PLANNING COMMISSION
City of Campbell, California

7:30 P.M. December 13, 2016
City Hall Council Chambers Tuesday

AGENDA

ROLL CALL

APPROVAL OF THE MINUTES November 22, 2016

COMMUNICATIONS

AGENDA MODIFICATIONS OR POSTPONEMENTS

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

PUBLIC HEARINGS

1. **PLN2016-170/171/297** Public Hearing to consider the application of GKW Architects for an Administrative Planned Development Permit (PLN2016-171) to allow an interior and exterior renovation of an existing movie theater, including expansion into an adjoining tenant space, a Conditional Use Permit (PLN2016-170) to allow beer and wine service ("liquor establishment") in association with the existing movie theater with late-night operational hours; and a Sign Permit (PLN2016-297) to allow a marquee sign, on property located at **2501 S. Winchester Boulevard**. Staff is recommending that this item be deemed Categorically Exempt under CEQA. Planning Commission action final unless appealed in writing to the City Clerk within 10 calendar days. Project Planner: *Daniel Fama, Senior Planner*

2. **PLN2015-274/275** Public Hearing to consider the application of Saul Flores for a Site and Architectural Review Permit (PLN2015-274) and a Tree Removal Permit (PLN2015-275) to allow the construction of a new office building on property located at **95 E. Hamilton Avenue**. Staff is recommending that this item be deemed Categorically Exempt under CEQA. Planning Commission action final unless appealed in writing to the City Clerk within 10 calendar days. Project Planner*: Cindy McCormick, Senior Planner*

MISCELLANEOUS

3. Election of 2017 Chair and Vice Chair.

REPORT OF THE COMMUNITY DEVELOPMENT DIRECTOR

ADJOURNMENT

Adjourn to the next regularly scheduled Planning Commission meeting of **January 17, 2017** at 7:30 p.m., in the City Hall Council Chambers, 70 North First Street, Campbell, California.

CITY OF CAMPBELL PLANNING COMMISSION

MINUTES

7:30 P.M. TUESDAY

NOVEMBER 22, 2016
CITY HALL COUNCIL CHAMBERS

The Planning Commission meeting of November 22, 2016, was called to order at 7:30 p.m., in the Council Chambers, 70 North First Street, Campbell, California by Acting Chair Kendall and the following proceedings were had, to wit:

ROLL CALL

Commissioners Present:	Vice Chair:	Yvonne Kendall
	Commissioner:	JoElle Hernandez
	Commissioner:	Philip C. Reynolds, Jr.
	Commissioner:	Michael L. Rich
	Commissioner:	Donald C. Young
Commissioners Absent:	Chair:	Cynthia L. Dodd
Staff Present:	Community Development Director:	Paul Kermoyan
	Senior Planner:	Cindy McCormick
	Associate Planner:	Stephen Rose
	City Attorney:	William Seligmann
	Recording Secretary:	Corinne Shinn

APPROVAL OF MINUTES

Motion: **Upon motion by Commissioner Young, seconded by Commissioner Hernandez, the Planning Commission minutes of the Special meeting of November 17, 2016, were approved as submitted. (4-0-1-1; Chair Dodd was absent and Commissioner Reynolds abstained)**

COMMUNICATIONS

Director Paul Kermoyan listed the communications items as follows:

- Desk Item for Agenda Item 1.
- Desk Item for Agenda Item 2.

AGENDA MODIFICATIONS OR POSTPONEMENTS

None

ORAL REQUESTS

None

CONSENT

A. **Note and File a Tree Removal Permit approved for 180 Redding Road.**
Recommended Action: Note and file a copy of a Tree Removal Permit (PLN2016-310), approved by the Community Development Director, allowing the removal of a 15-inch diameter oak tree on property located at 180 Redding Road.

Director Paul Kermoyan advised that a Consent Item is generally brought forth for informational purposes only. The Commission has the option to pull the item off Consent for an opportunity to discuss it or simply elect to make a motion for approval/acceptance.

Motion: **Upon motion of Commissioner Reynolds, seconded by Commissioner Rich, the Planning Commission approved Consent Item A to accept a Tree Removal Permit (PLN2016-310) as approved by the Community Development Director to allow the removal of a 15-inch diameter oak tree from property at 180 Redding Road. (5-0-1; Chair Dodd was absent)**

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PUBLIC HEARINGS

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

1. **PLN2016-258** Public Hearing to consider the application of Michael Navone for a Conditional Use Permit (PLN2016-258) to allow a rear addition and interior remodel to a historic resource inventory property in a Historic District located at **235 S. First Street**. Staff is recommending that this item be deemed Categorically Exempt under CEQA. Planning Commission action final unless appealed in writing to the City Clerk within 10 calendar days. Project Planner*: Cindy McCormick, Senior Planner*

Ms. Cindy McCormick, Senior Planner, presented the staff report.

Acting Chair Kendall asked for the SARC report.

Commissioner Rich provided the Site and Architectural Review Committee report as follows:

- SARC reviewed this application on November 8th and stressed the need to meet the preservation principles and standards of the Secretary of the Interior.
- Recommended approval of this request.

Acting Chair Kendall asked if there were questions of staff.

Commissioner Hernandez asked if this owner was encouraged to file for a Mills Act contract given the amount of investment he was putting into this historic property.

Planner Cindy McCormick said that it hadn't yet been brought up but that she would be sure to discuss the possibilities with the applicant.

Commissioner Kendall asked if Council had made a determination about the future status of the alleys.

Planner Cindy McCormick said that a Public Works Engineer is present this evening and can update the Commission on the status of the alleys.

Roger Storz, Senior Civil Engineer, Public Works Department:

- Reported that Council conducted a study session about a year ago regarding all of the alleyways.
- Advised that this particular alley as identified as a City alleyway and realistically there is no way to make this one go away.
- Therefore there is no issue with this alley in regards to this project.

Acting Chair Kendall opened the Public Hearing for Agenda Item No. 1.

Acting Chair Kendall closed the Public Hearing for Agenda Item No. 1.

Acting Chair Kendall added that she had hoped to see the front awning get replaced and sees that included in the proposal. She has no concerns.

Motion: **Upon motion of Commissioner Rich, seconded by Commissioner Reynolds, the Planning Commission adopted Resolution No. 4347 approving a Conditional Use Permit (PLN2016-258) to allow a rear addition and interior remodel to an historic resource inventory property within a Historic District located at 235 S. First Street, subject to the conditions of approval, by the following roll call vote:**

AYES: **Hernandez, Kendall, Reynolds, Rich and Young**
NOES: **None**

ABSENT: Dodd
ABSTAIN: None

Acting Chair Kendall advised that this action is final unless appealed in writing to the City Clerk within 10 calendar days.

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

2. **PLN2016-255** Public Hearing to consider the application of SINA Investments, LLC for a Conditional Use Permit (PLN2015-255) to allow a massage establishment in an existing tenant space on property located at **225 W. Hamilton Avenue**. Staff is recommending that this item be deemed Categorically Exempt under CEQA. Planning Commission action final unless appealed in writing to the City Clerk within 10 calendar days. Project Planner*: Cindy McCormick, Senior Planner*

Ms. Cindy McCormick, Senior Planner, presented the staff report.

Acting Chair Kendall asked if there were questions of staff.

Commissioner Hernandez asked how many patients are seen daily.

Planner Cindy McCormick deferred to the applicant for that detail but the patients are staggered.

Commissioner Hernandez asked if they hire their own massage therapists, would those massage therapists be allowed to work on weekends without a chiropractor being present on site.

City Attorney William Seligmann replied no. The massage therapists would only be able to operate on site under the supervision of a chiropractor as conditioned.

Planner Cindy McCormick advised that a Campbell Police Department representative is here as well this evening and available for questions.

Commissioner Rich said that it appears that Option 1 is not amiable to the applicant but what about Options 2, 3 or 4?

Planner Cindy McCormick said that the applicant hasn't conveyed information to her on their positions on the other Options.

Director Paul Kermoyan:

- Explained that staff was initially not going to recommend approval. That's why staff met with the applicants at their request.

- Reported that this location is situated right next to a school and is also contiguous to residential uses.
- Reminded that when this location was initially proposed for a medical use, there were concerns due to the adjacencies. However, a chiropractic use was deemed to be less of a concern than other types of medical uses.
- Concluded that staff feels that massage therapy is a compliment to chiropractic care.

Commissioner Rich said that there must be a balance between the applicants' desire for increased revenue potential derived from their investment in this location and the City's need to control/prevent any potential for misbehavior from a use in the future.

Planner Cindy McCormick reported that the applicants are asking for flexibility on who would need to be on site overseeing when the massage therapists are at work there.

Commissioner Young said that Option 4 is not supported by staff.

Planner Cindy McCormick said that staff's recommendation is for a chiropractor to be the on-site in a supervisory role. Other services on site include physical therapy, nutrition and others.

Acting Chair Kendall opened the Public Hearing for Agenda Item No. 2.

Dr. Toonchi, Applicant:

- Thanked staff for working with them to find a way to allow them to add another service to their practice.
- Reminded that just three years' ago the building on this location was vacant.
- Added that they originally approached the City with a proposal for medical use on site. Their intention was for a medical Conditional Use Permit to be able to utilize this building.
- Reported that they ended up demolishing the original building and rebuilding it at a cost of several million dollars.
- Said that they are now able to come back and bring providers that they need while also realizing the limitations on parking.
- Assured that they want to stay in Campbell. They have built their practice where they want to "die". They want to "die" in Campbell.
- Explained that it currently requires them to work six days a week to maintain what they have invested on this practice.
- Added that they want to be able to bring in other licensed professionals to be able to make enough revenue to support the site and the people working there.
- Said that staffs' chief concern is the potential of illicit activity from massage therapy providers.
- Advised that he teaches massage therapy and does not want to do anything to discredit the profession that is massage therapy. Their proposal is to have two associated massage therapists but as independent entities from the chiropractic practice.

- Staff said that a medical doctor or physical therapist might be acceptable compromise to the need for a suitable supervising medical professional while massage therapy is underway on site.
- Explained that he and his partner don't want to have to work seven days a week. They are the two chiropractors practicing at this location and they have no need for another. They propose to have someone with a medical license to be the third person there when there is not a chiropractor on site and massage therapy is being provided.

Commissioner Rich said that it seems that Option 3 is not a good one for the applicants since they want two massage therapists. He said that he is okay with having two massage therapists on site with a licensed chiropractor.

Dr. Toonchi said that patients coming on site for chiropractic services are "their" customers so they have to be there to serve their customers. The intent is to bring new services on site in addition to their chiropractic services.

Commissioner Rich asked Dr. Toonchi if he is okay with the requirement for a chiropractor on site when massage therapy is being provided.

Dr. Toonchi said if it must be a chiropractor it could be. He said that they prefer a requirement for a medical doctor or physical therapist be on site when massage therapy services are being provided.

Commissioner Rich asked if illicit massage-therapy-related misbehavior occurs on site while under the supervision of a licensed medical professional, could that medical professional's license be placed in jeopardy as a result.

City Attorney William Seligmann said that is out of his expertise. He added that he is not sure if there is a penalty possible against a licensed professional charged with supervising the massage therapy component of this medical office if illicit activity were to occur under their watch.

Commissioner Rich said that he is reviewing this request while wearing two hats. One is as a member of the Planning Commission and the other is as a community member of the City of Campbell.

Director Paul Kermoyan:

- Reminded that this site has a Conditional Use Permit that allows for two doctors.
- Added that if illicit behavior were to occur at this location that would bring the Use Permit back and allow the Commission to rethink their operation.
- Reminded that he must review this application under several hats - Economic Development, Planning and Code Enforcement.
- Pointed out that there was a good reason this site was approved for a chiropractic office rather than other types of use.

Commissioner Reynolds said he had a question for the Police Department representative.

Dr. Toonchi:
- Said that a doctor's license is on the line if a lawsuit is filed. The Medical Board comes in on top of that.
- Assured that as the owners of the building/practice they will not allow illicit activity to happen at their place of business.
- Reminded that he worked for 14 years to get his license.

Commissioner Rich:
- Explained that the Conditional Use Permit goes with the location.
- Said that it must be considered "what if" the site changes hands.

Dr. Toonchi said that massage in a spa environment is operated differently than what they are proposing. A medical establishment doesn't go with that kind of illicit activity.

Commissioner Reynolds:
- Asked Captain Joe Cefalu if the Police Department has seen a divide between medical establishments providing massage services and spa/stand-alone massage businesses when it comes to illicit behaviors. Is there a track record?

Captain Joe Cefalu, Campbell Police Department:
- Agreed that there is a divide between massage associated with a medical office and that offered in a spa environment.
- Reported that he has spent five years dealing with massage establishment enforcement including undercover operations.
- Added that PD has shut down many over the last five years.
- Advised that he has never received a complaint over massage therapy received from a doctor's/chiropractor's environment.
- Said that he is in full support of a chiropractic office offering massage therapy. Those disciplines go together.
- Concluded that the concerns tend to be focuses on separate massage establishments. They have proven to be a problem in our City.

Dr. Toonchi:
- Said that that they hope to be allowed to have two independent massage therapists and that he and his partner (both chiropractors) not have to be there at all times when massage services are being provided.
- Stated that they will employ others (medical professionals that meet the City's requirements) to supervise the massage component of the site.

Acting Chair Kendall closed the public hearing for Agenda Item 2.

Commissioner Rich:
- Said that he understands the need for a revenue stream to support this site.
- Added that the Conditional Use Permit for this site is strictly for chiropractic use.

- Reminded that it has been the experience of the City that stand-alone massage establishments have been an enforcement problem in the past compared to when massage services are connected to a medical facility.
- Stated that he is in favor of allowing for two massage therapists at this location as long as there is on-site supervision by a medical licensed person.

Commissioner Young:
- Said that he has concerns.
- Said that the operational hours currently run from 7 a.m. to 7 p.m. Currently the site is not operating seven days a week.
- Stated that they could reduce some of the chiropractic hours on site with massage therapy services instead.
- Agreed that massage therapy is complimentary to chiropractic services.
- Said that if they are just renting out their space, or subletting, to independent massage therapists, they are treated as a separate business.
- Referenced Option 4 that allows two massage therapists as long as there is a chiropractor on site. That makes the most sense and is the best compromise that protects against potential for any illicit behavior.

Commissioner Reynolds:
- Pointed out that the applicants have a lot of “skin” in the game. When they initially came forward, the Commission talked extensively about their model.
- Added that they have invested considerable money in our City. That carries a lot of weight for him.
- Reminded that originally one nearby neighbor to their location spoke about her extreme concern about a medical use at this property due to parking impacts and other issues. Not long after, she came back and said it was a great thing for the area and community.
- Said that there are enforcement concerns about massage activity but there is also a difference between medical establishments offering massage therapy and stand-along spa massage establishments.
- Advised that he is leaning toward Option 4 but would like to discuss flexibility a bit more.

Commissioner Hernandez:
- Said that she is not in favor of two massage therapists.
- Reminded that the Conditional Use Permit issued for this location was for a chiropractic office and they need to keep it at that.
- Added that she understands that they want to make the best use of their building.
- Said that massage can be a part of that chiropractic practice with one massage therapist operating during the week.
- Questioned parking to support more use on site. There was already a parking reduction. Adding another therapist raises the question of where everyone will park. We can’t add employees and services without thinking of where they will park.
- Said that she prefers Option 3. If there are massage therapists on site during the weekend, a chiropractor must be on site as well.

Director Paul Kermoyan:

- Said that three employees and four patients would equate to a need for seven parking stalls. The Use Permit allows four employees plus four patients for a total of eight.

Commissioner Hernandez said that if services are added so are patients. Can they park on the street?

Director Paul Kermoyan said that the additional person is an employee. Three employees plus five patients equals a total of eight.

Commissioner Rich sought verification that both Commissioner Young and Reynolds are supportive of Option 4.

Commissioner Young said he was leaning that way.

Commissioner Rich reminded that Option 4 requires a licensed chiropractor be on site.

Commissioner Reynolds said he was okay as long as there was a medical professional on site. He'd like to give them some flexibility. He doesn't see a problem as long as someone who is in a medical profession is overseeing the massage therapy practitioners.

Director Paul Kermoyan raised the question, "Who's to say a massage therapist is not a medical professional?" The term "licensed medical professional" seems to leave an open field.

Commissioner Rich agreed that it is a grey area.

City Attorney William Seligmann suggested a license issued by the State Medical Board. A massage therapist is not so licensed.

Commissioner Rich said that would leave the option of a chiropractor or someone licensed by the State Medical Board required to be on site overseeing the practice when massage services are being provided.

Commissioner Young:

- Reminded that a massage establishment is not transferable.
- Suggested Option 4, which retains the original intent of the Planning Commission when approving the CUP for this location. That is the best compromise available while allowing the applicants to optimize the use of their building.
- Said that he was unclear how many days a week massage would occur on site.

City Attorney William Seligmann:

- Said that if massage therapy operates under the supervision of a chiropractor/physician, they won't need a massage establishment license. The massage therapists would not be required to be an employee but would need to operate under supervision.

Commissioner Hernandez:

- Said that Option 4 doesn't specify days and times when massage therapy would be available.
- Stated that there are two chiropractors operating from this location and they don't want another chiropractor on board. They may not always be there and she is concerned with compliance.

Commissioner Rich said if one of the two is not on site there would have to be another chiropractor available.

Commissioner Hernandez suggested sticking to the CUP and requiring a chiropractor to be there.

Commissioner Reynolds said that was plan at the time they established their practice. They are back now to make adjustments and to "hone" their business plan. They are seeking permission to make changes to their business. The Commission's job is to judge their request on a case-by-case basis.

Commissioner Hernandez said that she doesn't agree.

Commissioner Reynolds replied okay.

Commissioner Young said it seems all Commissioners agree on a need for supervision of the massage therapy services but he's not sure there is concurrence on the level of the person who would supervise. Other issues to be worked out further include one versus two massage therapists and whether parking can accommodate the expanded use on site.

Commissioner Rich said that for him parking is not an issue.

Commissioner Young asked Commissioner Rich if he is supporting Option 4.

Commissioner Rich said he supports having either a licensed chiropractor or a State Medical Board licensed physician.

City Attorney William Seligmann said that the Commission may have to add to the conditions to reference physicians in addition to chiropractors. He said that the Commission may want to see revised conditions brought back.

Commissioner Reynolds said he supports Option 4 and allow two massage therapists with the addition of a State Medical Board licensed practitioner supervising at all times.

Commissioner Young asked about specific days of operation for massage.

Commissioner Rich suggested the same as existing. He's okay as long as the required supervision is on site whenever massage therapy services are being provided.

Acting Chair Kendall said that they are not exceeding the ratio that the parking supports.

Commissioner Reynolds said that he can go along with what Commissioner Rich is recommending.

Commissioner Young clarified with the Commission that as long as there is a licensed practitioner on site when massage is provided that is acceptable.

Commissioner Hernandez:
- Said she is okay with two massage therapists as long as there is a chiropractor there. That results in three employees and up to four patients at a time.
- Added that she is okay with the days and hours as they are currently.

Acting Chair Kendall:
- Questioned how much massage therapy services will represent for this business since this is primarily a chiropractic office.
- Cautioned that if not specified and massage occurs every day, is it still a chiropractic office?
- Suggested that there would be more control if there is just one massage therapist.
- Reiterated that the CUP for this location is for a chiropractic practice.

Motion: **Upon motion of Commissioner Reynolds, seconded by Commissioner Young, the Planning Commission CONTINUED TO A DATE UNCERTAIN, the consideration of a Conditional Use Permit (PLN2015-255) to allow a massage establishment in an existing tenant space on property located at 225 W. Hamilton Avenue, with the following instructions for staff to prepare a resolution in favor of Option 4 that allows for two massage therapists, maintains the parking and occupancy requiring that this use remain primarily a chiropractic service and requiring a chiropractor or a State Medical Board licensed professional always be on site to supervise and oversee the massage therapy services. (5-0-1; Chair Dodd was absent)**

Acting Chair Kendall closed the public hearing for this item since it must be advertised when a meeting date is established for its return to the Commission.

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Acting Chair Kendall read Agenda Item No. 3 into the record as follows:

3. **PLN2016-313** Public Hearing to consider the application of Hema Venicatesan for a Conditional Use Permit (PLN2016-313) to allow the establishment of a large fitness studio (d.b.a. Club Pilates) with late night hours (opening at 5:45 a.m.) out of an existing commercial tenant space on property owned by M&M Properties, located at **10 E. Hamilton Avenue, Suite 300**, in the C-2 (General Commercial) Zoning District. Staff is recommending that this item be deemed Categorically Exempt under CEQA. Planning Commission action final unless appealed in writing to the City Clerk within 10 calendar days. Project Planner*: Stephen Rose, Associate Planner*

Mr. Stephen Rose, Associate Planner, presented the staff report.

Acting Chair Kendall asked if there were questions of staff.

Commissioner Rich asked why the provision of a bike rack is being required of this applicant when it was not for the previous tenant (Wells Fargo).

Planner Stephen Rose explained that when a new use is considered staff sees an opportunity to bring things up to current standards.

Commissioner Rich asked if the property owner has to agree.

Planner Stephen Rose reported that both the applicant and the property owner sign the application for this request. Both are kept informed throughout the processing of an application.

Acting Chair Kendall opened the Public Hearing for Agenda Item No. 3.

Acting Chair Kendall closed the Public Hearing for Agenda Item No. 3.

Commissioner Rich said he is in favor as is. He has not issues or concerns.

Motion: **Upon motion of Commissioner Young, seconded by Commissioner Reynolds, the Planning Commission adopted Resolution No. 4349 approving a Conditional Use Permit (PLN2016-313) to allow the establishment of a large fitness studio (d.b.a. Club Pilates) with late night hours (opening at 5:45 a.m.) out of an existing commercial tenant space on property owned by M&M Properties, located at 10 E. Hamilton Avenue, Suite 300, subject to the conditions of approval, by the following roll call vote:**

AYES: **Hernandez, Kendall, Reynolds, Rich and Young**
NOES: **None**
ABSENT: **Dodd**

ABSTAIN: None

Acting Chair Kendall advised that this action is final unless appealed in writing to the City Clerk within 10 calendar days.

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Acting Chair Kendall read Agenda Item No. 4 into the record as follows:

4. **PLN2016-351** Public Hearing to consider the application of John Thomas for a Modification (PLN2016-351) to a previously approved Site and Architectural Approval to allow the installation of a new guardrail system along the perimeter of the roof of an existing commercial building located at **503 & 504 Vandell Way**, in the C-M/40 (Controlled Manufacturing) Zoning District. Staff is recommending that this item be deemed Categorically Exempt under CEQA. Planning Commission action final unless appealed in writing to the City Clerk within 10 calendar days. Project Planner*: Stephen Rose, Associate Planner*

Mr. Stephen Rose, Associate Planner, presented the staff report.

Acting Chair Kendall asked if there were questions of staff.

Commissioner Reynolds asked why this guardrail is needed.

Planner Stephen Rose said purely for safety. It is for insurance purposes. It's not per any Building Code or law requiring these rails.

Acting Chair Kendall opened the Public Hearing for Agenda Item No. 4.

Louis Leos, Applicant's Representative, SEG-Corp:

- Explained that the rail is proposed simply to expand on safety. It is a corporate mandate for all of Allergen's facilities.
- Added that there are only two buildings on this site that have roof access for which these new rails are proposed.
- Added that using a parapet instead would be more costly and a parapet serves as a visual screen rather than a safety feature.

Acting Chair Kendall sought confirmation from Mr. Leos that the rail would still need to be installed to meet their safety concerns even if a parapet wall were to be installed.

Louis Leos confirmed that the rail is made and installed strictly for safety. If a parapet were to be installed they would still need the rail to meet the corporate safety standards.

Commissioner Hernandez asked how visible the rail might be from Winchester Boulevard.

Mr. Louis Leos said that the projections are nominal. They are two-inch tubes. There will not be much of a visual eyesore.

Commissioner Hernandez pointed out that the pictures provided only show as seen from the top of the building.

Acting Chair Kendall closed the Public Hearing for Agenda Item No. 4.

Commissioner Reynolds said that he admires this company for taking an extra step for the safety of their employees. He pointed out that existing cypress trees will block/screen these rails from view as seen from the parking lot. He concluded that he is okay with this request.

Commissioner Young said that the findings are consistent.

Motion: **Upon motion of Commissioner Young, seconded by Commissioner Rich, the Planning Commission adopted Resolution No. 4350 approving a Modification (PLN2016-351) to a previously approved Site and Architectural Approval to allow the installation of a new guardrail system along the perimeter of the roof of an existing commercial building located at 503 & 504 Vandell Way, subject to the conditions of approval, by the following roll call vote:**

AYES: **Hernandez, Kendall, Reynolds, Rich and Young**
NOES: **None**
ABSENT: **Dodd**
ABSTAIN: **None**

Acting Chair Kendall advised that this action is final unless appealed in writing to the City Clerk within 10 calendar days.

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Acting Chair Kendall read Agenda Item No. 4 into the record as follows:

5. **PLN2016-290** Public Hearing to consider the application of Michael Bates for a Conditional Use Permit with Site and Architectural Review (PLN2016-290) to allow for the establishment of a major motor vehicle repair and maintenance facility (network operator) with vehicle painting and cleaning (d.b.a. "Caliber Collision"), and a Parking Modification Permit (PLN2016-354) to allow a reduction in the number of required parking spaces at **665 E. McGlincy Lane**, in the M-1 (Light Industrial) Zoning District. Staff is recommending that this item be deemed Categorically Exempt under CEQA. Planning Commission action final unless appealed in writing to the City Clerk within 10 calendar days. Project Planner*: Stephen Rose, Associate Planner*

Mr. Stephen Rose, Associate Planner, presented the staff report.

Acting Chair Kendall advised following the staff report that she would need to recuse herself for professional reasons due to an association with one of the network locations. She hadn't realized they were associated businesses.

Commissioner Rich assume the gavel and became the Acting Chair.

Acting Chair Rich asked if there were questions for staff.

Commissioner Hernandez asked about signage.

Planner Stephen Rose said that there are currently no signs proposed. Staff is suggesting signs along the perimeter fencing that advises tow drivers not to drop off any vehicles on the street.

Commissioner Young asked why staff supports an increase from seven to ten staff.

Planner Stephen Rose said the amount of turnover for vehicles and the number of bays. Fewer service bays require fewer employees.

Acting Chair Rich asked for a definition of a "network operation".

Planner Stephen Rose said that it is defined in the conditions of approval. A network operation requires an off-site estimating location or call service center, at least five locations within the South Bay Area, and with comparable services provided at each location.

Acting Chair Rich pointed out that MBO came before the Planning Commission at least twice. Is it just the management of the property that is changing?

Planner Stephen Rose said that it is a total operational change. The property owner remains the same and some of the MBO staff may be retained by Caliber Collision. Any other differences could be provided by the applicant.

City Attorney Seligmann said that the Conditional Use Permit runs with the land and could be transferred to a new owner who would have to abide by these new conditions of approval.

Commissioner Hernandez asked if the area has been cleaned up.

Planner Stephen Rose reported that the only thing triggering the revocation was continued parking on the street. The site is now compliant.

Acting Chair Rich opened the Public Hearing for Agenda Item No. 5.

Michael Bates, Representative of Caliber Collision:

- Stated that Planner Stephen Rose did a wonderful job working them.
- Advised that they have addressed and resolved past issues.
- Added that they agree with staff's recommendations
- Displayed a video introducing Caliber Collision's operational standards to the Commission.
- Informed that Caliber Collision is the largest corporation owned network of shops in the nation. Campbell's location is one of fifteen shops in the area to which their call center can direct vehicles for repair. That model allows them to spread the volume of work amongst all of their locations.
- Assured that they will be a good neighbor.
- Added that they plan to restore trees currently missing from the tree wells along their location to help beatify the area.
- Said that they are in agreement with staff recommendations. The only change they propose is to Plan A-1. They propose to leave the existing driveways where they are as an additional one is not required.
- Advised that they are willing to install signage seen as appropriate/necessary by staff.
- Concluded that he is available for questions.

Acting Chair Rich closed the Public Hearing for Agenda Item No. 5.

Director Paul Kermoyan:

- Said that the former operation of this site worked with good intentions.
- Added that not every use fits on a lot.
- Stated that it's important to assess how a sit receives a use and how best to minimize any impacts.
- Said that if a site cannot handle its success what happens? It spills out into the streets.
- Asked the Commission to focus how to work completely on the property without any overflow out onto the public street. Look at the site and determine how it can control this use.

Commissioner Reynolds:

- Said that he is okay with the new business coming in. This location is good for that.
- Admitted that he is concerned with the proposed Parking Modification and he is sure the surrounding neighbors may have a problem with it as well.
- Added that he is okay with this Conditional Use Permit but not with the Parking Modification Permit.
- Suggested that if this new operator works well for a period of time, they can come back later for review and proposed modifications.
- Said that he wanted to assure neighbors that we've done the due diligence.

Acting Chair Rich suggested leaving the parking and driveways as they are.

Commissioner Young:

- Said that he hardly noticed the existing barbed wire on top of the fence. It's okay to keep it.
- Admitted that he was not sure that more signs were needed.
- Said that this was a good staff report and that he supports leaving the site with its two existing driveways.
- Pointed out that the current paging system is being replaced with wireless devices that won't need to be amplified.
- Concluded that this is the best orientation and use of this existing site.

Director Paul Kermoyan confirmed that the Commission is okay with the two existing driveways and don't believe the third proposed by staff is necessary. They are okay as it is.

Commissioner Young replied yes.

Commissioner Hernandez agreed. She added that this seems to be a reputable business. They have put everything together in their plan for this new business location for them. They will be good neighbors. He is in favor as is. The third driveway is not necessary.

Motion: **Upon motion of Commissioner Young, seconded by Commissioner Hernandez, the Planning Commission adopted Resolution No. 4351 approving a Conditional Use Permit with Site and Architectural Review (PLN2016-290) to allow for the establishment of a major motor vehicle repair and maintenance facility (network operator) with vehicle painting and cleaning (d.b.a. "Caliber Collision"), using Plan Option A-1 that does not require a Parking Modification Permit (PLN2016-354) to allow a reduction in the number of required parking spaces on property located at 665 E. McGlincy Lane, subject to the conditions of approval, by the following roll call vote:**

AYES: **Hernandez, Reynolds, Rich and Young**
NOES: **None**
ABSENT: **Dodd**

ABSTAIN: Kendall

Acting Chair Rich advised that this action is final unless appealed in writing to the City Clerk within 10 calendar days.

***

REPORT OF THE COMMUNITY DEVELOPMENT DIRECTOR

Director Paul Kermoyan had no additions to his written report.

ADJOURNMENT

The Planning Commission meeting adjourned at 9:46 p.m. immediately into a Study Session and subsequently to the next Regular Planning Commission Meeting of **December 13, 2016**.

SUBMITTED BY: _____
Corinne Shinn, Recording Secretary

APPROVED BY: _____
Yvonne Kendall, Acting Chair (Except for Item 5)

APPROVED BY: _____
Michael Rich, Acting Chair (Item 5)

ATTEST: _____
Paul Kermoyan, Secretary

RESOLUTION NO. 4347

BEING A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMPBELL APPROVING A CONDITIONAL USE PERMIT WITH SITE AND ARCHITECTURAL REVIEW (PLN2016-235) TO ALLOW AN ADDITION TO A HISTORIC RESOURCE WITHIN A HISTORIC DISTRICT ON PROPERTY LOCATED AT **235 S. FIRST STREET**.

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

The Planning Commission finds as follows with regard to file number PLN2016-235:

1. The project site is zoned R-1-6 (Single Family Residential) on the City of Campbell Zoning Map.

2. The project site is designated Low Density Residential (less than 6 units/gr. acre) on the City of Campbell General Plan Land Use diagram.

3. The project site is located along S. First Street.

4. Exterior alterations to a historic resource in the Alice Avenue Historic District may occur with the approval of a Conditional Use Permit.

5. The exterior changes proposed by the project do not detract from the existing architectural character of the building or site and are consistent with the Historic Preservation Ordinance, the Secretary of Interior Standards, and the Design Guidelines for Historic Residential Buildings.

6. The exterior changes proposed by the project are consistent with the purpose of the Historic Preservation Ordinance to enhance the visual character of the city by encouraging and regulating the compatibility of architectural styles within historic districts reflecting unique and established architectural traditions and retain the established building patterns and architectural and cultural heritage of the community.

7. No substantial evidence has been presented which shows that the project, as currently presented and subject to the required Conditions of Approval, will have a significant adverse impact on the environment.

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

1. The project will be consistent with the General Plan.

2. The project will aid in the harmonious development of the immediate area.

3. The project is consistent with applicable adopted design guidelines.

4. The proposed use is allowed within the applicable zoning district with Conditional Use Permit approval, and complies with all other applicable provisions of this Zoning Code and the Campbell Municipal Code.

5. The proposed site is adequate in terms of size and shape to accommodate the fences and walls, landscaping, parking and loading facilities, yards, and other development features required in order to integrate the use with uses in the surrounding area.

6. The proposed site is adequately served by streets of sufficient capacity to carry the kind and quantity of traffic the use would be expected to generate.

7. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses on-site and in the vicinity of the subject property.

8. The establishment, maintenance, or operation of the proposed use at the location proposed will not be detrimental to the comfort, health, morals, peace, safety, or general welfare of persons residing or working in the neighborhood of the proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city.

9. The action proposed is consistent with the purpose of the Historic Preservation Ordinance.

10. The action proposed is consistent with the Secretary of the Interior's Standards for the treatment of historic properties with guidelines for preserving, rehabilitating, restoring and reconstructing historic buildings.

11. The action proposed will not be detrimental to a structure or feature of significant aesthetic, architectural, cultural, or engineering interest or value of an historical nature.

12. The project is Categorically Exempt pertaining to additions to existing structures that are constructed in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.

THEREFORE, BE IT RESOLVED that the Planning Commission approves a Site and Architectural Review (PLN2016-235) to allow a 741 square-foot residential addition to a historic resource within a historic district on property located at 235 S First Street, subject to the attached Conditions of Approval (attached Exhibit “A”).

PASSED AND ADOPTED this 22nd day of November, 2016, by the following roll call vote:

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

APPROVED: _____
Cynthia Dodd, Chair

ATTEST: _____
Paul Kermoyan, Secretary

EXHIBIT A

CONDITIONS OF APPROVAL
Conditional Use Permit with
Site and Architectural Review (PLN2016-235)

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

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

1. Approved Project: Approval is granted for a Conditional Use Permit with Site and Architectural Review (PLN2016-235) to allow a 741 square-foot residential addition to a historic resource within a historic district located at **235 S. First Street**. The project shall substantially conform to the revised project plans stamped as received by the Planning Division on September 10, 2016, except as may be modified by the Conditions of Approval herein.

2. Permit Expiration: The Conditional Use Permit with Site and Architectural Review approval shall be valid for one year from the date of final approval (expiring December 2, 2017). Within this one-year period, an application for a building permit must be submitted. Failure to meet this deadline will result in the Conditional Use Permit with Site and Architectural Review being rendered void.

3. Planning Final Required: Planning Division clearance is required prior to Building Permit final. Construction not in substantial compliance with the approved project plans shall not be approved without prior authorization of the necessary approving body.

4. Rehabilitation: All significant historic features should be rehabilitated wherever feasible. If any of these features are found to be deteriorated, careful repair is preferred treatment. If deterioration is severe enough so that the feature has failed, the replacement should match the original in design, color, texture, and materials.

5. Contractor - Unexpected Conditions: In the event that unexpected damage occurs or historic features (e.g. historic openings or brickwork) are discovered during the construction process, the contractor shall stop work on the affected portion of the project and seek written authorization of the Community Development Director prior to proceeding. To obtain authorization, the contractor shall work with the project architect/applicant to evaluate options to restore the existing material to the extent feasible. Where the severity of deterioration requires replacement, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence to the satisfaction of the Community Development Director.

6. Salvage: Where significant historic features cannot be restored in place, they shall be salvaged for use elsewhere on the site, donated to a historic agency, or used for interpretive display.

7. On-Site Lighting: On-site lighting shall be shielded away from adjacent properties and directed on site. The design and type of lighting fixtures and lighting intensity of any proposed exterior lighting for the project shall be reviewed and approved by the Community Development Director prior to installation of the lighting for compliance with all applicable Conditions of Approval, ordinances, laws and regulations. Lighting fixtures shall be of a decorative design to be compatible with the residential development and shall incorporate energy saving features.

8. Construction Activities: The applicant shall abide by the following requirements during construction:

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

   b. Construction activities shall be limited to weekdays between 8:00 a.m. and 5:00 p.m. and Saturdays between 9:00 a.m. and 4:00 p.m. No construction shall take place on Sundays or holidays unless an exception is granted by the Building Official.

   c. All construction equipment with internal combustion engines used on the project site shall be properly muffled and maintained in good working condition.

   d. Unnecessary idling of internal combustion engines shall be strictly prohibited.

   e. All stationary noise-generating construction equipment, such as air compressors and portable power generators, shall be located as far as possible from noise-sensitive receptors such as existing residences and businesses.

   f. Use standard dust and erosion control measures that comply with the adopted Best Management Practices for the City of Campbell.

Building Division

Note: No building code issue has been reviewed at Development Review Committee; it will be reviewed in the Building Permit process. Please be aware that building codes are changing constantly; plans submitted for building permit shall comply with the code in effect at that time. Submit permit application together with required documents to the Building Inspection Division to obtain a building permit. No construction can be commenced without an appropriate building permit. To the satisfaction of the building division manager/building official:

9. PERMITS REQUIRED: A building permit application shall be required for the proposed complete remodeling and addition to the existing structure. The building permit shall include Electrical/Plumbing/Mechanical fees when such work is part of the permit.

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

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

12. 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.

13. 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.

14. TITLE 24 ENERGY COMPLIANCE: California Title 24 Energy Compliance forms CF-1R and MF-1R shall be blue-lined on the construction plans. 8½ X 11 calculations shall be submitted as well.

15. 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.

16. 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.

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

    a. West Valley Sanitation District (378-2407)
    b. Santa Clara County Fire Department (378-4010)
    c. Bay Area Air Quality Management District (Demolitions Only)
    d. San Jose Water Company (279-7900)
    e. 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.

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

19. 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

20. CALIFORNIA GREEN BUILDING CODE: This project shall comply with the mandatory requirements for additions to residential structures under the California Green Building Code 2013 edition. (Chapter 4)
21. 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.

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

Public Works Division

23. Proof of Ownership: Prior to issuance of any grading, drainage, or building permits for the site, the applicant shall provide a current Preliminary Title Report, grant deed, or other satisfactory proof of ownership.

24. Storm Drain Area Fee: Prior to issuance of any grading or building permits for the site, the applicant shall pay the required Storm Drain Area fee, currently set at $2,120.00 per net acre, which is $148.40.

25. Street Improvement Agreements / Plans / Encroachment Permit / Fees / Deposits: Prior to issuance of any building permits for the site, the applicant shall execute a street improvement agreement for the installation of one new City standard streetlight, cause plans for public street improvements to be prepared, 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.

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

a. Utility Encroachment Permit: Separate permits for the installation of utilities to serve the development will be required (including water, sewer, gas, electric, etc.). Applicant shall apply for and pay all necessary fees for utility permits for sanitary sewer, gas, water, electric and all other utility work.

b. Utility Coordination Plan: Prior to issuance of building permits for the site, the applicant shall submit a utility coordination plan and schedule for approval by the City Engineer for installation and/or abandonment of all utilities. The plan shall clearly show the location and size of all existing utilities and the associated main lines; indicate which utilities and services are to remain; which utilities and services are to be abandoned, and where new utilities and services will be installed. Joint trenches for new utilities shall be used whenever possible.

c. Pavement Restoration: 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. South First Street 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.

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

28. 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.

RESOLUTION NO. 4349

BEING A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMPBELL APPROVING A CONDITIONAL USE PERMIT (PLN2016-313) TO ALLOW A LARGE FITNESS STUDIO (D.B.A. CLUB PILATES) WITH LATE NIGHT HOURS AT **10 E. HAMILTON AVENUE, SUITE 300**.

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

The Planning Commission finds as follows with regard to the approval of a Conditional Permit (PLN2016-313):

1. The project site is zoned C-2 (General Commercial) and designated *General Commercial* by the General Plan.

2. The project site is located southeast of the intersection of Hamilton Avenue and Winchester Blvd. in the Gateway Square Shopping Center.

3. The proposed project is an application for a Conditional Use Permit to allow the establishment of a large fitness studio (d.b.a. Club Pilates) with late night hours (staff starting at 5:45 a.m.).

4. The proposed fitness studio with late night hours is technically defined as a "large studio" with “late night activities” which is allowed within the C-2 Zoning District with the approval of a Conditional Use Permit.

5. The proposed tenant space is 1,566 square feet in size.

6. The proposal does not result in any additional floor area or exterior changes to the existing buildings.

7. The proposal does not result in the removal of any onsite trees or landscaping.

8. As conditioned, the hours of operation would be limited to 5:45 AM to 9:15 PM, Mon. – Fri., and from 7:45 PM – 6:15 PM, Sat. & Sun. in perpetuity.

9. As conditioned, the business/public (class) hours would be limited to 6:00 AM – 9:00 PM, Mon. – Fri. and from 8:00 AM – 6:00 PM, Sat. & Sun. in perpetuity.

10. Whereas these hours constitute a “late night activity” classes and instruction would not start until 6:00 a.m. in the morning.

11. Policies found within the Campbell General Plan articulate a desire to promote and allow change consistent with reinforcing positive neighborhood values and protecting the integrity of the city’s neighborhood, encouraging neighborhood serving commercial uses within walking distance of residential uses, and attracting and maintaining a variety of uses that create an economic balance within the city while providing high quality services to the community.

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

1. The proposed use is allowed within the applicable zoning district with Conditional Use Permit approval, and complies with all other applicable provisions of this Zoning Code and the Campbell Municipal Code;

2. The proposed use is consistent with the General Plan;

3. The proposed site is adequate in terms of size and shape to accommodate the fences and walls, landscaping, parking and loading facilities, yards, and other development features required in order to integrate the use with uses in the surrounding area;

4. The proposed site is adequately served by streets (Hamilton Avenue & Winchester Boulevard) 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 proposed use are compatible with the existing and future land uses on-site and in the vicinity of the subject property; and

6. The establishment, maintenance, or operation of the proposed use at the location proposed will not be detrimental to the comfort, health, morals, peace, safety, or general welfare of persons residing or working in the neighborhood of the proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city.

7. The project is Categorically Exempt under Section 15301, Class 1 of the California Environmental Quality Act (CEQA), pertaining to the operation and leasing of an existing private structure.

THEREFORE, BE IT RESOLVED that the Planning Commission recommends approval of a Conditional Use Permit (PLN2016-313) for the Project located at **10 E. Hamilton Avenue, Suite 300**, subject to the attached Conditions of Approval (attached Exhibit “A”).

PASSED AND ADOPTED this 22nd day of November, 2016, by the following roll call vote:

AYES:	Commissioners:	Hernandez, Kendall, Reynolds, Rich and Young
NOES:	Commissioners:	
ABSENT:	Commissioners	Dodd
ABSTAIN:	Commissioners:	

APPROVED: _____
Yvonne Kendall, Acting Chair

ATTEST: _____
Paul Kermoyan, Secretary

EXHIBIT A

CONDITIONS OF APPROVAL
Conditional Use Permit (PLN2016-313)

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

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

1. Approved Project: Approval is granted for a Conditional Use Permit (PLN2016-313) to allow a large 'fitness' studio with late night activities within an existing commercial tenant space located at **10 E. Hamilton Avenue, Suite 300**. The project shall substantially conform to the Project Plans and Written Statement stamped as received by the Planning Division on September 29, 2016, except as may be modified by the Conditions of Approval contained herein.

2. Permit Approval Expiration: The Conditional Use Permit approval shall be valid for one year from the date of final approval. Within this one year period all conditions of approval shall be fulfilled and the use established. Failure to meet this deadline will result in the Conditional Use Permit being void. Abandonment, discontinuation, or ceasing of operations for a continuous period of twelve months shall void the Conditional Use Permit approved herein.

3. Revocation of Permit: Operation of a large 'fitness' studio use with late night activities pursuant to the Conditional Use Permit approved herein is subject to Chapter 21.68 of the Campbell Municipal Code authorizing the appropriate decision making body to modify or revoke an Conditional Use Development Permit if it is determined that its operation has become a nuisance to the City's public health, safety or welfare or for violation of the Conditional Use Permit or any standards, codes, or ordinances of the City of Campbell. At the discretion of the Community Development Director, if the establishment generates three (3) verifiable complaints related to violations of conditions of approval and/or related to its operation within a six (6) month period, a public hearing may be scheduled to consider modifying conditions of approval or revoking the Conditional Use Permit. The Community Development Director may commence proceedings for the revocation or modification of permits upon the occurrence of less than three (3) complaints if the Community Development Director determines that the alleged violation warrants such an action. In exercising this authority, the decision making body may consider the following factors, among others:

    a. The number and types of noise complaints at or near the establishment that are reasonably determined to be a direct result of patrons actions or facility equipment;

b. The number of parking complaints received from residents, business owners and other citizens concerning the operation of an establishment; and

c. Violation of conditions of approval.

4. Operational Standards: Consistent with the submitted Written Description and City standards, any large studio use operating pursuant to the Conditional Use Permit approved herein shall conform to the following operational standards. Significant deviations from these standards (as determined by the Community Development Director) shall require approval of a Modification to the Conditional Use Permit.

   a. **Classes**: No more than one class shall be permitted at any one time. No use of the facility outside of instructor led classes shall be permitted.

   b. **Maximum Occupancy**: A maximum of three (3) staff and thirteen participants shall be permitted on the premises at any time, which is further subject to the maximum occupancy capacities of certain rooms as determined by the California Building Code (CBC). It is the responsibility of the business owner to provide adequate entrance controls to ensure that participant occupancy is not exceeded. Maximum Occupancy signs shall be posted conspicuously within the premises.

   c. **Retail Sales**: Retail sales are permitted in association with the proposed use.

   d. **Hours of Operation**: Hours of operation shall be as follows. By the end of 'Business Hours' all patrons shall have exited the premises. By the end of “Class Hours” all class activities, and operation of equipment are to cease with no exception. By the end of the 'Operational Hours' all employees shall be off the premises.

Operational/Staff:	5:45 AM – 9:15 PM, Mon. – Fri. 7:45 AM – 6:15 PM, Sat. & Sun.
Business/Public (Classes):	6:00 AM – 9:00 PM, Mon. – Fri. 8:00 AM – 6:00 PM, Sat. & Sun.

   These hours are restricted in perpetuity.

   e. **Fitness Equipment**: The fitness equipment shall be limited to light hand weights, mats, exercise balls, stretching straps, TRX Machines, reformers, and other equipment as determined by the Community Development Director to be consistent with the intent of minimizing potential noise, vibration, and associated impacts to adjoining uses.

   f. **Parking Management**: In the event that a verifiable complaint is received by the City regarding parking, the Community Development Director may reduce the permitted occupancy, limit the hours of operation, require greater staggering of classes, require additional parking management strategies and/or forward the project to the Planning Commission for review.

g. **Smoking**: "No Smoking" signs shall be posted on the premises in compliance with CMC 6.11.060.

h. **Noise**: Outdoor speakers are prohibited. Unreasonable levels of noise, sounds and/or voices, including but not limited to indoor amplified sounds, indoor loud speakers, sounds from indoor audio sound systems or music, and/or indoor public address system or fitness equipment, generated or used by the establishment or its participants shall not be audible to a person of normal hearing capacity from outside the enclosed tenant space.

In the event that a verifiable complaint is received by the City regarding noise, the Community Development Director may reduce the permitted occupancy, limit the hours of operation, limit the permissible decibels, limit the type of fitness equipment permitted, and/or forward the project to the Planning Commission for review.

i. **Staggered Classes**: Classes shall be staggered such that classes end a minimum of ten (10) minutes before the start of the next session.

j. **Loitering**: There shall be no loitering allowed outside the business. The business owner is responsible for monitoring the premises to prevent loitering.

k. **Trash Disposal and Clean-Up**: All trash disposal, normal clean-up, carpet cleaning, window cleaning, sidewalk sweeping, etc. shall occur during the "operational hours."

l. **Business License**: The business shall be required to obtain and maintain a City business license at all times.

5. Bicycle Rack: Prior to occupancy, the applicant shall install one additional bicycle rack on the property near the tenant space. The exact location and design of the bicycle rack shall be subject to review and approval by the Community Development Director.

6. Storefront Windows & Doors: At no time shall an obscure wall or barrier (i.e. drapery, window tinting, blinds, furniture, inventory, shelving units, storage of any kind or similar) be installed along, behind or attached to storefront windows or doorways that blocks visual access to the tenant space or blocks natural light.

7. Property Maintenance: The owner/operator of the subject property shall maintain all exterior areas of the business free from graffiti, trash, rubbish, posters and stickers placed on the property. Exterior areas of the business shall include not only the parking lot and private landscape areas, but also include the public right-of-way adjacent to the business. Trash receptacles shall be maintained within their approved enclosures at all times.

8. Landscape Maintenance: All landscaped areas shall be continuously maintained in accordance with City Landscaping Requirements (CMC 21.26). Landscaped areas shall be watered on a regular basis so as to maintain healthy plants. Landscaped areas shall

be kept free of weeds, trash, and litter. Dead or unhealthy plants shall be replaced with healthy plants of the same or similar type.

9. Signage: No signage is approved as part of the development application approved herein. New signage shall not be installed prior to approval of a sign permit. All signage shall be installed and maintained pursuant to a Master Sign Program. No window signs or advertisement posters or placards, shall be permitted unless specifically allowed by the Master Sign Program.

10. Location of Mechanical Equipment: No roof-mounted mechanical equipment (i.e. air conditioning units, ventilation ducts or vents), shall be added to the existing building without providing screening of the mechanical equipment from public view and surrounding properties. The screening material and method shall be architecturally compatible with the building and requires review and approval by the Community Development Director and Building Division prior to installation of such screening.

11. Outdoor Storage: No outdoor storage is permitted on the subject property. No equipment, materials or business vehicles shall be parked and/or stored outside the building or within the parking lot.

12. Parking and Driveways: All parking and driveway areas shall be maintained in compliance with the standards in Chapter 21.28 (Parking & Loading) of the Campbell Municipal Code. Parking spaces shall be free of debris or other obstructions.

BUILDING DIVISION

13. Permits Required: A building permit application shall be required for the proposed Tenant Improvements to the (e) vacant commercial space. The building permit shall include Electrical/Plumbing/Mechanical fees when such work is part of the permit.

14. Construction Plans: The Conditions of Approval shall be stated in full on the cover sheet of construction plans submitted for building permit.

15. Size of Plans: The minimum size of construction plans submitted for building permits shall be 24 in. X 36 in.

16. 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.

17. Site Plan: Application for building permit shall include a competent site plan that identifies property and proposed structures with dimensions and elevations as appropriate. Site plan shall also include site drainage details. Site address and parcel numbers shall also be clearly called out. Site parking and path of travel to public sidewalks shall be detailed.

18. Title 24 Energy Compliance: California Title 24 Energy Standards Compliance forms shall be blue-lined on the construction plans. Compliance with the Standards shall be demonstrated for conditioning of the building envelope and lighting of the building.

19. 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.

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

21. Title 24 Accessibility – Commercial: On site general path of travel shall comply with the latest California Title 24 Accessibility Standards. Work shall include but not be limited to accessibility to building entrances from parking facilities and sidewalks.

22. Approvals Required: The project requires the following agency approval prior to issuance of the building permit:

    a. West Valley Sanitation District
    b. Santa Clara County Fire Department

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

FIRE DEPARTMENT

24. Formal Plan Review: Review of this development proposal is limited to accessibility of site access and water supply as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work the applicant shall make application to, and receive from, the Building Division all applicable construction permits.

25. Fire Sprinklers: this building is equipped with a fire sprinkler system. Any interior remodel may require modification of this system, and it is the responsibility of the owner/manager and tenant to ensure that any such modifications be performed in compliance with applicable codes and standards. A State of California licensed (C-16) Fire Protection Contractor shall submit plans, calculations, a completed permit application and appropriate fees to this department for review and approval prior to beginning their work. NOTE: The owner(s), occupant(s) and any contractor(s) or subcontractor(s) are responsible for consulting with the water purveyor of record in order to determine if any modification or upgrade of the existing water service is required.

26. Address identification: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1

27. Construction Site Fire Safety: All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification SI-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33

28. Avoid Delays: To prevent plan review and inspection delays, the above noted Developmental Review Conditions shall be addressed as "notes" on all pending and future plan submittals and any referenced diagrams to be reproduced onto the future plan submittal.

RESOLUTION NO. 4350

BEING A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMPBELL APPROVING A MODIFICATION (PLN2016-351) TO A PREVIOUSLY-APPROVED SITE AND ARCHITECTURAL REVIEW PERMIT (S 73-56) TO ALLOW THE INSTALLATION OF A NEW GUARDRAIL SYSTEM ALONG THE PERIMETER OF THE ROOF OF AN EXISTING COMMERCIAL BUILDING LOCATED AT **503 & 504 VANDELL WAY.** FILE NO.: PLN2016-351

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

The Planning Commission finds as follows with regard to file number PLN2016-351:

1. The project site is zoned C-M/40 (Controlled Manufacturing) on the City of Campbell Zoning Map.

2. The project site is designated Research and Development on the City of Campbell General Plan Land Use diagram.

3. The project site is the Allergan manufacturing and storage facility located at the west end of Vandell Way (a cul-de-sac), east of Winchester Blvd. (across the light rail tracks), south of Hacienda Avenue and north of Division Street.

4. The proposed project would allow for the installation of a new 'Pararail Guardrail System' along the perimeter of the roof of an existing commercial building.

5. The proposed project will not result in the increase of any floor area or change to lot coverage.

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

1. The project will be consistent with the General Plan;

2. The project will aid in the harmonious development of the immediate area; and

3. The project is consistent with applicable adopted design guidelines.

4. The project is Categorically Exempt under Section 15301 of the California Environmental Quality Act (CEQA), pertaining to alterations to existing private structures involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

THEREFORE, BE IT RESOLVED that the Planning Commission approves a Modification (PLN2016-351) to a previously-approved Site and Architectural Review Permit ('S' 73-56) to allow for the installation of a new 'Pararail Guardrail System' along the perimeter of the roof of an existing commercial building on property located at **503 & 504 Vandell Way**, subject to the attached Conditions of Approval (attached Exhibit "A").

PASSED AND ADOPTED this 22nd day of November, 2016, by the following roll call vote:

AYES:	Commissioners:	Hernandez, Kendall, Reynolds, Rich and Young
NOES:	Commissioners:	
ABSENT:	Commissioners	
ABSTAIN:	Commissioners:	

APPROVED: _____
Yvonne Kendall, Chair

ATTEST: _____
Paul Kermoyan, Secretary

EXHIBIT A

CONDITIONS OF APPROVAL
Modification (PLN2016-351) to Site and Architectural Review Permit (S 73-56)
503 & 504 Vandell Way

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

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

1. Approved Project: Approval is granted for a Modification (PLN2016-351) to a previously approved Site and Architectural Review Permit (S 73-56) to allow for the installation of a new 'Pararail Guardrail System' along the perimeter of the roof of an existing commercial building on property located **503 & 504 Vandell Way**. The project shall substantially conform to the project plans received by the Planning Division on October 31, 2016, except as may be modified by the Conditions of Approval herein.

2. Plan Revisions: The building permit submittal construction plans shall incorporate the following revisions:

    a. Color: The 'ParaRail' Guardrail System shall be indicated to be painted 'white' to match the existing building.

3. Permit Expiration: The Modification to a Site and Architectural Review Permit approval shall be valid for one-year from the date of final approval (expiring December 2, 2017). Within this one-year period, an application for a building permit must be submitted. Failure to meet this deadline or expiration of an issued building permit will result in the approval being rendered void.

4. Planning Final Required: Planning Division clearance is required prior to final Building Permit clearance. Construction not in substantial compliance with the approved project plans shall not be approved without prior authorization of the necessary approving body.

5. On-Site Lighting: On-site lighting shall be shielded away from adjacent properties and directed on site. The design and type of lighting fixtures and lighting intensity of any proposed exterior lighting for the project shall be reviewed and approved by the Community Development Director prior to installation of the lighting for compliance with all applicable Conditions of Approval, ordinances, laws and regulations. Lighting fixtures shall be of a decorative design to be compatible with the residential development and shall incorporate energy saving features.

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. Construction Activities: The applicant shall abide by the following requirements during construction:

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

   b. Construction activities shall be limited to weekdays between 8:00 a.m. and 5:00 p.m. and Saturdays between 9:00 a.m. and 4:00 p.m. No construction shall take place on Sundays or holidays unless an exception is granted by the Building Official.

   c. All construction equipment with internal combustion engines used on the project site shall be properly muffled and maintained in good working condition.

   d. Unnecessary idling of internal combustion engines shall be strictly prohibited.

   e. All stationary noise-generating construction equipment, such as air compressors and portable power generators, shall be located as far as possible from noise-sensitive receptors such as existing residences and businesses.

   f. Use standard dust and erosion control measures that comply with the adopted Best Management Practices for the City of Campbell.

Building Division

8. Permits Required: A building permit application shall be required for the proposed work. The building permit shall include Electrical/ Plumbing Mechanical fees when such work is part of the permit.

9. 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.

10. Construction Plans: The conditions of Approval shall be stated in full on the cover sheet of construction plans submitted for building permit.

11. Size of Plans: The minimum size of construction plans submitted for building permits shall be 24 in. X 36 in.

12. 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.

13. Title 24 Energy Compliance: California Title 24 Energy Compliance forms shall be blue-lined on the construction plans. 8½ X 11 calculations shall be submitted as well.

14. 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.

15. Non-point Source Pollution: 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.

16. Approvals Required: The project requires the following agency approval prior to issuance of the building permit:

    - Santa Clara County Fire Department (378-4010)

17. 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. 4351

BEING A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMPBELL APPROVING A CONDITIONAL USE PERMIT WITH SITE AND ARCHITECTURAL REVIEW (PLN2016-290) TO ALLOW FOR THE ESTABLISHMENT OF A MAJOR MOTOR VEHICLE REPAIR AND MAINTENANCE FACILITY (NETWORK OPERATOR) WITH VEHICLE PAINTING AND CLEANING (D.B.A. "CALIBER COLLISION") ON PROPERTY LOCATED AT **665 E. MCGLINCY LANE**

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

The Planning Commission finds as follows with regard to the approval of a Conditional Use Permit with Site and Architectural Review (PLN2016-290):

Environmental Finding

1. This project is Categorically Exempt under Section 15301 of the California Environmental Quality Act (CEQA) pertaining to minor alterations to an existing private structure, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination and Section 15303 pertaining to the installation of small new equipment/facilities and conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structures.

Evidentiary Findings

2. The project site is zoned M-1 (Light Industrial).

3. The General Plan designation of the property is Light Industrial.

4. The project site is located at the northwest corner of E. McGlincy Lane and Foreman Drive.

5. The project site includes a range of addresses which range from 661 to 667 E. McGlincy Lane.

6. Two structures are located on the 18,100 sq. ft. site, which include a 6,720 square foot rectangular building which runs along the rear (west) property line and a detached trash enclosure which is located at the northeast corner of the property.

7. Two driveways, one on each street frontage, provide access to the site.

8. Industrial uses border the site on all sides.

9. On February 17, 1969, the City of Campbell Planning Commission approved Site Application (S69-7) which authorized the construction of an industrial building and associated site improvements (e.g. landscaping, trash enclosure, parking lot).

10. On August 1, 2006, the City Council adopted Ordinance 2070 approving a City Initiated Text Amendment which established a two-year amortization period for legal non-conforming motor vehicle repair facilities to comply with the requirements outlined under CMC 21.36.146 (Motor vehicle repair facilities).

11. On May 12, 2015, the Planning Commission approved a Modification to the previously-approved Site Approval (S69-7), rather than revoke the businesses ability to operate, imposing new operational restrictions (e.g. hours of operation, staff limitations, vehicle identification requirements), reinforced existing operational restrictions (e.g. requiring all work within an enclosed structure, required adequate screening and buffering, prohibited storage of vehicles on public streets, and ensuring adequate vehicular circulation) already imposed on the business, and compelling the property owner to remove unpermitted structures and complete required site improvements.

12. On May 24, 2016, the Planning Commission adopted a Resolution to revoke the previously Modified Site Approval (S69-07) which allows the operation of the existing major automotive repair and maintenance facility (d.b.a. Modern Bench) at the subject property. This

13. On June 3, 2016, Stephan Barber, counsel for Modern Bench Operations Inc. and its owner Pete Bovenberg, filed an appeal of the Planning Commission's decision to revoke the previously Modified Site Approval (S69-07).

14. On September 9, 2016, Michael Bates, on behalf of Caliber Collision, applied for a Conditional Use Permit to allow a new motor vehicle repair and maintenance facility (network operator) with vehicle painting and cleaning at the subject property.

15. A 'network operator' is not a listed or defined land use in the Campbell Municipal Code and M-1 Zoning District.

16. Pursuant to CMC 21.02.020.F. (Allowable uses of land.) when a proposed use of land is not specifically listed, the Community Development Director may determine that the use is allowed as either a 'permitted' or 'conditional use' when found similar to an existing land use.

17. The Community Development Director found the proposed land use is similar to the definition of a "Motor vehicle – repair and maintenance, minor and major", and that of a "Motor vehicle painting" with ancillary vehicle cleaning, except that as a 'network operator' the business would be considered less intensive, as it would rely on the presence of more than one business location to operate (and thereby balances workload across a grid), and provide services (e.g. insurance, billing, parts & vehicle storage, and scheduling), in whole or part, offsite.

18. Caliber Collision has over ten locations in the south bay, including locations in San Jose, Sunnyvale and Los Gatos.

19. Caliber Collision operates on an appointment only basis, and does not accept drive-in/walk-in customers.

20. The majority of business/customer traffic (roughly 90-95%) is from customers dropping off their own vehicles. Only on rare occasions would vehicles be dropped off by a tow-truck company.

21. Caliber Collision would not have any tow-truck deliveries after hours, and intends to inform their tow-truck operators that they must deliver all vehicles onsite.

22. The subject permit would apply to the entire project site.

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

Policy LUT-5.1:	Neighborhood Integrity: Recognize that the City is composed of residential, industrial and commercial neighborhoods, each with its own individual character; and allow change consistent with reinforcing positive neighborhood values, while protecting the integrity of the city's neighborhoods.
Policy LUT-5.4:	Industrial Neighborhoods: Safeguard industry's ability to operate effectively, by limiting the establishment of incompatible uses in industrial neighborhoods and encouraging compatible uses.
Strategy LUT-5.4.c:	Redevelopment: Facilitate redevelopment opportunities in the McGlincy Lane area.
Strategy LUT-5.6.b:	Visual Barriers: Reduce the visual impact of excessive lighting and glare, mechanical equipment, trash enclosures, outdoor storage and loading docks.
Strategy LUT-5.6.b:	Physical Buffers: Provide landscaped buffers, sidewalks and equipment screening to provide a visual and noise-abating buffer between uses.
Policy LUT-5.7:	Industrial Areas: Industrial development should have functional and safe vehicular, bicycle and pedestrian circulation, good site and architectural design, be sensitive to surrounding uses, connect to public transit, and be energy efficient. New projects should contribute to the positive character of industrial areas and the overall image of the City.
Policy LUT-5.7c:	Screening: Screen the service portion of industrial buildings such as outdoor storage, trash enclosures and loading areas, especially those adjacent to roadways or public amenities, with extensive landscaping and architectural treatments

Policy LUT-5.7d: Auto Repair Facility Design: Promote the design of auto repair facilities that provide sufficient screened vehicle staging areas that are independent from the parking required for customers, employees and loading.

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

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

1. The proposed use is allowed within the applicable zoning district with Conditional Use Permit approval, and complies with all other applicable provisions of the Zoning Code and the Campbell Municipal Code.

2. The proposed use is consistent with the General Plan.

3. The proposed site is adequate in terms of size and shape to accommodate the fences and walls, landscaping, parking and loading facilities, yards, and other development features required in order to integrate the use with uses in the surrounding area.

4. The proposed site is adequately served by streets of sufficient capacity to carry the kind and quantity of traffic the use would be expected to generate.

5. The design, location, size, and operating characteristics of the proposed use, as conditioned, 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 proposed use, as conditioned, at the location proposed will not be detrimental to the comfort, health, morals, peace, safety, or general welfare of persons residing or working in the neighborhood of the proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city.

7. The establishment will not significantly increase the demand on city services.

8. The traffic generated from the development should not have adverse effects on traffic conditions on abutting streets.

9. The layout of the site should provide adequate vehicular and pedestrian entrances, exit driveways, and walkways.

10. The arrangement of off-street parking facilities should prevent traffic congestion and adequately meet the demands of the users.

11. The location, height, and material of walls, fences, hedges and screen plantings should ensure harmony with adjacent development and/or conceal storage areas, utility installations, or other potentially unsightly elements of the project.

12. The project maximizes open space around structures, for access to and around structures, and the establishment and maintenance of landscaping for aesthetic and screening purposes.

13. The project maximizes areas of improved open space to protect access to natural light, ventilation, and direct sunlight, to ensure the compatibility of land uses, to provide space for privacy, landscaping, and recreation; and

14. The project minimizes the unnecessary destruction of existing healthy trees.

15. The project enhances the overall appearance of the city by improving the appearance of individual development projects within the city.

16. The project complements the surrounding neighborhoods and produces an environment of stable and desirable character.

17. The project enhances the city's character and should not have an adverse aesthetic impact upon existing adjoining properties, the environment, or the city in general.

18. The project promotes the use of sound design principles that result in creative, imaginative solutions and establish structures of quality design throughout the city and which avoid monotony and mediocrity of development.

19. The project will be consistent with the general plan.

20. The project will aid in the harmonious development of the immediate area.

21. The project is consistent with all applicable design guidelines and special plans.

THEREFORE, BE IT RESOLVED that the Planning Commission approves a Conditional Use Permit with Site and Architectural Review (PLN2016-290) to allow for the establishment of a major motor vehicle repair and maintenance facility (network operator) with vehicle painting and cleaning (d.b.a. “Caliber Collision”) on property located at **665 E. McGlincy Lane,** subject to the attached Conditions of Approval (attached Exhibit “A”).

