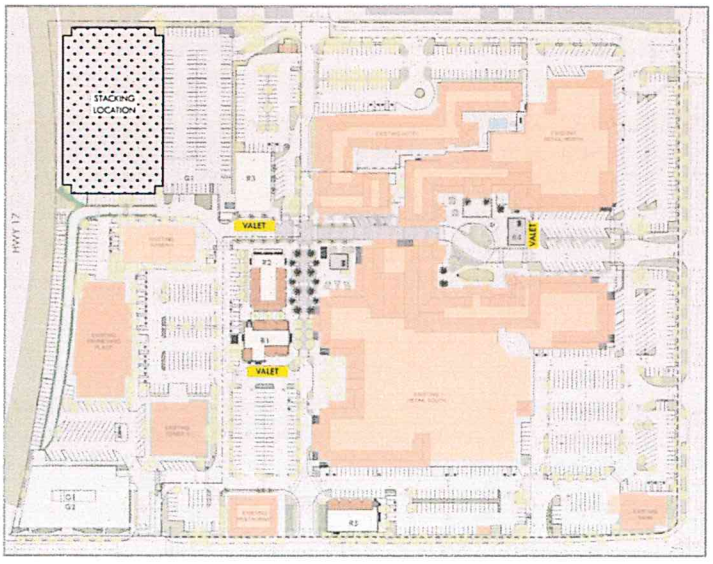
The Center Association shall install a minimum of twenty (20) electric vehicle charging stations throughout The Pruneyard, in location(s) proposed by the Center Association and approved by the Community Development Director. Five (5) of the stations shall be installed with the Phase 1 A/B. An additional five (5) shall be installed with Phase 3 and the final ten (10) with Phase 4.

7. Bicycle Sharing Program Participation

Should the City of Campbell establish a public bicycle sharing program, or participate in a regional public bicycle sharing program, the Center Association shall cooperate with the City to place a bicycle sharing station within The Pruneyard for use by the general public. The location(s) will be selected by the Center Association and approved by the Community Development Director.

8. Valet Parking Services

The Center Association shall implement a valet parking program during peak demand times at the completion of Phase 2 and during phases for which the parking demand supply analysis, prepared by Fehr & Peers, dated October 30, 2015, reflect a need for valet parking. During these phases, valet parking shall be provided at the main plaza as a complimentary service between Thanksgiving and New Year's Day. Though not required under the parking demand supply analysis, valet parking may be provided during other peak periods such as midday weekday and other similar peak parking periods. Parking attendants will shuttle vehicles to the anticipated "stacking location" area identified in the parking garage from specified valet locations, as identified below. The Center Association and Community Development Director shall meet six (6) months after the valet service begins, to refine the system operation, stacking location, and hours of operation.



B. TRANSPORTATION DEMAND MANAGEMENT (TDM) PLAN

The Center Association shall implement a Transit Demand Management (TDM) program upon issuance of building permits for 'Phase 1 A/B' of the project, except where noted. There are numerous strategies that can be used to encourage employees to use modes of transportation other than driving alone and thereby reduce the number of vehicle trips generated by an office development. Some strategies can be incorporated into a project's design to support multiple modes of travel such as locating building entrances near transit stops, providing ample bicycle parking, and providing amenities on-site. Others are policies and programs that are provided by individual employers and building managers, such as subsidized transit passes to encourage transit use and carpool matching services to support carpools.

1. Summary of Measures

The TDM measures and strategies for existing (Tower 1, Tower 2, and Pruneyard Place) and approved (Building 'O1') office buildings are summarized in Table VI-1, below. The measures that are incorporated into the building and site design are presented first, followed by the measures that would be implemented by the Center Association. A third set of measures that would be implemented by future tenants and supported by the Center Association are added at the end. Many of these measures are described in more detail after the table.

TABLE VI-1 – TRANSIT DEMAND MANAGEMENT (TDM) MEASURES

TDM MEASURE	DESCRIPTION
Building and Site Design Measures	
Showers/clothes lockers*	Shower facilities and clothes lockers are provided for employees who walk and bike to work
Bicycle parking (short + long term) and bicycle repair station*	Bicycle parking facilities support bicycling as a mode choice. Secure parking for bicycles will be provided in the parking structure. The secure parking area will include a DIY bicycle repair station. Short-term bicycle parking racks are also provided.
Designated carpool/vanpool parking spaces	Carpool and vanpool spaces will be designated near building entrances in order to encourage ridesharing
Property Management Provided Measures	
Transportation Coordinator	A Transportation Coordinator will be identified by the Center Association among the Pruneyard property management team and is responsible for marketing, implementing, evaluating, and revising the TDM program. They oversee TDM promotional activities and provide support for employers at office space within The Pruneyard.
TDM Promotional Activities	A variety of strategies, including: • New employee information packets: Introduces new employees to the TDM • program to establish commute options early. • Flyers, posters, emails: Ways to keep the TDM message in front of employees on a regular basis. • Transportation fairs: Transportation fairs provide alternative mode information in a fun event. • Bike-to-work day: A regional event to encourage bicycle commuting. • Transit riders guide: A guide with transit routes and schedules to the site.

TABLE VI-1 – TRANSIT DEMAND MANAGEMENT (TDM) MEASURES

TDM MEASURE	DESCRIPTION
	• Bicycle programs: Encourage employees to bike to work and may include mapping routes, creating biking groups or buddies, and providing financial incentives.
Commuter Information Website and Information Board	A website and an on-site kiosk for transit and commute alternatives information.
Guaranteed ride home program*	Employees who use transit, carpools, or vanpools will be reimbursed for a taxi or carshare ride home in case of emergency or if they need to work late.
Ridesharing (Carpool/Vanpool) Programs	Rideshare matching programs help carpools and vanpools to form by matching drivers and passengers.
Car share spaces on site*	Employees who bike or walk or use transit, carpools, or vanpools can utilize a car share vehicle located on site for errands or meetings, such as ZipCar or similar provider, if providers are interested in placing vehicles in The Pruneyard.
Tenant Provided Measures	
Pre-tax Commuter Benefits	The IRS permits employees to withdraw up to $255 per month in pre-tax wages to cover transit, vanpool, and train station parking costs. Lower amounts can be deducted for bicycle-related expenses. The Transportation Coordinator will provide advice and support for employers seeking to offer pre-tax commuter benefits.
Telecommuting/Flextime/ Compressed work week	Flexibility in the hours and location of work is common among Silicon Valley employers. The Transportation Coordinator will provide advice and support for employers seeking to offer telecommuting, flextime and/or compressed work weeks to their employees.
*Measures to be implemented with Phase 4 completion.	

2. Description of Measures

In addition to the Building and Site Design attributes that contribute to and support walking, bicycling, ridesharing, and transit use and reduce traffic to the site, the Center Association will provide the measures that would be most effective in meeting the TDM goal. The TDM Plan would be overseen by a Transportation Coordinator. The role and responsibility of the TDM Coordinator and other components of the plan are described below.

a) **Transportation Coordinator**

A Transportation Coordinator will be identified by the Center Association among the property management team to oversee and promote the TDM Plan. The Transportation Coordinator would develop an on-site transportation information center and website to provide information regarding commute alternatives. The Transportation Coordinator may provide information via new employee orientation packets, flyers, posters, email, and/or educational programs. The Transportation Coordinator's role also includes actively marketing alternative mode use, administering a carpool and vanpool matching program, developing pedestrian and bicycle programs, and promoting special programs such as Bike-to-Work Day or Carpool Week. The Transportation Coordinator can notify employees of Spare the Air days (as declared for the Bay Area region) and associated transit promotions. Prizes may be offered for non- single-occupant vehicle (SOV) travel on these days to encourage participation. The Transportation Coordinator may offer prizes as incentives for ridesharing, using transit, bicycling, and walking.

b) **TDM Promotional Activities**

There are many items that can be categorized as general promotional programs that are used to provide information regarding non-solo driving modes and to create excitement around using alternative modes. These programs would be administered by the Transportation Coordinator.

- *New employee information packets* – Outline alternative transportation options and an orientation program, which explains the importance and benefits of using alternative transportation modes, and any incentives provided by employers, such as commuter checks, ECO Passes, etc.
- *Flyers, Posters, and Emails* – That advertise commute options and special activities such as Bike-to-Work Day and provide frequent information about the importance of TDM.
- *Transportation Fairs* – Usually includes booths/tables sponsored by transit agencies and bicycle advocacy groups with information on commute options, and can include demonstrations on bicycle riding tips and bicycle repairs, and raffles for bus tickets, transit passes, water bottles, bike helmets, etc.
- *Bike-to-Work Day* – A regional event to introduce bicycle commuting can get people to start bicycling more frequently.
- *Transit Riders Guide* – An informational guide on how transit pay systems operate, bus routes and stop locations, etc. to make riding transit more familiar.
- *Bicycle Programs* – A variety of measures to encourage employees to cycle to work. Bicycle programs include maps of bicycle facilities in the area, which can be annotated to describe the cycling conditions, bicycling buddies/groups (bike commuters with common bike routes), and promotional bicycle support items such as water bottles and tire patch kits.

c) **Commuter Information Website and Information Board**

Information on shuttles, Caltrain, ACE, VTA bus and LRT service, carpool and vanpool organizations, bicycle routes, and other transportation options will be provided on The Pruneyard website. Information kiosks or boards will also be located in building lobbies. The Transportation Coordinator would be in charge of updating information. Individual tenants may also post commuter information in their employee break rooms or other common gathering areas.

d) **Guaranteed Ride Home Program**

A common reason that employees do not use alternative modes (i.e., carpool, vanpool, or transit) is the inability to leave work unexpectedly for a family emergency or the fear of being stranded if they need to work late. One TDM element that allays these fears is a Guaranteed Ride Home program. With this program, employees can use a taxi service, rental car, or other means to get home, and the employer pays for the service. Employees who wish to use the service would contact the Transportation Coordinator or other designated person to make the travel arrangements.

e) **Ridesharing (Carpool/Vanpool) Programs**

Carpools in the Bay Area consist of two or more people riding in one vehicle for commute purposes. Vanpools provide similar commuting benefits as carpools, though a vanpool consists of seven to 15 passengers,

including the driver, and the vehicle is either owned by one of the vanpoolers or leased from a vanpool rental company. The Transportation Coordinator can provide an Internet link to the 511.org Rideshare website to access ride matching services. The Transportation Coordinator can also administer an on-site carpool and vanpool matching service for employees, either using a private database or via peer-to-peer matching programs such as Scoop, Carma, or TwoGo. A list of available vanpools that provide service between The Pruneyard and various points in the Bay Area can also be provided.

f) **Car Share Spaces on Site**

Car sharing provides an on-demand access to shared vehicles on-site on an as-needed basis, providing alternative mode commuters a means for day trips. The property manager will work with car sharing companies that have a South Bay presence, such as Zipcar, to locate vehicles on site and to dedicate parking spaces for car share vehicles.

g) **Pre-tax Commuter Benefits**

The IRS permits employees to withdraw up to $255 per month in pre-tax wages to cover transit, vanpool, and train station parking costs (amount determined by the IRS (IRS Tax Code Section 132(f) - Qualified Transportation Fringe)). Lower amounts can be deducted for bicycle-related expenses. The Transportation Coordinator will provide advice and support for employers seeking to offer pre-tax commuter benefits. 511.org also has an outreach program to help employers get started.

h) **Telecommuting and Alternative Work Schedules**

Allowing employees to work off-site and providing them with the necessary infrastructure, i.e., internet access and internal data access, reduces the number of vehicle trips entering and exiting the site and on the roadway system. Flextime options such as compressed workweeks and alternative work hours can allow employees to make better use of transit and/or reduce the number of days they travel to the office and/or move vehicle travel outside of the peak periods. The Transportation Coordinator will provide advice and support for employers seeking to offer telecommuting, flextime and/or compressed work weeks to their employees.

C. TRIP MONITORING

A trip generation study that determines the volume of trips generated by the project shall be conducted on at least a biennial basis. The trip generation study will be conducted by a traffic engineering firm employed by the City and funded—contract cost and an administrative fee as determined by the Schedule of Fees and Charges—by the Center Association. The data collected from the study will be shared with VTA as part of the CMP Monitoring and Conformance Program.

The monitoring counts will consist of AM and PM peak period (i.e., 7:00 am to 9:00 am and 4:00 pm to 6:00 pm) turning movement counts at all of the driveway intersections serving The Pruneyard. The counts will include counts of all vehicles turning to and from The Pruneyard as well as through traffic traveling through the intersections. The counts will be conducted every two years beginning with the completion of Phase 1 A/B until five years after the issuance of certificate of occupancy for each project phase. The data will be tabulated to determine the peak one-hour of traffic volume and the volume of traffic entering and exiting the Pruneyard during this period will be tabulated. The monitoring report will include a comparison with traffic counts collected during previous monitoring periods.

The Center Association shall also be required to conduct employee surveys of workers in the office buildings to assess commute mode share, use of telecommuting/flextime, and other relevant measures. The survey will be conducted both before and after the TDM program is implemented to assess the program's effectiveness. The survey shall be conducted annually beginning with the completion of Phase 1 A/B until five years after the issuance of certificate of occupancy for the each project phase.

D. SECURITY

The Center Association shall develop and implement a security plan for The Pruneyard, which may include security patrols, video surveillance, and emergency assistance stations, as necessary to protect customers and employees.

E. SPECIAL EVENTS

Special Events within the Main Plaza and other areas within The Pruneyard may be allowed by this section.

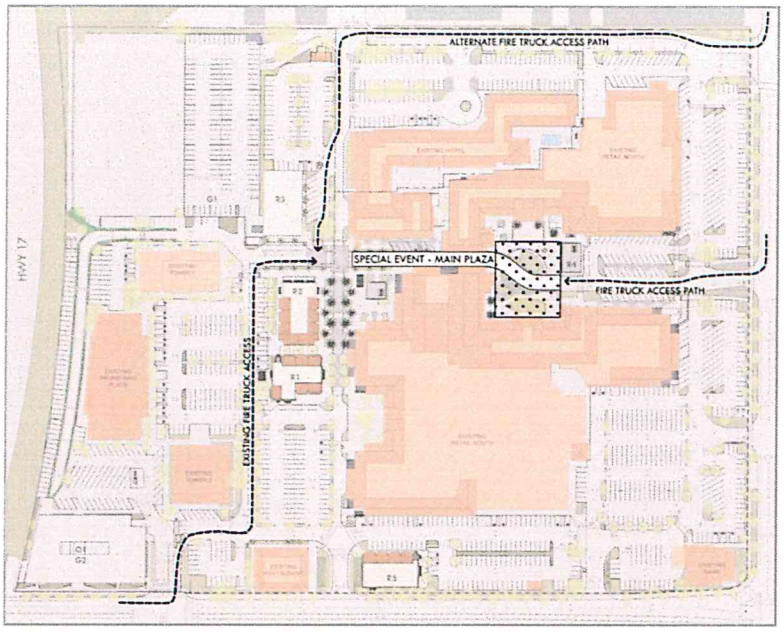
1. Main Plaza Closures

The Center Association may close off the Main Plaza to vehicular traffic to accommodate special events, including but not limited to farmer's markets, food/bridal/craft fairs, live music and dancing festivals, holiday activities, wine/beer walks, and outdoor sales.

a) **Special Event Closures**
At least four (4) weeks prior to a special event, the Center Association shall provide the Community Development Director with a detailed plan indicating the purpose, extent, duration, frequency, security measures, and anticipated occupancy of the proposed event. Within two (2) weeks of submittal, the Community Development Director, upon review by the Building Official, Fire District Chief, and Police Chief, shall approve the event by issuance of a Zoning Clearance subject to reasonable restrictions to protect the public health and safety. The City approval for a specific special event closure (e.g., farmer's market) shall allow for the reoccurrence of the same event without additional approval unless changes to the event plan are proposed. A filing fee, as established by the Schedule of Fees and Charges, shall be due for all special event requests. Approved special event closure plans shall be included within **APPENDIX F** (Special Event Closure Plans).

b) **Weekend Closures**
The Center Association may close off the Main Plaza to vehicular traffic for no more than twelve (12) weekends (Saturday and Sunday) per year, exclusive of closures related to an approved special event.

c) **Circulation**
Adequate circulation patterns for proper traffic flow and emergency vehicle access shall be provided at all times for main plaza closures, as depicted by the exhibit below. The Community Development Director may require changes to the circulation plan when necessary to protect the public health and safety.



2. Temporary Events and Activities

The Main Plaza is intended to accommodate the majority of special events within The Pruneyard. Other temporary events and activities not within the Main Plaza are intended to be minor and incidental, such as a "pop-up" tent restaurant, blood drive, and other similar activities for a period not to exceed one (1) week over a three (3) month "seasonal" period. The Community Development Director may approve a temporary event or activity by issuance of a Zoning Clearance if the event or activity is consistent with the allowable land uses as provided for in Part V (Land Use Controls) and does not occupy parking areas, unless otherwise approved by the Community Director (upon a finding that adequate alternative parking arrangements, such as valet, have been made). A filing fee, as established by the Schedule of Fees and Charges, shall be due for each temporary use request.

F. PROPERTY MAINTENANCE

In compliance with Campbell Municipal Code Section 21.16.110 (Site Maintenance), The Pruneyard shall be maintained in good order by the Owner and the Center Association. This shall include ensuring that the parking lot is kept in a neat and clean condition, free of trash, debris or rubbish, and free of potholes, sinkholes, deep puddles, cracks, and/or significant broken areas; that fences and walls are kept and maintained in good repair and free of graffiti; that landscaped areas are kept in a neat and clean condition, substantially free of debris and dead, diseased or dying vegetation; that buildings are routinely painted and repaired as necessary, and that furniture is maintained in good order.

G. REFUSE ENCLOSURES

There are four (4) locations of garbage enclosures which serve all uses within The Pruneyard. These facilities will be the responsibility of the Center Association and they will collectively be maintained in a sanitary and clean manner. All businesses will have equal use to them and they shall be emptied so as not to impede the use by all parties. If significant changes to the refuse collection approach are proposed, the changes shall be reviewed with the Community Development Director prior to implementation.

VII. DEFINITIONS

A. PURPOSE AND APPLICABILITY

The meaning of terms used in the Master Use Permit shall be as defined by Campbell Municipal Code Chapter 21.72 (Definitions), except for those terms defined by Section B (Definitions of Terms), below. These definitions are intended facilitate the land use program established for The Pruneyard by the Master Use Permit.

B. DEFINITIONS OF TERMS

As used in the Master Use Permit, the following terms shall be defined as follows:

- **Consignment Boutique** means a retail store primarily engaged in selling used non-donated, second-hand merchandise, which is placed for sale within the establishment by the owner of the merchandise and upon sale of the merchandise the purchase price is divided between the establishment owner and the owner of the merchandise.

- **Center Association** means the non-profit mutual benefit corporation established by The Pruneyard's Declaration of Covenants, Restrictions and Parking Easements ("Pruneyard Declaration") that collectively represents the Owner(s) of The Pruneyard; also known as an owner's association.

- **Dry Cleaning (Drop-off/Pick-up)** means a commercial establishment that accepts and returns personal clothing for cleaning/laundering service that is conducted off-site.

- **Owner(s)** means CFEP Pruneyard LLC and any successors and assigns to a fee title interest in one of the three (3) parcels (office, retail, and hotel) that constitute The Pruneyard.

- **Restaurant** means a commercial establishment whose primary business is the preparation and sale of food and beverages as meal service, for consumption by customers *on-site* within interior dining room(s) or associated patio area. Restaurants may provide varying degrees of service, including table-, counter-, or self-service; include disposable or reusable plates and cutlery; and have stationary or unfixed seating.

- **Retail Food** means a commercial establishment, whose primary business is the sale of food and beverages to customers as novelties or snacks, for consumption *off-site*, which may also include incidental on-site seating. Customarily, these businesses include ice cream shops, bakeries, and juice bars, which are distinguished by food and beverages served in disposable containers.

- **Retail Medical** means a retail store specializing in the sale of medical equipment and devices that also includes related medical services in an ancillary capacity, such as an eyewear store with an on-site optometrist.

- **The Pruneyard** means the regional commercial center, consisting of retail, restaurant, service, hotel, and offices uses, generally bound by South Bascom Avenue to the east, East Campbell Avenue to the south, California State Highway 17 to the west, and the point of terminus of Campisi Way to the north. When used in the Master Use Permit, this term shall be inclusive of all parcels that constitute the commercial center.

APPENDICES

LIST OF APPENDICES

A. Approved Development Plans

B. Approved Master Sign Plan

C. Declaration of Covenants, Restrictions and Easements ("Center Declaration")

D. List of Entitlements Previous Entitlements

E. Tenant Map

F. Special Event Closure Plans

A. APPROVED DEVELOPMENT PLANS

B. APPROVED MASTER SIGN PLAN

C. CENTER DECLARATION

D. LIST OF PREVIOUS ENTITLEMENTS

Previous Land Use Permits Incorporated by Reference into the Master Use Permit:

1875 and 1995 S. Bascom Avenue:

- "S" 68-65: Site and Architectural Approval for a Master Plan for the 30-acre Pruneyard Commercial Complex; approved by the Planning Commission on November 4, 1968.
- "S" 69-43: Site and Architectural Approval for Phase 1 of the Pruneyard Complex; approved by the Planning Commission on June 2, 1969.
- "S" 70-29: Site and Architectural Approval for Phase 2 of the Pruneyard Complex; approved by the Planning Commission on May 18, 1970.
- [Permit # unknown]: Site and Architectural Approval for Phases 3 and 4 of the Pruneyard Complex; approved by the Planning Commission on July 20, 1970.
- "S" 70-47: Site and Architectural Approval for Phases 5 and 6 of the Pruneyard Complex; approved by the Planning Commission on September 8, 1970.
- "S" 86-03: Site and Architectural Approval for a 79-room inn; approved by the Planning Commission on March 25, 1986.
- "M" 86-11: Modification of Site and Architectural Approval "S" 86-03 for a 94-unit motel, restaurant, and retail space; approved by the Planning Commission on June 10, 1986.
- "S" 94-08: Site and Architectural Approval for hotel expansion and restaurant uses; approved by the City Council on February 7, 1995.
- "UP" 97-11: Conditional Use Permit for expansion of the Pruneyard Inn; approved by the Planning Commission on November 11, 1997.

1901 S. Bascom Avenue:

- "SDP" 1: Special Development Permit for an 18-story office building (Tower I), approved by the City Council on January 13, 1969;
- "SDP" 97-01 and "S" 97-20: Special Development Permit and Site and Architectural Approval for a new six-story office tower and four-level parking garage; approved by the City Council on January 20, 1998.

1999 S. Bascom Avenue:

- "SDP" 7: Special Development Permit for a 10-story office building (Tower II); approved by the City Council on January 10, 1972.
- "SDP" 98-01: Special Development Permit for expansion and modification of a previously approved parking garage; approved by the City Council June 16, 1999.

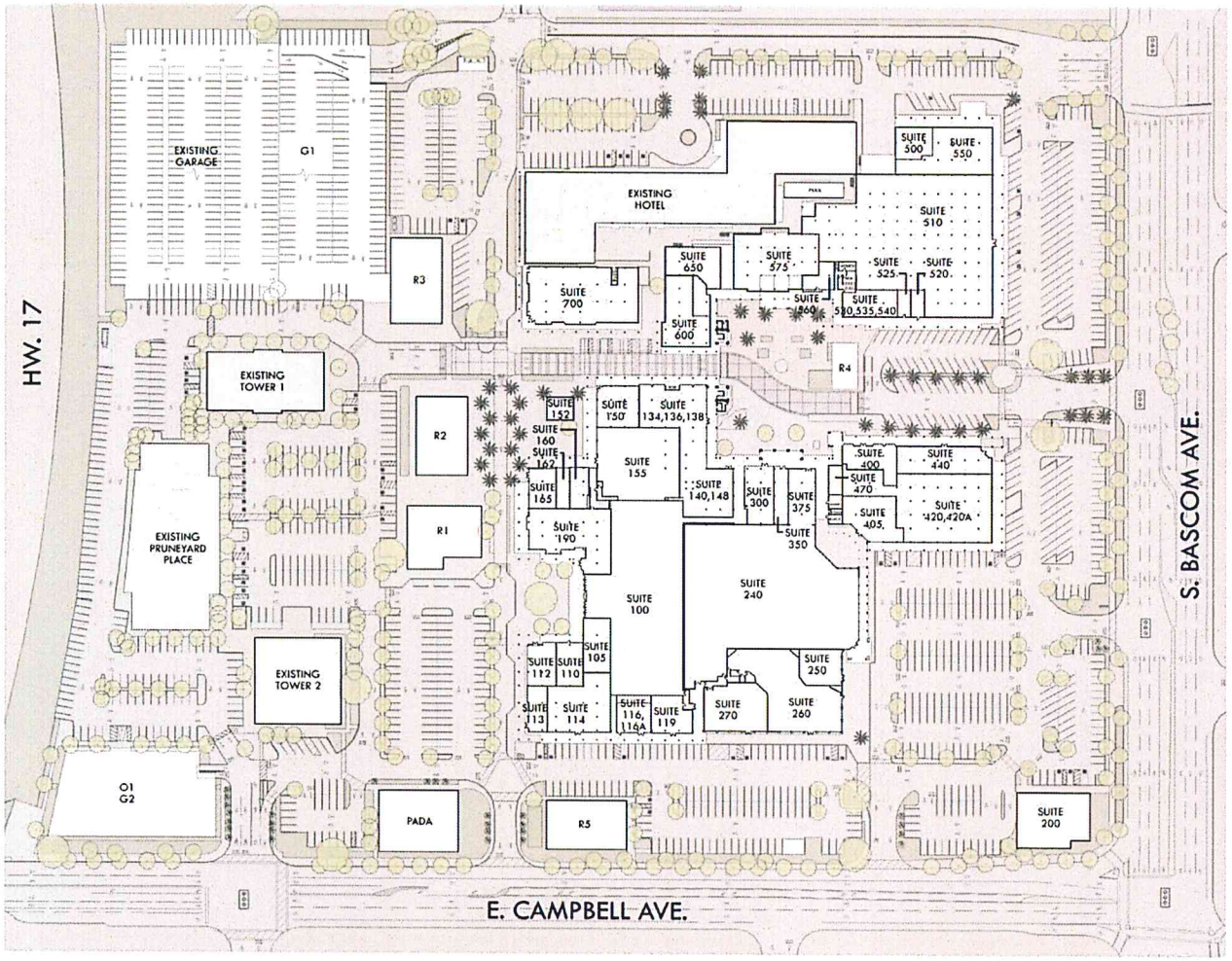
Previous Land Use Permits Superseded by the Master Use Permit:

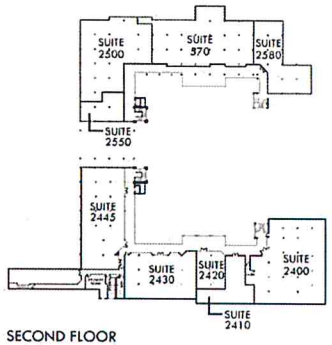
1995 S. Bascom Avenue:

- "UP" 89-01: Conditional Use Permit to allow an on-sale liquor license in association with The Pruneyard Inn; approved by the Planning Commission on January 24, 1989

1875 S. Bascom Avenue:

- "UP" 94-19: Conditional Use Permit for 18 restaurant uses; approved by the City Council on February 7, 1995;
- "UP" 93-02: Conditional Use Permit for allow a specialty market with a general off-sale liquor license; approved by the Planning Commission on April 13, 1993.
- "UP" 93-09: Conditional Use Permit to allow establishment of a restaurant with a general on-sale liquor license, outdoor seating, and late-night operational hours; approved by the Planning Commission on August 24, 1993.
- "UP" 96-14: Conditional Use Permit to allow establishment of a restaurant with a general on-sale liquor license, outdoor seating, and late-night operational hours; approved by the Planning Commission on December 10, 1996.
- "UP" 97-01: Conditional Use Permit to allow establishment of a restaurant with a general on-sale liquor license, outdoor seating, live entertainment, and late-night operational hours; approved by the Planning Commission on February 25, 1997.
- "UP" 99-02: Conditional Use Permit to allow establishment of a restaurant with a general on-sale liquor license and late-night operational hours; approved by the Planning Commission on June 8, 1999.
- PLN2002-26: Conditional Use Permit to reestablishment of a movie theater with on-sale beer and wine license, late-night operational hours, and outdoor seating; approved by the Planning Commission on April 23, 2002.
- PLN2007-04: Conditional Use Permit to allow a massage establishment; approved by the Planning Commission on March 13, 2007.
- PLN2011-80: Conditional Use Permit to allow establishment of a restaurant with a general on-sale liquor license and late-night operational hours; approved by the Planning Commission on May 24, 2011.
- PLN2012-73: Conditional Use Permit to allow establishment of a general on-sale liquor license for an existing restaurant; approved by the Planning Commission on April 24, 2012.
- PLN2013-296: Conditional Use Permit to allow establishment of a wine bar with late-night operational hours and live entertainment; approved by the Planning Commission on November 26, 2013.





SECOND FLOOR

NOTE:

CURRENT CONFIGURATION SHOWN. TENANT SUITES, USES AND CONFIGURATION ARE SUBJECT TO CHANGE.

LOWNEY ARCHITECTURE
360 17TH STREET, SUITE 100 OAKLAND, CA 94612 510.836.5400

TENANT MAP WITH SUITE NUMBERS

ELLIS PARTNERS

11/02/2015

F. SPECIAL EVENT CLOSURE PLANS

ITEM NO. 3

CITY OF CAMPBELL · PLANNING COMMISSION
Staff Report · September 13, 2016

PLN2015-357 (ZMA)
PLN2015-358 (MUP)
PLN2015-77 (TPM)
PLN2015-335 (TR)
PLN2015-78 (MSP)
PLN2015-76 (ZCA)

CFEP Pruneyard, LLC

Public Hearing to consider the application of CFEP Pruneyard, LLC for a Zoning Map Amendment (PLN2015-357) to amend the Campbell Zoning Map to rezone a portion of The Pruneyard from the C-2 (General Commercial) Zoning District to the C-2-O (General Commercial / Overlay) Combining Zoning District; a Master Use Permit (PLN2015-358) to allow the construction of a 100,000 square-foot (5-story) office building, four retail buildings constituting 18,600 square-feet, a 30,000 square-foot fitness facility or a 12,000 square-foot retail/office building, expansion of the existing parking structure (3 or 5 stories), various site improvements, alterations to existing buildings, establishment of a new land use program including specifying permitted and conditional uses, continued allowance of a shared parking program, and implementation of a transportation demand management program (TDM); a Tentative Vesting Parcel Map (PLN2015-77) to allow division of the property into three parcels; a Tree Removal Permit (PLN2015-335) to allow removal of on-site "protected" trees; a Master Sign Plan with a Freeway Oriented Sign (PLN2015-78) to allow a new comprehensive signage scheme including an increase in sign area, height, and number; and a Zoning Code Amendment (PLN2015-76) to revise various sections of the Campbell Zoning Code (Title 21 of the Campbell Municipal Code) to reference the land use program created by the Master Use Permit and to allow the signage proposed by the Master Sign Plan, for property located at **1875, 1887, 1901, 1919, 1995, & 1999 S. Bascom Avenue**.

STAFF RECOMMENDATION

That the Planning Commission take the following actions:

1. **Adopt the attached Resolution** (Attachment 1), recommending that the City Council adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (PLN2015-79);

2. **Adopt the attached Resolution** (Attachment 2), recommending that the City Council adopt an ordinance approving a Zoning Map Amendment (PLN2015-357);

3. **Adopt the attached Resolution** (Attachment 3), recommending that the City Council adopt an ordinance approving a Zoning Code Amendment (PLN2015-76);

4. **Adopt the attached Resolution** (Attachment 4), recommending that the City Council approve a Master Use Permit, *with a revision to reduce the office building to three-stories*;

5. **Adopt the attached Resolution** (Attachment 5), recommending that the City Council approve a Tentative Vesting Parcel Map;

6. **Adopt the attached Resolution** (Attachment 6), recommending that the City Council approve a Master Sign Plan (PLN2015-78) with a freeway-oriented sign and an increase to the allowable sign area, height, and number; and

7. **Adopt the attached Resolution** (Attachment 7), recommending that the City Council approve a Tree Removal Permit (PLN2015-335).

PROJECT DATA

Existing Parcel (1) Area:	27 ± acres
Proposed Parcel (3) Areas:	15.85 acres (retail), 2.5 acres (hotel), 8.6 acres (office)
Zoning District:	C-2 (General Commercial) | C-2-0 (General Commercial / Overlay)
General Plan Designation:	*General Commercial*
Existing Building Areas:	
Hotel (w/banquet)	94,500 ± square feet (171 rooms)
Shopping Center (main)	231,000 ± square feet
Retail (pad) Building (3)	12,300 ± square feet
Office Buildings (3)	360,000 ± square feet
	698,000 ± square feet (excluding garage areas)
New Building Areas:	
R1 (Retail)	6,000 square feet (1-story)
R2 (Retail)	5,800 square feet (1-story)
R3 | (Fitness Option)	30,000 square feet (2-story) *OR*
(Retail Option)	12,000 square feet (2-story)
R4 (Retail)	1,800 square feet (1-story)
R5 (Retail)	5,000 square feet (1-story)
O5 (Office)	100,000 square feet (5-story)
	148,600 (maximum)
G1 (Garage Expansion):	534 spaces, 5-levels (Fitness Option) *OR*
	408 spaces, 3-levels (Retail Option)
G2 (Underground Garage):	140 spaces, 2-levels (underground)
Total Building Area:	846,600 square feet (excluding garage areas)
Floor Area Ratio (FAR)[1]	
Maximum Allowed:	2.0 (General Plan Land Use Policy LUT14.4a)
Current:	0.60
Proposed (total/parcel):	0.73 (total) | 0.39 (retail) | 1.31 (office) | 0.87 (hotel)
Parking	
Current:	2,126 spaces
Proposed (total/parcel):	2,600 spaces (at completion of Phase 4)

[1]As defined by the Zoning Code (Chapter 21.71), FAR does not include basements (e.g., underground parking) or unenclosed structures (e.g., parking garage).

ENVIRONMENTAL (CEQA) DETERMINATION

Development proposals are subject to review under the California Environmental Quality Act (CEQA), as codified in Title 14 of the California Code of Regulations. The level of review required under CEQA is generally commensurate with the scale and complexity of the proposed development. Minor projects are generally exempt from formal review, other than documenting the applicable exemption (e.g., minor land divisions, single-family residence, change of use, etc.). Development proposals that are found not to be exempt require preparation of a multi-disciplinary report called an Initial Study. An Initial Study analyzes a project for various potential environmental impacts, including traffic, air and water pollution, greenhouse gas emissions, noise, and various community impacts. Where the potential impacts of a project are found to be less than significant or can be made less than significant with incorporation of mitigation measures, a Negative Declaration (ND) or Mitigated Negative Declaration (MND), respectively, may be prepared. Only when potential impacts cannot be mitigated to a less than significant level is an Environmental Impact Report (EIR) required.[2]

Staff prepared the Initial Study for this project, which is included with all attachments and appendices, as **Attachment 8**. The Initial Study identified several potentially significant impacts that require incorporation of appropriate mitigation measures, as discussed below. These mitigation measures have been included in the Draft Mitigated Negative Declaration for the project.

- **Light and Glare**. The proposed parking garage expansion would locate an elevated parking structure closer to the Pruneridge Plaza apartment community along Campisi Way. Although the project plans include a photometric analysis which indicates that lighting from lighting fixtures would not spill-over past the property, vehicle headlights could result in nighttime lighting impacts to the neighboring residents. As *Mitigation Measure AES-1*, the developer is, therefore, required to prepare a photometric analysis to analyze how vehicle headlights may affect Pruneridge Plaza, and to develop design recommendations for the garage as necessary to ensure that both stationary and mobile (vehicular) lighting complies with the City's Lighting Design Standards.
- **Garage Noise**. The proposed parking garage expansion could introduce vehicular noise that may adversely affect the Pruneridge Plaza residents. To address this potential impact, *Mitigation Measure NOISE-1* will require preparation of an acoustic analysis that will include design recommendations, if necessary, for the garage to minimize residential noise exposure to current levels or the Campbell Residential (Stationary) Noise Standard, whichever is greater.
- **Construction Noise**. Construction activity associated with either the parking garage or the office building could result in temporary levels of noise that may cause a disturbance to neighboring residents. *Mitigation Measures NOISE-2 and NOISE-3* will, therefore, require compliance with City's Hours of Construction and various best management practices, which will limit construction noise to reasonable levels.
- **Air Quality**. Normal operation of the expanded commercial center would not violate any long-term air quality standards. However, construction activity could result in short-term emission of dust, exhaust, and other air pollutants. *Mitigation Measures AQ-1, AQ-2, and AQ-3*, require conformance to the Bay Area Air Quality Management District's (BAAQMD) 'Basic Dust Control Measures,' 'Basic Exhaust Emissions Reduction Measures,' and

[2] (Public Resource Code Sec. 21064.5; Guidelines Sec. 15070).

'Enhanced Exhaust Emission Reduction Measures,' respectively, to ensure the project will not result in any significant air quality impacts.

- **Nesting Birds**. Since The Pruneyard is a fully developed site without any potential wildlife habitat, a biological resource assessment was not required. However, due to the number of trees that are proposed to be removed, there is a possibility that removal of the trees could damage the nests of protected or special-status birds. As such, *Mitigation Measure BIO-1* requires preparation of a pre-construction nesting survey to identify possible sensitive nesting activity, if tree removal or construction is scheduled to commence during the breeding season (February 1st through August 31st). If nest(s) are found, then appropriate measures to protect the nest and the fledging chicks will be required.
- **Tree Removal**. Due to a nuance in the City's Tree Protection Ordinance, many of the trees proposed to be removed are not technically considered "protected" (as discussed further in the report), and are not otherwise required to be replaced. As such, *Mitigation Measure BIO-2* will require that all trees to be removed are replaced at a one-to-one ratio.
- **Seismic Risk**. All construction in California is subject to some level of seismic risk from earthquakes. To ensure seismically sound construction, *Mitigation Measure GEO-1* requires preparation of a geotechnical report detailing foundation and retaining wall design recommendations to the satisfaction of the Building Official.
- **Cultural Resources**. Construction activity can unearth prehistoric human remains and archaeological, paleontological, or other cultural resources, which if not properly handled could result in a significant impact. *Mitigation Measures CUL-1 and CUL-2* require proper handling of human remains, and archaeological, paleontological, or other cultural resources, respectively, in compliance with applicable law.
- **Water Quality**: Potential contamination to stormwater runoff is managed by adherence to the Santa Clara Valley Nonpoint Source Pollution Control Program, "Blueprint for a Clean Bay" as required by *Mitigation Measure HWQ-1*.

As required by law, the City prepared a Notice of Intent to Adopt a Mitigated Declaration (NOI) for the project, which along with the Draft Mitigated Negative Declaration and Initial Study, was filed with the Santa Clara County Office of the Clerk Recorder and with the California State Clearinghouse (necessary since the project may affect State or Federal agencies or facilities). The NOI was also posted to the City' environmental notices webpage, published in the August 10, 2016 *Campbell Express*, and distributed to all applicable public agencies and utilities, as well as individuals and organization who have previously requested notice.

Distribution of the NOI began the 30-day public review period for the project's environmental review, which extended from August 10th to September 12th. During the comment period, interested agencies, parties, and individuals are invited to provide written comment that will be included the City's official record of the project. The Planning Commission and City Council may also receive written and/or verbal comment during the public hearings.

The City received email correspondence (reference **Attachment 9**) from Santa Clara County Department of Environmental Health (Site Mitigation Program) indicating a concern regarding pesticides/herbicide soil contamination stemming from the property's previous agricultural use. This concern was conveyed despite the project's Phase I Environmental Site Assessment (reference **Attachment 8**) not identifying soil contamination as a recognized environmental concern.

Staff and the applicant discussed the matter with the County, who conveyed the comment had to do with ensuring compliance with all applicable laws should pesticides/herbicide contaminates be discovered during construction. Staff explained the project, pursuant to both the Campbell Municipal Code and the Master Use Permit is required to comply with all relevant State and Federal statues and industry best management practices relative to identification and disposal of contaminated soil. Additionally, the City's soil sampling for the "portals" project, conducted near the southwest corner of The Pruneyard, did not identify contamination in excess of EPA screening levels. With this information, the County indicated that no additional action would be requested from the City.

Additional correspondence from the County's Department of Environmental Health (Solid Waste Program) was also received (reference **Attachment 9**). This letter asserts that the County has jurisdiction as a "responsible agency" on the proposed project in its role as the Local Enforcement Agency (LEA) for management of a closed landfill pursuant to California Code of Regulations (CCR) § 21190. The County also specifically comments on a potential for migrating methane from decomposing buried refuse to affect the project site and recommends further environmental investigation.

However, as confirmed by the City Attorney, the County's authority only extends to former landfill sites, not properties within proximity of a former landfill, such as The Pruneyard. The County, therefore, is not a responsible agency on the proposed project. This notwithstanding, the project's Phase I Environmental Site Assessment did not identify proximity to the former landfill as a recognized environmental concern. As such, absent substantial evidence to support the County's assertion, no additional environmental review under CEQA is required by the City.

Lastly, letters from the Santa Clara Valley Transportation Authority (VTA) and the California Department of Transportation (Caltrans), pertaining to the Traffic Impact Analysis (TIA) component of the environmental review, were also received (reference **Attachment 9**). These agencies, as well as the City of San José Department of Transportation, reviewed an administrative draft of the TIA earlier in the year. The VTA and Caltrans letters reiterate comments that had previously been provided as part of that review, and do not identify any new potential significantly impacts.

In summary, staff recommends that the Planning Commission adopt the attached resolution (reference **Attachment 1**) recommending that the City Council adopt the draft Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, finding on the basis of the whole record (including the Initial Study and any comments received), that there is no substantial evidence from which a reasonable argument could be made that the project will have a significant effect on the environment and that the Mitigated Negative Declaration reflects the City's independent judgment and analysis.

PROJECT SITE

The Pruneyard is a 27 acre multi-use property encompassing 360,000 square-feet of professional office area, a 171-room hotel, 243,000 square-feet of retail space, and a multi-level parking garage. The property is bounded by Bascom and Campbell Avenues to the east and south, Highway 17 to the west, and the Pruneridge Plaza Apartments to the north. Campisi Way, which provides access to Hamilton Avenue and Highway 17 via Creekside Way, terminates at the northerly property line (reference **Attachment 10** – Location Map). The site is within the C-2 (General Commercial) and the C-2/O (General Commercial/Overlay) Zoning Districts, and has a corresponding General Plan *General Commercial* land use designation.

The Pruneyard was originally developed pursuant to a Site Approval granted in 1968 consisting of a Master Plan to develop the Pruneyard Commercial Complex to be constructed in six phases. In 1969 a Site Approval was granted for phase one of the center. The remaining five phases were approved through Site Approvals in the 1970's. Construction of the office towers commenced in 1971 through the approval of a development agreement and zoning overlay allowing for increased building height. The hotel component was constructed in 1989. In 1995, the City approved exterior remodel of the commercial shopping center, reconfiguration of parking, and hotel expansion.

BACKGROUND

Ellis Partners began discussions with City staff regarding expansion, renovation, and subdivision of the center shortly after purchase of the property in late 2014. The City Council was asked to review preliminary plans at a March 17, 2015 study session. This was followed by the project's mandatory study session with the Planning Commission on June 23, 2015. The application was reviewed by the Bicycle and Pedestrian Advisory Committee (BPAC) on November 18, 2015 and the Site and Architectural Review Committee (SARC) on March 22, 2016.

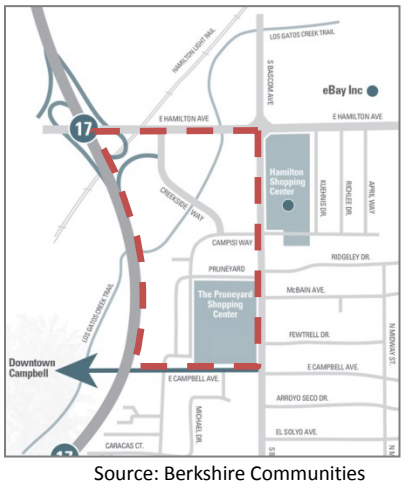
PROJECT PROPOSAL

The proposed project would allow construction of several retail buildings, a five-story office building, and expansion of the existing parking garage, as noted in the 'Project Data' table. The project includes two development options for Building R3 and the associated garage expansion. The first would allow for a 30,000 square-foot two-story building accommodating a fitness facility, which would be constructed with a 5-level garage expansion. The second option would allow for a smaller 12,000 square-foot two-story retail and office building with an associated 3-level garage expansion. The project also includes two design options for the proposed office building as described further in the report. The Project Narrative, Project Plans, Master Sign Plans, and Master Use Permit are included as **Attachments 11**, **12**, **13**, and **14** respectively.

Additionally, the project would also include renovation of existing retail buildings, creation/expansion of public plaza areas, improved pedestrian/bicycle connections, modified vehicular circulation, a new Master Use Permit document, a new signage program (Master Sign Plan), new landscaping and removal of existing trees, and subdivision of the center into three parcels (office, retail, and hotel).

GENERAL PLAN LAND USE

The Campbell General Plan represents the City's long term vision for the community and is intended to guide decision-making regarding the City's physical and economic growth. In this regard, the General Plan provides policies applicable to land use and development, and organizes the City into a framework of distinct land use designations (i.e., commercial, residential, industrial, etc.), as codified by the General Plan Land Use Map. The Pruneyard is designated by the General Plan as *General Commercial*. This land use designation encourages uses that require high vehicular and pedestrian exposure, such as a commercial shopping center. The proposed project would be consistent with the purpose of the *General Commercial* designation by capitalizing on The Pruneyard's prime location at the intersection of Campbell and Bascom Avenues and its proximity to Historic Downtown Campbell.



Source: Berkshire Communities

Pruneyard/Creek Commercial District: Additionally, the General Plan recognizes the Pruneyard as part of the broader "Pruneyard/Creekside Commercial District"—the area bound by Highway 17, Hamilton, Bascom, and Campbell Avenues—which is envisioned as an "active, connected 'urban village' with a mixture of commercial, office, residential, entertainment and recreational uses functioning as a community and regional focal point" (Goal LUT-14). The Pruneyard is the southern node of this area, providing shopping, dining, and entertainment opportunities, and a linkage to Downtown Campbell.

The proposed project would comply with the Pruneyard/Creekside Commercial District policies and strategies (reference **Attachment 14**) by substantially improving the aesthetic character and pedestrian-orientation of The Pruneyard, strengthening the center's linkage to Downtown Campbell, enhancing the connection to the Los Gatos Creek Trail, activating the southwest corner adjacent to the new "portals" opening with the new office and retail buildings, taking advantage of development capacities within an appropriately designated part of the City, sharing parking facilities amongst different uses, and maintaining consistency with the adopted land use maximums.

However, as discussed as part of the architectural design section, General Plan Strategy LUT-14.6, specifically notes that building heights should be reduced towards the adjacent streets, with taller buildings located within the interior of the Pruneyard/Creekside area. The height of the proposed office building could be seen in conflict with this strategy.

> Strategy LUT-14.6a: Building Heights: Locate taller buildings toward Highway 17 and the center of the Pruneyard/Creekside area. Building heights should be reduced as building forms approach Hamilton Avenue, Bascom Avenue, Campbell Avenue and the Creek Trail.

General Plan Policies/Strategies: The proposed project is also consistent with a wide array of applicable General Plan policies and strategies (reference **Attachment 15**) with regards to the appropriate type, intensity, and location of development, provision of transportation features and programs, suitable pedestrian and bicycle access and amenities, safe and efficient site layout, creative and high quality architectural design, pedestrian-oriented urban form, maintaining a balanced mix of uses, implementation of public improvements, and provision of a variety of uses within the community.

ZONING DISTRICT / ZONING MAP AMENDMENT

The Pruneyard is designated by the Campbell Zoning Map as C-2 (General Commercial), which corresponds with the property's *General Commercial* land use designation. The westerly portion of The Pruneyard is combined with the 'O' Overlay District. The overlay is a planning tool that allows for flexibility to development standards for "special conditions and situations" (CMC Sec. 21.14.030). However, the overlay does not allow a land use that would be inconsistent with the underlying General Plan designation. The Pruneyard is the only commercial development in the City that makes use of the overlay (the others are residential); it had been originally applied on two separate occasions when the Pruneyard Towers were approved in the 1970's.

The project includes a request for a Zoning Map Amendment to extend the Overlay District across the remainder of The Pruneyard. The project had originally been presented as a planned development proposal primarily to account for a substandard setback that would result from the subdivision and to allow for a cohesive permit structure. However, staff determined that extending the overlay district would be a superior approach as it would maintain the applicability of various Zoning Code provisions and also prevent the creation of a potential inconsistency with the existing land use

entitlements on the property, particularly those for the existing office towers, which were adopted under the auspices of the Overlay District.

ZONING CODE AMENDMENT

The draft ordinance for adoption of the Zoning Code Amendment (reference **Attachment 2**) includes 28 sections. Sections 1, 2, and 28, are procedural in nature; the remaining sections may be organized into two categories; those related to the Sign Ordinance and the proposed signage (Sections 3 through 8) and those related to the Overlay District and the Master Use Permit (Sections 9 through 27).

Sign Ordinance: As discussed further in the report, the proposed Master Sign Plan includes requests for new roof-mounted signs and a freeway-oriented sign identifying The Pruneyard. Current sign standards restrict freeway-oriented signs to only certain types of uses (i.e., major office tenants, hotels, gas stations, etc.) and prohibit roof-mounted signs generally (The Pruneyard's rooftop signs are preexisting). To allow for consideration of the proposed signage, the text revisions provide allowance for a "regional commercial center" (i.e., The Pruneyard) to have a two freeway-oriented signs (allowing for the existing DoubleTree sign to remain) and roof-mounted signs as part of a Master Sign Plan. To more cohesively implement these changes within the Sign Ordinance, the existing freeway-oriented sign provisions were also reorganized.

Overlay District: The Overlay District (CMC Sec. 21.14.030) requires that all development be processed through a Conditional Use Permit. Section 9 (Overlay/Combining Zoning District) of the draft ordinance specifies that the Conditional Use Permit for a "regional commercial center" shall be referenced as a "Master Use Permit". The ordinance goes on to provide special provisions applicable only to a Master Use Permit, relating to adoption, boundaries, amendments, administrative authority, allowable land uses, administrative revisions, conflicts with the Zoning Code, extensions, and inclusion of a Master Sign Plan. These text revisions allow the proposed physical development (i.e., new buildings, site improvements, reduced setbacks, etc.), a land use program, general operational criteria, and administrative processes to be contained within a single document, a Master Use Permit, which otherwise would exceed the scope of the standard Conditional Use Permit. Sections 10 through 27 make internal references anywhere in the Zoning Code where an existing provision may conflict with the new provisions of the Master Use Permit.

SUBDIVISION/TENTATIVE PARCEL MAP

The Tentative Parcel Map would allow subdivision of The Pruneyard into three parcels separately accommodating the hotel, the office buildings, and shopping center buildings. Historically, the City has been resistant to efforts to subdivide The Pruneyard property. Singular ownership has been seen as providing the greatest long-term development flexibility for the center since new parcel lines constrain the location and type of new development. Moreover, preservation of the single parcel configuration of The Pruneyard has provided assurance that a single ownership entity maintains a vested interest in the entire property. This position was best articulated by former Planning Director Steve Piasecki in an August 12, 1992 letter (reference **Attachment 16**).

However, as compared to past attempts to subdivide, which were made without regard to future development or the long-term integrity of The Pruneyard, the current proposal is intertwined with a comprehensive development project. This approach is consistent with the guidance provided by Mr. Piasecki 24 years ago who, in the above referenced letter, encouraged preparation of a "master plan of development":

> HomeFed Bank and Bank of America should evaluate submitting an application to rezone to the Planned Development District and prepare a master development plan which delineates the long term development for the property. This plan would put prospective purchasers on notice of the property owner's and the City's plans for the center and outline public improvement and development responsibilities for subsequent property owners. Such a plan would attempt to anticipate the cumulative impacts of the application.

In this regard, the current proposal to subdivide The Pruneyard is coordinated with both the physical development of the property and a long-term plan for its operation and maintenance (i.e., the Master Use Permit). As discussed in the following section, the Master Use Permit establishes a comprehensive framework for The Pruneyard that has not previously existed. In addition to providing the parameters for the new development, it will also provide a cohesive structure intended to bind all the property owners together for the mutual benefit of The Pruneyard by imposing joint responsibility and an obligation to cooperate with each other and the City. If coordination disputes arise which result in the issues that the City has historically expressed a concern, tangible and measurable ramifications may result, as explained in the Master Use Permit section.

Additionally, as part of the subdivision, a private "Declaration of Covenants, Restrictions, and Easements," also referred to as the "Center Declaration," will be recorded, as discussed in detail in the attached memorandum (reference **Attachment 11**). As with residential CC&R's, the Center Declaration will establish an owner's association (known as the "Center Association") for The Pruneyard. The Center Association will manage common areas, which will be defined all areas outside of the envelope of the retail, hotel, and office structures, including parking lots, the parking garage, landscaping, plaza areas, and walkways, as depicted on Sheet A1.16 of the Project Plans (reference **Attachment 12**). In this manner, each ownership interest can focus on its specialization while overall management of The Pruneyard, in terms of security, maintenance, and parking, can be coordinated by the Center Association. Establishment of the Center Association also creates a single entity with which the City can coordinate implementation of the Master Use Permit.

The Master Use Permit requires the Center Declaration to be reviewed by the City Attorney and Community Development Director for consistency with the Master Use Permit prior to recordation. The City will also be a third party beneficiary of the Center Declaration providing additional authority to enforce the provisions of the Master Use Permit. Upon recordation, the Center Declaration will then be considered a component of the Master Use Permit, incorporated as Appendix C. Any material revision, amendment, or addendum to the Declaration will require approval of the City.

MASTER USE PERMIT

Background: The Pruneyard currently operates under a general Conditional Use Permit (UP94-19) approved in conjunction with the 1995 remodel, which allows for provision of eighteen restaurants with alcohol service and outdoor seating. This restriction was implemented to facilitate a balance between hotel, restaurant, office, and retail activities. However, this approval provided no specificity in terms of the size (square-footage) or capacity (seating) of the approved number of restaurants, nor did it provide any common operational standards, or address previously issued Conditional Use Permits. Moreover, although the minutes from the Planning Commission meeting reflect that the intent of this approval was to be a "blanket Use Permit" the City subsequently processed multiple Conditional Use Permits for new restaurants in the following years. As a result, The Pruneyard has operated under layers of approvals each with varying standards and requirements, which has been increasingly burdensome to interpret consistently.

Purpose: For these reasons, and to ensure a coordinated development of the property upon its subdivision, staff authored The Pruneyard Master Use Permit (MUP) (reference **Attachment 14)**. The MUP is intended to be a comprehensive vision and decision-making document for The Pruneyard, with clearly defined limitations and boundaries for land use, physical development, design changes, and general operation of the center, all within a single document (as compared to the previous practice of layering multiple Conditional Use Permits), that will supersede or otherwise supplant all previous approvals.

The Master Use Permit is intended to act as the "glue" that binds the individual property owners and business operators together so that The Pruneyard operates in a functional and efficient manner. In certain respects, the MUP will achieve a more harmoniously planned center than the current practice of issuing individual CUP's. The following discussion explains the parameters of the MUP and how they work together to achieve this goal. However, provisions for project phasing/approval duration, parking management, transportation demand management (TDM), subdivision, and signage, although contained within the MUP, are discussed separately further in the report, due to the discrete nature of these components.

Organization: The Master Use Permit is multi-part document that is structured similar to an area plan that includes seven sections with various subsections:

- **Part I**: **Introduction** provides an overview of the Pruneyard, applicable land use policies, and the vision and goals of the Master Use Permit.
- **Part II: Administration** discusses the implementation framework for the Master Use Permit and the authority of the City.
- **Part III: Development Controls** provides the physical development standards for the approved expansion and improvement of The Pruneyard, and associated development maximums.
- **Part IV: Land Use Controls** includes the land use provisions for The Pruneyard which have been specifically tailored to further the Vision and Goals of the Master Use Permit.
- **Part V: Design Guidelines** contains the agreed upon design guidance that will embody the architectural character of The Pruneyard.
- **Part VI**: **Operational Standards** specifies the responsibilities of operating The Pruneyard in a manner consistent with the Master Use Permit
- **Part VII**: **Definitions** specifies the meaning of certain terms as used in the Master Use Permit.

Administrative Decision-Making Process: The Master Use Permit, as implemented by the Zoning Code Amendment, would transfer decision-making authority from the Planning Commission to the Community Development Director to consider new conditional uses and certain architectural changes (as discussed below). To create a distinction between City-wide processes and those created within the MUP for The Pruneyard, new terminology is used: Conditional Use Permit approval is referenced as a "Conditional Use Authorization" and Site and Architectural Review Permit approval is referenced as an "Architectural Modification."

The transfer of authority will allow the Community Development Director to administratively approve changes in tenancy and certain architectural modifications, when found consistent with the MUP, eliminating the current practice of requiring individual tenants to return to the Planning Commission to obtain separate land use entitlements, while still maintaining the ability to apply

appropriate conditions of approval. The goal of this regulatory framework is to expedite project reviews in order to provide greater certainty to prospective tenants, so long as the proposals are consistent with the City Council's vision of The Pruneyard as provided for in the MUP.

Decisions of the Community Development Director under this authority would follow the current procedures for other administrative decisions as codified in CMC Chapter 21.71. All requests would be duly noticed to neighboring property owners and also posted to the City's website. Any interested party would maintain the ability to file an appeal that would be heard by the Planning Commission, and which could also be further appealed to the City Council.

Living Document. In order to maintain the MUP as a self-contained document and to ensure its continuity, it is structured as a "living document" that will be kept up-to-date by the Community Development Director as approvals are granted and tenants turnover. This is achieved by updating running lists (tables) found within the MUP that identify approved conditional uses, tenant names, suite numbers, square-footage occupancies and maximums, and remaining alcohol licenses. To keep track of these changes over time they will be listed in the Document History (Page iv), with the exception of typographical or formatting corrections. To facilitate the "living" nature of the MUP, it will exist as an electronic document posted to the City website. Anytime a change is listed to the Document History, the new version will be posted to the website and the previous version will be archived to the City's internal electronic document repository (Laserfiche). This process will ensure the document's integrity such that at any given time there is only one true and correct version of the MUP.

Land Use: As noted, the Master Use Permit establishes a unified land use program for The Pruneyard that includes several components, including establishment of land use maximums, specific land use definitions, a tailored list of allowable (permitted and conditional) land uses, uniform operational and performance standards for tenants, and internal administrative review procedures:

- **Land Use Maximums.** The project's traffic impact analysis (TIA) included certain assumptions on future land use that establish a "ceiling" (land use maximum) of 30,000 square-feet for the fitness facility, 20,000 square-feet for the movie theater, and 94,500 square-feet for restaurants (existing and new). The Community Development Director's authority to allow changes to the land use is limited to these maximums. Any request to exceed the maximum would require City Council approval of an Amendment.

- **Alcohol License Maximums**. Similar to the land use maximums noted above, the MUP also establishes the maximum number of liquor licenses that may be issued by the Community Development Director. Specifically, a maximum of 25 "on-sale" (on-site consumption) and five "off-sale" (off-site consumption) could be issued. By establishing these maximums, the MUP maintains a balance of uses between alcohol-related and non-alcohol related activity. Currently, the Pruneyard has 12 issued "on-sale" and one "off-sale" licenses representing approximately 25% of the total tenant spaces. Upon build-out of the project and reconfiguration of tenant spaces, the proposed maximums are expected to maintain the same approximate balance between alcohol and non-alcohol activity.

- **Allowable Land Uses**. To further the vision for The Pruneyard, the MUP includes a tailored list of allowable uses that are subset of those uses specified for the C-2 (General Commercial) Zoning District. These uses are divided between "permitted" and "conditional," and whether allowed by parcel (retail, office, hotel) and by floor (i.e., ground, upper, or all floors).

- **Land Use Definitions**. For the most part, the land use terms are the same as those used by the Zoning Code. However, to facilitate implementation of The Pruneyard's land use program, the MUP includes several land use definitions applicable to The Pruneyard. The most significant would more clearly distinguish between "restaurants" (including full-service sit-down, fast-food, fast-casual, and buffet-style) from "food retail" establishments such as ice cream shops, juice bars, and other comparable businesses that sell food that is primarily meant to be consumed off-site. The distinction between these two uses is used for purposes of the land use maximums applicable to restaurants (but not food retail) as well as to different standards for seating. Other land use definitions include dry clean (drop-off/pickup), retail medical (e.g., optometrist with retail eyewear), and consignment boutique (a subset of a thrift/second-hand store).

- **Permitted Use Approval**. Land uses identified as "permitted" would be approved in the exact same manner as the rest of the City. Individual business owners would only need to obtain a business license that includes City issuance of a Zoning Clearance affirming compliance with the MUP and a building permit, if necessary for any "tenant improvement" (TI) construction.

- **Conditional Use Authorization**. As noted, the Conditional Use Authorization takes the place of a Conditional Use Permit for those uses listed as "conditional". Through the administrative decision process, the Community Development Director may authorize a conditional use when the necessary findings are made. Following approval, the Conditional Use Authorization will be recorded within the MUP, as noted below.

- **Approved Conditional Uses**. Upon authorization, a new conditional use will be listed in the Authorized Conditional Uses table. This list currently reflects all previously approved (and active) Conditional Use Permits approved for existing businesses including alcohol service, late night hours, and/or live entertainment for existing restaurants, a massage establishment (Massage Envy), and alcohol sales for Trader Joe's. Additionally, it also incorporates new approvals for the (1) proposed fitness center that would include 24-hour operation and spa services, (2) the ability for the Camera Cinemas theater to have live entertainment performances and to serve alcohol to patrons, subject to the appropriate restrictions as noted below, and (3) a new restaurant, PY Kitchen and Bar, within the DoubleTree hotel that for the time being has only been allowed to serve hotel guests.

- **Conditional Use Standards**. A key component of the MUP is to establish consistent use standards (i.e., conditions of approval) that apply equally to like uses. The Authorized Conditional Uses table includes a column that identifies applicable "Conditional Use Standards," which are provided in a following section. These standards represent the City's "best practices" for operational criteria that the Planning Commission routinely applies as part of its Conditional Use Permit approvals. For instance, the standards for Ancillary live entertainment indicate that a cover charge may not be required and that doors and windows must remain closed while live entertainment is occurring.

  Since the appropriate Conditional Use Standards apply to each respective use, they would automatically be imposed any time a new Conditional Use Authorization is granted. However, in circumstances where a new conditional use is proposed for which standards have not been established (e.g., a commercial school, arcade, nightclub, etc.), the Conditional Use Authorization would be forwarded to the Planning Commission for consideration of the request and establishment of new Conditional Use Standards that then would be incorporated into the MUP.

- **General Performance Standards**. In addition to the Conditional Use Standards, the MUP also incorporates General Performance Standards that are operational requirements that apply to every business as applicable. These include standards on operating hours, maximum occupancy, smoking, noise, trash and cleanup, and seating.

Amendments: Although the MUP incorporates greater administrative authority and versatility as a living document, it does represent a complete and comprehensive vision for The Pruneyard, as approved by the City Council. Therefore, any proposed change that is beyond the authority granted to the Community Development Director, including but not limited to, construction of new buildings not currently proposed, expansions of existing building beyond that allowed by an Architectural Modification, establishment of a land use not allowed by the MUP, an increase to the established land use maximums, or an extension of the project approval duration, shall require City Council approval of an "Amendment" to the MUP.

Amendment requests should be few and far between, as the City's expectation is that The Pruneyard's owner(s) will be able to operate within the parameters of the MUP for many years to come. To this extent, an Amendment may only be initiated by or with the consent of the Center Association, subject to a filing fee equivalent to a General Plan Amendment (approximately $13,000 at current time). Amendment requests will be considered by the City Council upon recommendation of the Planning Commission subject to the normal public hearing process and environmental review under CEQA.

Enforcement: To maintain the cooperation of The Pruneyard owners and all of its tenants, the MUP establishes specific enforcement mechanisms. As detailed in Part I, Section P (Enforcement), the enforcement provisions are divided by violations instigated by individual businesses and those within the commonly managed areas controlled by the Center Association (i.e., owners). Initially, violations will result in a notice being sent to the tenant and/or Center Association specifying the nature of the violation and the action(s) necessary to resolve the violation. If the required action(s) are not taken in the time period specified by the City, the Community Development Director may initiate revocation proceedings pursuant to CMC Chapter 21.68.

For a tenant-specific violation (e.g., operation past the approved business hours), revocation proceedings allow the City Council to retract or modify land use approval for that particular land use and would not otherwise affect the Master Use Permit. However, violation(s) that stem from action or inaction of the Center Association would be addressed through specific changes in the MUP as necessary to resolve the issue. For example, if the shared refuse enclosure areas are not properly maintained and result in stormwater violations, a revocation proceeding could result in the City Council approving more specific requirements for maintenance and operation of the refuse enclosures.

To compel timely cooperation of the Center Association in this circumstance, the commencement of revocation proceedings would result in an immediate stay of City approvals for The Pruneyard meaning that no building permit, business license, Zoning Clearance, or other land use entitlement would be granted until either the violation(s) has been resolved or the revocation proceedings have concluded. If the City's action to modify the MUP does not resolve the violation(s), the City may also take further action to revoke the Master Use Permit which would put an indefinite stay on City approvals until such time the violation(s) have been resolved and the City Council reestablishes the MUP.

Architectural Modification. By and large, the development of the overall project, including construction of new buildings and site improvements, and alterations of existing buildings is anticipated to substantially comply with the project plans, which are incorporated into the MUP as Appendix A. However, to allow for unanticipated changes, the Community Development Director may grant an Architectural Modification, which, as specified by the MUP would be limited to exterior alterations and additions not to exceed 500 square-feet, if the required findings are made.

Design Guidelines. The MUP's design guidelines (Part V) are intended to be general guidance for the City and The Pruneyard's ownership. In addition to broad-stroke language on architectural character, the guidelines provide guidance as to the type and form of outdoor furniture (tables, seats, umbrellas, heaters and barriers), storefront window design, outdoor merchandise display, site furniture (planters, benches, bicycle racks, bollards etc.), ground treatment (pavers, concrete, decking, etc.), and light fixtures.

Special Events. The revamped plaza will allow The Pruneyard to accommodate special events such as farmers markets, bridal fairs, wine walks, and dancing festivals. The MUP requires The Pruneyard staff to prepare special event closure plans that outline the purpose, extent, duration, frequency, security measures, and anticipated occupancy of special events for review and approval by the Community Development Director, Police Chief, and Fire District Chief. Once approved, the special event closure plan will be included within Appendix F of the MUP, allowing the event to reoccur as approved without further review by the City. Additionally, similar to other outdoor shopping centers, like Santana Row, the plaza will often be closed to vehicles on the weekends to allow for a more pedestrian-friendly environment. Weekend closures will be limited to twelve weekends a year, exclusive of approved special events.

ARCHITECTURE/DESIGN

The project's architectural approach is discussed in greater detail in the March 22, 2016 Site and Architectural Review (SARC) Memorandum (reference **Attachment 17**). Additionally, the project was also reviewed by the City's Architectural Advisor, whose written report is included as **Attachment 18**. Based on the feedback of the Architectural Advisor, the applicant made design improvements to the buildings, which were presented to the SARC (reference **Attachment 19** – Before and After Drawings).

Retail Buildings (R1, R2, & R5): These three mid-size retail buildings are shown in a "modern hacienda" style characterized by flat tile roofs, arched openings, tall fasciae, wood cladding, and white plaster walls. This creative design approach provides a distinct and modern flare to the center. The buildings appear to maintain a relationship with the existing buildings through use of comparable roof forms and materials without mimicking their design.

Based on the SARC and Architectural Advisor feedback, these building were modified slightly to incorporate two rows of clearstory windows instead of three, and to include a more varied color scheme than originally proposed. Additionally, in response to a comment to reorient Building R5, the south elevation (facing Campbell Avenue) has been modified to include a corner architectural element and outdoor seating to give the streetscape a more active treatment.

Retail Buildings (R4): The smallest building, R4, takes on a modern character as an open "showcase" of glass and wood, located within the main plaza area. Although it departs from the overall "town and country" design aesthetic of the Pruneyard, within context of the main plaza area, it aptly stands as an

isolated architectural element. The Architectural Advisor contended that the design was a "lost opportunity". However, the SARC was supportive of the approach and no changes were requested.

Retail Building (R3) / Parking Garage Expansion: As with the office buildings, two options are presented for the R3 building and parking garage expansion. The smaller option is for a 12,000 square-foot two-story retail/office building and a three-level parking garage expansion. Should Ellis Partners successfully lease to a major fitness center, a larger version of the proposal would be constructed. The larger version would more than double the size of the R3 building to 30,000 square-feet. To accommodate the additional parking demand that would be generated by the fitness facility the parking garage expansion would be increased to five-levels. The building would be integrated and placed in front of the parking garage to both screen the garage from view and "bridge" the garage to the shopping center. The building would have a subtle art-deco appearance most exhibited by a geometric entry feature, but share a comparable wall and trim treatment as the retail buildings.

The Architectural Advisor recommended further refinement of the R3 building (the parking garage was seen as satisfactory). Based on this feedback, and the SARC comments, the design was modified in several ways. The height was lowered with the loss of the rooftop screen that had been necessary for a rooftop swimming pool and the massing has been broken up by increasing the articulation of the wall planes and adding additional wood cladding. These improvements, while not as expensive as recommended by the Architectural Advisor, still result in a suitably designed building.

Existing Building Improvements: The existing "town and country" design of the retail buildings would be refreshed to integrate with the "modern hacienda" style of the new retail buildings. This would include new building wall colors in shades of white, plastering brick façade elements, adding new wood features, and modernizing the appearance of the tower elements. At some corners, such as Orchard City Kitchen, Togo's, and Trader Joe's, the arcades formed by the tile roof projections would be removed and replaced with trellises in order to provide the tenant spaces greater visibility, as has been done at Palo Alto's Town and Country Village (see photo, right). Additionally, the Sugar, Butter, Flour space would be entirely redone to more closely match the modern glass and wood design of the proposed building R4. As with the R4 building, Sugar, Butter, Flour, is set apart from the primary retail buildings in such a way that affords greater leeway with design divergence.

It is necessary for shopping centers to be continuously maintained and revitalized over their life to reflect changing market conditions and design shifts. The proposed renovation plans would largely keep the "bones" of the Pruneyard's retail buildings intact. The most significant alteration would be the severing of arcade overhangs at select corners, since the "town and country" design is largely defined by the low-slung roof forms. The Architectural Advisor was doubtful about this particular change as well as the redesign of the Sugar, Butter, Flour, and commented that *additional* changes would be warranted. However, the SARC was supportive of the various building improvements with the warmer color tones.

Office Building: The most evident aspect of the proposed project is the five-story, 100,000 square-foot office building that would be located at the southwest corner of The Pruneyard, adjacent to the northeast Campbell Avenue "portal" opening. The project plans present two design concepts of this building: the first resembles The Pruneyard Offices' mid-twentieth century "international style" architecture with a rectangular building form and glass walls, while the second design presents a

more contemporary approach with angular forms and GFRC (glass fiber reinforced concrete) cladding in a warm red tone.

As discussed, the General Plan provides polices and strategies that encourage maximizing the development potential of properties near transit and in particular within the Pruneyard/Creekside District in order to expand the City's job base and maintain a sustainable jobs/housing balance. In this regard, an office building of the proposed size—in terms of square-footage—is consistent with the General Plan. At issue is the proposed height of the building in relationship to its location.

Both designs would have roof heights of 75-feet (the City's maximum allowable height) with additional height for parapet walls and a mechanical penthouse, which are not included with the height limit (CMC Sec. 21.18.050). This height placed at the Campbell Avenue street frontage may be disruptive to the established building pattern of East Campbell Avenue, which is characterized by one- and two-story buildings. Similarly, its placement near the new "portals" opening under the Highway 17 overpass may harm the desired pedestrian experience and obstruct the intended view corridor as perceived by motorist and pedestrians. Additionally, its proximity to the Highway 17 travel lanes may dominate the corridor aesthetics comparable to the current construction of the Creekside office building.

Moreover, General Plan Strategy LUT-14.6a specifically states that building heights should be reduced towards the adjacent streets, with taller buildings located within the interior of the Pruneyard/Creekside area. This had been achieved with Pruneyard Place, which is centrally located between Tower I and II, away from Campbell Avenue. As such, at 75 feet the proposed office building appears inconsistent with General Plan guidance.

> Strategy LUT-14.6a: Building Heights: Locate taller buildings toward Highway 17 and the center of the Pruneyard/Creekside area. Building heights should be reduced as building forms approach Hamilton Avenue, Bascom Avenue, Campbell Avenue and the Creek Trail.