PASSED AND ADOPTED this 22nd day of November, 2016, by the following roll call vote:

AYES:	Commissioners:	Hernandez, Reynolds, Rich and Young
NOES:	Commissioners:	
ABSENT:	Commissioners	Dodd
ABSTAIN:	Commissioners:	Kendall

APPROVED: _____
Michael Rich, Acting Chair

ATTEST: _____
Paul Kermoyan, Secretary

EXHIBIT A

CONDITIONS OF APPROVAL
Conditional Use Permit with Site and Architectural Review (PLN2016-290)

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

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

1. Approved Project: Approval is granted for a Conditional Use Permit with Site and Architectural Review (PLN2016-290) to allow the establishment of a major motor vehicle repair and maintenance facility (network operator) with vehicle painting and cleaning (d.b.a. "Caliber Collision") at 665 E. McGlincy Lane. The project site and proposed use shall substantially conform to Sheet A1, A3, and A4 of the Project Plans and Written Description stamped as received November 11, 2016, except as may be modified by the conditions of approval contained herein.

2. Permit Expiration and Vesting: The Conditional Use Permit with Site and Architectural Review (PLN2016-290) approval shall be valid for one year from the date of final approval. Within this one year period all conditions of approval shall be fulfilled and the use established. Failure to meet this deadline will result in the Conditional Use Permit with Site and Architectural Review being void. Abandonment, discontinuation, or ceasing of operations for a continuous period of twelve months shall void the Conditional Use Permit with Site and Architectural Review approved herein.

   To vest the permit, Stephan Barber and the property owner(s) shall be required to rescind the appeal of the Planning Commission's decision to revoke the Modified Site Approval (S69-7). This action shall be provided in writing and signed by all required parties, no later than 10-days after final approval. Rescinding the appeal and vesting the permit shall be considered a concurrent action for all intents and purposes. Once rescinded, the Planning Commission's decision to revoke the Modified Site Approval (S69-7) shall stand and the previously Modified Site Approval (S69-7) shall no longer be considered a valid land use entitlement for any purpose or activity.

3. Business License Required: The business shall obtain and maintain a city business license at all times.

4. Revocation of Permit: Operation of a "major motor vehicle repair and maintenance facility (network operator) with vehicle painting and cleaning" pursuant to the Conditional Use Permit with Site and Architectural Review approved herein is subject to Sections 21.68.020, 21.68.030 and 21.68.040 of the Campbell Municipal Code authorizing the appropriate decision making body to modify or revoke a permit if it is

determined that its operation has become a nuisance to the City's public health, safety or welfare or for violation of the Conditions of Approval or any standards, codes, or ordinances of the City of Campbell. At the discretion of the Community Development Director, if the establishment generates three (3) verifiable complaints related to violations of conditions of approval and/or related to its operation within a six (6) month period, a public hearing before the Planning Commission may be scheduled to consider modifying conditions of approval or revoking its permit. The Community Development Director may commence proceedings for the revocation or modification of permit(s) upon the occurrence of less than three (3) complaints if the Community Development Director determines that the alleged violation warrants such an action. In exercising this authority, the decision making body may consider the following factors, among others:

a. The number and types of noise complaints at or near the establishment that are reasonably determined to be a direct result of patrons actions or facility equipment;
b. The number of parking complaints received from residents, business owners and other citizens concerning the operation of an establishment; and
c. Violation of conditions of approval.

5. Operational Standards: Any business operating pursuant to the approved Conditional Use Permit with Site and Architectural Review approved herein shall be required to conform to the following operational standards, except as otherwise noted, of this entitlement and thereafter in perpetuity. Significant deviations from these parameters shall require approval of a Modification to establish new Conditions of Approval.

   a. **Approved Use**: The approved use is considered similar to, but less intensive than, a "Motor vehicle repair and maintenance, minor and major" and "Motor vehicle painting" service as defined by the Campbell Municipal Code with ancillary cleaning of vehicles, in that as a 'network operator' the business will provide services (e.g. insurance, billing, parts & vehicle storage and scheduling), in whole or part, offsite. Under no condition shall a 'stand-alone' minor or major motor vehicle repair and maintenance facility with vehicle painting service and ancillary cleaning of vehicles be permitted to operate under this entitlement, which is considered a more intensive land use.

   b. **Hours of Operation**: Hours of operation shall be as follows. By the end of the 'Operational Hours' all employees shall be off of the premises. By the end of 'Business/Public Hours' all patrons shall have exited the facility. Furthermore, the fenced/gated area shall remain open to the public during business/public hours, and shall be locked closed outside of the business/public hours.
      i. Operational Hours 6:00 AM – 10:00 PM, Daily
      ii. Business/Public Hours 7:30 AM – 9:30 PM, Daily

   c. **Deliveries**: All parts and vehicle deliveries (tow-trucks) shall occur within the Operational Hours of the business and onsite. The property owner and business operator shall be responsible to inform delivery companies of this requirement and shall be held accountable for any violations. No deliveries after hours shall be permitted.

d. **Operations**: All automotive related work must be completed within the existing building.

e. **Appointment Only**: No drive-up/walk-in business shall be accepted. All business shall be conducted through appointments in order to control the number of vehicles on the property at any time.

f. **Staffing**: No more than ten (10) staff members shall be permitted on the site at any time.

g. **Vehicle Identification**: All vehicles awaiting or undergoing repair shall be identified by a label on the dash of every vehicle. The size and location of the label shall be to the satisfaction of the Community Development Director.

h. **Ledger**: The business shall keep a ledger of all vehicles under their care at all times, and make the list available to City staff on request. The list shall be used to confirm if vehicles under the care of the operator are parked in the street and/or not appropriately identified.

i. **Vehicle Washing**: Vehicle washing shall be an ancillary service offered only to vehicles under service and care for motor vehicle collision and repair services and in designated areas on the project plans. No outdoor vehicle washing shall be permitted. Consistent with City standards, no waste water will be disposed of through the storm sewers.

j. **Noise**: Noise from bells, speakers and/or tools shall not be audible from residentially zoned or occupied parcels between the hours of seven p.m. and seven a.m. on weekdays and Saturdays, and before ten a.m. and after seven p.m. on Sunday and nationally recognized holidays. Paging horns, loudspeakers, and public address systems shall be prohibited at all times.

k. **Lighting**: Artificial light shall be designed to reflect away from adjoining properties.

l. **Circulation**: During business hours the motor vehicle repair facility shall provide adequate vehicular circulation to ensure free ingress and egress, and safe and unimpeded on-site circulation through the site.

m. **Property Maintenance**: All exterior areas of the business are to be maintained free from graffiti, trash, rubbish, posters and stickers. Except when placed for collection, trash receptacles shall be maintained within their approved enclosures at all times. Parking lot striping and paving shall be maintained in good condition.

n. **Landscape Maintenance**: All landscaped areas shall be continuously maintained in accordance with City Landscaping Requirements (CMC 21.26). Landscaped areas shall be watered on a regular basis so as to maintain healthy plants. Landscaped areas shall be kept free of weeds, trash, and litter. Dead or

unhealthy plants shall be replaced with healthy plants of the same or similar type.

o. **Loitering**: There shall be no loitering allowed in the area, in the parking lot, or along the property's frontages. The business owner and property owner are responsible for monitoring the premises to prevent loitering. Increased security patrols, and other measures as appropriate, shall be used to reduce the incidence of loitering on the property.

p. **Smoking**: "No Smoking" signs shall be posted and maintained on the premises in perpetuity in compliance with CMC 6.11.060.

q. **Storage**: No outdoor storage shall be permitted. This provision shall not include parts carts which are in active use during business hours, provided that they remain outside of required drive aisles and parking spaces and do not exceed six-feet in height, and brought inside the facility (indoors) at the end of operational hours every day. No parts, parts carts or tools shall remain outdoors after operational hours.

r. **Signs**: New signage shall not be installed prior to approval of a sign permit as required by Chapter 21.53 of the Campbell Municipal Code.

s. **Network Operator**: As a network operator the business shall provide estimating and scheduling services at an offsite location. The business shall also be required to maintain a minimum of five (5) motor vehicle repair facilities (offering comparable services) in the San Francisco South Bay Area at all times. Cities within this area shall include San Jose, Santa Clara, Milpitas, Cupertino, Mountain View, Sunnyvale, Saratoga, Campbell, Los Gatos, Palo Alto, Los Altos, Los Altos Hills, Morgan Hill, and Gilroy.

t. **Parking**: Parking spaces located outside of the gated area shall be reserved for customer parking and shall not be used for vehicle storage or employee parking, and shall be empty by the end of the business hours. No vehicle parking on public streets, and no use of required parking spaces for purposes other than parking a vehicle, shall be permitted at any time. No tandem parking shall be allowed behind the gated area unless approval is first granted in writing by the Director of Community Development. In granting tandem parking, the Director shall confirm that the layout shall not result in access conflicts with the Fire Department or on/offsite circulation issues with the City's Traffic Engineer.

6. Signs: New signage shall not be installed prior to approval of a sign permit as required by Chapter 21.53 of the Campbell Municipal Code.

7. Location of Mechanical Equipment: No roof-mounted mechanical equipment, i.e. air conditioning units, shall be located on the roof of the building without providing screening of the mechanical equipment from public view and surrounding properties. Screening material and method shall require review and approval by the Community Development Director prior to installation of such mechanical equipment screening.

8. Temporary Parking Signs: The applicant shall work with the Public Works Department to relocate the time-limited parking signs on Forman Drive to the west side of the street to the satisfaction of the Director of Public Works. The full cost of relocating the signs shall be covered by the applicant.

9. Acceptance of Permit and Requirements: Should the applicants fail to file a valid and timely appeal of this permit approval within the applicable appeal period, pursuant to Campbell Municipal Code Sec. 21.62.030, such inaction shall be deemed to constitute acceptance of permit approval and all associated requirements by the applicants and property owner.

Building Division

10. Permits Required: A building permit application shall be required for the proposed renovations to the (e) commercial site. The building permit shall include Electrical/Plumbing/Mechanical fees when such work is part of the permit.

11. Construction Plans: The Conditions of Approval shall be stated in full on the cover sheet of construction plans submitted for building permit.

12. Size of Plans: The minimum size of construction plans submitted for building permits shall be 24 in. X 36 in.

13. 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.

14. Site Plan: Application for building permit shall include a competent site plan that identifies property and proposed structures with dimensions and elevations as appropriate. Site plan shall also include site drainage details. Site address and parcel numbers shall also be clearly called out. Site parking and path of travel to public sidewalks shall be detailed.

15. Non-Point Source Pollution: 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.

16. Storm Water Requirements: Storm water run-off impervious surface created by this project shall be directed to vegetated areas on the project parcel. Storm water shall not drain onto neighboring parcels.

Public Works Division

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

18. Reimbursements: Prior issuance of any building permits, or prior to occupancy should no building permits be needed, reimburse the City for previously constructed public improvements along East McGlincy Lane in the amount of $8,736.00.

19. 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.

20. 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.

21. 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.

22. 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. 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.

23. Street Improvement Agreements / Plans / Encroachment Permit / Fees / Deposits: Prior issuance of any building permits, or prior to occupancy should no building permits be needed, 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:

Forman Drive

a. Show location of all existing utilities within the new and existing public right of way.

b. Relocation of all existing utilities including utility boxes, covers, poles, etc. outside of sidewalk area. No utility boxes, covers, etc. will be allowed in the sidewalk area.

c. Removal of existing driveway approach and necessary sidewalk, curb and gutter.

d. Installation of City approved street trees, *tree wells and irrigation* at 30 feet on center.

e. Installation of City standard commercial curb, gutter, sidewalk and ADA compliant driveway approaches.

f. Installation of asphalt concrete overlay per street pavement restoration plan for utility installation and/or abandonment, as required by the City Engineer.

g. Installation of streetlights, conduits, conductors and related facilities in accordance with the City of Campbell's Street Lighting Policies.

h. Installation of traffic control, stripes and signs.

i. Construction of conforms to existing public and private improvements, as necessary.

j. Submit final plans in a digital format acceptable to the City.

24. Tree Removal: To accommodate the required street improvements an existing tree in the right-of-way will be removed as part of this project. Four new trees will be installed to replace the tree removed.

25. 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.

26. Maintenance of Landscaping: Owner(s), current and future, are required to maintain the landscaped tree wells in the public right of way. This includes, but is not limited to: trees, plantings, irrigation, etc. Trees shall not be pruned in a manner that would not allow the tree to grow to a mature height.

27. 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.

28. Additional Street Improvements: Should it be discovered after the approval process that new utility main lines, extra utility work or other work is required to service the

development, and should those facilities or other work affect any public improvements, the City may add conditions to the development/project/permit, at the discretion of the City Engineer, to restore pavement or other public improvements to the satisfaction of the City.

ITEM NO. 1

CITY OF CAMPBELL · PLANNING COMMISSION

Staff Report · December 13, 2016

PLN2016-170/171/297

GKW Architects

Public Hearing to consider the application of GKW Architects for an Administrative Planned Development Permit (PLN2016-171) to allow an interior and exterior renovation of an existing movie theater, including expansion into an adjoining tenant space, a Conditional Use Permit (PLN2016-170) to allow beer and wine service ("liquor establishment") in association with the existing movie theater with late-night operational hours; and a Sign Permit (PLN2016-297) to allow a marquee sign, on property located at **2501 S. Winchester Boulevard** in the P-D (Planned Development) Zoning District

STAFF RECOMMENDATION

That the Planning Commission take the following action:

1. **Adopt a Resolution**, approving an Administrative Planned Development Permit (PLN2016-171) to allow an interior and exterior renovation of an existing movie theater, including expansion into an adjoining tenant space and a Conditional Use Permit (PLN2016-170) to allow beer and wine service ("liquor establishment") in association with the existing movie theater with late-night operational hours; and

2. **Adopt a Resolution**, approving a Sign Permit (PLN2016-297) to allow a marquee sign in association with the remodel of an existing movie theater.

ENVIRONMENTAL DETERMINATION

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

PROJECT DATA

Net Lot Area:	11.3 acres
Shopping Center Building Area:	126,540 square feet
Theater Square-Footage:	
North Theater (no change)	8,109 square feet
South Theater (proposed / existing)	11,225 square feet | 9,207 square feet
Total Proposed Square-Footage	19,334 square feet
Seating Capacities:	
North Theater (no change)	3 Auditoriums (351 seats)
South Theater (proposed / existing)	5 Auditoriums (363 seats) | 2 Auditoriums (456 seats)

Total Proposed Seating Capacity	8 Auditoriums (714 seats)
Parking Provided:	
Shopping Center (total):	647 spaces (1 space per 196 sq. ft.)
Tenant Space (pro-rated)	97 spaces
Parking Required	
Existing Demand:	269 spaces (1 per 3 seats @ 807 seats)
Proposed Demand:	238 spaces (1 per 3 seats @ 714 seats)

DISCUSSION

Project Location: The project site is the Cinelux Plaza Theatre, within the Campbell Plaza Shopping Center, located along South Winchester Boulevard, south of Budd Avenue (reference **Attachment 3 –** Location Map). The center includes a Safeway grocery store and supporting retail within several commercial buildings divided into individual tenant spaces. The shopping center abuts commercial buildings to the south and is adjacent to residential development to the west.

Applicant's Proposal: The submitted applications would allow an interior and exterior renovation of the existing movie theater including expansion into an adjoining tenant space and installation of a marquee sign (reference **Attachment 4** and **5** – Projects Plans and Sign Plans). The project also includes allowance for beer and wine service within the theater as part of a Conditional Use Permit request (reference **Attachment 6** – Written Description).

ANALYSIS

General Plan / Land Use: Winchester Boulevard, from the northerly City border with San Jose to approximately "old Camden" Avenue is governed by the Winchester Boulevard Master Plan ("Master Plan"), which was adopted by the City Council in 2009 with the goal of transforming "Winchester Boulevard into a vibrant mixed-use, pedestrian oriented street, lined with ground-level businesses with residential or office above." The Master Plan was adopted in furtherance of the General Plan Strategy LUT-5.3j, below.

> Strategy LUT-5.3j: Winchester Boulevard Plan: Develop an Area Plan for Winchester Boulevard. The Area Plan should address specific boundaries, mix of uses, street amenities, landscaping, building and site design.

Remodel of the movie theater, including introduction of beer and wine service, would be consistent with the Master Plan's goals and with the following General Plan policies and strategies pertaining encouraging neighborhood-serving businesses, maintaining a balance of uses, and the revitalization and continued maintenance of shopping centers.

> 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.
>
> 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-11.a: Services Within Walking Distance: Encourage neighborhood serving commercial and quasi-public uses, such as churches, schools, and meeting halls to locate within walking distance of residential uses.

Zoning: As implemented by the P-D (Planned Development Zoning District) permitting requirements, the Master Plan specifies that allowable land uses are the same as those allowed within the C-3 Zoning District (i.e., Historic Downtown Campbell), with a specific emphasis on retail and restaurants and comparable active uses on the ground floor. As such, expansion and remodel of the existing movie theater, with beer and wine service, is an allowable use, consistent with the Master Plan.

Generally, establishment of a land use and/or commercial façade improvements within the P-D Zoning District is considered by the Community Development Director through review of an Administrative Planned Development Permit (CMC Sec. 21.12.030.H.1.a). However, any application involving the sale of alcohol is subject to Conditional Use Permit review by the Planning Commission. The proposed alcohol service, therefore, requires both approval of an Administrative Planned Development and a Conditional Use Permit. To facilitate review of the proposal, the Community Development Director has forwarded consideration of the Administrative Planned Development Permit to be reviewed concurrently with the Conditional Use Permit by the Planning Commission as allowed by CMC Sec. 21.38.020.

To approve a Conditional Use Permit for alcohol service, the Planning Commission must make special findings contained in CMC Sec. 21.46.070, in addition to those applicable to all Conditional Use Permits (CMC Sec. 21.46.040), that the use would not result in the following: the potential overconcentration of similar alcohol establishments in the surrounding area, the potential to create a nuisance or disturb the neighborhood, and the potential to increase demand on City services. Establishment of these findings may be grounded in conformance with the California Department of Alcoholic Beverage Control (ABC) requirements for provision of alcohol service within a movie theater (as discussed further in the section below), which are designed to ensure that alcohol service is conducted responsibly.

In terms of overconcentration, the 11-acre Campbell Plaza Center has only four restaurants with alcohol service: Rico's Tacos (beer and wine), Off the Hook (general), Little Louse's BBQ (beer and wine), and Luigi's Pizza & Pasta (beer and wine). As such, the addition of beer and wine service would not create an imbalance of alcohol-service within the center. In comparison, the 18-acre Downtown (within the loop streets) has 23 alcohol-serving establishments.

Alcohol Service: The ABC has adopted standards for the service of alcohol within a movie theater, including rules for sale (e.g., no "hawking"), a limit on the number of purchases (2 drinks per person per transition), a maximum container size (16 ounces for beer), monitoring by staff, etc. Additionally, movie theaters are licensed as restaurants under a Type 41 license (On-Sale Beer and Wine for Bona Fide Public Eating Place) and therefore are required to provide food service beyond standard concession fare. The applicant has provided food and beverage menu (reference **Attachment 7**) from the theater's other locations that demonstrate food offering comparable to a restaurant, such as sliders, pulled pork sandwiches, pizza, and quesadillas. In addition to the theater's ABC license, these requirements will also be codified as conditions of approval. These are the same requirement that will apply to the Camera Cinema 7 as part of the Pruneyard Master Use Permit.

Hours of Operation: The proposal would not change the theater's "late-night" operational hour of 10:00 AM to 1:00 AM.

Site Layout: The Cinelux Plaza Theatre spans two of the shopping center's buildings, as depicted on the Site Plan (Sheet A002). The proposed project would affect only the southerly portion of the theater as the north theater was remodeled in 2006 (converting two existing auditoriums into three smaller auditoriums). However, the City's land use approval would govern both sides of the theater under a single land use permit.

Interior Configuration: The existing south theater currently has two auditoriums encompassing 456 seats. The reconfigured theater would divide up the auditoriums into five smaller auditoriums with an overall reduction in seating to 363 seats. Additionally, with incorporation of the adjacent tenant space, the main lobby would be expanded to accommodate a larger concession area, a lounge, and a bar.

Exterior Remodel: The proposed remodel of the theater is intended to reinforce a classic cineplex appearance. It would include an expanded storefront system with a new box office window, running neon accents, expansion of the arcade/overhang element with standing seam metal roof (matching the existing building), a double-sided 42 square-foot vertical marquee sign, and various landscape improvements. Although not a new structure, the proposed remodel may be seen as in keeping with the overall design intent of the Winchester Boulevard Master Plan in that it would enhance the "pedestrian's range of experience" and "promote activity and an active pedestrian-oriented environment".

Marquee Sign: The City's Sign Ordinance does not directly address the installation of marquee signs. However, as designed, the proposed sign may be consider a type of wall sign in that the sign letters would be adhered to a wing-wall extending from the building. Typically, a conforming a sign—50 square-feet or less—would be considered administratively by staff. However, since the sign is an integral component of the proposed remodel, the Sign Permit has been forwarded to the Planning Commission as part of the overall project.

Parking/Site Improvements: Movie theaters are required to provide parking at a rate of one space per three seats. Since the project would reduce the seating capacity by 93 seats, the project would result in a net decrease of parking demand of 31 stalls. However, with regard to the parking lot, staff has included a condition of approval requiring additional wall-mounted lighting along the rear wall of the south theater, in an art-deco style complementary to the remodel.

Police Department Review: The Police Department has reviewed this application and has no objections.

Site and Architectural Review Committee: The Site and Architectural Review Committee (SARC) reviewed this application at its meeting of November 8, 2016 and was support of the project as proposed.

Attachments:

1. Draft Resolution (Admin. P-D Permit / CUP)
2. Draft Resolution (Sign Permit)
3. Location Map
4. Project Plans
5. Sign Plans
6. Written Description
7. Food and Beverage Menu

Prepared by: _____

Daniel Fama, Senior Planner

Approved by: _____

Paul Kermoyan, Community Development Director

RESOLUTION NO. ____

BEING A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMPBELL APPROVING AN ADMINISTRATIVE PLANNED DEVELOPMENT PERMIT (PLN2016-171) TO ALLOW AN INTERIOR AND EXTERIOR RENOVATION OF AN EXISTING MOVIE THEATER, INCLUDING EXPANSION INTO AN ADJOINING TENANT SPACE AND A CONDITIONAL USE PERMIT (PLN2016-170) TO ALLOW BEER AND WINE SERVICE ("LIQUOR ESTABLISHMENT") IN ASSOCIATION WITH THE EXISTING MOVIE THEATER WITH LATE-NIGHT OPERATIONAL HOURS ON PROPERTY LOCATED AT **2501 S. WINCHESTER BOULEVARD**. FILE NO: PLN2016-170/171

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

The Planning Commission finds as follows with regard to File No. PLN2016-170/171:

1. The proposed project includes a request for an Administrative Planned Development Permit (PLN2016-171) to allow an interior and exterior renovation of an existing movie theater (Cinelux Plaza Theatre), including expansion into an adjoining tenant space and a Conditional Use Permit (PLN2016-170) to allow beer and wine service ("liquor establishment") in association with the existing movie theater with late-night operational hours.

2. The project site is the Campbell Plaza Shopping Center, located along South Winchester Boulevard, south of Budd Avenue.

3. The project site is developed with a shopping center which includes a Safeway grocery store and supporting retail within several commercial buildings divided into individual tenant spaces. The shopping center abuts commercial buildings to the south and is adjacent to residential development to the west.

4. The project site is within the P-D (Planned Development) Zoning District and is designated *Commercial/Office/Residential* by the General Plan.

5. The project site is within the boundaries of the Winchester Boulevard Master Plan.

6. The Winchester Boulevard Master Plan was adopted by the City Council in 2009 with the goal of transforming "Winchester Boulevard into a vibrant mixed-use, pedestrian oriented street, lined with ground-level businesses with residential or office above".

7. The Master Plan was adopted pursuant to General Plan Strategy LUT-5.3j in furtherance of the area's predominant Central Commercial General Plan Land Use Designation:

   Strategy LUT-5.3j: <u>Winchester Boulevard Plan</u>: Develop an Area Plan for Winchester Boulevard. The Area Plan should address specific boundaries, mix of uses, street amenities, landscaping, building and site design.

8. The Winchester Boulevard Master Plan specifies that allowable land uses are the same as those allowed within the C-3 Zoning District (i.e., Historic Downtown Campbell), with a specific emphasis on retail and restaurants on the ground floor and comparable active uses. As such, an expanded movie theater with beer and wine service is an allowable use, consistent with the Master Plan.

   …The subject parcels predominantly have a General Plan designation of Central Commercial (C-3), therefore Permitted, Conditional and Prohibited Uses shall be those set forth in the C-3 zoning district…. In general, the vision for this Plan area shall be ground floor retail/restaurant, with upper floor residential/office. It is expected that a variety of ground floor retail businesses and eating establishments shall be maintained to achieve a balanced and distinctive pedestrian-oriented experience, without an overconcentration of any one type of use.

9. The proposed project would further the following General Plan strategies and policies:

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.
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-11.a:	Services Within Walking Distance: Encourage neighborhood serving commercial and quasi-public uses, such as churches, schools, and meeting halls to locate within walking distance of residential uses.

10. The over-concentration of alcohol-serving establishments can create a cumulative impact that overwhelms the area creating an undesirable result such as drunk in public, vandalism, and disorderly conduct.

11. There are four alcohol-serving establishments within the 11-acre project site (Campbell Plaza Shopping Center). The addition of beer and wine service in association with the existing movie theater would not result overconcentration of alcohol-serving establishments.

12. The approval of a Conditional Use Permit incorporates operational standards consistent with those adopted by the California Department of Alcohol Beverage Control (ABC).

13. As the project would reduce the theaters capacity by 93 seats, the project would result in a net decrease of parking demand of 31 stalls.

14. The Planning Commission's review of the proposed project encompassed zoning and General Plan land use conformance, noise impacts, parking, property maintenance, odors, security and enforcement, and neighborhood impacts.

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

Conditional Use Permit Finding (CMC Sec. 21.45.040):

1. The proposed use is allowed within the applicable zoning district with Conditional Use Permit approval, and complies with all other applicable provisions of this Zoning Code and the Campbell Municipal Code;

2. The proposed use is consistent with the General Plan;

3. The proposed site is adequate in terms of size and shape to accommodate the fences and walls, landscaping, parking and loading facilities, yards, and other development features required in order to integrate the use with uses in the surrounding area;

4. The proposed site is adequately served by streets of sufficient capacity to carry the kind and quantity of traffic the use would be expected to generate;

5. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses on-site and in the vicinity of the subject property; and

6. The establishment, maintenance, or operation of the proposed use at the location proposed will not be detrimental to the comfort, health, morals, peace, safety, or general welfare of persons residing or working in the neighborhood of the proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city.

Liquor Establishment Findings (CMC Sec. 21.46.070):

7. The establishment will not result in an over concentration of these uses in the surrounding area;

8. The establishment will not create a nuisance due to litter, noise, traffic, vandalism, or other factors;

9. The establishment will not significantly disturb the peace and enjoyment of the nearby residential neighborhood; and

10. The establishment will not significantly increase the demand on city services.

Administrative P-D Permit Findings (CMC Sec. 21.12.030.H.6):

11. The proposed development or uses clearly would result in a more desirable environment and use of land than would be possible under any other zoning district classification;

12. The proposed development would be compatible with the general plan and will aid in the harmonious development of the immediate area;

13. The proposed development would not be detrimental to the health, safety or welfare of the neighborhood or of the city as a whole.

"Late-Night Activity" Findings (CMC Sec. 21.12.030.H.7):

14. The establishment will not create a nuisance due to litter, noise, traffic, vandalism or other factors;

15. The establishment will not significantly disturb the peace and enjoyment of the nearby residential neighborhood; and

16. Proposed conditions of approval (if any), are sufficient to mitigate any detrimental impacts specified that may be caused by the late-night establishment.

Environmental Findings (CMC Sec. 21.38.050):

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

THEREFORE, BE IT RESOLVED that the Planning Commission approves an Administrative Planned Development Permit (PLN2016-171) to allow an interior and exterior renovation of an existing movie theater (Cinelux Plaza Theatre), including expansion into an adjoining tenant space and a Conditional Use Permit (PLN2016-170) to allow beer and wine service ("liquor establishment") in association with the existing movie theater with late-night operational hours, subject to the attached Conditions of Approval (attached **Exhibit A**).

PASSED AND ADOPTED this 13th day of December, 2016, by the following roll call vote:

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

APPROVED: _____
Cynthia Dodd, Chair

ATTEST: _____
Paul Kermoyan, Secretary

EXHIBIT A

CONDITIONS OF APPROVAL
Administrative Planned Development Permit and Conditional Use Permit
(File No.: PLN2016-170 and 171)

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 an Administrative Planned Development Permit (PLN2016-171) to allow an interior and exterior renovation of an existing movie theater (Cinelux Plaza Theatre), including expansion into an adjoining tenant space and a Conditional Use Permit (PLN2016-170) to allow beer and wine service ("liquor establishment") in association with the existing movie theater with late-night operational hours, on property located at **2501 S. Winchester Boulevard**. The project shall substantially conform to the Revised Project Plans and Revised Project Description stamped as received by the Planning Division on October 13, 2016 and September 9, 2015, respectively, except as may be modified by the conditions of approval contained herein.

2. Approval Expiration: This Approval shall be valid for one year from the effective date of the Planning Commission action (**December 23, 2017**). Within this one-year period, applications for a building permit for tenant improvements and a Type 41 (Beer and Wine) License must be submitted to the Campbell Building Division and the Department of Alcoholic Beverage Control, respectively. Failure to meet this deadline or expiration of an issued building permit will result in the Approval being rendered void. Once established, the Approval shall be valid in perpetuity on the property, subject to continued operation of the use in compliance with conditions of approval contained herein. Abandonment, discontinuation, or ceasing of operations for a continuous period of twelve months shall void the Approval.

3. Signage: Signage for the movie theater is subject to a separate permit approval.

4. Lighting: The construction drawings submitted for a building permit shall include new lighting fixtures on the west wall of the south theater to illuminate the adjacent parking lot. The lighting fixtures shall be in an art-deco style complementary to remodeled movie theater and consistent with the City's Lighting Design Standards.

5. Planning Final Required: Planning Division clearance is required prior to Building Permit final. Construction not in substantial compliance with the approved project plans shall not be approved without prior authorization.

6. Alcohol Service Standards: The on-site sale of beer and wine beverages, pursuant to a valid Type 41 (On-Sale Beer and Wine for Bona Fide Public Eating Place) issued by the California Department of Alcoholic Beverage Control (ABC) shall be subject to the following restrictions:

    a. 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.

    b. 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”.

    c. Points of sale of alcoholic beverages shall not be maintained within the theater auditoriums.

    d. Notwithstanding conditions 'b' and 'c', above, 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. No more than two (2) alcoholic beverages shall be sold or served to any one (1) person during any transaction.

    f. 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. 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.

7. General Operational Standards: In addition to the standards for alcohol service set forth above, the following standards shall apply to the general operation of the movie theater:

    a. **Occupancy**: The movie theater shall have the following occupancies:

        - North Theater: Three (3) Auditoriums / 351 Seats
        - South Theater: Five (5) Auditoriums / 363 Seats

b. **Hours of Operation**: The hours of operation for the movie theater shall be limited to 8:00 AM to 1:00 AM, daily, inclusive of all business activity, including preparation and cleanup.

c. **Live Entertainment**: No live entertainment, as defined by the Campbell Municipal Code, is permitted within the movie theater.

d. **Loitering**: There shall be no loitering allowed outside the business. The business owner is responsible for monitoring the premises to prevent loitering.

e. **Smoking**: "No Smoking" signs shall be posted on the premises in compliance with CMC 6.11.060.

f. **Trash & Clean Up**: All trash, normal clean up, carpet cleaning, etc. shall occur during the approved Hours of Operation. Refuse and recycling receptacles shall be kept within the enclosure except during collection in compliance with Chapter 6.04 of the Campbell Municipal Code.

g. **Outdoor Activity**: No outdoor activity (e.g., cooking) is permitted in association with the establishment.

h. **Outdoor Storage**: No outdoor storage is permitted on the subject property. No equipment, materials or business vehicles shall be parked and/or stored outside the building or within the parking lot.

i. **Noise**: Unreasonable levels of noise, sounds and/or voices, including but not limited to amplified sounds, loud speakers, sounds from audio sound systems, music, and/or public address system, generated by the establishment shall not be audible to a person of normal hearing capacity from any residential property. In the event verified complaints are received by the City regarding such unreasonable noise, the Community Development Director may immediately modify the hours of operation, subject to the project being brought back to the Planning Commission for review.

j. **Parking and Driveways**: All parking and driveway areas shall be maintained in compliance with the standards in Chapter 21.28 (Parking & Loading) of the Campbell Municipal Code. Parking spaces shall be free of debris or other obstructions.

8. Location of Mechanical Equipment: No roof-mounted mechanical equipment (i.e. air conditioning units, ventilation ducts or vents), shall be added to the existing building without providing screening of the mechanical equipment from public view and surrounding properties. The screening material and method shall be architecturally compatible with the building and requires review and approval by the Community Development Director and Building Division prior to installation of such screening.

9. Revocation of Permit: Operation of the movie theater pursuant to this Approval is subject to Sections 21.68.020, 21.68.030 and 21.68.040 of the Campbell Municipal Code authorizing the appropriate decision making body to modify or revoke a discretionary permit if it is determined that the sale of alcohol and/or late-night activity

has become a nuisance to the City's public health, safety or welfare or for violation of the conditions of approval contained herein, or any standards, codes, or ordinances of the City of Campbell.

At the discretion of the Community Development Director, if the establishment generates three (3) verifiable complaints related to violations of conditions of approval and/or related to the service of alcohol, noise, and/or late-night activity, within a six (6) month period, a public hearing before the Planning Commission may be scheduled to consider modifying conditions of approval or revoking the Approval. The Community Development Director may commence proceedings for the revocation or modification of use permits upon the occurrence of less than three (3) complaints if the Community Development Director determines that the alleged violation warrants such an action. In exercising this authority, the decision making body may consider the following factors, among others:

a. The number and types of Police Department calls for service at or near the establishment that are reasonably determined to be a direct result of patrons actions;
b. The number of complaints received from residents, business owners and other citizens concerning the operation of an establishment;
c. The number of arrests for alcohol, drug, disturbing the peace, fighting and public nuisance violations associated with an establishment;
d. The number and kinds of complaints received from the State Alcoholic Beverage Control office and the County Health Department; and
e. Violation of conditions of approval.

Building Division:

10. Permits Required: A building permit application shall be required for the proposed Remodeling & Renovations to the (e) commercial building. The building permit shall include Electrical/Plumbing/Mechanical fees when such work is part of the permit. The building shall be made to comply with all the requirements necessary to the buildings existing occupancy.

11. Construction Plans: The Conditions of Approval shall be stated in full on the cover sheet of construction plans submitted for building permit.

12. Size of Plans: The minimum size of construction plans submitted for building permits shall be 24 in. X 36 in.

13. 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.

14. Site Plan: Application for building permit shall include a competent site plan that identifies property and proposed structures with dimensions and elevations as

appropriate. Site plan shall also include site drainage details. Site address and parcel numbers shall also be clearly called out. Site parking and path of travel to public sidewalks shall be detailed.

15. Title 24 Energy Compliance: California Title 24 Energy Compliance forms shall be blue-lined on the construction plans. Compliance with the Standards shall be demonstrated for conditioning of the building envelope and lighting of the building.

16. 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 Appendix Chapter 1, Section 106. Please obtain City of Campbell, Special Inspection forms from the Building Inspection Division Counter.

17. Non-point Pollution Control Program: 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.

18. Title 24 Accessibility – Commercial: On site general path of travel shall comply with the latest California Title 24 Accessibility Standards. Work shall include but not be limited to accessibility to building entrances from parking facilities and sidewalks.

19. Title 24 Accessibility – Commercial: Projects seeking to use the Title 24 Hardship exemption clause shall blue-line completed, City of Campbell "20%" exemption form on submitted construction plans. Form is available at Building Division service counter.

20. Approvals Required: The project requires the following agency approval prior to issuance of the building permit:

    a. West Valley Sanitation District
    b. School District:
        i) Campbell Union School District (378-3405)
        ii) Campbell Union High School District (371-0960)
        iii) Moreland School District (874-2900)
        iv) Cambrian School District (377-2103)
    c. Santa Clara County Fire Department
    d. Santa Clara County Department of Environmental Health
    e. City of San Jose Department of Environmental Services

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

22. Stormwater: 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.

FIRE DISTRICT

23. Scope of Review: Review of this Developmental proposal is limited to acceptability of site access and water supply as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work the applicant shall make application to, and receive from, the Building Department all applicable construction permits.

24. Fire Sprinkler System: The facility is currently equipped with a fire sprinkler system. The remodel would necessitate a complete redesign and new installation reflecting this significant change. A State of California licensed (C-16) Fire Protection Contractor shall submit plans, calculations, a completed permit application and appropriate fees to this department for review and approval prior to beginning their work. CFC Sec. 903, as adopted and amended by CBLMC.

25. Fire Alarms: A fire alarm system complying with currently adopted codes and Standards, shall be installed. CFC Sec. 907 and NFPA 72, as adopted and amended by CBLMC.

26. Water Supply. It shall be the responsibility of the owner/applicants and any and all subcontractors hired for the purpose of designing and installing the required fire sprinkler system, to ensure that an adequate water supply exists to serve the requirements of the project. Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2010 CFC Sec. 903.3.5 and Health and Safety Code 13114.7

27. Fire Department Access: Compliance with Chapter 5 of the currently adopted edition of the California Fire Code must be demonstrated. This includes, but is not limited to, emergency vehicle access and clearly marked Fire Dept. zones, Emergency personnel access, including any required Knox hardware, and properly located and marked fire appliances. Contact this office with any questions or concerns.

28. Emergency Responder Radio Coverage: All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.

    Exceptions:

    (1) Where approved by the building official and the fire code official, a wired communication system in accordance with Section 907.2.13.2 shall be permitted to be installed or maintained in lieu of an approved radio coverage system.

    (2) Where it is determined by the fire code official that the radio coverage system is not needed.

    (3) In facilities where emergency responder radio coverage is required and such systems, components or equipment required could have a negative impact on the normal operations of that facility, the fire code official shall have the authority to accept an automatically activated emergency responder radio coverage system.

RESOLUTION NO. ____

BEING A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMPBELL APPROVING A SIGN PERMIT (PLN2016-297) TO ALLOW A MARQUEE SIGN IN ASSOCIATION WITH A REMODEL OF AN EXISTING MOVIE THEATER ON PROPERTY LOCATED AT **2501 S. WINCHESTER BOULEVARD**. FILE NO: PLN2016-297

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

The Planning Commission finds as follows with regard to File No. PLN2016-297:

1. The project site is the Campbell Plaza Shopping Center, located along South Winchester Boulevard, south of Budd Avenue.

2. The project site is developed with a shopping center which includes a Safeway grocery store and supporting retail within several commercial buildings divided into individual tenant spaces. The shopping center abuts commercial buildings to the south and is adjacent to residential development to the west.

3. The project site is within the P-D (Planned Development) Zoning District and is designated *Commercial/Office/Residential* by the General Plan.

4. The proposed Sign Permit would allow for a marquee sign in association with a remodel of an existing movie theater.

5. The proposed marquee sign is part of a remodel of the existing movie theater pursuant to an Administrative Planned Development Permit (PLN2016-171).

6. The proposed sign would be affixed to a projecting wall feature of the movie theater, similar to a two-side free-standing sign.

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

7. Inspection of the site and the proposed sign and review of the plans disclose that the signs will comply with all of the regulations of the Sign Ordinance; and

8. The owner and/or applicant agree to abide by the sign regulations and conditions imposed.

9. The proposed sign is part of an overall project (movie theater remodel) that is Categorically Exempt under Section 15301 Class 1 of the California Environmental Quality Act (CEQA) pertaining to minor alterations to an existing private structure, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

THEREFORE, BE IT RESOLVED that the Planning Commission approves a Sign Permit to allow a marquee sign in association with the remodel of an existing movie theater, subject to the attached Conditions of Approval (attached **Exhibit A**).

PASSED AND ADOPTED this 13th day of December, 2016, by the following roll call vote:

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

APPROVED: _____
Cynthia Dodd, Chair

ATTEST: _____
Paul Kermoyan, Secretary

EXHIBIT A

CONDITIONS OF APPROVAL
Sign Permit (File No.: PLN2016-297)

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 Sign Permit to allow installation of a marquee sign in in association with the remodel of an existing movie theater (Cinelux Plaza Theatre), on property located **2501 S. Winchester Boulevard**. The sign shall shall substantially conform to the Sign Plans dated as October 13, 2016.

2. Approval Effectiveness: The Sign Permit approval shall only be effective on conjunction with the separately approved Administrative Planned Development Permit (PLN2016-171) for the remodel of an existing movie theater (Cinelux Plaza Theatre). A building permit for the marquee sign shall not be issued until a building permit for the movie theater remodel has been issued.

3. Approval Expiration: The Sign Permit approval shall be valid for one year from the effective date of the Planning Commission action (**December 23, 2017**). Within this one-year period, an application for a building permit for installation of the approved sign must be submitted.

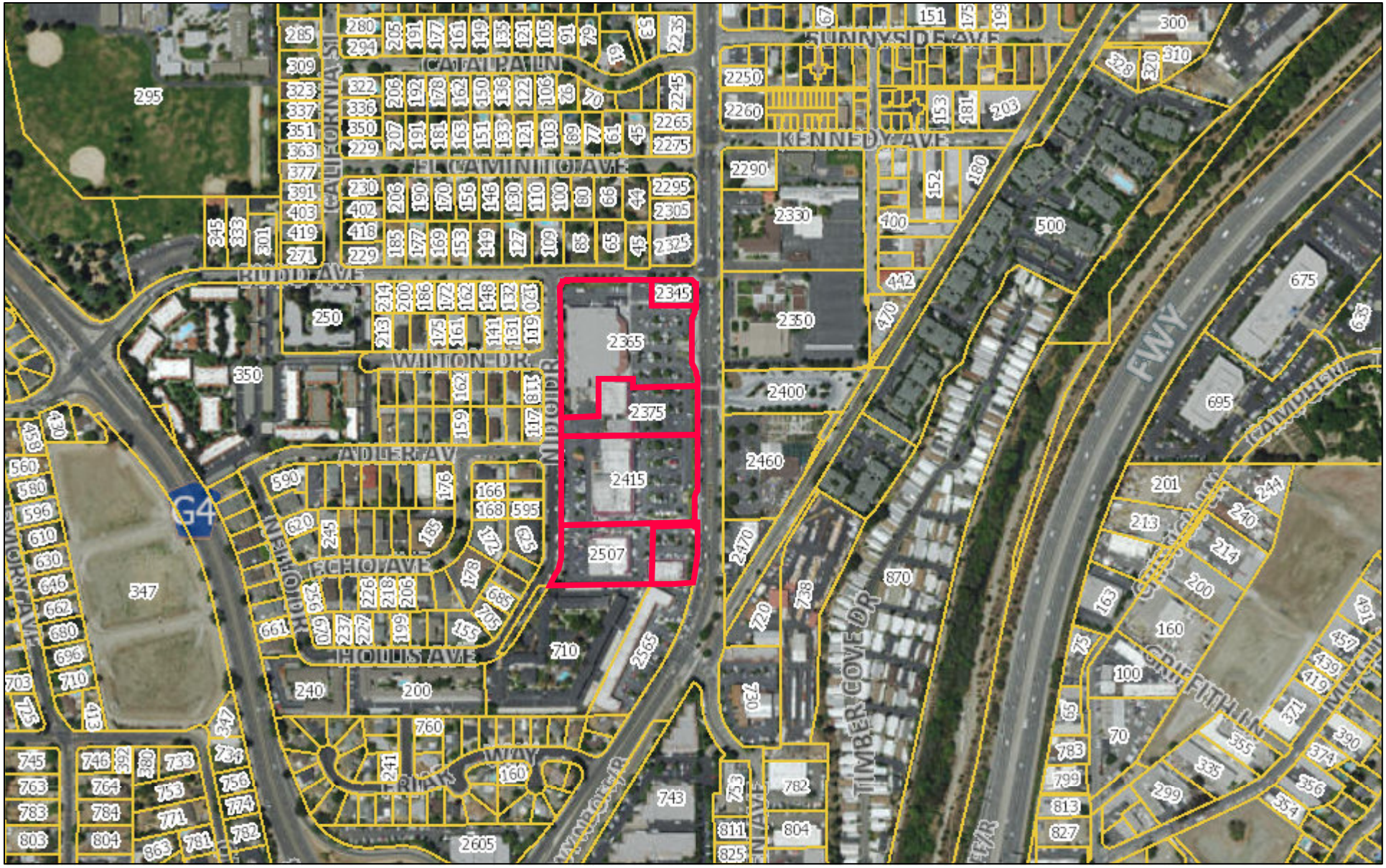
4. Existing Building Signage: The existing building signs to be removed, as noted on the Project Plans approved by the Administrative Planned Development Permit (PLN2016-171), shall be removed concurrently with or prior to installation of the approved marquee sign.

5. Sign Maintenance: The approved sign shall be maintained in good condition at all times and shall be repaired or replaced as necessary.

6. Building Permits Required: The applicant shall obtain all necessary building and/or electrical permits from the Building Division prior to the installation of the approved sign.

2501 S. Winchester Blvd.

Attachment 3



December 2, 2016

Working Land Parcels

Working Air Parcels

Major Roads

Streets

1:7,171

0 0.05 0.1 0.2 mi

0 0.075 0.15 0.3 km

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CINELUX PLAZA THEATRE REMODEL AND EXPANSION

CAMPBELL — CALIFORNIA

Project Directory

OWNER/APPLICANT
CINELUX THEATRES
CONTACT:PAUL GUNSKY
P.O. BOX 54100
SAN JOSE, CA 95154
PHONE: (408) 559-7469 EXT:4
PAUL@CINELUXMOVIES.COM
WWW.CINELUXTHEATRES.COM

SIGN CONSULTANT
TBD

ARCHITECT
GKW ARCHITECTS / CONSTRUCTORS
CONTACT: GORDON K. WONG
710E MCGLINCY LN STE 109
CAMPBELL CA 95008
PHONE: (408) 796-1845
GORDONKWONG@GKWARCHITECTS.COM
WWW.GKWARCHITECTS.COM

CONCESSION CONSULTANT
TBD

STRUCTURAL ENGINEER
BETTA GROUP INC.
CONTACT: ASHUR ABBASI
2053 LINCOLN AVE, STE A
SAN JOSE, CA 95125
PHONE: (408) 267-7190
ASHUR@BETTA-GROUP.COM
WWW.BETTA-GROUP.COM

ACOUSTICAL CONSULTANT
SYDECO ACOUSTICS
261 MADISON AVE 9FI
NEW YORK, NY 10016
PHONE: (917) 331-4289
SYDECO@SYDECOACOUSTICS.COM
WWW.SYDECOACOUSTICS.COM

M.E.P ENGINEER
M+R ENGINEERING CONSULTANTS INC.
CONTACT: RAMIL BATIANCILA
3984 WASHINGTON BOULEVARD #244
FREMONT, CA 94538
PHONE: (510) 449-4862
RAMIL@MRENGCON.COM
MRENGCON.WIX.COM/MRENGCON

FIRE SPRINKLER
TBD

ENERGY REPORT
M+R ENGINEERING CONSULTANTS INC.
CONTACT: RAMIL BATIANCILA
3984 WASHINGTON BOULEVARD #244
FREMONT, CA 94538
PHONE: (510) 449-4862
RAMIL@MRENGCON.COM
MRENGCON.WIX.COM/MRENGCON

FIRE ALARM
TBD

GENERAL CONTRACTOR
TBD

HAZARDOUS MATERIAL REMOVAL
TBD

Agency Directory

CAMPBELL, PLANNING DEPT.
70 N FIRST STREET
CAMPBELL, CA 950087
PHONE: (408) 866-2140

CAMPBELL, PUBLIC WORKS
70 N FIRST STREET
CAMPBELL, CA 95008
PHONE: (408) 866-2150

CAMPBELL, BUILDING DEPT.
70 N FIRST STREET
CAMPBELL, CA 95008
PHONE: (408) 866-2130

CAMPBELL, ECONOMIC DEVELOPMENT
70 N FIRST STREET
CAMPBELL, CA 95008
PHONE: (408) 866-2141

SANTA CLARA COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH
CONTACT: ELIZABETH TOBIN
ELIZABETH.TOBIN@DEH.SCCGOV.ORG
1555 BERGER DR, ST 300
SAN JOSE, CA 95112
PHONE: (408) 918-3400

CALIFORNIA DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL- SAN JOSE
CONTACT: KARYN NIELSEN
100 PASEO DE SAN ANTONIO, RM 119
SAN JOSE, CA 35113
PHONE: (408) 277-1200
SNJ.DIRECT@ABC.CA.GOV

SCC FIRE DEPARTMENT
14700 WINCHESTER BLVD
LOS GATOS, CA 95032
PHONE: (408) 378-4010
WWW.SCCFD.ORG

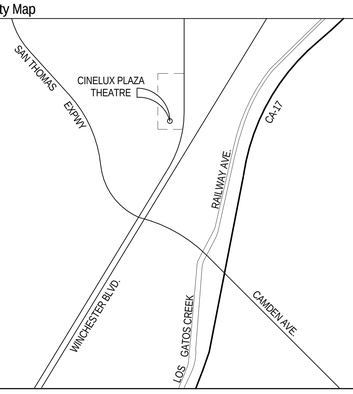
Utilities

PACIFIC GAS & ELECTRIC
10900 N. BLANEY AVE
CUPERTINO, CA 95104
PHONE: (408) 725-3325
WWW.PGE.COM

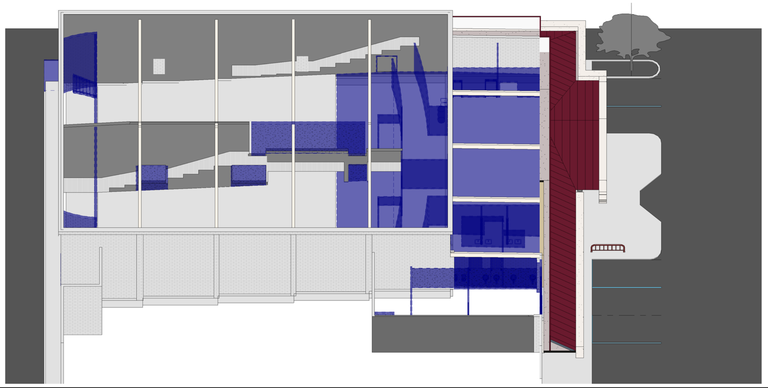
SAN JOSE WATER COMPANY
374 WEST SANTA CLARA STREET
SAN JOSE, CA 95113
PHONE: (408) 279-7900
WWW.SJWATER.COM

WEST VALLEY SANITATION DISTRICT
100 E. SUNNYOAKS AVE
CAMPBELL, CA 95008
PHONE: (408) 378-2407
WWW.WESTVALLEYSAN.ORG

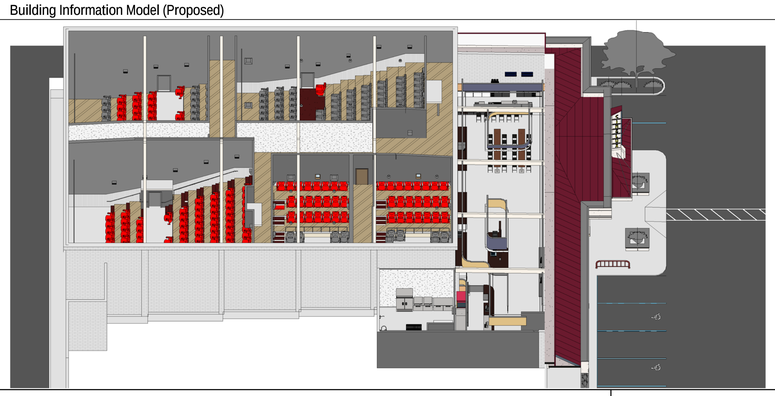
Vicinity Map



Building Information Model (Existing)



Building Information Model (Proposed)



Sheet Index

Sheet Number	Sheet Name
Architectural	
A000	Cover Sheet & Project Data
A002	Plans, Site, Parking & Accessibility
A003	Plans, Exterior Accessibility & Details
A100	Plans, Seating & Egress
A101	Plans, Roof & Demolition
A102	Plans, Floor, 1st & 2nd Levels
A200	South Building Elevations, Front, Existing
A201	South Building Elevations, Front, Proposed
A202	South Building Elevations, Front, Proposed, Materials
A203	South Building Elevations, Side & Rear, Existing
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A206	North Building Elevations , Front & Side, Existing
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A208	North Building Elevations, Front & Side, Proposed - Color
A300	Sections, Longitudinal

Applicable Codes

- 2013 - CALIFORNIA BUILDING CODE
- 2013 - CALIFORNIA FIRE CODE
- 2013 - CALIFORNIA MECHANICAL CODE
- 2013 - CALIFORNIA ELECTRICAL CODE
- 2013 - CALIFORNIA PLUMBING CODE
- 2013 - CALIFORNIA ENERGY CODE
- 2013 - CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2012 - INTERNATIONAL BUILDING CODE
- 2015 - CAMPBELL CITY MUNICIPAL CODE
- SANTA CLARA COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH GUIDELINES
- ALL OTHER STATE AND LOCAL LAWS, ORDINANCE AND REGULATIONS
- ADA COMPLIANT SIGNAGE SHOULD BE PROVIDED WHERE REQUIRED PER CBC SECTION 11B.
- ALL ON-SITE UTILITIES SHALL BE PRIVATELY OWNED & MAINTAINED BY AN ASSOCIATION
- PROJECT PLAN SHALL IDENTIFY BEST MANAGEMENT PRACTICES (BMP'S) APPROPRIATE TO THE USE CONDUCTED ON-SIE IN ORDER TO LIMIT ENTRY OF POLLUTANTS INTO STORM WATER RUN OFF TO THE MAXIMUM EXTENT PRACTICABLE.

Hours of Construction

- CONSTRUCTION HOURS SHALL BE LIMITED TO THE FOLLOWING:
  8:00 AM TO 5:00 PM MONDAY THROUGH FRIDAY
  9:00 AM TO 4:00 PM SATURDAY
  NO CONSTRUCTION ACTIVITY ON SUNDAYS & NATIONAL HOLIDAYS

Project Scope

INTERIOR TENANT IMPROVEMENT WORK (SOUTH BUILDING):

1. CONVERT EXISTING 2 SLOPED FLOOR AUDITORIUMS INTO 5 AUDITORIUMS WITH STADIUM VIP SEATING
2. CONVERT ADJACENT RETAIL SPACE TO LOBBY AREA
3. RELOCATE RESTROOMS
4. DECREASE SEATING COUNT AND INCREASE RESTROOM FIXTURE COUNT
5. REMODEL AND EXPAND EXISTING LOBBY AND CONCESSION AREA
6. PROVIDE NEW LIGHTING, PLUMBING AND MECHANICAL THROUGH-OUT
7. PROVIDE A BEVERAGE EMPTYING STATION TO IMPROVE RECYCLING AND COMPOSTING EFFORTS

EXTERIOR WORK:

1. ADD 2 ADA ACCESSIBLE RAMPS
2. ADD (N) ELECTRICAL EQUIPMENT
3. ADD AUTOMATED TICKET KIOSKS OUTSIDE NORTH AND SOUTH BUILDINGS
4. ADD NEW ROOF OVERHANG, SIGN AND MARQUEE TO THE EXTERIOR FACADE OF THE SOUTH BUILDING
5. REMODEL EXISTING EXTERIOR COLUMNS AND ADD PLANTERS ON SOUTH AND NORTH BUILDINGS
6. REPLACE THE EXISTING STOREFRONT WINDOWS AND DOORS ON SOUTH BUILDING
7. RELOCATE BOX OFFICE AND ENTRY ON SOUTH BUILDING
8. REMOVE (E) FAUX ROCK FACADE ON THE NORTH BUILDING AND ADD STUCCO FEATURES THAT MATCH EXISTING
9. ADD (N) SOLID GATE TO THE (E) TRASH ENCLOSURE
10. REPLACE (E) BIKE RACK WITH A WAVE BIKE RACK

Deferred Submittal Notes

ALL DEFERRED SUBMITTALS SHALL BE REVIEWED AND APPROVED BY THE ARCHITECT/ENGINEER OF RECORD PRIOR TO BEING FORWARDING TO THE BUILDING OFFICIAL FOR REVIEW.INSTALLATION OF DEFERRED PERMIT ITEMS SHALL NOT OCCUR PRIOR TO THE BUILDING APPROVAL OF THEIR DESIGN AND SUBMITTAL DOCUMENTS PER CBC SECTION 106.3.4.2. DEFERRED SUBMITTALS INCLUDE:

- STREET MONUMENT SIGN
- FIRE ALARM SYSTEM
- ALUMINUM WINDOW SYSTEMS
- FIRE SPRINKLER DRAWINGS

Accessibility Statement

THE TENANT SPACE IS FULLY COMPLIANT WITH CURRENT CALIFORNIA ACCESSIBILITY REQUIREMENTS.

Project Data

LOCATION:	2501 SOUTH WINCHESTER BLVD., CAMPBELL, CALIFORNIA 95008
PROJECT JURISDICTION:	CITY OF CAMPBELL - CA
FIRE DISTRICT:	SANTA CLARA COUNTY CENTRAL FIRE PROTECTION DISTRICT
WINCHESTER BLVD MASTER PLAN:	THIS SEGMENT OF WINCHESTER BLVD IS TO BE USED AS A VIBRANT MIXED-USE, PEDESTRIAN-ORIENTED STREET, LINED WITH GROUND-LEVEL BUSINESSES WITH RESIDENTIAL OR OFFICE ABOVE.
ZONING DISTRICT:	P-D (PLANNED DEVELOPMENT)
EXISTING USE:	MULTIPLEX CINEMA, 2 SCREENS 456 SEATS (APPROVED IN 1969 AS 1 SCREEN, 700 SEATS)
PROPOSED USE:	MULTIPLEX CINEMA, 5 SCREENS 363 SEATS
OCCUPANCY GROUP:	A-1 MOTION PICTURE THEATERS
OCCUPANCY LOADS:	SEE SHEET A100 EGRESS PLAN
SETBACKS:	EXISTING, UNCHANGED PER SHEET A002
PARKING:	EXISTING, UNCHANGED PER SHEET A002
CONSTRUCTION TYPE:	IIIB - FULLY SPRINKLERED
EXISTING AREA:	MAIN FLR 8,847 SF + MEZZANINE 360 SF = TOTAL 9,207 SF
PROPOSED AREA:	MAIN FLR 9,757 SF + MEZZANINE 1,468 SF = TOTAL 11,225 SF
STORIES:	1 STORY + MEZZANINE FOR MAINTENANCE ONLY
ALLOWABLE FLOOR AREA ANALYSIS: BASE ALLOWABLE:	8,500 SF, TYPE IIIB - FULLY SPRINKLERED (TABLE 503)
FIRE SPRINKLER AREA INC.:	300%, SINGLE STORY WITH MEZZANINE (2013 CBC 504.2)
TOTAL:	8,500 SF x 3 =25,500 SF > 11,225SF AREA IS OK
ALLOWABLE BUILDING HEIGHT:	2 STORIES
SEATING ANALYSIS: TOTAL EXISTING SEATS:	456 SEATS
TOTAL PROPOSED SEATS: FIXED SEATS: WC SPACES:	363 SEATS 347 SEATS 16 WC SPACES

LICENSED ARCHITECT
GORDON K WONG
C-34045
EXPIRATION DATE 2017
STATE OF CALIFORNIA

MIRAY OKTEM, PROJECT MAN.
710E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 796-1845
MIRAYOKTEM@GKWARCHITECTS.COM

GORDON K WONG, ARCHITECT LIC# 34045
710E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 312-7125
GORDONKWONG@GKWARCHITECTS.COM

GKW ARCHITECTS RESIDENTIAL/COMMERCIAL

Cover Sheet & Project Data

2501 S. Winchester
City of Campbell — California
Cinelux Theatres

Project Revision Schedule

1	10/12/2016

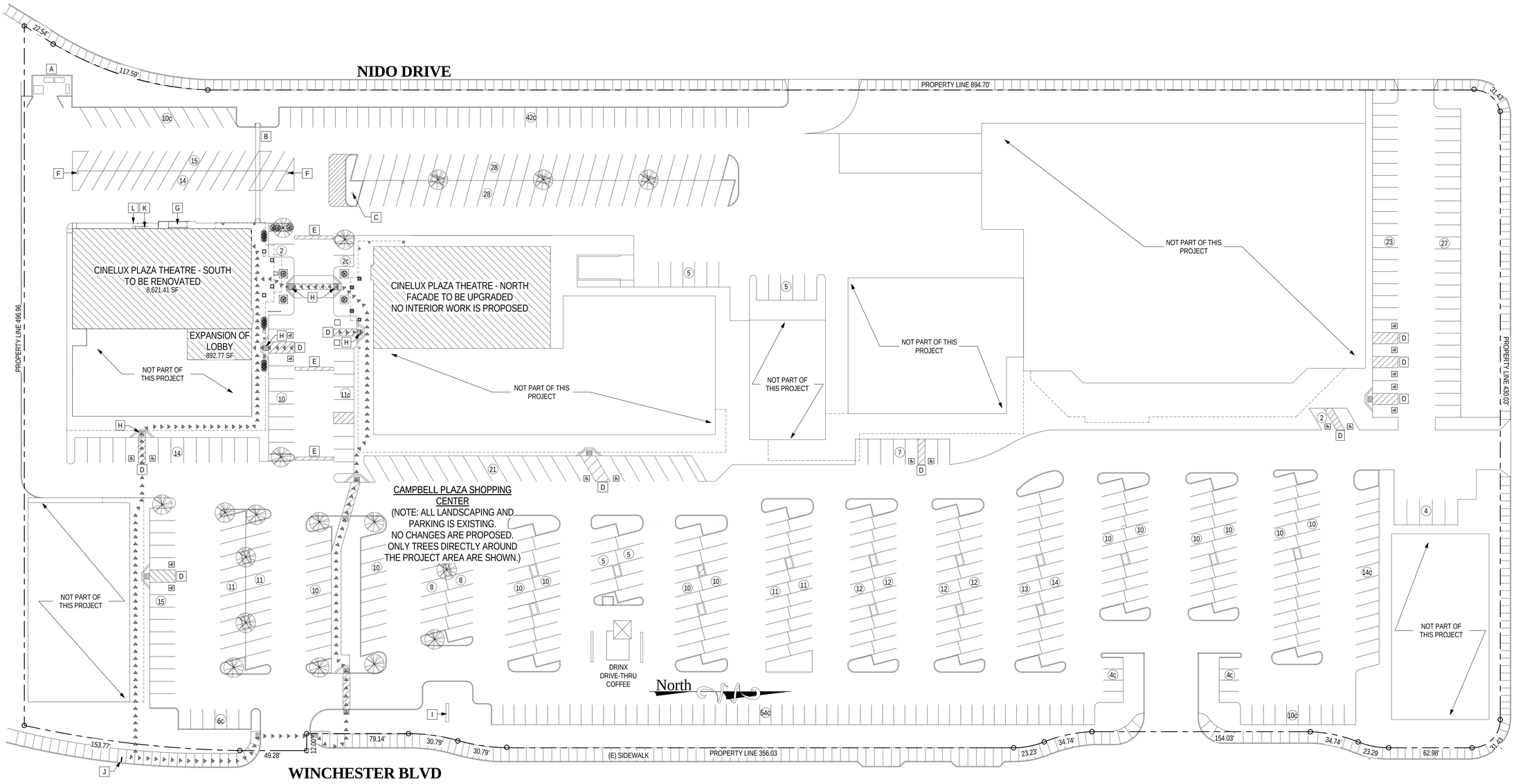
Cover Sheet & Project Data

Not for Construction

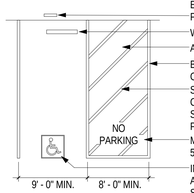
A000

SCALE

10/12/16 2:13:15 PM



1 Site Plan
1" = 30'-0"
0' 15' 30' 60' 120'



ACCESSIBILITY IDENTIFICATION SIGN TO BE CENTERED AT THE INTERIOR END OF PARKING SPACE PER 2013 CBC 11B-502.6
WHEEL STOP
ACCESS AISLE
BLUE PAINTED BORDERLINE PER 2013 CBC 11B-502.3.3
STRIPES AT 36" MAX O.C. PAINTED IN A COLOR CONTRASTING WITH THE AISLE SURFACE, PREFERABLY WHITE OR BLUE, PER 2013 CBC 11B-502.3.3
MIN. 12" HIGH LETTERS PER 2013 CBC 11B-502.3.3
INTERNATIONAL SYMBOL OF ACCESSIBILITY STALL EMBLEM WHITE SYMBOL ON A 36" x 36" BLUE BACKGROUND ALIGNED TO THE END OF PARKING SPACE LENGTH PER 2013 CBC 11B-502.3.3

2 ADA Parking Space
1/8" = 1'-0"

INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH 2013 CBC 11B-703.7.2.1
BLUE BACKGROUND
WHITE LETTERING
REFLECTORIZED SIGN CONSTRUCTED OF PORCELAIN STEEL WITH BEADED TEXT OR EQUAL - AREA OF SIGN TO BE A MIN. OF 80 SQ. IN.
1/2" RADIUS CORNER
80" MIN. CLEARANCE TO THE TOP OF WALKING SURFACE

3 Accessibility Identification Sign Detail
1/4" = 1'-0"

CAMPBELL PLAZA SHOPPING CENTER PARKING TABULATION (NO CHANGES ARE PROPOSED)

STANDARD:	494
COMPACT:	157 / (24%)
ACCESSIBLE:	19
TOTAL	651 SPACES
EXISTING SEATING COUNT:	456
PROPOSED SEATING COUNT:	363

SITE PLAN KEYNOTES

- A (P) SOLID GATE FOR (E) TRASH ENCLOSURE
- B (E) PAVED WALKWAY
- C (E) FIRE HYDRANT
- D (E) ADA PARKING
- E (E) SPEED BUMP
- F (E) LIGHT POSTS
- G (P) ADA RAMP
- H (E) TRUNCATED DOMES
- I (E) THEATER SIGN
- J (E) BUS STOP
- K (P) ELECTRICAL EQUIPMENT
- L (P) SAFETY BOLLARDS
- ▷ ▷ ADA PATH OF TRAVEL

SANTA CLARA COUNTY FIRE DEPARTMENT DEVELOPMENTAL REVIEW NOTES

- A CALIFORNIA STATE LICENSED (C-16) FIRE PROTECTION CONSULTANT SHALL SUBMIT PLANS AND CALCULATIONS TO SANTA CLARA FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO BEGINNING THEIR WORK.
- A FIRE ALARM SYSTEM COMPLYING WITH CURRENTLY ADOPTED CODES AND STANDARDS SHALL BE INSTALLED.
- IT SHALL BE THE RESPONSIBILITY OF ANY CONTRACTORS AND SUBCONTRACTORS HIRED FOR THE PURPOSE OF DESIGNING AND INSTALLING THE REQUIRED FIRE SPRINKLER SYSTEM, TO ENSURE THAT AN ADEQUATE WATER SUPPLY EXISTS TO SERVE THE REQUIREMENTS OF THE PROJECT.
- POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF THE PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THE PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS, AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD.
- FIRE DEPARTMENT ACCESS WILL BE PROVIDED IN ACCORDANCE WITH CHAPTER 5 OF THE CALIFORNIA FIRE CODE.
- ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF SANTA CLARA COUNTY FIRE DEPARTMENT STANDARD DETAIL AND SPECIFICATION SI-7 AND CHAPTER 33 OF CFC.
- BUILDINGS SHALL HAVE IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE ROAD FRONTING THE PROPERTY.

LICENSED ARCHITECT
GORDON K WONG
C-34045
STATE OF CALIFORNIA

MIRAY OKTEM, PROJECT MAN.
710E MCCLINCY LANE SUITE 109
CAMPBELL, CA 95008
(408) 796-1845
MIRAYOKTEM@GKWARCHITECTS.COM

GORDON K WONG, ARCHITECT LIC# 34045
710E MCCLINCY LANE SUITE 109
CAMPBELL, CA 95008
(408) 312-7125
GORDONKWONG@GKWARCHITECTS.COM

GKW ARCHITECTS
RESIDENTIAL/COMMERCIAL

Plans, Site, Parking & Accessibility

2501 S. Winchester
City of Campbell — California

Cinelux Theatres

Project Revision Schedule

1	10/12/2016

Plans, Site, Parking & Accessibility

Not for Construction

A002

SCALE As indicated

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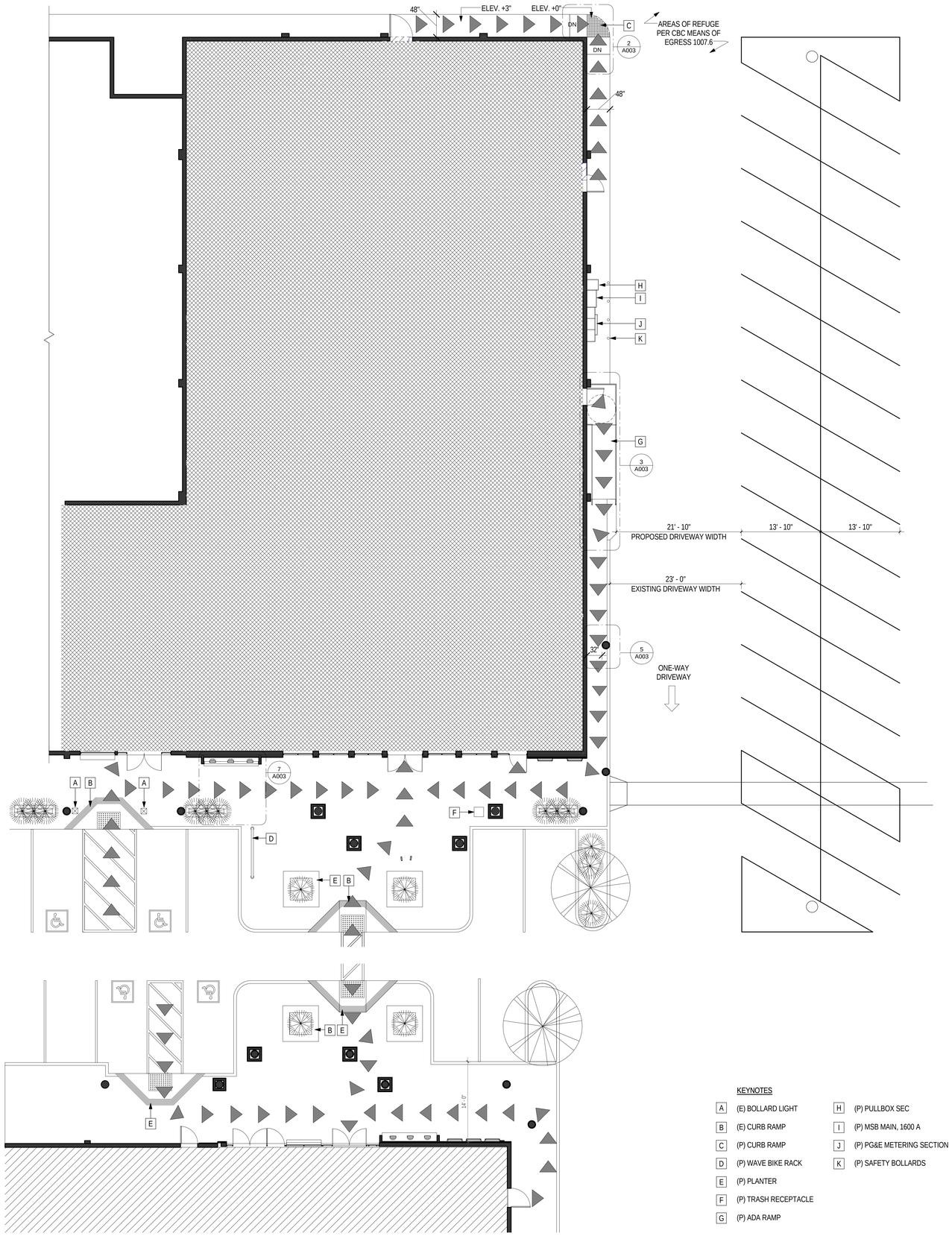
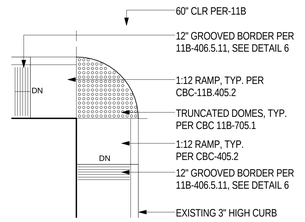


1 Exterior Accessibility Plan
1/8" = 1'-0"

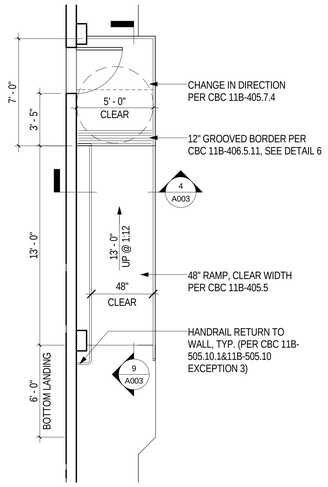
0' 4' 8' 16' 32'

KEYNOTES

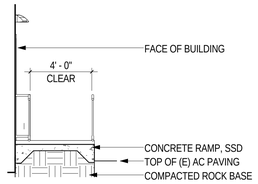
A	(E) BOLLARD LIGHT	H	(P) PULLBOX SEC
B	(E) CURB RAMP	I	(P) MSB MAIN, 1600 A
C	(P) CURB RAMP	J	(P) PG&E METERING SECTION
D	(P) WAVE BIKE RACK	K	(P) SAFETY BOLLARDS
E	(P) PLANTER		
F	(P) TRASH RECEPTACLE		
G	(P) ADA RAMP		



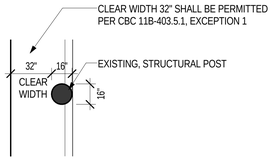
2 Proposed Curb Ramp Detail
1/4" = 1'-0"



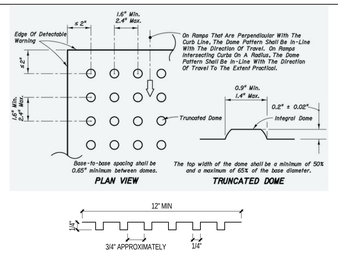
3 ADA Ramp Plan / Detail
1/4" = 1'-0"



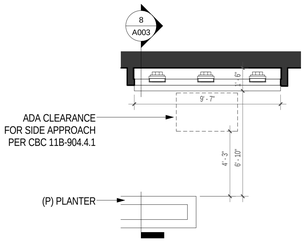
4 ADA Ramp Transverse Section / Detail
1/4" = 1'-0"



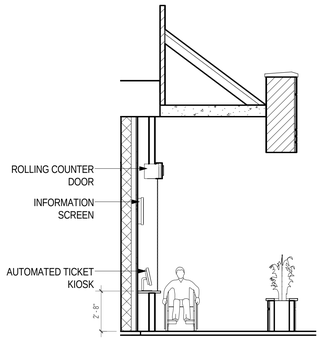
5 Accessibility Plan / Detail
1/4" = 1'-0"



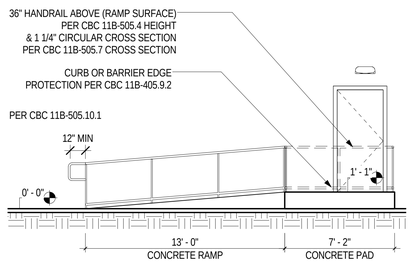
6 Truncated Domes / Grooved Border
6" = 1'-0"



7 Automatic Ticket Area Plan
1/4" = 1'-0"



8 Automated Ticket Area Section
1/4" = 1'-0"



9 ADA Ramp Longitudinal Section / Detail
1/4" = 1'-0"

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CAMPBELL, CA 95127 (408) 796-1845
MIRAYOKTEM@GKWARCHITECTS.COM

GORDON K WONG, ARCHITECT LIC# 34045
710E MCCLINCY LANE SUITE 109
CAMPBELL, CA 95127 (408) 315-7125
GORDONKWONG@GKWARCHITECTS.COM

GKW ARCHITECTS
RESIDENTIAL/COMMERCIAL

Plans, Exterior Accessibility & Details

2501 S. Winchester
City of Campbell — California

Cinelux Theatres

Project Revision Schedule

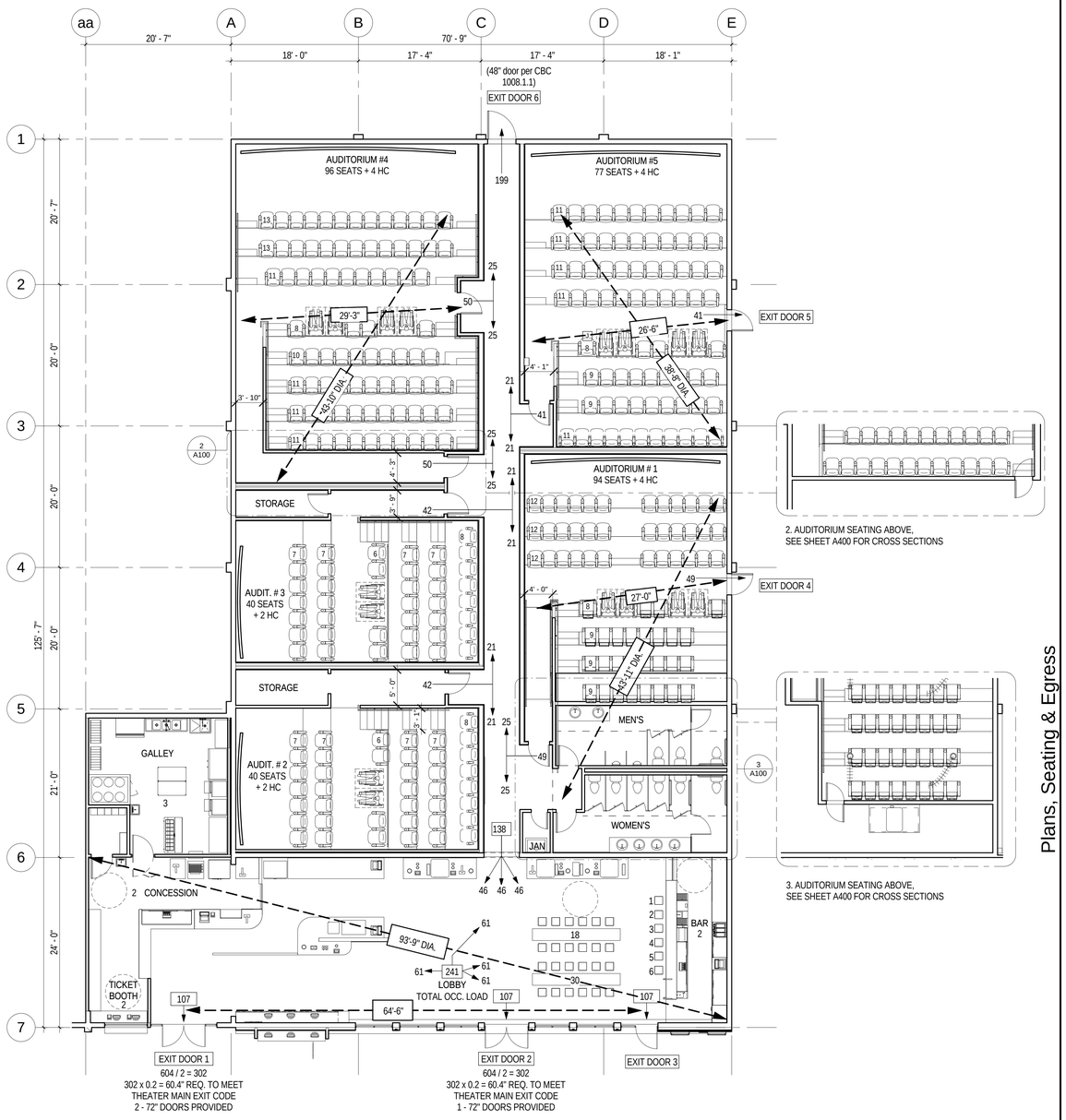
Plans, Exterior Accessibility & Details

Not for Construction

A003

SCALE As indicated

10/12/16 2:13:23 PM



2. AUDITORIUM SEATING ABOVE,
SEE SHEET A400 FOR CROSS SECTIONS

3. AUDITORIUM SEATING ABOVE,
SEE SHEET A400 FOR CROSS SECTIONS

1 Floor Plan, Egress & Seating
1/8" = 1'-0"

0' 4' 8' 16' 32'

MEANS OF EGRESS ANALYSIS

EGRESS COUNT USING 2013 CBC CHAPTER 10 SECTION 1016 TABLE 1016.2 BUILDINGS EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM HAVE A MAX TRAVEL DISTANCE OF 250 FEET FOR "A" OCCUPANCY. THE MAX EXIT TRAVEL DISTANCE IN THIS PROJECT IS 250 FT.

EXIT WIDTH CALCULATION PER 2013 CBC 1005.3.3 OTHER EGRESS COMPONENTS.

MAIN CORRIDOR
25+21+25+21+21+25+61=199 OCC. EXITING
EXIT WIDTH REQUIRED: 199 x 0.2 = 39.8"
EXIT WIDTH PROVIDED: 60" > 39.8"

EXIT DOOR 1
61+46=107 OCC. EXITING
EXIT WIDTH REQUIRED: 107 x 0.2 = 21.4"
EXIT WIDTH PROVIDED: 2 - 36" DOORS > 21.4"

EXIT DOOR 2
61+46=107 OCC. EXITING
EXIT WIDTH REQUIRED: 107 x 0.2 = 21.4"
EXIT WIDTH PROVIDED: 2 - 36" DOOR > 21.4"

EXIT DOOR 3
61+46=107 OCC. EXITING
EXIT WIDTH REQUIRED: 107 x 0.2 = 21.4"
EXIT WIDTH PROVIDED: 1 - 36" DOORS > 21.4"

EXIT DOOR 4
49 OCCUPANTS EXITING
EXIT WIDTH REQUIRED: 49 x 0.2 = 9.8"
EXIT WIDTH PROVIDED: 1 - 36" DOOR > 9.8"

EXIT DOOR 5
41 OCCUPANTS EXITING
EXIT WIDTH REQUIRED: 41 x 0.2 = 8.2"
EXIT WIDTH PROVIDED: 1 - 36" DOOR > 8.2"

EXIT DOOR 6
(48" door per code CBC 1008.1.1)
25+21+25+21+21+25+61=199 OCC. EXITING
EXIT WIDTH REQUIRED: 199 x 0.2 = 39.8"
EXIT WIDTH PROVIDED: 1 - 48" DOOR > 39.8"

PER CBC SECTION 1015.2 TWO EXITS OR EXIT ACCESS DOORWAYS.
EXCEPTION 2: WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, THE SEPARATEION DISTANCE OF THE EXIT DOORS SHALL NOT BE LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED.

MOST CRITICAL @ LOBBY AREA:
SEPARATION DISTANCE OF DOORS REQ.= 93'-9" / 3 = 31'-3"
SEPARATION DISTANCE OF DOORS= 43'-0" > 31'-3"

AUDIT. SEAT COUNT

AUDIT. 1=	98
AUDIT. 2=	42
AUDIT. 3=	42
AUDIT. 4=	100
AUDIT. 5=	81
TOTAL=	363 OCCUPANTS

LOBBY OCC. COUNT

LOBBY = 1,011SF / 5 =	202 OCC
WINE BAR =	2 OCC
SEATING AREA =	30 OCC
FOOD PREP =	3 OCC
CONCESSION =	2 OCC
TICKET BOOTH =	2 OCC
TOTAL (EXCLUDING AUDIT)=	241 OCC.

TOTAL OCC. COUNT

AUDITORIUMS=	363 OCCUPANTS
LOBBY AREA=	241 OCCUPANTS
TOTAL OCC.=	604 OCCUPANTS

LOCATION OF WHEELCHAIR SPACES

ALL WHEELCHAIR SPACES ARE LOCATED WITHIN THE REAR 60 PERCENT OFTHE SEATS PROVIDED IN THE THEATER PER CBC 11B-221.2.1.5.

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C-34045
STATE OF CALIFORNIA

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710E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95127 (408) 796-1845
MIRAYOKTEM@GKWARCHITECTS.COM

GORDON K WONG, ARCHITECT LIC# 34045
710E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95127 (408) 315-2125
GORDONKWONG@GKWARCHITECTS.COM

GKW ARCHITECTS
RESIDENTIAL/COMMERCIAL

Plans, Seating & Egress

2501 S. Winchester
City of Campbell — California

Cinelux Theatres

Project Revision Schedule

Plans, Seating & Egress

Not for Construction

A100

SCALE 1/8" = 1'-0"

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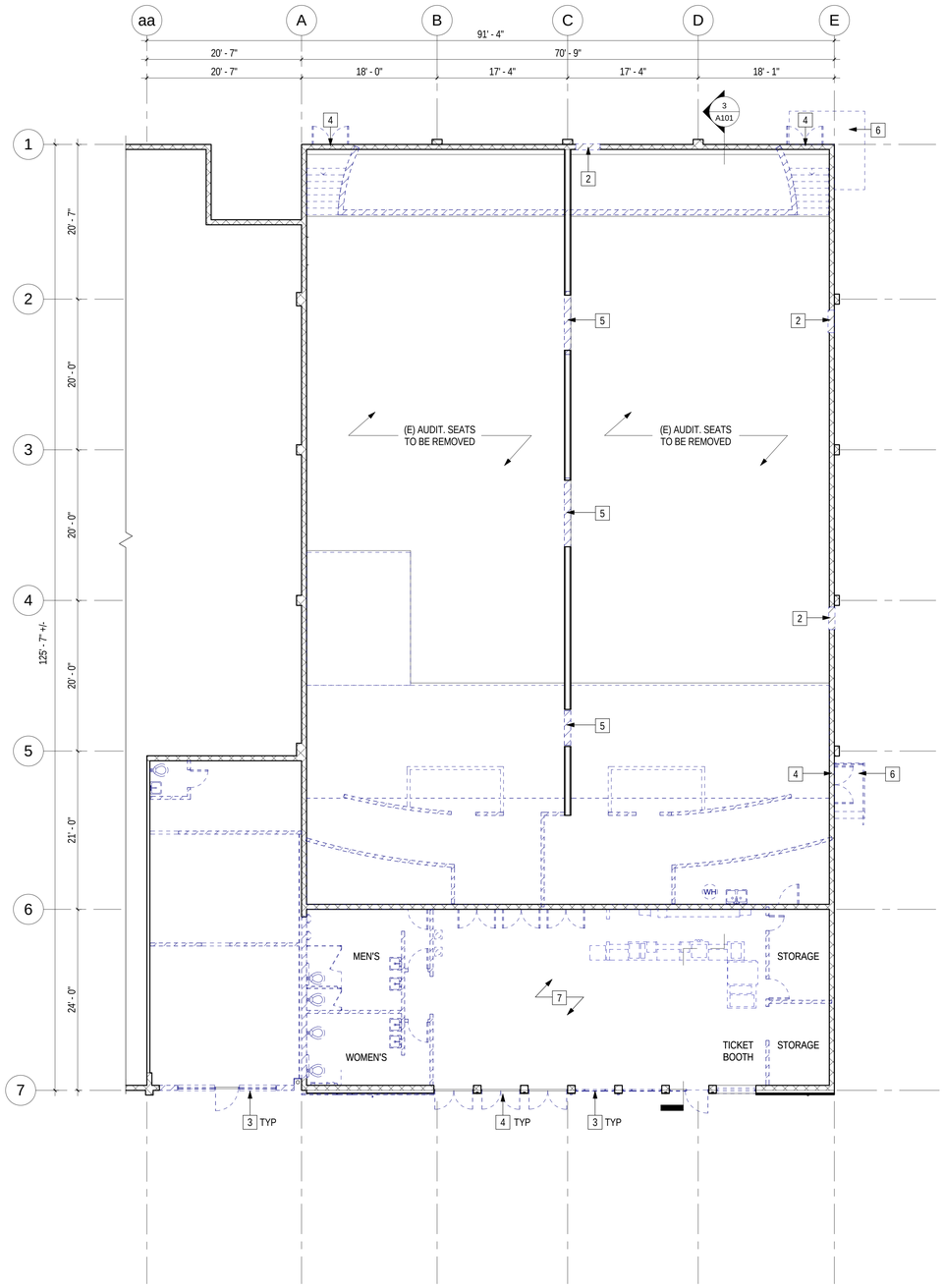
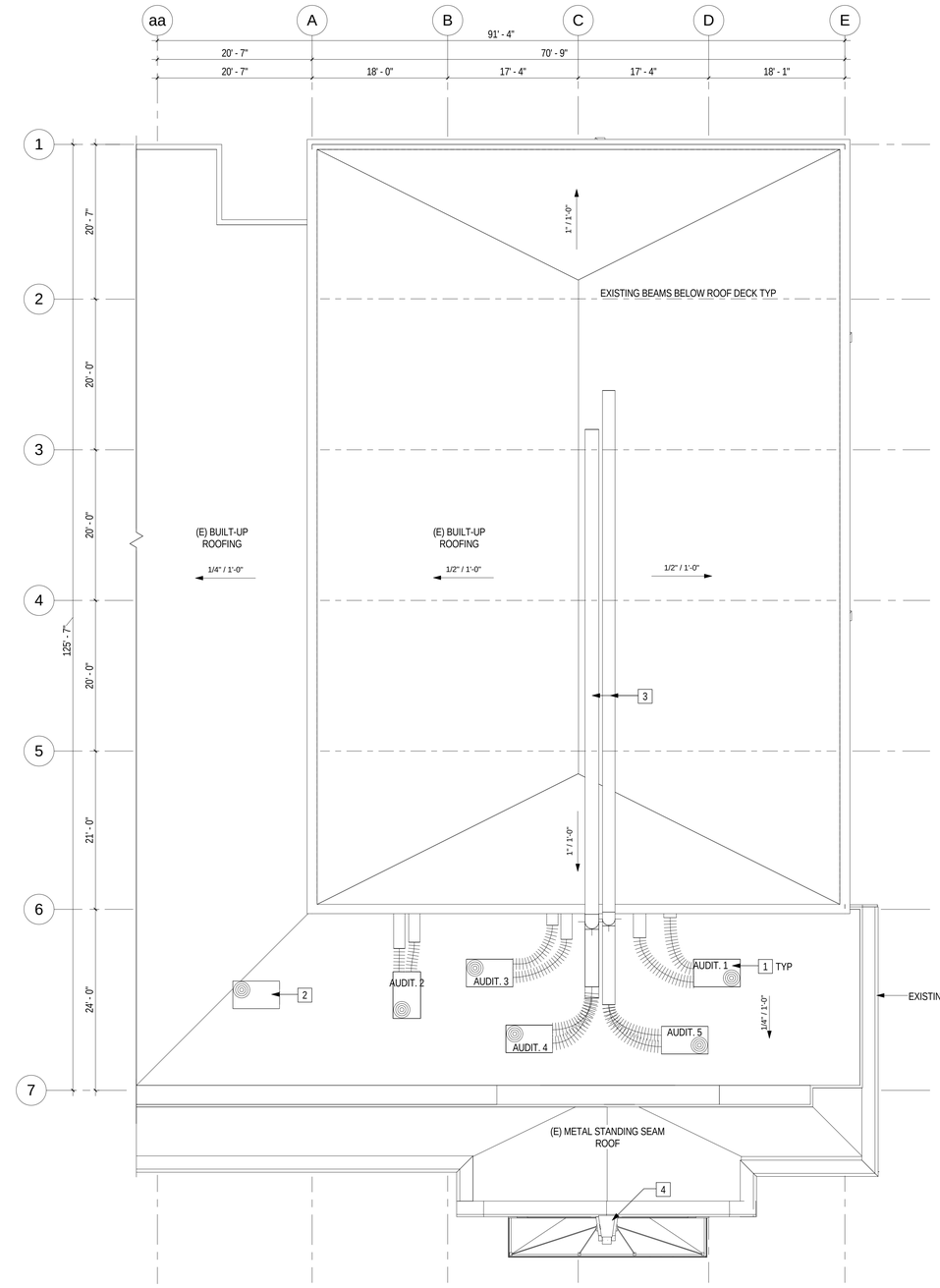


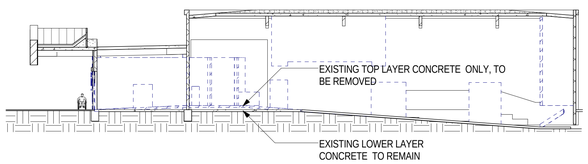
1 Floor Plan, Existing Main Floor
1/8" = 1'-0"
0' 4' 8' 16' 32'



2 Auditoriums & Lobby Roof, Proposed Plan
1/8" = 1'-0"
0' 4' 8' 16' 32'

DEMOLITIONS PLAN NOTES

1. ALL ELEMENTS IN BLUE DASHES ARE TO BE REMOVED
2. REMOVE EXISTING WALL FOR NEW DOOR
3. REMOVE EXISTING WINDOWS
4. REMOVE EXISTING DOORS
5. REMOVE WALL FOR PROPOSED OPENING PER PLAN
6. REMOVE EXISTING CONCRETE STEPS
7. REMOVE EXISTING 2ND SLOPE LAYER CONCRETE / SEE SHEET A101 CROSS SECTION #3



3 Section, Demolition
1/16" = 1'-0"
0' 8' 16' 32' 64'

GENERAL NOTES:

- ALL DEMOLITION IS NON STRUCTURAL / (E) STRUCTURE TO BE PROTECTED
- ALL DAMAGED SHEET ROCK SHALL BE PATCHED PER PLAN
- CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY UNFORESEEN STRUCTURAL ELEMENTS
- ALL MECHANICAL VENTS AND OPENINGS SHALL BE COVERED DURING DEMOLITION AND CONSTRUCTION

PROPOSED ROOF PLANS NOTES:

1. PROPOSED MECHANICAL UNITS FOR AUDITORIUMS 1 - 5, CONCEALED FROM VIEW BY EXISTING PARAPET WALLS
2. PROPOSED MECHANICAL UNIT FOR LOBBY
3. PROPOSED, RETURN DUCTS FOR AUDITORIUM 4 AND 5 HVAC UNITS
4. PROPOSED WING WALL, SEE SHEET A201 FOR DETAILS 1

LICENSED ARCHITECT
GORDON K WONG
C-34045
STATE OF CALIFORNIA

MIRAY OKTEM, PROJECT MAN.
710E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95127 (408) 796-1845
MIRAYOKTEM@GKWARCHITECTS.COM

GORDON K WONG, ARCHITECT LIC# 34045
710E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95127 (408) 315-2125
GORDONKWONG@GKWARCHITECTS.COM

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RESIDENTIAL / COMMERCIAL

Plans, Roof & Demolition

2501 S. Winchester
City of Campbell — California
Cinelux Theatres

Project Revision Schedule

1	10/12/2016

Plans, Roof & Demolition

Not for Construction

A101

SCALE As indicated

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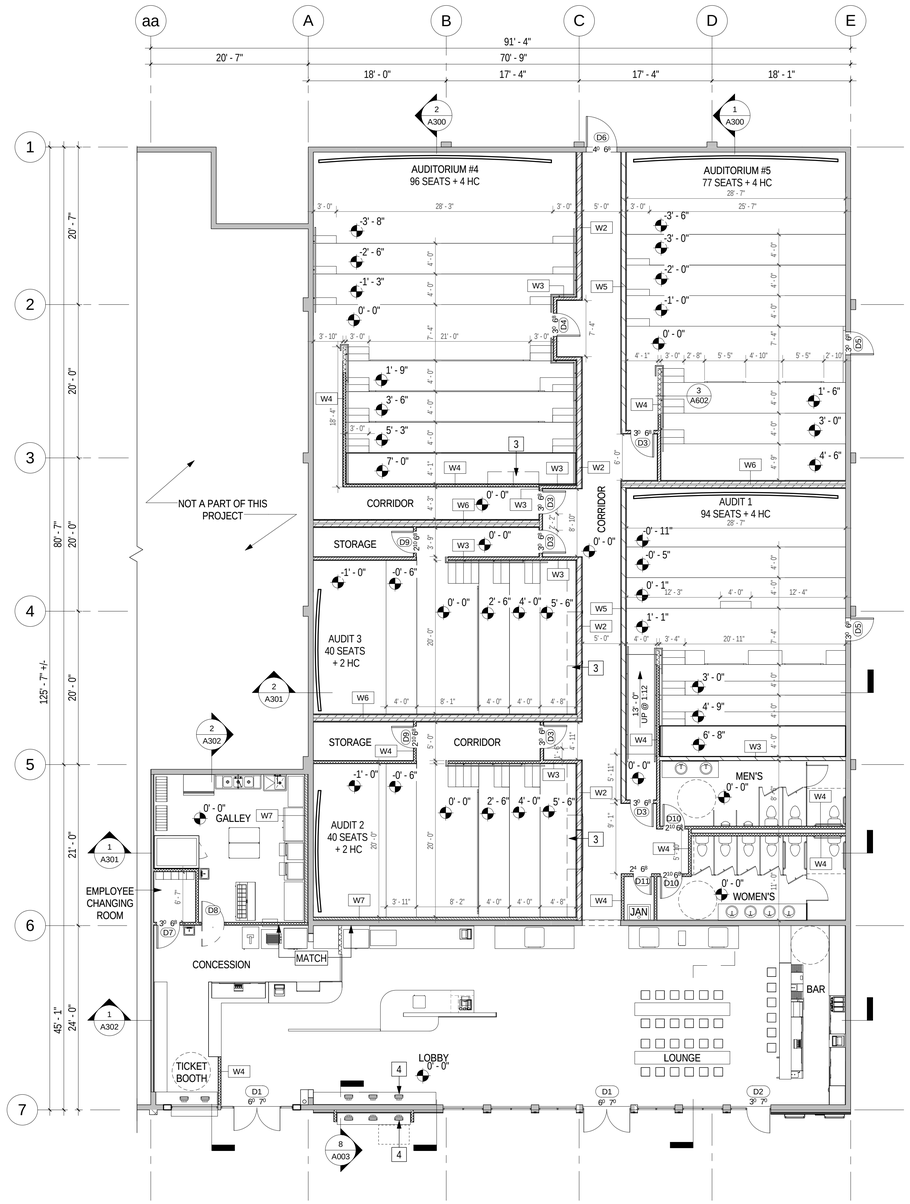
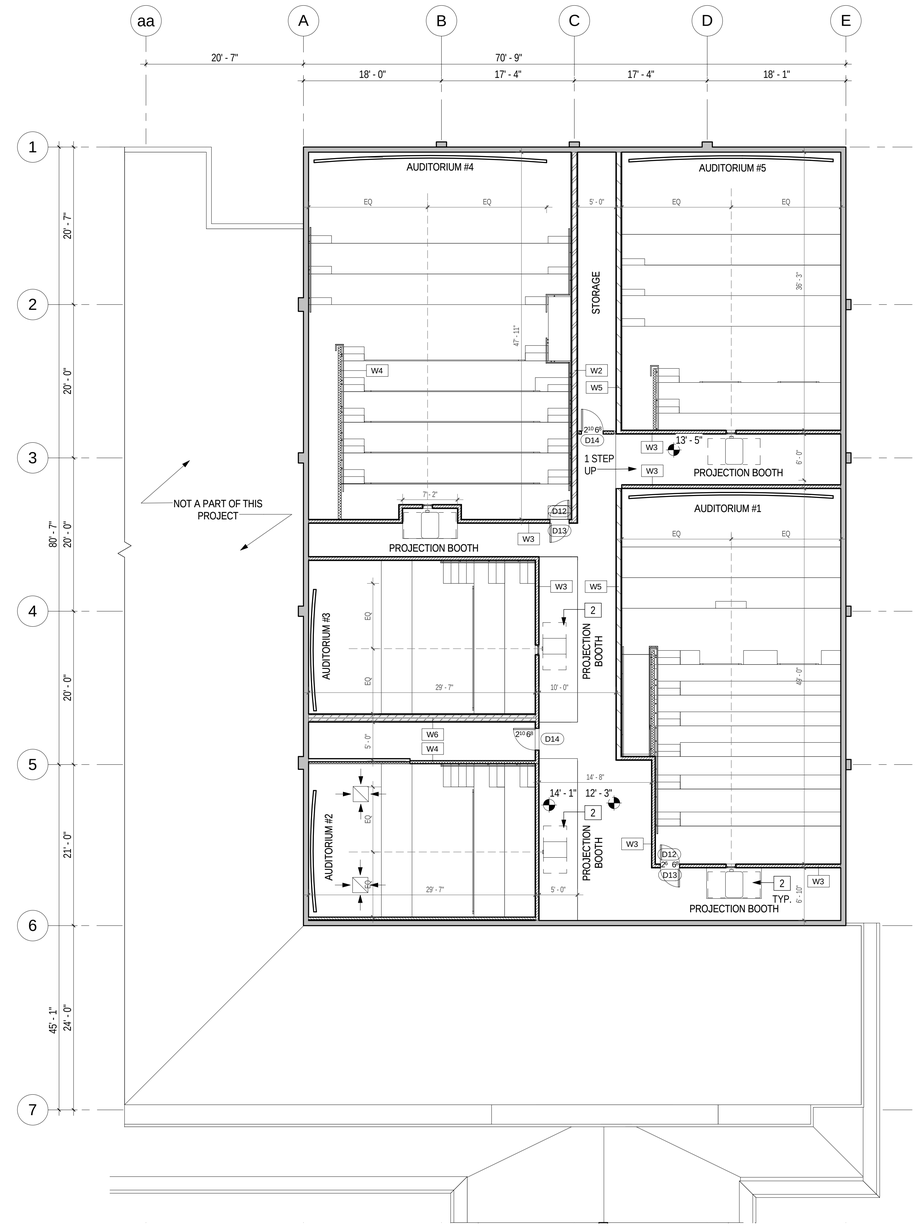


3 Floor Plan, 1st Level
1/8" = 1'-0"



2 Floor Plan, Mezzanine
1/8" = 1'-0"

WALL SCHEDULE

WALL TAGS	PLAN SYMBOL	DESCRIPTION
W1		EXISTING CMU BLOCK WALL & PARTITION WALLS
W2		EXISTING DEMISING WALL BETWEEN AUDITORIUMS
W3		3 5/8" STUDS @ 16" O.C. WITH 3 1/2" 0/5 PCF DENSITY GLASS FIBER INSULATION BETWEEN, 2 LAYERS OF 5/8" GWB ON EACH SIDE
W4		3 5/8" STUDS @ 16" O.C. TYP. WITH ONE LAYER 5/8" GWB ON BOTH SIDES
W5		6" STUDS @ 16" O.C. TYP. WITH 2 LAYERS OF 5/8" GWB ON CORRIDOR SIDE & 2 LAYERS 5/8" GWB ON RESILIENT CHANNEL ON AUDITORIUM SIDE W/ 6" 0.5 PCF DENSITY GLASS FIBER INSULATION
W6		3 5/8" FURRED WALL - STUDS @ 16" O.C. TWO LAYERS OF 5/8" GWB ONE SIDE WITH MIN. 1 1/2" SPACE FROM EXISTING WALL WITH 3-1/2" 0.5 PCF DENSITY GLASS FIBER INSULATION. BRACE WALL AT MID POINT TO EXISTING WALL.
W7		2 ROWS OF 3 5/8" STUDS @ 16" O.C. OFFSET FROM EACH OTHER W/ 2" SPACE AND 3-1/2" 0.5 PCF DENSITY GLASS FIBER INSULATION BETWEEN, 3 LAYERS OF 5/8" GWB AT BOTH EXPOSED SIDES STAGGERED VERTICALLY AND HORIZONTALLY, ACOUSTICAL DABS @ 12" O.C. BETWEEN EACH LAYER OF GWB. BRACED WITH 1 1/2" COLLED ROLLED STEEL CHANNEL @ 48" O.C.

PROPOSED FLOOR PLANS NOTES:

1. AUDITORIUM SEAT LAYOUT, SEE SHEET: A100 - PLAN, EGRESS & SEATING
2. PROJECTOR & PLATFORM
3. TRASH / RECYCLE / COMPOST BINS BELOW SEATING PLATFORM
4. AUTOMATIC TICKET KIOSKS
5. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS & REGULATIONS.

LICENSED ARCHITECT
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C-34045
STATE OF CALIFORNIA

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CAMPBELL, CA 95127 (408) 796-1845
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710E MCGLINCY LANE SUITE 109
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Plans, Floor, 1st & 2nd Levels

2501 S. Winchester
City of Campbell — California

Cinelux Theatres

Project Revision Schedule

Plans, Floor, 1st & 2nd Levels

Not for Construction

A102

SCALE 1/8" = 1'-0"

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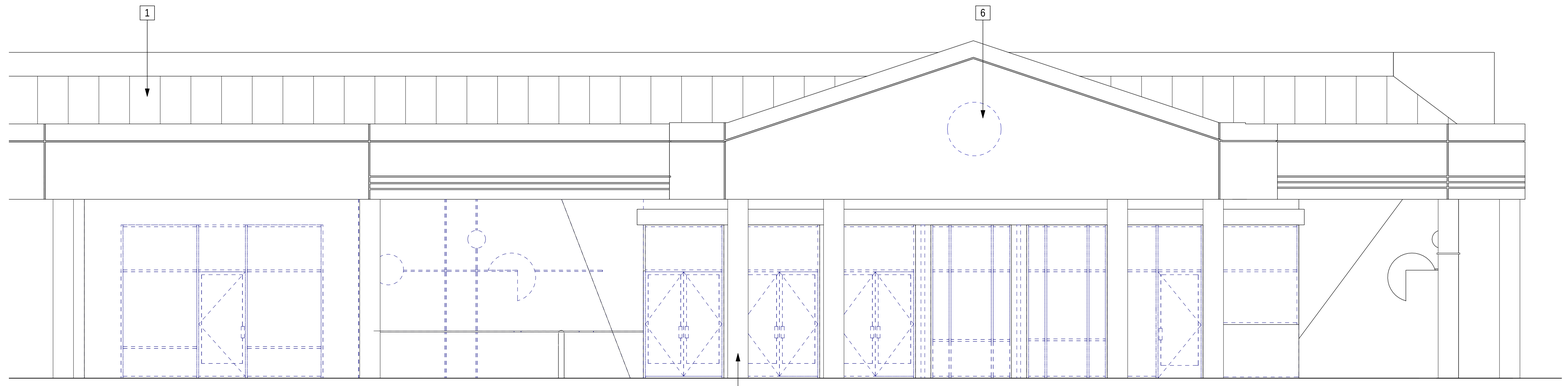
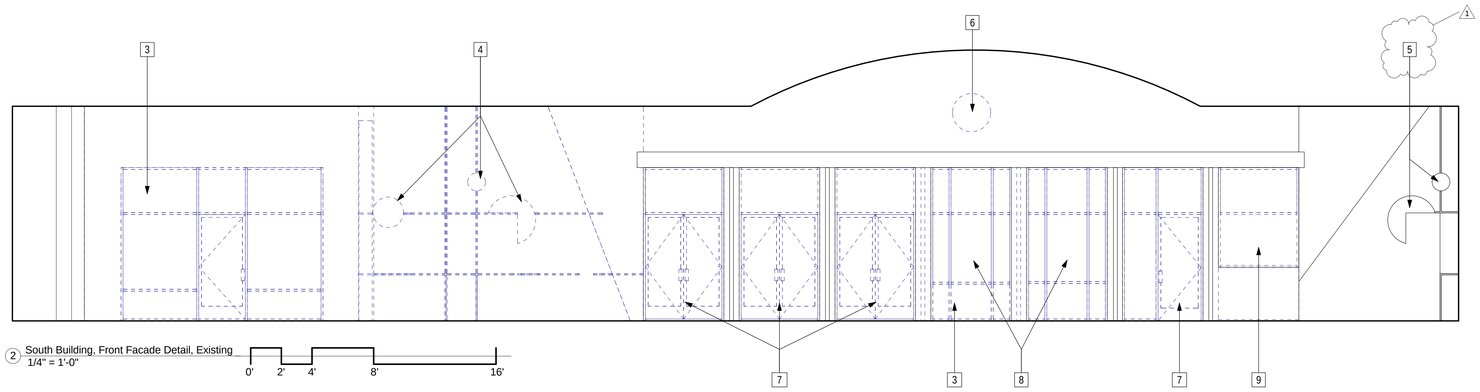


1 South Building, Front Facade, Existing
1/4" = 1'-0"

0' 2' 4' 8' 16'



2 South Building, Front Facade Detail, Existing
1/4" = 1'-0"

0' 2' 4' 8' 16'

ELEVATION KEYNOTES

1 (E) METAL ROOFING, STANDING SEAM

2 (E) COLUMNS TO BE FRAMED AROUND, SEE IMAGE A & SHEET A201

3 (E) STOREFRONT OPENING TO BE ENLARGED, SEE IMAGE B & SHEET A201

4 (E) DECORATIVE STUCCO FEATURES TO BE REMOVED, SEE IMAGES C AND D

5 (E) DECORATIVE STUCCO FEATURES TO BE PAINTED

6 (E) SIGN TO BE REMOVED, SEE IMAGE E

7 (E) STOREFRONT ENTRANCES TO BE REMOVED, SEE IMAGE F AND G

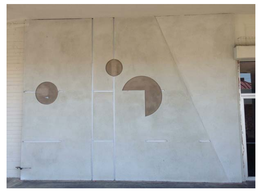
8 POSTER DISPLAY CASES TO BE REMOVED, SEE IMAGE H

9 (E) BOX OFFICE TO BE REMOVED, SEE IMAGE I

A FRONT FACADE

B FRONT FACADE

C WALL PATTERN



D WALL PATTERN

E SIGNAGE

F DOUBLE DOOR

G STORE FRONT & DOOR

H DISPLAY CASE

I TICKET BOOTH

0' 4' 8' 16' 32'

LICENSED ARCHITECT
GORDON K WONG
EXPIRATION DATE 2017
C-34045
STATE OF CALIFORNIA

MIRAY OKTEM, PROJECT MAN.
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CAMPBELL, CA 95127 (408) 796-1845
MIRAYOKTEM@GKWARCHITECTS.COM

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CAMPBELL, CA 95127 (408) 315-2125
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South Building Elevations, Front, Existing

2501 S. Winchester
City of Campbell California

Cinelux Theatres

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1	10/12/2016

South Building Elevations, Front, Existing

Not for Construction

A200

SCALE 1/4" = 1'-0"

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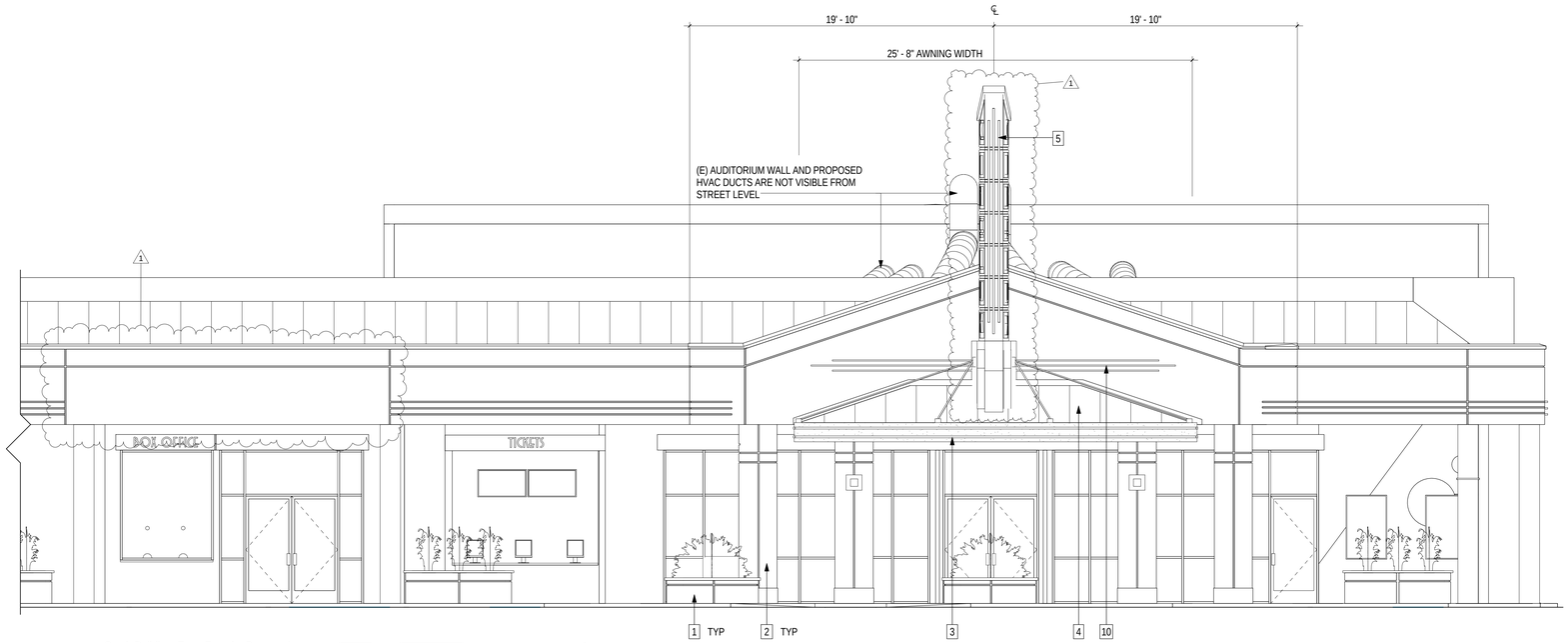
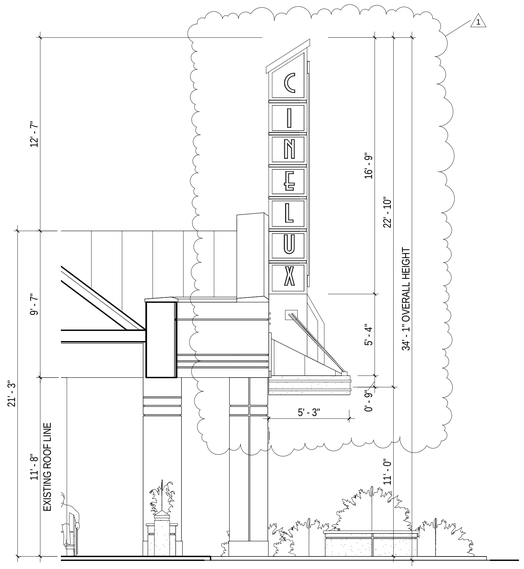
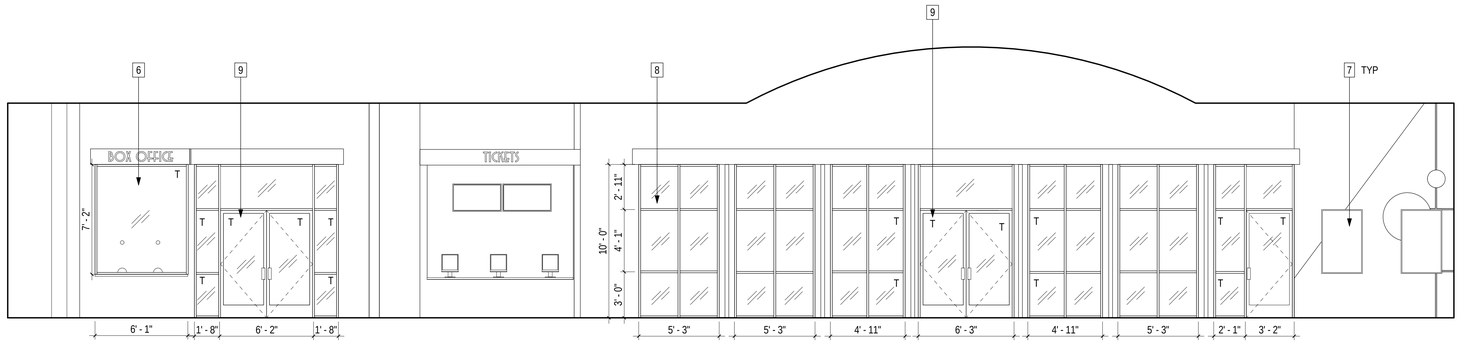


1 South Building, Front Facade, Proposed
1/4" = 1'-0"



2 Theater Marquee
1/4" = 1'-0"



3 South Building, Front Facade Detail, Proposed
1/4" = 1'-0"

ELEVATION KEYNOTES

1 (P) PLANTER BOX

2 (P) COLUMN TO BE WRAPPED

3 (P) SIGN

4 (P) STANDING SEAM ROOF

5 (P) MARQUEE SIGN

6 (P) BOX OFFICE LOCATION

7 (P) POSTER BOX

8 (P) CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM. COLOR AND THICKNESS TO MATCH EXISTING. TEMPERED WHERE INDICATED.

9 (P) ENLARGED STOREFRONT DOOR

10 (P) LED STRIP LIGHTING

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South Building Elevations, Front, Proposed

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1	10/12/2016

South Building Elevations, Front, Proposed

Not for Construction

A201

SCALE 1/4" = 1'-0"

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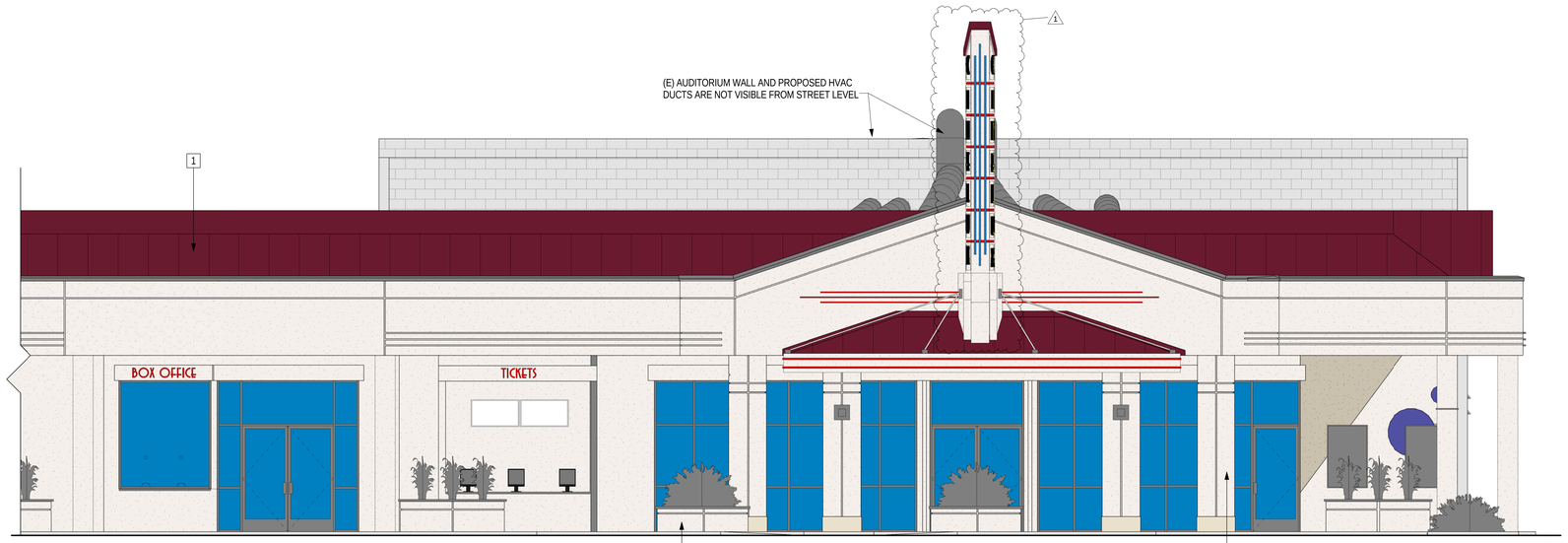
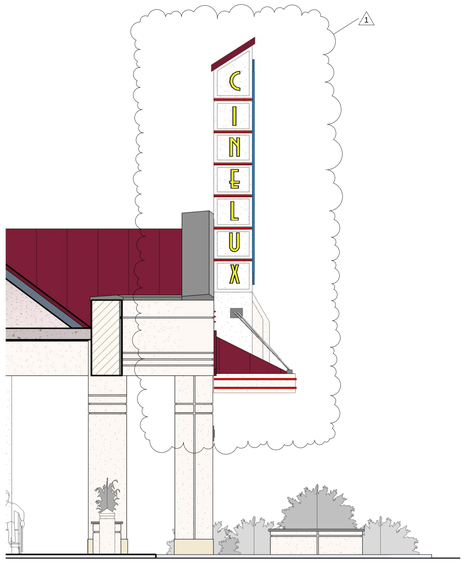


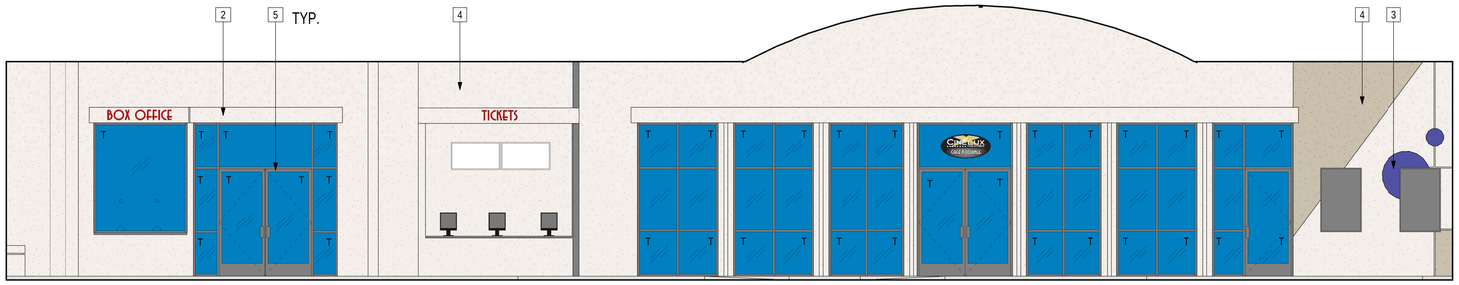
1 South Building, Front Facade, Proposed - Color
1/4" = 1'-0"

0' 2' 4' 8' 16'



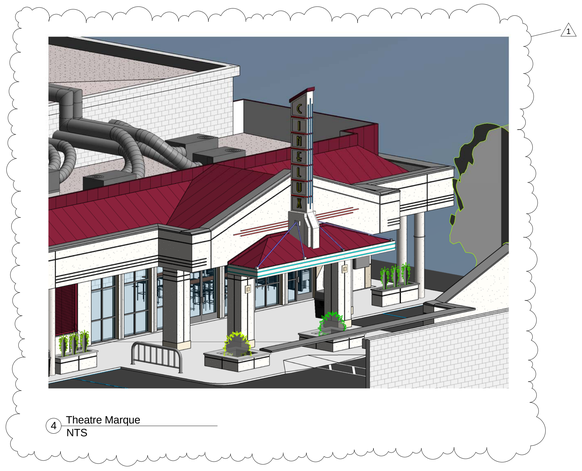
2 Theater Marque - Color
1/4" = 1'-0"

0' 2' 4' 8' 16'



3 South Building, Front Facade Details Proposed - Color
1/4" = 1'-0"

0' 2' 4' 8' 16'



4 Theatre Marque
NTS

ELEVATION MATERIAL KEYNOTES

1 (E) METAL ROOFING, STANDING SEAM, TO REMAIN

2 STUCCO COLOR TO MATCH EXISTING BASE COLOR

3 STUCCO TO BE PAINTED KELLY-MOORE KM5659

4 STUCCO TO BE PAINTED KELLY-MOORE KM4739

5 ANODIZED ALUMINUM STOREFRONT, COLOR TO MATCH EXISTING

LICENSED ARCHITECT
GORDON K WONG
C-34045
STATE OF CALIFORNIA

MIRAY OKTEM, PROJECT MAN.
710E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95127 (408) 796-1845
MIRAYOKTEM@GKWARCHITECTS.COM

GORDON K WONG, ARCHITECT LIC# 34045
710E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95127 (408) 315-2125
GORDONKWONG@GKWARCHITECTS.COM

GKW ARCHITECTS
RESIDENTIAL/COMMERCIAL

South Building Elevations, Front, Proposed, Materials

2501 S. Winchester
City of Campbell California

Cinelux Theatres

Project Revision Schedule

1	10/12/2016

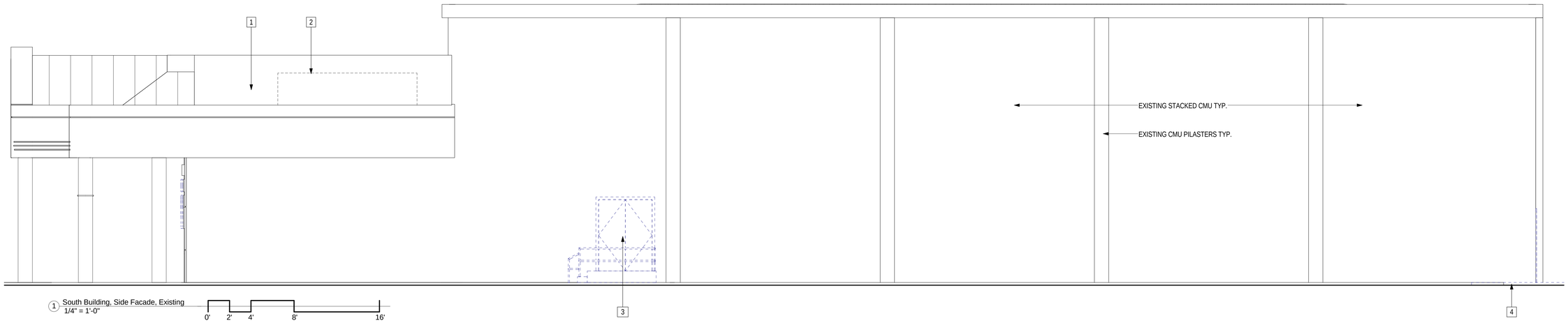
South Building Elevations, Front, Proposed, Materials

Not for Construction

A202

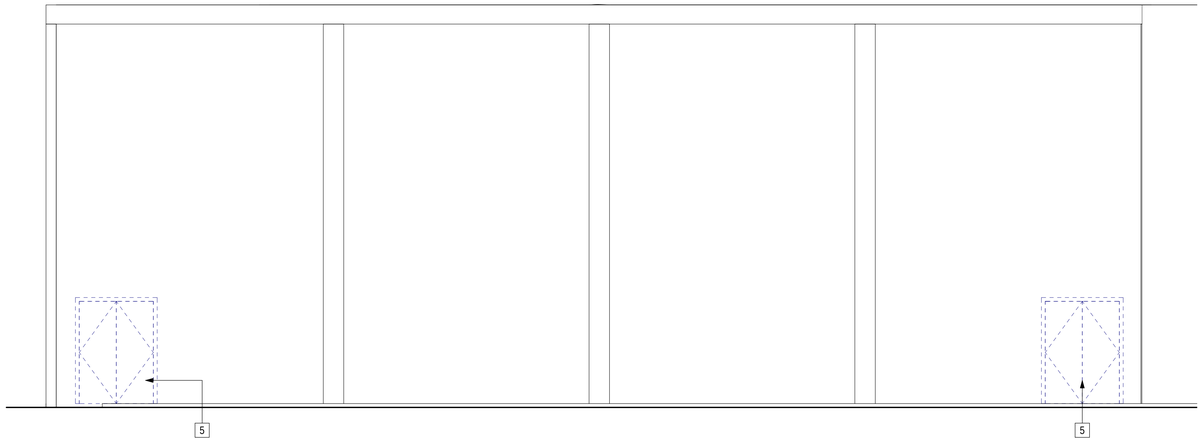
SCALE 1/4" = 1'-0"

10/12/16 2:14:15 PM



1 South Building, Side Facade, Existing
1/4" = 1'-0"

0' 2' 4' 8' 16'



2 South Building, Rear Facade, Existing
1/4" = 1'-0"

0' 2' 4' 8' 16'

ELEVATION KEYNOTES

1 (E) METAL ROOFING, STANDING SEAM

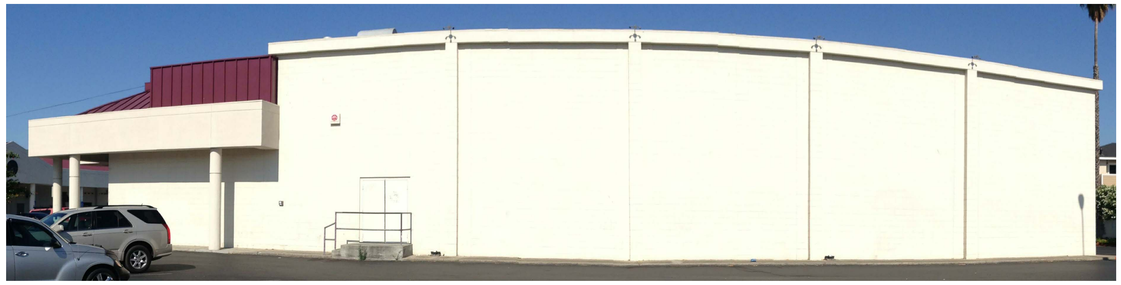
2 (E) HVAC UNIT BEHIND STANDING SEAM ROOF

3 (E) EGRESS DOOR, LANDING, STAIRS AND RAILINGS TO BE DEMOLISHED. INFILL WITH MATCHING ALIGNED CMU PAINT TO MATCH EXISTING. SEE IMAGE A

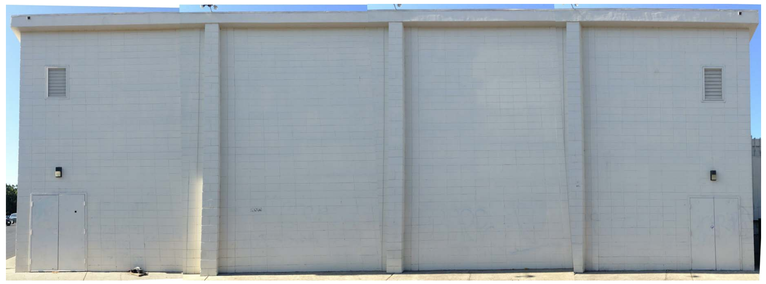
4 (E) SIDEWALK TO BE DEMOLISHED FOR PROPOSED CURB RAMP

5 (E) EGRESS DOORS TO BE DEMOLISHED. INFILL WITH MATCHING ALIGNED CMU, PAINT TO MATCH EXISTING. SEE IMAGE B

A EXISTING SIDE FACADE



B EXISTING REAR FACADE



LICENSED ARCHITECT
GORDON K WONG
C-34045
STATE OF CALIFORNIA

MIRAY OKTEM, PROJECT MAN.
710E MCCLINCY LANE SUITE 109
CAMPBELL, CA 95127 (408) 796-1845
MIRAYOKTEM@GKWARCHITECTS.COM

GORDON K WONG, ARCHITECT LIC# 34045
710E MCCLINCY LANE SUITE 109
CAMPBELL, CA 95127 (408) 315-2125
GORDONKWONG@GKWARCHITECTS.COM

GKW ARCHITECTS RESIDENTIAL/COMMERCIAL

South Building Elevations, Side & Rear, Existing

2501 S. Winchester
City of Campbell California
Cinelux Theatres

Project Revision Schedule

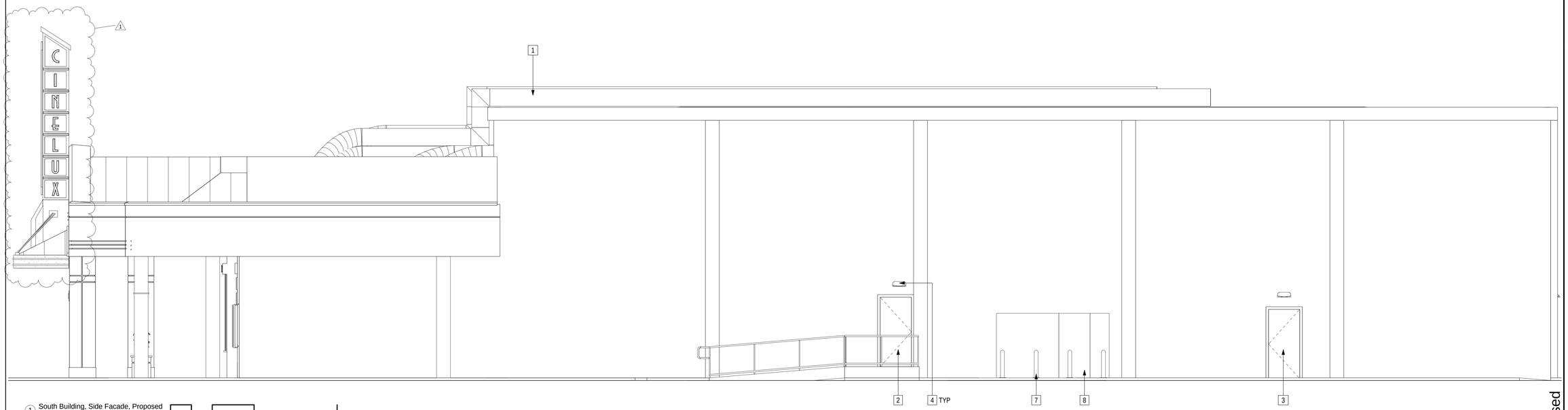
South Building Elevations, Side & Rear, Existing