Although the East Campbell Avenue Master Plan does not include The Pruneyard, it does extend to Union Avenue on the south side of East Campbell Avenue *right across the street from the location of the proposed building.* The Master Plan's maximum height is 45 feet, which has been determined to be consistent with the East Campbell Avenue corridor. This height would provide a greater degree of compatibility with the existing development in the vicinity and future development down East Campbell Avenue. As such, the staff recommendation is for the office building to be redesigned to reduce the height to 45 feet (3-stories). Should the Planning Commission and City Council concur, the approval of the Master Use Permit would be modified to reflect the revised height and site layout, and associated parking needs.

Another consideration for the Planning Commission is whether to recommend the project with both designs, allowing the developer to proceed with either option, or to recommend to the City Council approval with a specific design. The Architectural Advisor's review of the building supports the second (contemporary) design as the more cosmopolitan and creative approach. Should the Planning Commission recommend a specific design option, it will need to be added as an additional condition of approval to the Master Use Permit.

LANDSCAPING/TREE REMOVAL

Existing landscaping would be modified to accommodate the site improvements and new buildings, including relocation of palm trees and removal of 145 trees of a variety of species, as indicated in the tree inventory included in Sheet L2.1 of the project plans (reference **Attachment 12**). Thirty-one of these trees will require approval of a Tree Removal Permit pursuant to the City's Tree Protection Ordinance which classifies as "protected" any tree measuring 12-inches in diameter or greater and any tree (irrespective of size) required by a previously-approved landscape plan. As required by the ordinance, all protected trees must be replaced at a one-to-one ratio. However, most of the trees to be removed are not protected due to their species (e.g., Olive trees) or because the City's records cannot definitively identify them as being required by a past landscaping plan. As such, the project's Mitigated Negative Declaration will require all trees to be replaced, as also proposed by the applicant.

Other landscaping changes include planting of new groundcover, shrubs, and trees throughout the site, particularly within the new plaza and modified drive aisle areas, as well as around new buildings. The landscaping treatment will comply with the State's Water Efficient Landscape Ordinance (WELO) requirements. Additionally, new landscaping areas will also function as passive infiltration for compliance with stormwater water management requirements.

TRAFFIC/PARKING/CIRCULATION

The project's complete Traffic Impact Analysis (TIA) is included in the Initial Study (reference **Attachment 8**), which also includes a more detailed synopsis of the TIA's findings within Section 16 – Transportation and Traffic (Pg. 40). The TIA analyzed potential effects to area intersections, residential streets, Highway 17, the Campbell Avenue corridor, as well analyzing site circulation and parking. As noted, the TIA was reviewed by the VTA, CalTrans, and the City of San Jose, during the drafting process.

Traffic: The TIA analyzed 16 intersections that could be potentially impacted by the project using the level-of-service (LOS) methodology which assigns letter grades to evaluate the operational performance of intersections. The analysis specifically analyzed the project under several scenarios including existing conditions ("Existing Plus Project"), the project with existing conditions accounting for approved and/or anticipated projects ("Background Plus Project"), and a long-term scenario that assumed a traffic growth rate of 2% per year ("Cumulative Plus Project"). A "trip generation" model that accounts for the mixed-use nature of The Pruneyard and the proposed transportation demand management (TDM) program determined that the project would result in 143 net new AM "peak hour" trips and 276 PM "peak hour" trips.

The analysis resulted in a determination that the project would not exceed established thresholds for the studied intersections (Campbell, VTA, and San Jose, each have established thresholds that determine when a project is said to have a "significant impact") in any of the scenarios. This is not to say that the project will have no traffic impact, rather that the impact would not substantially diminish the operation of the studied intersections. The analysis did indicate that in the cumulative scenario several intersections would be affected by cumulative traffic growth (2%/year), however, this is not a direct or indirect impact of the project, but rather the potential result of anticipated growth citywide.

The freeway analysis analyzed several segments of Highway 17 (I-280 to Hamilton, Hamilton to San Tomas Expressway, and San Tomas Expressway to Highway 85) and of Highway 85 (Bascom to Highway 17 and Highway to Winchester). The analysis determined that the project traffic would not result in violation of VTA's significance criteria for the freeways.

Review of potential impacts to residential streets was performed using a TIRE analysis (traffic infusion on residential environment) that is designed to determine if an increase in traffic would be *perceivable* to a neighborhood. The TIRE analysis reviewed the residential streets east of Bascom Avenue that could be affected by the project, specifically Arroyo Seco Drive, Campbell Avenue, Fewtrell Drive, McBain Avenue, and Ridgeley Drive. According to the TIRE analysis, none of these streets would be affected by traffic generated by the project.

Lastly, the TIA also includes a special analysis of the East Campbell Avenue corridor, between Bascom Avenue and Railway Avenue. Using a traffic model (SimTraffic) that analyzed the progressive movement of vehicles along the corridor—rather than looking at only intersection operations—the analysis reviewed the functionality of East Campbell Avenue with the project under current conditions and future conditions (assuming implementation of the East Campbell Avenue Master Plan roadway improvements, including removal of left turns lanes and a new traffic signal at Page Avenue). Under this analysis, the project would not significantly affect the operation of East Campbell Avenue.

TDM Program

As part of the project—implemented by the Master Use Permit—the office buildings within The Pruneyard will incorporate certain transportation demand management (TDM) measures to encourage and facilitate the use of alternative transportation solutions as to reduce the vehicular trip generation of the project. The TDM program would be implemented with an initial phase upon project approval with full implementation occurring with construction of the new office building. The TDM measures include building and site design features such as showers and locker rooms (to encourage bicycle usage), bicycle parking, and designated carpool spaces; assigning of a transportation coordinator who will coordinate TDM programs among the various employers and conduct TDM promotional activities (e.g., bike to work day); and implementing of the pre-tax commuter benefits program that allows employees to purchase transportation passes with pre-tax dollars.

Site Circulation: The center's existing roadway configuration would be substantially altered with the project, including removal of the main one-way roadways and interior traffic circle, to be replaced with new "primary" two-way drive aisles and "secondary" one-way drive aisles. The existing configuration provides an inefficient circulation of vehicles that is most reflected by the underutilization of the parking garage. The new vehicular circulation patterns appear to show a more direct and expedient movement through the site, particularly with direct vehicular access into the expanded garage from the Campisi Way entrance. To improve pedestrian movement within the center, additional interior sidewalks and marked paths-of-travel through the parking lot areas would also be created. The most significant improvement to pedestrian circulation is expansion of the plaza areas with the raised roadways. By bringing the vehicle lane up to the pedestrian level (separated with truncated domes and bollards) drivers will more closely watch their speeds.

Since the proposed site layout is a notable departure from the current configuration, the TIA included a separate analysis that reviewed the efficacy and safety of the proposed site circulation (included as Appendix M of the TIA). The analysis identified various aspects of the site layout that may need modification. Most of the identified areas were relatively minor, such as straitening of drive aisles, reversing the direction of another drive aisle, improving the placement of pedestrian walkways, and ensuring adequate directional and parking signage. These changes have been since incorporated into the plans.

The most significant change was the placement of the underground parking garage entrance beneath the office building. Initially, this was to be located on the northeast corner of the building right-off the Union Avenue entrance. However, the traffic consultant indicated that this would create a vehicular conflict. As a result, the building design was modified to relocate the driveway entrance to the northwest corner out of the way traffic coming in and out from Union Avenue. Additionally, a green bicycle line that was initially depicted *within* the westerly drive aisle was removed as it would present a safety issue by placing bicyclist behind vehicles maneuvering in reverse out of parking stalls. With these changes, and several others as recommended by the Fire District staff, the TIA determined the project would have adequate on-site circulation.

Parking: The Pruneyard has long operated under a shared parking scheme that allowed a reduction in the aggregate amount of parking that would otherwise be required due to the differing usage patterns between the on-site land uses. This arrangement is specifically allowed by General Plan Strategy LUT-14.4d (Parking Facilities) that indicates "Joint use of parking facilities may be utilized with mixed-use development formats on larger parcels," as well as by the Overlay District which exempts The Pruneyard from standard parking requirements.
As part of the project submittal, Ellis Partners provided a parking analysis prepared by Fehr & Peers that was conducted to develop an understanding of the additional parking capacity necessary to accommodate the new retail and office square-footage as well as an increase in restaurant square-footage within existing buildings, which is included as Attachment F of the Initial Study (reference **Attachment 8**). The parking analysis modeled the parking relationships in The Pruneyard using the ULI (Urban Land Institute) *Sharking Parking* data as calibrated to take into account various local factors as well as actual parking counts that were conducted in May of 2013. To verify the parking analysis, the City's traffic consultant was asked to prepare a peer-review, which is included on Page 26 of the TIA. Additionally, new parking counts were taken in November 2015 to verify that the 2013 parking counts were still accurate.

To account for the "real-world" experience of finding parking, the parking analysis incorporates an "efficiency factor" of approximately 8%. In effect, the calculated demand was ratcheted-up to provide a "buffer" of additional parking beyond what is actually needed. This is to account for the perception by drivers that a parking lot is "full" when it nears 85%-90% capacity. Additionally, the analysis was also calibrated to represent "peak" parking demand conditions seen during Fridays in the month of December when, in the additional to the normal employee parking, a higher number of shoppers are on the property. Since December parking demand is 15% higher than the rest of the year, this calibration provides a very conservative assumption, that, as with the "efficiency factor," over estimates typical parking demand throughout the year.

The parking analysis reviewed the project at complete build-out, as well as each proposed phase, to ensure adequate parking. At project completion (Phase 4) and at Phase 2, the project would have a nominal "deficiency" of 29 and 39 spaces, respectively, during the peak days in December. However, from a purely numeric basis, the project would still be sufficiently parked in that more spaces will be available than needed, however, the parking "buffer" would be less than ideal. For example, at project completion (Phase 4), The Pruneyard will have a parking supply of 2,600 spaces, which exceeds the actual demand of 2,419 spaces (December peak). However, since the "buffered" demand is 2,629 spaces, there is a paper deficiency of 29 spaces. It should also be noted that the parking demand model does not take into account the TDM program, which will also reduce parking demand.

The Master Use Permit (Pg. 36) includes a parking management plan that will include valet parking during the periods for which a "deficiency" was identified, address the localized parking supply deficiencies within The Pruneyard that occur primarily on the east side of the center near the Trader Joe's and Marshalls stores, and better manage employee parking. This will be accomplished by improved wayfinding signage (included in the Master Sign Plan), implementation of an active parking management system in the parking garage (use of overhead occupancy stall lights and dynamic signs as seen at the Santana Row parking garage), designation of time-limited parking, designation of employee parking areas, and preparation of an annual parking management report to the City.

MASTER SIGN PLAN

The project also includes a new Master Sign Plan (MSP) package (reference **Attachment 13**), which would allow for a freeway-oriented sign, tenant wall and rooftop signage, as well as new freestanding signs. The signage package would be integrated into the new Master Use Permit for more expedient review and permitting. As previously discussed, the proposed signage would require adoption of the Zoning Code Amendment

- **Freeway-Oriented Sign**: To identify the Pruneyard from the freeway, a 350 square-foot wall sign attached along the upper story of the Pruneyard Place building, reading "The Pruneyard / City of Campbell" is proposed. This sign would identify The Pruneyard as a whole, and not any particular tenant. As presented in the signage package, the sign is depicted atop the building, standing on the roof edge. However, the applicant has presented a redesign that places the sign on the wall of the building's upper story, below the roofline (reference **Attachment 20**). This change will be incorporated into the "final" Master Sign Plan that will be included within the Master Use Permit. Additionally, since the Zoning Code Amendment will provide a maximum total sign area for freeway-oriented signs of 500 square feet, the sign will need to be reduced in size to 340 square-feet to accommodate retention of the existing 160 square-foot Doubletree sign.

- **Free-Standing Signs**: The Master Sign Plan identifies several free-standing signs that would be located at key corners and entries of The Pruneyard. The signs are shown in two principal designs; "site identification" which advertise The Pruneyard and "multi-tenant" which advertise tenants. Although the vertical component of these signs, at 17-feet, is taller than the 14-foot standard height, they are substantially lower in height than the existing signs.

  Additionally the signs are more contemporary than the existing sign structures with metal framing and wood paneling to create a distinct branding image for The Pruneyard. This approach is somewhat unique as most free-standing signs are designed to match the appearance of the main buildings in terms of materials and colors. However, the distinct design would result in a higher quality signage presence along Campbell and Bascom Avenues.

- **Directional Signs**: Various freestanding directional signs are also proposed. For consistency, these signs would maintain the same design style as the primary free-standing signs

- **Retail Signs**: Retail signage would largely continue the existing signage theme with use of decorative metal-framed wood-panel signs that may be placed on the sloped-tile roofs or wood beam members above the storefront entries, for both existing and new retail buildings. Depending on the format, the signs can range in size to up approximately 20 square-feet.

Similarity, "blade" signs of two square-feet will also be permitted, which may project from the wall or hang from the overhead arcade.

The Master Sign Plan also identifies allowance for fascia mounted "specialty" signs, which are the existing signs utilized by The Pruneyard's "major" tenants such as Sports Basement and Rock Bottom. There is limited guidance for these "specialty" signs, which may be seen as providing flexibility to encourage creative sign design. However, any signage scheme should specify basic limitations as to size, number, and type of signs. As such, the "final" Master Sign Plan will be required to incorporate the following revisions:

- One "specialty" sign per tenant shall be allowed, unless the tenant's leased space is at a building corner with two storefronts, which shall allow the tenant two (2) "specialty" signs.
- "Specialty" signs shall be placed above the leased storefront and/or on an adjacent "tower" feature, unless architectural limitations require alternative placement, which may be approved by the Community Development Director as an Architectural Modification.
- The maximum size of the "specialty" signs shall be one square-foot per lineal foot of leased storefront area (inclusive of exterior solid/fenestrated perimeter walls) or one square-foot per 50 square feet of leased floor area, up to 100 square feet of sign area, whichever is greater. Larger signs may be granted by Planning Commission approval of a Sign Permit for an increase to sign area in compliance with CMC Sec. 21.30.030.4 (Increased sign area or increased sign height).
- "Specialty" signs may consist of individual channel letters, which may incorporate internal, external, or reverse illumination, and be constructed of any material. Cabinet boxes are prohibited, except for logos (one per sign), which shall not make up more than 25% of the total sign area nor exceed the height of the sign by more than 50%.

- **Office Signs**: The office buildings would continue to utilize the ground-floor cabinet signs that are suspended above the building entries. In addition, the Master Sign Plan proposed new building-mounted wall signs. The signs would be allowed up to 140 square-feet, consisting of metal letters mounted directly to the building face. The plan identifies allowable sign placement for the existing office buildings at the north and east elevations. The proposed placement for the new office building is on the north elevation (northwest) corner. This placement suggests an orientation towards the freeway. Moreover, this being the rear of the building, the proposed location is not appropriate. As such, the "final" Master Sign Plan will require the following revision:

  - The wall sign on Office Building O1 shall be located on the south elevation (facing Campbell Avenue), oriented away from Highway 17 as determined by the Community Development Director.

PHASING/ENTITLEMENT DURATION

Ellis Partners is proposing to construction the project in several phases as summarized below and noted within the project plans (Sheet A1.14) and the Master Use Permit (Pg. 5).

- **Phase lA** (*Primary Renovation*): New paint on existing buildings in central plaza and seating areas, removal of arcade comers at select locations to improve visibility of retailers, entry improvements at Bascom Avenue, and a variety of other localized modifications.
- **Phase lB** (*Enhanced Renovation*) Major renovation of central plaza, relocation of palm trees, enhanced pedestrian and bicycle pathways, construction of a new retail building (R4), renovation of Palisade Builders "greenhouse" windows, and renovation of towers.
- **Phase 2**: Construction of new retail building (R5).
- **Phase 3**: Construction of new retail buildings (R1, R2, R3) and parking structure (G1) expansion, and creation of west plaza.
- **Phase 4**: Construction of new office building (O1).

Consistent with Campbell Municipal Code Section 21.56.030 provisions for permit duration and phasing, the Master Use Permit (Pg. 5) provides the applicant two (2) years (2018) to obtain building permits for Phase 1A and 1B (these phases have been combined). Each subsequent phase would be granted one additional year of time, with the last phase (Phase 4), construction of the office building, required to be permitted by 2021. As structured by the MUP, upon issuance of building permits for Phase 1 A/B, the MUP would be "established" and in effect, allowing the Parcel Map to also be recorded (finalized).

Due to the complexity of the proposal, Ellis Partners had initially indicated a desire for a 15 year project approval, which would accommodate financing, leasing, and risk management needs. However, staff felt that 15 years is an unusually long term for a City approval, and is inconsistent with the objective standard of the Municipal Code that staff is able to apply. Over the course of the last year, Ellis Partners has revised the initial proposal, as more specifically described in the written correspondence included as **Attachment 21**. The current request would allow an approval duration of 10 years as described below:

- Phase 1 A/B would be initiated (i.e. permit submittal) within **one (1) year** from project approval, including the Parcel Map;
- Phase 2 and 3 would be initiated within **six (6) years** of project approval. However, commencement and completion of Phase 2 (Building R5) would not be a pre-requisite to the commencement of Phase 3 or Phase 4;
- Phase 4 would be initiated within **ten (10) years** of project approval.

Limited approval durations reflect that zoning standards and land use policies, as well as City Councils and Planning Commissions, change over time. Development that is approved today may no longer be supported in the future. Requiring applicants to seek extensions on a case-by-case basis allows subsequent decision-makers to determine if the approval still reflects the values of the community at that time. In this regard, staff's recommendation is to adhere to the code standard of one (1) year per phase. If the Planning Commission, however, believes that additional time is warranted, the Campbell Municipal Code does provide that authority to the Commission and City Council to consider. Any additional permit duration recommended by the Planning Commission will be included in the revised Master Use Permit for the City Council's consideration.

PUBLIC IMPROVEMENTS

As a significant project, the project will require various public improvements and payment of monetary contributions, consistent with the General Plan, Chapter 11.24 of the Campbell Municipal Code, and the Subdivision Map Act. The timing of improvements and payment of monetary contributions is specified within the Conditions of Approval for the Tenant Parcel Map (reference **Attachment 5**).

Physical Improvements:

- Dedication of land along Campbell Avenue west of Union Avenue to provide for a widened pedestrian corridor to line up with the "portals" opening.
- Removal and reconstruction of all existing driveway approaches, and necessary sidewalk, curb, and gutter.
- Installation of new "no mow" turf in existing park strips.
- Retrofit of existing streetlights with LED lamp for all streetlights along the property.
- Improvements to the creek trail entrance including landscaping, signage and lighting along the westerly wall of the parkinsg garage leading to and from the trail and The Pruneyard.
- Installation of traffic control, stripes and signs.

Financial contributions:

- **Traffic Signal Improvements to Existing Signals:**
    - $20,000 for the purchase and installation of video detection equipment at the intersection of East Campbell Avenue / South Bascom Avenue.
    - $20,000 for the purchase and installation of traffic signal pre-emption upgrades at the intersections of East Campbell Avenue / South Bascom Avenue and Pruneyard / South Bascom Avenue.
- **Green Bike Lanes**: $50,000 for the purchase and installation of Green Bike Lanes and Conversion of Bike Route Shoulders to Bike Lanes along the Pruneyard frontage along Bascom Avenue and Campbell Avenue.
- **New Traffic Signal Contribution**: $84,000 towards the construction of a future traffic signal at the intersection of East Campbell Avenue and Page Street.
- **Corridor Signal Timing Study**: $90,000 towards a Corridor Signal Timing Study leading into and out of the Pruneyard.
- **Campisi Way Feasibility Study**: $45,000 towards the preparation of a site investigation and feasibility study on the repair of the Campisi Way roadway settlement.

SITE AND ARCHITECTURAL REVIEW COMMITTEE (SARC)

The proposed project was reviewed by the Site and Architectural Review Committee (SARC) at a March 22, 2016 meeting (reference **Attachment 17**). Although the application remained "incomplete" at the time, pending acceptance of revised plans to address outstanding site circulation comments, the architectural design of the new and renovated buildings was sufficiently developed for review by the SARC. As noted, the SARC was provided the Architectural Advisor's report (reference **Attachment 18**) as well as design changes provided by the applicant (reference **Attachment 19**), which were subsequently incorporated into the final April 29, 2016 plan submittal.

Both Commissioners Kendall and Rich expressed support for the project. The following comments were made:

- **Office Building**. Supportive of Option 2 (the contemporary design). Not too concerned about the height—the setting back of the upper floors helps minimize the appearance—which is likely necessary for a viable building. The building would create sense of place that could generate renewed interest in The Pruneyard and be attractive to a major corporate or tech tenant. Would also support/encourage a top floor restaurant or entertainment destination.
- **Retail Buildings**. Agreeable to the architectural approach to the new and existing buildings, including the severing of the arcade corners and the design of R4. Also supportive of the proposed architectural changes and revised color scheme made in response to the Architectural Advisor's report.
- **Subdivision**. Evolving support for the parcelization of The Pruneyard. Need to have strong CC&Rs to ensure the owners are sufficiently bound together to maintain The Pruneyard for the long-term.
- **Circulation/Parking**. Layout and circulation look sufficient. Project should include parking strategies such as valet parking, convenient accessible parking, and bicycle parking.
- **Signage**. Supportive of the proposed freeway sign, maybe make 'City of Campbell' more evident. Rooftop retail signs are attractive within The Pruneyard.
- **Other Comments**. Encouraged further improvement of other buildings, particularly Bank of America and Outback Steakhouse (applicant responded that lease obligation limit how much can be changed). Encouraged Ellis Partners to retain long-term tenants and maintain good community relations.

PUBLIC OUTREACH

The City has no mandatory requirement for developers to conduct community meetings or otherwise engage residents or community groups. However, the Council, Planning Commission, and staff have encouraged Ellis Partners to engage the public. Ellis Partners has provided a statement (reference **Attachment 22**) that describes the outreach to community groups, including the Pruneyard/Dry Creek Neighborhood Association, the San Tomas Area Community Coalition, and the Campbell Village Neighborhood Association.

PUBLIC NOTICE AND COMMENT

In addition to the CEQA noticing, this project was noticed to all property owners within 300-feet of The Pruneyard, as well as in the *Campbell Express* newspaper and on the City's Public Notices webpage. The project materials have also been continuously posted to the Development Activity webpage since the project was submitted last August.

Public correspondence received on the project is include in **Attachment 9** and includes the CEQA comments submitted by Santa Clara County Department of Environmental Health, VTA, and Caltrans as well as an email from Vikki Essert. Susan Landry had previously provided illustrations depicting an alternative approach to the site layout, which are also included.

ALTERNATIVES

Although the applicant is motivated to pursue construction of the project, the Planning Commission is under no obligation to make a decision after a single public hearing. In addition to the staff recommendation, the following actions may be taken:

1. **Continue the Item**, allowing the applicant and/or staff the opportunity to provide any expanded analysis or information as requested, or to simply allow for additional Commission discussion.

2. **Recommend the Minor Revisions**, a recommendation that includes minor revisions that do not require significant changes to the project plans and/or the Master Use Permit, may be carried to the City Council without further review by the Planning Commission. This would include a recommendation for the office building as proposed (5-stories).

3. **Recommend with Major Revisions**. If the Planning Commission wishes to make a recommendation to the City Council that does not include approval of the subdivision (Tentative Parcel Map) or the proposed office building, or otherwise significant changes to the Master Use Permit, the application will need to be continued so that the project materials can be modified accordingly.

Prepared by: _____
Daniel Fama, Senior Planner

Approved by: _____
Paul Kermoyan, Community Development Director

Attachments/(sub-exhibits and attachments):

1. Draft Planning Commission Resolution (Draft Mitigated Negative Declaration)
    a. Draft Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program
2. Draft Planning Commission Resolution (Zoning Map Amendment)
    a. Draft City Council Ordinance
3. Draft Planning Commission Resolution (Zoning Code Amendment)
    a. Draft City Council Ordinance
4. Draft Planning Commission Resolution (Master Use Permit)
5. Draft Planning Commission Resolution (Tentative Vesting Parcel Map)
6. Draft Planning Commission Resolution (Master Sign Plan)
7. Draft Planning Commission Resolution (Tree Removal Permit)
8. Pruneyard Initial Study (with attachments)
9. Correspondence
    - County DEH (Site Mitigation Program Email
    - County DEH (Solid Waste Program)
    - Vikki Essert
    - VTA
    - Caltrans
    - Susan Landry (illustrations)
10. Location Map
11. Project Narrative (with attachments)
12. Pruneyard Project Plans
13. Pruneyard Master Sign Plan
14. Master Use Permit
15. General Plan Policies
16. Steve Piasecki Letter
17. SARC Memo, dated March 22, 2016
18. Architectural Advisor Report
19. SARC Before and After Drawings Exhibit
20. Alternate Freeway Sign Design
21. Applicant's Phasing/Approval Duration Request Letter
22. Public Outreach Statement

CITY OF CAMPBELL PLANNING COMMISSION

MINUTES

7:30 P.M. TUESDAY

SEPTEMBER 13, 2016
CITY HALL COUNCIL CHAMBERS

The Planning Commission meeting of September 13, 2016, was called to order at 7:30 p.m., in the Council Chambers, 70 North First Street, Campbell, California by Chair Dodd and the following proceedings were had, to wit:

ROLL CALL

Commissioners Present:	Chair:	Cynthia L. Dodd
	Vice Chair:	Yvonne Kendall
	Commissioner:	Ron Bonhagen
	Commissioner:	JoElle Hernandez
	Commissioner:	Philip C. Reynolds, Jr.
	Commissioner:	Donald C. Young
Commissioners Absent:	Commissioner:	Michael L. Rich
Staff Present:	Community Development Director:	Paul Kermoyan
	Senior Planner:	Daniel Fama
	Senior Planner:	Cindy McCormick
	Associate Planner:	Stephen Rose
	City Attorney:	William Seligmann
	Recording Secretary:	Corinne Shinn

APPROVAL OF MINUTES

Motion: **Upon motion by Commissioner Reynolds, seconded by Commissioner Kendall, the Planning Commission minutes of the meeting of August 23, 2016, were approved as submitted. (5-0-1-1; Commissioner Rich was absent and Commissioner Hernandez abstained)**

COMMUNICATIONS

Director Kermoyan listed the desk item(s):
1. Letter from Susan Landry regarding Pruneyard (Item 3)

AGENDA MODIFICATIONS OR POSTPONEMENTS

None

ORAL REQUESTS

None

CONSENT

None

DISCLOSURES

Chair Dodd asked the members if they have any disclosures regarding items on this evening's agenda.

Commissioner Young advised that he met with Dean Rubenstein with Ellis Partners regarding the Pruneyard project on June 8th.

Commissioner Hernandez advised that she attended a community meeting during the summer regarding the Pruneyard proposal and also met with Dean Rubenstein.

Commissioner Bonhagen said he too met with Ellis Partners regarding the Pruneyard project.

Commissioner Kendall said she met with Dead Rubenstein regarding the Pruneyard project.

Commissioner Reynolds said he met with representatives of Ellis Partners regarding the Pruneyard project.

Chair Dodd advised she also met in June with representatives of Ellis Partners regarding the Pruneyard.

PUBLIC HEARINGS

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

1. **PLN2016-19** Public Hearing to consider the application of Majid Saneinejad for a Planned Development Permit, Tentative Parcel Map to create two residential lots and a common lot, Tree Removal Permit to allow for the removal of one protected tree, and a Zone Change from R-M (Multi-family) to P-D (Planned Development) to allow the construction of two single family residences on property located at **1223 Walnut Drive**. Staff is recommending that a Negative Declaration be adopted for this project. Tentative City Council Meeting Date: October 18, 2016. Project Planner: Cindy McCormick, Senior Planner

Ms. Cindy McCormick, Senior Planner, presented the staff report.

Commissioner Kendall provided the Site and Architectural Review Committee report as follows:

- SARC reviewed this item on August 23rd and were fully supportive of this project as redesigned.

Chair Dodd asked if there were questions of staff. There were none

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

Lou Dorcich, Project Architect:

- Said he is available for any questions.
- Advised that after the previous project review that led to excellent feedback from the community and the Commission, they now have a redesigned project that fulfills all requirements that they are pleased to present.

Commissioner Hernandez asked how the common area will be maintained. Will there be an HOA?

Planner Cindy McCormick replied that Public Works will require a maintenance agreement. It was seen as a sufficient solution given the simplicity of the project with just two homes.

Commissioner Bonhagen advised that he met with this applicant prior to the first review. He asked what is now different from that initial submittal.

Lou Dorcich reminded that the previous project had three units that have been reduced down to two units. The FAR has been reduced below 50 percent. It seems to be the opinion of the community that these reductions from the original proposal help this project to create a transition into this neighborhood.

Commissioner Reynolds asked the architect to comment on the use of composition shingle roofing versus a tile roof.

Lou Dorcich said that was changed at the request of his client who feels it would be more compatible with the neighborhood since most homes on the street have composition roofing.

Audrey Kiehtreiber, Resident on Walnut & President of STACC:

- Reported that she had submitted a letter of support for this revised proposal on behalf of STACC.
- Stated that it has been a pleasure to work with Mr. Majid Saneinejad. He came to STACC Board meetings several times and understood the concerns of the neighborhood. STACC appreciates his concessions. The project is now two single-family residences with back yards. The FAR is reduced to less than 50 percent. The design now fits in well with the neighborhood.
- Said that she wished that every developer would be as willing to work with surrounding neighbors as he has been. As a result, she hopes that he might decide to build more in this neighborhood in the future.
- Added that they are aware that this is a financial project for him.
- Extended thanks to Mr. Saneinejad and the Planning Commission.
- Said that Senior Planner Cindy McCormick was very effective coordinating all the participants.

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

Commissioner Reynolds:

- Said that this was a very easy project to support.
- Added that he is impressed with the harmony between this developer and his neighbors.
- Stated that he too is relieved to see a reduction in the FAR.

Commissioner Bonhagen:

- Said that he appreciates the fact that all parties worked together.
- Stated he is supportive.

Motion: **Upon motion of Commissioner Reynolds, seconded by Commissioner Kendall, the Planning Commission took the following actions for a property at 1223 Walnut Drive:**

- **Adopted Resolution No. 4325 recommending that the City Council approve a Tentative Parcel Map (PLN2016-19) to create two residential lots and one common lot;**
- **Adopted Resolution No. 4326 recommending that the City Council approve a Zoning Map Amendment (PLN2016-275) to change the zoning district designation from R-M (Multi-Family Residential) to P-D (Planned Development);**
- **Adopted Resolution No. 4327 recommending that the City Council approve a Planned Development Permit (PLN2016-276) to allow the construction of two (2) two-story detached single-family homes;**

- **Adopted Resolution No. 4328 recommending that the City Council approve a Tree Removal Permit (PLN2016-277) to allow for the removal of one protected tree; and**
- **Adopted Resolution No. 4329 recommending that the City Council adopt a Negative Declaration (PLN2016-278), subject to the conditions of approval,**

By the following roll call vote:

AYES: **Bonhagen, Dodd, Hernandez, Kendall, Reynolds, and Young**
NOES: **None**
ABSENT: **Rich**
ABSTAIN: **None**

Chair Dodd advised that this item would be considered by the City Council for final action at its meeting on October 18, 2016.

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

2. **PLN2016-263/266** Public Hearing to consider the application of Jimmy Chang for a Planned Development Permit (PLN2016-263) to allow the removal of private patio areas, alterations to existing staircases and installation of new lighting fixtures within two courtyards of an existing apartment community (dba "The Parc at Pruneyard") and a Tree Removal Permit (PLN2016-266) to allow the removal of protected trees on property located at **225 Union Avenue**. Staff is recommending that this item be deemed Categorically Exempt under CEQA. Tentative City Council Meeting Date: October 4, 2016. Project Planner: Stephen Rose, Associate Planner

Mr. Stephen Rose, Associate Planner, presented the staff report.

Chair Dodd asked if there were questions of staff. There were none.

Commissioner Kendall provided the Site and Architectural Review Committee report as follows:

- SARC reviewed this item on August 23rd and was supportive of this project with recommendations:
  - Consider the inclusion of patio tables. The applicant agreed to evaluate options.
  - Find ways to include bicycle parking.
  - Consider the placement of a barbecue area on the site.
  - Consider planting Eastern Rosebud trees. The applicant agreed to explore that recommendation with their Landscape Architect.

- Consider enlarging the existing trash enclosures. The current enclosure is too small to serve the current demand. Another option to enlarging the enclosures may be to increase the frequency of pickups each week.

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

Jimmy Chang, Applicant:

- Said that he would like to address four conditions.
- Stated that they were willing to explore adding more of an open space seating area. A wooden bench is what they proposed. It would be centrally located. That has been submitted to staff.
- Advised that there is open space behind the clubhouse, which is near the pool, as the space where they proposed to place tables and seating.
- Said his second issue to discuss is the condition for bike racks. While there are none currently, there exists 400 square feet per building of storage space. They are proposing to use that area for bicycle storage. They should be able to accommodate the storage of approximately 68 bicycles throughout the property.
- Stated that in regards to the tree species, he has been communicating with the project Landscape Architect and will work further with staff.
- Explained that he had surveyed the site trash enclosures. When originally constructed recycling wasn't as big as it is today. If they enlarge their trash enclosures to accommodate both trash and recycling containers, they would lose three parking spaces. Instead they have talked with Waste Management regarding more frequent pickups and/or smaller containers so all could fit within the existing enclosures.

Commissioner Hernandez asked Mr. Chang how they would deal with recycling in addition to trash.

Jimmy Chang explained that the recycling bins are currently outside the enclosure against the fence. They are not blocking any parking spaces.

Commissioner Hernandez asked Mr. Chang if he had spoken with tenants about the pending loss of private outdoor spaces.

Jimmy Chang:

- Reported that the property owner has a Resident Relations person to work with residents.
- Advised that technically there are not supposed to be any barbecue within 10 feet of a structure due to fire safety regulations.
- Added that tenants would have a better experience with a courtyard setup although perhaps not as private. The private patios ranged between 50 and 60 square feet.
- Stated that the interior courtyard will be semi-private as shared by building.

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

Commissioner Kendall said that this will be a big improvement to the center courtyard where currently there are so many stairs and dividers breaking it up. It wasn't very attractive. The site will be more beautiful when there are more plantings installed.

Commissioner Reynolds agreed with Commissioner Kendall that this proposal will beautify and improve the tenant experience. Removing the stairs is a good thing. He added that apartment complexes need to be updated periodically. He said he would support this application.

Chair Dodd said she was glad there will be bike storage provided.

Motion: **Upon motion of Commissioner Reynolds, seconded by Commissioner Bonhagen, the Planning Commission took the following actions for a property at 225 Union Avenue:**

1. **Adopted Resolution No. 4330 recommending that the City Council approve a Planned Development Permit (PLN2016-263) to allow the removal of private patio areas, alterations to existing staircases and installation of new lighting fixtures within two courtyards of an existing apartment community (dba "The Parc at Pruneyard"); and**
2. **Adopted Resolution No. 4331 recommending that the City Council approve a Tree Removal Permit (PLN2016-266) to allow the removal of protected trees, subject to the conditions of approval;**

By the following roll call vote:

AYES: **Bonhagen, Dodd, Hernandez, Kendall, Reynolds and Young**
NOES: **None**
ABSENT: **Rich**
ABSTAIN: **None**

Chair Dodd advised that this item would be considered by the City Council for final action at its meeting on October 4, 2016.

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Chair Dodd read Agenda Item No. 3 into the record as follows:

3. **PLN2016-76,77,78, 335, 357, 358** Public Hearing to consider the application of CFEP Pruneyard, LLC for a Zoning Map Amendment (PLN2015-357) to amend the Campbell Zoning Map to rezone a portion of The Pruneyard from the C-2 (General Commercial) Zoning District to the C-2-O (General Commercial / Overlay) Combining Zoning District; a Master Use Permit (PLN2015-358) to allow the construction of a 100,000 square-foot (5-story) office building, four retail buildings constituting 18,600 square-feet, a 30,000 square-foot fitness facility or a 12,000 square-foot retail/office building, expansion of the existing

parking structure (3 or 5 stories), various site improvements, alterations to existing buildings, establishment of a new land use program including specifying permitted and conditional uses, continued allowance of a shared parking program, and implementation of a transportation demand management program (TDM); a Tentative Vesting Parcel Map (PLN2015-77) to allow division of the property into three parcels; a Tree Removal Permit (PLN2015-335) to allow removal of on-site "protected" trees; a Master Sign Plan with a Freeway Oriented Sign (PLN2015-78) to allow a new comprehensive signage scheme including an increase in sign area, height, and number; and a Zoning Code Amendment (PLN2015-76) to revise various sections of the Campbell Zoning Code (Title 21 of the Campbell Municipal Code) to reference the land use program created by the Master Use Permit and to allow the signage proposed by the Master Sign Plan, for property located at **1875, 1887, 1901, 1919, 1995, & 1999 S. Bascom Avenue**. A Mitigated Negative Declaration has been prepared for this project. Tentative City Council Meeting Date: October 18, 2016. Project Planner: Daniel Fama, Senior Planner

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

Chair Dodd asked if there were questions of staff. There were none

Commissioner Kendall asked about the proposed height of the building near the portal.