Not for Construction

A203

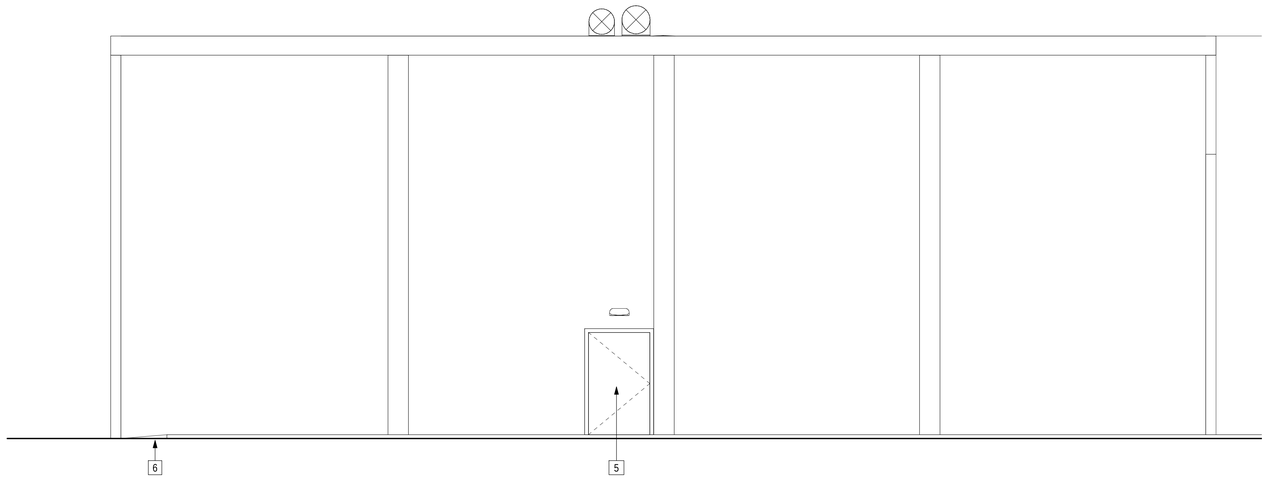
SCALE 1/4" = 1'-0"

10/12/16 2:14:20 PM



1 South Building, Side Facade, Proposed
1/4" = 1'-0"

0' 2' 4' 8' 16'



2 South Building, Rear Facade, Proposed
1/4" = 1'-0"

0' 2' 4' 8' 16'

ELEVATION KEYNOTES

1 (P) MECHANICAL DUCT TO BE PLACED @ CENTER OF ROOF / NOT VISIBLE FROM GROUND VIEW, SEE A101 -2

2 (P) EGRESS DOOR, LANDING AND RAILINGS, PER PLAN

3 (P) EGRESS DOOR, PER PLAN

4 (P) LED EMERGENCY SCONCE

5 (P) EGRESS DOOR, PER PLAN

6 (P) ACCESSIBLE RAMP

7 (P) SAFETY BOLLARD

8 (P) ELECTRICAL EQUIPMENT

LICENSED ARCHITECT
GORDON K WONG
C-34045
STATE OF CALIFORNIA

MIRAY OKTEM, PROJECT MAN.
710E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95127 (408) 796-1845
MIRAYOKTEM@GKWARCHITECTS.COM

GORDON K WONG, ARCHITECT LIC# 34045
710E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95127 (408) 315-2125
GORDONKWONG@GKWARCHITECTS.COM

ARCHITECTS
RESIDENTIAL/COMMERCIAL

2501 S. Winchester
City of Campbell California
Cinelux Theatres

South Building Elevations, Side & Rear, Proposed

Project Revision Schedule

1	10/12/2016

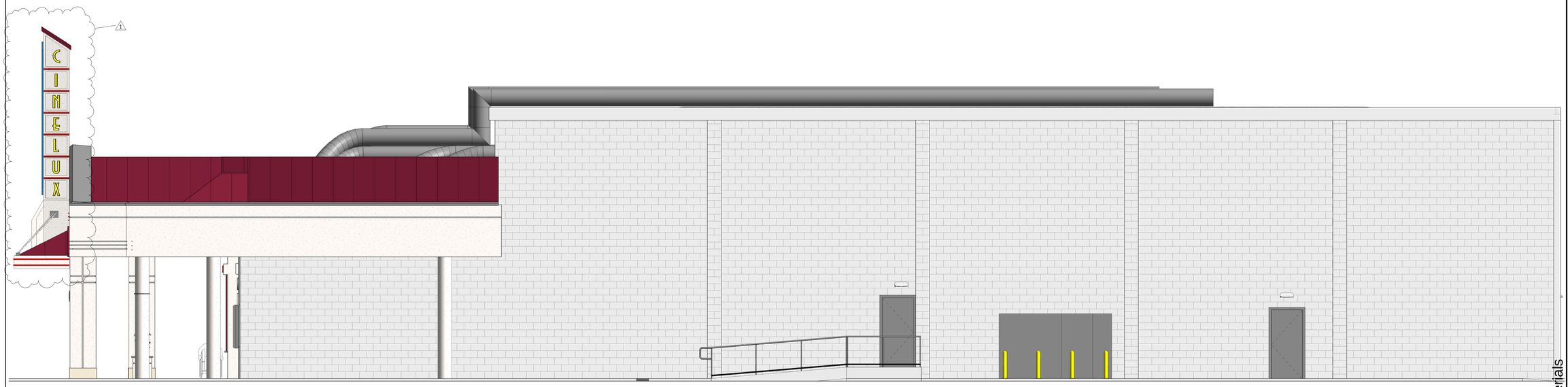
South Building Elevations, Side & Rear, Proposed

Not for Construction

A204

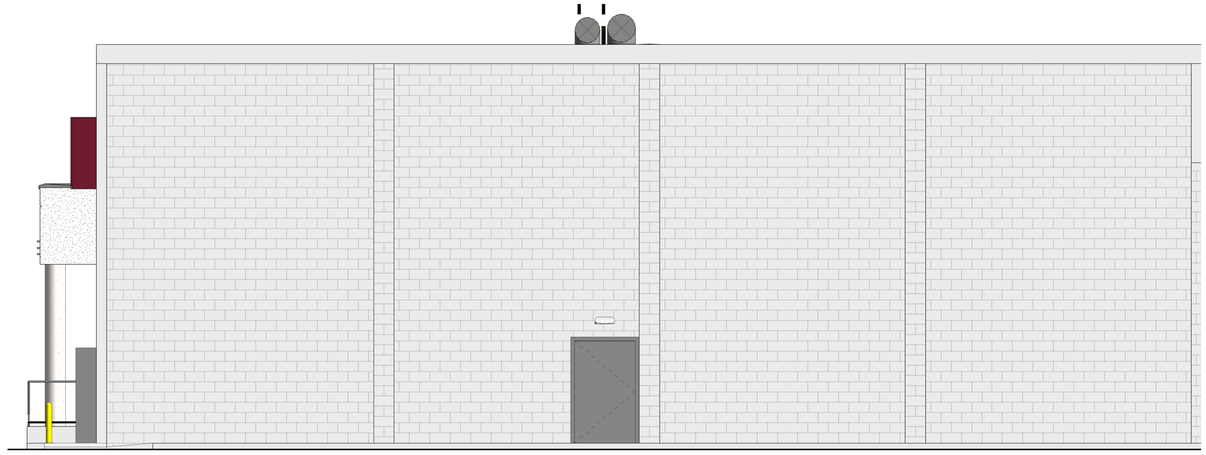
SCALE 1/4" = 1'-0"

10/12/16 2:14:23 PM



1 South Building, Side Facade, Proposed - Color
1/4" = 1'-0"

0' 2' 4' 8' 16'



2 South Building, Rear Facade, Proposed - Color
1/4" = 1'-0"

0' 2' 4' 8' 16'

South Building Elevations, Side & Rear, Proposed, Materials

LICENSED ARCHITECT
GORDON K WONG
C-34045
REGISTERED DATE 09/01/2010
STATE OF CALIFORNIA

MIRAY OKTEM, PROJECT MAN.
710E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95127
MIRAYOKTEM@GKWARCHITECTS.COM (408) 796-1845

GORDON K WONG, ARCHITECT LIC# 34045
710E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95127 (408) 312-7125
GORDONKWONG@GKWARCHITECTS.COM

ARCHITECTS
RESIDENTIAL/COMMERCIAL

2501 S. Winchester
City of Campbell California
Cinelux Theatres

Project Revision Schedule

1	10/12/2016

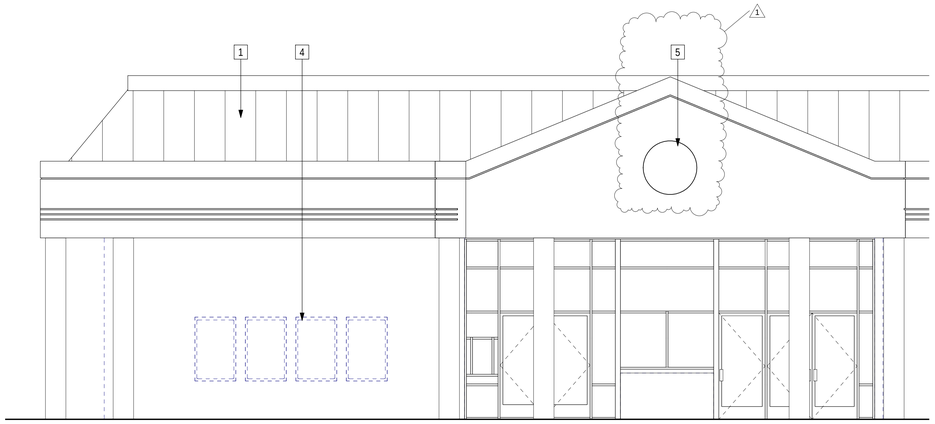
South Building Elevations, Side & Rear, Proposed, Materials

Not for Construction

A205

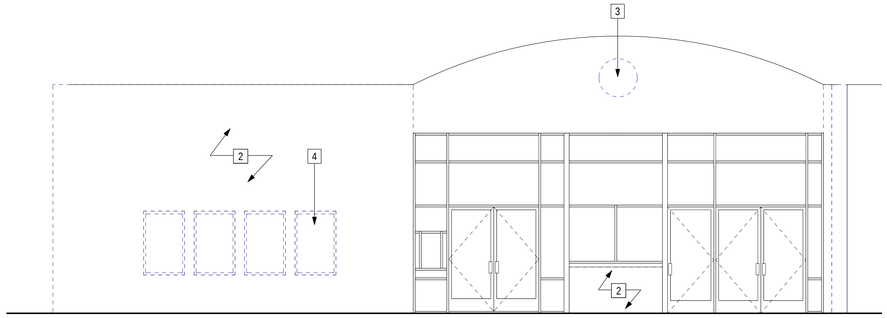
SCALE 1/4" = 1'-0"

10/12/16 2:14:40 PM



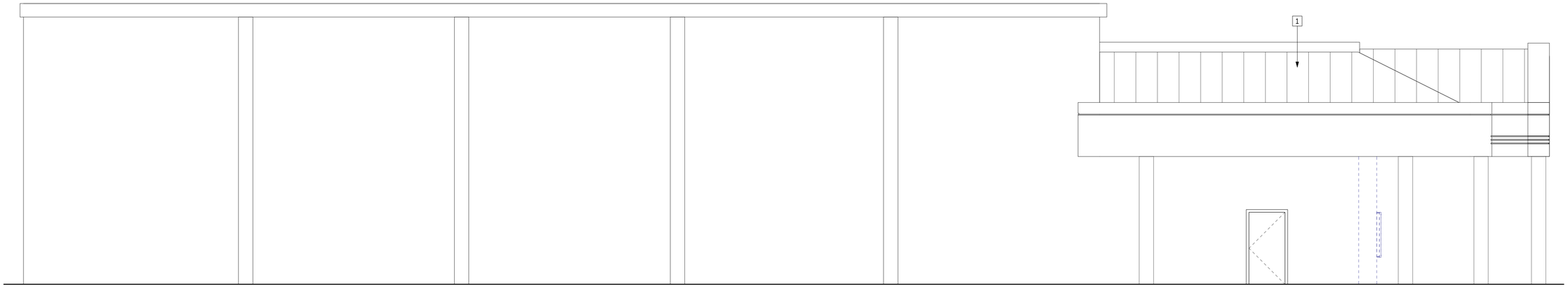
1 North Building, Front Facade, Existing
1/4" = 1'-0"

0' 2' 4' 8' 16'



2 North Building, Front Facade Detail, Existing
1/4" = 1'-0"

0' 2' 4' 8' 16'



3 North Building, Side Facade, Existing
1/4" = 1'-0"

0' 2' 4' 8' 16'

A FRONT FACADE

B FRONT FACADE

C STORE FRONT & TICKET BOOTH

D STORE FRONT & DOUBLE DOOR

E SINGLE DOOR & DOUBLE DOOR

ELEVATION KEYNOTES

1 (E) METAL ROOFING, STANDING SEAM

2 (E) FAUX ROCK FEATURES TO BE REMOVED

3 (E) SIGN TO BE REMOVED

4 POSTER DISPLAY CASES TO BE REMOVED, SEE IMAGE B

5 (E) SIGN TO REMAIN 1

LICENSED ARCHITECT
GORDON K WONG
EXPIRATION DATE 2015
C-34045
STATE OF CALIFORNIA

MIRAY OKTEM, PROJECT MAN.
710E MCCLINCY LANE SUITE 109
CAMPBELL, CA 95127 (408) 796-1845
MIRAYOKTEM@GKWARCHITECTS.COM

GORDON K WONG, ARCHITECT LIC# 34045
710E MCCLINCY LANE SUITE 109
CAMPBELL, CA 95127 (408) 312-2125
GORDONKWONG@GKWARCHITECTS.COM

GKW ARCHITECTS
RESIDENTIAL/COMMERCIAL

North Building Elevations , Front & Side, Existing

2501 S. Winchester
City of Campbell California

Cinelux Theatres

Project Revision Schedule

1	10/12/2016

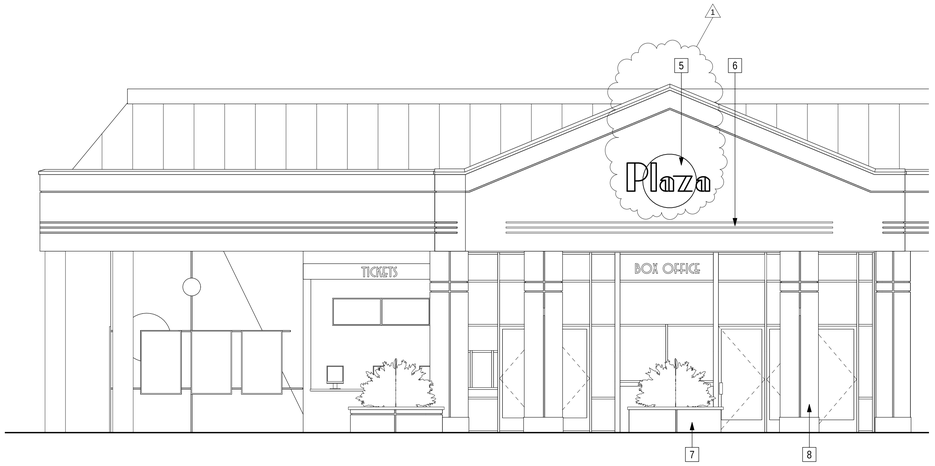
North Building Elevations , Front & Side, Existing

Not for Construction

A206

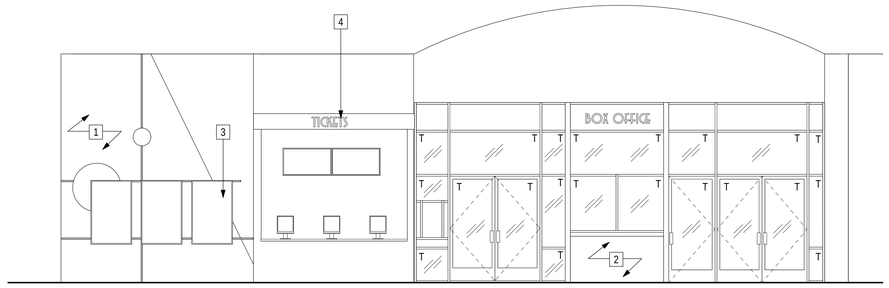
SCALE 1/4" = 1'-0"

10/12/16 2:14:46 PM



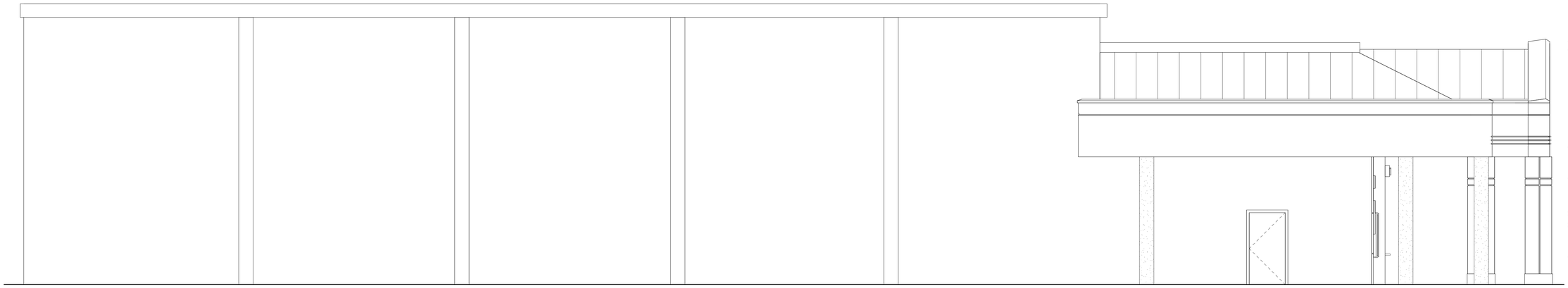
1 North Building, Front Facade, Proposed
1/4" = 1'-0"

0' 2' 4' 8' 16'



2 North Building, Front Facade Detail, Proposed
1/4" = 1'-0"

0' 2' 4' 8' 16'



3 North Building, Side Facade, Proposed
1/4" = 1'-0"

0' 2' 4' 8' 16'

ELEVATION KEYNOTES

1 (P) STUCCO DECORATIVE FEATURES TO MATCH SOUTH BUILDING

2 (P) STUCCO, COLOR TO MATCH EXISTING BASE COLOR

3 (P) POSTER CASES

4 (P) AUTOMATED TICKET KIOSK

5 (E) SIGN 1

6 (P)LED STRIP LIGHTING

7 (P) PLANTER BOX

8 (P) COLUMN TO BE WRAPPED

North Building Elevations, Front & Side, Proposed

2501 S. Winchester
City of Campbell — California

Cinelux Theatres

GORDON K WONG, ARCHITECT LIC# 34045
710E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95127
(408) 312-7125
GORDONKWONG@GKWARCHITECTS.COM

MIRAY OKTEM, PROJECT MAN.
710E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95127
(408) 796-1845
MIRAYOKTEM@GKWARCHITECTS.COM

LICENSED ARCHITECT
GORDON K WONG
C-34045
STATE OF CALIFORNIA

Project Revision Schedule

1	10/12/2016

North Building Elevations, Front & Side, Proposed

Not for Construction

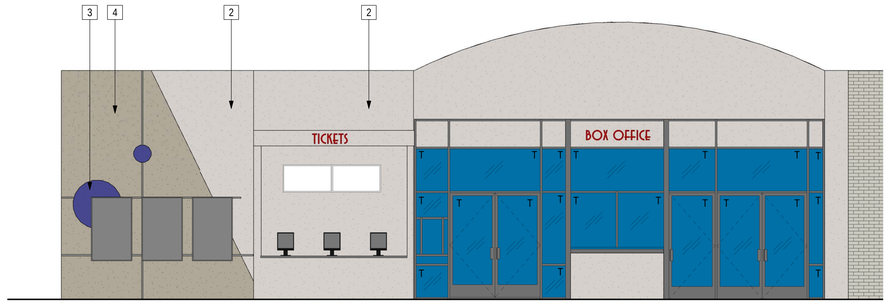
A207

SCALE 1/4" = 1'-0"

10/12/16 2:14:47 PM

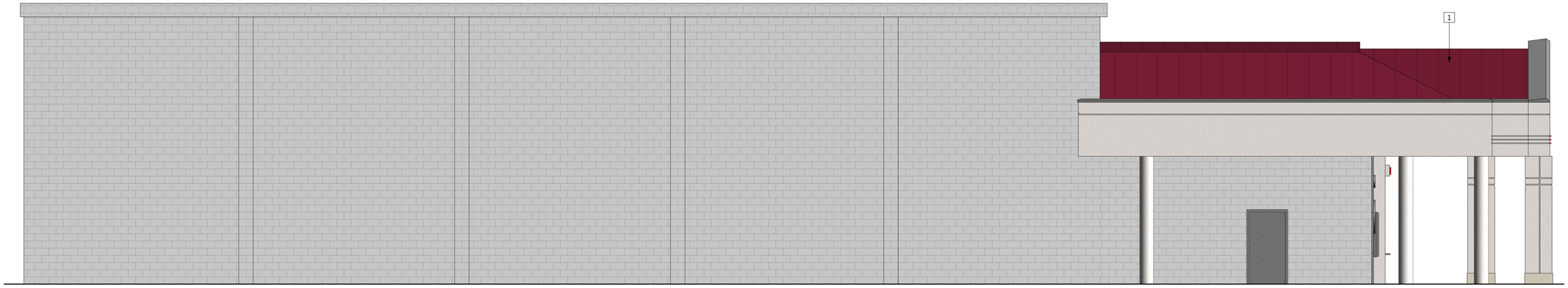
1 North Building, Front Facade, Proposed - Color
1/4" = 1'-0"

0' 2' 4' 8' 16'



2 North Building, Front Facade Detail, Proposed - Color
1/4" = 1'-0"

0' 2' 4' 8' 16'



3 North Building, Side Facade, Proposed - Color
1/4" = 1'-0"

0' 2' 4' 8' 16'

ELEVATION MATERIAL KEYNOTES

1 (E) METAL ROOFING,
STANDING SEAM, TO REMAIN

2 STUCCO COLOR TO MATCH EXISTING BASE COLOR

3 STUCCO TO BE PAINTED
KELLY-MOORE KM5659

4 STUCCO TO BE PAINTED
KELLY-MOORE KM4739

LICENSED ARCHITECT
GORDON K WONG
C-34045
STATE OF CALIFORNIA

MIRAY OKTEM, PROJECT MAN.
710E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95127 (408) 796-1845
MIRAYOKTEM@GKWARCHITECTS.COM

GORDON K WONG, ARCHITECT LIC# 34045
710E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95127 (408) 312-2125
GORDONKWONG@GKWARCHITECTS.COM

GKW ARCHITECTS
RESIDENTIAL/COMMERCIAL

North Building Elevations, Front & Side, Proposed - Color

2501 S. Winchester
City of Campbell California

Cinelux Theatres

Project Revision Schedule

1	10/12/2016

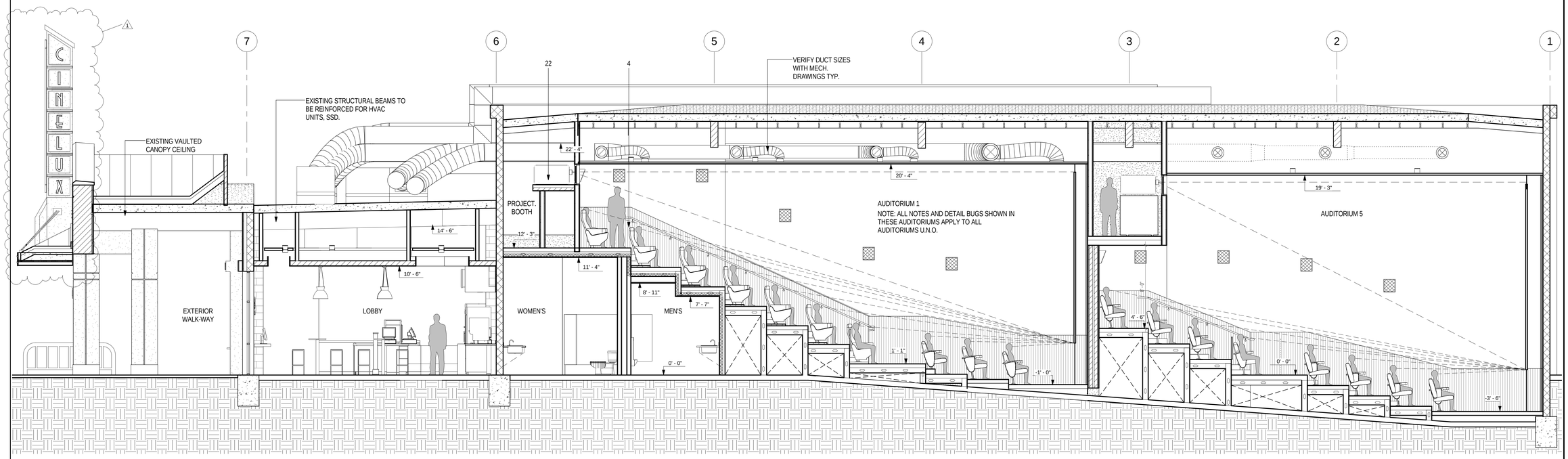
North Building Elevations, Front & Side, Proposed - Color

Not for Construction

A208

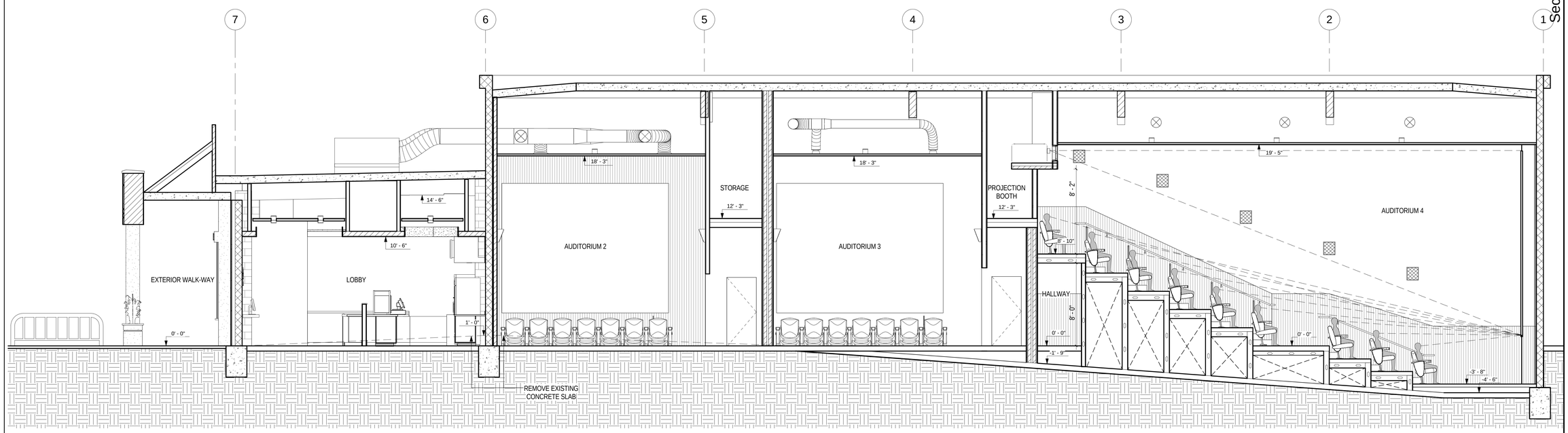
SCALE 1/4" = 1'-0"

10/12/16 2:14:59 PM



1 Section, Lobby & Auditoriums 1 & 5
1/4" = 1'-0"

0' 2' 4' 8' 16'



2 Section, Lobby & Auditoriums 2,3, & 4
1/4" = 1'-0"

0' 2' 4' 8' 16'

AUDITORIUMS 1-5 ACCESSIBILITY NOTE:

ALL WHEELCHAIR SPACES ARE LOCATED WITHIN THE REAR 60 PERCENT OFTHE SEATS PROVIDED IN THE THEATER PER CBC 11B-221.2.1.5.

Sections, Longitudinal

LICENSED ARCHITECT
GORDON K WONG
C-34045
STATE OF CALIFORNIA

MIRAY OKTEM, PROJECT MAN.
710E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95112 (408) 796-1845
MIRAYOKTEM@GKWARCHITECTS.COM

GORDON K WONG, ARCHITECT LIC# 34045
710E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95112 (408) 315-7125
GORDONKWONG@GKWARCHITECTS.COM

GKW ARCHITECTS RESIDENTIAL/COMMERCIAL

2501 S. Winchester
City of Campbell California
Cinelux Theatres

Project Revision Schedule

1	10/12/2016

Sections, Longitudinal

Not for Construction

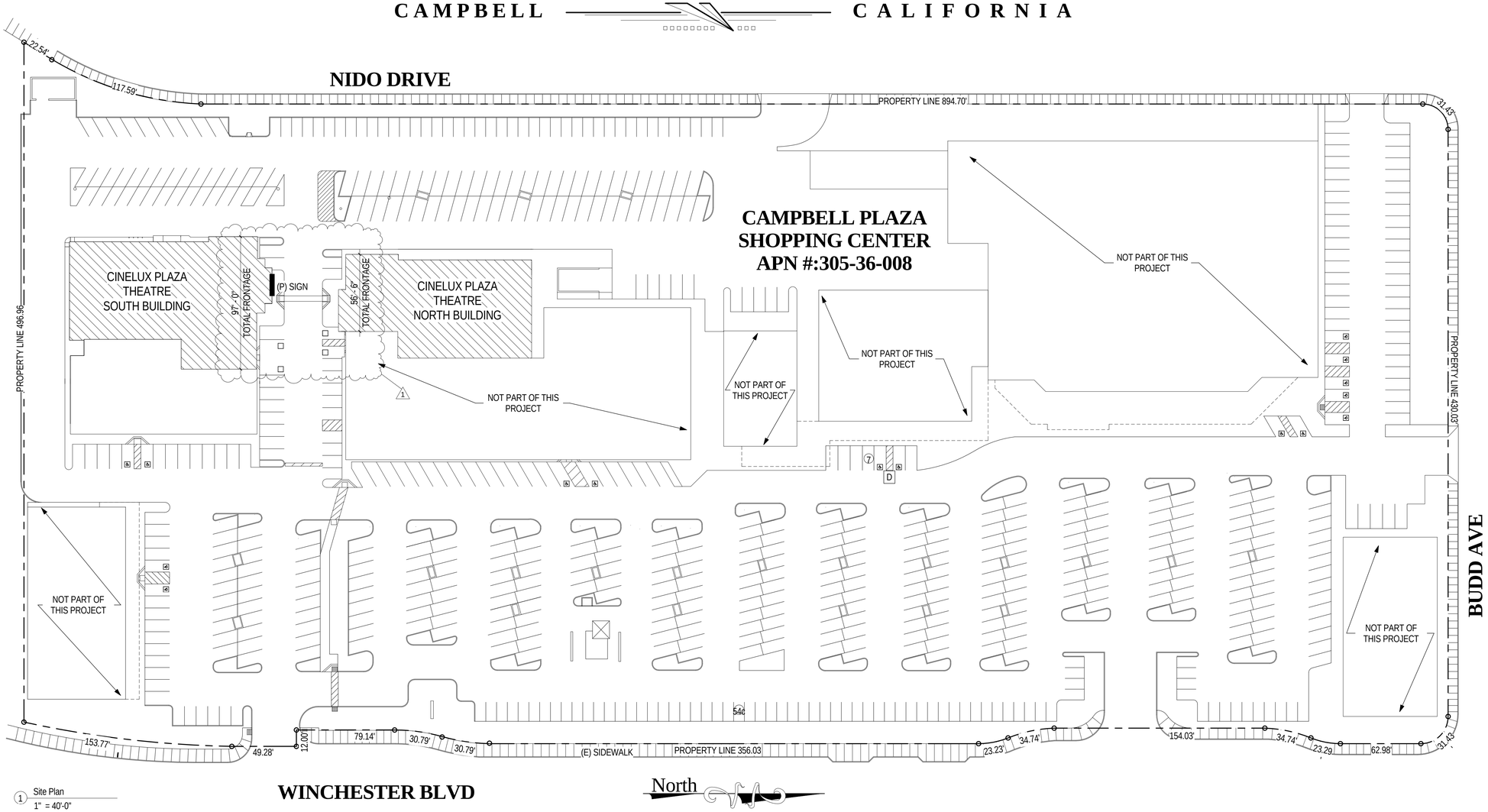
A300

SCALE 1/4" = 1'-0"

10/12/16 2:15:18 PM

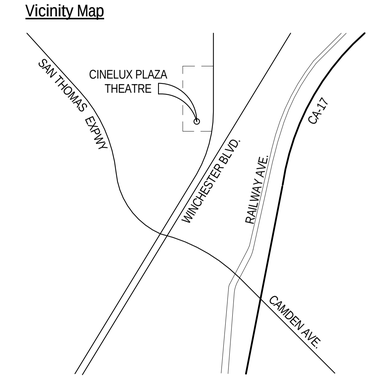
CINELUX PLAZA THEATRE SIGN

CAMPBELL — CALIFORNIA



1 Site Plan
1" = 40'-0"

Vicinity Map



LICENSED ARCHITECT
GORDON K WONG
REGISTERED 2013 / 2017
C-34045
STATE OF CALIFORNIA

MIRAY OKTEM, PROJECT MAN.
7950 ALTON PARKWAY, STE. 100
CAMPBELL, CA 95121 (408) 796-1845
MIRAYOKTEM@GKWARCHITECTS.COM

GORDON K WONG, ARCHITECT LIC #34045
7950 ALTON PARKWAY, STE. 100
CAMPBELL, CA 95121 (408) 315-2125
GORDONKWONG@GKWARCHITECTS.COM

GKW ARCHITECTS
RESIDENTIAL/COMMERCIAL

Plot Plan

2501 S. Winchester
City of Campbell — California
Cinelux Theatres

Project Revision Schedule

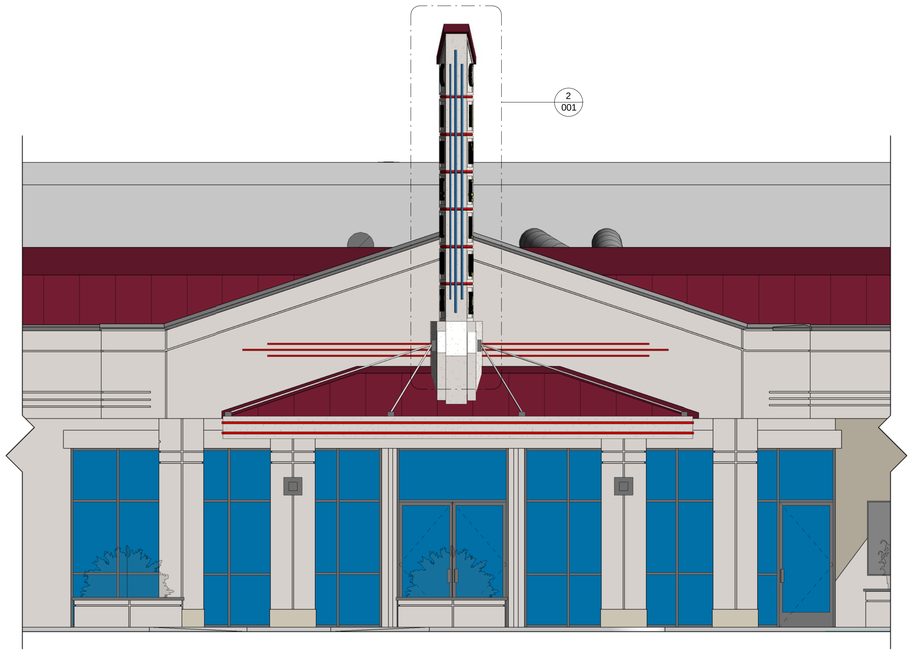
1	2016.10.12

Plot Plan

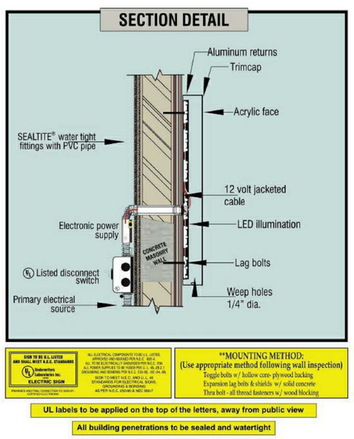
000

SCALE 1" = 40'-0"

10/12/2016 9:57:05 AM



1 South Building Facade
1/4" = 1'-0"



4 Channel Letter Detail
NTS

Color & Material Schedule
Channel Letters - Front Illuminated

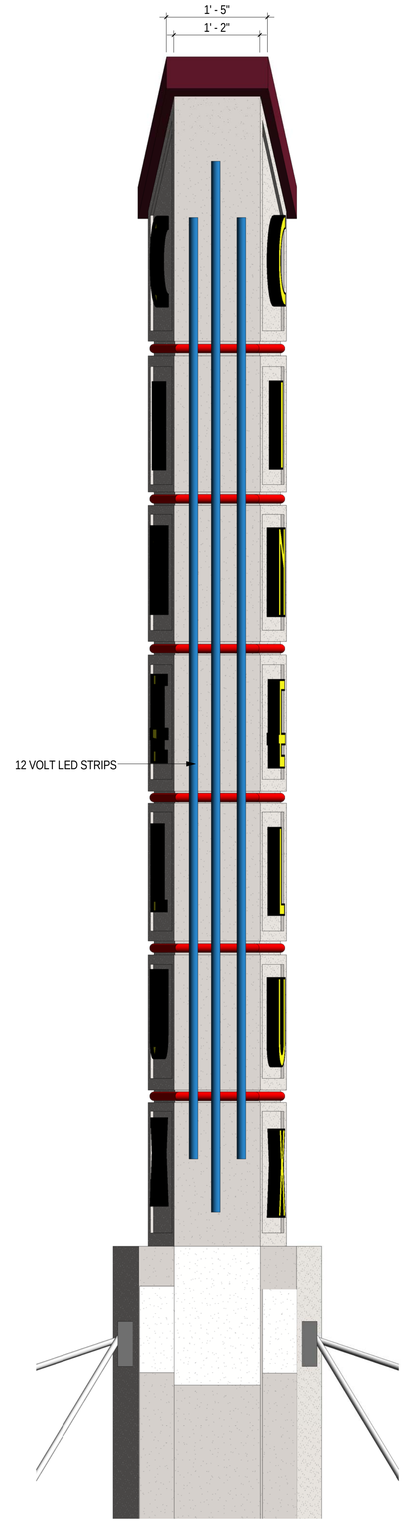
FABRICATION:

5" Deep .063 Aluminum Channel Letters
w/ 3/16" Yellow Acrylic Faces w/ Black Trim Cap & Black Returns

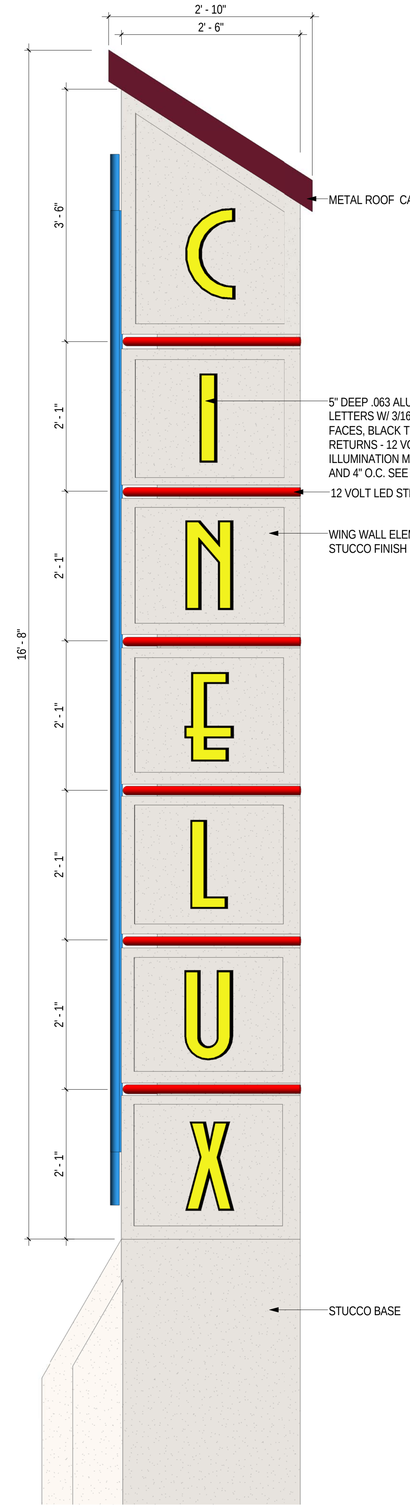
ILLUMINATION:
12 Volt L.E.D. Illumination
L.E.D. Mounted Every 4" and 4" on Center

WIRING AND POWER SUPPLY:
60W Power Supply
Power to be Field Verified by Tenant

AUTOMATIC TIMER IS PROVIDED ON THIS POWER LINE
All Building Penetrations to be Weatherproof



2 Front View
1" = 1'-0"



3 Right Side View
1" = 1'-0"

Sign Elevations/Details

LICENSED ARCHITECT
GORDON K WONG
C-34045
RENEWAL DATE 31 2017
STATE OF CALIFORNIA

MIRAY OKTEM, PROJECT MAN.
7950 ZIONSVILLE AVE (317) 257-1019
CAMPBELL, CA 95121 (408) 796-1845
MIRAYOKTEM@GKWARCHITECTS.COM

GORDON K WONG, ARCHITECT LIC #34045
7950 ZIONSVILLE AVE (317) 257-1019
CAMPBELL, CA 95121 (408) 315-2125
GORDONKWONG@GKWARCHITECTS.COM

GKW ARCHITECTS
RESIDENTIAL/COMMERCIAL

2501 S. Winchester
City of Campbell — California
Cinelux Theatres

Project Revision Schedule

Sign Elevations/Details

001

SCALE As indicated

10/12/2016 9:57:17 AM

Attachment 6

May 19, 2016

Mr. Paul Kermoyan
Community Development Director
70 N. First Street
Campbell, CA 95008

RECEIVED
SEP 09 2016
CITY OF CAMPBELL
PLANNING DEPT.

Re: CineLux Campbell Plaza Café and Lounge
2501 S. Winchester Blvd
Campbell, CA 95008

Dear Mr. Kermoyan:

CineLux Theatres, a locally owned and operated movie theatre company was founded by Jack Gunsky and Norman Paul in 1966 at the Campbell Plaza Shopping Center (yes we have operated this location for 50 years). The theatre was originally built as single screen cinema which had 700 seats. The Plaza Theatre was one the area's most prestigious and successful cinemas. As a result of the success of the first building, a second theatre building was constructed in 1969 in the Campbell Plaza Shopping Center to complement the original theatre. The second building was also a single screen theatre with 700 seats. After the construction of the second building, the Paul family ventured into other local businesses, while the Gunsky family continued to operate the Plaza Theatre (since 1966). Being a small and independent cinema operator is quite challenging, but we have survived over the years through delivering superior guest service, upgrading our facilities and also by being close to the community to which we serve.

The northern theatre building was remodeled in 2007 and the southern building (our project site) was last remodeled in early nineties. The motion picture theatre industry has evolved tremendously since this building was remodeled. While the theatre's ADA accessibility has been improved over the years, the southern building does not meet current accessibility requirements. The construction will be quite extensive to bring this building to current standards. However, the extensive improvements will result in a state-of-the art theatre that will cater to the expectations of today's movie goer.

Currently, the northern building has 3 auditoriums with 373 total seats and the southern building has 2 auditoriums with 456 total seats. Each building originally contained 700 seats when originally constructed. Through the course of construction, in the South Building, we will create three additional auditoriums. The auditoriums will be completely reconfigured for guest comfort and optimum viewing angles, with stadium/tiered seating, and large VIP seats which will be situated within aisles which are more spacious. VIP seats are much more comfortable than standard theatre seats. VIP seats are larger in both width and depth and typically have leatherette material. The auditoriums' walls will be adorned with modern style wall treatments and lighting.

Today's movie goer expects more than just popcorn, hot dogs and soft drinks and is much more discriminating. Today's movie audience is selecting its cinema venue based upon the options and amenities provided by the theatre. Audiences expect large comfortable seating, state-of-the-art presentations, and high quality food and beverage

PO Box 54100 San Jose, CA 95154 | P: 408-559-7469 | F: 408-559-7466 | www.CineLuxTheatres.com

options. Throughout the U.S. and more recently in our local area, new cinemas have been developed and remodeled to meet the demands of today's movie goers.

Consequently, CineLux's restaurant component developed as an outgrowth of feedback from the community as well as our experience from our CineLux Cafés established at our theatres in Scotts Valley, Capitola and Willow Glen. Our guests in Campbell have commented that it would be nice to have a meal with their movie, accompanied by a glass of wine. It was in response to these suggestions and from our satisfied guests and successful implementation at our other theatres, that we designed the Café and Lounge feature into our renovation plans for our extensive remodel in Campbell.

We look forward to being able to offer meals and desserts, accompanied by local wine and craft beer offerings which our guests can enjoy before or during a film. We are committed to delivering a high quality food and beverage experience. We employ a full time food operations manager whose sole responsibility is to develop our menu and train our food and beverage staff. Lastly, in addition to offering substantial food (sample menu attached) we look forward to creating an environment in our "Café and Lounge" which will provide an area where our guests can relax before or after their film. Operating hours for the theatre will remain the same, 10AM to 1AM.

This is our original theatre, which was founded in 1966. We look forward to working with the City of Campbell in making these vital improvements for the future viability of this theatre. Modern movie cinemas must transform and cater to the new demands of our audiences, which include the desire for high quality substantial food as well as alcoholic beverages. Our theatres will become obsolete, much like "Blockbuster or Borders" if we fail to segue from traditional cinema concessions such as; popcorn, soda and candy. We must offer as an alternative, restaurant quality entrees and desserts.

Currently we employ twenty-five people at this theatre: three full-time staff members and twenty-two part-time. Once the project is completed and expanded with the Café and Lounge, we will employ an additional eleven people.

We know that through the continued and proposed amenities that this theatre will continue to be an asset for the City of Campbell and its residents. If we can answer any questions, please do not hesitate to contact me.

Sincerely,

Paul Gunsky
CineLux Theatres

Enclosures: CineLux Café and Lounge sample menu, Mercury News Article regarding Bay Area cinemas featuring food and beverage (which featured our CineLux Scotts Valley Café and Lounge).

CINELUX THEATRES CAFÉ & LOUNGE

Beer & Wine

SCOTTS VALLEY • CAPITOLA • ALMADEN

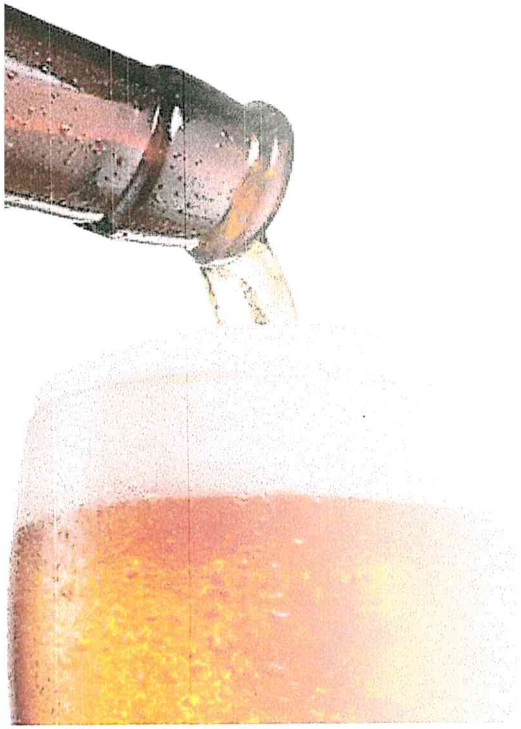
Beer & Cocktails

Bottled Beer 6.50
CAPITOLA LOCATION
Bud Light, Coors Light, Modelo Especial, Lagunitas IPA, Longboard Lager, Castaway IPA

SCOTTS VALLEY LOCATION
Bud Light, Coors Light, Modelo Especial, Lagunitas IPA, Longboard Lager, Castaway IPA

Specialty/Craft Draft Beer 7.00
Ask your Host about our selection on tap!

Mimosa 9.00



House Wines

(by Kenwood Vineyards)

Kenwood Yulupa 2010 Cabernet Sauvignon 7.00
Intense aromas of cherry and raspberry are followed by aromatic notes of fresh sage and soy. Full-bodied mouth feel, with a rich lingering finish.

Kenwood Yulupa 2010 Merlot 7.00
Bright red fruit aromas of cherry and plum combine with complex notes of clove and licorice, well-structured elegant tannins contribute to a long pleasing finish.

Kenwood Yulupa 2010 Chardonnay 7.00
Inviting aromas of pear, toast and cream are followed by sweet vanilla and tropical fruit notes in the mouth. The rich, round mouth feel is balanced by refreshing acidity and a crisp finish.

Kenwood Yulupa Cuvée Brut 8.00
Medium dry sparkling wine made using the Methode Champenoise process of natural bottle fermentation.

Beverage selection subject to change.

Featured Wines

Coppola Director's Chardonnay 10.00
A smooth, velvety Chardonnay made from cool-climate Sonoma fruit.

Coppola Director's Cabernet Sauvignon 2011 10.00
Finely-balanced Cabernet showcasing Sonoma County's distinctive character and style.

Coppola Votre Asante Pinot Noir 2012 8.00
An intricate blend of Pinot Noir grapes highlighting different regions and microclimates of Northern California.

Bargetto 2014 Pinot Grigio 9.00
Lime, pear and apple aromas with nuances of honey suckle and pineapple. The flavors are full, with tropical fruits and green apples dominating your taste buds.

Bargetto 2013 Chardonnay, Central Coast 9.00
Vibrant aromas of honey, fig and peach. Flavors or pear, brown sugar and spiced apples fill the palate and linger on the finish. This medium bodied wine has hints of butter and vanilla.

Bargetto 2013 Zinfandel, Lodi 10.00
A deep ruby color with aromas of freshly baked berry pie, blueberries, floral perfume and rasberry jam. Flavors of ripe plums and berries are bright and fruity.

CINELUX THEATRES CAFÉ & LOUNGE

Café Menu

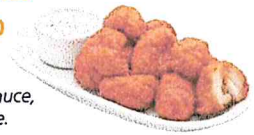
SCOTTS VALLEY • CAPITOLA • ALMADEN

Bites & Starters

Chicken Quesadilla 8.50
Flour tortilla with grilled chicken breast, jack/cheddar blend, served with salsa, sour cream and guacamole.

Cheese Quesadilla 6.25

Boneless Wings 7.50
All-white meat boneless chicken tossed in your choice of Franks Red Hot Sauce, BBQ Sauce or Teriyaki Sauce.



Ultimate Nachos 8.50
Tortilla chips, nacho cheese, shredded cheese blend, olives, tomatoes, sour cream, guacamole and salsa.

Add grilled chicken breast or carnitas 9.75

Loaded Waffle Fries 8.50
Your choice of fries topped with a savory blend of cheese, scallions and bacon or topped with our Texas beef chili and cheese blend.

Salads & Sides

Garden Salad 6.00
Spring lettuce mix, olives, tomatoes & seasoned croutons with your choice of dressing (creamy Italian, bleu cheese, ranch & Caesar)

Chicken Caesar Salad 8.25
Grilled chicken breast, romaine lettuce, parmesan cheese & seasoned croutons.

Tom's Cole Slaw 3.75

Waffle Fries 4.25

Mac & Cheese 4.25

Texas Beef Chili 5.00
(with oyster crackers)

Menu varies by location.

Sandwiches, Sliders & Wraps

(served with kettle chips or fruit)

Angus Beef Sliders 9.50
Double Angus beef patties, cheddar cheese, spring lettuce mix, tomato on toasted ciabatta buns with spicy jalapeno ketchup.

With Bacon 10.25

BBQ Pulled Pork Sandwich 9.25
Smoked BBQ pulled pork and fresh cole slaw on a toasted ciabatta bun.

The CBLT 9.00
Grilled chicken breast, bacon, cheddar, spring mix, tomato on toasted ciabatta. Also comes as a wrap.

Blazin' Buffalo Wrap 8.50
Boneless chicken wings, Franks Red Hot sauce, shredded cabbage and tomato wrapped in a chipotle tortillawith bleu cheese or ranch dressing.

Veggie Wrap 8.25
Hummus, guacamole, spring mix, shredded cabbage, spinach, olives, tomato, feta cheese and mixed bell peppers wrapped in a spinach tortilla.

Add Waffle Fries for 3.00

Pizzas

Your choice, made to order 7.00

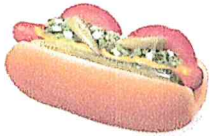
Cheese, Pepperoni, or BBQ Chicken

1/4 Lb. Big Dogs

Served with kettle chips or fruit 7.00

Chicago Dog
Tomato, pickle spear, diced onion, relish, banana peppers, yellow mustard.

Chili Cheese
Chili, cheddar cheese, diced onion.



Sriracha Dog
Sriracha cole slaw, bacon.

Add Waffle Fries for 3.00

Sweets & Treats

Pacific Cookie Co. Cookies 2.75
Chocolate Chip, White Chocolate Macadamia & Snickerdoodle.

Mini Churro Bites 5.75
A dozen fresh baked cinnamon sugar coated mini-churros.

Pretzel Nuggets 5.75
A dozen warm, delicious soft pretzel nuggets.

Add nacho cheese dip for 1.50

Gourmet Stuffed Pretzel 5.25
Cheddar Cheese, Jalapeno

Popcorn
Small 5.75 • **Medium** 6.75 • **Large** 7.25

Kettle Corn
Small 5.75 • **Medium** 6.75

Beverages

Pepsi Soft Drinks

Small 4.00 • **Medium** 4.75 • **Large** 5.25

Coffee 2.75

Blended Iced Coffee 5.25
Java Mocha Chip, Mocha latte

Classic Cream Smoothies 5.50
Orange Creamsicle, Berry Blast, Cookies and Cream

Bottled Drinks
Aquafina 4.00 • **Other Varieties** 3.75

42116-SVC

CITY OF CAMPBELL · PLANNING COMMISSION
Staff Report · December 13, 2016

PLN2015-274
PLN2016-275
Flores

Continued Public Hearing to consider the application of Saul Flores on behalf of 95 Hamilton, LLC for a Site & Architectural Review Permit (PLN2015-274) and Tree Removal Permit (PLN2015-275) for a new office building on a vacant parcel located at **95 E. Hamilton Avenue** in the P-O (Professional Office) Zoning District.

STAFF RECOMMENDATION

That the Planning Commission take the following action:

1. **Adopt a Resolution**, incorporating the attached findings, approving a Site & Architectural Review Permit (PLN2015-274) for a new 5,790 square foot office building and Tree Removal Permit (PLN2015-275) approving the removal of four (4) trees on property located at **95 E. Hamilton Avenue**, subject to the attached Conditions of Approval.

ENVIRONMENTAL DETERMINATION

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

BACKGROUND

On October 25, 2016, the Planning Commission considered an application to remove four (4) protected redwood trees to accommodate the proposed office building and associated parking lot. The City also received written correspondence from two individuals regarding ADA/accessibility issues, tree removal, and parking. During the October 25th Public Hearing, three residents[1] spoke in opposition to the project asking the applicant to redesign the project to meet ADA/accessibility requirements, preserve trees, and eliminate over-reliance on motorcycle parking to meet City Code. One resident opined that trees can adapt to their surroundings including parking lots and buildings; however Director Kermoyan noted that adaptation occurs when trees are planted after construction (or when trees are young) while the subject trees have large root systems that have adapted to the vacant lot environment. Director Kermoyan also noted that coast redwood trees generally prefer a wet environment native to their coastal climate.

During their October 25th discussion, the Planning Commission provided several comments regarding the proposed parking and tree removal (**Attachment 7**). The Commission was in general agreement that the site's trees should be retained if possible. Some Commissioners indicated that a parking exception might be appropriate if it would preserve trees while at least one Commissioner indicated that retention of trees should not create a dangerous situation given

[1] Two of the three residents had also written the letters that are referenced in this staff report.

the potential impacts from construction. The Planning Commission requested the preparation of a thorough Arborist Report that would evaluate the current health of the trees, discuss site design changes that would preserve trees, describe the likelihood for survival given potential impacts from construction, and provide recommendations for adequate tree replacement.

DISCUSSION

Proposal: The applicant is requesting approval of a Site and Architectural Review Permit and Tree Removal Permit to construct a new two story 5,790 sq. ft. office building on a vacant parcel. A complete description of the project including the architectural design of the proposed commercial building is described in **Attachment 6**.

As suggested by the Planning Commission, the applicant submitted revised plans that would preserve additional trees. Option A was submitted on November 2, 2016 and was reviewed by the Arborist. Option B was submitted on December 2, 2016 following the applicant's review of the Arborist Report. Both options A and B feature the side entrance that was discussed at the October 25th meeting to accommodate accessibility requirements. All of the parking spaces including the ADA space have been redesigned to meet the minimum clearance between pillars (8.5-feet wide for the standard spaces and 9-feet wide for the ADA space). The second ADA space, which is not needed per the Building Code, was replaced with a standard parking stall. Under both options, the applicant has also included two (2) electric vehicle spaces and reduced the number of exterior light fixtures "to reduce impact to neighboring properties". Both Options A and B substitute two standard spaces with eight (8) motorcycle spaces[2].

Under "**Option A**" (**Attachment 3**), the applicant redesigned the rear of the site by removing one parking space to create an island for trees #402 and 403 (formerly "B" and "C). This option retains the same building size and location but would require a parking exception for one (1) parking space.

Under "**Option B**" (**Attachment 4**), the applicant proposes to remove all of the trees due to the applicant's concern of "an increased risk for the project and neighboring homes once these trees eventually fall from dehydration and natural decay." Option B does not require a parking exception but would substitute two standard spaces with eight (8) motorcycle spaces.

The staff report includes several options to save one or more of the trees based on the current health, suitability for preservation, and life expectancy of the trees, as well as parking impacts.

Arborist Report: As requested by the Planning Commission, City staff acquired the services of an independent Arborist to evaluate each tree on the subject property[3]. The Arborist Report consists of: a tree assessment (size, health, value, and suitability for protection); project evaluation (tree protection measures, life expectancy, and impact ratings); post construction

[2] The 5,790 sq. ft. office building requires 26 parking spaces (one space per 225 sq. ft. floor area for office uses). City Code which allows up to two (2) of the standard parking spaces to be replaced with eight (8) motorcycle spaces[2], thus negating the need for a parking exception.

[3] A Request for Proposals (RFP) resulted in four proposals. The selected Arborist has previously worked as a consulting Arborist to the City and was chosen for his experience, thorough RFP response, and cost effectiveness.

mitigation (tree care and maintenance program and tree replacement recommendations); and a peer review of the tree survey prepared by the applicant's Arborist (**Attachment 5**).

The Arborist reviewed the revised site plan and grading plan (Option A) and visited the site on November 16, 2016. The Arborist evaluated six (6) protected coast redwood trees and one (1) crape myrtle street tree and renumbered the trees from 401 to 407[4], as provided below and illustrated in the graphic on page 4 of this report. The following table summarizes the size, current health condition, suitability for preservation/life expectancy, impact from construction, and appraised value for each tree.

Inventory and Assessment Summary Table

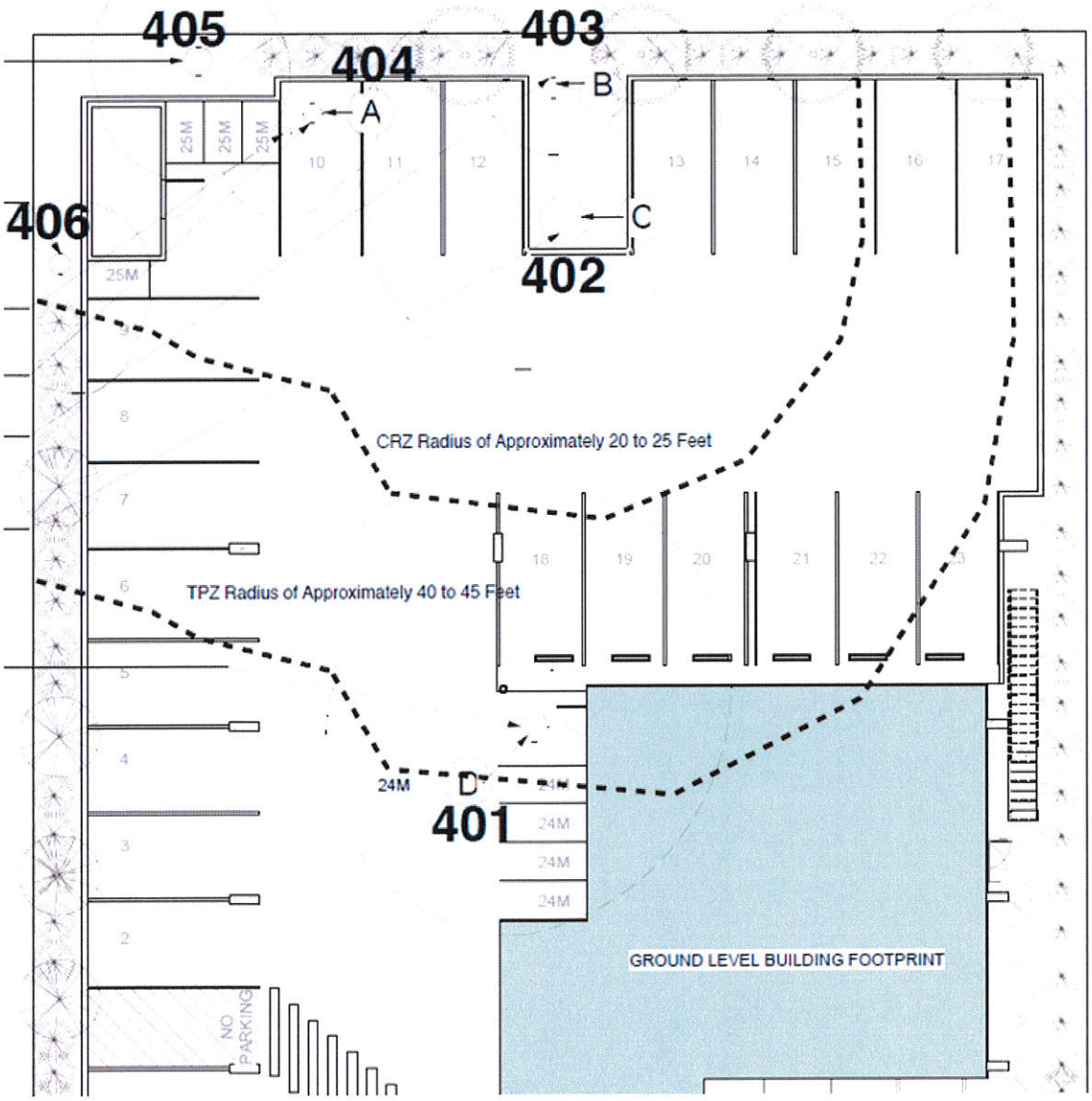
Species	#	Trunk Diameter	~ Height	~ Crown Diameter	Condition	Suitability /S.U.L.E.	Impact	Round Appraised Value
Coast redwood (*Sequoia sempervirens*)	401	45.3	75	50	Fair	Fair/Long	High	$10,700.0
Coast redwood (*Sequoia sempervirens*)	402	47.1	75	50	Fair	Fair/Long	High	$11,300.0
Coast redwood (*Sequoia sempervirens*)	403	27.7	75	25	Fair	Fair/Long	High	$4,780.0
Coast redwood (*Sequoia sempervirens*)	404	23.6	65	25	Fair	Poor/ Medium	High	$3,490.0
Coast redwood (*Sequoia sempervirens*)	404	19.8	65	25	Fair	Poor/ Medium	High	$2,480.0
Coast redwood (*Sequoia sempervirens*)	405	42	80	40	Good	Fair/Long	High	$14,600.0
Coast redwood (*Sequoia sempervirens*)	406	32.8	75	35	Poor	Poor/Short	High	$3,260.0
Crape myrtle (*Lagerstroemia indica*)	407	4.6	20	20	Good	Fair/Young	Moderate	$380.0

Reference page 27 of 39 of the Arborist Report

[4] Tree #407 is a crape myrtle street tree located in the right-of-way along Hamilton Avenue.

ANALYSIS

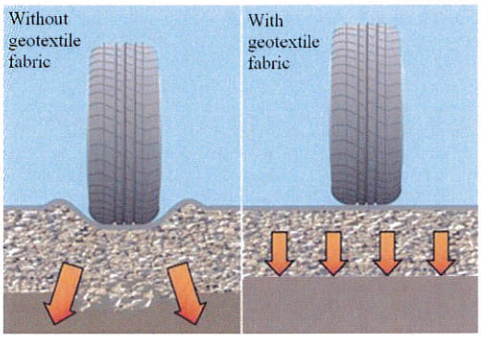
Tree Health and Impacts from Construction: As mentioned during the October 25th meeting, coast redwood trees are native to the California coast and as such are not drought tolerant, requiring significant watering for their long term health. Moreover, as provided on page 14 of the Arborist Report, coast redwoods are highly impacted by aeration deficit (i.e., a lack of oxygen in the soil), which would likely occur as a result of compaction from the surface parking lot. Compacted soils, inadequate drainage (e.g., hardscapes that divert more than 50 percent of rainfall), and surface evaporation can also lead to a water deficit (i.e., dehydration). In general the coast redwood trees were not found to have good suitability for preservation because they are growing outside their natural habitat and would be highly impacted by the proposed construction. Thus, installation and use of the parking lot would impact the long term health of all of the trees unless significant design changes are made that would protect the tree protection zone (TPZ) or critical root zone (CRZ) of the trees, as demonstrated by the dashed lines in the graphic below.