Planner Daniel Fama said that staff's recommendation is a maximum of 45 feet in height.

Commissioner Kendall asked how many floors are proposed for that particular building.

Planner Daniel Fama replied, three.

Director Paul Kermoyan:

- Explained that 45 foot height number was borrowed from the East Campbell Avenue Master Plan (ECAMP) although it doesn't specifically apply to E. Campbell Avenue beyond Highway 17 through to Bascom Avenue.

Commissioner Kendall said that there is a difference between two-lane-wide roads versus four-lane-wide roads as to the maximum building height that can be supported.

Director Paul Kermoyan said that was the ECAMP methodology.

Planner Daniel Fama said that the rational was that if a 45-foot maximum height is acceptable at the end of the ECAMP area up to Union Avenue, than it should be

equally supportable further along the road toward Bascom Avenue sine the street width continues to be four lanes there.

Commissioner Hernandez clarified with staff that ECAMP extends up to Union but not beyond.

Planner Daniel Fama said that is correct on the south side of the street. It does not apply to the Pruneyard side of that street.

Chair Dodd opened the Public Hearing for Agenda Item No. 3.

Jim Ellis, Ellis Partners, Applicant:
- Said that he is very pleased to have the Planning Commission hearing their application this evening.
- Reported that he is here with a big part of their team. He introduced the members of the team to the Commission.
- Stated that Daniel Fama did an incredible job with his presentation.
- Added that he appreciates staffs' hard work over the last 18 or 19 months.
- Said that they are excited to bring their plans for the Pruneyard.
- Advised that they have already done renovations at the hotel, which will demonstrate the level of quality work they do at their projects.
- Stated that the goal of their application is to revitalize a treasured community asset in Campbell. To enhance it. To increase the sales volume and correspondingly the City's share of tax revenues. To create a vibrant neighborhood gathering space and to accommodate pedestrians and bicyclists.
- Cautioned that Pruneyard cannot remain stagnant.

Dan Rubenstein, Director of Development, Ellis Partners:
- Thanked the Commission for their time this evening.
- Said that they are thrilled to be here before the Planning Commission after two years' of effort.
- Extended specific thanks to Paul Kermoyan and Daniel Fama for their creativity and diligence throughout the process.
- Stated that there have been many meetings with staff, the Planning Commission, the City Council and community leaders. He listed a few:
    - Study Session with City Council in March 2015.
    - Planning Commission/City Council/Community leaders met in May 2015 and included neighborhood groups.
    - Reminded that the Planning Commission conducted a Study Session that started at 12:30 a.m. after a long regular meeting agenda had concluded late.
    - A second community meeting has held to receive resident feedback.
    - Meetings were held with STACC and with the Campbell Village Association.
- Said that the CEQA process took six to seven months to complete and included traffic, parking, geo-tech and architectural peer review.
- Reported that in April the final submittal was made that is before the Commission now.

- Advised that they will be working with the CERT program to make the Pruneyard a part of their emergency plan.
- Said that the primary elements of the project include pedestrian improvements both on and off-site; increasing ability to optimize the parking they have on site and supplement ADA parking; to create plazas and gathering areas.
- Pointed out that the City encourages office development.
- Explained that their proposed subdivision has its benefits for the City and offers Ellis Partners the ability to invest money in full development mode. It offers efficient financing of construction and investment.
- Estimated that this project will increase sales tax to the City by approximately $500,000 a year.
- Stated that having CC&R's for the Pruneyard gives the City unique enforcement.
- Listed some of the associated costs of their plans for Pruneyard including about $250,000 for streetscape improvements to help integrate the portals to the Pruneyard and $350,000 in traffic improvements.
- Reminded that staff is recommending approval.
- Said that we are four years into an intensive redevelopment cycle and said that their proposal will offer them the flexibility to have entitlements in place and not to have to come back.
- Reminded that their original request had been for 15 year time frame. They then came back with a compromise request for 10 years. The first phase will initiate after a year; the second phase after 6 years and the last phase would be complete after 10 years.
- Stated his hope that the Planning Commission will support this request.
- Described the proposed office building as consisting of 100,000 square feet of office space, on two stories, with two parking garages.
- Cautioned that less than five-stories would not be economically feasible due to costs including the need to relocate lots of utilities.
- Said that providing a large office building is necessary to draw a large use to the site.
- Pointed out that the 75-foot height for a five-story building is consistent and appropriate in a mixed-use transitory development. It could reduce traffic impacts and create 600 jobs for Campbell.
- Assured that he hears staff's concerns about massing and its impacts on pedestrians. To help alleviate those concerns their design has the top floor set back and the first floor set back 35 feet. This new office building would be located next to existing 10 and 16-story buildings and the freeway.
- Pointed out that this is the only place in Campbell that allows a 75-foot high office building.
- Reminded that the jurisdiction of the ECAMP is west of Highway 17 while the General Plan references the Pruneyard/Dry Creek Area.
- Said that the proposed office building represents an important entry point from the portals and would be placed on what is currently a parking lot.
- Said that they were fine with either office building design option they have provided for consideration.

Melinda Ellis-Evers, Ellis Partners, Applicant:
- Said that they are proud to be the stewards of this community asset.
- Stated that they have come up with a carefully conceived plan for the Pruneyard that maintains the small-town charm of the community.
- Said that their overall goal is to retain legacy Pruneyard tenants as well as to draw exciting new tenants to the site.
- Stated that they look forward to a long relationship moving forward and for years to come.
- Advised that they would like to move as quickly as possible to realize this important project.
- Added that Ellis Partners looks forward to future ribbon cuttings and new store openings in the future.

Dan Orloff, Resident on Second Street:
- Stated that it was a privilege to be here.
- Advised that he was here 39 years ago regarding The Factory and has seen many aspects of the Pruneyard's evolution.
- Added that he is a limited partner in Camera7.
- Reported that Ellis Partners has "delivered" in other markets including Palo Alto and Jack London Square in Oakland.
- Stated that their plans for a 100,000 square foot office building are important component of their project. The site needs such a building to draw jobs to Campbell.
- Concluded that he hopes the Planning Commission supports this plan.

Steven Blachman, Owner, Trudy's Brides and Special Occasions, Pruneyard:
- Said that his family has owned and operated their business, Trudy's, at the Pruneyard for 43 years this month.
- Stated that Ellis Partners is proposing a dynamic updated and fresh new look for the center.
- Advised that Trudy's looks recently completed a major renovation on two levels. They draw customers from the entire Bay Area.
- Opined that this project will benefit the entire Campbell Community.

Mark Gunke, Resident on McBain Avenue:
- Said that he is in favor of the proposed plan.
- Reported that Ellis Partners has reached out to his neighborhood for feedback and wishes and has incorporated their suggestions into their plans.
- Stated that these improvements will have positive impacts on property values of the surrounding area and he likes that.
- Suggested the need for a larger grocery store within the center and perhaps a restaurant could once again be located on the top floor of the tallest tower that once housed Sebastian's.

Nicky Essert, Resident on E. Campbell Avenue:
- Stated that she is a member of the Pruneyard/Dry Creek Neighborhood Association.

- Thanked Ellis Partners for their outreach efforts.
- Reported that this project has broad support in their nearby neighborhood.
- Stated concurrence with the traffic and parking issues but no one has expressed concerns about the proposed height for the office building.
- Advised that some suggest that the drive thru plaza only be available for emergency service use.
- Suggested a bike/pedestrian trail access to the Los Gatos Creek Trail.
- Reported that she has noticed improved security and grounds keeping at the Pruneyard under Ellis Partners ownership.
- Stated her support.

Cole Cameron, Resident on Herring Avenue, San Jose:
- Said he is a part of the CERT Team.
- Stated that they appreciate the outreach done by Ellis Partners.
- Explained that he has a finance background and agrees that the proposed five-story office building can benefit this community.
- Said he hopes this goes forward and thanked the Commission for their consideration.

Susan Landry, Resident on Curtner Avenue:
- Said that she is a landscape architect.
- Thanked Dean Rubenstein and Ellis Partners for their coordination with neighbors.
- Said that this project will improve the quality of the Pruneyard.
- Added that she is supportive with modifications.
- Suggested that the proposed road divides the courtyard and she would like to see the following:
    - Reduce the number of vehicular/pedestrian crossings.
    - Eliminate the vehicle road through the Plaza but retain emergency vehicle accessibility.
    - Eliminate left turns from Union and Campbell onto the site to help the flow of traffic along Campbell Avenue.
- Stated her support for a five-story office building and cautioned that allowing left turns would create traffic stacking problems.
- Thanked everyone involved and opined that this project will help Campbell and economic stability.

Carl San Miguel, Chamber of Commerce:
- Recommended approval for a 10 year build-out plan for this project.
- Said that the project would result in additional tenants bringing sales taxes into Campbell as well as increased property taxes. It is a source of funds.
- Said that he too supports the proposed five-story office building that could create 500 jobs and enhance the retail.
- Added that the five-story office building would not cast shadows or cause an increase of traffic due to access from Highway 17 and Campisi.
- Opined that this is a sound project for Campbell.
- Thanked the Commission for their consideration and support.

Jack Nybloom, Owner, Camera7 & Resident on Dillon Avenue:
- Said that there have been several owners of the Pruneyard over the last 14 years. Over the last 1.5 years, he has worked with Ellis Partners.
- Stated that they ask great questions and listen to our answers.
- Advised that there have been lots of get-togethers and Ellis Partners has a smart and thorough vision for the center. He is excited for the whole renovation plan.
- Said that as a result of his confidence in Ellis Partners' plans, he has raised capital and will reinvest in the theatre.
- Concluded by saying, "We love what they are doing!"

Dawn Anderson, Resident on Union Avenue:
- Reported that she lives a few blocks away.
- Added that she is an architect and has a few concerns.
- Said that allowing left turns into the Pruneyard so close to the portals would create problems.
- Stated that recentralizing the community space and allowing traffic through there is not conducive to pedestrian safety.
- Recommended that the developers get an accessibility review of the property.
- Advised that she goes over to Pruneyard every day.
- Thanked the Commission for its time.

Jo-Ann Fairbanks, Resident on Hacienda Avenue:
- Said that she appreciates hearing from the community about their experiences working with this developer.
- Stated that she has three areas of concern.
    - The inclusion of an overlay district.
    - The Master Use Permit concept makes her nervous. It delegates issues typically handled by the Planning Commission over to the Community Development Director. She's okay with current-Director Paul Kermoyan.
    - Admitted that the concept of a "living" document is a little scary for her.
- Said that the project completion dates also make her nervous/uncomfortable, particularly the 10 year time frame.
- Suggested that length of time could lead to a project that evolves and must be reviewed further by the Director.
- Admitted that she agrees with the staff's more conservative dates/schedule.

Chair Dodd closed the Public Hearing for Agenda Item No. 3.

Commissioner Hernandez:
- Cautioned that she has lots of questions.
- Said that they include building usage and square footage and splitting the lot into three parcels. That raises concerns for her.
- Added that she understands that there will be general CC&R's in place governing the three parcels. However, over time, individual owners/parcels will have different goals and visions. She asked staff to confirm that future owners would have to abide.

Planner Daniel Fama replied that is correct. It is intended that the CC&R's would be all encompassing to ensure a vital single shopping commercial center.

Commissioner Hernandez asked if this Master Use Permit would supersede the Use Permits approved in the past for this center.

Planner Daniel Fama said that rather it incorporates them into the Master Use Permit.

Commissioner Hernandez asked how the alcohol license maximums are calculated.

Planner Daniel Fama:
- Said there is no "carte blanch". It includes existing.
- Added that the Community Development Director can allow new but there is a ceiling on the maximum number.
- Stated that it would be 25 percent when the project is built out.
- Referenced page 13 that lists 25 with on-sale alcohol service and five with off-sale.

Commissioner Hernandez asked how that works if tenant spaces are split up. If some tenant spaces are split, would that allow an increase in the number of uses with alcohol service?

Planner Daniel Fama replied no. Increasing from 25 would require an amendment to this Master Use Permit that would go to the Planning Commission and then on to the City Council for review and approval.

Commissioner Hernandez:
- Said that issue comes up a lot and especially in the downtown.
- Questioned how often the closing of the special event area might occur. Would it be one weekend a month?

Planner Daniel Fama said that the closing would only be for a portion of the roadway. The parking lot and other drive aisles would remain available.

Commissioner Hernandez asked if it has been considered whether that drive could be closed permanently.

Planner Daniel Fama advised that to do so would require bringing it back to the Planning Commission and City Council.

Commissioner Hernandez:
- Stated that 10 years for completion seems a long time to her. She doesn't support that amount of time.
- Referred to the Robson project constructed on Hamilton Avenue at San Tomas Expressway (Penny Lane). That project was delayed for a number of years and everyone was shocked with what was ultimately constructed.
- Asked if the changes that can be made up to 500 square feet. Does that include adding outdoor seating?

Planner Daniel Fama said that the 500 square foot standard at Director level review is for building addition not outside uses. It involves minor changes to interior spaces to meet specific tenant needs.

Director Paul Kermoyan:
- Said that staff was conscientious about the type of authority given to staff.
- Assured that any big changes go back to the original decision makers.
- Added that the overall vision of the document contains limitations of what staff can approve.

Commissioner Kendall said she had a question for City Traffic Engineer Matthew Jue. Could he comment about the pedestrian interchange at the portals. Would a five-story building set back as proposed be of concern?

Mr. Matthew Jue, Traffic Engineer:
- Said that any pedestrians would be on the public sidewalk.
- Added that the crosswalk is signalized so there are no problems anticipated if the signals are obeyed.

Chair Dodd asked Matthew Jue about a future traffic signal at Campbell and Page. Could there be problems with turns onto Pruneyard?

Traffic Engineer Matthew Jue said that it is the right-of-way to get in.

Planner Daniel Fama said that traffic coming into Pruneyard from Union would include a relocated entrance to the underground parking.

Commissioner Bonhagen:
- Admitted that he has never noticed a problem with left turns onto the Pruneyard.
- Reported that he drives by at least three days a day.
- Said he'd like to address the proposed parcelization.
- Reminded that Ellis Partners has done this successfully before and that fact has alleviated any concerns for him.
- Said that the access to the Los Gatos Creek Train was suggested but he doesn't believe the Pruneyard property touches a point of access.

Planner Daniel Fama said that the northwest corner of the site by the parking garage does touch. However, that area was deemed an unsafe access point. Additionally, a bike lane could not be added there unless parking was lost.

Commissioner Bonhagen said that closing the traffic circle on the plaza every weekend would be "awesome". Perhaps it can start at once a month and go to weekly later.

Commissioner Kendall asked Commissioner Hernandez why she is not in favor of a 10-year approval. Their original request was for 15 years and she is quite pleased that they had condensed that time as much as they had to 10 years.

Commissioner Hernandez:
- Stated that 10 years is a very long period of time.
- Said that other things can happen based on a new Planning Commission, a new City Council, a new Community Development Director as well as a new General Plan.
- Reminded that the City has seen buildings/properties come and get approved but actual construction took a long time to occur.
- Added that oftentimes, when that building goes up its not was expected.
- Advised that she has never heard anything positive about that large white development constructed at San Tomas Expressway and Hamilton Avenue. She said that she has heard it referred to as a "prison" or a "mental hospital".
- Reiterated that 10 years is a long time.

Commissioner Kendall:
- Advised that she is in favor of the five-story office building, Version B.
- Cautioned that Campbell needs more of a balance of jobs to residents.
- Admitted that she feels fortunate to both live and work in Campbell.
- Added that this office building can be a real architectural statement for the City. It can serve to segue between the existing tall black towers and Campbell Avenue and could draw a substantial business such as Barracuda.
- Said that she can support a 10-year phased approval timeline since it takes a long time to build big projects.
- Stated that she is also okay with parcelization.
- Added that traffic needs to go through. There are many people with mobility issues and splitting it with a road would create two shopping centers if you can't get through.
- Stated that if there should be no play structures next to the road then the play structures could be relocated elsewhere on site.

Commissioner Young:
- Said that in general this project is excellent.
- Stated that he does have a few comments. For example, the length of time was initially concerning. However, the fact that there are extensive public improvements and the project is specifically phased, he is no longer concerned.
- Said that he was torn about the 10 year time line but also understands the applicant has reduced from their original request for 15 years.
- Cautioned that there would be issues if they tried to do all the work proposed at once.
- Said that a great job was done on describing the plans and need for parcelization and he is comfortable with that aspect.
- Said that there is inequity between a three-story and five-story office building.
- Said that regarding the drive through from Bascom to the back, the Traffic Management Plan should tell us if it is okay to close.

Commissioner Reynolds:

- Thanked the City Council for the provision of iPads to the members of the Planning Commission. With this large 2,700+ page packet, we saved a forest.
- Thanked staff. The scope of this project required their dedication and he extends kudos for their efforts.
- Thanked Ellis Partners whose project will certainly benefit our community. The Pruneyard is an important asset to the community. The community is protective of the Pruneyard.
- Reported that he made two trips to Oakland's Jack London Square. Fifteen years ago, it was bad. There are currently seven owners of the property that comprises Jack London Square yet it is a well-blended project that appears seamless.
- Said that the track record of Ellis Partners gives him the confidence over the length of project timing as they are proposing.
- Stated that a project of this caliber needs flexibility. This is huge – big time. He will support it.
- Admitted that he understood the "why" for the requested land split as requested by Ellis Partners from day one.
- Said that he is impressed with the thought that went into the Parking Management Plan. Valet parking doesn't get any easier and their underground parking is an expensive commitment.
- Stated that he is impressed with the proposed five-story office building. It will be beautiful and bring a tremendous addition of jobs in our City. Reducing that building to three-story would be a detriment to the project.
- Added that he is comfortable with the concept of an owners' association (CC&R's).
- Said that when he heard about the idea of Pruneyard partnering with CERT he thought that it was an awesome idea. A second location for emergency response would be tremendous.
- Thanked the members of the community who attended community meetings with Ellis Partners and also came to this evening's public hearing.
- Said that he is always protective of businesses in our City. There are great businesses at the Pruneyard.
- Said that he is asking Ellis Partners to take a long hard look at the businesses there today and to protect them.
- Advised that the Pruneyard is his and his wife's go-to place when there's no parking in Downtown.
- Said that he likes the idea of an expedited process with this Master Sign Plan that gives more authority to our Community Development Director. Anytime we can streamline a process, it's a benefit to all in the long run.
- Stated that he is happy with what is being proposed. He's glad they are keeping the theaters.
- Reminded that the Director can always bring issues to the Planning Commission if he thinks it is necessary to do so.
- Concluded that he is supporting this project.

Chair Dodd:
- Agreed with Commissioners Kendall and Young about the five-story office building.
- Said that she likes a combination of the two designs. She likes the glass building but would incorporate the step-down feature of the other design.
- Added that she likes the maximum limit of 25 businesses with alcohol service.
- Said that she appreciates Pruneyard Kitchen & Bar being added to the hotel.
- Admitted that she was on the fence regarding traffic going through the Pruneyard but she likes the idea of closing down the road once a month for events.
- Stated that she is fine with the parceling proposal as she has seen it work in Palo Alto and Oakland.
- Stated that she doesn't like the 10 year time frame as she is concerned about something the Commission has already approved becoming outdated after a decade.
- Pointed out that most of the members of the community who spoke out this evening were in favor of this project.

Commissioner Hernandez:
- Reiterated her concern that a 10-year approval is a long time and should be shortened to between five and size years.
- Added that she is in favor of parceliziation but on the issue of a drive through she could go either way.
- Said that she agrees with Chair Dodd about a combination building design that incorporates aspects of both designs.

Commissioner Bonhagen asked if the 10 year time frame is for the office building.

Chair Dodd reminded that the project is proposed in four phases.

Planner Daniel Fama said that the garage would be Phase 2-3 and the office building with underground parking would be Phase 4.

Commissioner Bonhagen said that it seems that everything else (outside of office building) would be completed at six years maximum.

Director Paul Kermoyan clarified 10 years. They'd have to start it within that time frame but that doesn't mean it has to be completed. It could take 12 years to complete.

Commissioner Bonhagen said he's okay with the 10 years requested.

Commissioner Reynolds:
- Said that he believes that Ellis Partners know what they are doing.
- Pointed out that this Commission is not expert on project timing and he fears the Commission could be Monday-morning quarterbacking.
- Added that Ellis Partners have put a lot of thought into what they think they can do within specific periods of time. The time allows them to deal with financing and construction/economic up or down-turns.

Commissioner Young:
- Said that he does this sort of thing for a living as well and is comfortable with what he is saying.

Commissioner Kendall asked how long it takes for a building's design to become outdated.

Chair Dodd re-opened the Public Hearing for Agenda Item No. 3.

Chair Dodd asked Dean Rubenstein if Ellis Partners would consider a different timeline.

Dean Rubenstein, Ellis Partners, Applicant:
- Said they would consider it.
- Provided the example of another project where extra time was allowed and that extra time allowed the project to be completed. That one was similar to this project in terms of size and complexity.
- Pointed out that the office building within five years is only five years more than allowed by right.
- Said that logistically each project/phase takes two or three years.
- Assured that the project is phased as tightly as they really can accomplish.

Susan Landry, Resident on Cambrian Drive:
- Asked the Planning Commission to reconsider the center courtyard road going through if there will be a kid's play area there.

Dawn Anderson, Resident on Union Avenue:
- Said that Ellis Partners should take the time necessary.
- Added that existing businesses at Pruneyard must trust the developers.
- Encouraged careful and well thought out planning.
- Said that the massing of the building at the corner will break up the noise.
- Supported a step back at the ground floor for a more pedestrian engagement.

Angela Amico:
- Said that she is here representing her parents who own the 10-unit apartment building across E. Campbell Avenue from the Pruneyard adjacent to the portals.
- Questioned why Ellis Partners never reached out to them who are directly across the street to discuss their plans.

Steve Blachman, Owner of Trudy's, said that businesses survive by people seeing that they are there.

Chair Dodd re-closed the Public Hearing for Agenda Item No. 3.

Planner Daniel Fama said that in regards to the design of the office building, if the Commission likes the idea of the five-story office building but with a revised design,

they should add to the conditions that this is subject to the building's design being refined in the future.

Chair Dodd asked each Commissioner to comment on the 10 year time line. She said she is feeling better about it after the discussion that has occurred.

Commissioner Bonhagen said that he likes 15 years since he's a real estate broker. However, he can agree to the compromise of 10 years. He said that while he likes the idea of greater setbacks for the ground floor he doesn't like the proposed "orange" color depicted on the drawing for Option 2.

Commissioner Hernandez:

- Said that there has been a good discussion on the issue of the 10 year approval period.
- Admitted that she can now see the benefit of allowing a 10-year time frame since construction can take time. There will be the need to move the staging area around.
- Stated she can now support up to 10 years.

Motion: **Upon motion of Commissioner Kendall, seconded by Commissioner Reynolds, the Planning Commission took the following actions for properties located at 1875, 1887, 1901, 1919, 1995 & 1999 S. Bascom Avenue:**

- **Adopted Resolution No. 4332 recommending that the City Council adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (PLN2015-79);**
- **Adopted Resolution No. 4333 recommending that the City Council approve a Zoning Map Amendment (PLN2015-357);**
- **Adopted Resolution No. 4334 recommending that the City Council adopt an ordinance approving a Zoning Code Amendment (PLN2015-76);**
- **Adopted Resolution No. 4335 recommending that the City Council approve a Master Use Permit with an approval duration of ten (10) years and to allow the office building to be five (5) stories, maintaining the 75 maximum height and a future revision to the building's design with an articulated surface, plaza below, setback on top (Option 1 concept) incorporating step-backs illustrated in Option 2, as recommended by SARC and decided by the Planning Commission;**
- **Adopted Resolution No. 4336 recommending that the City Council approve a Vesting Tentative Parcel Map (PLN2015-77);**
- **Adopted Resolution No. 4337 recommending that the City Council approve a Master Sign Plan (PLN2015-78) with a free-way oriented sign and an increase to the allowable sign area, height and number; and**

- **Adopted Resolution No. 4338 recommending that the City Council approve a Tree Removal Permit (PLN2015-335), subject to the conditions of approval,**

By the following roll call vote:

AYES: **Bonhagen, Dodd, Hernandez, Kendall, Reynolds, and Young**
NOES: **None**
ABSENT: **Rich**
ABSTAIN: **None**

Chair Dodd advised that this item would be considered by the City Council for final action at its meeting on October 18, 2016.

***

REPORT OF THE COMMUNITY DEVELOPMENT DIRECTOR

Director Paul Kermoyan had no additions to his written report.

ADJOURNMENT

The Planning Commission meeting adjourned at 10:40 p.m. to the next Regular Planning Commission Meeting of **September 27, 2016**.

SUBMITTED BY: _____
Corinne Shinn, Recording Secretary

APPROVED BY: _____
Cynthia Dodd, Chair

ATTEST: _____
Paul Kermoyan, Secretary

Document Available Online at: http://ca-campbell.civicplus.com/DocumentCenter/View/5562

INITIAL STUDY

PRUNEYARD SHOPPING CENTER AND OFFICES - EXPANSION PROJECT

An environmental evaluation
prepared in compliance with the
California Environmental Quality Act

Prepared by
Daniel Fama
Acting Senior Planner

City of Campbell
Community Development Department
Planning Division
70 N. First Street
Campbell, CA 95008

Public Review Period
August 10, 2016 to September 12, 2016

From: Costa, Aaron
To: Daniel Fama
Cc: "dean@ellispartners.com"
Subject: RE: CEQA Referral - Notice of Public Hearing Pruneyard Expansion
Date: Monday, August 29, 2016 1:25:29 PM
Attachments: image001.png

Daniel,

The Phase I ESA (Section 5.3) reports that "based on the historical agricultural use of the property, pesticides and/or herbicides may have been utilized on the property and near-surface soils may have at one time contained these compounds." And that the "historical agricultural use of the property is not considered to represent a recognized environmental concern."

It is our experience that these chemical compounds are not readily broken down and continue to persist in near-surface soils long after their use. Reworking of soil does not necessarily reduce or eliminate these chemicals. They also present a potential leaching to groundwater concern. My recommendation is that representative soil samples are collected in the areas where soil disturbance is planned to occur in order to develop the necessary mitigation measures, if any.

Thank you,

Aaron Costa
Senior Hazardous Materials Specialist
Site Mitigation Program

County of Santa Clara
Department of Environmental Health
1555 Berger Drive #300
San Jose, CA 95112
(408) 918-1954
http://www.sccgov.org/sites/deh

*My normal office hours are 6:30am-3:00pm

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From: Daniel Fama [mailto:danielf@cityofcampbell.com]
Sent: Monday, August 29, 2016 12:14 PM
To: Costa, Aaron <aaron.costa@cep.sccgov.org>
Cc: 'dean@ellispartners.com' <dean@ellispartners.com>
Subject: RE: CEQA Referral - Notice of Public Hearing Pruneyard Expansion

Hi Aaron,

The project's IS/MND are available on the City's website. The Phase I environmental site assessment (starting on page 1129) did not identify potential soil contamination. Do you have any information/documentation about the property that the City may not be aware of?

Thank you for your assistance,

Daniel

Daniel Fama | Senior Planner
Community Development Department | Planning Division
danielf@cityofcampbell.com
☎ 408.866.2193 | 🖷 408.871.5140
✉ 70 N. First Street, Campbell, CA 95008

From: Costa, Aaron [mailto:aaron.costa@cep.sccgov.org]
Sent: Monday, August 29, 2016 10:37 AM
To: Daniel Fama
Subject: RE: CEQA Referral - Notice of Public Hearing Pruneyard Expansion

Hello Daniel,

I am having a hard time finding the Initial Study/EIR docs online. The question I am looking to answer is this: Was the project site evaluated for pesticide/herbicide contamination in shallow soil? If not, it should be given the site history. Let me know if you wish to discuss further.

Thanks,

Aaron Costa
Senior Hazardous Materials Specialist
Site Mitigation Program

County of Santa Clara
Department of Environmental Health
1555 Berger Drive #300
San Jose, CA 95112
(408) 918-1954
http://www.sccgov.org/sites/deh

*My normal office hours are 6:30am-3:00pm

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From: Finley, Gavin
Sent: Monday, August 29, 2016 9:28 AM
To: Justice, John <john.justice@sccfd.org>; Barry, David <David.Barry@faf.sccgov.org>; Thomson, Annie <annie.thomson@PRK.SCCGOV.ORG>; Wien, Martha <Martha.Wien@cep.sccgov.org>; Tran01-Rapp, Stacey <stacey.rapp@sccconnect.onmicrosoft.com>; DEH - CEQA <DEH-CEQA@DEH.SCCGOV.ORG>
Cc: Bodduna, Aruna <Aruna.Bodduna@rda.sccgov.org>
Subject: CEQA Referral - Notice of Public Hearing Pruneyard Expansion

Hi all,

Please find attached a Notice of Public Hearing for **7:30pm** on **September 13, 2016**, for the Pruneyard Expansion project in the City of Campbell. Affected parcels include APNs 288-04-011, 288-04-012, 288-04-014, 288-04-017, 288-04-025, 288-04-026.

Thank you,

Gavin Finley
Junior Civil Engineer
Land Development and Permits Unit
County of Santa Clara Roads and Airports Department
101 Skyport Drive, San Jose, CA 95110
P: 1 (408) 573-2491

From: Finley, Gavin
Sent: Monday, August 22, 2016 11:01 AM
To: Justice, John <john.justice@sccfd.org>; Barry, David <David.Barry@faf.sccgov.org>; Thomson, Annie <annie.thomson@PRK.SCCGOV.ORG>; 'Martha.Wien@deh.sccgov.org' <Martha.Wien@deh.sccgov.org>; Rapp, Stacey <stacey.rapp@cep.sccgov.org>; DEH - CEQA <DEH-CEQA@DEH.SCCGOV.ORG>
Cc: Bodduna, Aruna <Aruna.Bodduna@rda.sccgov.org>
Subject: CEQA Referral - NOI-MND Pruneyard Expansion

Hi all,

Please find attached the Notice of Intent to Adopt a Mitigated Negative Declaration for the Pruneyard Shopping Center and Offices expansion project in the City of Campbell. Affected parcels include APNs 288-04-011, 288-04-012, 288-04-014, 288-04-017, 288-04-025, 288-04-026.

Comments are due to Daniel Fama (danielf@cityofcampbell.com) by **September 12, 2016**.

Thank you,

Gavin Finley
Junior Civil Engineer
Land Development and Permits Unit
County of Santa Clara Roads and Airports Department
101 Skyport Drive, San Jose, CA 95110
P: 1 (408) 573-2491

County of Santa Clara

Department of Environmental Health

1555 Berger Drive, Suite 300
San Jose, California 95112-2716
(408) 918-3400
www.EHinfo.org

September 9, 2016

Mr. Daniel Fama
Acting Senior Planner
City of Campbell
Community Developmental Department
70 N. 1st Street
Campbell, CA 95008

SUBJECT: Notice of Intent (NOI) to adopt a Mitigated Negative Declaration for the Pruneyard Shopping Center and Offices – Expansion Project.

The Santa Clara County Department of Environmental Health, Solid Waste Program, the Local Enforcement Agency (LEA), have reviewed the document cited above. The following is a summary of the proposed project description, and comments of the LEA's review for post closure land use activities that is within 1,000 feet of a closed landfill.

Project Description:

The Pruneyard Shopping Center and Office Expansion Project would allow the construction of several new retail buildings, five story office with underground parking and expansion of existing parking garage. Additionally, the proposed would also include renovation and alteration of existing retail buildings, creation of public plaza areas, improved pedestrian/bicycle connections, and modified vehicular circulation, as well as removal of numerous protected and non-protected trees. The proposed project also includes a 'Master Use Permit" that will allow establishment of a new land use program for the project site, including instituting a tailored list of permissible land uses, new administrative procedures, land use maximums, and implementation of a transportation demand management program and a shared parking program.

CEQA

The LEA, a Responsible Agency must ensure that post closure activities within 1000 feet of a closed landfill meet required state standards for the protection of public health, safety, and the environment. The LEA implements this goal through programs such as: permit issuance and oversight for closed and active solid waste facilities, review of environmental documents for proposed, new, or expanded solid waste facilities for compliance of CEQA; and enforcement of state standards for solid waste facilities.

Board of Supervisors: Mike Wasserman, Cindy Chavez, Dave Cortese, Ken Yeager, S. Joseph Simitian
County Executive: Jeffrey V. Smith

Comments

Current California Code of Regulations prescribe development standards for onsite postclosure land uses within 1,000 feet of a landfill footprint (27 CCR 21190). These regulations do not prohibit development but contain standards that are designed primarily to prevent damage to the environmental control systems at the closed landfill and to protect the public health and safety from landfill gas migration. Review of the Mitigated Negative Declaration and accompanying documents failed to address if evidence of methane gas or gas migration from the closed landfill has impacted the project property. The initial study nor the Phase 1 Geotechnical Investigations address this matter. The Phase 1 Environmental Site Assessment conducted by Cardno ATC for the project dated August 22, 2014 acknowledged the existence of the West Valley Closed Landfill, and deemed that the current regulatory status and closure of the landfill, that the closed landfill is not considered to represent a likely past, present or material threat of release in, on or at the property.

This closed landfill is inspected by the LEA on a quarterly basis. Due to active occurrences of differential settlement at the closed landfill affected properties and the potential for migration of methane gas from decomposing buried refuse, the LEA strongly recommends further environmental investigation relating to the potential of methane gas migration onto the project property. Section 21190, Title 27 California Code of Regulations construction standards should be considered upon completion of the recommended environmental site investigation. It is unfortunate that our office, the LEA was not notified during the early stages of these project. Assurances must be made to protect the public health and safety from the potential of methane gas migration onto the project property.

Thank you for the opportunity to review and comment on this document. If we can provide you with any assistance, please contact me at (408) 918-1962. Also, we respectfully request that you modify your Reviewing Agency Checklist to include our office as Santa Clara County Department of Environmental Health, Solid Waste Program, the LEA (as a responsible agency), for any future City of Campbell proposed projects that may occur within 1,000 feet of the West Valley Closed Landfill.

Sincerely,

Roel Meregillano

Roel Meregillano, R.E.H.S.
Solid Waste Program

cc: Eric Kiruja – CalRecycle, 1001 I Street, PO Box 4025, MS 10A, Sacramento CA 95812-4025

From: Vikki Essert
To: Daniel Fama
Subject: Pruneyard negative declaration
Date: Friday, September 02, 2016 9:19:43 AM

I am the Pruneyard Dry Creek Neighborhood Assoc. City Planning Liaison Committee chair and also a member of the GPAC. Jim Ellis and representatives from Ellis Partners and Cushman Wakefield have met with members of our neighborhood as well as some from other Campbell neighborhoods several times in the last eighteen months to get community feedback. Not only did they listen to community members' concerns, but in the subsequent iterations of their plans, changes based on community input are visible. In general, there is broad support for the Ellis Partners' proposal. The main concerns are traffic, parking and bike/pedestrian access. I would like to suggest two changes in this area:
1) Consider making the drive through the plaza for emergency vehicles only
2) Create a bike/pedestrian path along the edge of the property connecting the Los Gatos Creek trail entrance to the Portals

Vikki Essert

Susan M. Landry
Environmental Architect
LA Lic. No. 3161

12th Sep °16

The Pruneyard & the Mitigated Negative Declaration, Zoning Map Amendment & Master Use Permit

To: Planning Commission, City of Campbell
Paul Kermoyan

RE: The Pruneyard - Zoning Map Amendment & Master Use Permit

SUBJ: My Public Comment

Planning Commissioners,

After review of the documents for this project I am providing the following Public Comments. These comments are focused on the layout and configuration of the Proposed Preliminary Site Plan as shown in the Mitigated Negative Declaration - Project Overview, p. 5.

Ellis Partners are proposing numerous improvements to The Pruneyard that will improve the quality of the complex and will increase its economic viability. I appreciate their commitment to the success of The Pruneyard and the role it plays within the City of Campbell. I have attended several meetings where Dean Rubinson, Ellis Partners, has taken time to meet with various neighborhood groups to receive input on the project plans and to hear their concerns. At these meetings I have expressed my concerns described in this letter and **would like the Planning Commission to consider them as they discuss the project at their Sept. 13th meeting.**

The Pruneyard's Master Use Permit Document, p.1 identifies the Owners intentions for the project development. "The Owner, who purchased The Pruneyard in 2014, has **proposed changes to improve and sustain The Pruneyard's economic vitality, including returning the courtyard to focus once again on the pedestrian experience,** construction of new buildings that complement the existing built environment, addition of new pedestrian connections throughout the center to safely move people, and the placement of additional conveniently-placed parking."

The following is a summary of my comments and at the end of this letter I have included two diagrams that graphically depict these comments.

My main Areas of Concern:

- Enhance overall Pedestrian & Bicycle Circulation to reduce crossing vehicular traffic
- Eliminate Vehicular Traffic through the Central Plaza (maintain a Fire Access Corridor)
- Improve Pedestrian Connectivity from the Portals and internal Pedestrian Circulation

Enhance overall Pedestrian & Bicycle Circulation to reduce crossing vehicular traffic:

The Master Use Permit Document. p. 3 describes the **Vision and Goals** for the project, which state in part, "The Pruneyard . . .contributes to the 'sense of place' envisioned by the City and the Owner and as a **walkable**

and enticing destination." One of the goals is to "Promote a cohesive use of The Pruneyard including the retail shops, the hotel, the offices and all of the common spaces."

Comments:

- The proposed layout of the roadways and parking lots are not reflective of the Vision and Goals stated above and vehicular circulation should be modified to better enhance pedestrian and bicycle circulation.
- The proposed layout of the site maintains the majority of the existing roadways and parking lots where vehicular circulation dominated the project and pedestrian/bicycle circulation is secondary.
- There are over 13 crosswalk locations where pedestrians must cross the main vehicular roadways. To better enhance the pedestrian experience, the number of vehicular/pedestrian interfaces should be reduced.
- Potential ways to reduce pedestrian crossings could include: Create a two-way roadway on the east side of the Towers and remove the one-way traffic between the existing South Retail Building and the new R1 and R2 building, remove the roadway through the New Central Plaza and by removing the left turn lane on the east side of the New Office building at the Union/Campbell Ave intersection (see below for more detail)

Eliminate Vehicular Traffic through the Central Plaza:

The Proposed Preliminary Site Plan shows a New Central Plaza between the two large Retail Buildings with a Vehicular Roadway crossing through the Plaza. The Plaza includes outdoor seating, dining and a Play Area.

As stated above, the Master Use Permit Document. p. 3 describes the **Vision and Goals** which includes "Promote a cohesive use of The Pruneyard including the retail shops, the hotel, the offices and all of the common spaces"

Additionally, the document identifies "General Site Materials and Elements" One component is 'Play/Sculptural Elements (p.31) as "Artistic, decorative, sculptural and play elements should provide opportunities for aesthetic appreciation, fun, and add an element of whimsy".

There is a need for a Fire Lane through the Plaza that allows for fire truck access to the surrounding Buildings. This can be accomplished without also having vehicular traffic travel through the Plaza. Elements such as removal bollards can be placed at either end of the Fire Lane to prevent access to traffic.

Comments:

- The vehicular traffic lane through the Central Plaza reduces the quality and value of this space by dividing it into two separate spaces.
  - Pedestrian circulation will be limited to the two sides of the plaza, creating a disconnect from one side to the other.
  - The division of the space is in conflict with the Vision and Goals of promoting a cohesive use of the Pruneyard and all of the common spaces.

- The traffic though the Plaza creates potential hazards for children, especially associated with the Play Area. **If the traffic lane is not removed, a 4 ft. high continuous barrier has to be provided to keep children from running into traffic.**

408.644.6936
Environmental.Architect@yahoo.com
`Campbell, CA 95008

- Vehicular Traffic near a designated 'Play Area/Play Zone' **creates a hazard for children** per ASTM F2049–11, 'Standard Safety Performance Specification for Fences/Barriers for Public, Commercial, and Multi-Family Residential Use Outdoor Play Areas."
-
- Item 4.1 states "A play zone shall be protected in accordance with this specification in locations that are vulnerable to vehicular traffic. This includes the providing a 4 ft. high enclosed fence around the entire designated Play Area with self-closing gates.
- A Vulnerable Play Zone levels of concern depending upon the distance the play area is from the hazards. Level I (top priority) is where the hazard is less than 30 ft. from play equipment or its use zone.

Pedestrian Connectivity from the Portals at the Union Ave Entrance:

On the west side of the proposed Office building, the City's New Portal Project has created a grand walkway under Hwy 17 that provides for pedestrian circulation from the Pruneyard and Downtown Campbell. The Portal project was designed to accommodate pedestrian circulation from Downtown Campbell to The Pruneyard. It is anticipated that there will be a large volume of people traveling along this corridor, passing through the Portal to access the Pruneyard shopping center.

The Proposed Site Plan will be modifying the internal roadway between Campbell Ave and Tower 2. Changes include removing the parking lot on the west side and adding a new Office Building. The plan shows a new vehicular roadway on site after the Union/Campbell intersection that veers off to the left with a crosswalk halfway between the intersection and a new parking lot.

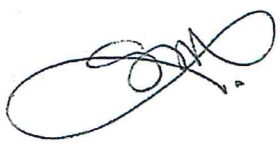
Comments:

- The left turn roadway between the new Office Building and Tower 2 should be removed and an alternative route for vehicles needs to be explored. One option could include creating a new roadway between Pruneyard Place Tower and Tower 2 that would allow access to the parking lot below the new office building.
- The quantity of pedestrians and bicycles traveling along Campbell Ave will be crossing the incoming traffic off of Union Ave., which will require cars to stop at the crosswalk. There is limited room for cars to stack between the street and the crosswalk, which will create a traffic back up.

Conclusion:

Please take into consideration my comments identified above during the Planning Commissions deliberations. I look forward to attending the meeting on the 13th and the discussion amongst the Commissioners.

Sincerely,



Susan M. Landry Environmental Architect

Designing Spaces Between the Natural & Built Environment™

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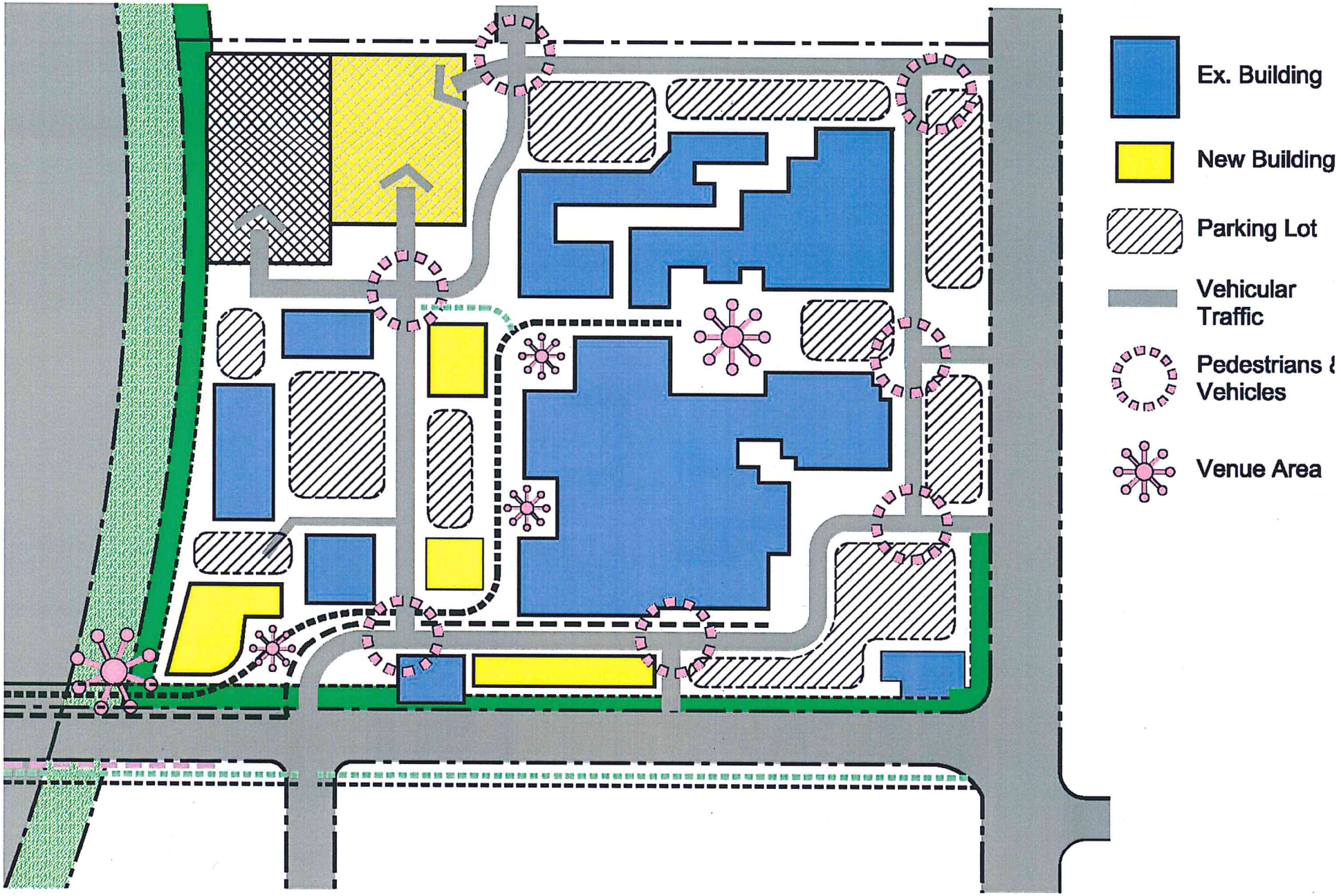
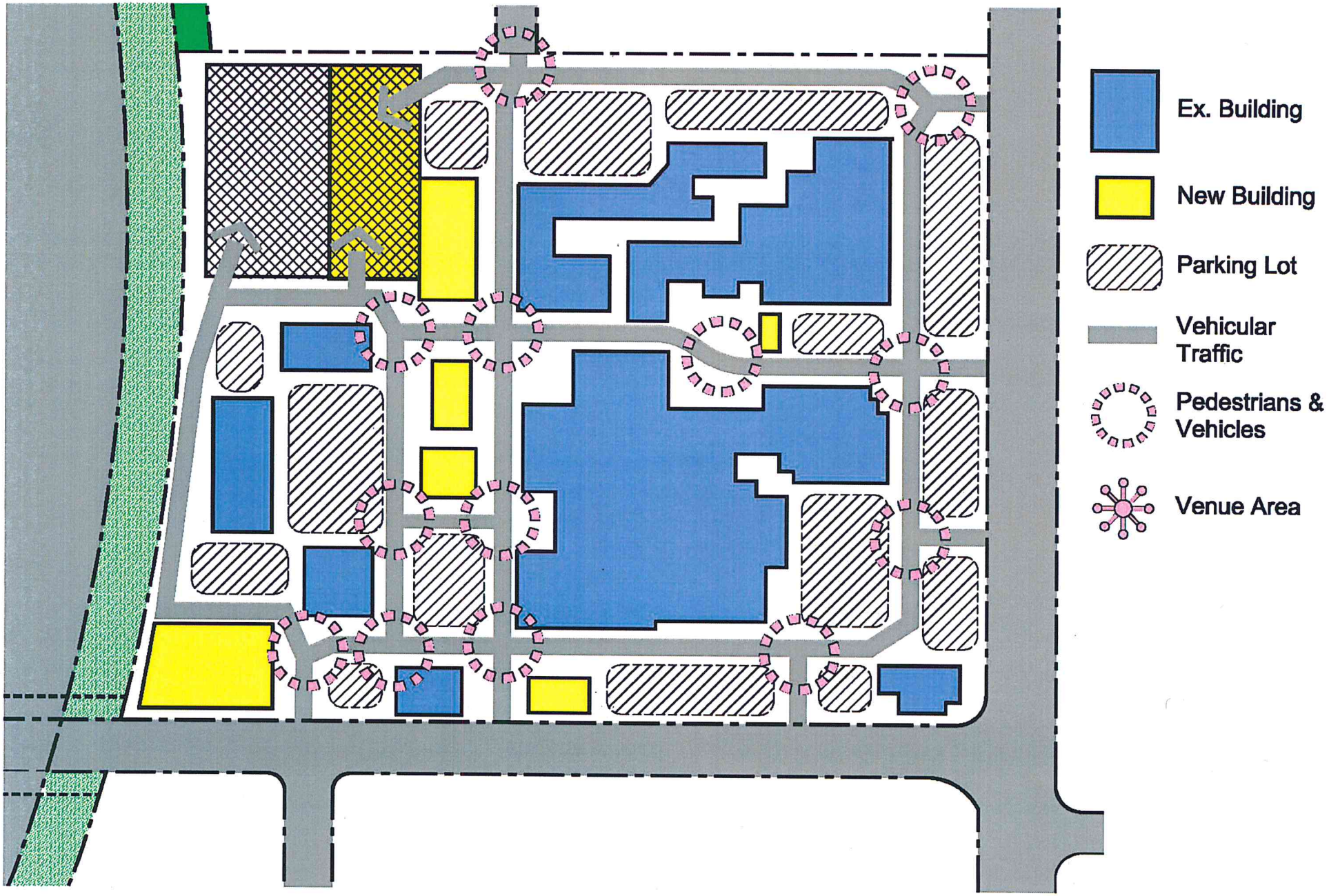
`Campbell, CA 95008



Alternate Site Plan
The Pruneyard in Campbell



Developer's Proposed Site Plan
The Pruneyard in Campbell

SANTA CLARA
Valley Transportation Authority

September 6, 2016

City of Campbell
Community Development Department
70 N. First Street
Campbell, CA 95008-1423

Attention: Daniel Fama

Subject: Pruneyard Shopping Center and Offices

Dear Mr. Fama:

Santa Clara Valley Transportation Authority (VTA) staff have reviewed the Initial Study for 100,000 square feet office development, 18,600 square feet of retail, a 30,000-square foot fitness center or 12,000-square foot retail/office building at the southwest corner of Bascom Avenue and Campbell Avenue. We have the following comments.

Pedestrian and Bicycle Accommodations

VTA commends the City for thoroughly documenting existing pedestrian and bicycle conditions and planned improvements, as detailed in Appendix M of the TIA Report. VTA commends the project applicant for including numerous pedestrian and bicycle improvements, including:

- New sidewalks and crosswalks at several driveway locations. These features not only improve pedestrian circulation within the site, but close existing gaps between the internal pedestrian network of the Pruneyard Shopping Center and the public sidewalks along Campbell Avenue and South Bascom Avenue.
- Additional pedestrian safety features, such as detectable tiles and stop signs, at the proposed new crosswalks.
- A new interior sidewalk to facilitate pedestrian travel between the office towers and retail core of the site, and reconstruction of the existing sidewalk on the south frontage of Tower 2 for ADA compliance.
- Retention of existing street trees along Campbell Avenue and South Bascom Avenue and addition of new trees placed between the pedestrian and auto circulation areas internal to the project site. Resources on pedestrian quality of service, such as the Highway Capacity Manual (HCM) 2010 Pedestrian Level of Service methodology, indicate that such accommodations improve pedestrian perceptions of comfort and safety on a roadway.

The corners of the existing driveways into the site along Campbell Avenue at Campisi Way and adjacent to the proposed "R5" building have a wide turning radius which encourages higher auto speeds and reduces pedestrian comfort and safety. VTA recommends squaring off the corners or

otherwise reducing the speed of right turns, and providing other safety features such high-visibility crosswalks, special pavement, etc., where the sidewalk crosses the driveways.

Parking Management

The TIA notes that the proposed parking supply will exceed the estimated maximum parking demand during each project phase except Phase 2 and Phase 4 (Option B). However, even in these phases the parking demand would only exceed the available parking by small amounts during the peak seasonal December period. VTA supports the recommendation in the TIA to address this minor deficiency with Parking Management measures rather than increased parking supply, including wayfinding, valet services, time-limited parking, employee parking in restricted locations, and submittal of an annual Parking Management report to the City (5-6). In addition, VTA recommends that the City consider parking pricing and/or parking cash out as additional Parking Management measures for the project.

Transportation Demand Management/Trip Reduction

VTA commends the City and project applicant for including a Transportation Demand Management (TDM) program in the TIA (Appendix J) which would apply to the existing office space as well as the proposed 100,000 s.f. of new office space (TIA, pg. 21).

VTA supports the inclusion of Trip Generation Monitoring measures (TIA pgs. 22-23), including driveway counts conducted by a traffic engineering firm employed by the City and funded by the property owner(s), as well as employee surveys to assess commute mode share, use of telecommuting/flextime, and other relevant measures. VTA notes that these measures are consistent with the Peer/Study-Based approach to trip reductions as outlined in the VTA TIA Guidelines, as well as current best practices for TDM programs in Santa Clara County.

Thank you for the opportunity to review this project. If you have any questions, please call me at (408) 321-5784.

Sincerely,

Roy Molseed
Senior Environmental Planner

cc: Patricia Maurice, Caltrans
Brian Ashurst, Caltrans

CM1501

DEPARTMENT OF TRANSPORTATION
DISTRICT 4
P.O. BOX 23660
OAKLAND, CA 94623-0660
PHONE (510) 286-5528
FAX (510) 286-5559
TTY 711
www.dot.ca.gov

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September 6, 2016

04-SCL-2016-00030
SCL017248
SCL/17/PM 11.9
SCH# 2016082019

Mr. Daniel Fama
Community Development Department
City of Campbell
70 N. 1st Street
Campbell, CA 95008

Dear Mr. Fama:

Pruneyard Shopping Center and Offices Expansion Project – Mitigated Negative Declaration

Thank you for continuing to include the California Department of Transportation (Caltrans) in the environmental review process for the above-referenced project. In tandem with the Metropolitan Transportation Commission's (MTC) Sustainable Communities Strategy (SCS), Caltrans new mission signals a modernization of our approach to evaluating and mitigating impacts to the State Transportation Network (STN). We aim to reduce vehicle miles traveled (VMT) by tripling bicycle and doubling both pedestrian and transit travel by 2020. Our comments are based on the Mitigated Negative Declaration (MND). Please also refer to the previous comment letters on The Pruneyard Master Plan and incorporated herein.

Project Understanding

The proposed project is located immediately adjacent to the east of State Route (SR) 17 at Campbell Avenue with driveway access via Bascom and Campbell Avenues. The project would construct several new retail buildings, a five-story office building, and expand the existing parking garage. The project includes an "Option A" and "Option B," also referred to as the "retail alternative" and "fitness alternative," respectively. The retail alternative would construct a two-level 12,000 square-foot retail/office building and a three-level garage expansion. The fitness alternative would construct a two level 30,000 square-foot fitness facility and a five-level garage expansion. Additionally, the proposed project would include renovation and alteration of existing retail buildings, creation/expansion of public plaza areas, improved pedestrian/bicycle connections, and a modified vehicular circulation, as well as removal of numerous "protected" and non-protected trees.

Lead Agency
As the lead agency, the City of Campbell (City) is responsible for all project mitigation, including any needed improvements to the STN. The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures.

Traffic Impacts
Caltrans recommends the *Guide for the Preparation of Traffic Impact Studies* for determining which scenarios and methodologies to use in the analysis, available at: www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf.

1. Please provide Caltrans with the project's fair share fee contribution to the SR 17 southbound off-ramp at E. Hamilton Avenue improvement project, being constructed because of queuing which is impacting the freeway.

2. Please provide mitigation measures to prevent queuing impacts to SR 17 at the northbound Creekside Way off-ramp. The right turn traffic generated by the project will add to the overall traffic volume at this off-ramp and could block the mainline freeway. Even with the right turn pocket, vehicles making a right turn might not be able to reach the right turn lane in time.

3. The project site's building potential as identified in the General Plan. The project must be consistent with the Circulation Element of the General Plan, the Congestion Management Agency's Congestion Management Plan, and the MTC's Regional Transportation Plan (RTP)/SCS.

4. Mitigation for increasing VMT should be identified. Mitigation may include contributions to the Santa Clara Valley Transportation Authority's (VTA) voluntary contribution program, and should support the use of transit and active transportation modes. Potential mitigation measures that include the requirements of other agencies such as Caltrans are fully enforceable through permit conditions, agreements, or other legally-binding instruments under the control of the City.

5. The project's primary and secondary effects on pedestrians, bicycles, disabled travelers and transit performance should be evaluated, including countermeasures and trade-offs resulting from mitigating VMT increases. Access to pedestrians, bicycle, and transit facilities must be maintained.

Vehicle Trip Reduction
Transportation Demand Management (TDM) programs should be documented with annual monitoring reports by an onsite TDM coordinator to demonstrate effectiveness. Suggested TDM strategies include working with the VTA to decrease headway times and improve way-finding on bus lines to provide a better connection between the project, the Downtown Campbell and Hamilton Stations, and regional destinations and providing:

- Membership in a transportation management association.
- Transit subsidies and/or EcoPasses to all employees.
- Ten percent vehicle parking reduction.
- Transit and trip planning resources.
- Carpool and vanpool ride-matching support.
- Carpool and clean-fuel parking spaces.
- Secured bicycle storage facilities.
- Bicycles for employee uses to access nearby destinations.
- Showers, changing rooms and clothing lockers.
- Fix-it bicycle repair station(s).
- Transportation and commute information kiosk.
- Outdoor patios, outdoor areas, furniture, pedestrian pathways, picnic and recreational areas.
- Nearby walkable amenities.
- Kick-off commuter event at full occupancy.
- Employee transportation coordinator.
- Emergency Ride Home program.
- Bicycle route mapping resources and bicycle parking incentives.

The project proposes to provide more parking than the anticipated demand, and Development Option A would provide parking supply in excess of anticipated demand during the peak period (i.e., Fridays in December). Caltrans continues to recommend lower parking ratios, especially given the project's proximity to light rail stations and bus stops. Please refer to "Reforming Parking Policies to Support Smart Growth," a MTC study funded by Caltrans, for sample parking ratios and strategies that support compact growth. Reducing parking supply can encourage active forms of transportation, reduce regional VMT, and lessen future traffic impacts on SR 17 and other nearby State facilities. These smart growth approaches are consistent with the MTC's RTP/SCS goals and would meet Caltrans Strategic Management Plan.

Traffic Impact Fees

Given the project's contribution to area traffic and its proximity to SR 17, the project should contribute fair share traffic impact fees. These contributions would be used to lessen future traffic congestion and improve transit in the project vicinity.

Traffic Control Plan

A Caltrans-approved Traffic Control Plan (TCP) is required to avoid project-related impacts to the STN, if it is anticipated that vehicular, bicycle, and pedestrian traffic will be impacted during the construction of the proposed project requiring traffic restrictions and detours. The TCP must also comply with the requirements of corresponding jurisdictions. In addition, pedestrian access through the construction zone must be in accordance with the Americans with Disabilities Act (ADA) regulations (see Caltrans' *Temporary Pedestrian Facilities Handbook* for maintaining pedestrian access and meeting ADA requirements during construction at: www.dot.ca.gov/hq/construc/safety/Temporary_Pedestrian_Facilities_Handbook.pdf) (see also Caltrans' Traffic Operations Policy Directive 11-01 "Accommodating Bicyclists in Temporary

Traffic Control Zones" at: www.dot.ca.gov/trafficops/policy/11-01.pdf). All curb ramps and pedestrian facilities located within the limits of the project are required to be brought up to current ADA standards as part of this project.

For further TCP assistance, please contact the Caltrans District 4 Office of Traffic Management Operations at (510) 286-4579. Further traffic management information is available at the following website:
www.dot.ca.gov/hq/traffops/trafmgmt/tmp_lcs/index.htm.

Encroachment Permit
Please be advised that any work, staging, or traffic control that encroaches onto the State ROW requires an encroachment permit that is issued by Caltrans. To apply, a completed encroachment permit application, environmental documentation, and five (5) sets of plans clearly indicating State ROW must be submitted to: David Salladay, District Office Chief, Office of Permits, California Department of Transportation, District 4, P.O. Box 23660, Oakland, CA 94623-0660. Traffic-related mitigation measures should be incorporated into the construction plans prior to the encroachment permit process. See this website for more information:
www.dot.ca.gov/hq/traffops/developserv/permits.

Should you have any questions regarding this letter, please contact Brian Ashurst at (510) 286-5505 or brian.ashurst@dot.ca.gov.

Sincerely,

PATRICIA MAURICE
District Branch Chief
Local Development - Intergovernmental Review

c: Scott Morgan, State Clearinghouse
Robert Swierk, Santa Clara Valley Transportation Authority (VTA) – electronic copy
Robert Cunningham, Santa Clara Valley Transportation Authority (VTA) – electronic copy

PRUNEYARD/CREEKSIDE AREA POLICIES

Goal LUT-14: The Pruneyard/ Creekside Area as an active, connected "urban village" with a mixture of commercial, office, residential, entertainment and recreational uses functioning as a community and regional focal point.

Policy LUT-14.1: Area Plan: Develop an Area Plan for the Pruneyard / Creekside Commercial District.

Policy LUT-14.2: Development Intensities: Allow higher development intensities within the Pruneyard / Creekside area.

Strategy LUT-14.2a: Maximum Height: Allow new buildings and redeveloped buildings to develop at the maximum height in the Pruneyard/Creekside Area, subject to traffic and environmental constraints.

Strategy LUT-14.2b: Floor Area Ratio (FAR): Allow a maximum FAR of 2.0 for new development or redevelopment within the Pruneyard/Creekside Area.

Policy LUT-14.3: Physically Connected: Encourage new development in the Pruneyard/Creekside Area that is physically connected to existing development and oriented towards the creek trail with appropriate setbacks, and that provides logical connections and access to the creek trail.

Strategy LUT-14.3d: Links to Los Gatos Creek: Ensure that new development provides visual and pedestrian linkages with Los Gatos Creek.

Strategy LUT-14.4a: Floor Area Ratio: Allow sites of greater than 3 acres to maximize densities of up to 2.0 FAR for non-residential uses and up to a maximum residential density of 27 units per gross acre. Project densities on parcels of smaller size will be reduced on a sliding scale as indicated below:

Minimum Acres	Maximum FAR	Allowable Density Range
Up to .99	.30	Up to 8 du/acre
1.0 to 1.99	.50	8 to 16
2.0 to 2.99	1.0	8 to 21
3.0 and above	2.0	8 to 27

Strategy LUT-14.4d: Parking Facilities: Joint use of parking facilities may be utilized with mixed-use development formats on larger parcels.

Policy LUT-14.5: Building Orientation: Orient buildings toward public streets. New buildings on corner lots should frame the intersection through the use of reduced setbacks where necessary for access, facades that incorporate prominent entries, windows, design details and landscaping.

Strategy LUT-14.5b: Non-residential Entries: Orient entries of non-residential developments toward the public street and provide street-level windows and glass front display bays for all street-level office and retail.

Strategy LUT-14.5c: Parking Lots: Encourage parking lots at the side of or rear of, or below buildings. Parking lots are strongly discouraged between buildings and the sidewalk.

Strategy LUT-14.6b: Ground Floor Retail Uses: Ensure ground floor retail uses on Bascom and Hamilton Avenues, with vibrant street level elevations.

Strategy LUT-14.6c: Decorative Features: Development projects should incorporate decorative features including plazas that incorporate amenities such as public art, special paving, tile, and fountains.

GENERAL PLAN POLICIES

Strategy LUT-1.5a:	Transit-Oriented Development: Encourage transit-oriented development including employment centers such as office and research and development facilities and the city's highest density residential projects by coordinating the location, intensity, and mix of land uses with transportation resources, such as Light Rail.
Strategy LUT-1.5d:	Higher Floor Area Ratios (FARs): Develop provisions for allowing higher FARs in new projects that provide a mix of uses, maintain a jobs/housing balance or are located within proximity to Light Rail.
Strategy LUT-1.5f:	Transportation Impact Mitigation: development that impacts the transportation system. Evaluate the establishment of a Complete Streets Impact fee policy to be imposed on new development and applied toward improving the City's multimodal transportation system.
Strategy LUT-2.1c:	Bicycle Facilities: Require adequate and secure bicycle facilities at employment centers, activity centers, and residential projects.
Strategy LUT-2.1k:	Private Development: Developers will be required to make public improvements related to their project to improve and enhance bicycle, pedestrian and transit opportunities consistent with City policy.
Strategy LUT-2.1q:	Transportation Demand Management (TDM): For new employment centers require TDM site design measures including carpool and van pool parking, bicycle storage, and discounted public transit programs.
Strategy LUT-2.3a:	Intersection Level of Service: To the extent possible, maintain level of service (LOS) on designated intersections consistent with the Santa Clara County Congestion Management Plan.
Policy LUT-2.4:	Jobs and Housing Balance: Maintain Campbell's balance of jobs and housing units to encourage residents to work in Campbell, and to limit the impact on the regional transportation system.
Strategy LUT-2.4a:	Full Range of Land Uses: Provide for a full range of land uses within the City, and for mixed-uses within specific development projects
Policy LUT-5.3:	Variety of Commercial and Office Uses: Maintain a variety of attractive and convenient commercial and office uses that provide needed goods, services and entertainment
Strategy LUT-5.3b:	Minimal Setbacks: Design commercial and office buildings city-wide to have minimal setbacks from the sidewalk except to allow for pedestrian oriented features such as plazas, recessed entryways, and wider sidewalks for outdoor cafes. Discourage parking areas between the public right-of way and the front façade of the building.
Strategy LUT-5.3c:	Revitalization of Shopping Centers: Encourage the maintenance and revitalization of commercial shopping centers.
Strategy LUT-5.3d:	Commercial Centers: Review the design, use and upgrading of commercial centers via the discretionary permit process, and ensure that conditions of approval are adopted that require businesses to be well kept and operated in a way that limit impacts to adjacent uses.
Strategy LUT-7.2n:	Consistency with Plans: Ensure that new development and substantial remodeling projects are consistent with Specific Plans, Area Plans, City Standard Details and adopted Streetscape Standards to create cohesive design.
Strategy LUT-9.1c:	Land Use Objectives and Redevelopment Plans: Permit only those uses that are compatible with land use objectives and redevelopment plans.

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-9.3f: Development Orientation: Orient new development toward public and private amenities or open space, in particular:

- Orient high activity areas such as outdoor dining areas and plazas, and major pedestrian routes toward the amenity or open space.

Strategy LUT-9.3g: Pedestrian Amenities: Incorporate pedestrian amenities such as plazas, landscaped areas with seating, pedestrian walkways into new developments.

Strategy LUT-9.3i: Master Plan of Phased Sites: Ensure developers of phased multi-building complexes provide a master plan demonstrating how the entire site will be developed.

Strategy LUT-10.2a: Streetscape Standards: Implement Streetscape Standards with landscaped boulevard treatment on arterial streets, and implement the installation of street trees per the Standard Street Improvements.

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.

Policy LUT-11.2: Services Within Walking Distance: Encourage neighborhood services within walking distance of residential uses.

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.

Strategy LUT-13.1c: Fiscal Effects of Land Use: Evaluate the fiscal effects of different land uses on City revenues and services.

CITY OF CAMPBELL
70 NORTH FIRST STREET
CAMPBELL, CALIFORNIA 95008
(408) 866-2100
FAX # (408) 379-2572

Department: Planning

August 12, 1992

Mr. Thomas E. Rotticci
Sectras Corporation
50 California Street
San Francisco, CA 94111

Mr. Mark West
Perpetual Asset Management Company, Inc.
707 Broadway, Suite 1200
San Diego, CA 92101

Re: PM 92-03 1875-1999 S. Bascom Avenue (The Pruneyard) Parcel Map Issues

Dear Mr. Rotticci and Mr. West:

The 27 +/- acre Pruneyard Center is the largest retail office complex within the City of Campbell. The long term viability of The Pruneyard is essential to the economic and fiscal health of the City. The application to subdivide the Pruneyard center into four parcels may compromise the long term viability of the center and limit the development options of subsequent property owners.

As a single parcel, the property owner(s) have the greatest possible flexibility when planning new buildings, uses or building expansions. Subdivision into four parcels carves up the buildable area and severely limits the flexibility for future uses. These development issues are not directly addressed in the technical application materials. These issues are important to the City and need to addressed as the application is processed.

HomeFed Bank and Bank of America should evaluate submitting an application to rezone to the Planned Development District and prepare a master development plan which delineates the long term development for the property. This plan would put prospective purchasers on notice of the property owner's and the City's plans for the center and outline public improvement and development responsibilities for subsequent property owners. Such a plan would attempt to anticipate the cumulative impacts of the application. A master plan could be structured to address many of the technical issues raised in the enclosed Notice of Incompleteness letter dated August 12, 1992.

I am glad we had an opportunity to meet on Monday August 10, 1992. I hope the issue of subdivision and long term viability of the center can be resolved in a manner which is satisfactory to the City and the property owners.

Sincerely,

Steve Piasecki
Director of Planning

cc:
Kevin Hanson, HomeFed Bank
Chuck Toeniskoetter
Mayor Don Burr
Joan Bollier, City Engineer

MEMORANDUM

Community Development Department
Planning Division

To: Site and Architectural Review Committee **Date:** March 22, 2016

From: Daniel Fama, Associate Planner DF

Via: Paul Kermoyan, Community Development Director PK

Subject: Pruneyard Project

File No.: PLN2015-76:79/335/357:359

Applications: Zoning Map Amendment, Planned Development Permit, Conditional Use Permit, Tentative Parcel Map, Parking Modification Permit, Tree Removal Permit, Master Sign Plan and Freeway-Oriented Sign

Project Site: 1875, 1901, 1919, 1995, and 1999 S. Bascom Avenue

BACKGROUND

Ellis Partners, owners of The Pruneyard Shopping Center and Offices, began discussions with City staff regarding expansion, renovation, and subdivision of the center shortly after purchase of the property in late 2014. Due to the community significance of the center and the policy implications of subdividing the property, the City Council was asked to review preliminary plans at a March 17, 2015 study session. This was followed by the project's mandatory study session with the Planning Commission on June 23, 2015. A formal application was received on August 13, 2015. Although the application remains "incomplete" pending acceptance of revised plans to address outstanding Fire District circulation comments, the architectural design of the new and renovated buildings is sufficiently developed for review by the Site and Architectural Review Committee (SARC) at this time.

A written architectural report prepared by Marvin Bamburg, MBA Architects, the City's newly appointed architectural advisor, is included as **Attachment 1**. As directed by the City Council, Mr. Bamburg's services will be utilized for significant development projects or those with unique architectural concerns. In the future, a written report will be prepared for a project in the earlier stages of review and be referenced within the SARC memorandum. However, due to the Mr. Bamburg's recent appointment, his work for the Pruneyard Project is being received after completion of this SARC memorandum. Staff will be prepared to discuss his findings at the SARC meeting, however, as a general rule, Mr. Bamburg will not be in attendance.

Lastly, the project's Traffic Impact Analysis (TIA) is still in draft form. By the time of the SARC meeting, the public review draft will have been circulated to VTA, CalTrans, and San Jose Department of Transportation for review and comment before being finalized. In addition to the analysis of potential off-site traffic impacts (i.e., intersection level-of-service, freeway ramp queuing, neighborhood cut-through, etc.), the TIA also analyzed the project's on-site circulation. The draft report recommended various revisions, which have been incorporated into revised site plans that are currently under review by staff, the traffic consultant, and the Fire District. As such, the site plans provided in the project plans (reference **Attachment 2**) may be considered superseded by those provided in **Attachment 3**.

PROJECT SITE

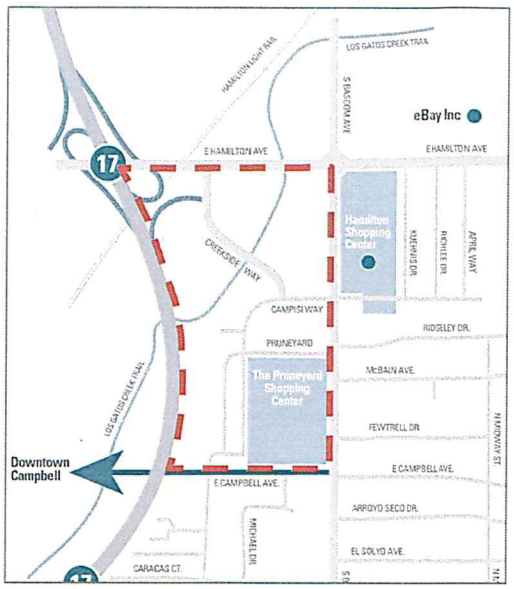
Site Characteristics: The Pruneyard is a 27 acre multi-use property encompassing 364,000 square-feet of professional office, a 171-room hotel, 253,000 square-feet of retail space, and a multi-level parking garage. The property is bounded by Bascom and Campbell Avenues to the east and south, Highway 17 to the west, and the Pruneridge Plaza Apartments to the north. Campisi Way, which provides access to Hamilton Avenue and Highway 17 via Creekside Way, terminates at the northerly property line. The site is within the C-2 (General Commercial) and the C-2/O (General Commercial/Overlay) Zoning Districts, and has a corresponding *General Commercial* land use designation as shown on the General Plan Land Use Diagram.