Reference page 26 of 39 of the Arborist Report

Tree Preservation: If the Planning Commission is concerned about the long term viability of the trees, given the potential impact from site improvements, it could consider preservation of only the healthiest trees on site (reference pages 4 and 10 of the Arborist Report). However, it should be noted that individual trees are less likely to survive than a stand of trees as a whole, because a group of trees have an overlapping root protection area that provides additional stability to each individual tree. Tree #406 is in poor health with poor suitability for preservation and a short life expectancy. Tree #404 is in fair health, has poor suitability for preservation, and a medium life expectancy. Trees #402 and 403 have a long life expectancy but are currently listed in fair health with fair suitability for preservation. Tree #405 is listed in good health and is considered the best specimen of all the redwood trees on site. Tree #407 is a crape myrtle street tree that is in good health but is located in an area designated for required street improvements.

The Planning Commission could consider preservation of trees #402, 403, 404 and 405 as a group to obtain the greatest overlapping root protection area. These four trees could potentially be preserved through proper maintenance and site design changes as recommended on pages 20 and 23 of the Arborist Report. These recommendations include: adjusting the finished grade (pavement, edge treatments, curbing, etc.) to be above the natural grade in the CRZ or TPZ; using materials that do not compact the soil or sub-base (e.g., geotextile fabric – see example image below); and/or using porous materials that allow for water infiltration into the soil (e.g., grasscrete – see example image below).



Tree Removal: The original plans reviewed by the Planning Commission proposed to retain trees #405 and 406 (not previously numbered). However, according to the Arborist Report, tree #406 is the least healthy of all the trees with a very sparse crown and structural defects. Additionally, tree #404 has poor suitability for preservation and a shorter life expectancy than trees #402, 403 and 405 and would require significant watering and soil management to potentially improve its condition. Tree #401 would also need to be removed unless significant design changes are made (see Option 4). Therefore, staff is recommending that trees #401, 404 and #406 be removed. Tree #407, the crape myrtle street tree, will also be removed to accommodate street improvements[5].

Tree Replacement: The crape myrtle street tree will be replaced by three (3) ash trees, in coordination with the Public Works Department. All of the redwood trees, including tree #404 which is double-trunked (19.8" + 23.6"), require replacement of one (1) 36-inch box tree for each tree removed. The applicant is proposing three (3) 36-inch box fern pine trees in the front

[5] Removal and replacement of street trees will be overseen by the Public Works Department as conditioned in the Resolution of Approval

yard to replace trees #401, 404 & 406 (Option A). The landscape plan also includes four Italian cypress trees along the western property line, and flowering plants in the front setback and within the 5-foot planter strip along the side and rear property lines.

The Planning Commission raised concerns that the proposed replacement trees (fern pine trees and Italian cypress trees) were not an adequate replacement for the redwood trees to be removed. The Arborist recommended any redwood trees removed be replaced with 36-inch box trees that are native or drought tolerant such as coast live oaks and valley oaks. However, the consulting Arborist indicated that coast live oaks or valley oaks would likely need to be planted off-site due to their ultimate size and the limited space available on the property. The *City Arborist* also visited the site and suggested that cork oak trees might be a suitable alternative. Alternatively, pursuant to CMC Sections 21.32.100 and 21.32.110, the applicant can pay an in-lieu fee if the site layout cannot reasonably accommodate the required replacement trees[6]. The in-lieu fee would be equivalent to the replacement value as described below. The funds could then be used to plant desirable trees in appropriate locations elsewhere in the City (e.g., public right-of-way, City park, or other public property).

Tree Values: While the City of Campbell's tree replacement regulations do not consider the value of trees removed, but only their size (less than 12-inches, 12-24-inches, and over 24-inches), staff requested that the Arborist provide approximate values for the trees as a point of reference. As previously noted, the applicant must replace each removed trees with one (1) new 36-inch box tree. The following table shows the "appraised value" of each tree based on four tree factors; species, size, condition, and location, as further described on page 7 of the Arborist Report. The total appraised value of the seven (7) trees is $50,990.00. The table also includes the "replacement value" of the redwood trees which is based on the "fair market value" to purchase, deliver, and install the same or equivalent species[7]. The replacement value is approximately $1,800 for each 36-inch box redwood tree. Fern pine trees are each approximately $50.00 lower in price than the coast redwood trees.

Coast Redwood Trees Appraisal Summary

Tree #	Trunk Diameter	Depreciated Value	Replacement Value
401	45.3 in.	$10,700	$1,800
402	47.1 in.	$11,300	$1,800
403	27.7 in.	$4,780	$1,800
404	23.6 + 19.8 in.	*($3,490 + $2,480)* = $5,970	$1,800
405	42 in.	$14,600	$1,800
406	32.8 in.	$3,260	$1,800
	Total:	**$50,610**	**$10,800**

[6] Including as necessary to accommodate tree spacing consistent with standard forestry practices
[7] The replacement value is used to determine the in-lieu fee per CMC Section 21.32.110(B)(1)

Options: In addition to **Option A** and **Option B**, as proposed by the applicant and described on page 2 of this staff report, the following options (or a combination thereof) may be considered by the Planning Commission:

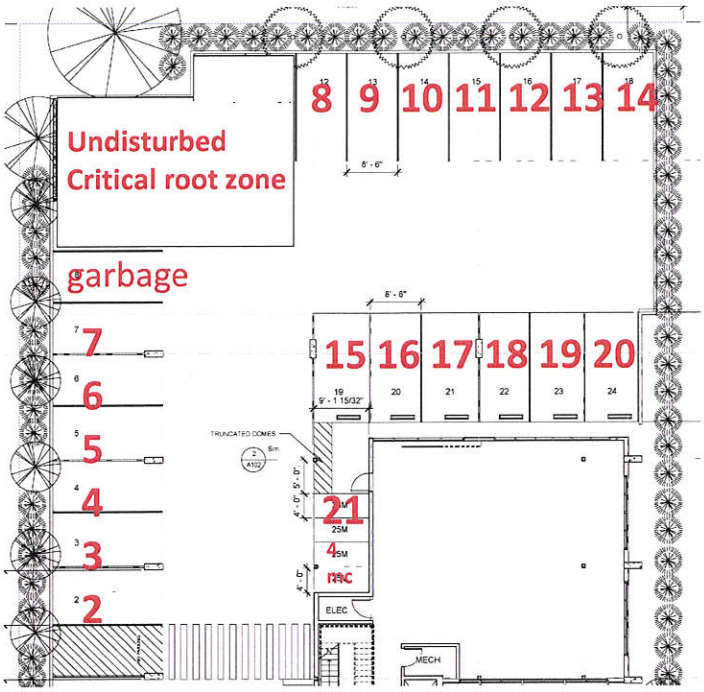
Option 1 (Staff's Recommendation): Option 1 is similar to Option A in that it retains trees #402, 403 and 405 and removes trees #401, 404 and 406. Tree #401 severely limits use of the site, while tree #404 has poor suitability for preservation and tree #406 is in poor health. Under this option, the applicant would also be required to implement the Arborist Report recommendations, including but not limited to incorporating a design plan that minimizes aeration deficit (e.g., soil compaction and root disturbances) and water deficit (dehydration), as previously discussed in this report and provided in the Arborist Report. As with Option A, this option retains the same building size and location and substitutes two standard spaces with eight (8) motorcycle spaces. This option also requires a parking exception for one (1) parking space in order to create an island around trees #402 and 403.

Alternatively, the Planning Commission could require the applicant to reduce the size of the building in order to eliminate the need to substitute one parking space with four motorcycle spaces and/or to eliminate the need to grant a parking exception. The table on the following page shows that a reduction of 165 square feet reduces the number of required parking spaces to 25 and eliminates the four (4) motorcycle spaces that are currently located under the canopy of tree #405 while a reduction of 390 square feet would reduce the number of required parking spaces to 24 and eliminate the need for a parking exception.

Option 2: This option would be similar to Option 1 but would require retention of tree #404 and removal of parking space #10. Staff does not recommend this option as it would be imprudent to lose additional parking to retain a tree that has a "poor" suitability for preservation and a "medium" life expectancy. Furthermore, tree #404 has codominant stems which can lead to decay or failure, requiring reduction or removal of one of the stems or cabling the stems together.

Option 3: Under Option 3, only tree #405 would be preserved. Tree #405 is the best specimen of all the redwood trees on site and is located in the northwest corner of the lot, making it the least impacted by the proposed parking lot. However, a portion of the roots are located on the adjacent property, limiting the applicant's ability to protect the tree. To ensure maximum aeration and watering without requiring any additional special materials or engineering, all improvements within the tree #405's critical root zone would be removed from the critical root zone (e.g., pavement, parking, garbage enclosure/pad and drain pipe infrastructure), as illustrated in the graphic on the next page. The applicant would be also required to implement tree preservation measures for tree #405 in accordance with the Arborist Report (e.g., tree protection fencing, no digging, etc.). This option would result in the loss of five (5) parking spaces.

If Option 3 is selected, staff recommends that the building size be reduced by 615 sq. ft. (reducing the parking demand by three spaces) and that a parking exception be granted for two (2) spaces (see table next page). Under this option, four motorcycle spaces would be substituted for one standard space (as opposed to eight motorcycle spaces being substituted for 2 parking spaces)



5,175 sq. ft. Building (-615 sq. ft.)	
	Parking Spaces
Standard	19
ADA	1
Motorcycle	4 MC spaces = 1
Exception	2
Total:	(5,175/225 = 23) 23

Building Size	Required Parking Spaces
5,790 sq. ft.	26 rounded
5,625 sq. ft.	25
5,400 sq. ft.	24
5,175 sq. ft.	23
4,950 sq. ft.	22
4,725 sq. ft.	21

Option 4: This option would retain tree #401, the 45-inch coast redwood tree located in the center of the lot. This option would require a very creative (and potentially costly) design such as building the office structure around the tree in an atrium-style design. It is unknown what the parking impacts might be under this option.

Option 5: This option would allow removal of all of the trees on the site (similar to Option B) but would require the applicant to reduce the building size by 165 square feet, eliminating the four (4) motorcycle spaces needed to meet the required parking demand.

Attachments:
1. Resolution
2. Location Map
3. Option A Plans
4. Option B Plans
5. Arborist Report prepared by Monarch Consulting Arborists, dated December 1, 2016
6. October 25, 2016 Staff Report
7. October 25, 2016 Minutes

Prepared by: _____
Cindy McCormick, Senior Planner

Approved by: _____
Paul Kermoyan, Community Development Director

RESOLUTION NO. _____

BEING A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMPBELL APPROVING A SITE & ARCHITECTURAL REVIEW PERMIT (PLN2015-274) AND TREE REMOVAL PERMIT (PLN2015-275) FOR A NEW 5,790 SQUARE FOOT OFFICE BUILDING ON PROPERTY LOCATED AT **95 E. HAMILTON 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 Planning Commission finds as follows with regard to file numbers PLN2015-274 and PLN2015-275:

Environmental Finding

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

Evidentiary Findings

2. The Project Site is zoned P-O (Professional Office) on the City of Campbell Zoning Map.

3. The Project Site is designated *Professional Office* on the City of Campbell General Plan Land Use diagram.

4. The proposed project will be compatible with the P-O (Professional Office) Zone District with approval of a Site and Architectural Review Permit.

5. The subject property is situated on a 14,520 square foot site (net), located on the north side of E. Hamilton Avenue between Winchester Boulevard and N. Central Avenue. The property is surrounded by single-family residences to the north and west and office uses to the east and south. The project site is located in the P-O (Professional Office) Zoning District.

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

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

8. There are six protected coast redwood trees (**trees #401-406**) and one crape myrtle street tree (**#407**) located on the property.

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

10. All of the coast redwood trees, including a double-trunked redwood tree (19.8" + 23.6"), are greater than 24-inches in diameter.

11. An Arborist Report was prepared for the City by Monarch Consulting Arborists LLC, dated December 1, 2016 ("Arborist Report"). The Arborist Report included: a tree assessment which evaluated each tree's size, health, value, and suitability for protection; a review of the proposed project including potential impacts to the trees and the life expectancy of trees to be retained; tree protection measures and post construction tree care and maintenance; and tree replacement recommendations.

12. Removal of **tree #401** complies with the City's tree protection ordinance criteria for removal in that its size and central location on the lot 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.

13. Removal of **tree #404** complies with the City's tree protection ordinance due to its declining health, thus meeting the criteria for removal of diseased or dying trees.

14. Removal of **tree #406** complies with the City's tree protection ordinance due to its declining health, thus meeting the criteria for removal of diseased or dying trees.

15. **Trees #402, 403 and 405** will be highly impacted by the project without specific design changes as provided in the Arborist Report and the attached conditions of approval.

16. The 4.6-inch crape myrtle street tree (**#407**) would be impacted by required street improvements and will be removed and replaced in accordance with the attached conditions of approval from the Public Works Department.

17. A parking modification for **one (1) parking space** is needed to accommodate site design changes that will create an island around **trees #402 and 403**. Approval of the parking modification permit will further the purpose of the Zoning Ordinance by allowing for adequate protection of **trees #402 and 403**. Conditions of approval have been incorporated into the project to ensure the long-term adequacy of the provided off-street parking.

18. Any trees that are not approved for removal will be retained and preserved in accordance with the attached conditions of approval.

19. Any protected trees that are approved for removal will be replaced in compliance with the City's Tree Preservation Ordinance.

20. The proposed replacement trees, and/or in-lieu fee, will be a sufficient replacement for the trees to be removed. Replacement trees, planted on- or off-site, will continue the diversity of tree species found in the community.

21. No substantial evidence has been presented which shows that the project, as currently presented and subject to the required Conditions of Approval, will have a significant adverse impact on the environment.

Based upon the foregoing findings of fact, and pursuant to the Campbell Municipal Code, the Planning Commission further finds and concludes that:

22. The project will be consistent with the General Plan;

23. The project will aid in the harmonious development of the immediate area; and

24. The project is consistent with applicable adopted design guidelines.

25. There are no reasonable alternatives to preserve **tree #401** due to site constraints and **trees #404 and 406** should be removed due to their declining health and poor suitability for preservation.

26. Staff recommends that the Planning Commission find that this project is Categorically Exempt under Section 15303, Class 3 of the California Environmental Quality Act (CEQA), pertaining to the construction of commercial (office) buildings.

THEREFORE, BE IT RESOLVED that the Planning Commission approves a Site & Architectural Review Permit (PLN2015-274) and Tree Removal Permit (PLN2015-275) on property located at **95 E. Hamilton Avenue.**

PASSED AND ADOPTED this 13th day of December, 2016, by the following roll call vote:

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

APPROVED: _____
Cynthia Dodd, Chair

ATTEST: _____
Paul Kermoyan, Secretary

CONDITIONS OF APPROVAL
Site & Architectural Review Permit (PLN2015-274)
and Tree Removal Permit PLN2015-275)

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

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division:

1. Approved Project: Approval is granted for a Site & Architectural Review Permit (PLN2015-274) and Tree Removal Permit PLN2015-275) for a new **5,790 square foot** office building on a vacant parcel located at **95 E. Hamilton Avenue** in the P-O (Professional Office) Zoning District. The project shall substantially conform to the Revised Project Plans, received by the Community Development Department on December 2, 2016, except as may be modified by the Planning Commission, the Community Development Director, and/or as conditioned herein.

2. Planning Final Required: Planning clearance is required prior to Building Permit final**.** Construction not in substantial compliance with the approved project plans, or as modified herein, shall not be approved without prior authorization of the necessary approving body.

3. Site and Architectural Review Expiration: The Site and Architectural Review shall be valid for one year from the date of final approval (expiring December 23, 2017). Within this one-year period, applications for building permits must be submitted and substantial construction efforts must commence. Failure to meet this deadline will result in the Site and Architectural Review component of the permit (PLN2015-274) being rendered void.

4. Parking Modification / Parking Requirements: The applicant has received a parking modification permit allowing a reduction of **one (1) parking space** in order to preserve protected trees on-site. The applicant shall maintain a minimum of 21 standard parking spaces, one (1) van accessible parking space, and eight (8) motorcycle spaces on site at all times. If one or more retained trees (#**402, 403 and 405**) are removed at any time for any reason (e.g., the tree is dead or dying), the applicant shall be required to install additional parking stalls as may reasonably be accommodated to meet City Code requirements at the time of removal.

5. Allowed Uses: Allowed uses on the site shall comply with the Campbell Municipal Code and shall not create a parking deficiency beyond the limits of the approved parking modification permit.

6. Arborist Deposit: The applicant shall be required to submit a minimum deposit of **$2,000** prior to review of revised plans and as needed to pay for the services of Monarch Consulting in meeting the conditions of approval herein.

7. Tree Protection Plan: The applicant shall submit a Tree Protection Plan for review and approval by the Community Development Director in consultation with Monarch Consulting Arborists LLC, prior to building permit submittal. The Tree Protection Plan shall substantially comply with the recommendations of the Arborist Report, or as may be amended by the Community Development Director.

8. Revised Plans to be submitted and approved: The applicant shall submit revised plans (site plan, grading and drainage plans, etc.) for review and approval by the Community Development Director in consultation with Monarch Consulting Arborists LLC, prior to building permit submittal. The revised plans shall substantially comply with the Tree Protection Plan and shall include sufficient detail (e.g., materials, construction methods, etc.) to determine that trees will be adequately protected.

9. Parking Lot Design and Construction: The parking lot shall be designed and constructed to minimize aeration deficit (compaction) and water deficit (dehydration) to the greatest extent feasible. The design of the parking lot shall substantially comply with the recommendations of the Arborist Report, or as may be amended by the Community Development in consultation with Monarch Consulting Arborists LLC.

10. Tree Protection Measures: The applicant shall comply with all tree protection recommendations in the Arborist Report, except as may be modified by the Community Development Director in consultation with Monarch Consulting Arborists LLC.

11. Tree Preservation: The applicant shall retain **trees #402, 403 and 405**.

12. Pre-Construction Meeting with Arborist: Prior to beginning work, all contractors involved with the project shall attend a pre-construction meeting Richard Gessner from Monarch Consulting to review the tree protection guidelines.

13. Tree Removal: The applicant may only remove **trees #401, 404 and 406** in conjunction with a building permit, subject to the conditions of approval herein. The applicant shall work with the Public Works Department on removal of **tree #407**.

14. Replacement Trees: The applicant shall replace **trees #401, 404 and 406** with three (3) 36-inch box trees, or pay an in-lieu fee, as required by the Planning Commission or the Community Development Director. **Tree #407** shall be replaced as required by the Public Works Department.

15. Final Landscaping and Irrigation Plan: Prior to the issuance of building permits for the project, the applicant shall submit a detailed landscape and irrigation plan prepared by a licensed Landscape Architect for review and approval by the Community Development Director in consultation with Monarch Consulting Arborists LLC.

    a. Irrigation shall be appropriate for existing and proposed trees.
    b. All replacement trees shall comply with the conditions of approval herein. Shrubs shall be a minimum of 5-gallon size.
    c. All landscaping installed as required per the approved landscape plan shall be maintained in good health.
    d. All landscaping shall be installed prior to building occupancy.
    e. All hardscape items (i.e. walkways to front entrance) shall be reviewed and approved by the Community Development Director prior to issuance of building permits.

    All landscape areas shall be protected by 6-inch high poured in place concrete curbs, unless otherwise approved by the Community Development Director.

16. Water Efficient Landscape Standards: The final Landscape and Irrigation Plans shall demonstrate conformance with the California Model Water Efficient Landscape Ordinance guidelines, including submittal of a landscape documentation package prepared by a licensed landscape architect, if applicable.

17. Landscape Maintenance: The owner/operator of the property shall provide on-going maintenance of the existing and proposed on-site landscaping. In accordance with the Tree Protection Ordinance (Chapter 21.32), all trees planted pursuant to this approval shall be considered “protected” and subject to the established removal requirements and restrictions.

18. Tree Removal Permit Required: The removal of any tree, irrespective of species or size, which is shown on the approved project plans or final landscaping plan (existing trees to remain, replacement trees, and new trees), shall require review and approval through a Tree Removal Permit.

19. Signage: No signage is approved as part of the development application. The applicant shall apply for a sign permit as required by City Code. All future signage shall be installed and maintained consistent with the provision of the Sign Ordinance, Chapter 21.30 of the Campbell Municipal Code.

20. Bicycle parking facilities: Short-term and long-term bicycle parking facilities shall be provided in compliance with City and State codes.

21. Parking and Driveways: All parking and driveway areas shall be maintained in compliance with the standards in Chapter 21.28 (Parking & Loading) of the Campbell Municipal Code, and as conditioned herein.

22. Outdoor Storage: No outdoor storage is permitted on the property.

23. Site Maintenance: The owner/operator of the property shall provide on-going maintenance of the on-site parking and driveway areas and landscape areas.

24. Location of Mechanical Equipment: No roof-mounted mechanical equipment (i.e. air conditioning units, ventilation ducts or vents), shall be constructed without adequate screening of the mechanical equipment from public view and surrounding properties. The screening material and method shall be architecturally compatible with the building and requires review and approval by the Community Development Director and Building Division prior to installation of such screening.

25. On-Site Lighting: Any proposed on-site lighting shall be shielded away from adjacent properties and directed on site. The design and type of lighting fixtures and lighting intensity of any exterior lighting shall be reviewed and approved by the Community Development Director, prior to issuance of a building permit. Lighting fixtures shall be of a decorative design to be compatible with the development and shall incorporate energy saving features.

26. Utility Boxes and Back-Flow Preventers: The applicant shall submit a plan prior to installation of any PG&E transformers and San Jose Water Company back-flow preventers, if required, indicating the location of the facilities and screening (if the facilities are above ground) for review and approval by the Community Development Director.

27. Construction Activities: The applicant shall abide by the following requirements during construction:

    a. Construction activities shall be limited to weekdays between 8:00 a.m. and 5:00 p.m. and Saturdays between 9:00 a.m. and 4:00 p.m. No construction shall take place on Sundays or holidays unless an exception is granted by the Building Official.
    b. Truck routes to and from the construction site should be established and submitted to the City for review and approval prior to issuance of a building permit. These truck routes shall avoid access to the project site via residential streets where possible.
    c. All construction equipment with internal combustion engines used on the project site shall be properly muffled and maintained in good working condition.

d. Unnecessary idling of internal combustion engines shall be strictly prohibited.
e. All stationary noise-generating construction equipment, such as air compressors and portable power generators, shall be located as far as possible from noise-sensitive receptors such as existing residences and businesses.
f. 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.
g. Construction equipment, vehicles, and workers associated with the development of the project shall not be permitted to park on any residential streets.
h. Use dust-proof chutes for loading construction debris onto trucks.
i. Water or cover stockpiles of debris, soil, and other materials that can be blown by the wind.
j. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.
k. Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas at the construction site.
l. Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets, as directed by the City Engineer.
m. Enclose, cover, water twice daily or, or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.).

Building Division:

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

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

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

31. 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.

32. SITE PLAN: Application for building permit shall include a competent site plan that identifies property and proposed structures with dimensions and elevations as appropriate. Site plan shall also include site drainage details. Site address and parcel numbers shall also be clearly called out. Site parking and path of travel to public sidewalks shall be detailed.

33. 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.

34. 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

35. TITLE 24 ENERGY COMPLIANCE: California Title 24 Energy Standards Compliance forms shall be blue-lined on the construction plans. Compliance with the Standards shall be demonstrated for conditioning of the building envelope and lighting of the building.

36. 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.

37. 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.

38. TITLE 24 ACCESSIBILITY – COMMERCIAL: On site general path of travel shall comply with the latest California Title 24 Accessibility Standards. Work shall include but not be limited to accessibility to building entrances from parking facilities and sidewalks.

39. TITLE 24 ACCESSIBILITY – NEW COMMERCIAL: This project shall comply fully with Chapter 11B of the California Building Code 2013 ed.

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

    a. West Valley Sanitation District
    b. Santa Clara County Fire Department

c. School District:
   Campbell Union School District (378-3405)
   Campbell Union High School District (371-0960)
   Moreland School District (874-2900)
   Cambrian School District (377-2103)
d. Bay Area Air Quality Management District (Demolitions Only)
e. Santa Clara County Department of Environmental Health
f. San Jose Water Company (279-7900)

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

42. CALIFORNIA GREEN BUILDING CODE: This project is subject to the mandatory requirements of Chapter 5 of the California Green Building Code 2013.

PUBLIC WORKS DEPARTMENT

43. Response Letter: Upon submittal of 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 addressed.

44. Preliminary Title Report: Prior to issuance of any grading or building permits for the site, the applicant shall provide a current (within the past 6 months) Preliminary Title Report.

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

46. Storm Drain Area Fee: Prior to issuance of any grading or building permits for the site, the applicant shall pay the required Storm Drain Area fee, currently set at $2,650.00 per net acre, which is $833.00.

47. Grading and Drainage Plan: Prior to issuance of any grading or building permits for the site, the applicant shall conduct hydrology studies based on a ten-year storm frequency, prepare an engineered grading and drainage plan, and pay fees required to obtain necessary grading permits. Prior to occupancy, the design engineer shall provide written certification that the development has been built per the engineered grading and drainage plans. In addition, a plan review letter will be required of the Geotechnical engineer for the entire grading and drainage system which should include but is not limited to a review of the subsurface of the non-compacted biotreatment material that may have potential for subsurface failure and surface failure due to vehicle loads.

48. Storm Water Information: On the grading plans show the amount, in square footage, of:

    a. Existing impervious area.
    b. Proposed impervious area.
    c. Proposed pervious area.

49. 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.

    The parking lot shall be constructed with materials approved by the Public Works Department and Community Development Department in consultation with the Arborist. A maintenance agreement and plan will be required so that City staff can make yearly inspections.

50. Street Tree Removal(s): To accommodate the required street scape plan, the existing Crape Myrtle street tree, will be removed as part of this project. Three (3) ash trees (e.g., evergreen ash or purple ash) will be installed as part of the streetscape plan.

51. 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.

52. Water Meter(s) and Sewer Cleanout(s): Existing and proposed water meter(s) and sewer cleanout(s) shall be relocated or installed on private property behind the public right-of-way line. Sheet C-2 shows the (N) SCO in the public right-of-way. Also on Sheet C-2 a water meter is shown to be on private property in the (N) driveway approach. Verify with SJW if this is an acceptable location. If not, the (N) water meter needs to be relocated elsewhere on the property.

53. 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.

    Sheet C-2 shows the replacement of a 4” lateral to a 6” lateral. Work directly with WVSD on details and design requirements. The Off-Site Civil plans will incorporate a dedicated sheet for WVSD design and details. Applicant will need to coordinate with WVSD during the plan check and review process.

54. 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. Hamilton Avenue 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.

    Pavement restoration work will extend to the south side of E Hamilton Avenue and incorporate both the water lateral and sanitary sewer lateral to create one large rectangular restoration area. There will need to be a review of the traffic control plan and how this work will be accomplished during normal business hours.

55. Street Improvement Agreements / Plans / Encroachment Permit / Fees / Deposits: Prior to issuance of any grading or building permits for the site, applicant shall execute a street improvement agreement, cause plans for public street improvements to be prepared by a registered civil engineer, pay various fees and deposits, post security and provide insurance necessary to obtain an encroachment permit for construction of the standard public street improvements, as required by the City Engineer. The plans shall include the following, unless otherwise approved by the City Engineer:

a. Show location of all existing utilities within the new and existing public right-of-way.
b. Relocation of all existing utilities including utility boxes, covers, poles, etc. outside of sidewalk area. No utility boxes, covers, etc. will be allowed in the 7' sidewalk area.
c. Removal of existing driveway approaches and necessary sidewalk, curb and gutter.
d. Removal of existing curb and gutter, existing sidewalk, driveway approaches and par strip, and install new city streetscape standard.
e. Installation of a minimum of three (3) City approved street trees and irrigation at 40 feet on center. One tree will be located west of the new driveway; two will be located east of the two driveways.
   (There is a requirement for a 10' landscaped buffer behind private property fronting Hamilton Avenue). Park strip ground cover shall be no mow (fine fescue and hair grass Deschampsia) turf with sub-surface drip irrigation such as Eco-Mats (or approved equal).
f. This project is subject to the City's Streetscape Standards for Hamilton Avenue, which requires a 10 foot landscaped park strip with City approved street trees 40 feet on center, and a 7 foot sidewalk.
g. Installation of asphalt concrete overlay per street pavement restoration plan for utility installation and/or abandonment, as required by the City Engineer.
h. Installation of traffic control, stripes and signs. Should the any striping work be cut due to utility trench work, the applicant will be required to restripe the entire street frontage and not just the areas that need replaced.
i. Construction of conforms to existing public and private improvements, as necessary. The sidewalks will need to conform at each end at a 90 degree angle with at least a minimum of 4' wide sidewalk to connect to the existing sidewalks. This will be finalized in the plan check review process.

j. All existing utility boxes and its covers, that will remain in the park strip will require readjustments and must be level to the sidewalk, or as required by the City Engineer.
k. Submit final plans in a digital format acceptable to the City.

56. <u>Street Improvements Completed for Occupancy and Building Permit Final:</u> 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.

57. <u>Maintenance of Landscaping:</u> 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.

58. 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.

59. Additional Street Improvements: Should it be discovered after the approval process that new utility main lines, extra utility work or other work is required to service the development, and should those facilities or other work affect any public improvements, the City may add conditions to the development/project/permit, at the discretion of the City Engineer, to restore pavement or other public improvements to the satisfaction of the City.

60. Trash Enclosure Requirements:

    a. NPDES Permit No. CAS612008 (CRWQCB): C.3.a.i. (7):

       For all new development and redevelopment projects that are subject to the Permittee's planning, building, development, or other comparable review, but not regulated by Provision C.3, encourage the inclusion of adequate source control measures to limit pollutant generation, discharge, and runoff.

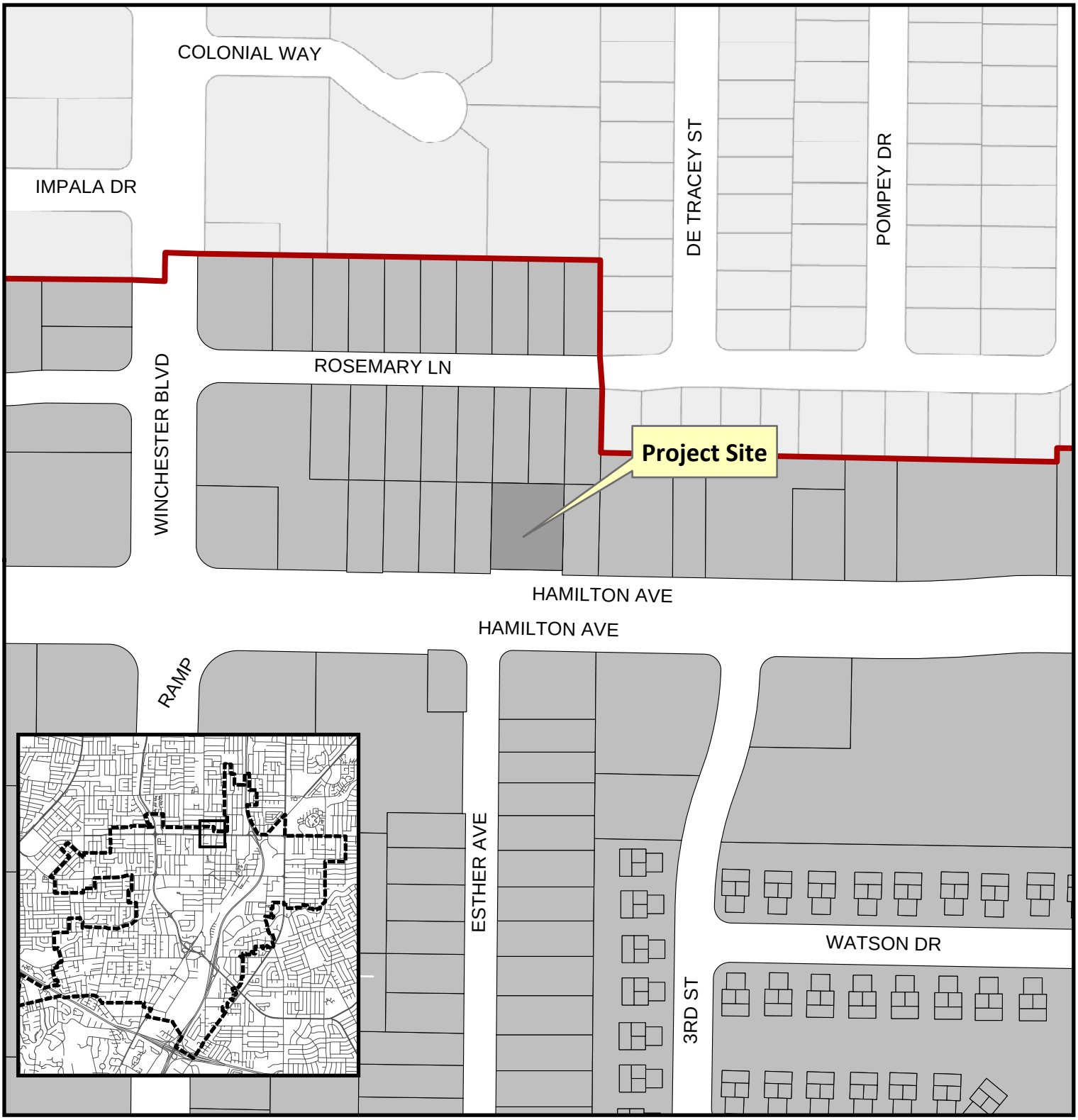
       These source control measures should include covered trash, food waste, and compactor enclosures.

    b. Campbell Municipal Code 14.02.030 "Stormwater Pollution Control / Requirements". The code states that no pollutants or water containing pollutants can be discharged into the City's storm drain system. Trash enclosures contain pollutants. During a rain event (or during general cleaning) water washes over and into roofless enclosures, collecting pollutants and discharging to the City's storm drain system. Applicants are required to show how new trash enclosures will not discharge pollutants into the storm drain system. One possible method is to provide a sanitary drain in the trash enclosure.

    c. West Valley Sanitation District (WVSD) the local sanitary sewer agency's authority and standards: If a sanitary connection will be installed, WVSD requires a roof on the enclosure.

Project Location Map

Attachment 2



Project Location: 95 E. Hamilton Ave.
Application Type: Site and Architectural Review, Tree Removal Permit
Planning File No.: PLN2015-274
Description: New two-story 5,850 sq. ft. office building and removal of protected redwood trees

N

CITY OF CAMPBELL · THE ORCHARD CITY

Community Development Department
Planning Division

95 E HAMILTON AVE

95 E HAMILTON ROAD

FIRST FLOOR : 2045 SQ FT
SECOND FLOOR: 3,727 SQ FT
GROSS FLOOR AREA: 5,772 SQ FT
NET SITE AREA: 14,520 SQ FT
F.A.R.: 5,772 SF / 14,520 SF = 39.8%

MIN PARKING SPACES REQUIRED: 5,772 SQ FT / 225 = 26 SPACES REQUIRED
PROVIDED: 22 STANDARD, 1 VAN ACCESSIBLE, 8 MOTORCYCLE
(4 MOTORCYCLE = 1 CAR STALL)
TOTAL EQUIVALENT CAR STALLS PROVIDED = 25
IT IS REQUESTED THAT REQUIRED PARKING BE REDUCED BY 1 STALL TO SAVE TWO EXISITING REDWOOD TREES

FRONT SETBACK: 1,647 SF
SETBACK PAVING: 150 SF
PERCENTAGE OF SETBACK PAVING: 9%

Sheet Number	Sheet Name
A100	COVER
A101	GROUND LEVEL PLAN
A102	LEVEL 2 PLAN
A103	ROOF PLAN
A104	FLOOR BLOCK DIAGRAM
A105	TREE REMOVAL & PLANTING PLAN
A106	TREE REMOVAL APPLICATION & REPORT
A107	ELEVATIONS
A108	ELEVATIONS
A109	MATERIAL SELECTION
A110	PERSPECTIVE VIEWS
A111	SECTIONAL PERSPECTIVE
A112	EXTERIOR LIGHTING SPECIFICATIONS
A113	EXTERIOR LIGHTING SPECIFICATIONS
A115	SOLAR STUDIES
C0	TITLE SHEET
C1	TOPOGRAPHICAL & DEMO PLAN
C2	GRADING & DRAINAGE PLAN
C3	GRADING & DRAINAGE PLAN
C4	OFF SITE IMPROVEMENT PLAN
C5	OFF SITE IMPROVEMENT PLAN
C6	SEDIMENT EROSION PLAN
C7	BLUEPRINT FOR A CLEAN BAY
L1	PLANTING PLAN
L2	IRRIGATION PLAN

STANTONARCHITECTURE.COM

95 E HAMILTON AVE

LICENSED ARCHITECT
MICHAEL STANTON
C-18
1/31/
STATE OF CALIFORNIA

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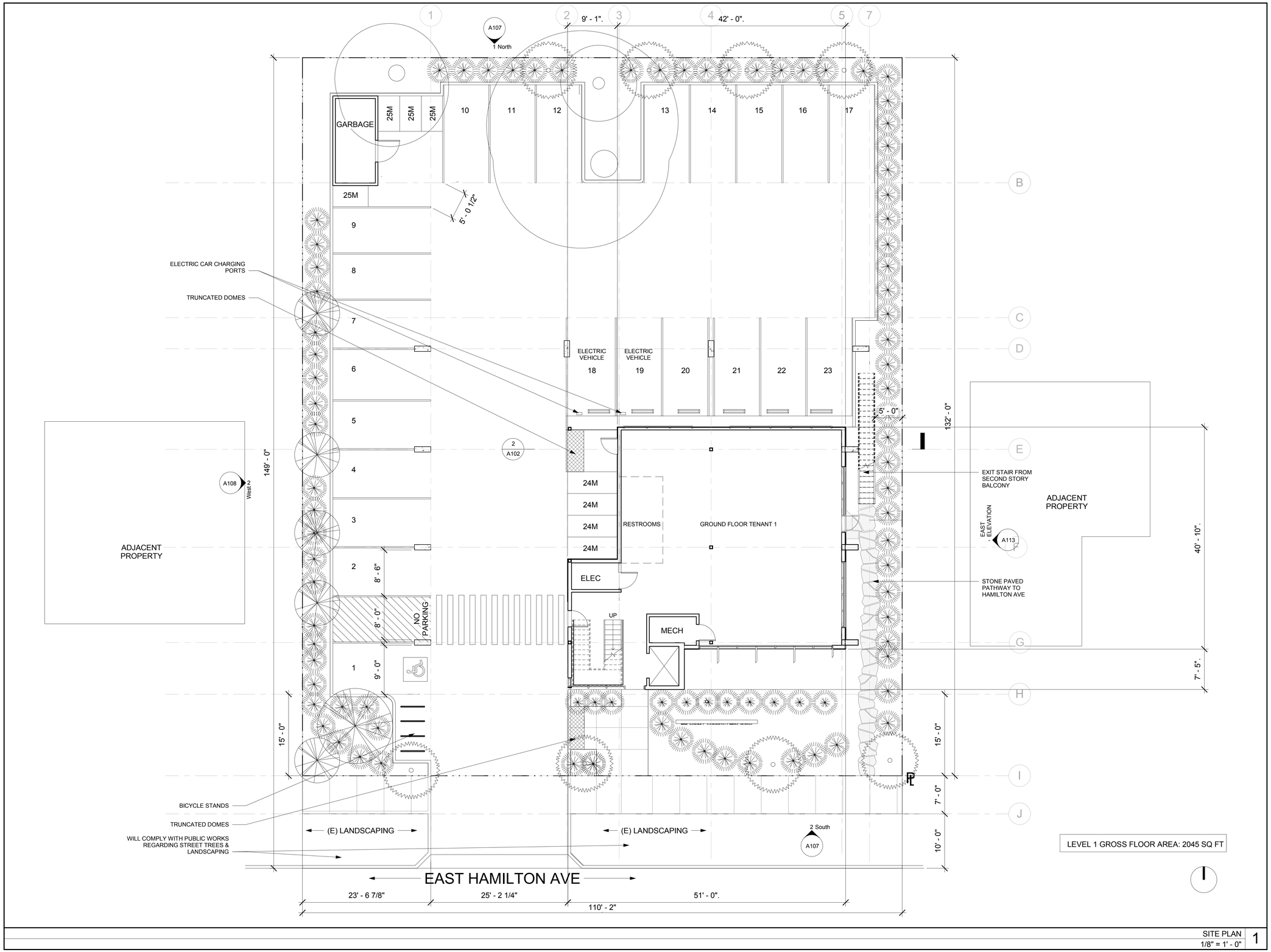
NO.	DATE	ISSUE

DRAWING TITLE
COVER

STATUS
PLANNING COMMISSION SET
11.03.16

JOB NO.	16006
DRAWN BY	VSD

SHEET NO.
A100



SITE PLAN
1/8" = 1' - 0"
1

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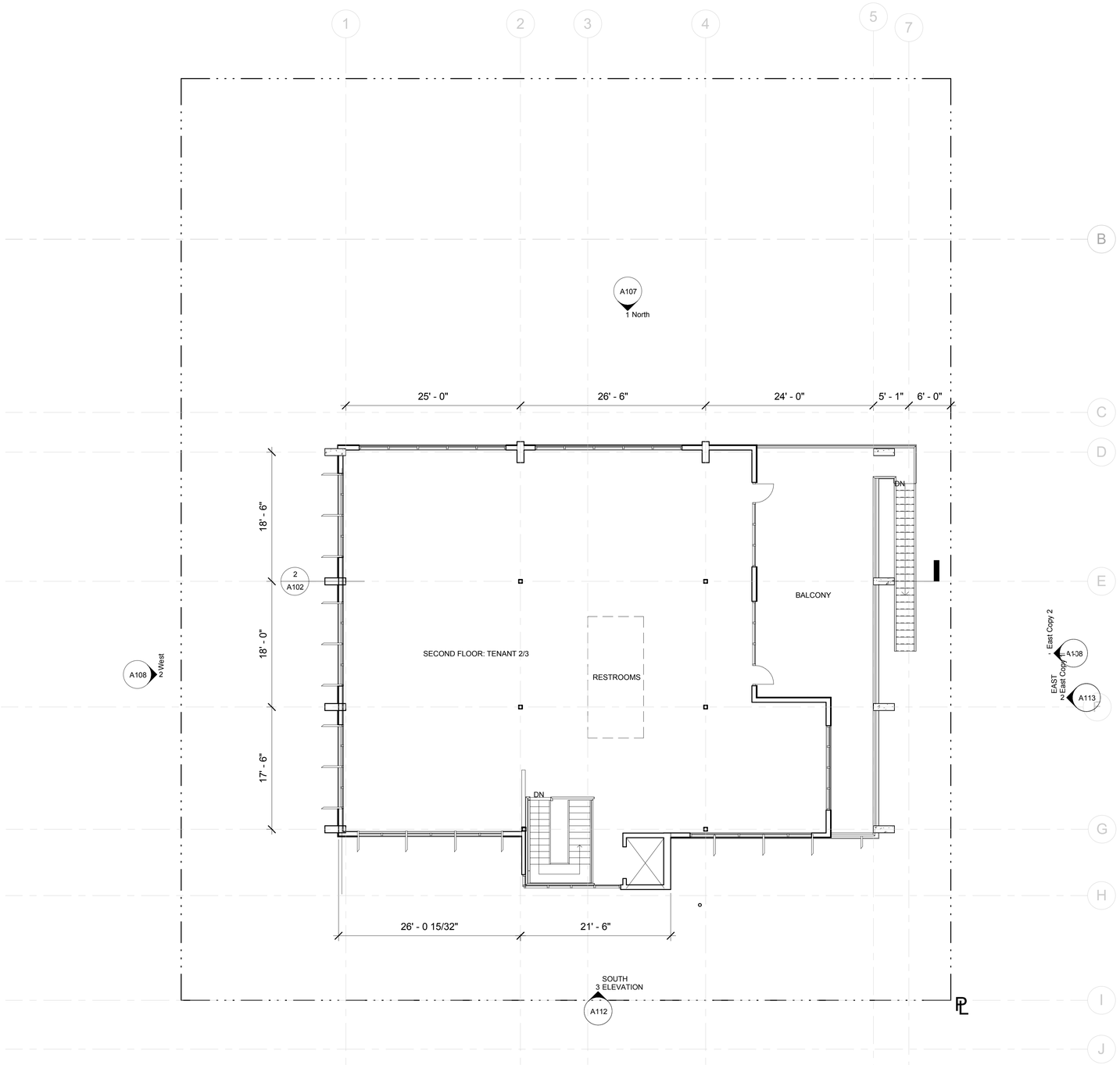
NO.	DATE	ISSUE

DRAWING TITLE
GROUND LEVEL PLAN

STATUS
PLANNING COMMISSION SET
11.03.16

JOB NO.	16006
DRAWN BY	VSD
SHEET NO.	A101



GROSS FLOOR AREA: 3727 SQ FT

SECOND FLOOR PLAN
1/8" = 1' - 0"
1

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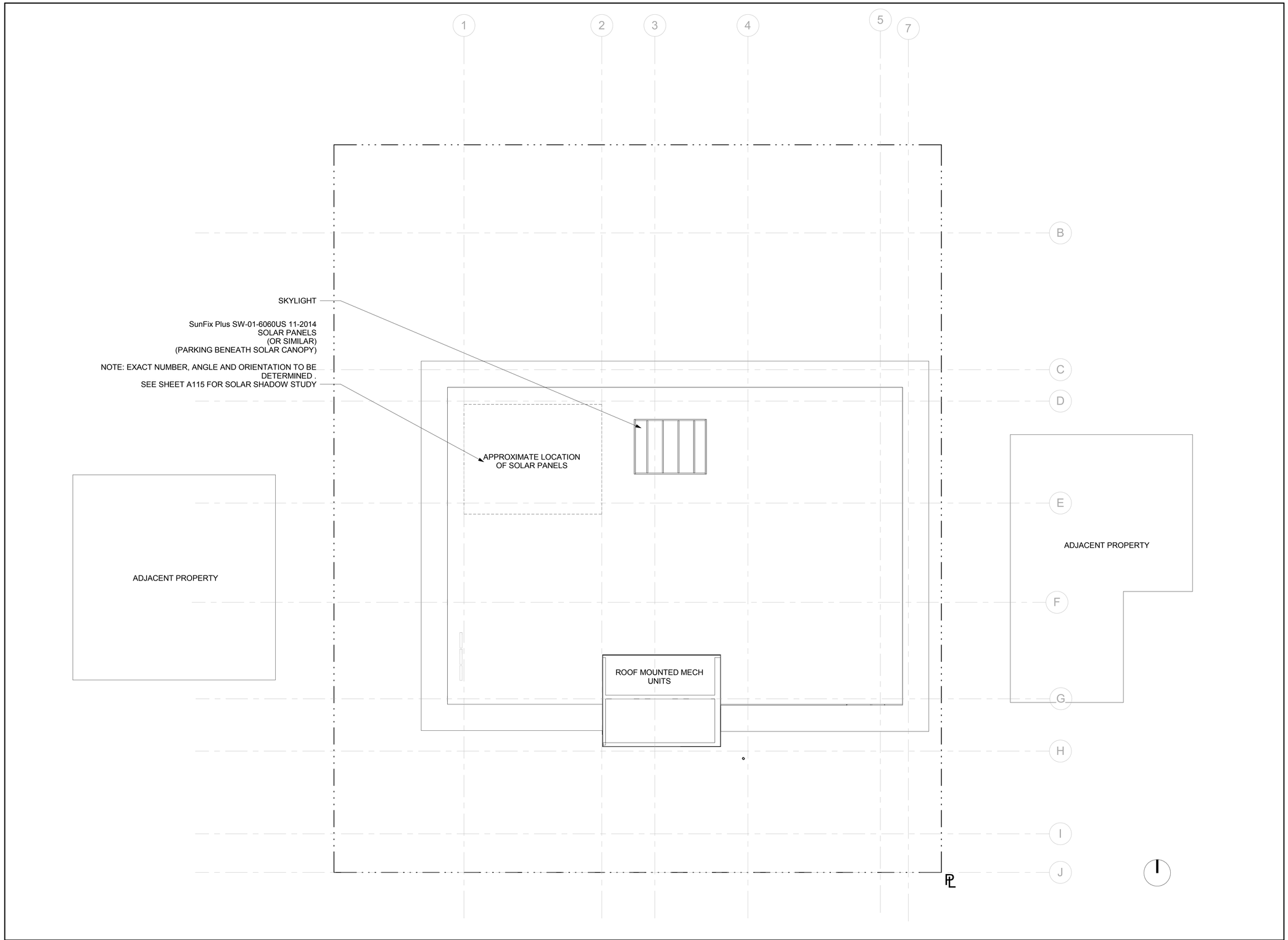
NO.	DATE	ISSUE

DRAWING TITLE
LEVEL 2 PLAN

STATUS
PLANNING COMMISSION SET
11.03.16

JOB NO.	16006
DRAWN BY	VSD
SHEET NO.	A102



ROOF PLAN
1/8" = 1' - 0"
1

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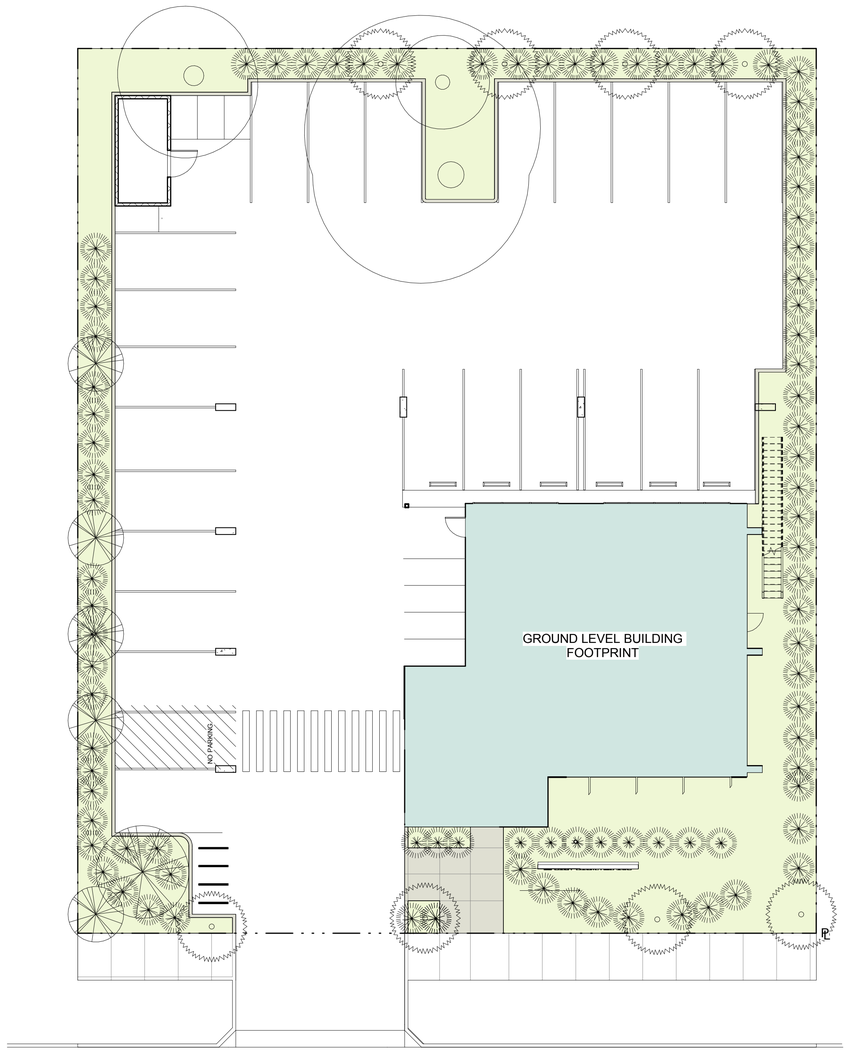
NO.	DATE	ISSUE

DRAWING TITLE
ROOF PLAN

STATUS
PLANNING COMMISSION SET
11.03.16

JOB NO.	16006
DRAWN BY	Author
SHEET NO.	A103

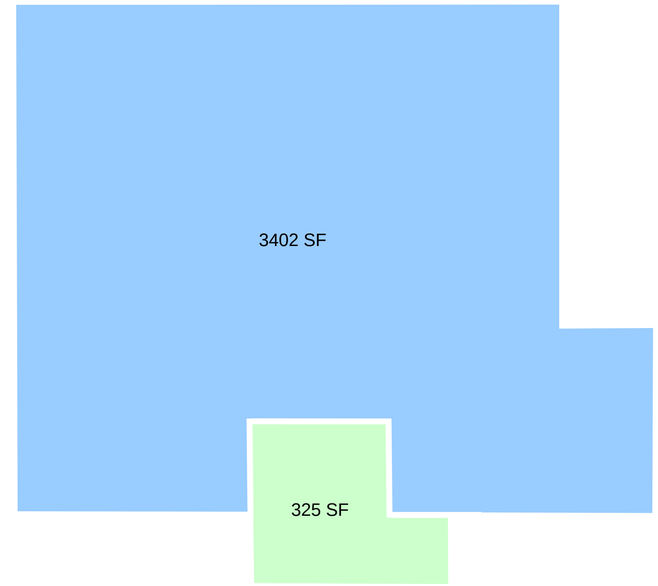


LEVEL	FLOOR AREA
GROUND FLOOR	2045 SF
LEVEL 2	3727 SF
GROSS FLOOR AREA	5,772 SF

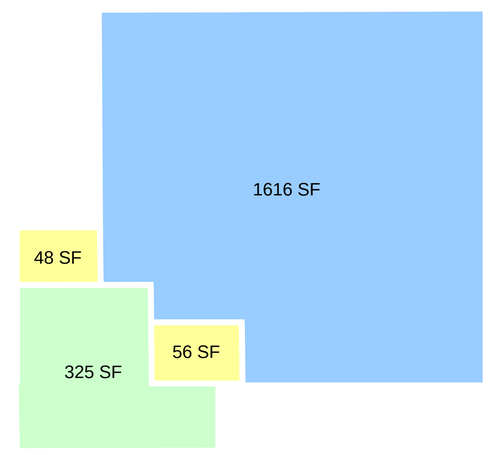
	AREA	PERCENTAGE OF SITE
NET SITE	14,520 SF	100%
LANDSCAPING	3,478 SF	24%
PAVING	370 SF	2.5%
BUILDING (GROSS)	5772 SF	39.75%

	AREA
FRONT SETBACK AREA	1,647 SF
PAVING IN FRONT SETBACK	150 SF
PERCENTAGE OF SETBACK PAVING	9%

GROUND FLOOR
1/8" = 1' - 0"
3



LEVEL 2
1/8" = 1' - 0"
2



GROUND FLOOR
1/8" = 1' - 0"
1

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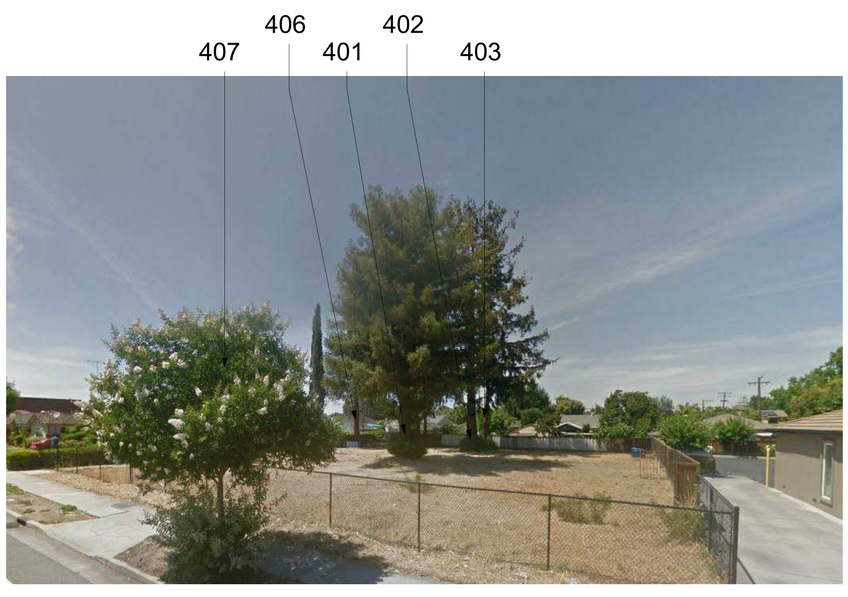
NO.	DATE	ISSUE

DRAWING TITLE
FLOOR BLOCK DIAGRAM

STATUS
PLANNING COMMISSION SET
11.03.16

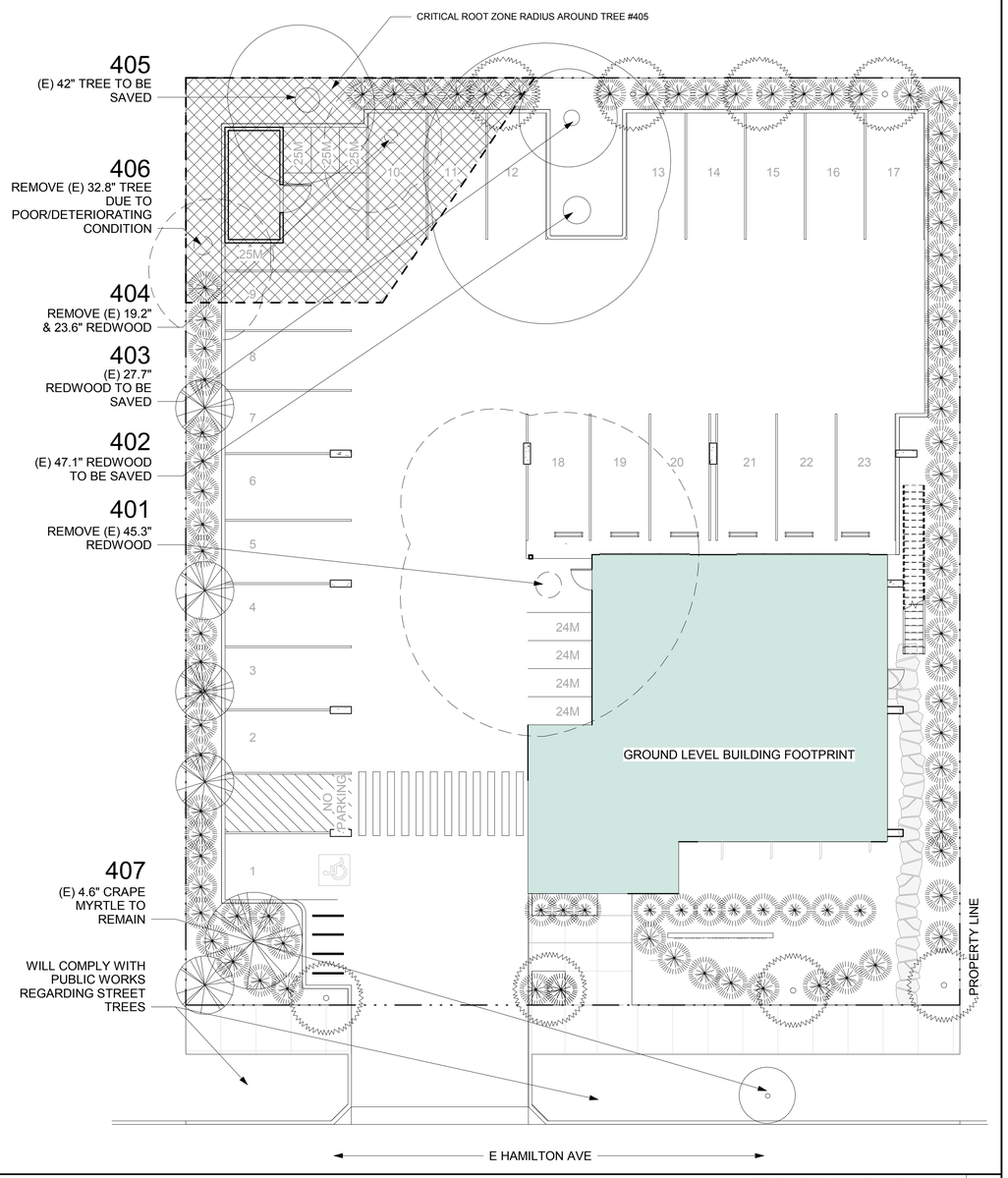
JOB NO.	16006
DRAWN BY	VSD
SHEET NO.	A104



EXISTING SITE CONDITION IMAGES
NTS
2

LEGEND

- (E) TREE TO BE REMAIN
- (E) TREE TO BE REMOVED
- (N) LANDSCAPING
- (N) PAVING
- (N) BUILDING GROUND FLOOR FOOTPRINT



TREE REMOVAL & PLANTING PLAN
1/8" = 1' - 0"
1

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NO.	DATE	ISSUE

DRAWING TITLE
TREE REMOVAL & PLANTING PLAN

STATUS
PLANNING COMMISSION SET
11.03.16

JOB NO.	16006
DRAWN BY	VSD
SHEET NO.	A105

File No. _____

Date Filed _____

City of Campbell, 70 N. First Street, Campbell, CA 95008, (408) 866-2140

TREE REMOVAL PERMIT APPLICATION

Filed Independent of a Development Application

Property Address 95 E HAMILTON AVE Community Name (if applicable) _____

Name of Property Owner SAUL FLORES Phone 408-710-6725 Email saul@groundzerosj.com

Property Owner's Mailing Address 7076 KINDRA HILL DR. SAN JOSE, CA 95120

Name of Applicant SAUL FLORES Phone 408-710-6725 Email saul@groundzerosj.com

Applicant's Mailing Address 7076 KINDRA HILL DR. SAN JOSE, CA 95120

	Species of Tree(s) (see last page for a list of "protected trees")	Size of Tree(s) (diameter measured 4- ft. above grade)	Reason for Removal (Must meet criteria of Section 21.32.080 of the Tree Protection Ordinance – see last page)*
401	Redwood	45.3"	Deteriorating health/hazardous
404	Redwood	19.2" & 23.5"	Deteriorating health/hazardous
406	Redwood	32.8"	Deteriorating health/hazardous

*If the tree(s) is dead or dying, please complete the 'Authorization to Remove a Dead or Dying Tree' form instead of this application.

SUBMITTAL REQUIREMENTS:

1. X Color photographs of trees proposed for removal (depicting reason for requested removal);
2. X Site Plan (see attached details);
3. X Tree Replanting Plan (see attached details); and
4. X Application Filing Fee $168+ $55 each additional tree (single-family properties exempted from fee).

ARBORIST REPORTS

PLEASE DO NOT SUBMIT AN ARBORIST REPORT WITH YOUR APPLICATION

An arborist report is **NOT** required, except when the condition or viability of the tree(s) or its impact to property is not readily evident. In such a circumstance, the City may require outside preparation of an arborist report at the applicant's expense. The planner assigned to your application will inform you if an arborist report is necessary.

Property Owner's Signature: _____ Date: _____

Applicant's Signature: _____ Date: _____

Homeowners Assoc. President's Signature: _____ Date: _____

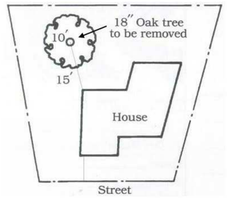
Homeowners Assoc. President's Name: _____

SITE PLAN

Sketch a site plan (aerial view) of location of tree(s) and their drip line(s) showing:

1. Location, size and species of protected trees to be removed; and
2. Existing and/or proposed footprint of the structure(s), paving, and landscape areas.

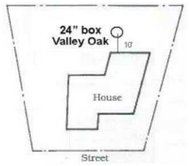
EXAMPLE:



REPLANTING PLAN

Sketch a site plan indicating the location, size and specie(s) of replacement tree(s) as required by the 'Replacement Tree Requirements' table on the following page.

EXAMPLE:



TREE REPORT

OFFICE BUILDING
95 E, HAMILTON AVE
CAMPBELL , CALIFORNIA
GROUND ZERO DEVELOPMENT
1361 S. WINCHESTER BLVD. SAN JOSE, 95128
TEL. NO. 408-509-3461

ON MARCH 21, 2015 , I INSPECTED THE TREES AT 95 E, HAMILTON AVE. CAMPELL CALIFORNIA WITH THE FOLLOWING FINDINGS:

ALL SIX ON SITE TREES ARE COAST REDWOOD (SEQUOIA SEMPERVIRENS) THIS SPECIES IS NATIVE TO A NARROW BAND ALONG THE CALIFORNIA COAST. WHERE THE REDWOODS RECEIVE HEAVY WINTER RAINS AND ALSO HARVEST THE MOISTURE FROM FRQUENT SUMMER FOGS. THE SPECIES IS DEFINITELY NOT DROUGHT TOLERANT IN ITS NATIVE ENVIRONMENT. IN THE PROPER ENVIRONMENT THESE TREES ARE MAJESTIC AND LONG LIVED.

TREE NO. ONE THIS TREE IS A 40 INCH DIAMETER SEQUOIA SEMPERVIRENS (COAST REDWOOD) IN GOOD CONDITION

TREE NO. TWO THIS TREE IS A 44 INCH DIAMETER SEQUOIA SEMPERVIRENS (COAST REDWOOD) IN FAIR CONDITION AND IS SHOWING THIN FOLIAGE AND STRESS FROM THE CURRENT DROUGHT.

TREE NO. THREE THIS TREE IS A 26 INCH DIAMETER SEQUOIA SEMPERVIRENS (COAST REDWOOD IN FAIR CONDITION AND IS ALSO SHOWING SIGNS OF STRESS FROM THE CURRENT DROUGHT.

TREE NO. FOUR THIS TREE IS A MULTI TRUNK TREE WITH 18 INCH AND 24 INCH DIAMETER TRUNKS SEQUOIA SEMPERVIRENS (COAST REDWOOD) IN FAIR CONDITION WITH THIN THINNING FOLIAGE AND SIGNS OF DROUGHT STRESS.

TREE NO. FIVE THIS TREE IS A 38 INCH DIAMETER SEQUOIA SEMPERVIRENS (COAST REDWOOD) IN GOOD CONDITION.

TREE NO. SIX THIS TREE IS A 32 INCH DIAMETER SEQUOIA SEMPERVIRENS (COAST REDWOOD) IN FAIR CONDITION WITH THINNING FOLIAGE AND SIGNS OF DROUGHT STRESS.

MY RECOMMENDATION IS TO REMOVE TREES NUMBER ONE, TWO, THREE, AND FOUR BECAUSE THEIR ROOT SYSTEMS WILL BE HEAVILY DAMAGED BY THE CONSTRUCTION OF THE REQUIRED SITE IMPROVMENTS FOR THE DEVELOPMENT OF THIS PROPERTY.