Source: Silicon Valley Business Journal

Site History: The Pruneyard was originally developed pursuant to a Site Approval (S68-65) granted in 1968 consisting of a Master Plan to develop the Pruneyard Commercial Complex to be constructed in six phases. In 1969 a Site Approval (S69-43) was granted for phase one of the center. The remaining five phases were approved through Site Approvals in 1970. Construction of the office towers commenced in 1971 through the approval of a development agreement and zoning overlay allowing for increased building height. The hotel component was constructed in 1989. In 1994, in conjunction with an exterior remodel of the commercial shopping center, reconfiguration of parking, and hotel expansion, the City approved a center-wide Conditional Use Permit (UP94-19) that allowed alcohol sales and outdoor seating but limited the number of restaurants to 18.

Pruneyard/Creekside Commercial District: The General Plan recognizes the Pruneyard as part of the broader "Pruneyard/Creekside Commercial District"—the area bound by Highway 17, Hamilton, Bascom, and Campbell Avenues (see map on next page)—which is envisioned as an "active, connected 'urban village' with a mixture of commercial, office, residential, entertainment and recreational uses functioning as a community and regional focal point." The Pruneyard is the southern node of this area, providing shopping, dining, and entertainment opportunities, and a linkage to Downtown Campbell.

Applicable General Plan policies and strategies, including those specific to the "Pruneyard/Creekside Commercial District" are included in **Attachment 4**. These policies are intended to carry out the vision for this area over time. In this regard, these policies form a framework in which to analyze the proposed development concept.



Source: Berkshire Communities

PROJECT PROPOSAL

The development proposal for the Pruneyard is multifaceted. It includes construction of several new retail buildings, a five-story office building, and expansion of the existing parking garage. Specifically, the following new buildings are proposed (each is numbered for reference as shown on the Site Plan):

- **New Retail Buildings**:
  - **R1** – 6,000 sq. ft. single-story free-standing retail
  - **R2** – 5,500 sq. ft. single-story free-standing retail
  - **R5** – 5,500 sq. ft. single-story free-standing restaurant
  - **R3** – (a) 12,000 sq. ft. two-story retail/office building *OR*
    (b) 28,000 sq. ft. two-story fitness facility
  - **R4** – 1,600 sq. ft. single-story free-standing retail
- **Office Building (O1)** – 100,000 sq. ft., five-stories, & two levels of underground parking
- **Garage Expansion**: (a) three-levels *OR*
  (b) five-levels

Additionally, the project would also include renovation of existing retail buildings, creation/expansion of public plaza areas, improved pedestrian/bicycle connections, modified vehicular circulation, a new Master Use Permit document, a new signage program, and subdivision of the center into three parcels (office, retail, and hotel). The proposed development is presented as a planned development proposal, requiring approval of a Zoning Map Amendment (rezone to P-D), a Planned Development Permit, a Parking Modification Permit, a Tentative Parcel Map, a Tree Removal Permit, and a Master Sign plan with a Freeway-Oriented Sign.

DISCUSSION

Subdivision/Site Configuration: The proposed subdivision would create three parcels separately accommodating the hotel, the office buildings, and shopping center buildings. In order to assuage the City's historic concerns regarding subdivision of the Pruneyard, "common" and "building" areas would be separately delineated such that all areas outside of the building envelopes would be managed by an Owner's Association pursuant to an "Operating, Maintenance and Parking Easement Agreement". In this manner, each ownership interest can focus on its specialization while overall management of the center, in terms of security, maintenance, and parking, can be coordinated by the Owner's Association. This arrangement would be further strengthen by the Master Use Permit document which will apply land use and operational restrictions across all three properties.

In addition to operational and land use issues, the subdivision of the property would also affect the physical configuration of the shopping center. The proposed project aims to create a more cohesive sense of place within the Pruneyard by creating interior plazas framed by existing and new buildings. In this regard, four of the five proposed retail buildings are placed within the interior of the site situated around the plazas. Only building R5 (opposite Outback restaurant) and the office building would be located along the Campbell Avenue street frontage. In addition to the design intent of the project, the placement of new buildings is also influenced by the drawing of new property lines (e.g., a new retail building cannot be located within the office parcel and vice versa). This limitation precludes certain placements; for instance, perhaps the new office building would be better placed at the Campbell/Bascom corner, within the retail parcel. In considering how proposed buildings are to be situated, the SARC should consider whether the proposed subdivision is hindering a better site layout.

Circulation: The center's existing roadway configuration would be substantially altered with the project, including removal of the main one-way roadways and interior traffic circle, to be replaced with new "primary" two-way drive aisles and "secondary" one-way drive aisles. The existing configuration provides an inefficient circulation of vehicles that is most reflected by the underutilization of the parking garage. The new vehicular circulation patterns appear to show a more direct and expedient movement through the site, particularly with direct vehicular access into the expanded garage from the Campisi Way entrance.

To improve pedestrian movement within the center, additional interior sidewalks and marked paths-of-travel through the parking lot areas would also be created. The most significant improvement to pedestrian circulation is expansion of the plaza areas, as noted below, with the raised roadways. By bringing the vehicle lane up to the pedestrian level (separated with truncated domes and bollards) drivers will more closely watch their speeds.

Expanded Pedestrian Plazas: The existing plaza within the core of the center would be expanded by removal of existing parking spaces. This would accommodate placement of the small retail building (R4), new outdoor dining, open public seating areas, a children's play area, and decorative landscaping features. The portion of the existing interior roadway that extends east to west through the expanded pedestrian plaza as well as a new one-way roadway adjacent to the proposed new interior retail buildings (R2 and R1) would be raised to the plaza/sidewalk level and differentiated with upgraded pavement to provide a more pedestrian-oriented environment. The "big picture" idea is to position the Pruneyard as a destination unto itself, by creating a space that can act as a community focal point.

Office Building: The projects plans present two office building concepts. Each is 100,000 square-feet five-stories, with two levels of subterranean parking. The primary design would resemble the Pruneyard Office's mid-twentieth century "international style" architecture with a rectangular building form and glass walls. The secondary design presents a more contemporary approach with angular forms and GFRC (glass fiber reinforced concrete cladding) in a warm red tone. Both designs would form a plaza at the building's corner and incorporate ground floor retail space.

Height/Massing

Introduction of a 100,000 square-foot office building within the Pruneyard is consistent with the General Plan policies noted below, which encourage maximizing the development potential of properties near transit and in particular within the Pruneyard/Creekside District in order to expand the City's job base and maintain a sustainable jobs/house balance. In terms of development intensity, new and redeveloped projects within the Pruneyard/Creekside District are limited to a Floor Area Ratio (FAR) of 2.0 (square-footage equal to two times the lot size). The proposed project would result in an overall FAR of .73 (exclusive of garage areas)~~1.04, with the office parcel itself at a 2.25 FAR (reflecting the concentration of existing and proposed development on this portion of the Pruneyard).~~

Strategy LUT-1.5a: Transit-Oriented Developments: Encourage transit-oriented developments including employment centers such as office and research and development facilities and the city's highest density residential projects by coordinating the location, intensity, and mix of land uses with transportation resources, such as Light Rail.

Strategy LUT-1.5d: Higher Floor Area Ratios (FARs): Develop provisions for allowing higher FARs in new projects that provide a mix of uses, maintain a jobs/housing balance or are located within proximity to Light Rail

Policy LUT-14.2: Development Intensities: Allow higher development intensities within the Pruneyard / Creekside area.

Strategy LUT-14.2a: Maximum Height: Allow new buildings and redevelopment buildings to develop at the maximum height in the Pruneyard/Ceekside Area, subject to traffic and environmental constraints.

Strategy LUT-14.2b: Floor Area Ratio (FAR): Allow a maximum FAR of 2.0 for new development or redevelopment within the Pruneyard/Creekside Area.

Although the above policies support development of this type (professional office) and intensity (less than 2.0 FAR), conformance with the General Plan also requires consistency with the Zoning Code, particularly with findings for approval. Specifically, the Planned Development Permit findings (CMC Sec. 21.12.030.H.6) require a project to clearly "result in a more desirable environment" and "aid in the harmonious development of the immediate area."

The proposed office building's size and placement along the Campbell Avenue street frontage, relative to its height and massing may be disruptive to the established building pattern of East Campbell Avenue, which is characterized by one and two-story buildings, as shown in the streetscape image below:

Similarly, its placement near the new "portals" openings under the Highway 17 overpass may harm the desired pedestrian experience and obstruct the intended view corridor as perceived by motorist and pedestrians traveling westbound towards Downtown Campbell, as shown in the conceptual design illustration, below:

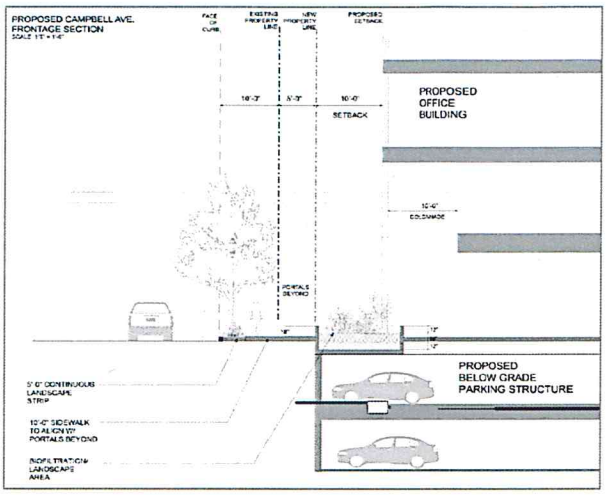
Moreover, General Plan Strategy LUT-14.6a specifically notes that building heights should be reduced towards the adjacent streets, with taller buildings located within the interior of the Pruneyard/Creekside area. This had been achieved with Pruneyard Place, which is centrally located between Tower I and II, away from Campbell Avenue. As such, at 75 feet (the City's maximum allowable height), the proposed office building appears not comply with General Plan guidance.

Strategy LUT-14.6a: Building Heights: Locate taller buildings toward Highway 17 and the center of the Pruneyard/Creekside area. Building heights should be reduced as building forms approach Hamilton Avenue, Bascom Avenue, Campbell Avenue and the Creek Trail.

The simplest and most effective means of reducing the building's massing is to reduce its overall height more in keeping with the development fronting Campbell Avenue. Given the predominate one- and two-story development in the vicinity, reducing the building to three stories would provide for greater compatibility, and reducing it to two stories would achieve consistency with the two-story buildings in the immediate area. Although the alternative design attempts to minimize massing to some degree by setting back the upper story, the overall height will inevitably result in a building that is simply too large for the location.

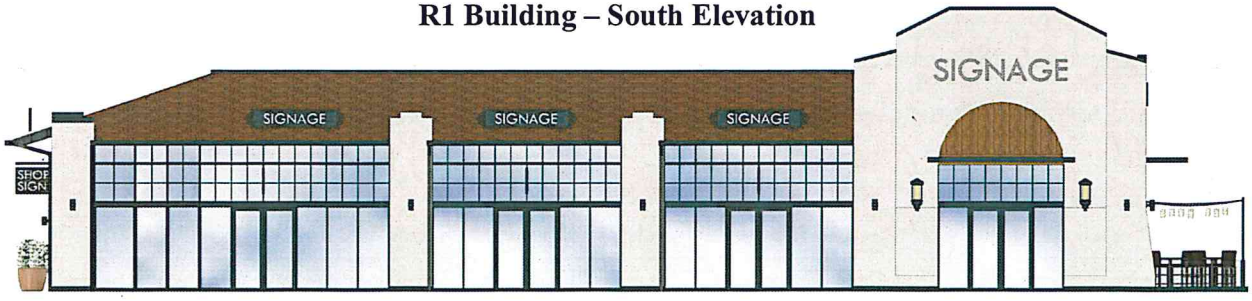
Streetscape Interface

The proposed office building's interface with the public street also must be considered. Although the design incorporates ground-floor retail, it is set back within a covered colonnade area. Providing retail and restaurant opportunities along Campbell Avenue is consistent with the applicable policies. However, the colonnade may conceal the storefronts from the street, limiting their visibility and economic viability, and be inconsistent with "open air" experience the rest of the project is attempting to achieve.

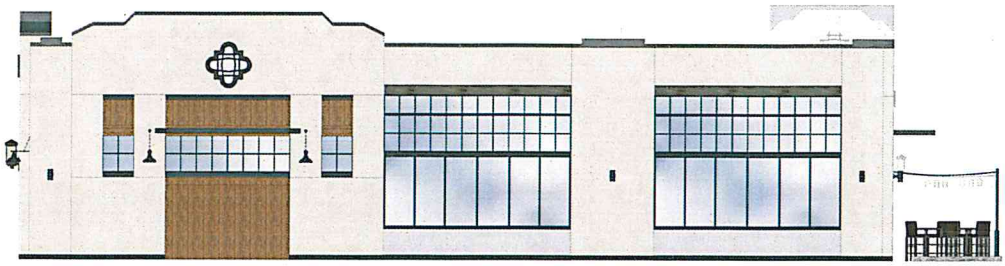


Retail Buildings (R1, R2, & R5): These three mid-size retail buildings are shown in a "modern hacienda" style characterized by flat tile roofs, arched openings, tall fasciae, wood cladding, and white plaster walls, as shown below. An expanded retail presence within the center would increase the variety and mix of uses for the community. In terms of design, the "modern hacienda" motif of the new retail buildings is a creative approach that provides a distinct and modern flare to the center. The buildings appear to maintain a relationship with the existing buildings through use of comparable roof forms and materials without mimicking their design.

R1 Building – South Elevation



R2 Building – East Elevation



R5 – South Elevation

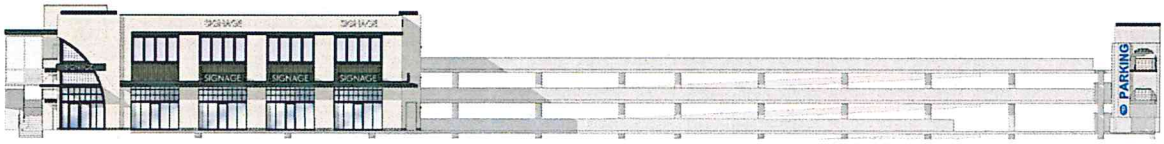
Retail Buildings (R4): The smallest building, R4, takes on a modern character as an open "showcase" of glass and wood, located within the main plaza area. Although it departs from the overall "town and country" design aesthetic of the Pruneyard, within context of the main plaza area, it aptly stands as an isolated architectural element

Retail Building (R3) / Parking Garage Expansion: As with the office buildings, two options are presented for the R3 building and parking garage expansion. The smaller option is for a 12,000 square-foot two-story retail/office building and a three-level parking garage expansion. Should Ellis Partners successfully lease to a major fitness center, a larger version of the proposal would be constructed. The larger version would more than double the size of the R3 building to 28,000 square-feet and allow for the potential for a rooftop swimming pool. To accommodate the additional parking demand that would be generated by the fitness facility the parking garage expansion would be increased to five-levels. The building would be integrated and placed in front of the parking garage to both screen the garage from view and "bridge" the garage to the shopping center. The building would have a subtle art-deco appearance most exhibited by a geometric entry feature, but share a comparable wall and trim treatment as the retail buildings.

R3 Building (Fitness) – Corner Review

R3 Building (Non-Fitness Options) – Corner Review

R3 (Fitness) Building – East Elevation



R3 (Non-Fitness) Building – East Elevation

Retail Building Improvements: The existing "town and country" design of the retail buildings would be refreshed to integrate with the "modern hacienda" style of the new retail buildings. This would include painting the walls white, plastering brick façade elements, adding new wood features, and modernizing the appearance of the tower elements. An example is shown below, from within the interior of the site looking west, which highlights various aspects of the proposed alterations:

Additionally, at some corners, the arcades formed by the tile roof projections would be removed in order to provide the tenant spaces greater visibility. This would occur at Coffee Society, La Boulanger, Lisa's Tea Treasures, Coffee Society, Orchard City Kitchen, Togo's, and Trader Joe's (as shown below).

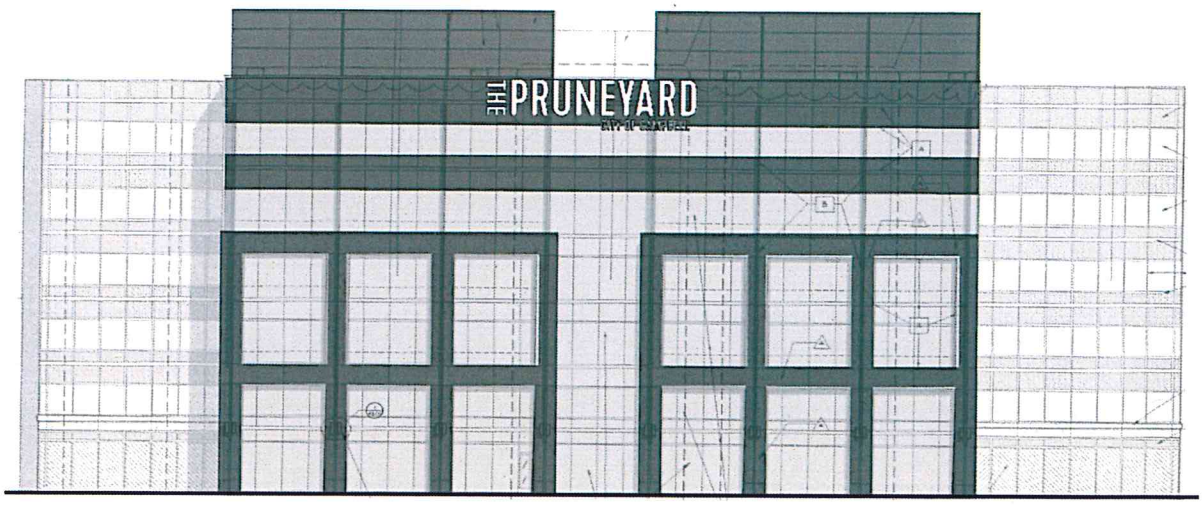
Additionally, the Sugar, Butter, Flour space would be entirely redone to more closely match the modern glass and wood design of the proposed building R4. As with the R4 building, Sugar, Butter, Flour, is set apart from the primary retail buildings in such a way that affords greater leeway with design divergence.

It is necessary for shopping centers to be continuously maintained and revitalized over their life to reflect changing market conditions and design shifts. The desire to refresh the design of the existing center is supported by applicable General Plan policies, as well. As noted, it has been over twenty years since the last major remodel of the Pruneyard. The proposed renovation plans would largely keep the "bones" of the Pruneyard's retail buildings intact. The most significant alteration would be the severing of arcade overhangs at select corners, since the "town and country" design is largely defined by the low-slung roof forms. Additionally the painting of the buildings white will sharply strongly contrast with the terra-cotta color of the tile roofing. However, this approach will reestablish and maintain a continuous design theme within the center.

Signage: The project also includes a new Master Sign Plan package (reference **Attachment 5**), which would allow for a freeway-oriented sign, tenant wall and rooftop signage, as well as new freestanding signs. The signage package would be integrated into the new Master Use Permit for more expedient review and permitting. To allow for the freeway-oriented sign and rooftop signage, which are currently not permitted by the Sign Ordinance, staff is preparing a Zoning Text Amendment (ZTA) that would allow their consideration. The ZTA will be considered by the Planning Commission and City Council at the same public hearing as the overall project.

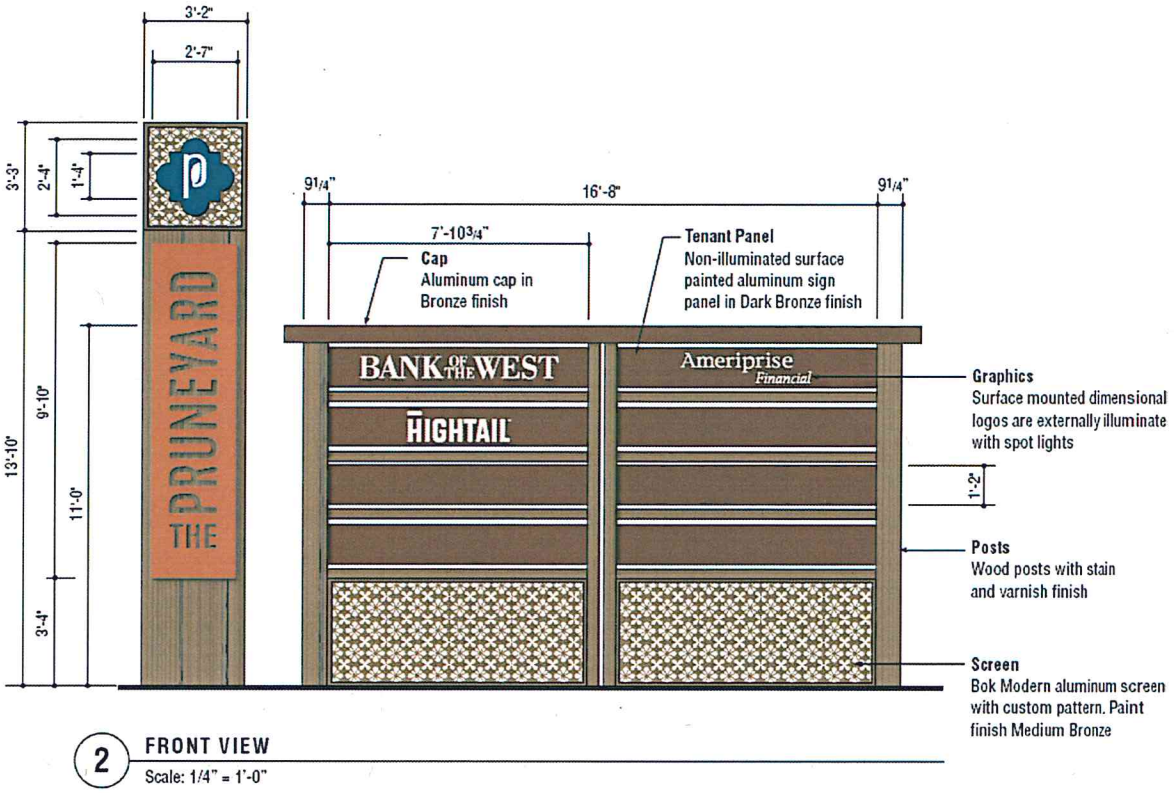
- **Freeway-Oriented Sign**: To identify the Pruneyard from the freeway, a 350 square foot walls sign place along the upper story of the Pruneyard Place is proposed. This sign would identify the Pruneyard shopping center only, and not any particular tenant. As presented in the signage package, the sign is depicted atop the building, standing on the roof edge. Although consideration for rooftop signs for individual tenants may be found to be appropriate (see below), it is not necessary for this sign. At staff's request, Ellis

Partners provided a revised sign proposal, below, which places the sign on the wall of the building's upper story.



- **Retail Signs**: Many of the current Pruneyard tenant signs stand at the roof edge—a placement that would be carried forward in a new Master Sign Plan for both the existing and new retail buildings. Although the City does prohibit roof signs, the prohibition serves to prevent unsightly clutter that typically results from this type of sign placement. However, rooftop signs are appropriate in context of the Pruneyard's sloped tile roofs, which limit alternative placement.

- **Free-Standing Signs**: The new free-standing signs are more contemporary than the existing sign structures. In addition to being smaller, the new signs are metal framed with a customized pattern to create a distinct branding image for the Pruneyard. This approach is somewhat unique as most free-standing signs are designed to match the appearance of the main buildings in terms of materials and colors. However, the distinct design would result in a higher quality signage presence along Campbell and Bascom Avenues.



Parking: The Pruneyard has long operated under a shared parking scheme that allowed a reduction in the aggregate amount of parking that would otherwise be required due to the differing usage patterns between the retail and offices uses. Fehr & Peers conducted an analysis to develop an understanding of the additional parking capacity necessary to accommodate the new retail and office square-footage. This analysis has been peer reviewed by the City's traffic consultant and found to be adequate. In summary, the center will be sufficiently parked throughout the year, except during the holidays when a valet system will be necessary to more efficiently make use of parking facilities. A parking management plan will also regulate employee parking practices and incorporate improved wayfinding signage.

Landscaping/Tree Removal: Existing landscaping would be modified to accommodate the site improvements and new buildings. This would include removal of various parking lot trees as well as several existing Mexican Fan Palms. Some of the landscaping areas would serve as bio-retention basins to comply with the "C-3" stormwater treatment requirements. The new landscaping design would take a more contemporary approach, with heavy use of drought tolerant and native vegetation.

SUMMARY

The Pruneyard is an established presence in the community, arguably second only to Historic Downtown Campbell in significance. The proposed project, by introduction of new buildings, renovation to existing buildings, and with a redesigned site layout, will very much alter the Pruneyard as it is today. However, the overall approach will maintain much of the center's existing scale and feel, while providing a contemporary makeover in a manner that can be found contextually appropriate.

The exception, however, is the proposed office building. More than any other aspect of this project, the SARC's discussion should focus on the office building, with specific emphasis on its height, massing, form, design, and street interface. If the SARC determines that additional time is necessary to review the office building, or any other aspect of the project, a subsequent SARC meeting may be scheduled.

Attachments:

1. Architectural Consultant Report
2. Project Plans
3. Revised Site Plans
4. "Pruneyard/Creekside Commercial District" Policies
5. Master Sign Plan

ARCHITECTURAL CONSULTANT

PLAN REVIEW

Additions and Remodeling of

THE PRUNEYARD

Shopping Center

for the city of

Campbell
CA

Submitted 16 MARCH 2016

ARCHITECTS

MBA

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ARCHITECTURAL PLAN REVIEW of the PRUNEYARD

a proposal by Ellis Partners, March 2016

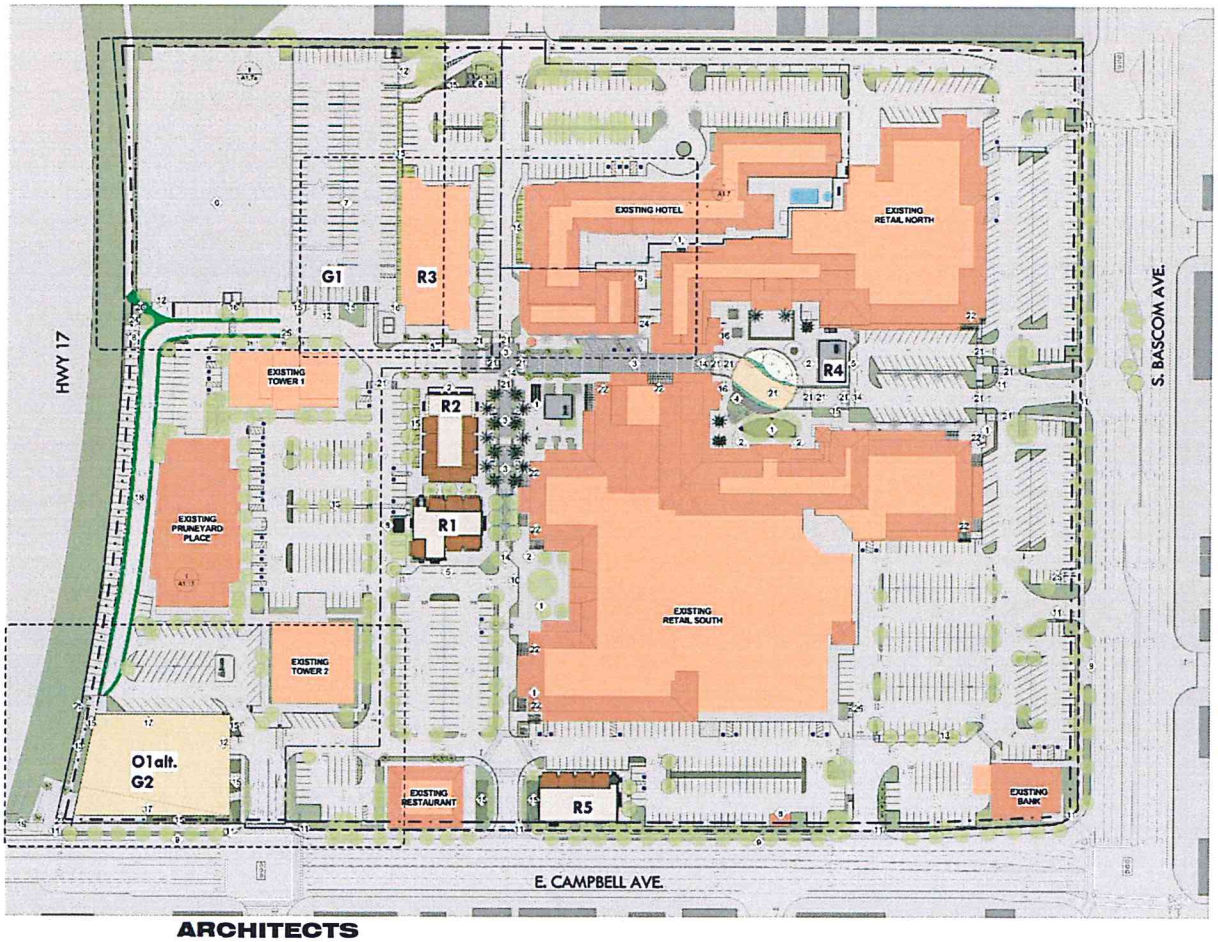
This design review is provided by Marvin Bamburg, AIA, CSI, LEED-AP, of MBA ARCHITECTS under contract with the City of Campbell. It is intended for the use of the Planning Department and the Planning Commission for guidance in the approval process of the proposed development. These comments should not imply that there are design deficiencies or that any aspect of this project is poorly designed. Rather, the recommendations are intended to add to and enhance the fine development that is proposed.

Relevant documents:

- The developer's submission of plans prepared by LOWNEY ARCHITECTURE of Oakland, CA Project 13-051, consisting of 113 sheets dated 15 DEC 2015.
- Campbell Community Development Department Memorandum, subj: Pre-application Study Session – the PRUNEYARD, of 23 JUN 2015.
- Email from Daniel Fama to marvin@mba-architects.net dated 29 FEB 2016

This review is limited to the following elements pursuant to the above referenced email:

1. Office Building 01 (both options)
2. Retail Buildings R1, R2 and R5
3. Retail Building R3 (both options)
4. Retail Building R4
5. Remodel of existing buildings



General commentary:

This architect considers the documentation provided by the developers, specifically the 113 sheets of drawings, renderings and description, to be **outstanding** for their quality and thoroughness. It takes a developer-client willing to provide the funding for such a detailed presentation and an architect who wants his audience to completely understand the project, in order to present such a detailed plan set. In addition, the developer requested a face-to-face meeting with this reviewer to provide additional description regarding the strategy and goals that are driving this project. All this is greatly appreciated by me.

I must add that I remember my children in their very early years running thru the mustard growing among the prune trees on the PRUNEYARD site prior to its construction (1965). My early practice began in my front bedroom, but soon moved to the 6th floor of the newly constructed Pruneyard Towers building (1970). I am personally very familiar with the original development and helped with new retail tenant's improvements in the commercial buildings. We were the architects for the OUTLOOK RESTAURANT, PAOLO'S in the PRUNEYARD and SEBASTIAN'S RESTAURANT on top of Towers 1. I have very fond memories associated with this development and am motivated to keep it a high quality commercial center.

In that regard, I believe that one must appreciate existing situations before recommending changes to them. In strolling thru the PRUNEYARD commercial center on a very sunny day, I found the arcades very pleasant as they shielded the sun from me and the colorful displays in the show windows. This atmosphere encourages walking which certainly will be necessary with the parking so far from the retail businesses. The Lowney Architecture group is recommending that arcades be cut back at many of the corners to provide better shop exposure from the parking lot. I must take exception to that concept in this case. The rustic, early California architecture of the PRUNEYARD, was developed with sun-control in mind. It works, is charming, and should not be changed.

At some time in the past, the PRUNEYARD was severely modified with revised circulation patterns and additional structures. None of that work respected the existing rustic "town-and-country" theme. We have lived with that resulting mess for years. It is a welcome event to have a new owner who wishes to preserve and enhance the facilities. Unfortunately none of this will reverse the damage done previously.

While not within the defined scope of this consultant's review, I must comment on the proposed changes to the center plaza. The current situation there with a major roadway bisecting the space and an abundance of parking is ugly and defeats the openness of a public space that once was there. The removal of the parking and the landscape treatment including the decorative pavements is a wonderful change. If only the roadway could be removed. . .

BUILDING 01

The existing three office buildings have little relationship to the existing shopping center, none at all to its architecture. They do relate to each other somewhat with the use of a rigid curtainwall grid and somber colors.

Two designs have been presented by the developers for the new office building (01) located in the SW corner of the site along Campbell Avenue and adjacent to the existing office buildings. Both of these designs address the need for a pedestrian interface, and orient that interface primarily toward the emergence from the portal below the freeway overpass. I agree with this approach and how they have addressed it.

At the City Council Study Session of 23 JUN 2015, discussion was held regarding the interface of this building with others in the neighborhood and whether there should be a stepping of the stories as they approach the street. Existing buildings on the south side of Campbell Avenue opposite to this building's location are all single story. The highest building on the Avenue between Hwy 17 and Bascom Av is two stories. Indeed this new 5 story building will stand out dominantly.

Option 1 uses a rigid curtainwall grid for most of the façade, reflecting that of the adjacent office buildings. The street frontage deviates from a full height (5 story) curtain wall, by using a two story arcade with storefront and office walls recessed along the street side, and a one-story recess on the freeway side. These arcades are defined by a gold-colored post-and-beam structure which is carried around the building at the ground floor level, the only color on this otherwise bland building. All elements are straight and rectilinear giving this design some compatibility with the existing office buildings, particularly with the proportions of the modular fenestration. Like the other existing buildings, the actual structure of the building is hidden inside behind the curtain walls except for the street-front arcade. While this design defers more strongly to the existing buildings, I find it uninteresting and uninspired. The full effect of the five-story height will be experienced on the street.

Option 2 also uses a strong grid-like design but has significant variances that create a structure totally different from the existing office buildings. It uses a strong structural grid that is expressed on all sides, with curtainwall/fenestration recessed and playing a much reduced role in the architectural expression. Several clever elements of this design make it fun and exciting to behold. First is the gracious two-story setback for the pedestrian plaza on the west side of the building. While there is no arcade along the

Campbell Avenue street frontage, the building is setback a good distance from the curb to enhance the pedestrian experience. The second strong element of this design is its color-a rust colored finish that is strongly expressed by the deep recesses of the fenestration. Thirdly, the deviation giving this building its unique design is the angular walls of the west side arcade and the south side top story. These whimsical deviations from the strong rectilinear structural grid bring delight and excitement to this important corner building. The fact that there is no architectural relationship of Building 01 (Option 2) to the rest of the Pruneyard center is of little consequence in my opinion. The existing shopping center is low-rise and tightly knit – of a totally different architecture than any of the offices. The other offices have always been architecturally disappointing; this building turns its back on them and welcomes pedestrian arrivals with flare and anticipation.

Of the two schemes, Option 2 steps the façade down slightly so the street frontage is only 4 stories high. This is still out of scale with those single story buildings on the south side. My gut feeling is that it is not a deal-killer. Perhaps in time the new developments all along Campbell Avenue will be multistoried; this is the first east of Hwy 17. Downtown has several 3-story buildings, tightly clustered, which seem quite appropriate. As our Valley densifies, higher buildings will become more common. The picture above is one method of diminishing the height of a building directly on the street frontage –stepping back each floor. While both approaches are well designed from an architectural standpoint, I prefer the cosmopolitan feel of the taller building, Option 2.

Recommendation: *I highly support this building in the Option 2 design. The renderings show potential commercial uses at the ground level, particularly affronting the pedestrian plazas. Signage for such commercial uses must be small and very discrete to avoid compromising this handsome design.*

BUILDINGS R1 and R2

Siting: These new buildings are paired and located in a former parking lot and driveway round-about. The positioning of the buildings is an attempt at tying the site together better and extending the commercial aspect further into the office portion of the site. The area surrounding the new buildings is being further enhanced with planting, landscape furniture and decorative pavements to create a plaza-like appearance -not a bad concept if executed correctly. However, in doing so, the existing vehicular traffic is disrupted to some degree, but the flow of traffic is still allowed thru the plaza. I find mixing vehicles and pedestrians in a plaza to be unfortunate and possibly dangerous. The idea of a plaza is a good one, but vehicles should be relegated to other courses. Past reconfigurations of the Pruneyard placed a roadway directly thru what used to be an interior pedestrian-only plaza that catered to many successful outdoor events; all that was lost with the introduction of a roadway.