TREES FIVE AND SIX CAN BE SAVED WITH PROPER PRECAUTIONS DURING CONSTRUCTION.

TREE NO.S FIVE, AND SIX SHOULD HAVE PROTECTIVE FENCING INSTALLED AROUND THEIR DRIP LINES AS DIRECTED BY THE ARBORIST PRIOR TO CONSTRUCTION. THESE TREES SHOULD ALSO BE IRRIGATED WITH A SOAKER HOSE EVERY TWO WEEKS DURING THE SUMMER DRY SEASON CONSTRUCTION PERIOD.

TO MITIGATE THE REMOVAL OF FOUR LARGE REDWOOD TREES, FOUR REPLACEMENT TREES OF 36" BOX SIZE AND CAN BE INSTALLED IN THE NEW LANDSCAPE AREAS AS DIRECTED BY THE ARBORIST.

IF THERE ARE ANY QUESTIONS ON THIS REPORT, PLEASE CALL ME @TEL. NO. 408-656-3580.

MARK BEAUDOIN
CERTIFIED ARBORIST WC 01860

TREE REPLACEMENT REQUIREMENTS

Number and Size: The number and size of replacement trees is based on the number and size of trees approved for removal, as indicated in the table below. If you are replacing a tree that was required as a part of an approved Landscaping Plan, the replacement species must be consistent with the Landscaping Plan. Otherwise, the replacement tree may be of any species that continues the diversity of trees found in the community (i.e., not a fruit bearing tree or any variety of Eucalyptus).

REPLACEMENT TREE REQUIREMENTS

Trunk Size of Removed Tree (measured at 4 feet above grade)		Replacement Ratio Required (per tree removed)	
Diameter (inches)	*Circumference (inches)*	*Number of replacement trees*	*Minimum Size*
12 to 24	38 to 75	1	24 inch box
Greater than 24	Greater than 75	1	36 inch box
Heritage Trees		1	48 inch box

In Lieu Fee: If the site layout cannot reasonably accommodate the number of trees required in compliance with the above table, at the discretion of the Community Development Director, payment of an in-lieu fee equal to fair market value of a standard City street tree, delivered and installed, may be accepted (currently $500 per tree).

Other Requirements: The following requirements and standards apply to all Tree Removal Permit applications:

a. **Cost of Replacement Trees**: Replacement trees shall be obtained and planted at the expense of the applicant.

b. **Replanting Period**: Replacement trees shall be installed within thirty days from the date the tree removal permit is issued unless accepted arboricultural practices dictate a preferential planting period for the species chosen as the replacement tree.

c. **Inspection**: City staff shall be permitted to enter the property to verify the installation of the replacement trees.

d. **Maintenance of Replacement Trees**: Any person who is required to plant replacement trees as a condition of a tree removal permit shall maintain such trees in a healthy condition to ensure their long term survival.

e. **Maintenance Bond**. A faithful performance bond, maintenance bond or other security deposit may be required to be paid to the City prior to the issuance of the Tree Removal Permit. The bond shall be in an amount of money and for a period of time determined by the Community Development Director to ensure acquisition and proper planting and maintenance of the replacement trees.

PROCESSING REQUIREMENTS

Protected Trees: The following trees are considered "protected" and require approval of a Tree Removal Permit:

a. **All Properties**: (1) Any tree shown on an approved landscaping plan or required to be planted or retained as a condition of approval of a development application, a building permit, or a tree removal permit; (2) Any tree designated as a "Heritage Tree" by the Historic Preservation Board.

b. **Single-Family Residential Properties**. Any Oak, Redwood, Cedar, or Ash tree measuring 12-inches in diameter or greater (as measured 4-feet above grade).

c. **All Other Properties**. Any tree measuring 12-inches in diameter or greater (as measured 4-feet above grade).

Exceptions: Regardless of size, fruit trees and Eucalyptus trees, are not considered "protected" and do not require a Tree Removal Permit.

Determination on an Application Request: The Community Development Director may only approve a Tree Removal Permit after making at least one of the following findings:

a. **Diseased or Danger of Falling**. The tree or trees are diseased or presents a danger of falling that cannot be controlled or remedied through reasonable preservation and/or preventative procedures and practices such that the public health or safety requires its removal.

b. **Structure Damage**. The tree or trees have caused or may imminently cause significant damage to the existing main structure(s) that cannot be controlled or remedied through reasonable modification of the tree's root or branch structure.

c. **Utility Interference**. The tree or trees have interfered with 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.

d. **Overplanting**. The tree(s) is crowding other protected tree(s) to the extent that removal is necessary to ensure the long-term viability of adjacent tree(s).

e. **Economic Enjoyment and Hardship**. The retention of the tree(s) restricts the economic enjoyment of the property or 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 approval authority that there are no reasonable alternatives to preserve the tree(s). A minor reduction of the potential number of residential units or building size due to the tree location does not represent a severe limit of the economic enjoyment of the property.

Public Noticing (Single-Family Residential): Upon rendering a decision on an application, the Community Development Director will mail a notice to neighboring property owners informing them of the decision. This notice will begin a 10 day appeal period. If an appeal is not received, the tree(s) may be removed once the appeal period has passed.

Public Noticing (All Other Properties): After an application is submitted and reviewed, a notice will be mailed to the owners of record within a 300-foot radius of the subject property. The notice will be mailed a minimum of 10 calendar days before a decision is rendered. Once a decision is rendered, a 10 day appeal period will begin. If an appeal is not received, the tree(s) may be removed once the appeal period has passed.

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95 E HAMILTON AVE

LICENSED ARCHITECT
MICHAEL STANTON
C-15
STATE OF CALIFORNIA

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NO.	DATE	ISSUE

DRAWING TITLE

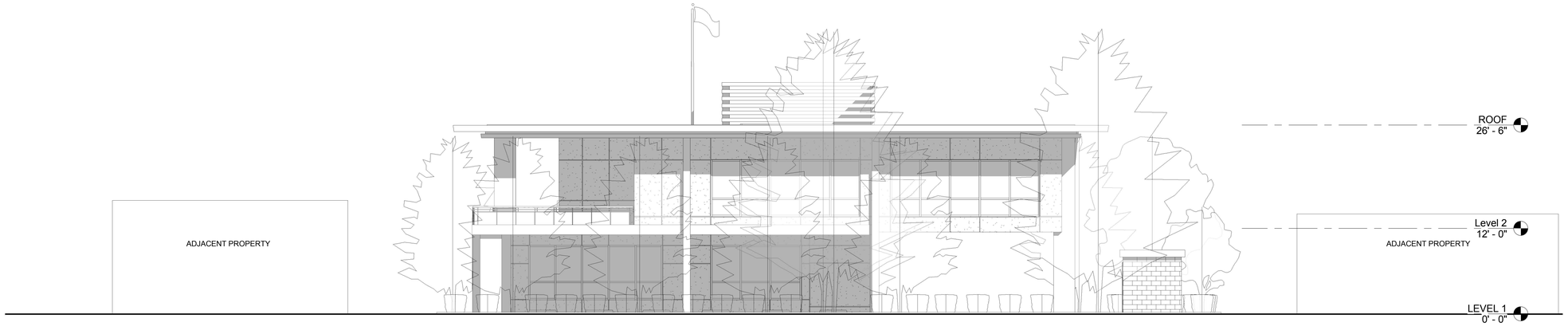
TREE REMOVAL APPLICATION & REPORT

STATUS

PLANNING COMMISSION SET
11.03.16

JOB NO.	16006
DRAWN BY	Author
SHEET NO.	

A106



NORTH ELEVATION
1/8" = 1' - 0"
2

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

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95 E HAMILTON AVE

LICENSED ARCHITECT
MICHAEL STANTON
C-17
STATE OF CALIFORNIA

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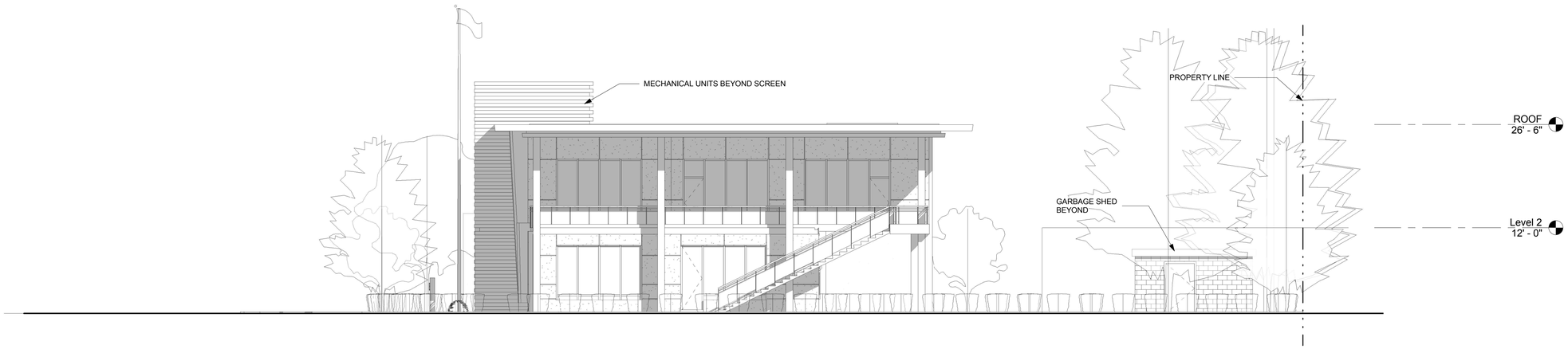
NO.	DATE	ISSUE

DRAWING TITLE
ELEVATIONS

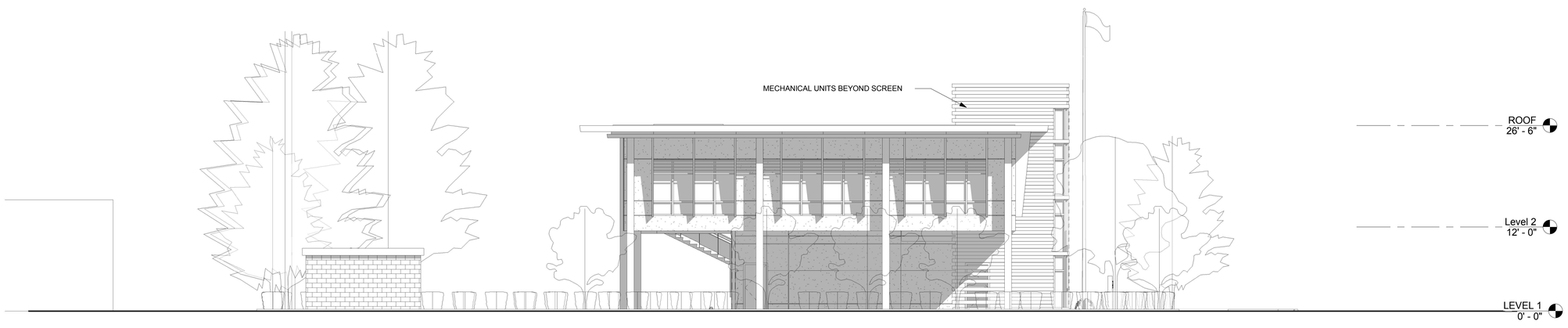
STATUS
PLANNING COMMISSION SET
11.03.16

JOB NO.	16006
DRAWN BY	VSD
SHEET NO.	

A107



NORTH ELEVATION 2
1/8" = 1' - 0"



NORTH ELEVATION 2
1/8" = 1' - 0"

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NO.	DATE	ISSUE

DRAWING TITLE
ELEVATIONS

STATUS
PLANNING COMMISSION SET
11.03.16

JOB NO.	16006
DRAWN BY	VSD
SHEET NO.	A108

DARK METAL SIDING

WARM BEIGE
LIMESTONE TILE
ACCENTS

PLASTER CEMENT
SIDING PANELS

WHITE PLASTER

BLACKENED STEEL
MULLIONS

MATERIAL SELECTION
1/8" = 1' - 0"

1

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**95 E
HAMILTON
AVE**

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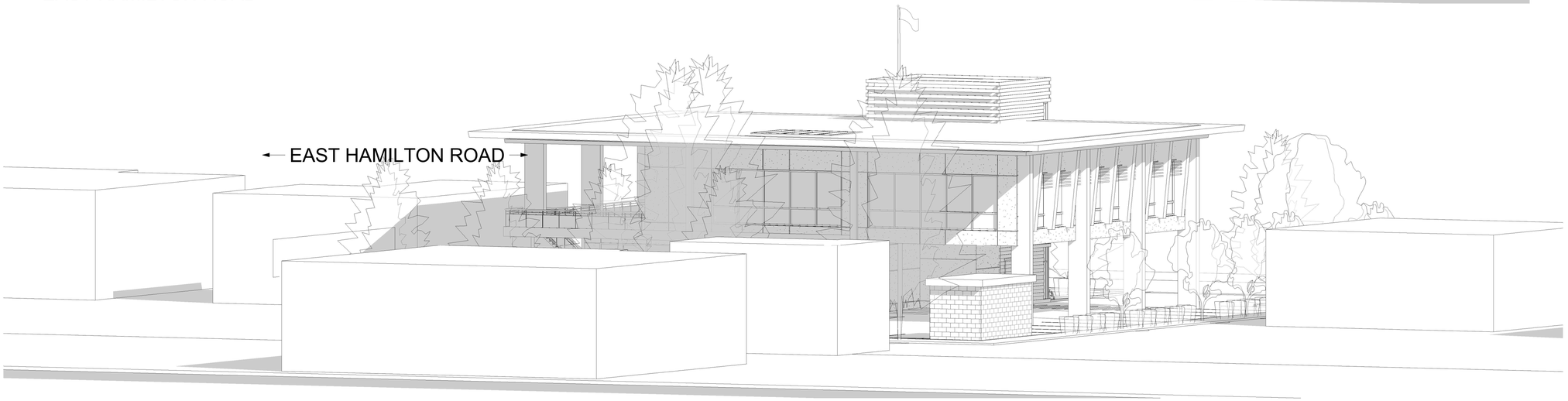
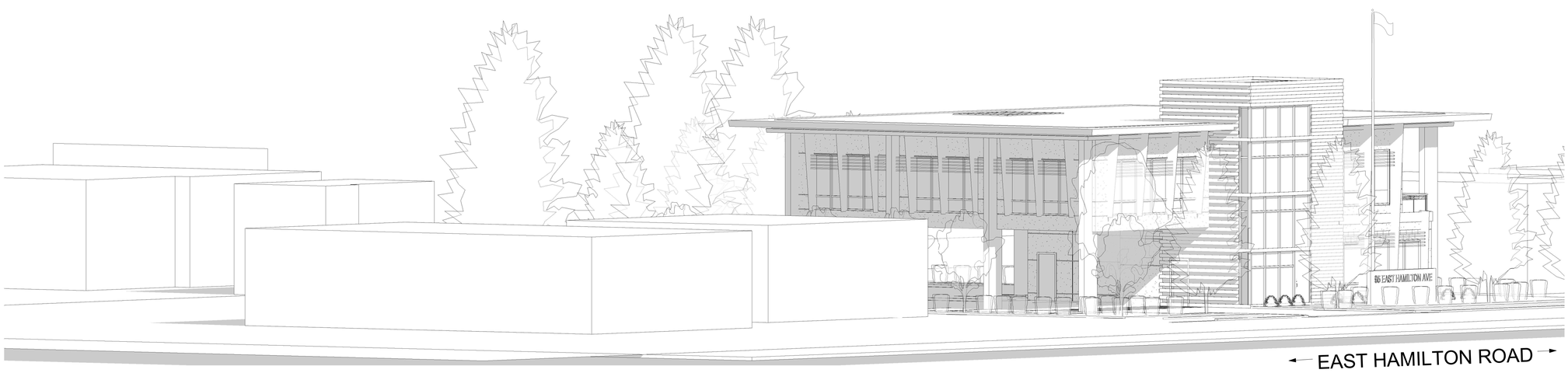
NO.	DATE	ISSUE

DRAWING TITLE
MATERIAL SELECTION

STATUS
PLANNING COMMISSION SET
11.03.16

JOB NO.	16006
DRAWN BY	VSD
SHEET NO.	A109





PERSPECTIVE VIEWS
1/8" = 1' - 0"
1

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95 E HAMILTON AVE

LICENSED ARCHITECT
MICHAEL STANTON
C-13
1/31/17
STATE OF CALIFORNIA

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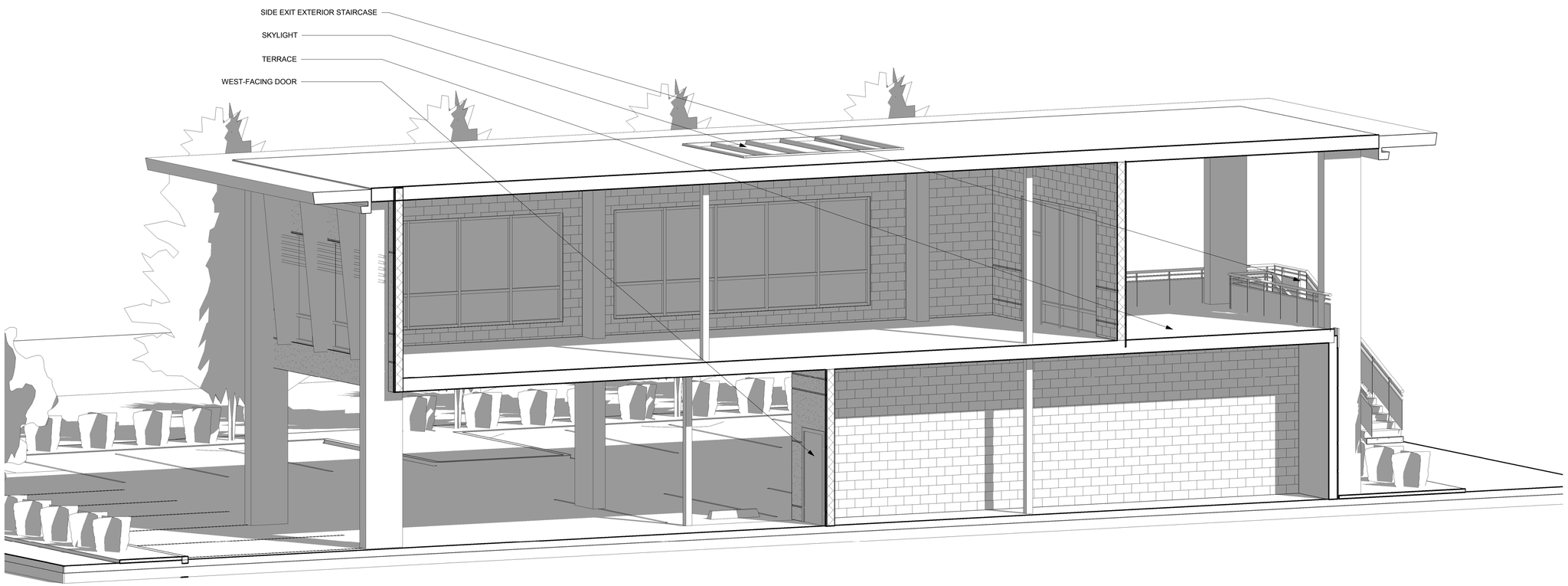
NO.	DATE	ISSUE

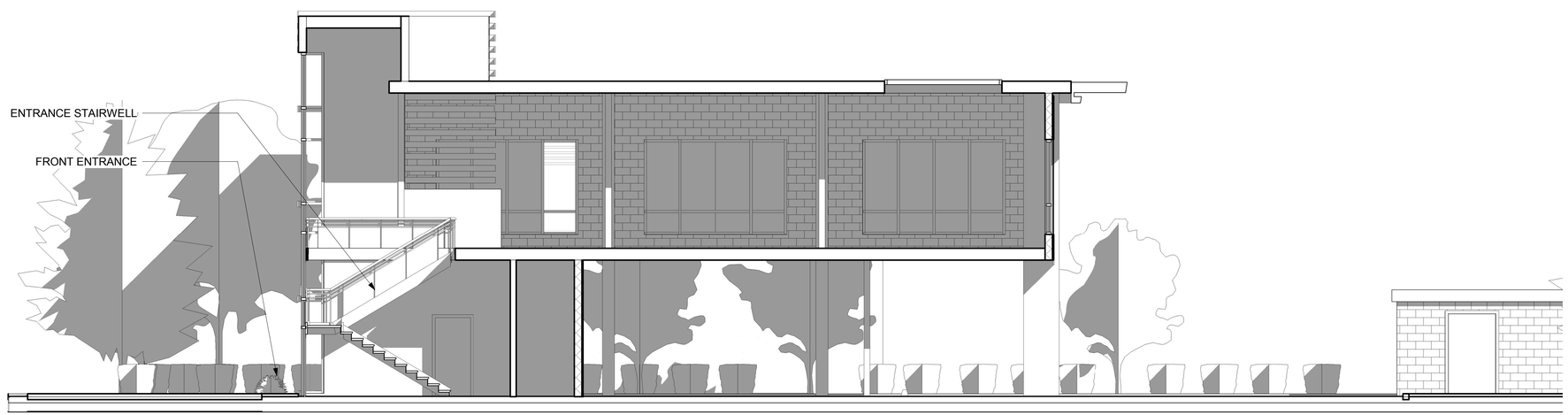
DRAWING TITLE
PERSPECTIVE VIEWS

STATUS
PLANNING COMMISSION SET
11.03.16

JOB NO.	16006
DRAWN BY	VSD
SHEET NO.	A110



EAST-WEST SECTIONAL PERSPECTIVE THROUGH REAR STAIR CLERESTORY 2
1/4" = 1' - 0"



NORTH-SOUTH SECTIONAL PERSPECTIVE THROUGH REAR STAIR CLERESTORY 1
3/16" = 1' - 0"

S/A

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C - 17
STATE OF CALIFORNIA

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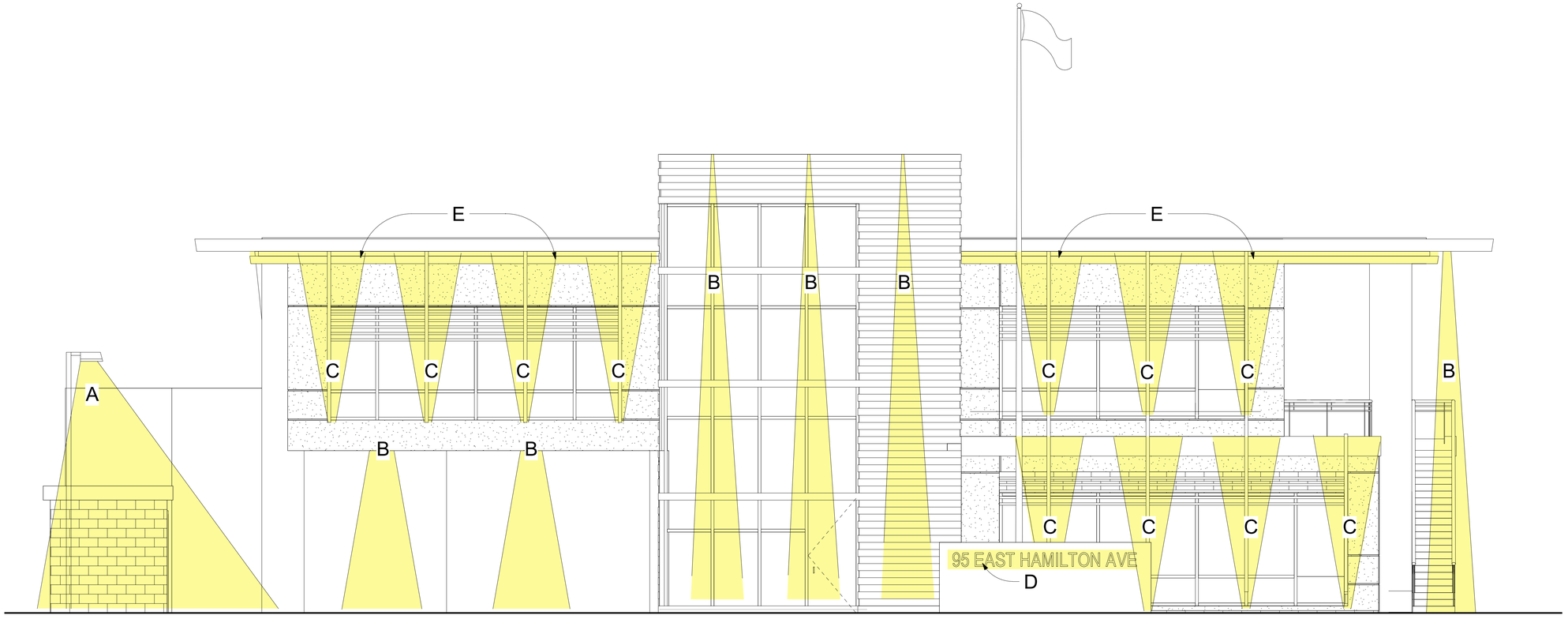
NO.	DATE	ISSUE

DRAWING TITLE
SECTIONAL PERSPECTIVE

STATUS
PLANNING COMMISSION SET
11.03.16

JOB NO.	16006
DRAWN BY	VSD
SHEET NO.	

A111



	MANUFACTURER	CATALOG NUMBER	MOUNTING	AREA OF USE	LAMP VOLTAGE	LAMP WATTAGE	LAMP TYPE	DESCRIPTION	NOTES
A	LITHONIA D-SERIES SIZE 1 LED AREA LUMINAIRE	DSX1LED 30C	POLE	PARKING LOT	208V	68W	AREA LIGHTING	LAMP TO BE SPACED EVERY 25-30 FEET ALONG PARKING ZONES. 16FT MAX IN HEIGHT	-
B	ARTIDEME NIKI CEILING LIGHT WITH PRISMATIC GLASS DIFFUSER	L221188	CEILING	DRIVEWAY & REAR OVERHANG	120V	100W MAX	RECESSED CEILING LAMP	8" DIAMETER 6" DEPTH	DOWNLIGHTS FOR DRIVEWAY AND OVERHANG
C	VISTA PROFESSIONAL OUTDOOR LIGHTING UPLIGHT MODEL 5004	WR-5004-B-2.5-W-25-FR & GR-5004-B-2.5-W-25-FR	WALL & GROUND	ALONG EXTERIOR WINDOWSILLS SHINING UP TO ROOF OVERHANG	115V	60W	UPLIGHT	25 DEGREE ANGLE DISTRIBUTION 4" DIAMETER	PEWTER COLOR FINISH TO MATCH WITH WALLS & BLACK COLOR FOR GROUND MOUNTED
D	IMPACT SIGNS BACKLIT LETTERS	DARK BRONZE C304	WALL	MAIN ENTRANCE RAMP WALL FACING HAMILTON AVE	12V/LETTER	25W/LETTER	LED BACKLIT LETTERS	EACH LETTER: 8" HEIGHT X 2" DEPTH	LIGHT TO BE MOUNTED 3' AFF
E	PURE LIGHTING STRATUS LED LINEAR WALL GRAZER	SH1-SP1-RGB PUR57704	COFFER MOUNTED	INSIDE COFFER OF ROOF OVERHANG	120V	110W	STRIP LIGHT	MOUNTED INSIDE COFFER TO CREATE LINEAR EFFECT ACROSS FACADE	AVAILABLE IN 1' & 4' LONG UNITS
F	INTRIGUE LIGHTING LED SAGA RECESSED STEP LIGHT	SGH - NC-LED-SG-R-1LED-AC-OLG-WHL-TRH-120-BLK	WALL	INSIDE MAIN ENTRANCE RAMP FACING RAMP	120V	78W	STEP LIGHT	10.24" W X 3.94" H	DARK METAL FINISH TO MATCH HANDRAILS & MULLIONS

SOUTH ELEVATION LIGHTING KEY 1
1/8" = 1' - 0"

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95 E HAMILTON AVE

LICENSED ARCHITECT MICHAEL STANTON C-17827 STATE OF CALIFORNIA

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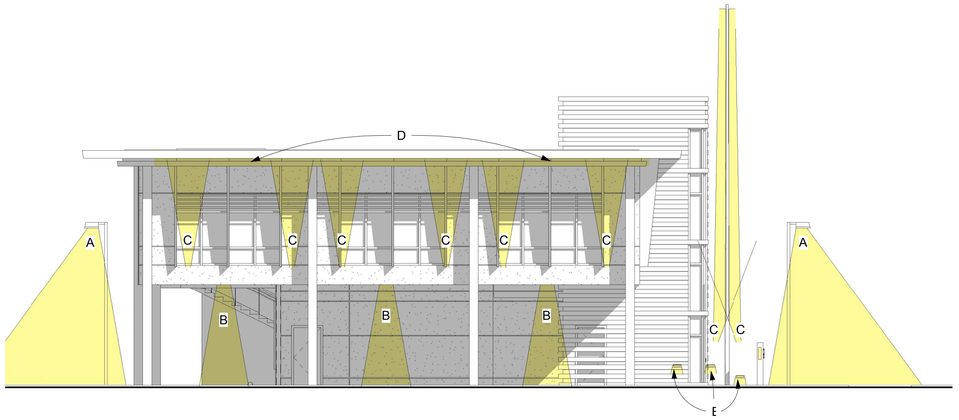
NO.	DATE	ISSUE

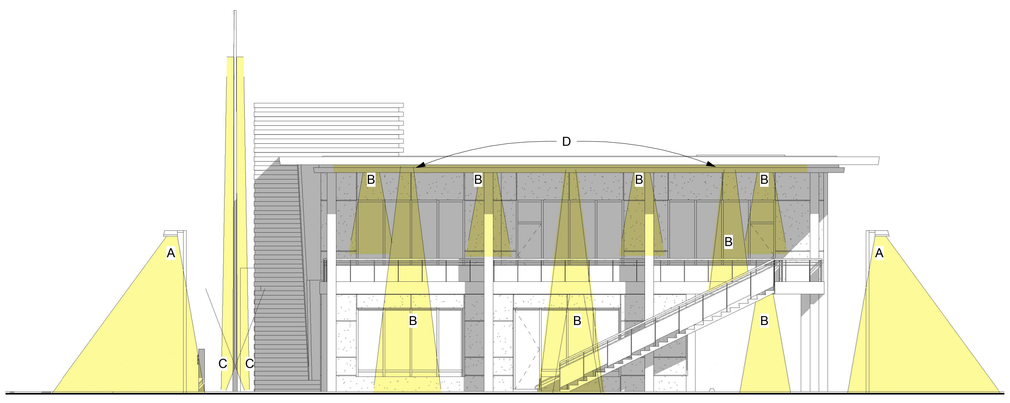
DRAWING TITLE
EXTERIOR LIGHTING SPECIFICATIONS

STATUS
PLANNING COMMISSION SET
11.03.16

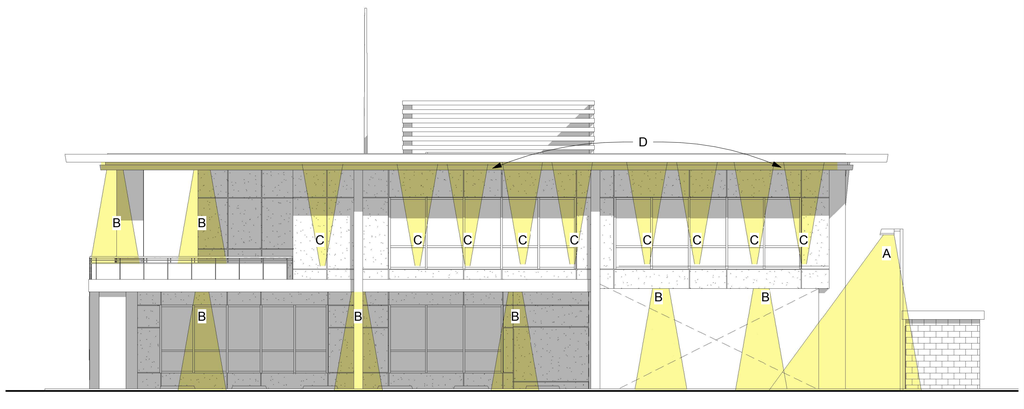
JOB NO.	16006
DRAWN BY	VSD
SHEET NO.	A112



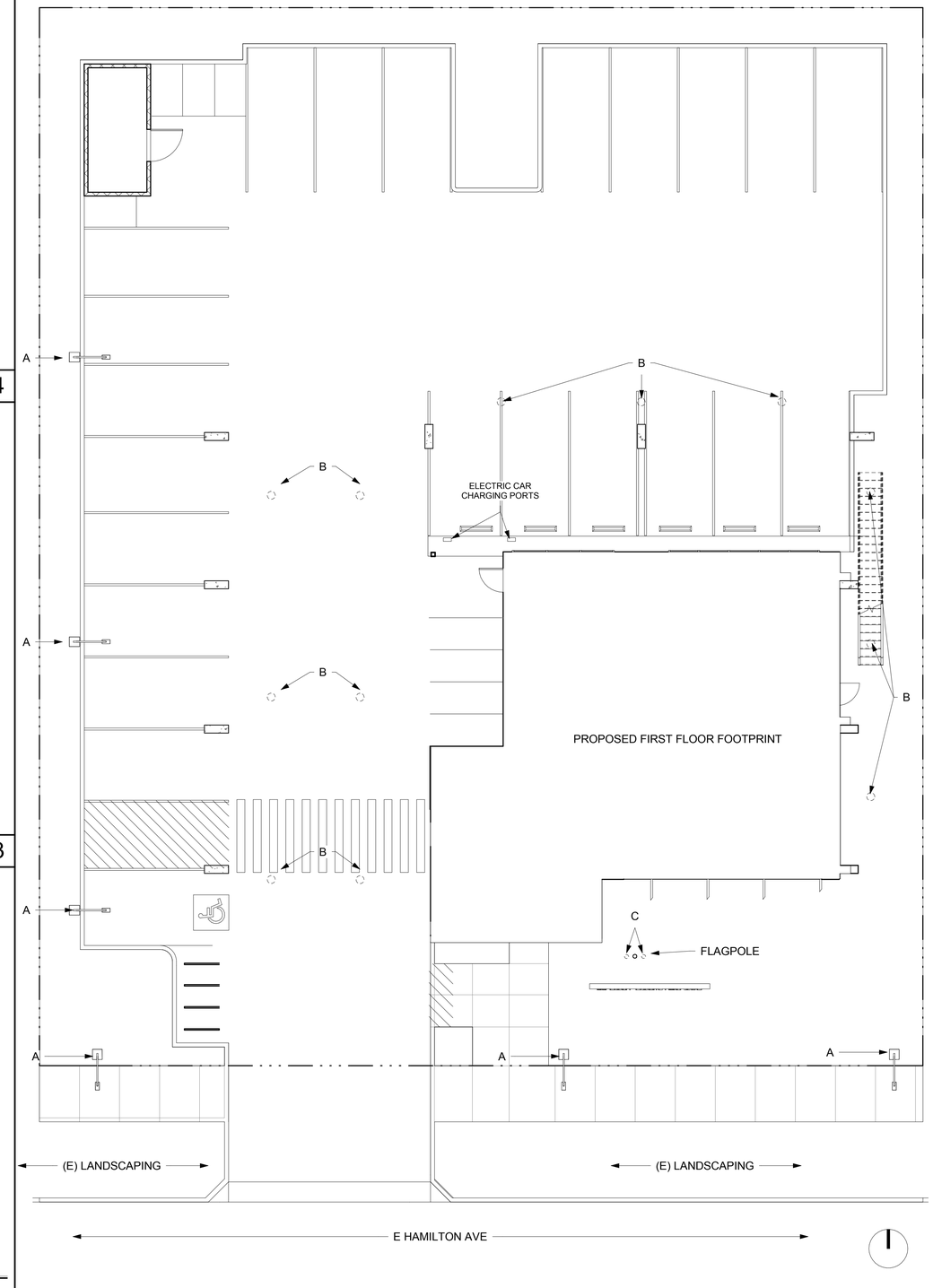
WEST ELEVATION LIGHTING KEY 4
1/8" = 1' - 0"



EAST ELEVATION LIGHTING 3
1/8" = 1' - 0"



NORTH ELEVATION LIGHTING 2
1/8" = 1' - 0"



LIGHTING PLAN 1
1/8" = 1' - 0"

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95 E HAMILTON AVE

EAST ELEVATION

LICENSED ARCHITECT
MICHAEL STANTON
C-17026
STATE OF CALIFORNIA

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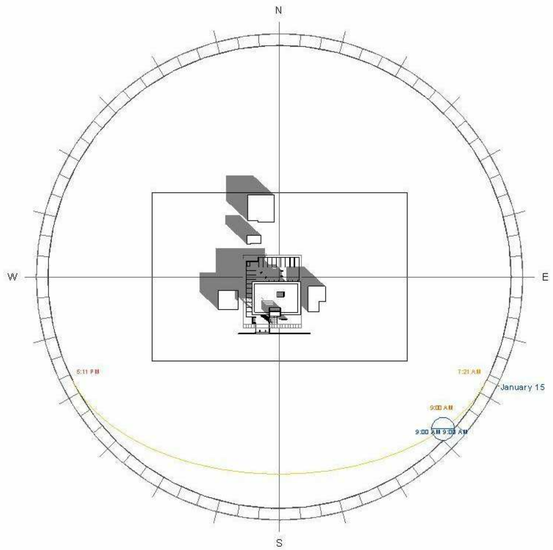
NO.	DATE	ISSUE

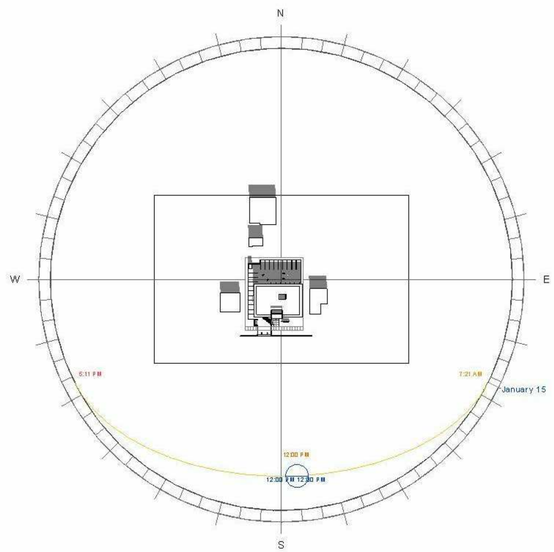
DRAWING TITLE
EXTERIOR LIGHTING SPECIFICATIONS

STATUS
PLANNING COMMISSION SET
11.03.16

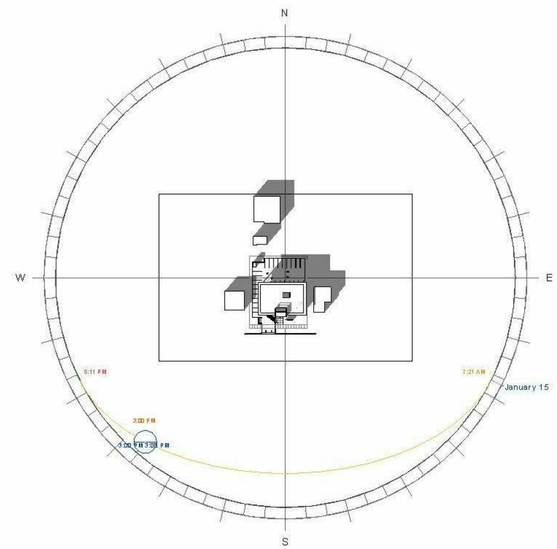
JOB NO.	16006
DRAWN BY	VSD
SHEET NO.	A113



JAN 15, 2016 - 9AM

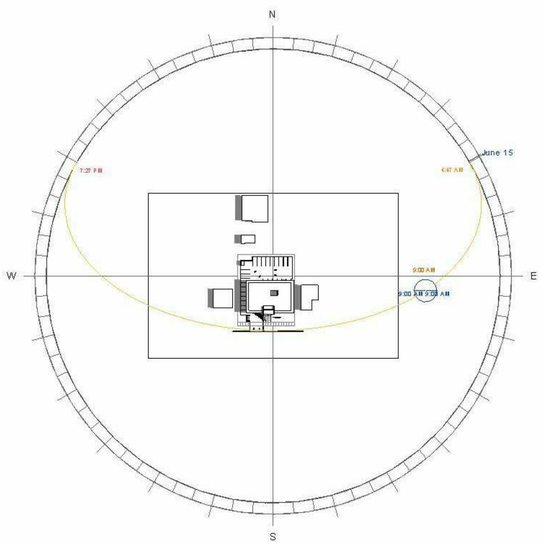


JAN 15, 2016 - 12PM



JAN 15, 2016 - 3PM

WINTER SHADOW CHART
NTS
2



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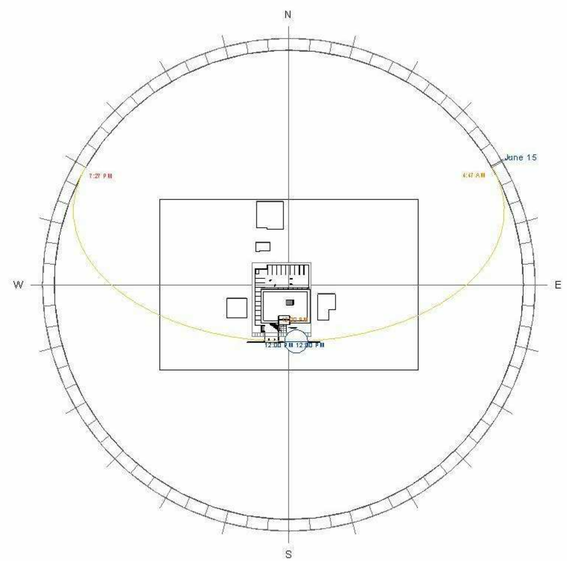

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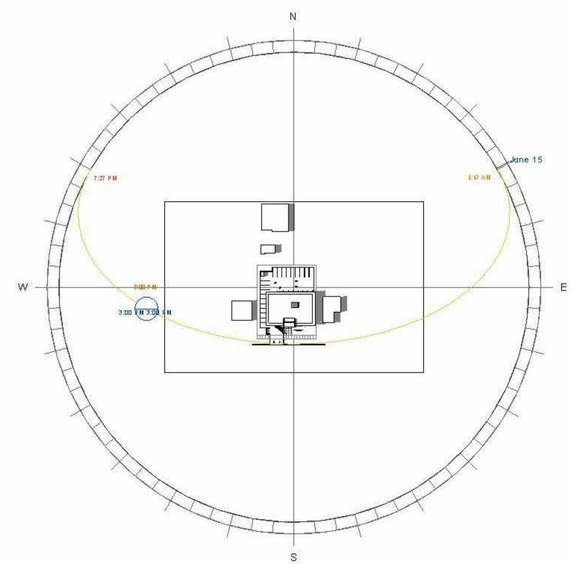

JUL 15, 2016 - 3PM

SUMMER SHADOW CHART
NTS
1

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95 E HAMILTON AVE

LICENSED ARCHITECT
MICHAEL STANTON
C-17
STATE OF CALIFORNIA

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NO.	DATE	ISSUE

DRAWING TITLE
SOLAR STUDIES

STATUS
PLANNING COMMISSION SET
11.03.16

JOB NO.	16006
DRAWN BY	Author
SHEET NO.	

A115

GRADING & DRAINAGE PLANS

SUBJECT ADDRESS: 95-109 EAST HAMILTON AVE
BUILDING PERMIT NO 2015-___________
ASSESSORS PARCEL NO. 279-27-096

CITY OF CAMPBELL — THE ORCHARD CITY

CITY OF CAMPBELL
DEPARTMENT OF PUBLIC WORKS

GRADING AND DRAINAGE NOTES

1. CALIFORNIA BUILDING CODE
ALL WORK SHALL COMPLY WITH THE 2007 CALIFORNIA BUILDING CODE.

2. O.S.H.A. REGULATIONS
ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE O.S.H.A. REGULATIONS.

3. GEOTECHNICAL (SOILS) REPORT
THE ENGINEER OF WORK HAS DESIGNED THIS PROJECT TO COMPLY WITH THE GRADING RECOMMENDATIONS IN THE PROJECT GEOTECHNICAL (SOILS) REPORT PREPARED BY Ali Abiani, DATED 01-5-15 PROJECT NO. 01-15-100.

4. SPECIFICATIONS AND OBSERVATIONS
ALL GRADING AND DRAINAGE WORK SHALL CONFORM TO APPROVED SPECIFICATIONS PRESENTED HEREON. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOILS ENGINEER OR ENGINEER OF WORK. THE SOILS ENGINEER/ENGINEER OF WORK AND CITY (866-2150) SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNAPPROVED GRADING WORK SHALL BE REMOVED AND REPLACED UNDER OBSERVATION

5. NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM
PRIOR TO ISSUANCE OF ANY GRADING OR BUILDING PERMITS, THE APPLICANT SHALL COMPLY WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMITTING REQUIREMENTS AND THE CALIFORNIA STORM WATER BEST MANAGEMENT PRACTICES HANDBOOK PREPARED BY THE STORM WATER QUALITY TASK FORCE, SANTA CLARA VALLEY WATER DISTRICT AND THE CITY OF CAMPBELL MUNICIPAL CODE REGARDING STORM WATER POLLUTION PREVENTION.

6. LOCAL NON-POINT SOURCE ORDINANCE
COMPLIANCE WITH THE LOCAL NON-POINT SOURCE ORDINANCE CONCERNING DISCHARGE OF MATERIALS TO THE STORM DRAINAGE SYSTEM SHALL BE THE RESPONSIBILITY OF THE GRADING CONTRACTOR.

7. UNDERGROUND UTILITIES AND STRUCTURES
THE EXISTENCE AND APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN ON THESE PLANS WERE DETERMINED BY THE ENGINEER OF WORK BY SEARCHING THE AVAILABLE PUBLIC RECORDS. THEY ARE SHOWN FOR GENERAL INFORMATION ONLY. THE CITY OF CAMPBELL MAKES NO CLAIMS OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY UTILITY LOCATIONS WITH THE APPROPRIATE AGENCY. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES, STRUCTURES AND ANY OTHER IMPROVEMENTS FOUND AT THE WORK SITE.

8. EROSION CONTROL
EROSION CONTROL PLANTING AND OTHER SILT RETENTION OR EROSION CONTROL MEASURES MAY BE REQUIRED IN ALL GRADED AREAS. SEE LANDSCAPE PLAN, IF APPLICABLE, FOR DETAILS OF PLANTING.

9. UTILITY ELEVATION VERIFICATION
THE CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR DISCREPANCIES EXIST BETWEEN THE ACTUAL ELEVATIONS AND STORM DRAIN CONSTRUCTION PRIOR TO ANY SITE WORK. SHOULD LOCATIONS OF EXISTING STORM DRAIN CONNECTIONS AND THOSE AS SHOWN ON THESE PLANS, THE CONTRACTOR SHALL NOTIFY ENGINEER OF WORK BEFORE ADJUSTING THE DESIGN.

10. UTILITY CROSSINGS
THE CONTRACTOR SHALL UNCOVER AND EXPOSE ALL EXISTING UTILITY, SEWER AND STORM DRAIN LINES WHERE THEY ARE TO BE CROSSED ABOVE OR BELOW BY THE NEW FACILITY BEING CONSTRUCTED IN ORDER TO VERIFY THE GRADE AND TO ASSURE THAT THERE IS SUFFICIENT CLEARANCE. HE OR SHE SHALL CALL THE ENGINEER OF WORK REGARDING POTENTIAL CONFLICTS BEFORE FIELD WORK BEGINS.

11. GRADING REQUIREMENTS
DRAINAGE, INCLUDING ALL ROOF AND PATIO DRAINS, SHALL BE DIRECTED AWAY FROM THE STRUCTURE. IT SHALL BE THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE DRAINAGE SYSTEM FACILITIES SHOWN HEREON ARE KEPT CLEAR OF OBSTRUCTIONS AND THE CONTRACTOR SHALL REGRADE AREAS THAT WILL NOT DRAIN AFTER FINAL GRADING. THE GROUND ADJACENT TO THE BUILDING SHALL SLOPE AWAY WITH A MINIMUM SLOPE OF 2% FOR AT LEAST 5 FEET. MINIMUM SLOPE IN ALL OTHER CASES SHALL BE NO LESS THAN 1%.

12. GRADED SITE ELEVATIONS
ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12 INCHES (305 MM) PLUS 2 PERCENT. THE BUILDING OFFICIAL MAY APPROVE ALTERNATE ELEVATIONS, PROVIDED IT CAN BE DEMONSTRATED THAT REQUIRED DRAINAGE TO THE POINT OF DISCHARGE AND AWAY FROM THE STRUCTURE IS PROVIDED AT ALL LOCATIONS ON THE SITE.

13. CLEAN, SAFE AND USABLE PUBLIC RIGHT-OF-WAY AND PRIVATE PROPERTY
THE PERMITTEE SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.

14. TOPOGRAPHY SURVEY
THE TOPOGRAPHY SURVEY MADE BY ______________________ ON ________.

15. TREE REMOVAL AND PRESERVATION
THIS PLAN DOES NOT APPROVE REMOVAL OF TREES. APPROPRIATE TREE REMOVAL PERMITS AND METHOD OF TREE PRESERVATION SHOULD BE OBTAINED FROM THE PLANNING DIVISION.

16. PROJECT PLANS
THIS PLAN IS A PART OF PROJECT PLANS. SEE ARCHITECT AND LANDSCAPE PLANS, IF APPLICABLE, FOR DETAILS AND DIMENSIONS. FENCES AND WALLS ARE NOT A PART OF THESE PLANS.

17. FINAL LETTER OF INSPECTION
THE SOILS ENGINEER OR ENGINEER OF WORK SHALL PROVIDE FINAL LETTER OF INSPECTION AT COMPLETION OF THE GRADING.

18. GRADE EVENLY
THE CONTRACTOR SHALL GRADE EVENLY BETWEEN SPOT ELEVATIONS SHOWN.

19. APPROVAL OF PLANS
APPROVAL OF THIS PLAN APPLIES ONLY TO THE EXCAVATION, PLACEMENT, AND COMPACTION OF NATURAL EARTH MATERIALS. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERTY OR THE PRIVATE PROPERTY OF OTHERS. APPROVAL OF THIS PLAN ALSO DOES NOT CONSTITUTE APPROVAL OF ANY IMPROVEMENTS. PROPOSED IMPROVEMENTS ARE SUBJECT TO REVIEW AND APPROVAL BY THE RESPONSIBLE AUTHORITIES AND ALL OTHER REQUIRED PERMITS SHALL BE OBTAINED.

20. WELL LOCATIONS
ALL KNOWN WELL LOCATIONS ON THE SITE HAVE BEEN INCLUDED AND SUCH WELLS SHALL BE MAINTAINED OR ABANDONED ACCORDING TO CURRENT REGULATIONS ADMINISTERED BY THE SANTA CLARA VALLEY WATER DISTRICT. CALL (408) 265-2600 EXTENSION 382 TO ARRANGE FOR DISTRICT OBSERVATIONS OF ALL WELL ABANDONMENTS.

21. EARTHWORK QUANTITIES
THE EARTHWORK QUANTITIES SHOWN ON THESE PLANS ARE ONLY TO BE USED TO DETERMINE THE GRADING PLAN REVIEW AND PERMIT FEES.

22. ELEVATION ADJUSTMENTS
ADJUSTMENTS OF PADS OR PARKING LOT ELEVATIONS TO ACHIEVE EARTHWORK BALANCE SHALL BE MADE ONLY WITH APPROVAL OF THE ENGINEER OF WORK AND THE CITY OF CAMPBELL BUILDING DIVISION.

23. TRUCK ROUTE
THE TRUCK ROUTE SHALL BE Hamilton Ave East RT 17 South 85 South to Camden East to Guadalupe to dump or 85 North to Steven Creek to Foothills to SC quarry

24. CONTRACTOR RESPONSIBILITIES
THE SOILS ENGINEER AND/OR ENGINEER OF WORK WILL NOT DIRECTLY CONTROL THE PHYSICAL ACTIVITIES OF THE CONTRACTOR OR ANY SUBCONTRACTORS OF THE CONTRACTOR OR SUBCONTRACTOR'S WORKMEN'S ACCOMPLISHMENT OF WORK ON THE PROJECT. CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR WORKING CONDITIONS ON THE JOBSITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

25. NEAT AND CLEAN PREMISES
DURING THE PROGRESS OF THE WORK, THE CONTRACTOR SHALL KEEP THE PREMISES OCCUPIED BY HIM IN A NEAT AND CLEAN CONDITION, DISPOSING OF REFUSE IN A SATISFACTORY MANNER AS OFTEN AS DIRECTED, OR AS MAY BE NECESSARY SO THAT THERE SHALL AT NO TIME BE ANY UNSIGHTLY ACCUMULATION OF RUBBISH

26. ANY ABANDONED UNDERGROUND PIPES
ANY ABANDONED UNDERGROUND PIPES EXPOSED DURING CONSTRUCTION SHALL BE REMOVED ADEQUATELY PLUGGED, OR A COMBINATION OF BOTH IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CAMPBELL, BUILDING DIVISION.

27. HUMAN REMAINS
IF HUMAN REMAINS ARE DISCOVERED DURING THE CONSTRUCTION, UNLESS THE CORONER HAS NOTIFIED THE PERMITTEE IN WRITING THAT THE REMAINS DISCOVERED HAVE BEEN DETERMINED NOT TO BE NATIVE AMERICAN, THE PERMITTEE SHALL NOTIFY ALL PERSONS ON THE CITY'S NATIVE AMERICAN NOTIFICATION LIST OF SUCH DISCOVERY. SUCH NOTIFICATION SHALL BE SENT BY FIRST CLASS U.S. MAIL WITHIN SEVEN (7) DAYS OF THE DATE ON WHICH THE PERMITTEE NOTIFIED THE CORONER AND SHALL STATE THAT THE CORONER HAS BEEN NOTIFIED IN ACCORDANACE WITH CALIFORNIA STATE LAW.

28. MAINTENANCE PROCEDURES
THE CONTRACTOR SHALL ADVISE THE OWNER OF APPROPRIATE MAINTENANCE PROCEDURES OF THE DRAINAGE SYSTEMS.

29. DUST CONTROL
ALL EXPOSED OR DISTURBED SOIL SURFACES SHALL BE WATERED AS NECESSARY, BUT NOT LESS THAN TWICE DAILY TO CONTROL DUST. AREAS OF DIGGING AND GRADING OPERATIONS SHALL BE CONSISTENTLY WATERED TO CONTROL DUST. GRADING OR OTHER DUST-PRODUCING ACTIVITIES SHALL BE SUSPENDED DURING PERIODS OF HIGH WIND WHEN DUST IS READILY VISIBLE IN THE AIR. STOCKPILES OF SOIL, DEBRIS, SAND, OR OTHER DUST-PRODUCING MATERIALS SHALL BE WATERED OR COVERED. THE CONSTRUCTION AREA AND THE SURROUNDING STREETS SHALL BE SWEPT (NO WATER) AS NECESSARY, BUT NOT LESS THAN TWICE DAILY.

30. CONSTRUCTION MITIGATION MEASURE
HOURS OF CONSTRUCTION SHALL BE LIMITED TO 8:00 A.M. TO 5:00 P.M. MONDAY THROUGH FRIDAY, AND 9:00 A.M TO 4:00 P.M. ON SATURDAY. CONSTRUCTION ACTIVITIES SHALL NOT TAKE PLACE ON SUNDAYS AND HOLIDAYS.

Revised January 2008

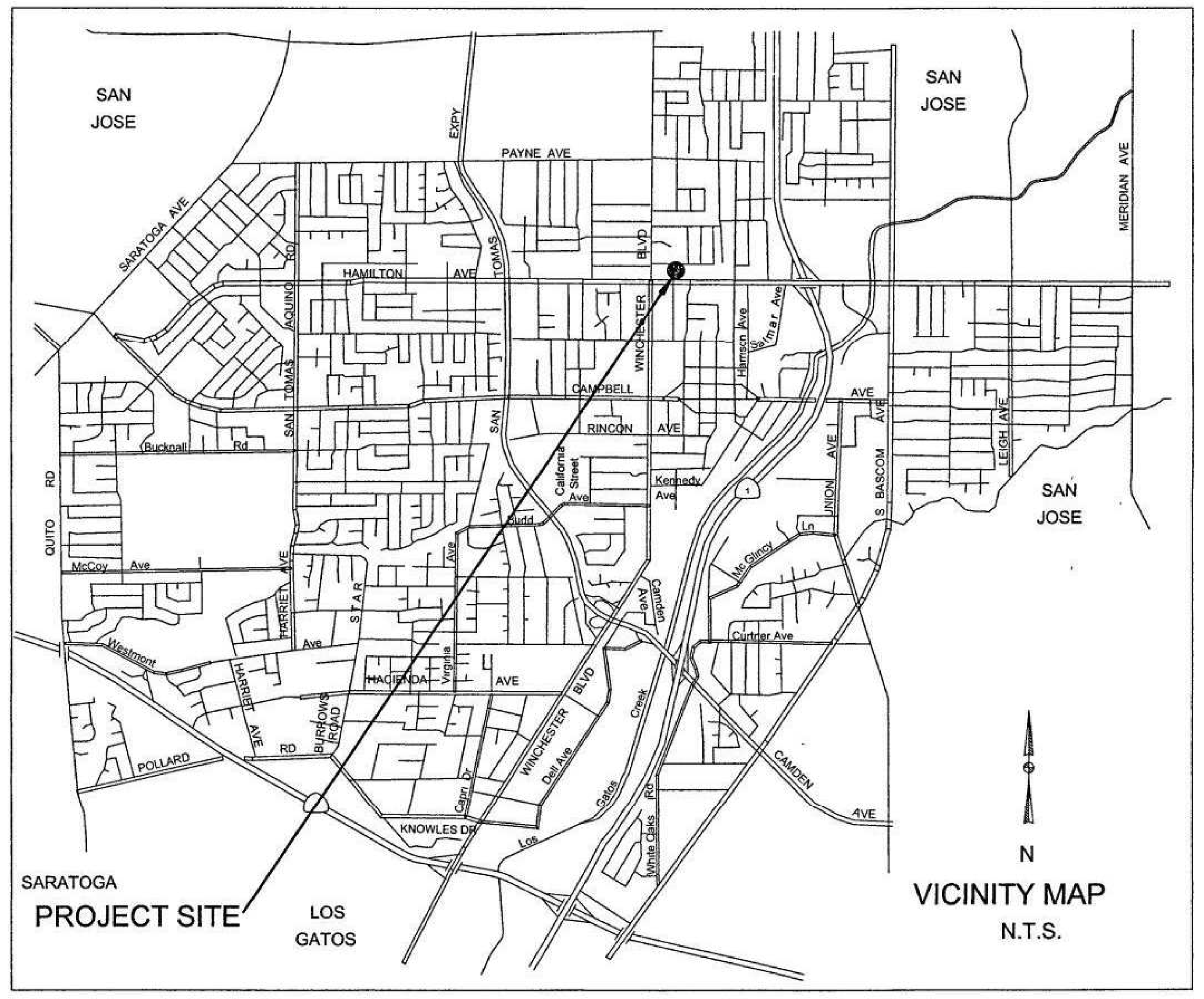
BENCHMARK

CITY OF CAMPBELL BM #30, "Hamilton Ave. & Winchester Blvd., N.E. corner at west side of CR, A 2¼" Brass Disk in top of curb." ELEVATION= 182.02'. (FOR THIS PLAN IT IS 176.60', THEREFORE ALL ELEVATIONS ARE 5.42' BELOW THE CITY DATUM)

BASIS OF BEARINGS:

THE BEARING S 89°26'00" W ALONG THE MONUMENT OR CENTER LINE OF HAMILTON AVE. AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN BOOK 338 AT PAGE 30, SANTA CLARA COUNTY RECORDS AND AS FOUND MONUMENTED WAS USED AS THE BASIS OF BEARINGS FOR THIS PLAN.

1-800-227-2600
CALL BEFORE YOU DIG — USA — UNDERGROUND SERVICE ALERT
1-800-227-2600



VICINITY MAP
N.T.S.

AGENCY INDEX

SANTA CLARA COUNTY FIRE DEPARTMENT	(408) 378-4010
CITY OF CAMPBELL - PUBLIC WORKS	(408) 866-2150
CITY OF CAMPBELL - POLICE	(408) 866-2121
SBC TELEPHONE	(408) 811-3900
PACIFIC GAS & ELECTRIC	(408) 973-8980
SAN JOSE WATER COMPANY	(408) 279-7900
SANTA CLARA VALLEY WATER DISTRICT	(408) 265-2600
COMCAST CABLE TELEVISION	(408) 452-9100
WEST VALLEY SANITATION DISTRICT	(408) 378-2407

ABBREVIATIONS

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

EARTHWORK TABLE

FILL	100
CU	1080
IMPORT	0
EXPORT	900

NOTE:
EARTHWORK QUANTITIES ON THIS TABLE ARE FOR INFORMATION ONLY. CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITIES TAKE-OFF. ESTIMATED QUANTITIES IN CUBIC YARDS

INDEX OF DRAWINGS

TITLE	SHEET
TITLE SHEET	C - 0
TOPOGRAPHIC SURVEY AND DEMOLITION PLAN	C - 1
GRADING AND DRAINAGE PLAN & ONSITE UTILITY PLAN	C - 2
GRADING AND DRAINAGE PLAN (NOTES & DETAILS)	C - 3
SWPPP PLAN (STORM WATER POLLUTION PREVENTON PRORAM)	C - 4
SWPPP NOTES & DETAILS	C - 5
OFF SITE IMPROVEMENT PLAN	C - 6
OFF SITE IMPROVEMENT PLAN (NOTES & DETAILS)	C - 7
EROSION CONTROL PLAN	C - 8
BLUE PRINT FOR A CLEAN BAY	C - 9

LEGEND

	EXISTING	PROPOSED
SIDEWALK, CURB AND GUTTER		
CENTER LINE		
PROPERTY LINE		
EDGE OF PAVEMENT		
DRIVEWAY APPROACH		
PCC OR AC REMOVAL		
STANDARD CITY MONUMENT		
BENCH MARK		
MANHOLE		
STORM DRAIN INLET		
WATER METER	W	W
VALVE		
FIRE HYDRANT		
STREET LIGHT		
POWER POLE		
PULL BOX		
CABLE TELEVISION LINE	— UG — UG — UG —	— UG — UG — UG —
ELECTRICAL LINE	— E — E — E — E —	— E — E — E — E —
IRRIGATION LINE	— IR —	— IR —
NATURAL GAS LINE	— GAS — GAS —	— GAS — GAS —
OVERHEAD LINE		
SANITARY SEWER LINE	— SS — SS — SS —	— SS — SS — SS —
STORM DRAIN LINE	— SD — SD — SD —	— SD — SD — SD —
TELEPHONE LINE	— TP — TP — TP —	— TP — TP — TP —
WATER LINE	— W — W — W — W —	— W — W — W — W —
TRAFFIC SIGNAL CONDUIT	— TS —	— TS —
LIGHTING CONDUIT	— UG — UG — UG —	— UG — UG — UG —
ROADSIDE SIGN & SIGN CODE	R1	R1
FENCE		
TREE/SHRUB		

Project Size

a. Total Site Area: 0.33 acre	b. Total Site Area Disturbed: 0.33 acre (including clearing, grading, or excavating)			
	Existing Area (ft²)	Proposed Area (ft²) Replaced	Proposed Area (ft²) New	Total Post-Project Area (ft²)
Impervious Area				
Roof (incl. Solar)			6,825	6,825
Parking, Uncovered			1,285	1,285
Sidewalks and Streets	1046	1046	538	538
c. Total Impervious Area	1046	1046	8,648	8,648
d. Total new and replaced impervious area		9694		
Pervious Area				
Landscaping			3,250	
Pervious Paving			1,576	
Other (e.g. Green Roof)				
e. Total Pervious Area			4,826	
f. Percent Replacement of Impervious Area in Redevelopment Projects (Replaced Total Impervious Area ÷ Existing Total Impervious Area) x 100% = ________%				

GENERAL APPROVAL NOTE:

APPROVAL OF THESE PLANS DOES NOT RELIEVE THE DEVELOPER/ PERMITTEE OF THE RESPONSIBILITY FOR CORRECTION OF MISTAKES, ERRORS, OR OMISSIONS CONTAINED THEREIN. IF, DURING THE COURSE OF CONSTRUCTION, PUBLIC INTEREST REQUIRES A MODIFICATION OF THESE PLANS, OR THE STANDARD SPECIFICATIONS AND DETAILS OF THE CITY OF CAMPBELL, THE CITY ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUCH MODIFICATION AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE CONSTRUCTED, AT NO COST TO THE CITY.

APPROVED FOR IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY AS DESIGN ONLY BASED UPON INFORMATION SUBMITTED HEREON.

MICHELLE M. QUINNEY, P.E. — Date
CITY ENGINEER
CITY OF CAMPBELL
RCE #44144,

SEAL OF ENGINEER OF WORK:

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODES, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

THE DESIGN SHOWN HEREON IS NECESSARY AND REASONABLE AND DOES NOT RESTRICT ANY HISTORIC DRAINAGE FLOWS FROM ADJACENT PROPERTIES NOR INCREASE DRAINAGE TO ADJACENT PROPERTIES.

THE DESIGN INCLUDES PRINCIPLES AND TECHNIQUES TO REDUCE QUANTITY AND IMPROVE THE QUALITY OF STORM WATER RUNOFF, AS REQUIRED BY NPDES.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF CAMPBELL IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

Ali Abiani — 09-20-16 Date

REGISTERED PROFESSIONAL ENGINEER — ALI ABIANI — NO C 57818 — CIVIL — STATE OF CALIFORNIA

THESE PLANS HAVE BEEN REVIEWED AND FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE INTENT AND PURPOSE OF THE GEOTECHNICAL EXPLORATION REPORT ON__________ IN CAMPBELL, CALIFORNIA, PROJECT NO.________, DATED ______,____, PREPARED BY ____________.