Architecture: These two new buildings introduce a new architectural style to the Pruneyard, which in many ways is quite compatible with the existing commercial buildings. Tile roofs are used in part but the proposed roof tile is flat as opposed to the barrel tile used everywhere else. I think the use of barrel tile of the same size and color as existing would provide a better connection of the old with the new.

The design of the new buildings uses a much higher wall plate line, raising the storefronts much higher that exists elsewhere in the center. The actual storefront glazing is capped at approximately 8' with large transom windows consisting of multiple divided lites above. In my opinion this variation is not incompatible with the existing architecture. The use of the Pruneyard logo, wood trellises and some exterior wood paneling provides some measure of rustic compatibility with the original "Town and Country Village" theme. In all I find the new buildings and the plaza setting to be a welcome addition and reasonably compatible with the existing architecture. The large storefront windows certainly will provide those tenants with a more suitable exposure with which to promote their merchandise.

The siding of the new buildings is largely stucco with a smooth finish. Stucco is used on the existing center, so this material is acceptable for the new buildings also. Due to the lack of a covered arcade in front of the stores (as is the condition of most of the rest of the commercial center) and the high wall plate, the walls become more prominent in this design that they are elsewhere. In some cases the transom windows are 4 lites high, while in others, they are 2 lites high with wood siding above. The proportions of the fenestration with transoms at 2 lites high and wood siding above are much preferred to the 4 lite high windows.

New portal, tower-like elements are used on these buildings unlike anything else in the Pruneyard. On some the logo has been displayed and large arches have been incorporated. This architectural theme has its roots in American southwest architecture, and while not emulating the existing rustic design of the center, seems to be compatible with it.

Signage: The tenant signage is proposed at two levels-above the tile roof line for distant viewing, and projected signs bracket-hung at the pedestrian level. This is a very good scheme for shopper way-finding and is quite appropriate for the design of the Pruneyard. Materials and lighting of the signage was not specified.

The color of the buildings as represented in the review documents is an off-white monochrome scheme. It is also proposed for the remodeling of the existing commercial center. This uniform color does help to tie the new to the existing, although the resulting blandness is unfortunate. I will comment more on this later in this report.

Recommendation: *Approve the design of these two buildings and the location with the proviso that the 4 lite transom windows be replaced everywhere with the 2-lite version with wood siding above. Find another route for the roadway rather than thru the plaza. See the discussion of color later in this report as it pertains to the entire center remodeling.*

BUILDING R5

Since the design of this building is very similar to Buildings R1 and R2, the previous review comments for those buildings apply to this building as well.

This building is located at some distance from Buildings R1 and R2, and fronts on Campbell Avenue. Unlike the office Building 01, Building R5 turns its back to the street allowing no pedestrian interface on that side. The renderings show an outdoor dining space on the east side of the building, which should, in my opinion, be extended to the south street-facing side as well. A 180 degree rotation of the building would give it a preferred exposure to the street with little lost to the existing shopping center.

This facing the street

Not this

If the building is to house a restaurant, consideration should be given to deliveries and trash disposal. As depicted, there are no such provisions.

The existing restaurant to the west of Building R5, currently the OUTBACK STEAKHOUSE, is not proposed for remodeling in this application. For consistency of the design proposed for the entire Pruneyard center and the street scene, a remodeling along the lines of Buildings R1, R2 and R5 is recommended.

Recommendation: *Rotate the building 180 degrees in its current location and enhance the street facade with better landscaping. Consider yards or enclosures for trash and deliveries if the tenant is to be a restaurant. Approve this design with the proviso that the 4 lite transom windows be replaced everywhere with the 2-lite version with wood siding above. See later comments regarding color.*

BUILDING R3

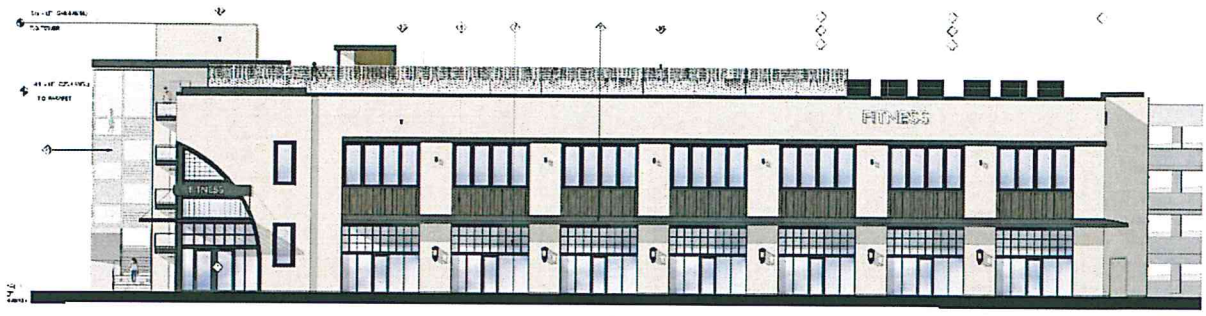
This building has been proposed in two versions – without a fitness center (called Option A here) and with a fitness center (called Option B here). Both versions are located in the same place, backing up with the expanded parking garage. The garage also comes in two versions – 3 stories with Option A and five stories with Option B.

Parking garage: Little attempt has been made to make the design of the parking garage compatible with the Pruneyard center. The new garage abuts the existing garage and is partially concealed by both versions of Building R3. In my opinion the design of the garage in not influential on the shopping center and is satisfactory as proposed.

Architecture: This building in either version makes little attempt to be compatible with the original Pruneyard Shopping Center. It caters in some measure to the design of the new "R" buildings (R1, R2 and R5) thru the use of similar fenestration, trellising and color. Its side elevations are quite modular and of two stories, using cantilevered trellising over the first floor level storefront windows. Those windows repeat the 4-lite transom windows used on Buildings R1 and R2, which in my opinion are ill-proportioned. The siding is stucco similar to the R buildings and there is significant use of wood paneling integrated with the fenestration. The most controversial element of the design of this building is the corner entrance. It is expressed in an offset corner mass on both sides with a peculiar pointed arch, half of which is on each facade. It is this corner entrance that faces the north elevation of Building R2 and the quasi-plaza west of the existing shopping center. As explained to me by the developer, this is an attempt to connect the parking garage with the rest of the commercial center, shortening the distance perceived in accessing the parking garage. That is a worthy goal in my opinion, however, I believe the architecture should be more compatible with the existing center as well as the new R buildings. This will be tricky since the existing center's arcade and the new R buildings are of one story and Building R3 must be at least 2 stories or higher to shield the garage from view. I recommend that this building be restudied for a more compatible architecture.

Option A: This building is much smaller than Option B in all dimensions. It still is 12' higher than the parapet or ridge line of Buildings R1 and R2 but is probably to the scale of the adjacent two-story proportion of the existing center. Its location and function are appropriate and is a preferred option.

Option B: This building is much larger that Option A. Its parapet height is 41' with some elements rising to 55'. While I do not find height to be a big problem in itself, the relationship to other nearby structures is diminished with significant height differences. However, the building does conceal the much higher 5 story garage proposed with this option – a good thing. The added rooftop use of the building also contributes to the overall height. The extended length of this building is also problematic in that the repetitive fenestration becomes monotonous. Some deviation on the long, boring east side of the building must be developed.



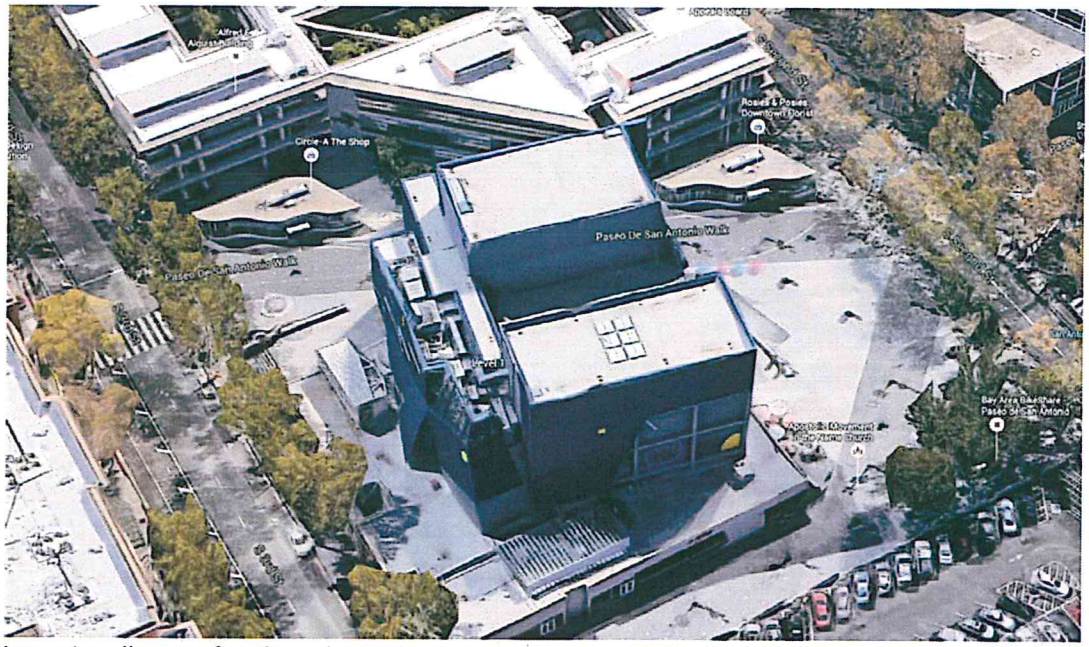
Signage: Very limited signage is depicted on these plans. Perhaps only a single tenant is expected for the entire building. If multiple tenants are expected, more attention to the signage should be given. A signage program with definitive requirements and specific limitations within the guidance of the City's sign ordinance is a good idea for the entire center.

Recommendation: *Since the avowed purpose of this building is to tie in with the existing and new buildings at the western plaza, it should make more of an attempt architecturally. The architectural expression of the corner entrance must be redesigned to have some relevance to the surrounding buildings. Perhaps a recessed entrance might be advisable and consideration should be given to a covered arcade, a prevalent element of the original Pruneyard design. The overall architectural theme should be more deeply developed, particularly for Option B, the much larger building. Perhaps a stepping of the facade would scale down a transition from the one and two story buildings adjacent, to the 5 story building height of Option B. Certainly the very long east facade of Option B could be given some less repetitive design. See my discussion of colors later in this report.*

BUILDING R4

This is a stand-alone small structure in a very open plaza intended in part to be a focal point of special interest. In my opinion, it fails to do that completely. Since this is a new building it is an opportunity to be creative and fluid. The building should have a sculptural quality and could be colored in an exciting fashion. It appears that the designer's intent was to relate this new building to a remodeling of the existing Sugar Butter Flour (SBF) building in the west plaza. That building, to a lesser degree, could also be a sculptural icon sitting in a plaza surrounded by the more mundane shopping center structures. For a successful design, I believe both buildings should be redesigned and the SBF building reconstructed to better serve the function of sculptural icon. The designs of the two buildings need not be related at all, since they are located at some distance from each other in different plazas. ***The current design of Building R4 is a lost opportunity.***

A reference to a similar situation might be helpful. In downtown San Jose adjacent to the Hammer Theater in a large plaza are located two iconic buildings. While both are used for commercial purposes,



they intentionally are of striking design having nothing to do with surrounding buildings. They are sculptural if not colorful. Public art in that plaza also adds to the visual enjoyment of those passing by.

Recommendation: *More fun should be created with this iconic building. If a redesign using a more fluid shape is not desired, at least square off the floor plan and rotate the building 90°. The horizontal linear grillage is too fine to give much directional emphasis, instead appears as a sheer fabric – not a very strong architectural statement. The color of this building or its elements could also be exciting and should contrast with that of the surrounding center.* ***Please redesign.***

UPGRADING THE EXISTING PRUNEYARD BUILDINGS

The ELLIS proposal attempts to modify the existing architecture of the commercial center by incorporating the following revisions:

- Enhance the four existing tower elements by adding latticework to the upper story (that is exposed framing now) and using arched openings in place of the squared openings that exist.
- Remove some of the existing arcade at building corners to expose the walls and storefront, and add wood trellises.
- Use a uniform monotone color throughout the center for new and existing buildings.
- Create a uniform storefront glazing system.
- Use decorative pavements and planting to enhance the public spaces (plazas) and extend the plazas further into the office portion of the site *(not within the scope of this review)*.
- Re-landscape the entire center including the extensive use of palm trees *(not within the scope of this review)*.
- In some cases where existing inappropriate fenestration exists, replace it with more compatible walls and windows.

Palisade Builders: The proposed new walls and entrance treatment are quite consistent with the architecture of the proposed new "R" buildings. This provides a strong tie of the existing center to the new buildings. The proposed design is simple and effective and complements the existing design. The existing slumpstone finish of the tower plaster should be retained.

Boulanger: The corner entrance is proposed to be exposed by the removal of the rustic arcade (only at the corner) and the addition of wooden trellises to each side of the newly exposed entrance. This approach does make the store entrance more visable from the parking lot, but at the expense of loosing the charm of the covered arcade. I recommend disapproval of this modification.

Sugar, Butter, Flour: The proposal is to add a wood trellis and roof screening (similar to that of Building R4) to the existing building. My comments regarding Building R4 indicate some disappointment with a lost opportunity, and suggest that this building and R4 be icon structurers of some artistic contrasting architecture.

TOGO's: The modifications here go along the same line as at the BOULANGER – remove the corner arcade and tower to expose the storefront entrance. I believe that there is no need for such demolition here. I like the existing tower, as it reflects those of a larger scale elsewhere in the center. Perhaps this one could be heightened rather than demolished.

Cinema Plaza: Improvements proposed for this area are mostly landscape and circulation. No building modifications are mentioned.

Sports Basement: The proposal indicates facade improvements, but I cannot see much difference (except in the color) of the new from the old. The blandness and austere appearance of this boxy facade is unfortunate. Truly that was achieved years ago with the first substantial renovation of the PRUNEYARD which was unfortunate on many levels.

Bank of America: Other than minor fenestration changes and new colors, there doesn't seem to be much modification here. As explained previously in this report, the bank's architecture was ruined many years ago. This proposal does nothing to rectify that situation; it merely dresses up in new colors the old boxy design. This building should be redesigned to reflect the new architecture of the "R" buildings.

Peninsula Beauty: The new windows appear much the same size as the existing, but the style is better. It is not clear why the stairway is proposed to be relocated. The rendering also shows about half of the existing arcade removed, exposing a stark glass-only storefront below. I find these modifications inappropriate and need a much better explanation before considering them further. As depicted, the cut-off canopy, storefront and relocated stair are incompatible with the Pruneyard architecture and should not be approved.

Aperture Academy: The rendering depicts a modified arcade, eliminating the exposed rafter tails, so prevalent in all of the Pruneyard's existing arcades. I find this modification without any merit and no explanation was provided in the plans.

Plaza Tower Renovations: The proposal is to enlarge the portals in these towers with large arches. Some of the existing towers have arches now, but not all. This will make them more consistent and is a nice feature. The upper exposed framing is now concealed behind a latticework giving these elements a finished appearance finally.

Sports Basement Patxis: I believe the problem being solved here is the unfortunate intersection of walls, not the arcade screening the patio. The proposal is to remove the wall that separates the patio from the perimeter walk and parking lot. The walls come together in a collision rather than a blended supportive appearance. The proposed removal of the walls is a satisfactory solution to this unfortunate condition caused by the previous inappropriate remodeling.

Rock Bottom Brewery: The addition of a screen privacy fence is inconsequential. It should be designed to be compatible with other such fences in the commercial area.

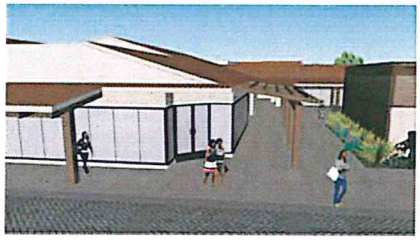
Trellis arcade removal: The purpose of this modification is to open the building corner to daylight and expose the building's walls to view. The existing arcade conceals the building walls and makes for a dark entrance. As stated earlier, the covered arcade is a strong characteristic of this type of center. It has function and charm and should not be changed. The following specific situations refer to those shown on sheets A5.12 and A5.13.

1. This is the corner entrance of the Boulanger. Removal of this arcade will lessen the "town-and-country" theme and the weather protection that it affords. The trellises at either side of the entrance seem to have little to offer architecturally. I believe that the weather protection offered by the arcade is preferable to the wood open trellises.

2. This is the corner of the Marshall's store and is not an entrance, nor does it have any storefront windows. I believe that there is no point to removing the arcade at this corner. A large blank wall is not a preferred view from the parking lot.

3. This is the corner of Trader Joe's. It is not an entrance, nor does it have any windows. The removal of the arcade will place the ADA ramp in the weather. There is nothing to be gained by this alteration.

4. While this is a corner with an entrance to Sports Fever, the removal of the arcade and roof-supporting structure leaves a very awkward appearing building. This is not a good corner for arcade removal.



5. Lisa's Tea Treasures occupies the store at this corner. The removal of the arcade exposes a corner show window, but no entrance. As stated before, arcade removal diminishes the country rustic theme of the center, resulting is a loss of charm and weather protection.

6. The Orchard City Kitchen occupies the store at this corner. The removal of the arcade exposes some poorly proportioned windows in that wall, but no entrance or show windows. I see nothing to be gained by removing the arcade here. The resulting ugliness is a good reason for not doing it.

7. This corner is the Little Wine Counter. It appears that the entrance to the shop will be exposed with the removal of the arcade, along with extensive storefront windows. This corner currently is the only one that is angular. It should not be changed.

8. Togo's – *previous comments are above.*

Trellis design and trash enclosures: The designs shown on sheets A5.14 and A5.15 are generally acceptable, although those designed to supplant the arcade need not be used. The wood trellises should be finished with brown-colored stains. In my opinion the City requirement for covered (roofed) trash enclosures, makes them much more visually prominent than they would be without such roofs. They are not significant structures and should fade into the background as much as possible.

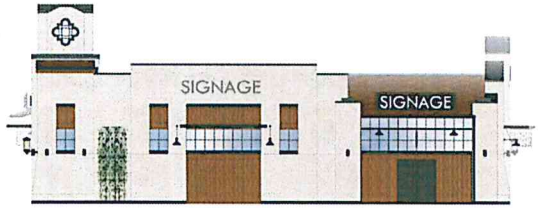
Existing Infill Storefront: The three options shown on sheets A7.2 and A7.3 are all acceptable. Rather than try to make all of the storefronts the same, it may be more interesting to use all three schemes, giving each tenant their choice. Particularly with most of the storefronts being in the shadow of the arcade, variation in their design will have minimal impact on the view from outside.

Colors: While over the years the existing Pruneyard center has not faired well architecturally, it now exhibits multiple colors on its walls which provide interest and warmth. The proposed monotone color scheme for all buildings in this complex seems quite austere, somewhat reflective of a military base. Color truly enriches our lives; it adds visual pleasure to our shopping experiences. As a means to unify this diverse Pruneyard complex, a multi-color scheme can be quite effective without becoming monotonous or garish. I encourage the architects to re-think the use of color proposed for this remodeling. Please come up with a palate that buoys the spirit yet, by its use, unifies the many buildings.

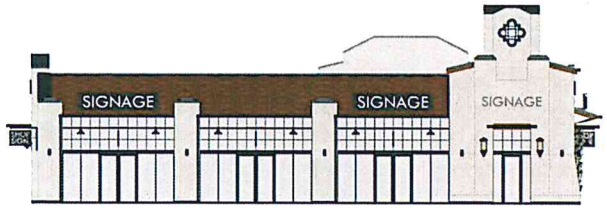
END OF REPORT

ORIGINAL

South Elevation



West Elevation

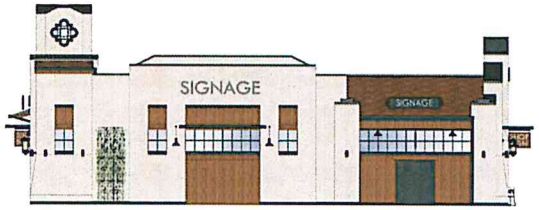


North Elevation

East Elevation

PROPOSED

South Elevation



West Elevation

North Elevation

East Elevation

lowney arch

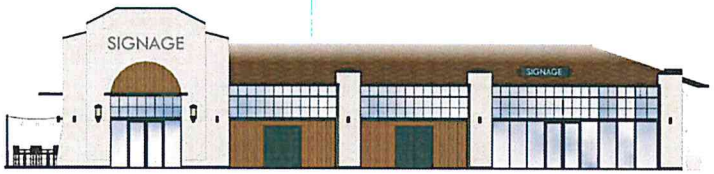
The Pruneyard: Building R1 Before and After

03.22.16

ELLIS PARTNERS

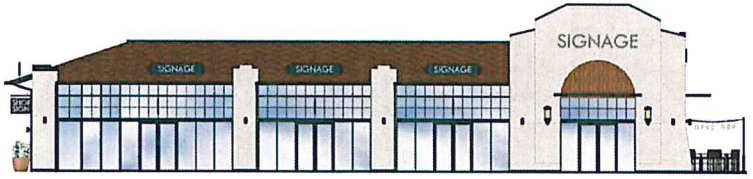
ORIGINAL

South Elevation



West Elevation

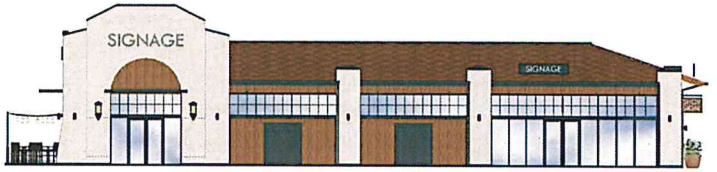
North Elevation



East Elevation

PROPOSED

South Elevation



West Elevation

North Elevation

East Elevation

lowney arch

The Pruneyard: Building R2 Before and After

03.22.16

ELLIS PARTNERS

ORIGINAL

PROPOSED

lowney arch

The Pruneyard: Building R3 Before and After

03.22.16

ELLIS PARTNERS

ORIGINAL

PROPOSED

EXISTING

THE PRUNEYARD: Campbell

PRECEDENT

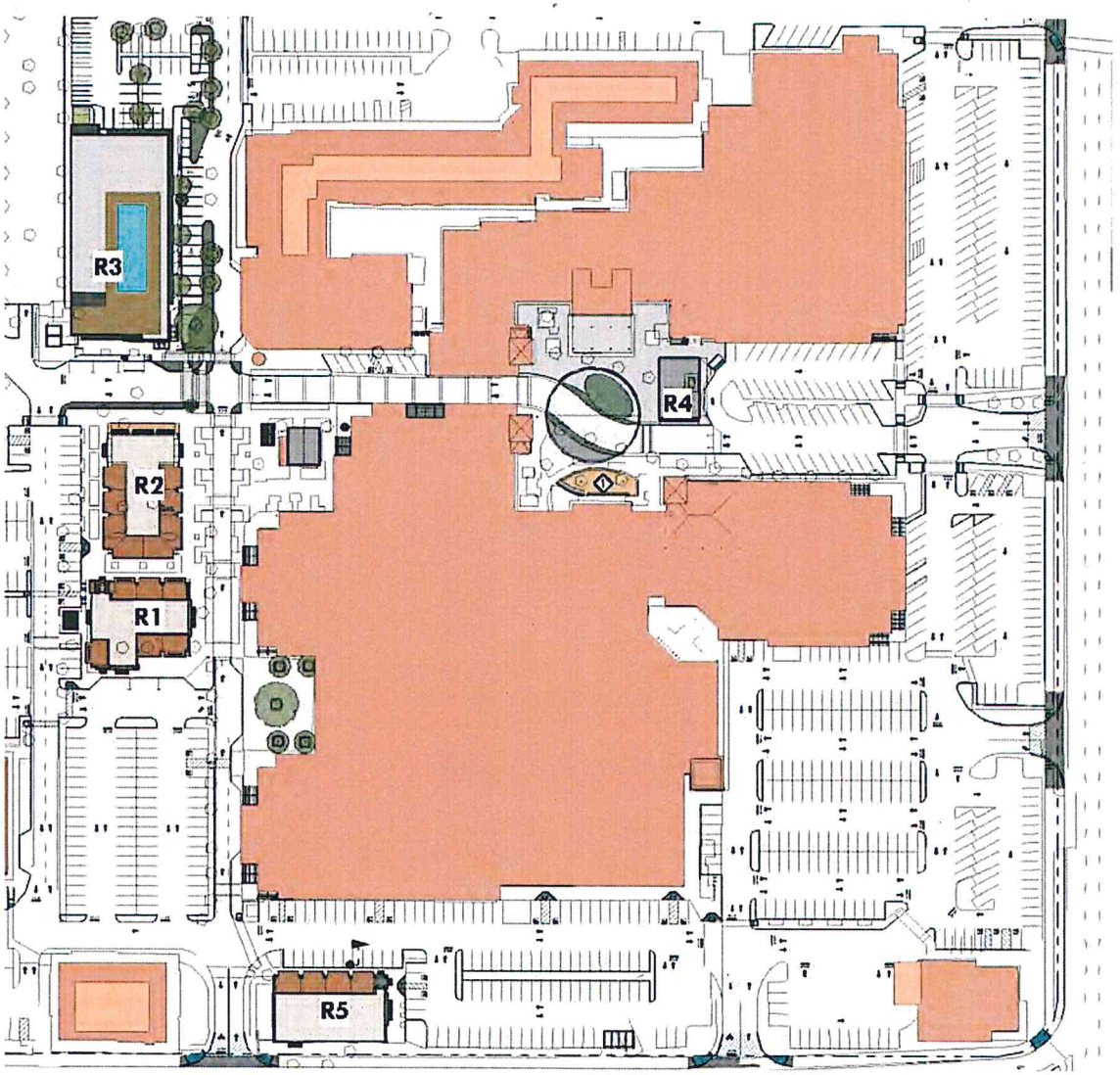
TOWN & COUNTRY: Palo Alto

lowney arch

The Pruneyard: Arcade Trellis Precedent

03.22.16

ELLIS PARTNERS


R3
R4
R2
R1
R5

P1

P1: SW 7029 AGREEABLE GRAY

MAIN BUILDING COLOR

P2

P2: SW 0037 MORRIS ROOM GREY

TRIM COLOR AND ACCENT COLOR FOR PROMINENT BUILDING FEATURES, SUCH AS ENTRIES AND TOWERS

P3

P3: SW 7004 SNOWBOUND

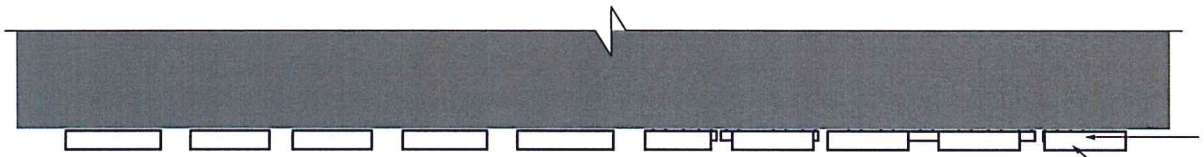
TRIM COLOR FOR EXPOSED CEILINGS AND RAFTERS

P4

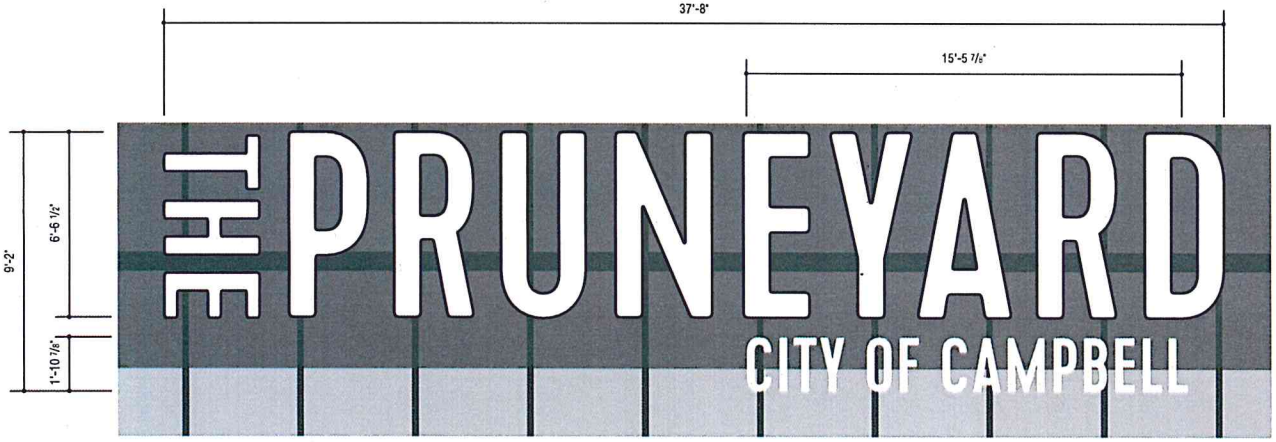
P4: SW 7027 WELL-BRED BROWN

COLOR FOR ARCADE BEAMS AND COLUMNS

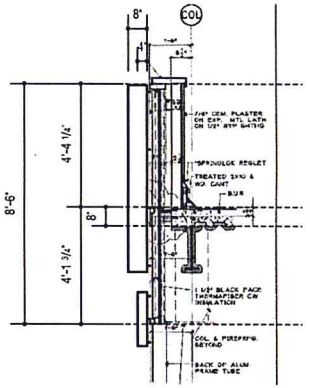
SIGN AREA = 350 SF



2 TOP VIEW - PYLON
Scale: 1/4" = 1'-0"



1 FRONT VIEW
Scale: 1/4" = 1'-0"



3 SIDE VIEW
Scale: 1/4" = 1'-0"

011715Civil

Prepared By
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Program Location
THE PRUNEYARD
Shopping Center
Campbell, CA

MASTER
SIGN PROGRAM
Do Not Use As Fabrication Shop

Revisions / Updates
1. 1.13.2016 KS

Checked By:

Approval

Program Number	Drawn By
15-ELSP-003	KS
Original Issue	Scale
08.12.2015	As Noted

Title
Freeway Site ID

Sheet
MSP.1.02

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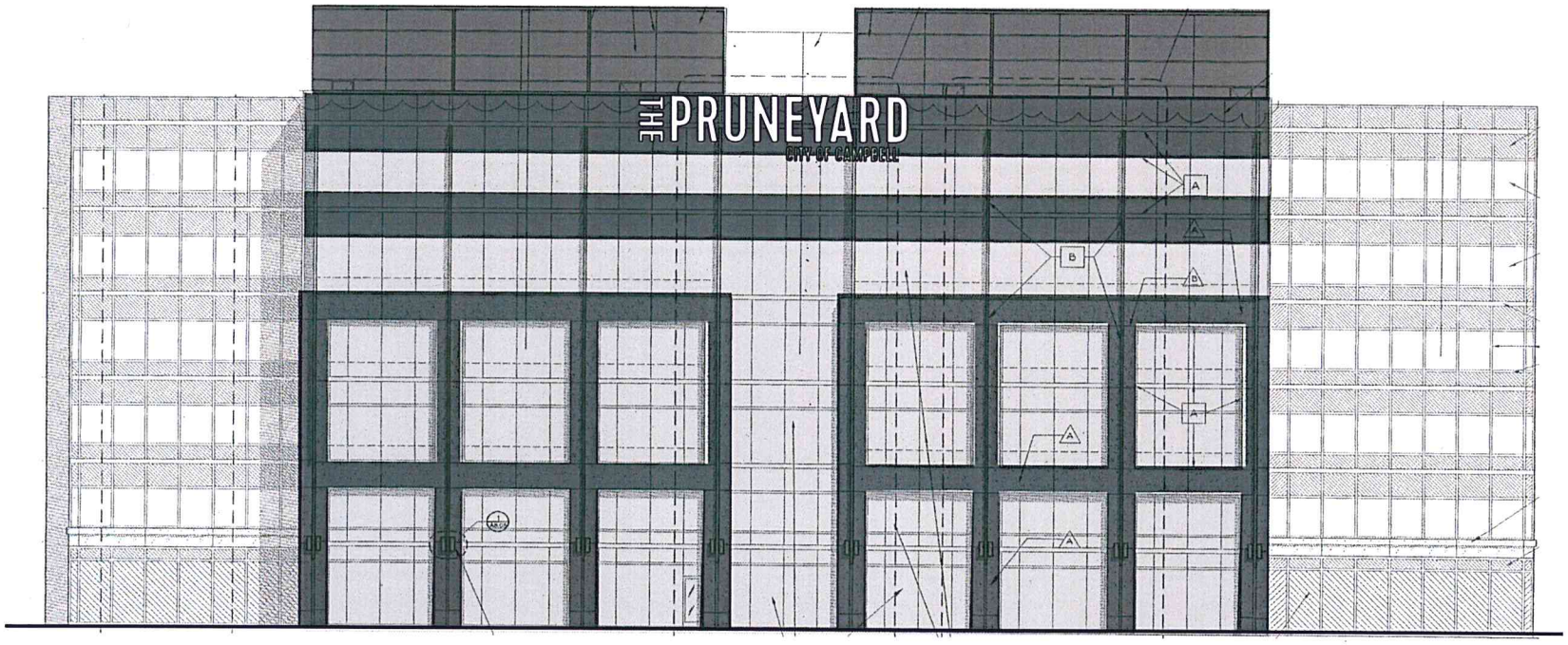

1 **ELEVATION**
Scale: 1/16" = 1'-0"

011715CIV8

Prepared By:

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www.gnugroup.com

Program Location:

THE PRUNEYARD
Shopping Center
Campbell, CA

MASTER SIGN PROGRAM
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Revisions / Updates:
1. 1.13.2016 KS

Checked By:

Approved:

Program Number	Drawn By:
15-ELSP-003	KS
Original Issue	**Scale**
08.12.2015	As Noted

Title:
Freeway Site ID - Elevation

Sheet:
MSP.1.03

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ELLIS PARTNERS

August 29, 2016 **VIA U.S. MAIL AND EMAIL**

City Council and
Planning Commission
City of Campbell
70 N. First Street
Campbell, CA 95008

RE: The Pruneyard

Ladies and Gentlemen:

We are writing this letter to highlight an important element of our proposed project. Specifically, we are referring to the duration of approvals for the four proposed project phases at The Pruneyard. Staff has included in the draft Master Use Permit the approval timeframes that are the minimums provided for in the Campbell Municipal Code. However, under the Municipal Code, the Planning Commission and the City Council have the discretion to tailor the phasing and approve extended durations.

In this letter we hope to provide you with the rationale behind our request for the extended durations and highlight the areas within the Municipal Code that provide the Planning Commission and the City Council with the discretion to approve the proposal.

I. Rationale for Extended Duration Proposal

While our team is eager and intent on pursuing all of the proposed improvements, there is a complex process of pre-leasing and project financing that must occur prior to the development of any new buildings. Given the potential for delays in reaching these pre-development milestones, especially in light of the cyclicality of Silicon Valley real estate markets, it is critical to allow for a flexible, phased process with ample time to complete all elements of the proposed project. As noted above, the proposed project has been divided into the following phases:

- **Phase 1A**: Primary Renovation: New paint on existing buildings in central plaza and seating areas, removal of arcade corners at select locations to improve visibility of retailers, entry improvements at Bascom Avenue, and a variety of other localized modifications;

- **Phase 1B**: Enhanced Renovation: Major renovation of central plaza, relocation of palm trees, enhanced pedestrian and bicycle pathways, construction of a new retail building (R4), renovation of Palisade Builders "greenhouse" windows, and renovation of elevator/stair towers;

- **Phase 2**: Construction of new retail (R5);

- **Phase 3**: Construction of new retail buildings (R1, R2, R3), and a 3 level parking structure (G1); creation of west plaza. R3 will either be a 12,000sf, two-story office/retail building (3A) or a 30,000sf, two-story fitness center (3B); and

- **Phase 4**: Construction of new office (O1), a 100,000sf, five-story office building with two levels of buried parking and the addition of two decks on the G1 garage expansion.