(NAME) DATE
G.E. #

CITY OF CAMPBELL
PUBLIC WORKS DEPARTMENT CLEARANCE

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

BY: ______________ DATE: __________

No	Revision	Date	By	Chkd
1				
2				
3				

Date 04-06-15
REVISED 09-19-16
Drawn By: A.K

MFA ENGINEERS & ASSOCIATES
370 GRAND PARK CIR
SAN JOSE CA 95136
408-509-3461
aliabiani@sbcglobal.net

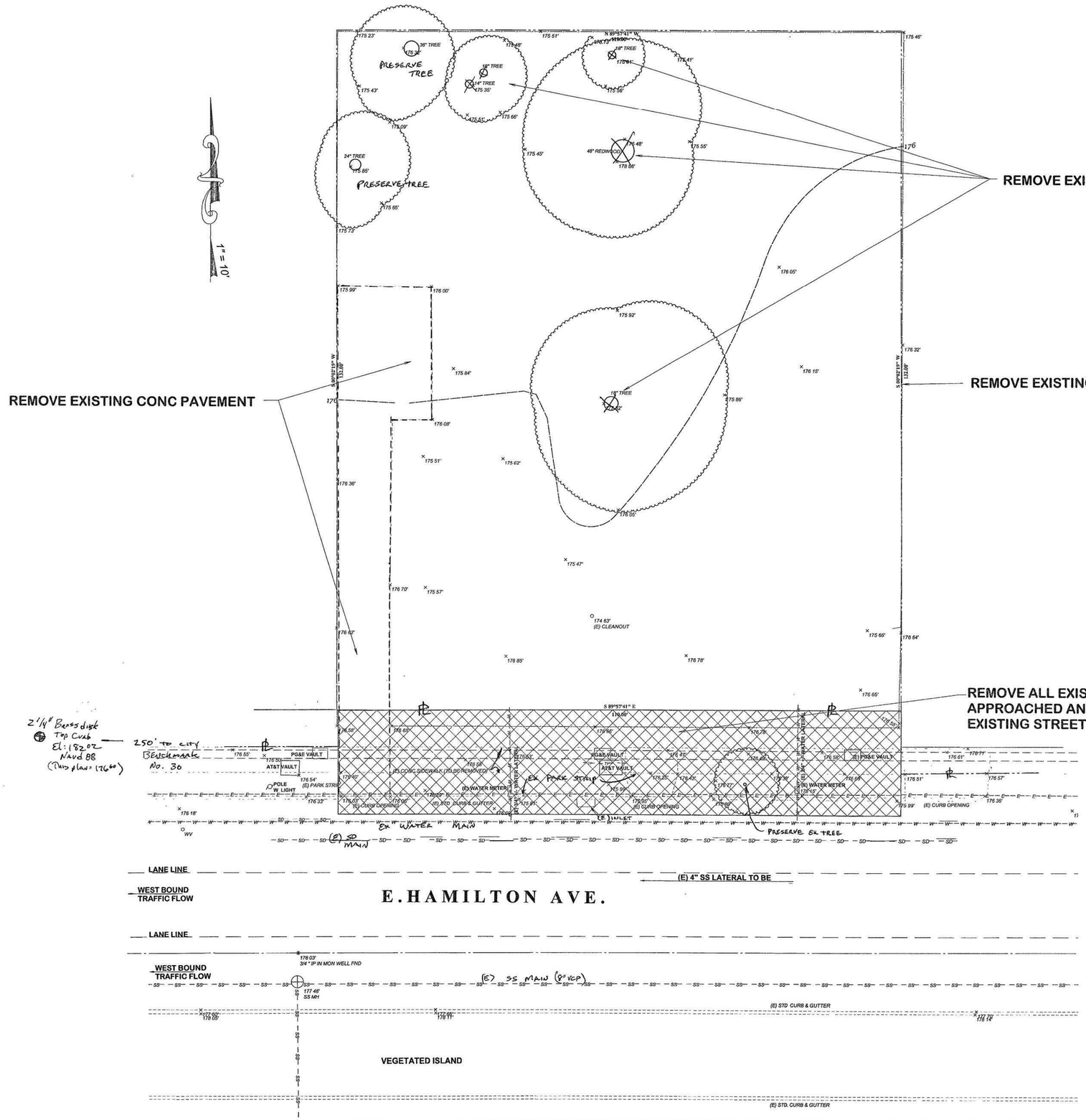
TITLE SHEET
95-109 EAST HAMILTON VE
CITY OF CAMPBELL
SANTA CLARA COUNTY
STATE OF CALIFORNIA
BLDG PERMIT NO.______

Civil & L.S. 2nd Submittal ... Copy

CITY OF CAMPBELL, CALIFORNIA — THE ORCHARD CITY

SCALE:
1" = 10'

SHEET:
C - 0
1 OF 8



UNDERGROUND DISCLAIMER

NOTE THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACES FEATURES ONLY UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND UTILITIES ARE NEITHER INTENDED NOR IMPLIED FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2444). SURFACE FEATURES ARE LOCATED BY MEANS OF A STATION AND OFFSET FROM THE CONTROL LINE. CURBLINE OFFSETS ARE TO FACE OF CURB MANHOLE AND FLAT GRATE OFFSETS ARE TO THEIR RESPECTIVE CENTERS HOODED INLETS (CATCH BASINS) ARE LOCATED BY CENTER OF TOP OF HOOD AT FACE OF CURB, UNLESS OTHERWISE NOTED INVIRTS FOR HOODED INLETS ARE MEASURED FROM THE TOP OF HOOD AND INVERTS FOR MANHOLES ARE MEASURED FROM THE RIM THE TOPOGRAPHY CONTROL LINE(S) DEPICTED ON THIS MAP IS BASED ON FOUND MONUMENTS, A SPLIT OF IMPROVEMENTS OR A COMBINATION THEREOF THE TOPOGRAPHY CONTROL LINE(S) SHOULD NOT BE TAKEN AS REPRESENTING THE RECORD CENTERLINE OF THE STREETS.

SITE NOTES:

1 CONTOURS & ELEVATIONS ARE FIELD LOCATED AND ARE BASED ON CITY DATUM
CITY OF CAMPBELL BM #30, "Hamilton Ave. & Winchester Blvd., N E
corner at west side of CR, A 2¼" Brass Disk in top of curb "
ELEVATION= 182.02' (FOR THIS PLAN IT IS 176.60', THEREFORE ALL
ELEVATIONS ARE 5.42' BELOW THE CITY DATUM)

2 △ INDICATES TEMPORARY BENCH MARK SET AS SHOWN

3 BOUNDARY AND TOPO DATA INFO TAKEN FROM A PLAN FROM OTHERS THIS PLAN IS NOT TO BE USED TO ESTABLISH THE PROPERTY LINES AND THE SITE WILL NEED TO BE STAKED AND PROPERTY LINES REPLACED OR CONFIRMED BY A LICENSED SURVEYOR, NO LIABILITY IS ASSUMED AND THIS PLAN IS PROVIDED FOR THE PURPOSE OF SHOWING THE EXISTING CONDITIONS ONLY

4 TREES TYPES ARE APPROXIMATED AND ARE TO BE IDENTIFIED BY OTHERS

5. × 176.34' INDICATES FIELD LOCATED ELEVATION SPOT SHOT

6 OWNERS GROUND ZERO DEVELOPMENT

7. DEED REFERENCES NA

8 APN# 279-27-096

9. CONTOUR INTERVAL = 1'

10 — · · — INDICATES DISTINCT BORDER

0 10 20 30 40 50

No	Revision	Date	By	Chkd
1				
2				
3				

Date 04-05-15
REVISED 05-19-16

Drawn By A.K.

MFA
ENGINEERS
& ASSOCIATES

370 GRAND PARK CIR.
SAN JOSE CA 95136
408-509-3461
alsabiani@sbcglobal.net

TOPOGRAPHICAL & DEMO PLAN

95-109 EAST HAMILTON VE
CITY OF CAMPBELL
SANTA CLARA COUNTY
STATE OF CALIFORNIA
BLDG PERMIT NO._____

REGISTERED PROFESSIONAL ENGINEER
ALI ABIANI
NO C 57818
CIVIL
STATE OF CALIFORNIA

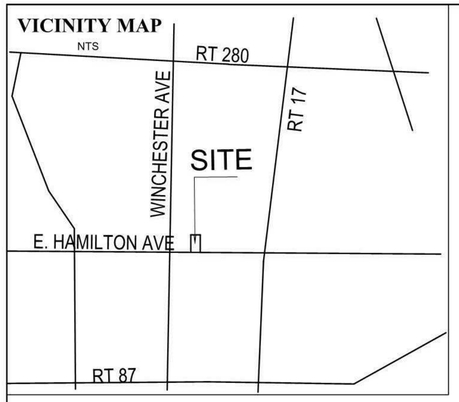
CITY OF CAMPBELL
THE ORCHARD CITY
CAMPBELL, CALIFORNIA

SCALE:
1" = 10'

SHEET:
C - 1
2 OF 8

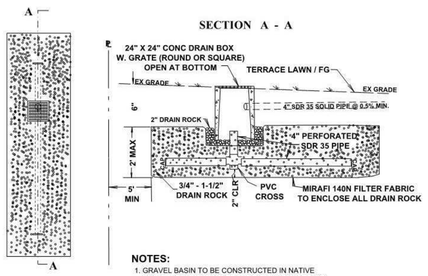
VICINITY MAP

NTS



SITE NOTES:

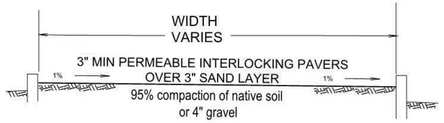
1. CONTOURS & ELEVATIONS ARE FIELD LOCATED AND ARE BASED ON ASSUMED DATUM
2. ⚠ INDICATES TEMPORARY BENCH MARK SET AS SHOWN.
3. BOUNDARY INFO TAKEN FROM A PLAN FROM OTHERS.
4. TREES TYPES ARE APPROXIMATED AND ARE TO BE IDENTIFIED BY OTHERS
5. × 176.34' INDICATES FIELD LOCATED ELEVATION SPOT SHOT.
6. OWNERS: GROUND ZERO DEVELOPMENT
7. DEED REFERENCES: NA
8. APN# 279-27-096
9. CONTOUR INTERVAL = 6"
10. ——— · · ——— INDICATES DISTINCT BORDER



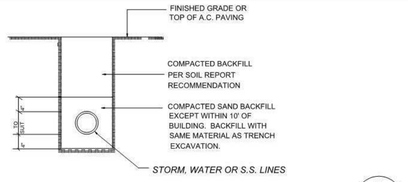
NOTES:

1. GRAVEL BASIN TO BE CONSTRUCTED IN NATIVE SOIL BELOW EXISTING GROUND ELEVATION PRIOR TO THE PLACEMENT OF FILL MATERIAL FOR THE CONSTRUCTION OF THE PROPOSED LAWN TERRACE.
2. USE INLET PROTECTION DURING CONSTRUCTION
3. USE MIRAFI 140N FILTER FABRIC WITH CLEAN 3/4" TO 1-1/2" CRUSHED DRAIN ROCK WITH NO FINE MATERIAL, SILT OR FINE SAND.

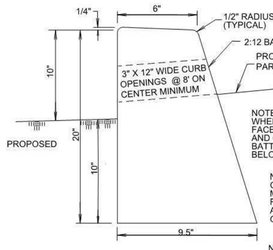
GRAVEL BASIN DETAIL — NOT TO SCALE — 1 / C-2



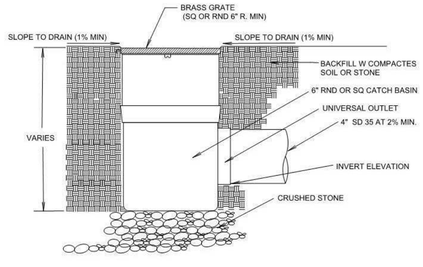
DRIVEWAY PAVING DETAIL — NOT TO SCALE — 6 / C-2



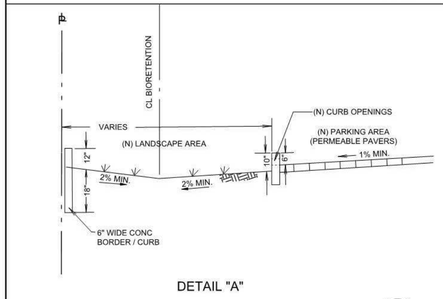
PIPE LINE BACKFILL DETAIL — NOT TO SCALE — 5 / C-2



DEEPENED PLANTER VERTICAL CURB DETAIL — NOT TO SCALE — 3 / C-2



INLET DETAIL — NOT TO SCALE — 4 / C-2

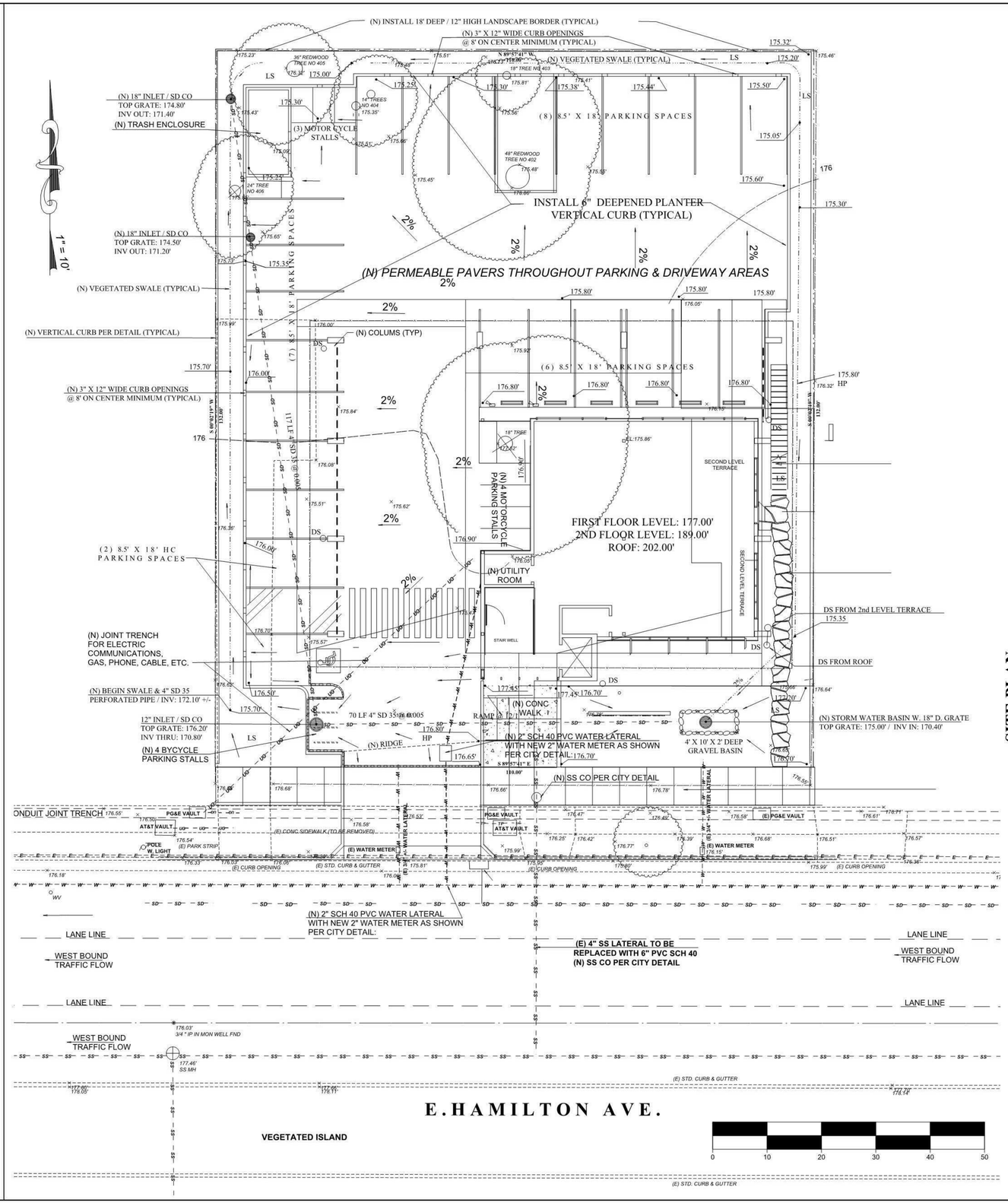


BIORETENTION / LANDSCAPE AREA DETAIL — NOT TO SCALE — 2 / C-2

EARTHWORK TABLE

LOCATION	CUT (CY)	FILL (CY)
SWALES & LANDSCAPED AREAS	24	24
DRIVEWAYS & PARKING	107	90
BUILDING	450	100
EXPORT	367	

NOTE:
EARTHWORK QUANTITIES ON THIS TABLE ARE FOR INFORMATION ONLY. CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITIES TAKE-OFF. TABLE DOES NOT REFLECT CONCRETE REMOVAL OR PLANTER MATERIAL



SITE PLAN

GRADING & DRAINAGE PLAN
95-109 EAST HAMILTON VE
CITY OF CAMPBELL
SANTA CLARA COUNTY
STATE OF CALIFORNIA
BLDG PERMIT NO._____

No.	Revision	Date	By	Chkd
1				
2				
3				

Date: 04-08-15
REV: 09-18-16
REV 12-01-16

Drawn By: JLK

MFA ENGINEERS & ASSOCIATES
370 GRAND PARK CIR.
SAN JOSE CA 95136
408-509-3461
aliabiani@sbcglobal.net

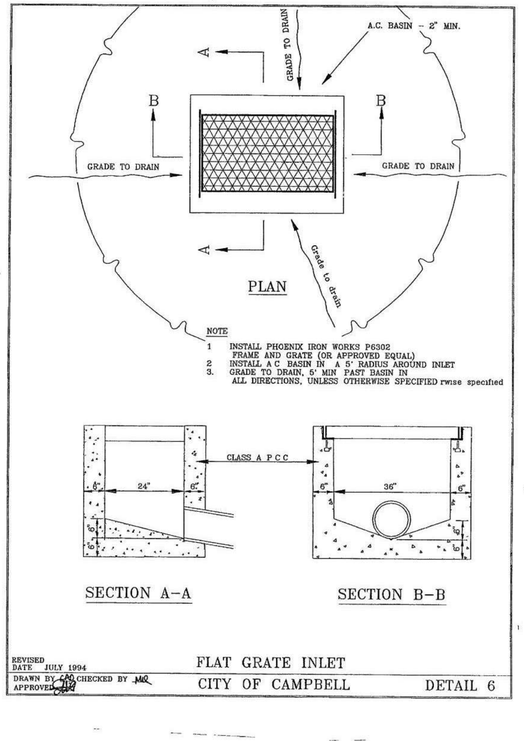
REGISTERED PROFESSIONAL ENG. ALI ABIANI NO C 57818 Expires: 06-30-16 CIVIL STATE OF CALIFORNIA

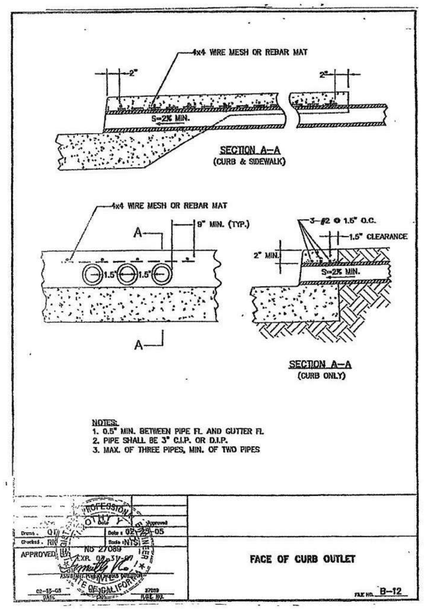
CITY OF CAMPBELL · THE ORCHARD CITY

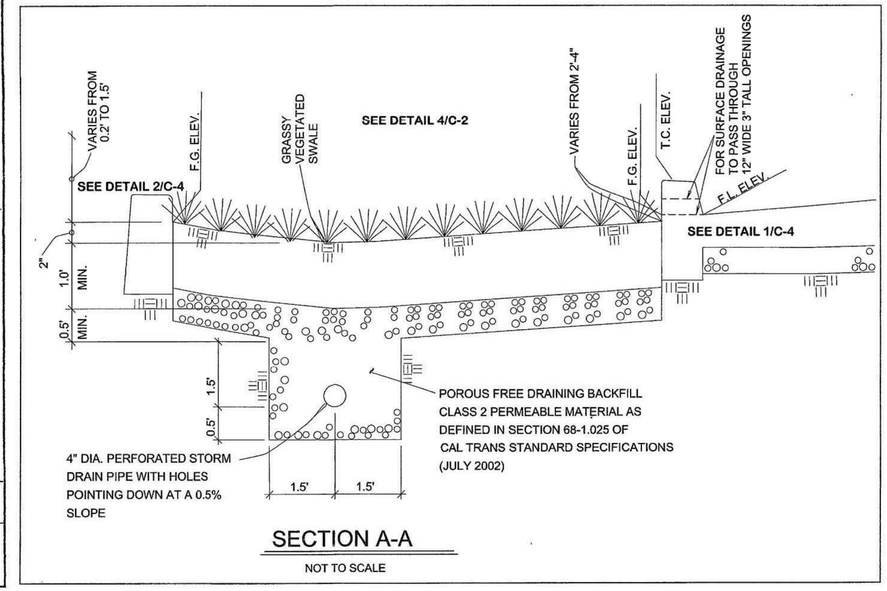
SCALE: 1" = 10'

SHEET: C - 2

3 OF 8







EROSION CONTROL & BMP NOTES

1 UTILIZE BEST MANAGEMENT PRACTICES (BMP'S), AS DIRECTED BY THE STATE WATER RESOURCES CONTROL BOARD, FOR ANY ACTIVITY, WHICH DISTURBS SOIL
2. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND INSURING THE AREA ADJACENT TO THE WORK IS LEFT IN A CLEAN CONDITION
3 WATERING ALL EXPOSED OR DISTURBED SOIL SURFACES AT LEAST TWICE DAILY, AS NECESSARY TO ELIMINATE VISIBLE DUST PLUMES
4. COVER ALL TRUCKS HAULING SOIL, SAND AND OTHER LOOSE MATERIALS OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST TWO FEET
5 FREEBOARD LEVEL WITHIN THOSE TRUCK BEDS ENCLOSE, COVER, OR APPLY (NON-TOXIC) SOIL BINDERS TO EXPOSED STOCKPILES OR DEBRIS, SOIL, SAND, OR OTHER MATERIALS
6 SWEEP DAILY (WITH WATER SWEEPERS) ALL PAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRCUTION SITES
7 SWEEP STREET DAILY (WITH WATER SWEEPERS) IF VISIBLE SOIL, MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS
8 INSTALL WATTLE BARRIER ALONG THE FRONTAGE OF THE JOB SITE THE PLACEMENT OF ADITIONAL DEVICES TO REDUCE EROSION DAMAGE WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER.

STREET NOTES

a. The applicant/contractor shall obtain a separate encroachment permit from the City's Engineering Division prior to start of any work within the City's right-of-way or public easement areas. The applicant shall obtain permits from utility companies prior to applying for city's encroachment permit.
b. Contact Public Works to schedule an inspection a minimum of 24 hours in advance of commencement of public improvement work. The construction supervisor will discuss any repair work to frontage improvements which are not shown on the plans.
c. The applicant shall remove and replace all cracked, damaged, uplifted or depressed frontage improvements (curb, gutter, sidewalk, driveway, etc.), existing or damaged by the construction activities, per City standards along the entire property frontage. If frontage improvements do not currently exist, the applicant is required to install frontage improvements per City standards along the entire property frontage. All improvements are to completed and approved by the City's Public Work's inspector prior to the final Inspection by the Building inspector.

No	Revision	Date	By	Chkd
1				
2				
2				

Date 04-05-15
REV 09-19-16
Drawer By JLK

MFA
ENGINEERS
& ASSOCIATES
370 GRAND PARK CIR.
SAN JOSE CA 95136
408-509-3461
alsubani@sbcglobal.net

NOTES & DETAILS

GRADING & DRAINAGE PLAN

95-109 EAST HAMILTON VE
CITY OF CAMPBELL
SANTA CLARA COUNTY
STATE OF CALIFORNIA
BLDG PERMIT NO._____

REGISTERED PROFESSIONAL ENGINEER
ALI ABIANI
NO C 57818
CIVIL
STATE OF CALIFORNIA

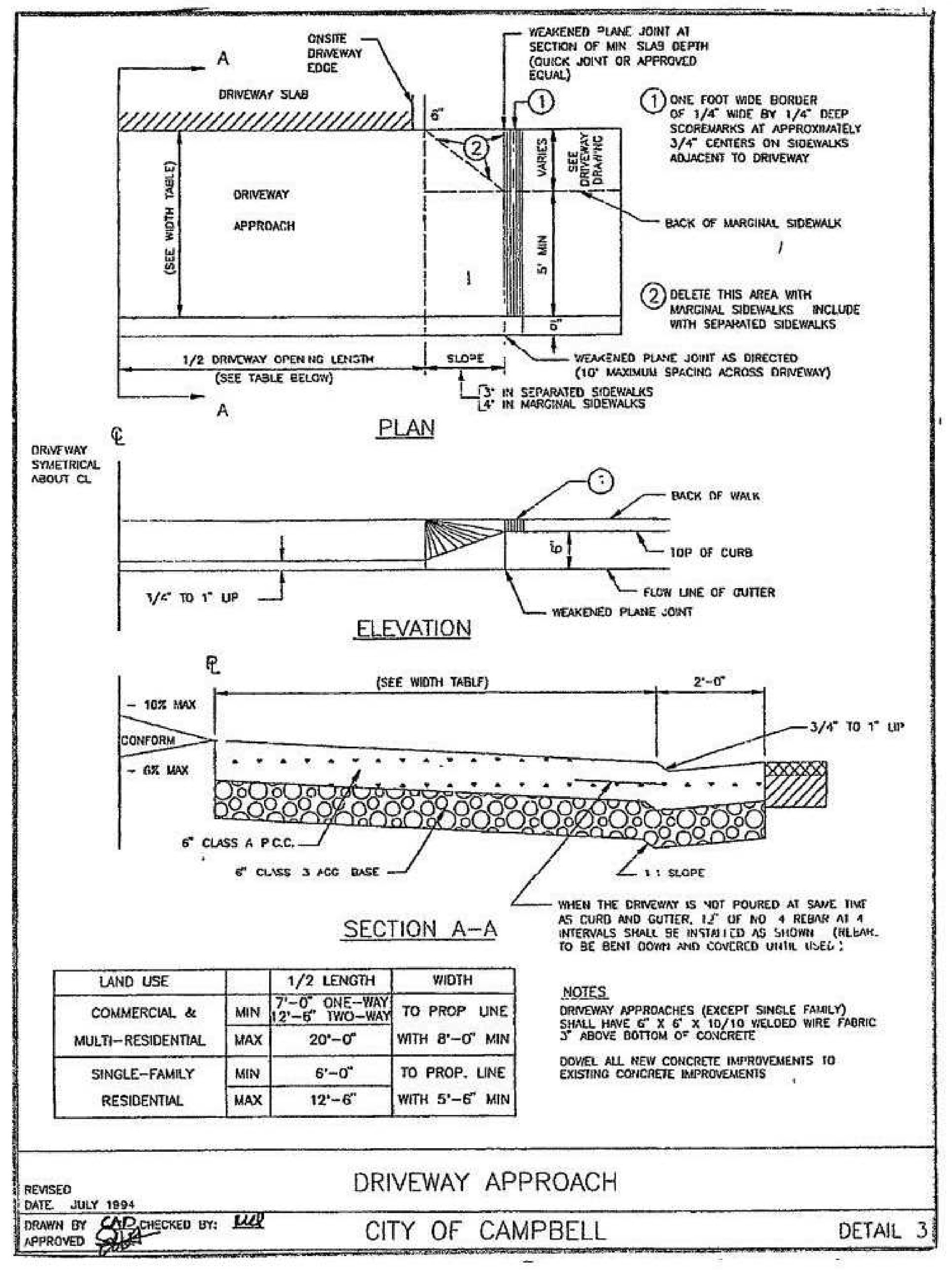
CITY OF CAMPBELL · THE ORCHARD CITY

SCALE:
1" = 10'

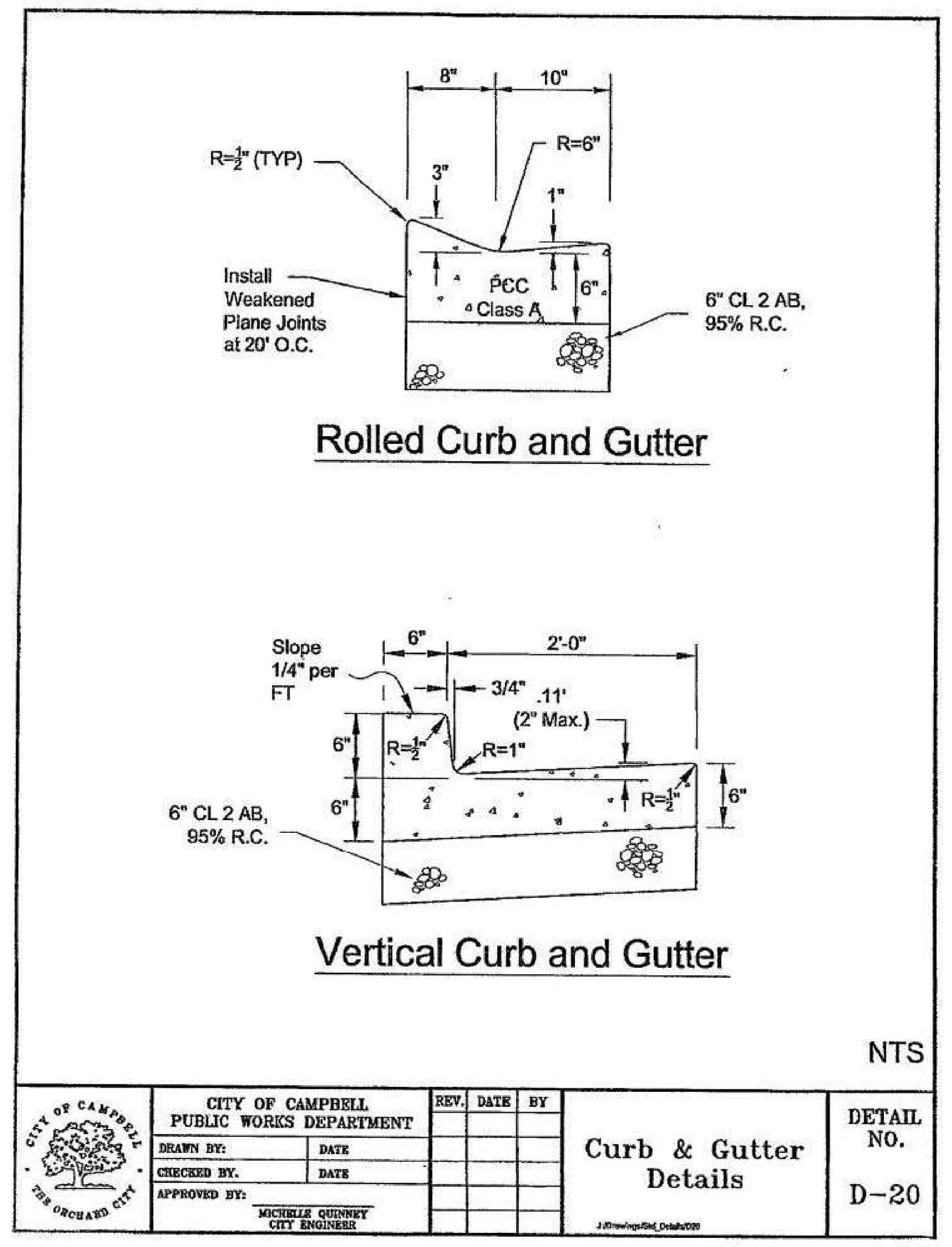
SHEET:
C - 3
4 OF 8

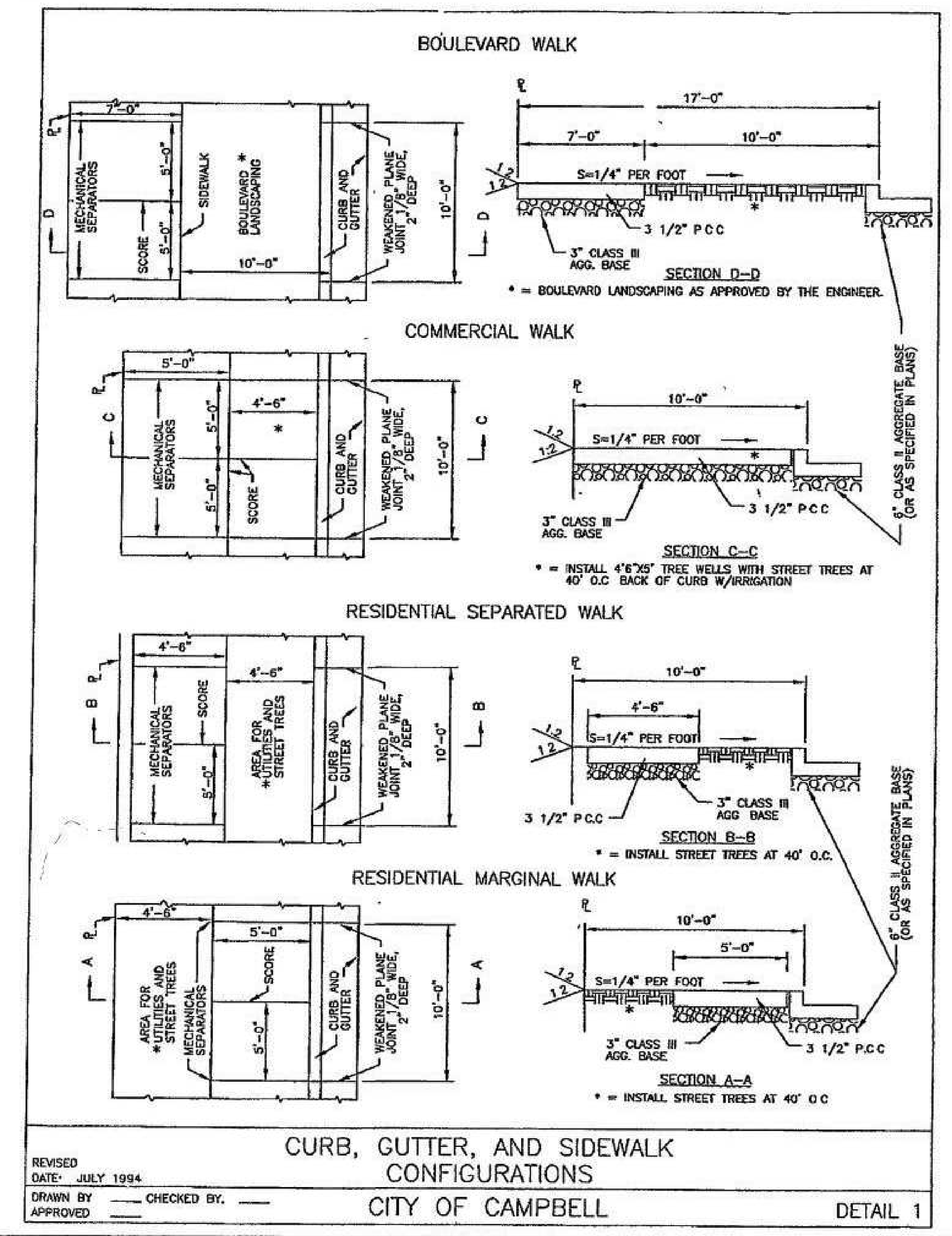
GENERAL NOTES

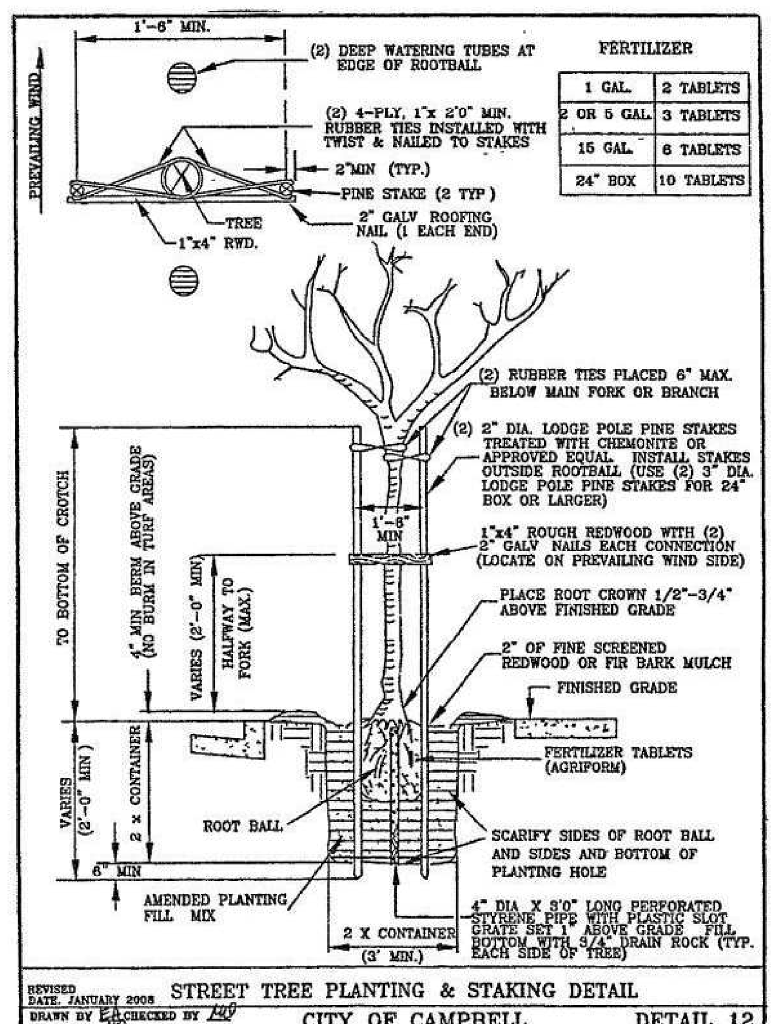
1. OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY OF CAMPBELL PUBLIC WORKS DEPARTMENT BEFORE PERFORMING ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY. MAINTAIN A COPY OF THE PERMIT ON THE JOB SITE AT ALL TIMES.
2. ALL WORK SHALL CONFORM TO THE ENCROACHMENT PERMIT, THESE PLANS, AND THE CITY OF CAMPBELL STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION, DATED JULY 1994, AND OTHER SPECIFICATIONS REFERENCED THEREIN.
3. THESE PLANS ONLY APPROVE WORK WITHIN THE PUBLIC STREET RIGHT-OF-WAY AND PUBLIC EASEMENTS. SEPARATE PLAN APPROVALS AND PERMITS ARE REQUIRED FOR INSTALLATION OF ANY PUBLIC UTILITY FACILITY.
4. THE CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF THE WORK, 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 CITY, ITS OFFICERS, EMPLOYEES AND VOLUNTEERS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF THE WORK, EXCEPTING LIABILITY ARISING FROM THE NEGLIGENCE OF THE CITY, ITS OFFICERS, EMPLOYEES AND VOLUNTEERS.
5. GEOTECHNICAL CONDITIONS ARE IDENTIFIED IN A REPORT ENTITLES "______________," PREPARED BY ______________, DATED ____________. THE REPORT IS FOR INFORMATION ONLY.
6. PRIOR TO CONSTRUCTION, SUBMIT TO THE CITY ENGINEER A DETAILED PROGRESS SCHEDULE SHOWING PRIMARY COMPONENTS OF WORK.
7. STATE LAW REQUIRES CONTRACTOR TO CONTACT UNDERGROUND SERVICE ALERT AT 800-227-2600 AT LEAST 48 HOURS PRIOR TO COMMENCING ANY EXCAVATIONS. FAILURE TO COMPLY MAY RESULT IN SUBSTANTIAL PENALTIES.
8. THE EXISTENCE AND LOCATIONS OF UNDERGROUND STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING FACILITIES EXCEPT AS SHOWN. CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT ALL SUBSTRUCTURES, WHETHER SHOWN ON THE PLANS OR NOT, MAKE EXPLORATORY EXCAVATIONS, AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO THESE PLANS WHEN NECESSARY. THE CITY OF CAMPBELL MAKES NO CLAIMS OF THE ACCURACY OR COMPLETENESS OF THE UTILITIES SHOWN.
9. PREPARE, SUBMIT TO THE CITY ENGINEER FOR APPROVAL, AND IMPLEMENT TRAFFIC CONTROL PLANS AS REQUIRED IN THE STANDARD SPECIFICATIONS. PROVIDE AND MAINTAIN ALL NECESSARY TEMPORARY TRAFFIC CONTROL DEVICES, TO ENSURE SAFE PEDESTRIAN AND VEHICULAR ACCESS THROUGH AND AROUND THE JOB SITE, AND AS DIRECTED BY THE CITY ENGINEER. NOTIFY THE POLICE DEPARTMENT DAILY OF LANE CLOSURES OR DETOURS WITHIN ROADWAYS. PROVIDE A 24-HOUR EMERGENCY RESPONSE TELEPHONE NUMBER TO THE CITY ENGINEER.
10. PROVIDE TEMPORARY EROSION, DUST, AND DRAINAGE CONTROL MEASURES DURING CONSTRUCTION. FOLLOW BEST MANAGEMENT PRACTICES AS RECOMMENDED BY SANTA CLARA COUNTY NON-POINT SOURCE POLLUTION CONTROL PROGRAM. PRIOR TO CONCRETE SAWCUTTING OR WASHING, PLACE FILTER FABRIC MATERIAL IN THE FLOW LINE OF GUTTERS TO RETAIN DEBRIS AND TO PREVENT DEBRIS FROM ENTERING THE STORM DRAIN SYSTEM. PICK UP, SWEEP OR VACUUM, AND DISPOSE OF EXCESS SOIL AND DEBRIS FROM THE SITE. OBTAIN PERMITS AND PAY FEES REQUIRED TO DISPOSE OF EXCESS MATERIALS.
11. TAKE PRECAUTIONARY MEASURES NECESSARY TO PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS AND UTILITIES WHICH ARE TO REMAIN IN PLACE. EXPEDITIOUSLY REPAIR IN KIND IMPROVEMENTS AND UTILITIES REMOVED OR DAMAGED BY THE CONTRACTOR'S OPERATIONS.
12. NOTIFY THE CITY ENGINEER IMMEDIATELY OF ANY INCONSISTENCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS. NO DEVIATION FROM THESE PLANS IS PERMITTED WITHOUT WRITTEN APPROVAL OF THE CITY ENGINEER.
13. SUBMIT TWO SETS OF CONSTRUCTION STAKING CUT SHEETS TO THE CITY ENGINEER PRIOR TO INSPECTION OF WORK REQUIRING STAKING.
14. INSTALL ALL UNDERGROUND UTILITIES IN PAVED AREAS PRIOR TO STARTING WORK ON NEW STREET STRUCTURAL SECTIONS OR OVERLAYS.
15. REMOVE, PLUG OR RELOCATE EXISTING IRRIGATION LINES WITHIN THE PUBLIC RIGHT-OF-WAY AS DIRECTED BY THE CITY ENGINEER. REMOVE ABANDONED IRRIGATION LINES WITHIN 12 INCHES OF THE GRADING PLANE.
16. GRADE UNIMPROVED AREAS ADJACENT TO NEW CURBS, GUTTERS AND SIDEWALKS TO CONFORM TO NEW IMPROVEMENTS AND TO PROVIDE FOR SAFETY AND DRAINAGE.
17. NEW ELECTROLIERS SHALL BE 240 VOLT. PG&E REQUIRED FEES, PERMITS, INSTALLATIONS AND INSPECTIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. PROVIDE A COPY OF PG&E RECEIPTS.
18. PROTECT, OR RESTORE BY A LICENSED LAND SURVEYOR OR CIVIL ENGINEER, SURVEY MONUMENTS AND BENCHMARKS DAMAGED OR DESTROYED DURING CONSTRUCTION. FILE CORNER RECORD OR RECORD OF SURVEY AS REQUIRED.
19. SUBMIT AS BUILT PLANS ON MYLARS, SIGNED BY THE ENGINEER OF WORK AND ACCEPTABLE TO THE CITY ENGINEER, PRIOR TO FINAL ACCEPTANCE.



LAND USE		1/2 LENGTH	WIDTH
COMMERCIAL & MULTI-RESIDENTIAL	MIN	7'-0" ONE-WAY 12'-6" TWO-WAY	TO PROP. LINE
	MAX	20'-0"	WITH 8'-0" MIN
SINGLE-FAMILY RESIDENTIAL	MIN	6'-0"	TO PROP. LINE
	MAX	12'-6"	WITH 5'-6" MIN



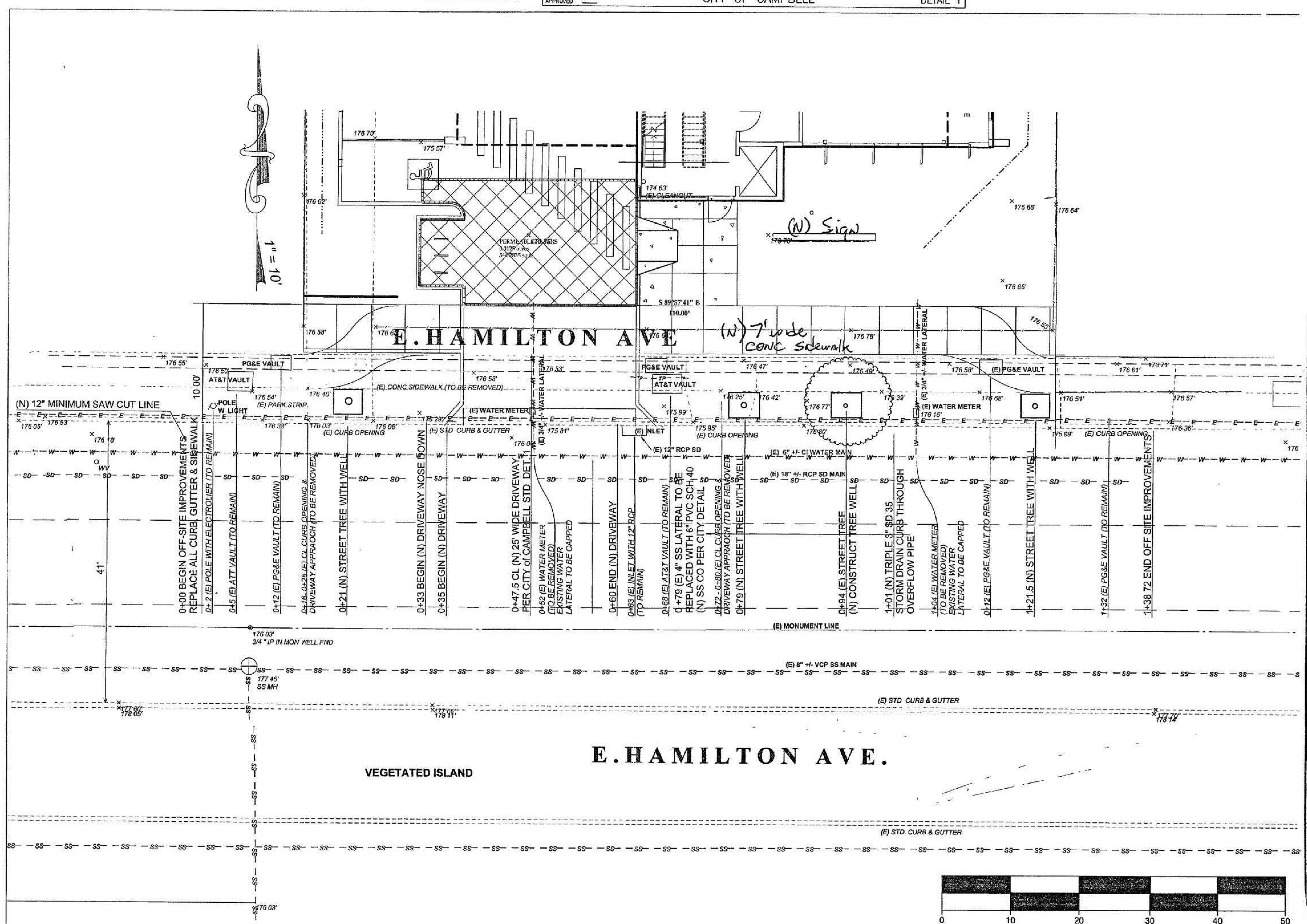




FERTILIZER	
1 GAL.	2 TABLETS
2 OR 5 GAL.	3 TABLETS
15 GAL.	6 TABLETS
24" BOX	10 TABLETS

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

STREET TREE PLANTING NOTES
CITY OF CAMPBELL — DETAIL 13



OFF SITE IMPROVEMENT PLAN
95-109 EAST HAMILTON VE
CITY OF CAMPBELL
SANTA CLARA COUNTY
STATE OF CALIFORNIA
ENCROACHMENT PERMIT NO.______

Date 04-05-15
REV 05-19-16
Drawn By JLK

MFA ENGINEERS & ASSOCIATES
370 GRAND PARK CIR
SAN JOSE CA 95136
408-509-3461
aliabiani@sbcglobal.net

REGISTERED PROFESSIONAL ENGINEER ALI ABIANI NO C 57818 CIVIL STATE OF CALIFORNIA

SCALE: 1" = 10'

SHEET: C - 4

5 OF 8

PUBLIC STREET IMPROVEMENTS

GENERAL NOTES

1. OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY OF CAMPBELL PUBLIC WORKS DEPARTMENT BEFORE PERFORMING ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY. MAINTAIN A COPY OF THE PERMIT ON THE JOB SITE AT ALL TIMES.
2. ALL WORK SHALL CONFORM TO THE ENCROACHMENT PERMIT, THESE PLANS, AND THE CITY OF CAMPBELL STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION, DATED JULY 1994, AND OTHER SPECIFICATIONS REFERENCED THEREIN.
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6. PRIOR TO CONSTRUCTION, SUBMIT TO THE CITY ENGINEER A DETAILED PROGRESS SCHEDULE SHOWING PRIMARY COMPONENTS OF WORK.
7. STATE LAW REQUIRES CONTRACTOR TO CONTACT UNDERGROUND SERVICE ALERT AT 800-227-2600 AT LEAST 48 HOURS PRIOR TO COMMENCING ANY EXCAVATIONS. FAILURE TO COMPLY MAY RESULT IN SUBSTANTIAL PENALTIES.
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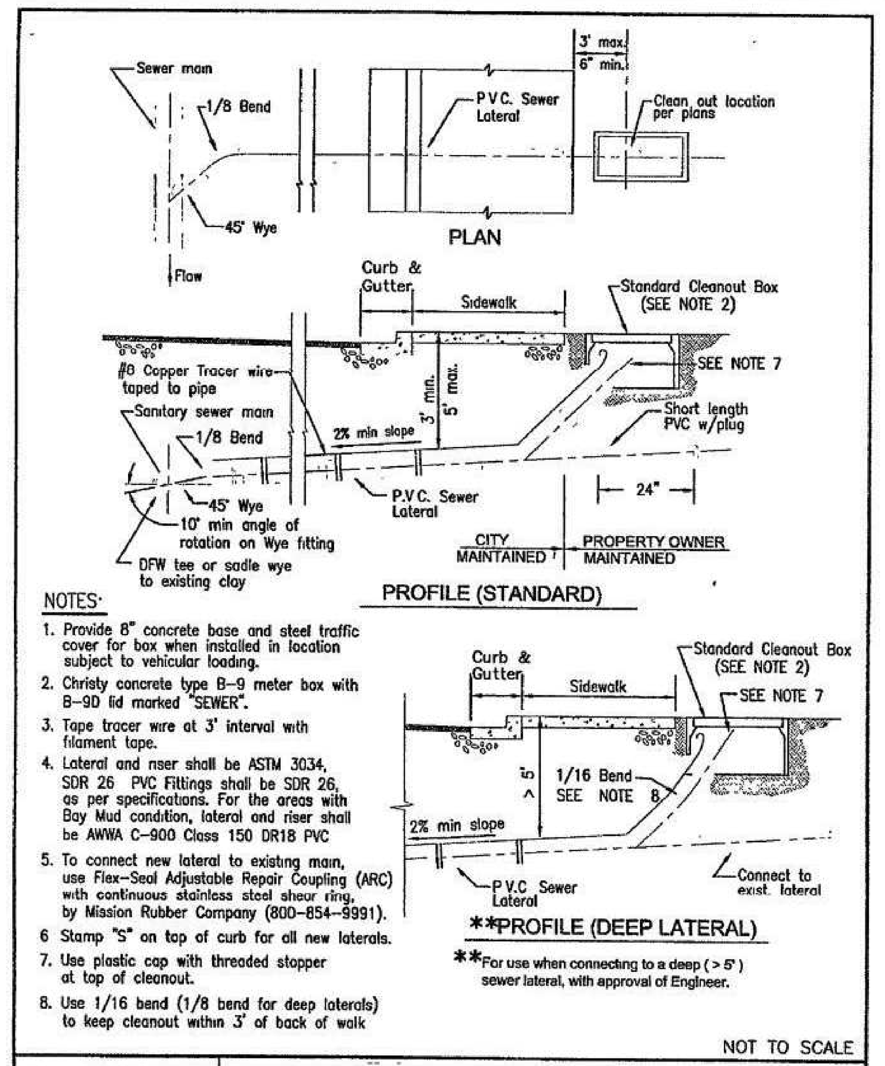
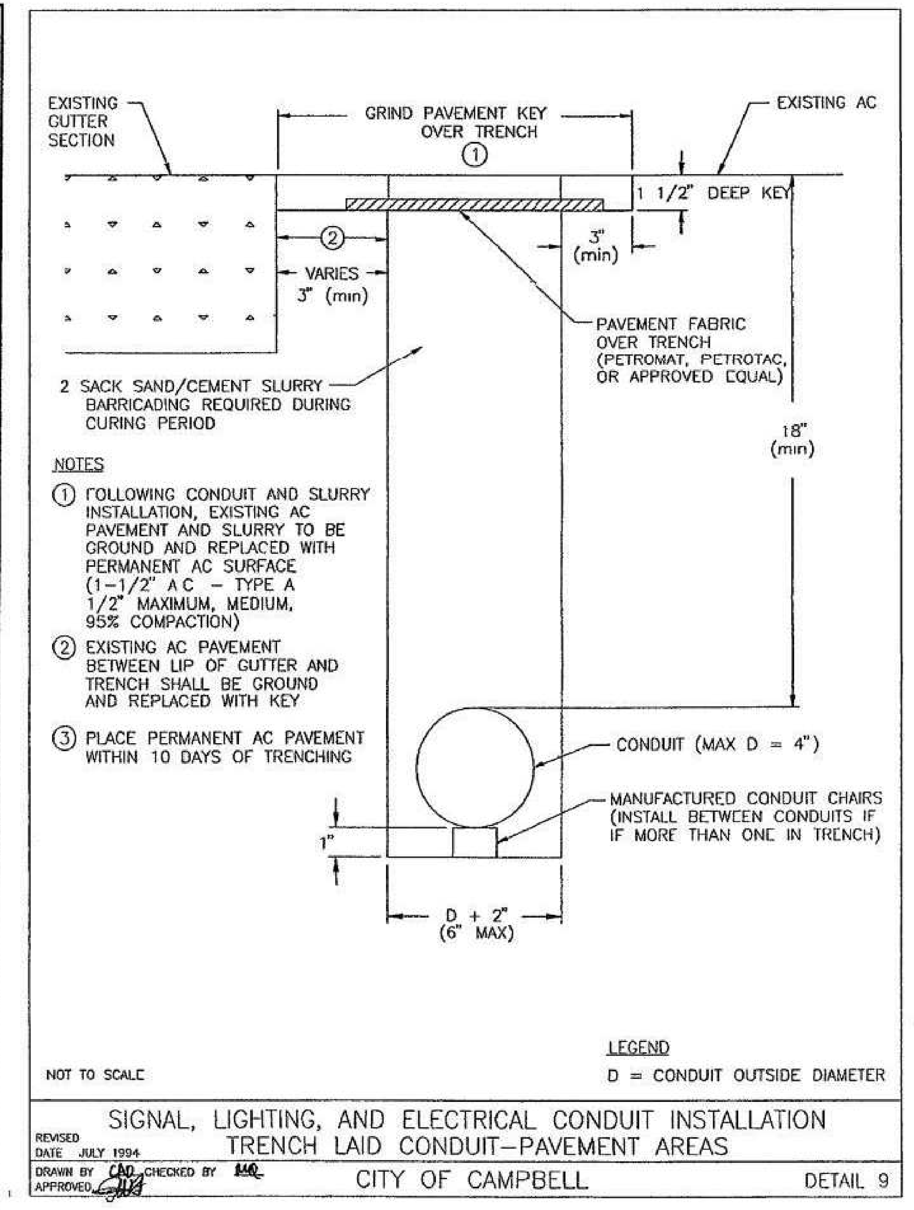
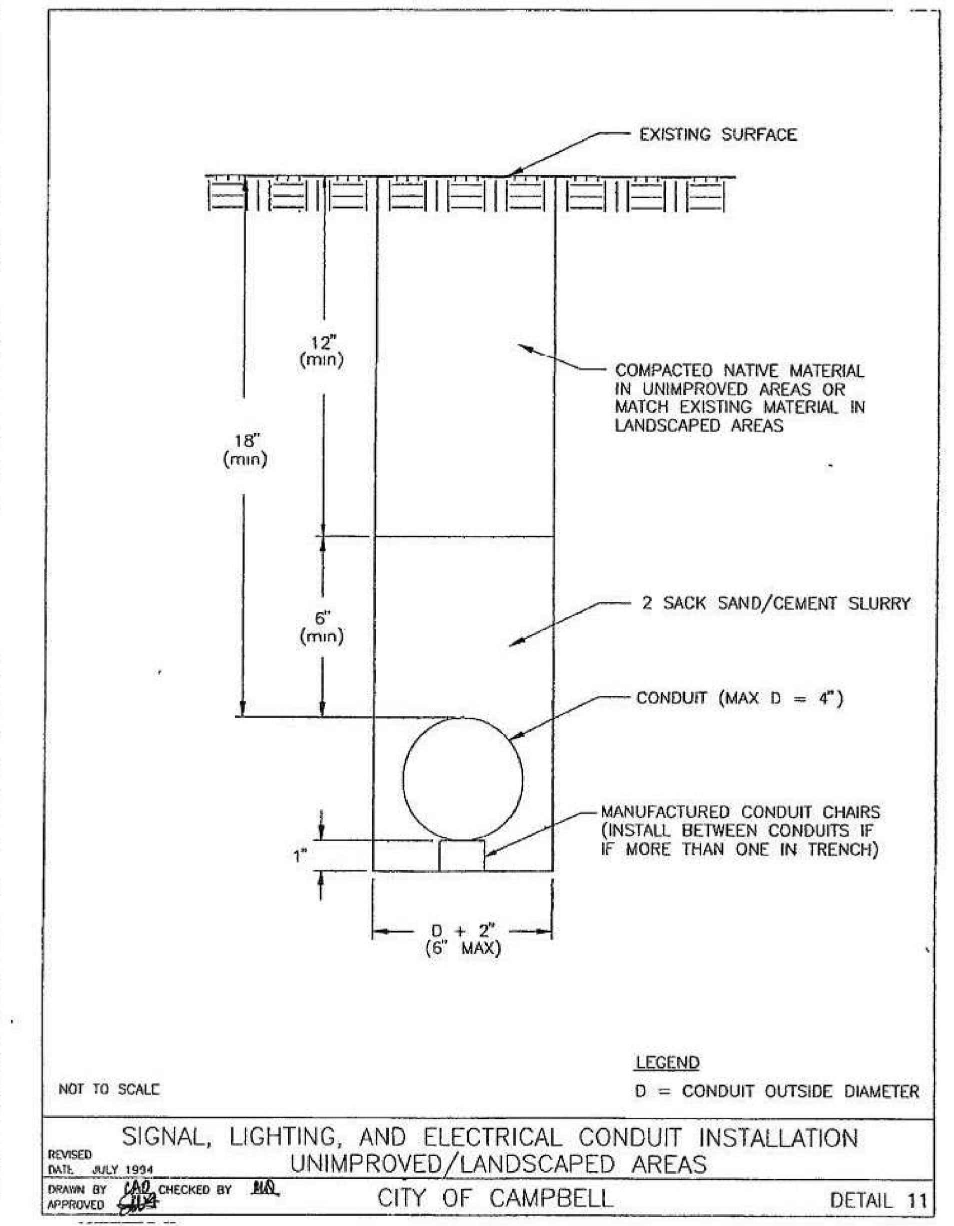
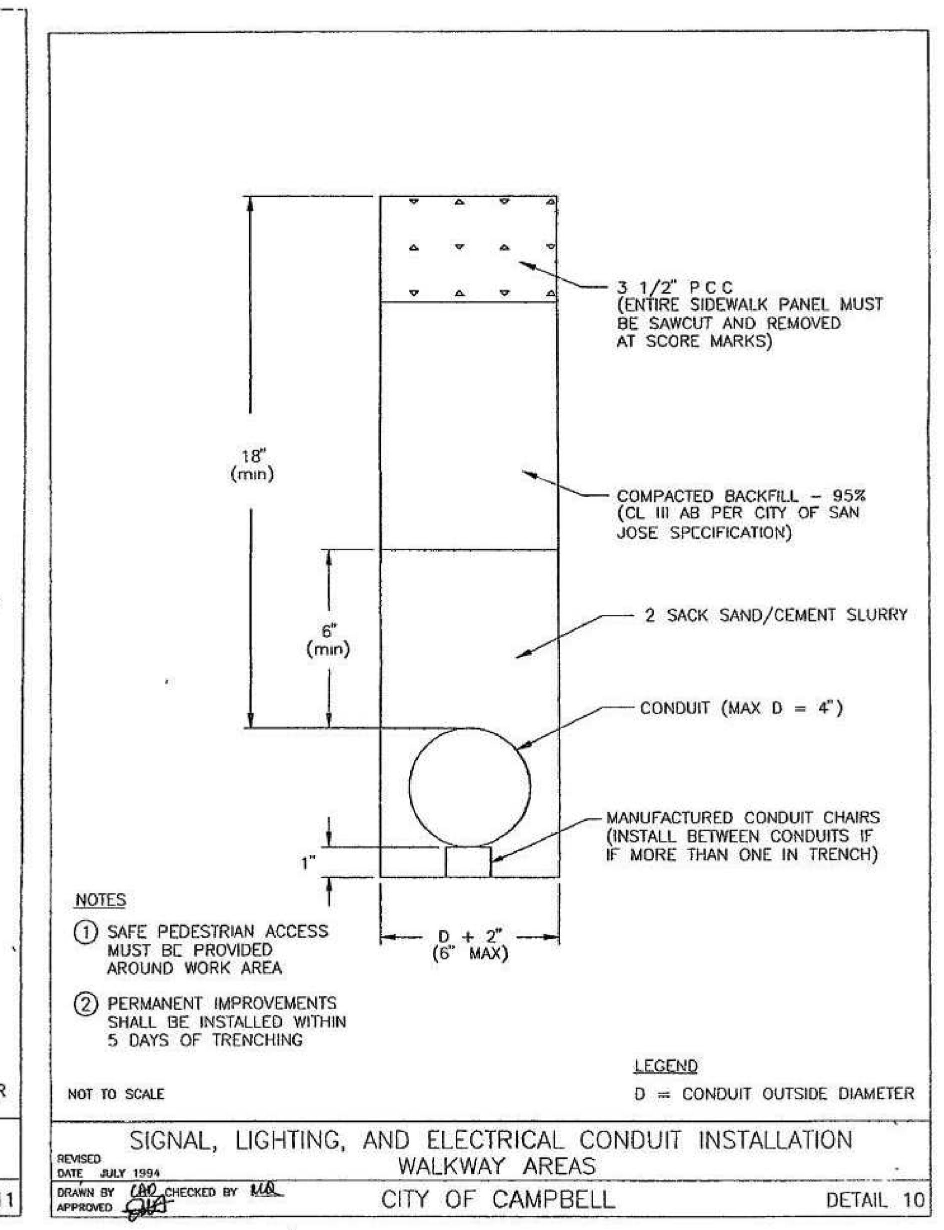
9. PREPARE, SUBMIT TO THE CITY ENGINEER FOR APPROVAL, AND IMPLEMENT TRAFFIC CONTROL PLANS AS REQUIRED IN THE STANDARD SPECIFICATIONS. PROVIDE AND MAINTAIN ALL NECESSARY TEMPORARY TRAFFIC CONTROL DEVICES, TO ENSURE SAFE PEDESTRIAN AND VEHICULAR ACCESS THROUGH AND AROUND THE JOB SITE, AND AS DIRECTED BY THE CITY ENGINEER. NOTIFY THE POLICE DEPARTMENT DAILY OF LANE CLOSURES OR DETOURS WITHIN ROADWAYS. PROVIDE A 24-HOUR EMERGENCY RESPONSE TELEPHONE NUMBER TO THE CITY ENGINEER.
10. PROVIDE TEMPORARY EROSION, DUST, AND DRAINAGE CONTROL MEASURES DURING CONSTRUCTION. FOLLOW BEST MANAGEMENT PRACTICES AS RECOMMENDED BY SANTA CLARA COUNTY NON-POINT SOURCE POLLUTION CONTROL PROGRAM. PRIOR TO CONCRETE SAWCUTTING OR WASHING, PLACE FILTER FABRIC MATERIAL IN THE FLOW LINE OF GUTTERS TO RETAIN DEBRIS AND TO PREVENT DEBRIS FROM ENTERING THE STORM DRAIN SYSTEM. PICK UP, SWEEP OR VACUUM, AND DISPOSE OF EXCESS SOIL AND DEBRIS FROM THE SITE. OBTAIN PERMITS AND PAY FEES REQUIRED TO DISPOSE OF EXCESS MATERIALS.
11. TAKE PRECAUTIONARY MEASURES NECESSARY TO PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS AND UTILITIES WHICH ARE TO REMAIN IN PLACE. EXPEDITIOUSLY REPAIR IN KIND IMPROVEMENTS AND UTILITIES REMOVED OR DAMAGED BY THE CONTRACTOR'S OPERATIONS.
12. NOTIFY THE CITY ENGINEER IMMEDIATELY OF ANY INCONSISTENCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS. NO DEVIATION FROM THESE PLANS IS PERMITTED WITHOUT WRITTEN APPROVAL OF THE CITY ENGINEER.
13. SUBMIT TWO SETS OF CONSTRUCTION STAKING CUT SHEETS TO THE CITY ENGINEER PRIOR TO INSPECTION OF WORK REQUIRING STAKING.
14. INSTALL ALL UNDERGROUND UTILITIES IN PAVED AREAS PRIOR TO STARTING WORK ON NEW STREET STRUCTURAL SECTIONS OR OVERLAYS.
15. REMOVE, PLUG OR RELOCATE EXISTING IRRIGATION LINES WITHIN THE PUBLIC RIGHT-OF-WAY AS DIRECTED BY THE CITY ENGINEER. REMOVE ABANDONED IRRIGATION LINES WITHIN 12 INCHES OF THE GRADING PLANE.
16. GRADE UNIMPROVED AREAS ADJACENT TO NEW CURBS, GUTTERS AND SIDEWALKS TO CONFORM TO NEW IMPROVEMENTS AND TO PROVIDE FOR SAFETY AND DRAINAGE.
17. NEW ELECTROLIERS SHALL BE 240 VOLT. PG&E REQUIRED FEES, PERMITS, INSTALLATIONS AND INSPECTIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. PROVIDE A COPY OF PG&E RECEIPTS.
18. PROTECT, OR RESTORE BY A LICENSED LAND SURVEYOR OR CIVIL ENGINEER, SURVEY MONUMENTS AND BENCHMARKS DAMAGED OR DESTROYED DURING CONSTRUCTION. FILE CORNER RECORD OR RECORD OF SURVEY AS REQUIRED.
19. SUBMIT AS BUILT PLANS ON MYLARS, SIGNED BY THE ENGINEER OF WORK AND ACCEPTABLE TO THE CITY ENGINEER, PRIOR TO FINAL ACCEPTANCE.