Initially during our discussions with City staff and at the study sessions with the Planning Commission and City Council in 2015, we requested a permit term of fifteen years for completion of these proposed improvements. Subsequently, staff indicated that there was some level of concern with the length of the extended term and that the proposal did not provide for interim milestones requiring incremental performance by The Pruneyard. Staff felt that incremental milestones would be valuable tools for the City to retain to incentivize The Pruneyard to proceed diligently with each phase of the development.

As a result of meetings and discussions with staff and consistent with the City's Municipal Code, as noted in Section II below, The Pruneyard team has prepared a revised proposal to address these concerns and also provide the necessary extended phasing durations. In summary, the proposal is as follows:

A. Phase 1A/1B would be initiated (i.e. permit submittal) within one year from project approval, including the Parcel Map;
B. Phase 2 and 3 would be initiated within six years of project approval. However, commencement and completion of Phase 2 (Building R5) would not be a pre-requisite to the commencement of Phase 3 or Phase 4;
C. Phase 4 would be initiated within ten years of project approval.

We believe these durations represent a considerable concession from our preferred durations (this represents a five year reduction in the length of phasing from our initial proposal) and provide the City with ample controls to ensure our team is highly incentivized to diligently pursue all phases of the project.

II. Campbell Municipal Code Analysis

The Municipal Code provides discretion to the Planning Commission and the City Council to approve a phasing plan. Although the minimum duration for a use permit is twelve months from the effective date, Municipal Code Section 21.56.060(A)(3)(a) provides flexibility: *"Where the permit or approval provides for development in **two or more phases** or units in sequence, the permit or approval shall not be approved until the decision-making body has approved the **final phasing plan** for the entire project site."* The renovation and expansion of The Pruneyard is proposed as a four phase development. Therefore, the Planning Commission and City Council have the authority under the Municipal Code to approve a final phasing plan. If the phasing plan for a development in two or more phases were limited to the minimum durations identified in the Municipal Code, there would be no need for the Municipal Code to provide authority for the Planning Commission and City Council to approve a final phasing plan. We believe the Municipal Code provides authority to approve a final phasing plan specifically for a project like The Pruneyard. The draft Master Use Permit is not a simple permit, but a detailed effort that establishes a vision and a long term program for The Pruneyard. Therefore, approval of a tailored phasing plan with extended durations as requested above is appropriate.

Furthermore, the Municipal Code anticipates pre-approved phases that modify the minimum twelve months between each phase. Municipal Section 21.56.060(A)(3)(b) states: *"If a project is to be built in pre-approved phases, each subsequent phase shall have twelve months from the previous phase's date of establishment to the next phase's date of establishment to have occurred, **unless otherwise specified in the permit or approval**, or the permit or approval shall expire and be deemed void, without any further action by the city."* The language in the Municipal Code anticipates that as part of the phasing plan, the Planning Commission and City Council may approve extended durations between the establishment of one phase and the commencement of the next. The draft Master Use Permit incorporates the minimum twelve months between the establishment of one phase and the commencement of the next. We

encourage you to specify in the permit extended durations that will allow the long term vision for The Pruneyard to be completed by providing flexibility to address market conditions.

The Pruneyard is one of the most prominent destinations in the City of Campbell, yet it has languished for over 20 years without investment. We stand prepared to execute the carefully conceived master plan and invest tens of millions of dollars in The Pruneyard during the next decade. We believe the full completion of this project will create significant public benefits, including the creation of unique, attractive plazas and new gathering spaces, increases to sales tax revenue, and improvements to the city's jobs-housing balance as well as the furthering of The Pruneyard and the City of Campbell as a more prominent regional destination.

We believe it is critical to include the extended term in the approvals to give us the best chances for executing the master plan. We know the current market will change, we just don't know when. For these reasons, we respectfully request consideration of this extended, phased approval duration which we believe provides us with the ability to withstand market fluctuations while providing the City with assurance that all phases of the development will be pursued diligently and will result in a unified and upgraded Pruneyard.

Sincerely,

James F. Ellis
Managing Principal

Melinda Ellis Evers
Managing Principal

Dean Rubinson
Director of Development

Summary of Community Outreach Activities

The Pruneyard

The Pruneyard development team, began outreach efforts with the local community in May 2015, four months prior to the initial submission of the project proposal to City of Campbell in order to be able to incorporate community input into the proposed project.

This effort began with meetings with Vikki Essert, the land use liaison of the Pruneyard/Dry Creek Neighborhood Association (PYDCNA), who scheduled a meeting at her home May 27, 2015, attended by over 20 members of the PYDCNA and key representatives from other neighborhood associations in Campbell. At the meeting, the Pruneyard development team, including Jim Ellis and Dean Rubinson, as well as representatives of our Property Management team, presented the conceptual plans for renovation and expansion proposal. Following the presentation, an extensive Q&A session was held, during which the team carefully noted all input received. Following the meeting, the development team and the design team worked to incorporate many of the requests and recommendations raised during the meeting, including the addition of green space and a raised deck in the main plaza to replace the gazebo-like feature that was removed from this area in the 90's that allowed bands and other groups to perform in the plaza. Stronger pedestrian connections to the community on the east side of Bascom Avenue were added as well as supplemental ADA parking in the central areas of the project. A number of operational suggestions were received as well. In general, the proposed project was very well-received and attendees were appreciative of being included in the process and excited for the new investment in The Pruneyard.

The development team remained in contact with Vikki Essert and other neighborhood associations in the period during which the entitlements were processed and in advance of any public hearings, conducted a second community meeting, on May 11, 2016, at Ms. Essert's home. This meeting was similarly attended and the team presented the updates to the project, highlighting the features that were added as a result of community input. Again, there was consistent expression of appreciation of the proposed project and the community engagement process and there was a clear indication of eagerness for the project to commence.

Most recently, the development team has been in contact with representatives of other neighborhood associations in an effort to present the proposed project to additional groups ahead of the Planning Commission hearing, scheduled for September 13. 2016. A meeting is set up on September 1, 2016 with representatives of the San Tomas Area Community Coalition (STACC) and efforts are underway for meetings with representatives of the Campbell Village Neighborhood Association as well.

MEMORANDUM

City of Campbell

City Clerk's Office

To: Honorable Mayor and City Council

Date: October 17, 2016

From: Wendy Wood, City Clerk

Via: Mark Linder, City Manager

Subject: **Desk Item 9 – E-mail from Vikki Essert**

On October 17, 2016 an e-mail from Vikki Essert was received as part of the public record in regards to Item 9.

Attached is the e-mail for your consideration.

Wendy Wood

Subject: FW: Pruneyard Plan

From: Vikki Essert
Sent: Saturday, October 15, 2016 11:45 AM
To: Jason Baker; Liz Gibbons; Paul Resnikoff; Michael Kotowski; Jeffrey Cristina; Mark Linder
Subject: Pruneyard Plan

Good Morning,

I am writing in support of the Ellis Partners' plan for the Pruneyard.
Ellis Partners has met with neighbors in the Pruneyard Dry Creek neighborhood twice in the last two years, first to get feedback on their initial concept, and then a year later to present the latest plan. There were 20-25 neighbors in attendance at each event. The revised plan clearly shows that they listened and incorporated the citizen feedback into the proposal.

There is broad support for the current project plan among the neighbors in this area. Specifically, people are supportive of the subdivision, as long as it is managed as one property, the five story height of the office tower with first floor setback, and the restoration of the plaza area. Adding landscaping and artwork that reflect the agrarian past of Campbell are also popular ideas. Most also want to see as many of the current tenants remain on the property as possible.

There are continuing concerns regarding traffic, pedestrian access and parking, but most believe the Ellis plan is an improvement over the current conditions. Many have suggested making the vehicle access through the plaza for emergency services only, and care should be taken that the transition from the Portals to the Pruneyard be very pedestrian and bike friendly.

Vikki Essert

PDCNA City Planning Liaison committee Chair

City Council Report

Item: 10.
Category: Council Committee Reports
Meeting Date: October 18, 2016

TITLE: **Extend Application Deadline for the Historic Preservation Board Opening**

RECOMMENDATION

It is recommended that the City Council extend the application deadline for the Historic Preservation Board until a sufficient number of applications are received.

BACKGROUND

JoElle Hernandez notified staff of August 25, 2016 of her resignation effective immediately. Board Member Hernandez was appointed to the Planning Commission and therefore is no longer able serve on the Historic Preservation Board. City Council accepted her resignation and directed the City Clerk to prepare the Notice of the Unscheduled Vacancy. The Clerk's Office posted the notice at City Hall, the Campbell Library, three different locations on the City's website, and sent it out via social media. Notices were posted for 30 days and no applications were received.

DISCUSSION

Staff is recommending that the application period be extended until a sufficient number of applications are received. At that time, the Advisory Commission Interview Subcommittee will schedule interviews. Appointment of members to the Historic Preservation Board shall be made from among professionals in the disciplines of architecture, history, architectural history, planning, archeology, or other historic preservation-related disciplines, such as urban planning, American studies, American civilization, cultural geography, or cultural anthropology, to the extent such professionals are available in the community. Historic Preservation Board membership shall also include lay members who have demonstrated special interest, competence, experience, or knowledge in historic preservation.

FISCAL IMPACT

There is no fiscal impact.

Prepared by: Wendy Wood, City Clerk

Approved by: Mark Linder, City Manager

City Council Report

Item: 11.
Category: **Council Committee Reports**
Meeting Date: October 18, 2016

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 BAKER

Cities Association of Santa Clara County:
Board of Directors
Selection Committee
City Atty. Performance/Comp. Subcommittee
City Clerk Performance/Comp. Subcommittee
City Mgr. Performance/Comp. Subcommittee
County Expressway Policy Advisory Board
County Library District JPA Board of Dir.
*Metropolitan Transportation Commission***
Bay Area Toll Authority
*Santa Clara County Operational Area Council (Chair)***
*VTA Board of Directors***
West Valley Mayors and Managers

VICE MAYOR GIBBONS:
Advisory Commissioner Appointment Interview Subcommittee
Campbell Historical Museum & Ainsley House Foundation Liaison
City Atty. Performance/Comp. Subcommittee
City Clerk Performance/Comp. Subcommittee
City Mgr. Performance/Comp. Subcommittee
CDBG Program Committee (County) (Alt.)
Cities Association of Santa Clara County:
Board of Directors (Alt.)
Selection Committee (Alt.)
County Expressway Policy Adv. Board (Alt.)
County Library District JPA Board of Dir. (Alt.)
Downtown Subcommittee
Education Liaison Subcommittee
Finance Subcommittee
Friends of the Heritage Theatre Liaison (Alt.)
Housing Rehabilitation Loan Committee
Legislative Subcommittee
State Route (SR) 85 Corridor Policy Advisory Board (Alt.)
Silicon Valley Clean Energy Authority Board of Directors
Santa Clara Valley Water District:
County Water Commission (Alt.)
20% Housing Committee (Successor Agency)
West Valley Mayors and Managers (Alt.)

COUNCILMEMBER CRISTINA:
Assn. of Bay Area Governments
Cities Association of Santa Clara County:
ABAG Representative (Alternate)
Economic Development Subcommittee
Santa Clara Valley Water District:
County Water Commission
Silicon Valley Clean Energy Authority Board of Directors (Alt.)

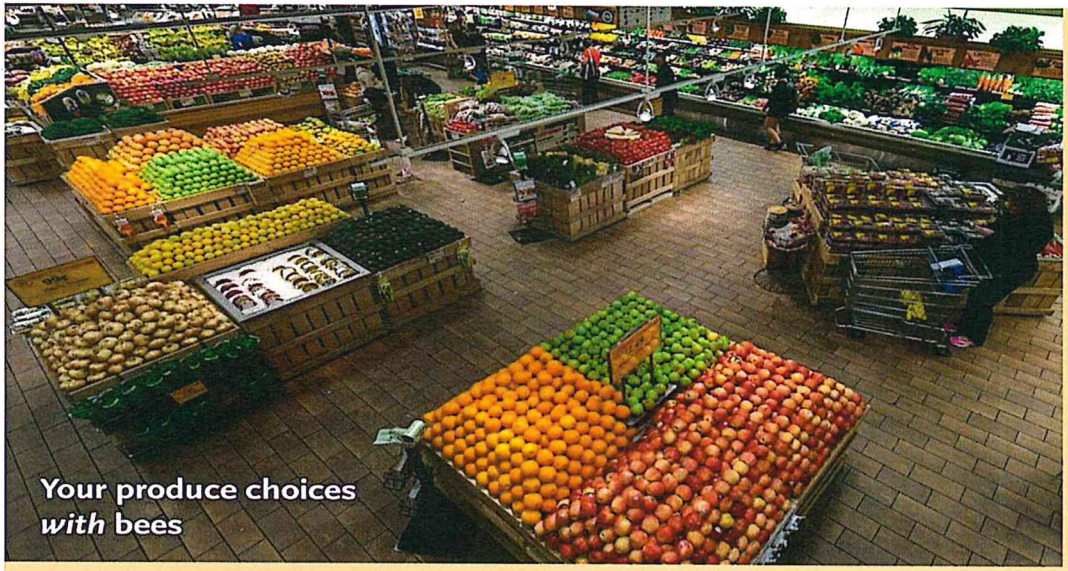
COUNCILMEMBER KOTOWSKI:
Assn. of Bay Area Governments (Alt.)
CDBG Program Committee (County)
Education Liaison Subcommittee
Friends of the Heritage Theatre Liaison
Housing Rehab Loan Committee (Alt.)
*Recycling Waste Reduction Commission***
Legislative Subcommittee
Silicon Valley Animal Control Authority Board (SVACA) (Alt.)
Valley Transportation Authority Policy Advisory Committee (Alt.)
West Valley Sanitation District
West Valley Solid Waste Authority JPA (Alt.)

COUNCILMEMBER RESNIKOFF:
Advisory Commissioner Appointment Interview Subcommittee
Campbell Historical Museum & Ainsley House Foundation Liaison (Alt.)
Downtown Subcommittee
Economic Development Subcommittee
Education Subcommittee (Alt.)
Finance Subcommittee
State Route (SR) 85 Corridor Policy Advisory Board
Silicon Valley Animal Control Authority Board (SVACA)
20% Housing Committee (Successor Agency)
Valley Transportation Authority Policy Advisory Committee
West Valley Sanitation District (Alt.)
West Valley Solid Waste Authority JPA

***appointed by other agencies**

BEE BOTS

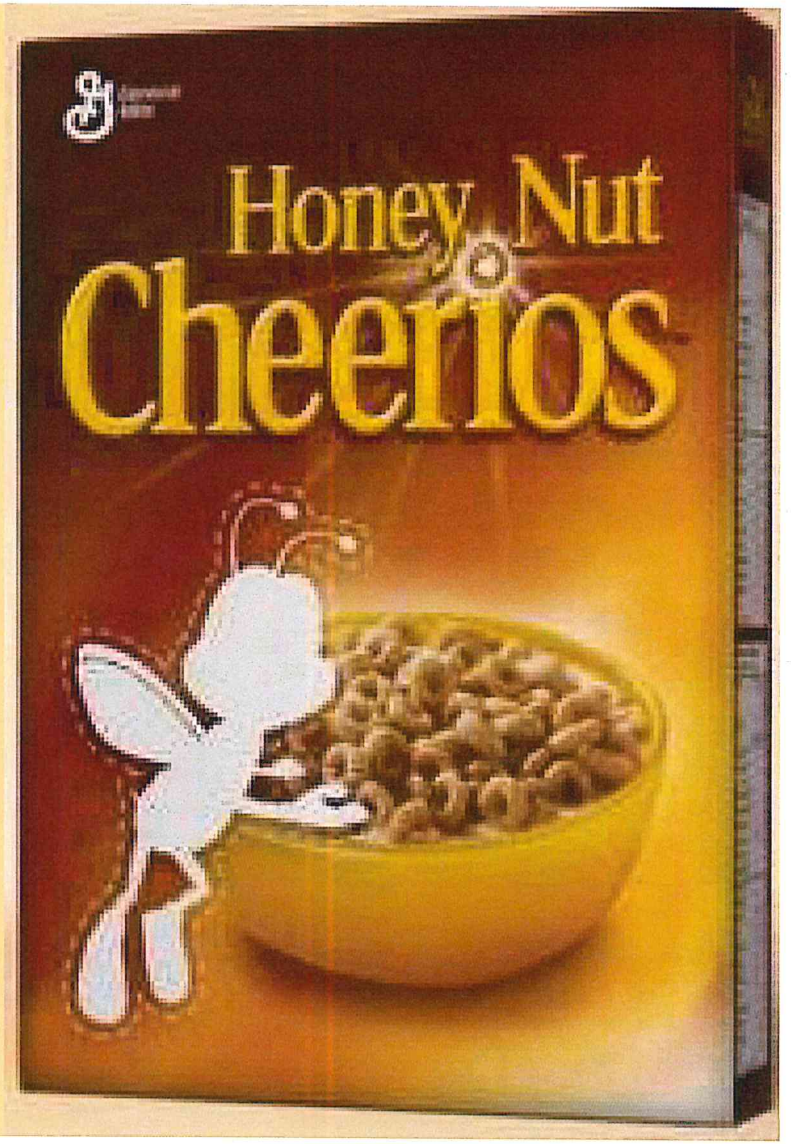
- *Ahana, Richa, Advik, Yash*



Life with Buzzy Bees :-)

Life without them :-(

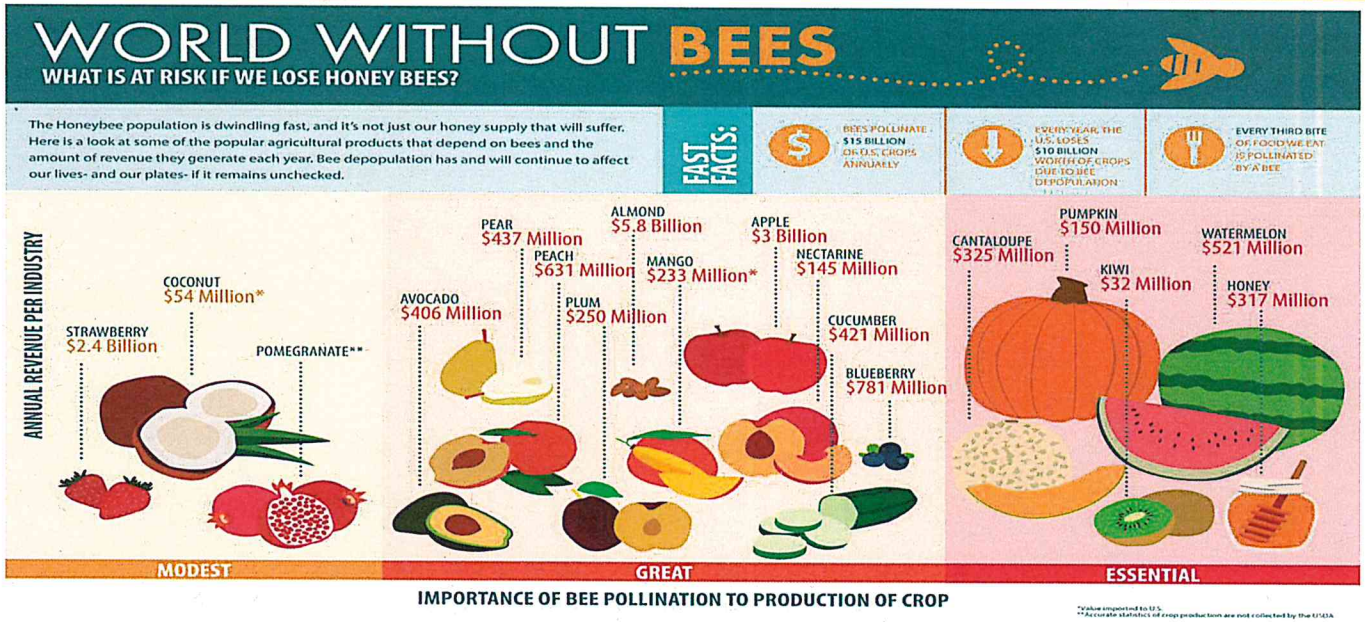
Cheerios with no honey!



World without Bees...

- Bees pollinate 71 of the 100 crops that supply 90% of world's food (⅓ food staples).
- 1 colony of bees pollinate 300 million flowers per day. World population is not enough to pollinate.

World without Bees...



- Honey bees contribute over $14 billion to the value of U.S. crop production.
- US loses $10 billion worth crop a year due to bee depopulation.

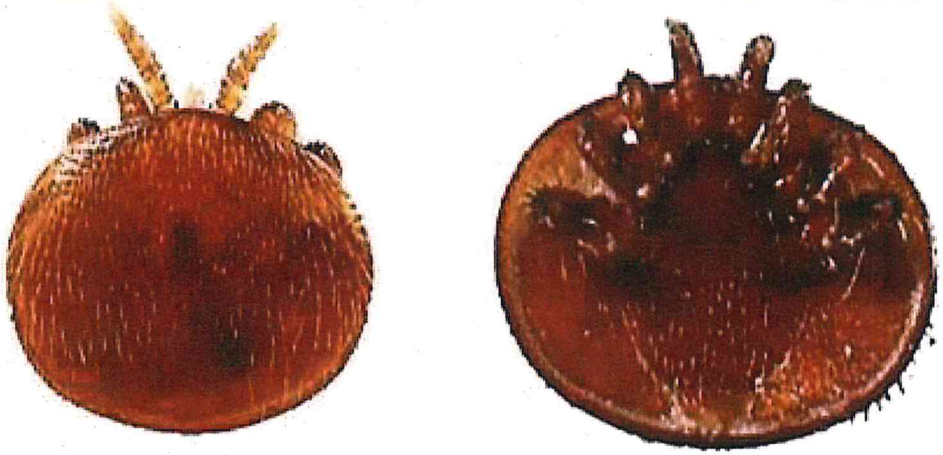
Bees are Starving

Flowerless Landscapes / Food Deserts

Monocultures & Diminishing Cover Crops

Bees get little/no food due to limited flower bloom and starve to death.

Bees are Dying



Blood-Sucking Parasites - Varroa Mite

Neonicotinoids/GMO Crops

Both of these cause Colony Collapse Disorder infesting and causing decline of the bee colonies.

So What?

- **60% reduction** in bee population since 1945 (only 0.9M out of 2.4M left).
- **Death of 31% colonies** of Colony Collapse Disorder.
- **Winter colony loss 28%** (17% more than what beekeepers recover).
- Varroa mites cause **44% colony loss**.
- Varroa mites **nearly wiped out** the wild honey bee populations, led to human pollination in China.

Save the Bees

- Ban Neonicotinoids and GMO Crops.
  - Use organic pesticides like Formic Acid and Thymol
  - 11 European countries banned neonicotinoids for 2 years now, sees only 25% decline in bee population compared to 90% in US.
- Preserve wild habitat.
  - Grow **native** plants like Salvia, Lavender, Lantana, Squash
  - China now has to hand pollinate pear & apple orchards. Not enough humans on earth to do their job (1 colony pollinates 300M flowers a day).

Save the Bees

- Restore ecological agriculture.
  - Plant **Clover & Alfalfa as cover crops**, they are natural fertilizers
  - Grow mix of crops for **year round bloom** to feed bees.
  - 11 European countries banned GMO crops and adopted organic farming, annual die-offs are only 30% while US has 60%.

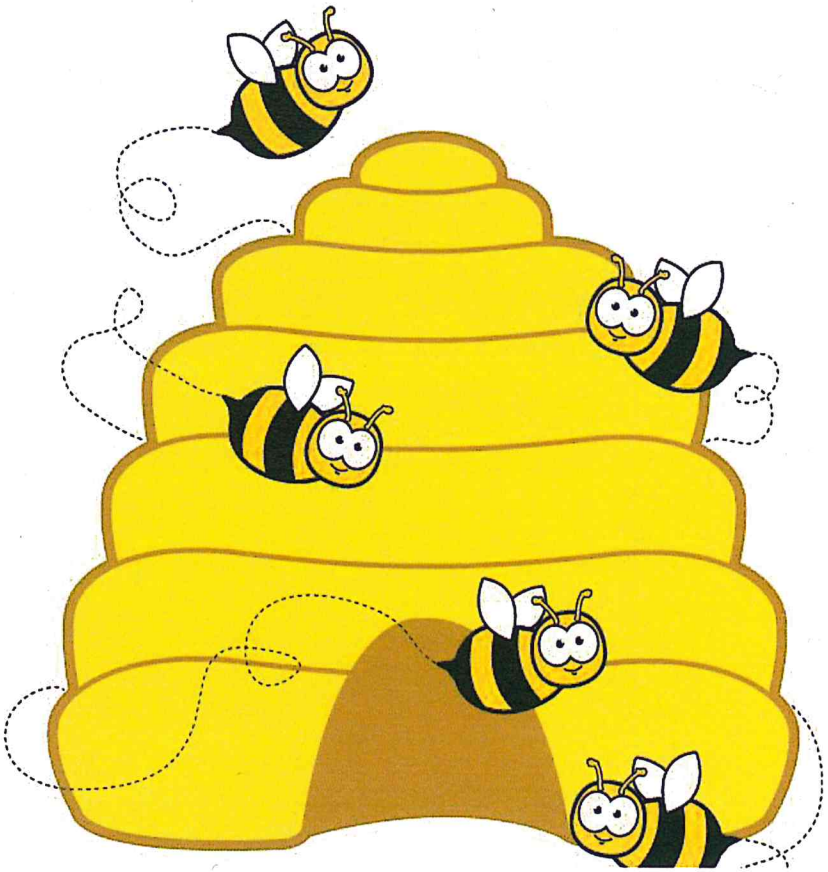
White House Task Force

Whitehouse Bee Protection Task Force - Established in June 2014 to protect Honey Bees and Monarch Butterflies.

- Stop Starvation
  - 7 million acres of land will be restored by 2019.
- Prevent Colony Collapse Disorder
  - On April 12, 2016 Ortho (Scotts & Miracle-Gro) announced elimination of Neonicotinoids from their outdoor products.

What you can do

- Promote bee-friendly gardens in schools & parks
  - San Jose city showcases bee-friendly gardens.
- Adopt backyard BeeKeeping
  - Santa Clara BeeKeeper's Guild
- Protect from Varroa Mites
  - Promote and help adopt Dr. Eric Mussen's
  - idea of distributing robbing screens to beekeepers.



WE NEED YOUR SUPPORT

The Mite Mess

Varroa mites causing 44% loss of backyard bee population each year.

Varroa mites on bee & bee pupa.

They cause severe damage to bees & hive.

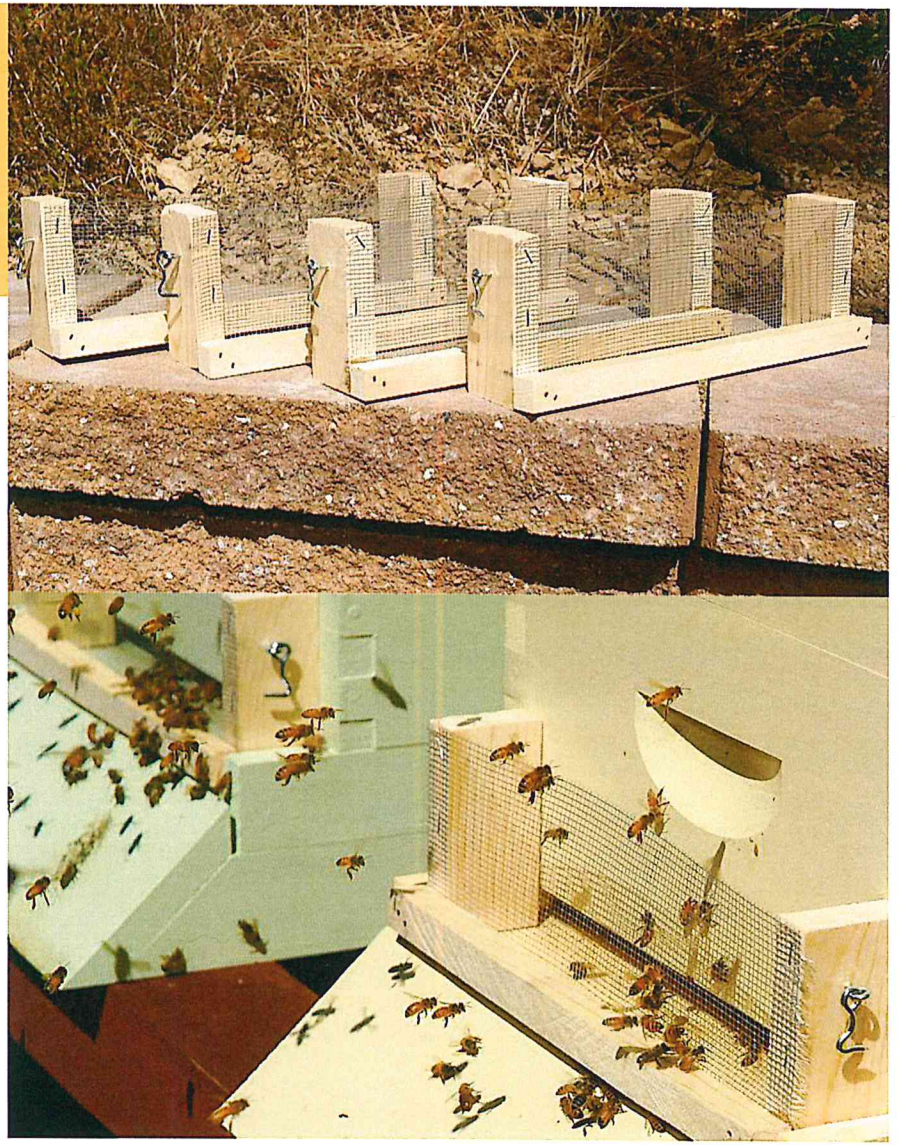
Varroa Mite Screens

Dr. Elina Lastro Nino and Dr. Eric Mussen came up with the idea of cost effective homemade robbing screen to scrape mites off honey bees back.

Cost per screen - $4

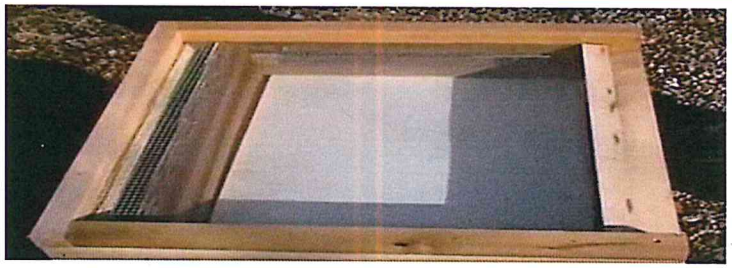
~100 bee keepers with 2 hives per lot. That would be ~200 screens.

The cost of screens = 800$.



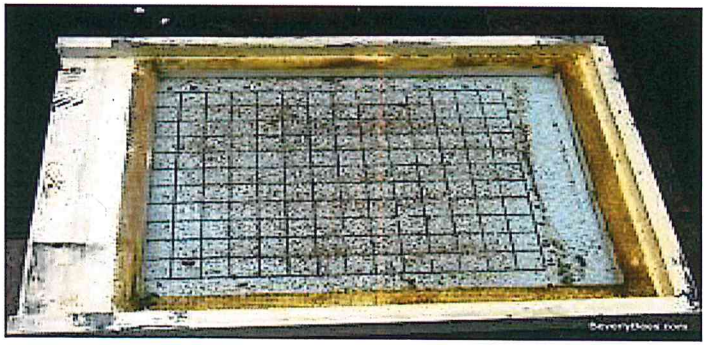
Varroa Mite Sticky Board

40% of live young Varroa mites simply fall to the bottom of the hive, then crawl back up looking for a honey bee to begin feeding on.



Netted Screen on the sides of the frame

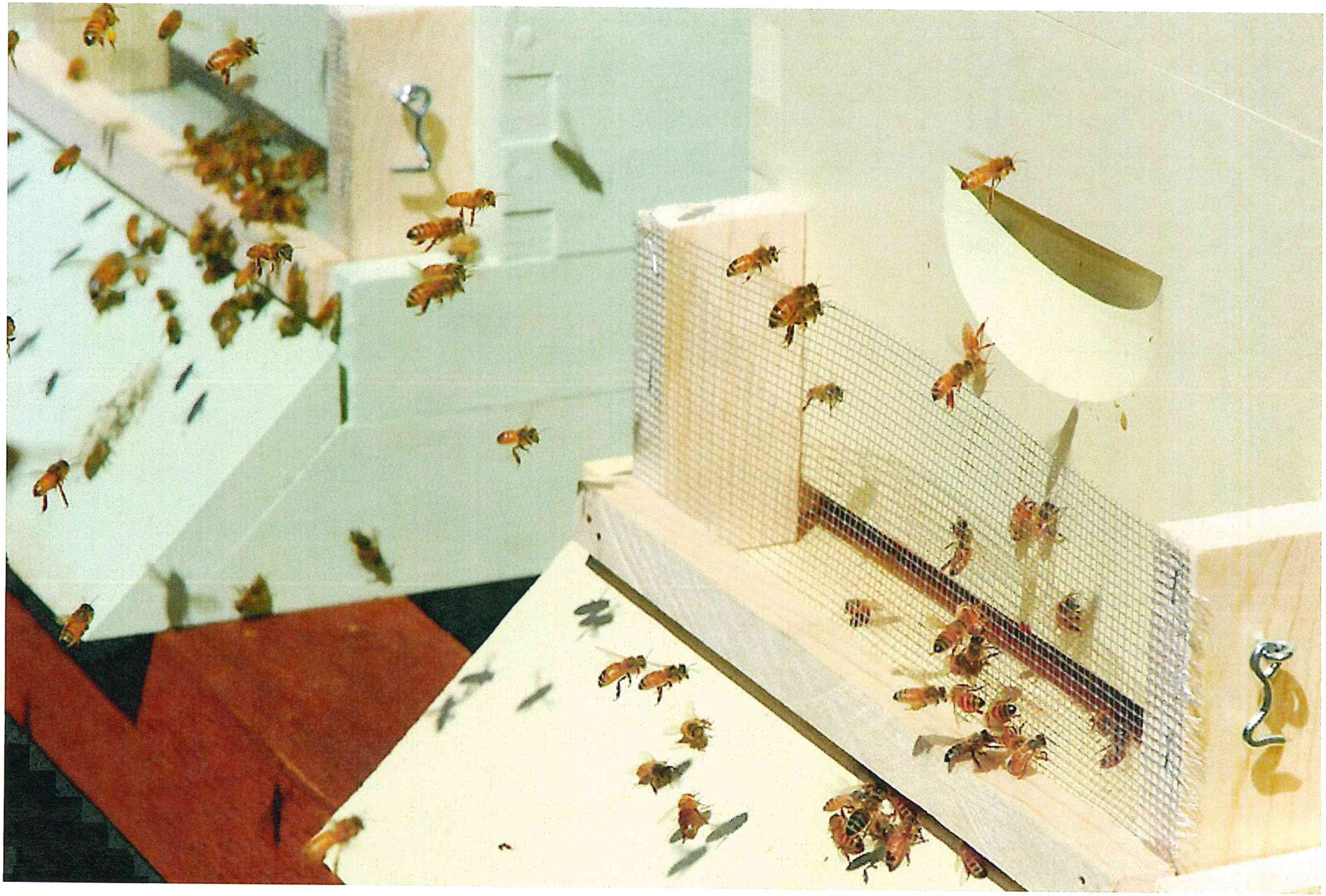
Then we need a sticky bottom board to prevent young varroa mites from crawling back to the honey bees.



Gridded StickyBoard to trap mites that fall through

Bee thankful to...

- Bee Keeper - Mr. Mackenzie for showing us all about beekeeping
- Ted Talks - Marla Spivak for inspiring us to put this presentation
- The Great Sunflower Project
- Dr. Eric Mussen & Dr. Elina Lastro Nino for the Varroa Mite screen idea
- Saratoga, Campbell and San Jose City Council for reviewing our proposal
- To White House Bee Protection Task Force for taking care of bees
- Home Depot, Lowes and Orchard Supply for carrying bee-friendly pesticides



For the record, please note the following names, addresses and e-mail addresses as a core group of individuals to represent Harriet Ave and McCoy Ave to work with the Public Works staff to help formulate the traffic calming/pedestrian and bike safety plan for Harriet Ave, McCoy Ave and San Tomas Aquino Rd.

Doug Gillison	800 Harriet Ave	dr_gillison@yahoo.com
Harry Greenwood	1631 W Hacienda Ave	greenwoop@aol.com
Sue Gardener	660 Harriet Ave.	sgardener95008@yahoo.com
Jaime & Isabel Batiz	1535 McCoy Ave	jaime@batiz.org, isa@batiz.org
Faisal S.	1422 Inwood Ct.	ratamage@yahoo.com
Rebecca Yates	867 Harriet Ave	cbyates@comcast.net