STANDARD DETAIL | DATE: 12/04/06 | SANITARY SEWER LATERAL (NEW PIPE) | S-1 SHT 1 OF 1



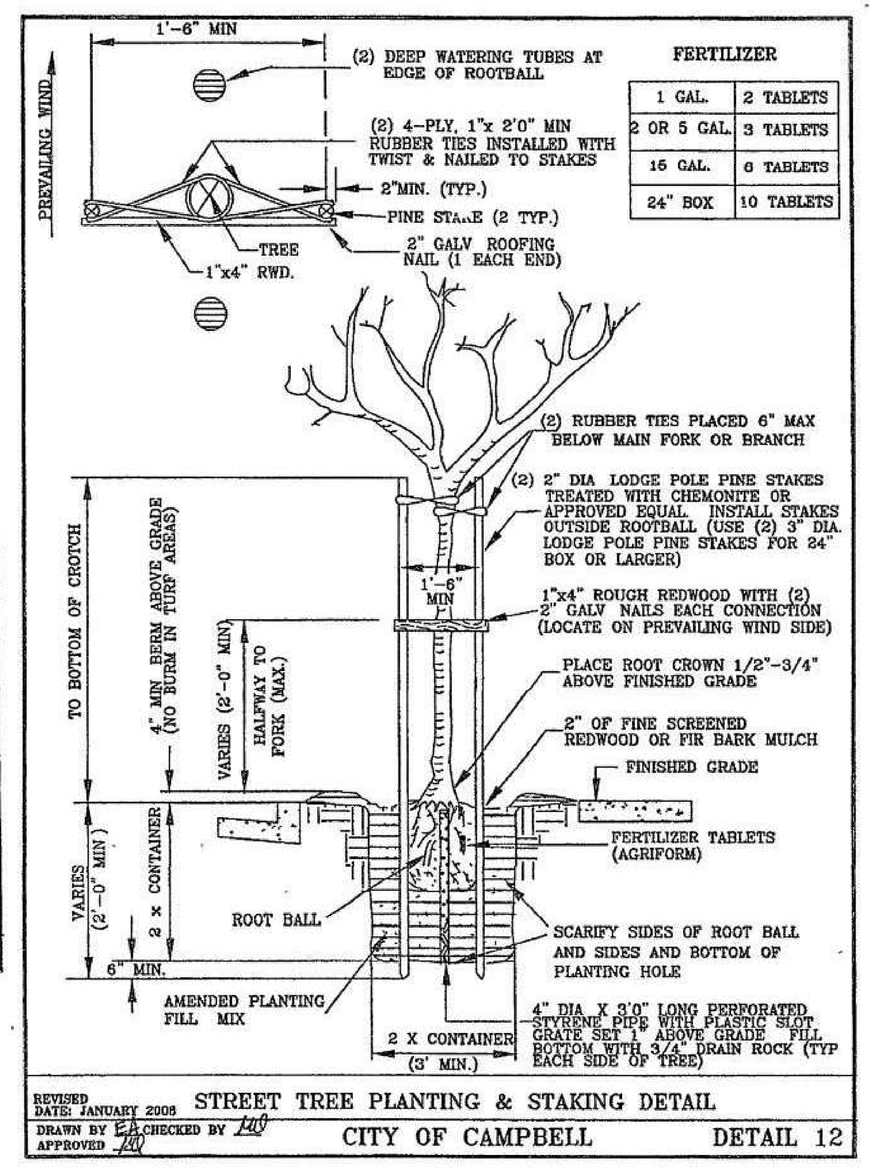


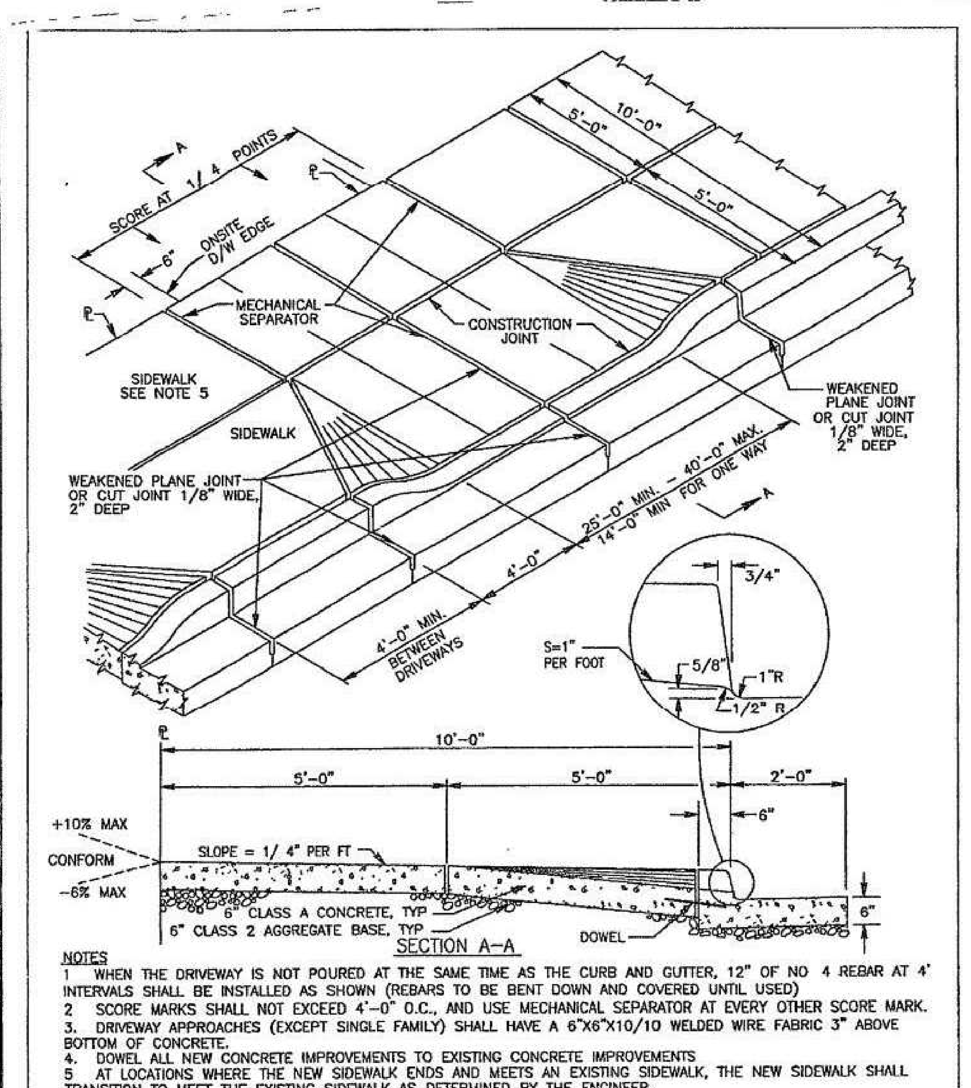


NOTES, (unless otherwise specified in the plans or special provisions)

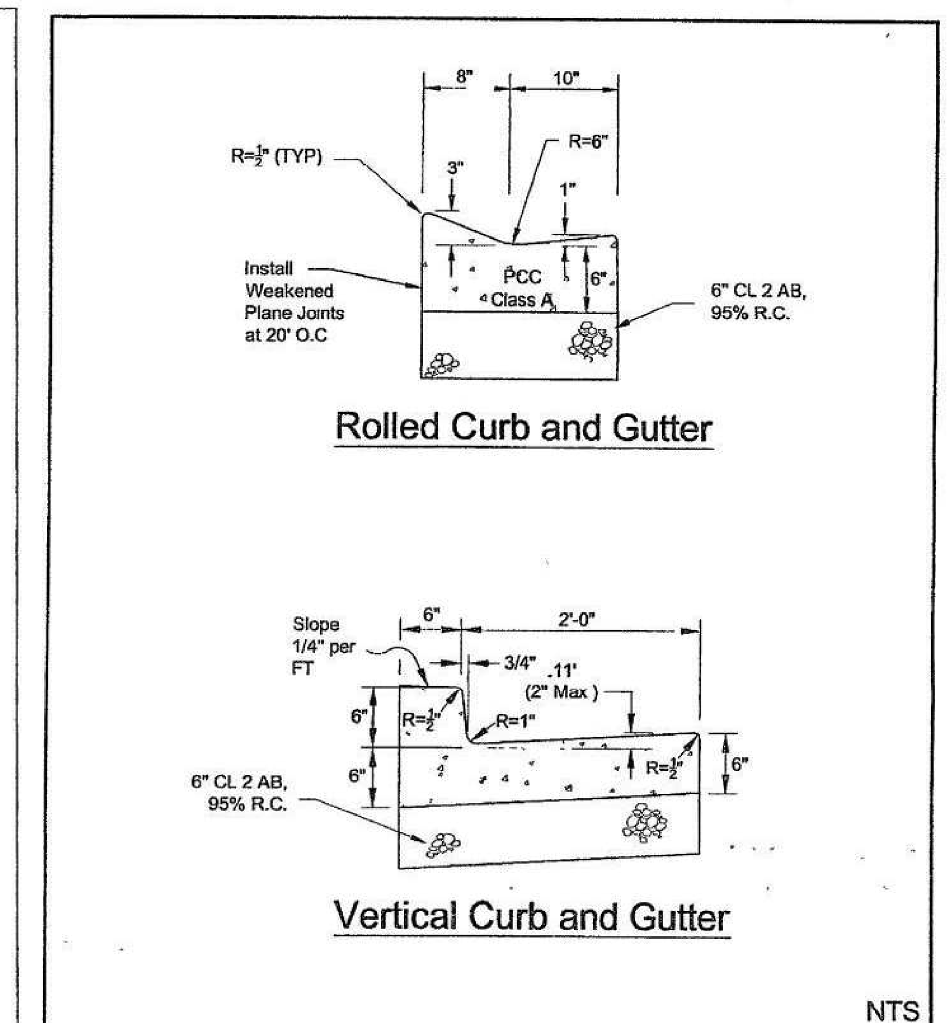
1. All trees shall be a minimum of 15-gallon size and of the variety indicated on the plans or specified by the City Engineer
2. Each tree shall be approved by the Engineer prior to planting Contractor may request Engineer to pre-approve tree at local nursery
3. The exact location of each tree shall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

REVISED DATE: JANUARY 2005 | STREET TREE PLANTING NOTES | CITY OF CAMPBELL | DETAIL 13

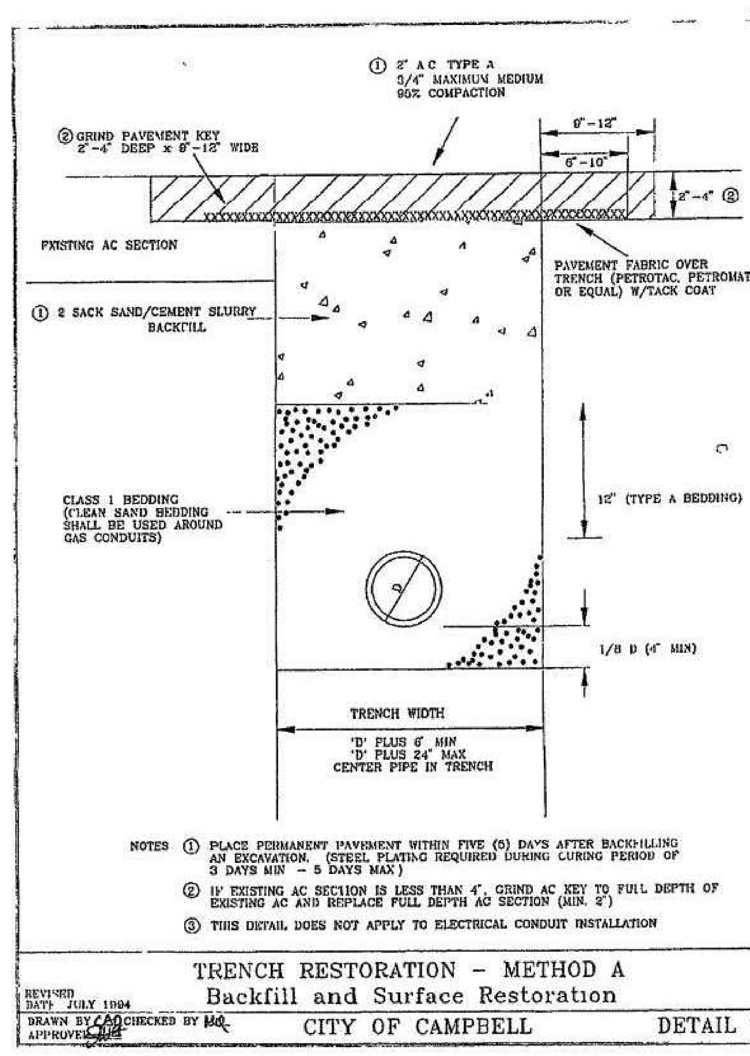


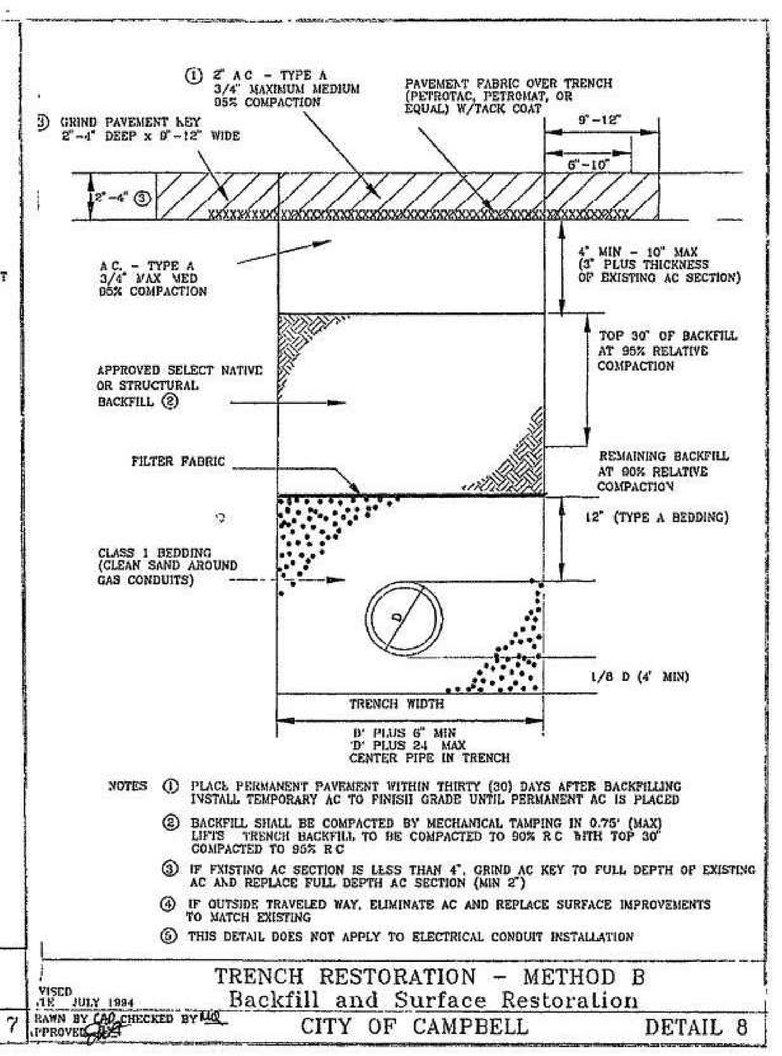


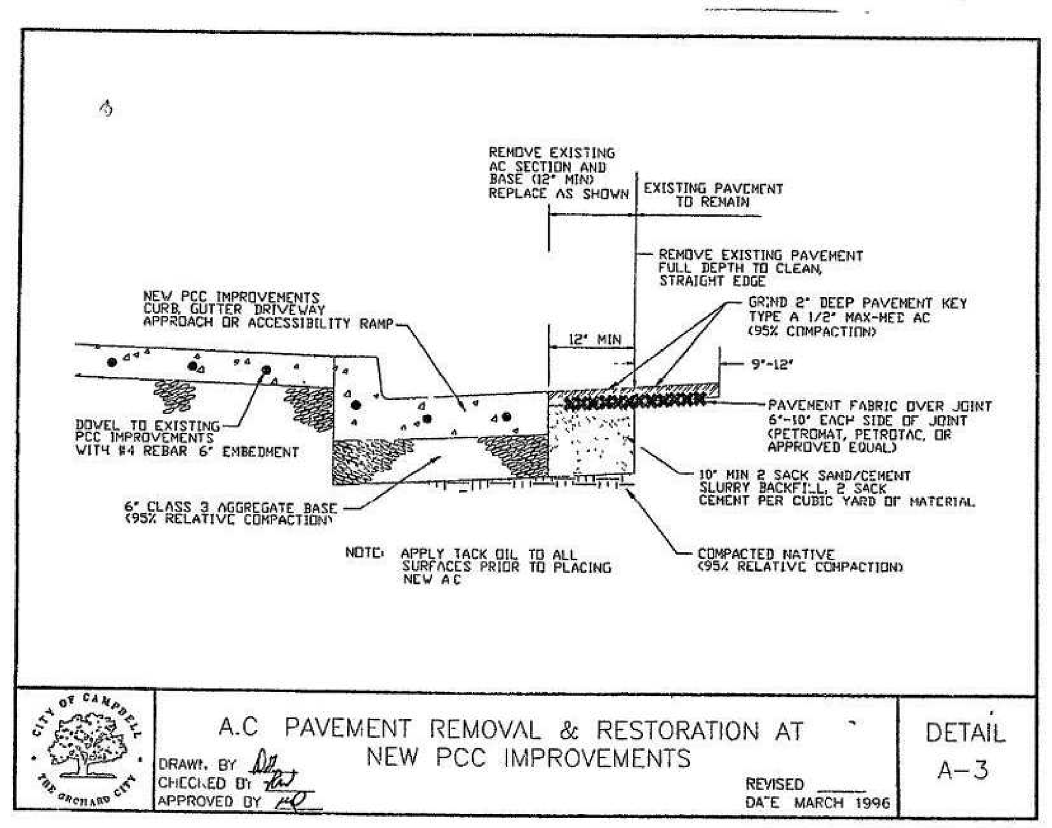
CITY OF CAMPBELL PUBLIC WORKS DEPARTMENT | Commercial Driveway Detail | SCALE: N.T.S. | DETAIL NO. D-18



CITY OF CAMPBELL PUBLIC WORKS DEPARTMENT | Curb & Gutter Details | DETAIL NO. D-20







Pavement Restoration Note:

The City Engineer reserves the right to amend or change the pavement restoration area should any utility trenches, connections, facilities, etc. change in location from what are shown on these plans, or for pavement damage caused by the Contractor's construction equipment. Any changes the City Engineer requires can include but are not limited to. full removal of existing pavement structural section, installation of pavement structural section, grinding and installation of pavement, overlay of pavement.

Ramp note for plans:

Construct curb ramp per Caltrans Std plan A88A Case ____. See detail ___ on sheet ___. Detectable warning surface shall be precast 1' x 1' x 2" ADA compliant detectable warning concrete pavers – Wausau Terra pavers, ADA 2 -60, as manufactured by Wausau Tile or approved equal. Contractor shall provide a sample paver a minimum of 14 days prior to installation. City reserves the right to change paver specifications.

Trench Plating Conditions

A. Wherever traffic is permitted over or adjacent to trenches and other depressions, Contractor shall furnish and maintain steel plating unless other means of protecting the public and the work are accepted by the City. Plates shall be secured against movement including shifting and rocking by use of adjustable cleats, shims and other devices such as anchor and keys. No gaps between plates and other deficiencies hazardous to bicycles shall be allowed; and the existing pavement shall be protected from damage.

B. Steel plating shall have a non-skid surface.

C. Steel plates used for bridging shall extend not less than 12 inches beyond the edges of the trench.

D. Steel plates shall conform to the following minimum thickness.

Trench Width		Minimum Plate Thickness	
12 inches	(300 mm)	.5 inches	(13 mm)
18 inches	(450 mm)	.75 inches	(19 mm)
24 inches	(600 mm)	.87 inches	(22 mm)
36 inches	(900 mm)	.98 inches	(25 mm)
3.9 feet	(1.2 m)	1.5 inches	(38 mm)

E. Recessed trench plates shall be used at the following locations. all arterial streets, all collector streets, at trench alignments not parallel with or perpendicular to the direction of traffic and locations determined by City Engineer to be necessary.

F. The Contractor shall prepare for placement of plates over trench by grinding a relief 12 inches wide on each side of the trench by the thickness of the steel plate so that the surface of the steel plate is level with the adjacent pavement surface.

Date 04-05-15 | 1
REV. 09-19-16 | 2
Drawn By JLK | 3

MFA ENGINEERS & ASSOCIATES
370 GRAND PARK CIR.
SAN JOSE CA 95136
408-509-3461

NOTES & DETAILS

OFF SITE IMPROVEMENT PLAN

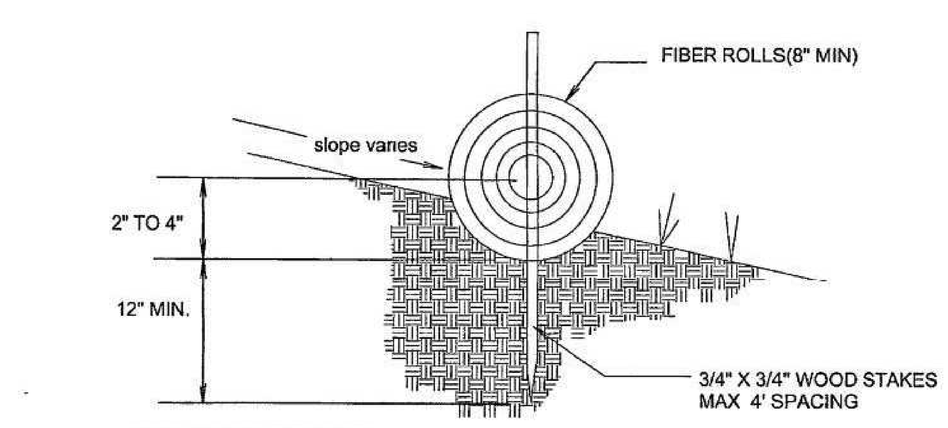
95-109 EAST HAMILTON VE
CITY OF CAMPBELL
SANTA CLARA COUNTY
STATE OF CALIFORNIA
ENCROACHMENT PERMIT NO.

REGISTERED PROFESSIONAL ENGINEER — ALI ABIANI — NO C 57818 — CIVIL — STATE OF CALIFORNIA

SCALE: 1" = 10'

SHEET: C-5

6 OF 8

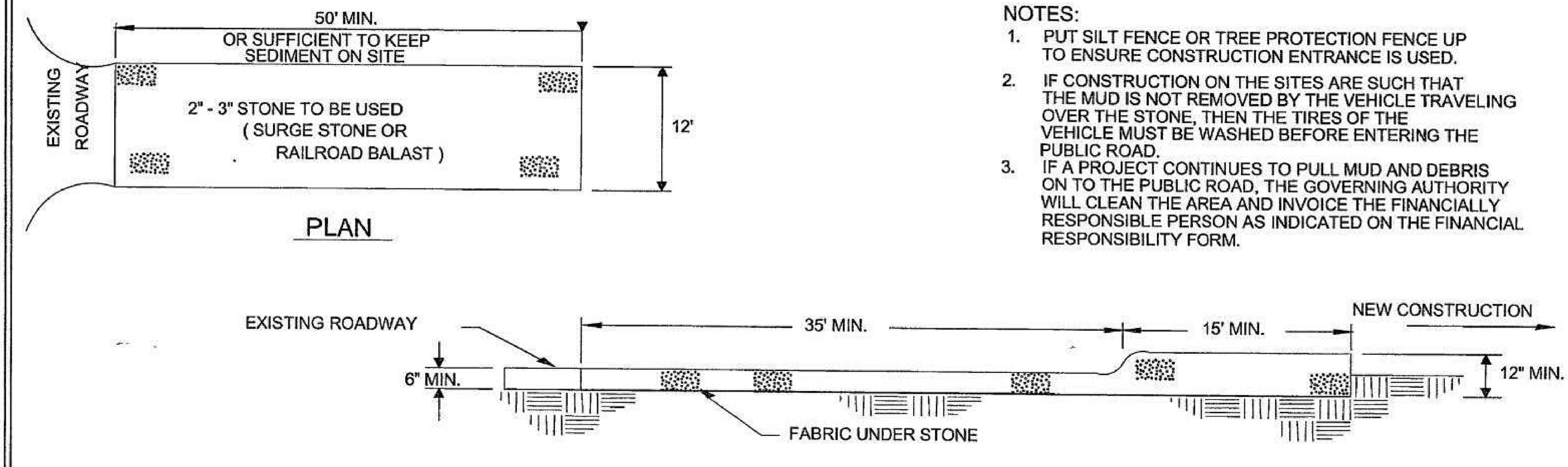


FIBER ROLL NOTES

1. Place fiber roll in key trench 3" deep and place excavated soil on uphill or flow side of the roll.
2. On slopes and hillsides, fiber rolls shall be abutted at the ends and not overlapped. Place alternate stakes on both sides of the roll, every 6'.
3. Install fiber roll 12" from limit of grading

WATTLE BARRIER DETAIL

1 C-7



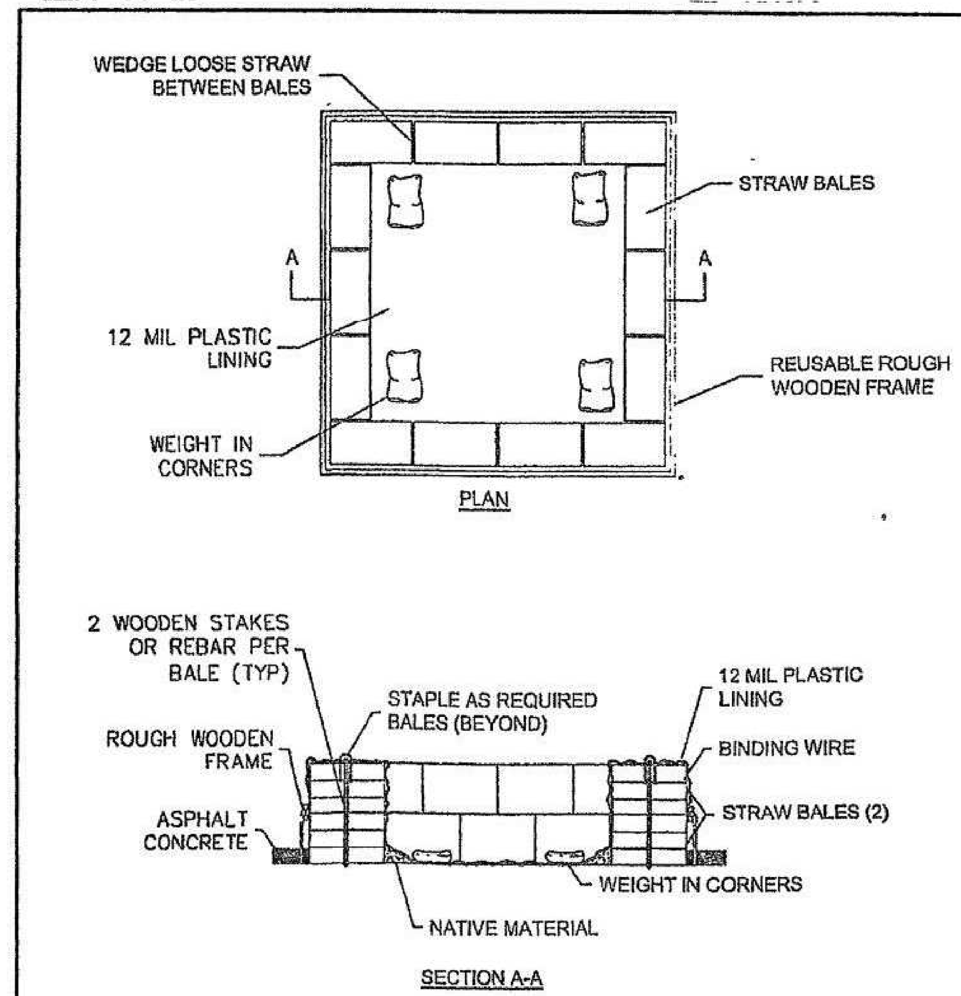
NOTES:

1. PUT SILT FENCE OR TREE PROTECTION FENCE UP TO ENSURE CONSTRUCTION ENTRANCE IS USED.
2. IF CONSTRUCTION ON THE SITES ARE SUCH THAT THE MUD IS NOT REMOVED BY THE VEHICLE TRAVELING OVER THE STONE, THEN THE TIRES OF THE VEHICLE MUST BE WASHED BEFORE ENTERING THE PUBLIC ROAD.
3. IF A PROJECT CONTINUES TO PULL MUD AND DEBRIS ON TO THE PUBLIC ROAD, THE GOVERNING AUTHORITY WILL CLEAN THE AREA AND INVOICE THE FINANCIALLY RESPONSIBLE PERSON AS INDICATED ON THE FINANCIAL RESPONSIBILITY FORM.

TEMPORARY CONSTRUCTION ENTRANCE

NOT TO SCALE

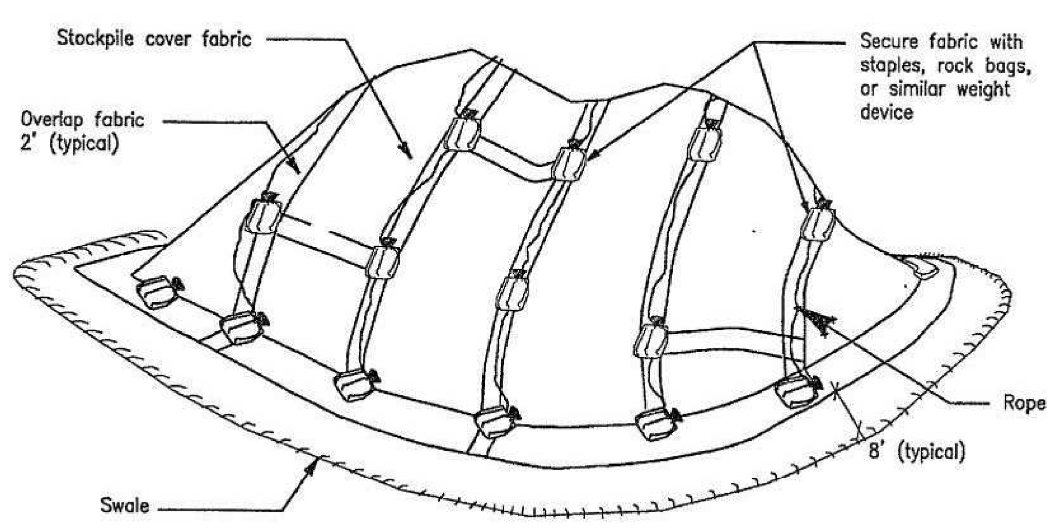
3 C-7



CONCRETE TRUCK WASH OUT DETAIL

NOT TO SCALE

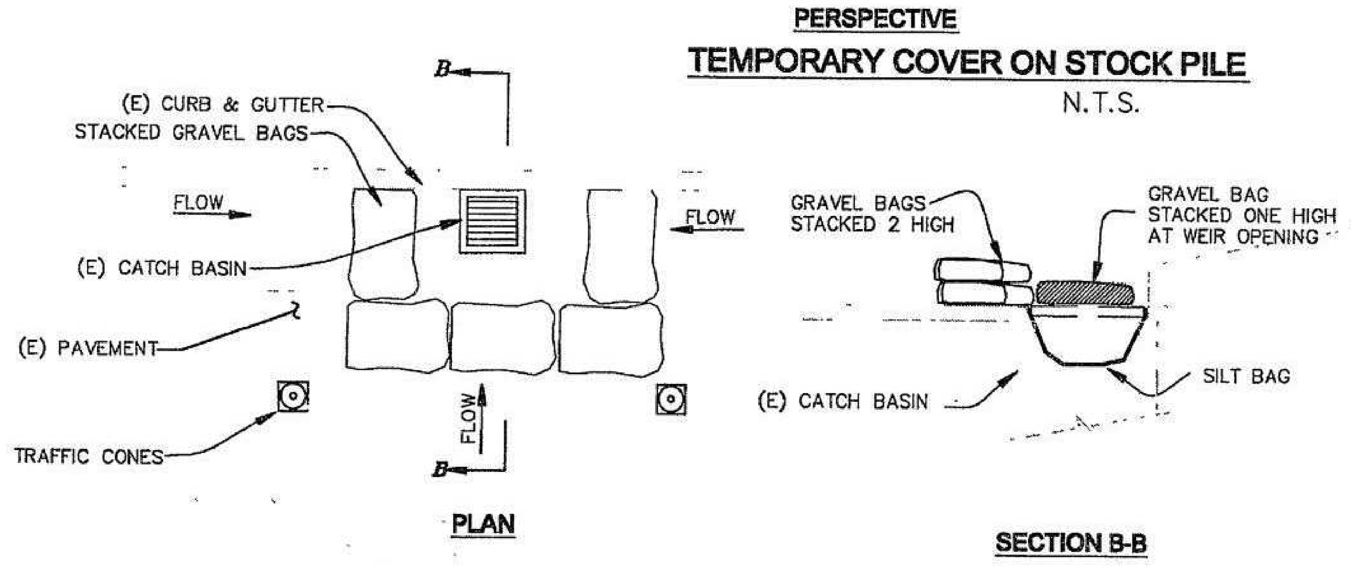
4 C-3



PERSPECTIVE

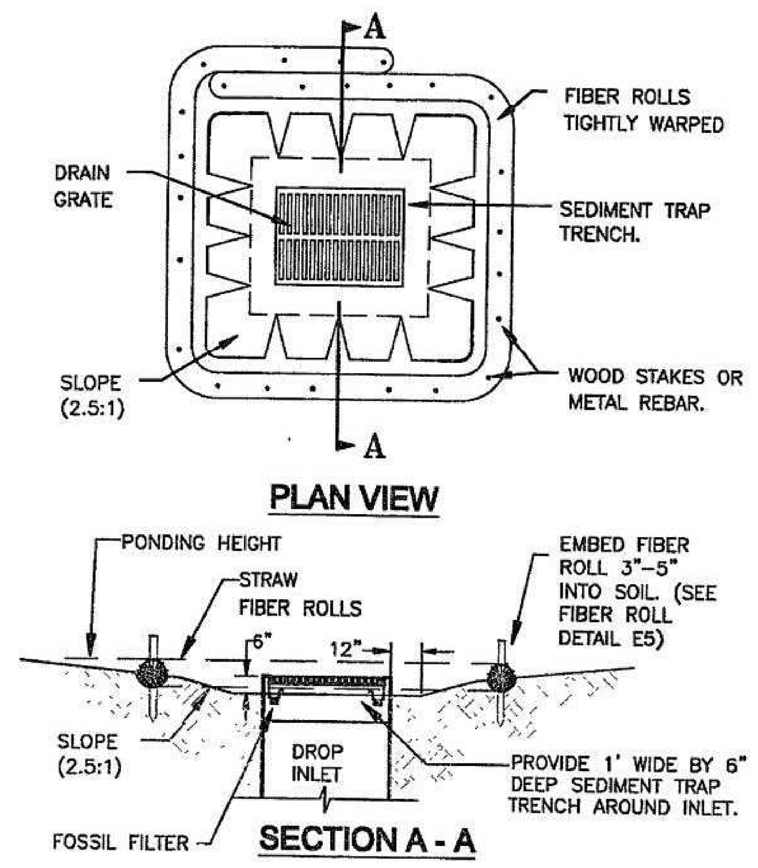
TEMPORARY COVER ON STOCK PILE

N.T.S.



EXISTING HOODED INLET PROTECTION

N.T.S.



NOTES:

1. PLACE FIBER ROLLS AROUND THE INLET CONSISTENT WITH BASIN SEDIMENT BARRIER DETAIL ON THIS SHEET. FIBER ROLLS ARE TUBES MADE FROM STRAW BOUND W/ PLASTIC NETTING. THEY ARE APPROX. 8" DIA. AND 20 – 30 FT. LONG.
2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH, 3" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.
3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY-PASSING THE INLET. EXCAVATION OF A BASIN ADJACENT TO THE DROP INLET OR A TEMPORARY DIKE ON THE DOWNSLOPE OF THE STRUCTURE MAY BE NECESSARY.
4. FOSSIL FILTERS SHALL BE INCORPORATED IN ALL CATCH BASINS AND FIELD INLETS 24" AND LARGER AND SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS. FOSSIL FILTERS ARE AVAILABLE FROM KRISTAR ENTERPRISES INC., 422 LARKFIELD CENTER, SUITE 271, SANTA ROSA, CA 95403, PHONE (800) 579-8819.

STORM INLET SEDIMENT TRAP-FIBER ROLLS

N.T.S.

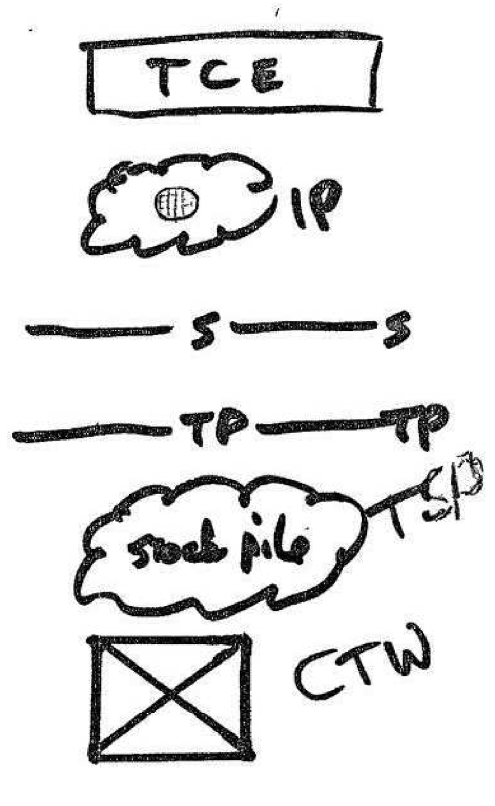
EROSION AND SEDIMENT CONTROL NOTES AND MEASURES

1. The facilities shown on this Plan are designed to control Erosion and sediment during the rainy season, October 15 to April 15. Facilities are to be operable prior to October 1 of any year. Grading operations during the rainy season, which leave denuded slopes shall be protected with erosion control measures immediately following grading on the slopes.
2. This plan covers only the first winter following grading with assumed site conditions as shown on the Erosion Control Plan. Prior to September 15, the completion of site improvement shall be evaluated and revisions made to this plan as necessary with the approval of the city engineer. Plans are to be resubmitted for city approval prior to September 1 of each subsequent year until site improvements are accepted by the city.
3. Construction entrances shall be installed prior to commencement of grading. All construction traffic entering onto the paved roads must cross the stabilized construction entranceways.
4. Contractor shall maintain stabilized entrance at each vehicle access point to existing paved streets. Any mud or debris tracked onto public streets shall be removed daily and as required by the city.
5. If hydroseeding is not used or or is not effectively 10/10, then other immediate methods shall be implemented, such as Erosion control blankets, or a three-step application of: 1) seed, mulch, fertilizer 2) blown straw 3) tackifier and mulch.
6. Inlet protection shall be installed at open inlets to prevent sediment from entering the storm drain system. Inlets not used in conjunction with erosion control are to be blocked to prevent entry of sediment.
7. Lots with houses under construction will not be hydroseeded Erosion protection for each lot with a house under construction shall confirm to the Typical Lot Erosion Control Detail shown on this sheet.
8. This erosion and sediment control plan may not cover all the situations that may arise during construction due to unanticipated field conditions. Variations and additions may be made to this plan in the field. Notify the city representative of any field changes.
9. This plan is intended to be used for interim erosion and sediment control only and is not to be used for final elevations or permanent improvements.
10. Contractor shall be responsible for monitoring erosion and sediment control prior, during, and after storm events.
11. Reasonable care shall be taken when hauling any earth, sand, gravel, stone debris, paper or any other substance over any public street, alley or other public place. Should any blow, spill, or track over and upon said public or adjacent private property, immediately remedy shall occur.
12. Sanitary facilities shall be maintained on the site.
10. During the rainy season, all paved areas shall be kept clear of earth material and debris. The site shall be maintained so as to minimize sediment laden runoff to any storm drainage systems, including existing drainage swales and water courses.
13. Construction operations shall be carried out in such a manner that erosion and water pollution will be minimized. State and local laws concerning pollution abatement shall be complied with.
14. Contractors shall provide dust control as required by the appropriate federal, state, and local agency requirements.
13. With the approval of the city inspector, erosion and sediment controls maybe removed after areas above them have been stabilized.

MAINTENANCE NOTES

1. Maintenance is to be performed as follows:
   A. Repair damages caused by soil erosion or construction at the end of each working day.
   B. Swales shall be inspected periodically and maintained as needed.
   C. Sediment traps, berms, and swales are to be inspected after each storm and repairs made as needed.
   D. Sediment shall be removed and sediment traps restored to its original dimensions when sediment has accumulated to a depth of one foot.
   E. Sediment removed from trap shall be deposited in a suitable area and in such a manner that it will not erode.
   F. Rills and gullies must be repaired.
2. All existing drainage inlets on Street within the limit of the project , shall be protected with sand bags during construction. See detail. Sand bag inlet protection shall be cleaned out whenever sediment depth is one half the height of one sand bag.
3. Existing concrete ditch sediment trap shall be cleaned out routinely during construction.

EROSION CONTROL LEGEND



TEMPORARY STABLIZED CONSTRUCTION ENTRANCE

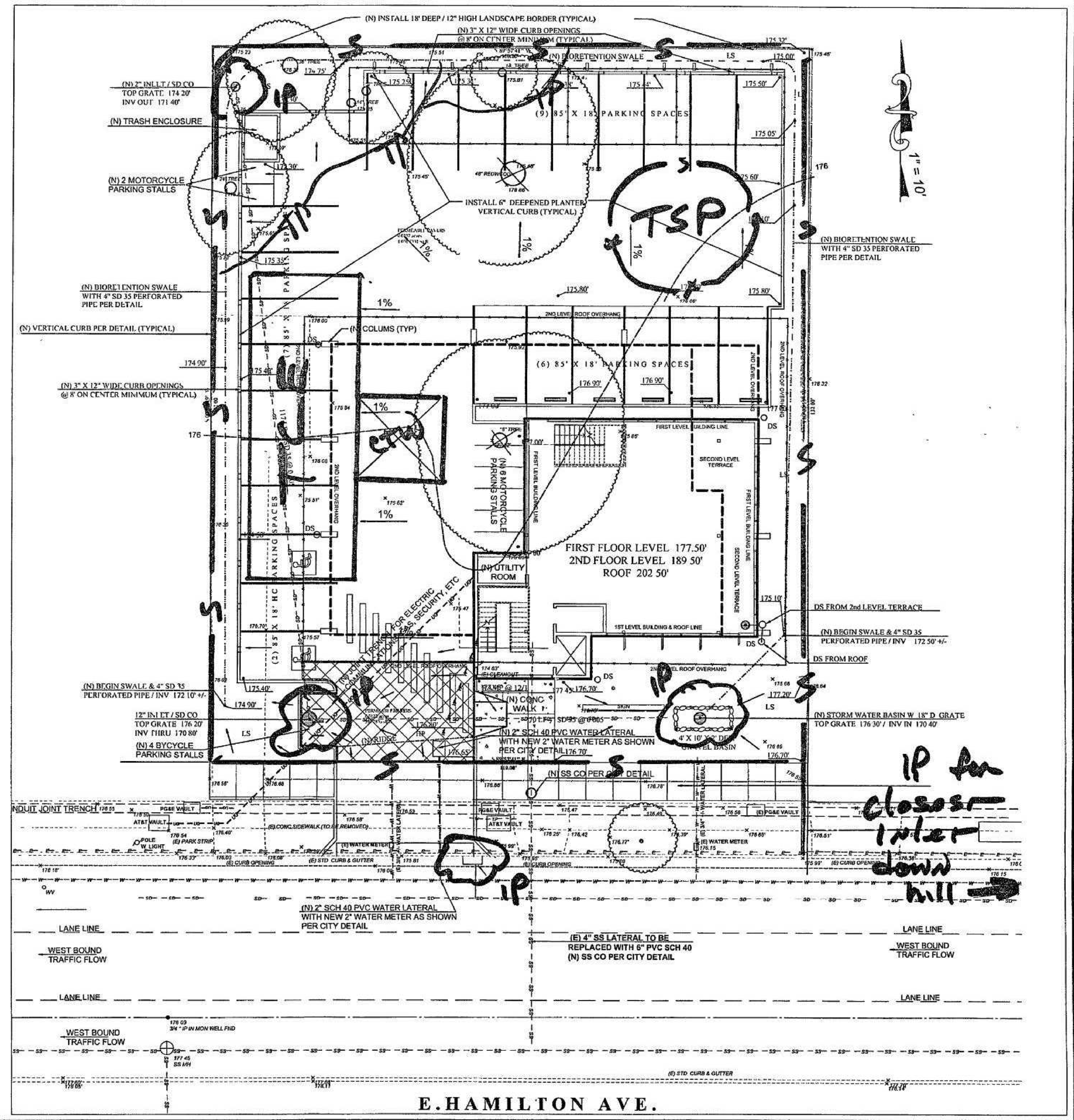
INLET PROTESTION

WATTLE BARRIER

TREE PROTECTION

STOCK PILE WITH SEDIMENT CONTROL (silt fence)

CONC TRUCK WASH OUT AREA



Date 04-05-15
REV 09-19-16

Drawn By JLK

MFA ENGINEERS & ASSOCIATES

370 GRAND PARK CIR
SAN JOSE CA 95136
408-509-3461
aliabiani@sbcglobal.net

SEDIMENT EROSION CONTROL PLAN

95-109 EAST HAMILTON VE
CITY OF CAMPBELL
SANTA CLARA COUNTY
STATE OF CALIFORNIA
BLDG PERMIT NO.

REGISTERED PROFESSIONAL ENGINEER ALI ABIANI NO C 57818 CIVIL STATE OF CALIFORNIA

SCALE: AS NOTED

SHEET: C - 6

Blueprint for a Clean Bay

BEST MANAGEMENT PRACTICES FOR THE CONSTRUCTION INDUSTRY.

SANTA CLARA VALLEY NONPOINT SOURCE POLLUTION CONTROL PROGRAM

FRESH CONCRETE AND MORTAR APPLICATION

BEST MANAGEMENT PRACTICES FOR

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

GENERAL BUSINESS PRACTICES

- Both at your yard and the construction site, always store both dry and wet materials under cover, protected from rainfall and runoff. Protect dry materials from wind.
- Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from gutters, storm drains, rainfall, and runoff.
- Wash out concrete mixers only in designated wash-out areas in your yard, where the water will flow into containment ponds or onto dirt. Whenever possible, recycle washout by pumping back into mixers for reuse. Never dispose of washout into the street, storm drains, drainage ditches, or streams.

DURING CONSTRUCTION

- Don't mix up more fresh concrete or cement than you will use in a day.
- Set up and operate small mixers on tarps or heavy plastic drop cloths.
- When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain.
- Place hay bales or other erosion controls down-slope to capture runoff carrying mortar or cement before it reaches the storm drain.
- When breaking up paving, be sure to pick up all the pieces and dispose properly.
- Recycle large chunks of broken concrete at a landfill.
- Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.
- Never bury waste material.

STORM DRAIN POLLUTION FROM MASONRY AND PAVING

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

LANDSCAPING, GARDENING, AND POOL MAINTENANCE

BEST MANAGEMENT PRACTICES FOR THE:

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

GENERAL BUSINESS PRACTICES

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

POOL/FOUNTAIN/SPA MAINTENANCE

- Never discharge pool or spa water to a street or storm drain.

OR

- When emptying a pool or spa, let chlorine dissipate for a few days, and then recycle/reuse water by draining it gradually onto a landscaped area.
- Contact the local sewage treatment authority. You may be able to discharge to the sanitary sewer by running a hose to a utility sink or sewer pipe cleanout junction.
- Do not use copper-based algacides unless absolutely necessary. Control algae with chlorine or other alternatives to copper-based pool chemicals. Copper is a powerful herbicide. Sewage treatment technology cannot remove all of the metals that enter a treatment plant.

LANDSCAPING/GARDEN MAINTENANCE

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

STORM DRAIN POLLUTION FROM LANDSCAPING AND SWIMMING POOL MAINTENANCE

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

HEAVY EQUIPMENT OPERATION

BEST MANAGEMENT PRACTICES FOR THE:

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

SITE PLANNING AND PREVENTIVE VEHICLE MAINTENANCE

- Designate one area of the construction site, well away from streams or storm drain inlets, for auto and equipment parking, refueling, and routine vehicle and equipment maintenance.
- Maintain all vehicles and heavy equipment. Inspect frequently for leaks.
- Perform major maintenance, repair jobs, vehicle and equipment washing off site.
- If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers, and recycle whenever possible.
- Do not use diesel oil to lubricate equipment or parts.
- Clean up spills immediately when they happen.
- Never hose down dirty pavement or impermeable surfaces where fluids have spilled. Use dry cleanup method (absorbent materials, cat litter, and/or rags) whenever possible. If you must use water, use just enough to keep the dust down.
- Sweep up spilled dry materials immediately. Never attempt to wash them away with water or bury them. Use as little water as possible for dust control.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills to the appropriate spill response agencies immediately.

STORM DRAIN POLLUTION FROM HEAVY EQUIPMENT ON THE CONSTRUCTION SITE

Poorly maintained vehicles and heavy equipment leaking fuel, oil, antifreeze or other fluids on the construction site are common sources of storm water pollution. Prevent spills and leaks by isolating equipment from runoff channels, and by watching for leaks and other maintenance problems. Remove construction equipment from the site as soon as possible.

PAINTING AND APPLICATION OF SOLVENTS AND ADHESIVES

BEST MANAGEMENT PRACTICES FOR THE:

- Painters
- Paperhangers
- Plasterers
- Graphic artists
- Dry wall crews
- Floor covering installers
- General contractors
- Home builders
- Developers

Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residues from paints, thinners, solvents, glues and cleaning fluids are hazardous wastes. When they are thoroughly dry, empty paint cans, spent brushes, rags, and drop cloths may be disposed of as trash.

PAINT REMOVAL

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

PAINTING CLEANUP

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water based paints, paint out brushes to the extent possible, and rinse to the sanitary sewer.
- For oil based paints, paint out brushes to the extent possible, filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.

WHAT CAN YOU DO?

- Recycle/reuse leftover paints whenever possible.
- Recycle excess water-based paint, or use up. Dispose of excess liquid, including sludges, as hazardous waste.
- Reuse leftover oil-based paint. Dispose of excess liquid, including sludges, as hazardous waste.

STORM DRAIN POLLUTION FROM PAINTS, SOLVENTS, AND ADHESIVES

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

EARTH MOVING ACTIVITIES

BEST MANAGEMENT PRACTICES FOR THE:

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

DURING CONSTRUCTION

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

GENERAL BUSINESS PRACTICES

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

DETECTING CONTAMINATED SOIL OR GROUNDWATER

As you know, contaminated groundwater is a common problem in the Santa Clara Valley. It is essential that all contractors and subcontractors involved in excavation and grading know what to look for in detecting contaminated soil or groundwater, and test ponded groundwater before pumping. See Blueprint for a Clean Bay, a construction best management practices guide available from the Santa Clara Valley Nonpoint Source Pollution Control Program, for details.

WATCH FOR ANY OF THESE CONDITIONS:

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

STORM DRAIN POLLUTION FROM EARTH-MOVING ACTIVITIES

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

ROADWORK AND PAVING

BEST MANAGEMENT PRACTICES FOR THE:

- Road Crews
- Driveway/sidewalk/parking lot construction crews
- Seal coat contractors
- Operators of:
  grading equipment
  paving machines
  dump trucks
  concrete mixers
- Construction inspectors
- General contractors
- Developers

WHAT CAN YOU DO?

GENERAL BUSINESS PRACTICES

- Develop and implement erosion/sediment control plans for embankments.
- Schedule excavation and grading work for dry weather.
- Check for and repair leaking equipment.
- Perform major equipment repairs in designated areas at your yard, away from the construction site.
- When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.
- Do not use diesel oil to lubricate equipment or parts.
- Recycle used oil, concrete, broken asphalt, etc. whenever possible.

DURING CONSTRUCTION

- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, etc.
- Use check dams, ditches, or berms to divert runoff around excavations.
- Never wash excess material from exposed aggregate concrete or similar treatments into a street or storm drain. Collect and recycle, or dispose to dirt area.
- Cover stockpiles (asphalt, sand, etc.) and other materials with plastic tarps. Protect from rainfall and prevent runoff with temporary roofs or plastic sheets and berms.
- Catch drips from paver with drip pans or absorbent material (cloth, rags, etc.) placed under machine when not in use.
- Clean up all spills and leaks using "dry" methods (with absorbent materials and/or rags), or dig up and remove contaminated soil.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand.
- Avoid over application by water trucks for dust control.

ASPHALT/CONCRETE REMOVAL

- Avoid creating excess dust when breaking asphalt or concrete.
- After breaking old pavement, be sure to remove all chunks and pieces.
- Make sure broken pavement does not come in contact with rainfall or runoff.
- Shovel or vacuum saw-cut slurry and remove from the site. Cover or barricade storm drain during saw-cutting if necessary.
- Never hose down streets to clean up tracked dirt.

STORM DRAIN POLLUTION FROM ROADWORK

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

GENERAL CONSTRUCTION AND SITE SUPERVISION

BEST MANAGEMENT PRACTICES FOR THE:

- Construction industry

WHAT CAN YOU DO?

- Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, and bermed if necessary. Make major repairs off site.
- Keep materials out of the rain-prevent runoff contamination at the source. Cover exposed piles of soil of construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- Keep pollutants off exposed surfaces. Place trash cans and recycling receptacles around the site to minimize litter.
- Clean up leaks, drips, and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces.
- Never hose down "dirty" pavement or surfaces where materials have spilled. Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.
- Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean a dumpster by hosing it down on the construction site.
- Make sure portable toilets are in good working order. Check frequently for leaks.

MATERIALS/WASTE/HANDLING

- Practice Source Reduction-minimize waste when you order materials. Order only the amount you need to finish the job.
- Use recyclable materials whenever possible.
- Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled. (See the references list of recyclers at the back of Blueprint for a Clean Bay). Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed.

STORM DRAIN POLLUTION FROM CONSTRUCTION ACTIVITIES

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

BEST MANAGEMENT PRACTICES FOR STORM WATER POLLUTION PREVENTION

In the Santa Clara Valley, storm drains flow directly to local creeks and San Francisco Bay, with no treatment. Storm water pollution is a serious problem for wildlife dependent on our waterways and for the people who live near polluted streams or baylands. Some common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; landscaping runoff containing pesticides or weed killers; and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street or storm drain.

Thirteen valley cities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight storm drain pollution.

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

Spill Response Agencies

1. Dial 911
2. Santa Clara Valley Water District Environmental Compliance Division (408) 927-0710.
3. Governor's Office of Emergency Services Warning Center (800) 852-7550 (24 hours).

Local Pollution Control Agencies

Santa Clara County Office of Toxics and Solid Waste Management
(408) 441-1195

Santa Clara Valley Water District
(408) 927-0710

San Jose/Santa Clara Water Pollution Control Plant
(408) 945-5300
Serving Campbell, Cupertino, Los Gatos, Milpitas, Monte Sereno, San Jose, Santa Clara and Saratoga

Sunnyvale Water Pollution Control Plant
(408) 730-7270

Palo Alto Regional Water Quality Control Plant
(415) 329-2598
Serving East Palo Alto, Los Altos, Los Altos Hills, Montain View, Palo Alto, and Stanford

ORDINANCE OF THE CITY OF CAMPBELL ESTABLISHING REQUIREMENTS FOR STORM WATER POLLUTION CONTROL

A. **Criminal Penalties.** Any person who violates any provision of this article shall be guilty of a misdemeanor and upon conviction thereof shall be punishable by imprisonment for a term not to exceed six (6) months or by a fine not to exceed $1000 or by both. Each and every violation of this chapter shall constitute a separate offense. Every day each such violation continues shall be an additional offense.

B. **Civil Penalties.** Any person who violates any provision of this chapter shall be civilly liable to the City of Campbell in a sum not to exceed $1000 per day for each day in which the violation occurs. Each and every violation of this chapter shall constitute a separate offense. Every day each such violation continues shall be an additional offense.

C. **Civil Liability.** Any person who violates any provision of this chapter shall be civilly liable to the City of Campbell for all costs, including attorneys fees, associated with the investigation and remediation of environmental conditions caused by the discharge of pollutants into the Municipal Storm Drain System or a Watercourse in violation of this chapter.

D. **Remedies Cumulative.** The remedies provided for in this chapter are cumulative and not exclusive and shall be in addition to any and all other remedies available to the City of Campbell under State and Federal Law.

	1	2	3

Date 04-05-15 | Drawn By JLK

MFA ENGINEERS & ASSOCIATES
370 GRAND PARK CIR
SAN JOSE CA 95136
408-509-3461
alabiani@sbcglobal.net

BLUE PRINT FOR CLEAN BAY
95-109 EAST HAMILTON VE
CITY OF CAMPBELL
SANTA CLARA COUNTY
STATE OF CALIFORNIA
BLDG PERMIT NO.

REGISTERED PROFESSIONAL ENGINEER
ALI ABIANI
NO C 57818
CIVIL
STATE OF CALIFORNIA

CITY OF CAMPBELL — THE ORCHARD CITY — CAMPBELL, CALIFORNIA

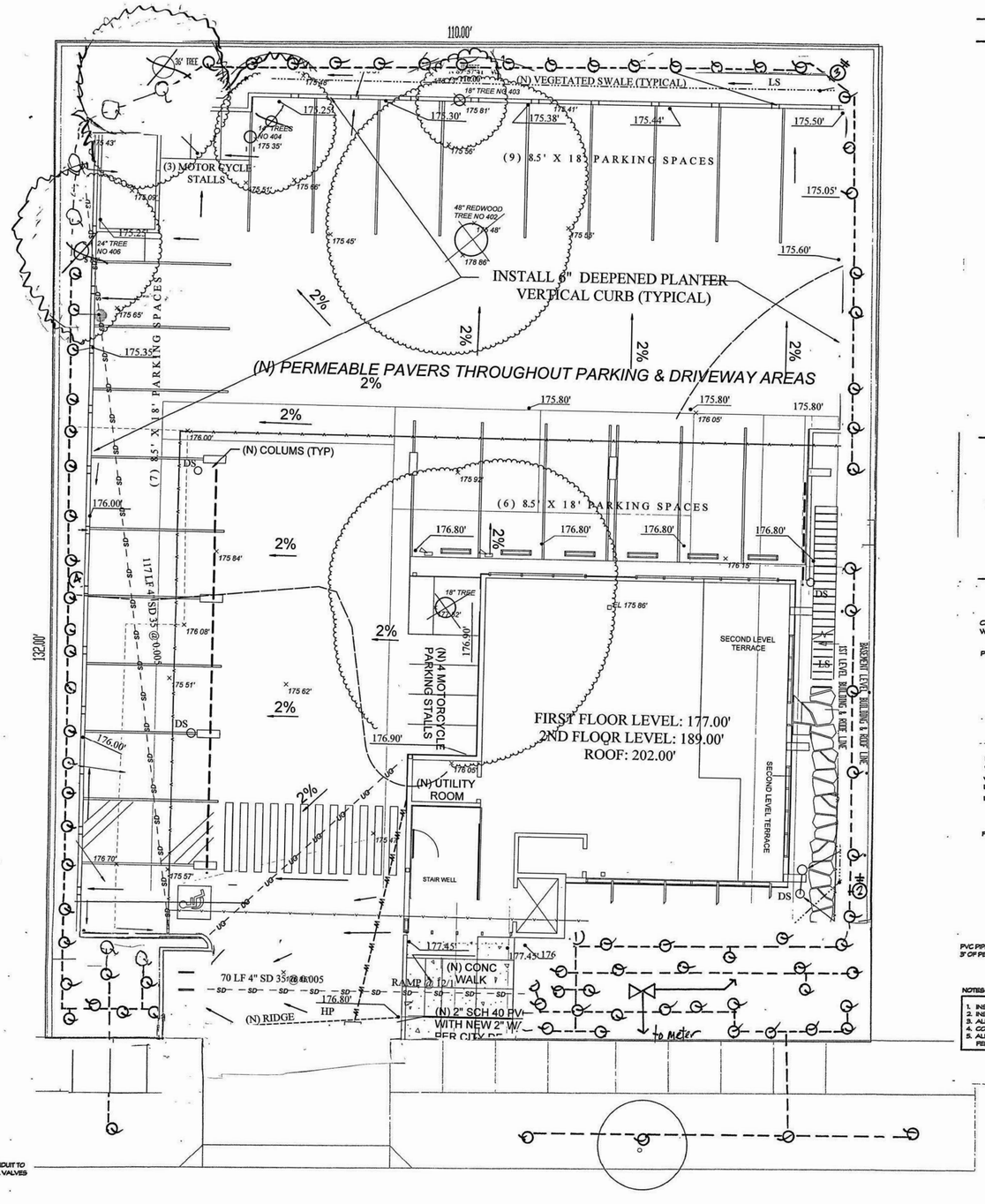
SCALE: 1" = 10'

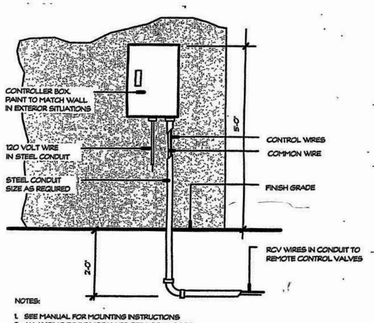
SHEET: C - 8

8 OF 8

IRRIGATION NOTES

1. CALL IRRIGATION ELEMENTS ARE SHOWN DIAGRAMMATICALLY. PIPES SHOWN WITHOUT SLEEVES SHALL BE LOCATED IN PLANTING AREAS. UNLESS OTHERWISE SHOWN, LOCATE ALL QUICK COUPLERS, REMOTE CONTROL VALVES, GATE VALVES AND FLUSH VALVES IN PLANTING AREAS.
2. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE LOCAL BUILDING AND PLUMBING CODES HAVING JURISDICTION.
3. THE CONTRACTOR SHALL PAY FOR ALL PERMITS REQUIRED FOR THIS PORTION OF WORK.
4. THE WORK TO BE PERFORMED UNDER THIS CONTRACT SHALL INCLUDE THE FURNISHING OF ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, SERVICES AND TRANSPORTATION NECESSARY FOR AND PROPERLY INCIDENTAL TO THE INSTALLATION OF A COMPLETE SPRINKLER SYSTEM AS SHOWN ON THE IRRIGATION PLANS, INCLUDING TRENCHING, BACKFILLING, ETC.
5. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING UTILITIES, MAIN LINES, VALVES, ETC. PRIOR TO CONSTRUCTION. ALL WORK SHALL BE PROTECTED FROM DAMAGE AS A RESULT OF THIS WORK.
6. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION TO THE OWNERS AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
7. CONTRACTOR SHALL DISCUSS WITH LANDSCAPE ARCHITECT EXISTING WATER PRESSURE AND WHETHER PRESSURE REGULATOR SHALL BE INSTALLED. IF REQUIRED, PRESSURE REGULATOR SHALL BE SET FOR IRRIGATION DESIGN PRESSURE AS INDICATED IN THE IRRIGATION PLANS.
8. THE IRRIGATION CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES AND SHALL COORDINATE HIS WORK WITH OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES UNDER PAVING, ETC.
9. ALL EXCAVATIONS AND IRRIGATION RENOVATION OPERATIONS PERFORMED DURING EACH DAY SHALL BE COMPLETED. ALL HOLES SHALL BE FILLED, HEADS SET TO GRADE AND EXCAVATED TRENCHES BACKFILLED AND COMPACTED.
10. ALL HEADS SHALL BE STAKED BY CONTRACTOR TO DETERMINE WHICH HEADS WILL NEED TO BE MOVED INTO LATERAL ALIGNMENT. LANDSCAPE ARCHITECT TO APPROVE FINAL LOCATIONS.
11. PRIME AND SOLVENT WELD ALL PVC PIPE CONNECTIONS AND CAP ALL OPEN PIPE ENDS.
12. 120 VOLT ELECTRICAL POWER OUTLET AT THE AUTOMATIC CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE ELECTRICAL OUTLET TO THE AUTOMATIC CONTROLLER.
13. CONTROLLER SHALL BE PROGRAMMED SO THAT ONLY ONE VALVE OPERATES AT ONE TIME.
14. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL AS SHOWN IN THE DETAIL PERPENDICULAR TO ADJACENT ELEMENTS AS SHOWN.
15. PARALLEL PIPES MAY BE INSTALLED IN THE SAME TRENCH PROVIDED A 4" HORIZONTAL SEPARATION BETWEEN THEM IS MAINTAINED.
16. SPLICING OF 24 VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 24" COIL OF EXCESS WIRE AT EACH SPLICE AND 100 FEET ON CENTER ALONG THE RUN.
17. INSTALL PULL BOXES EVERY 150' OR LESS FOR IRRIGATION CONTROL WIRE CONDUIT.
18. INSTALL 6" CLEAN SAND BED AND COVER AROUND ALL CONDUIT AND MAINLINE.
19. INSTALL A SPARE CONTROL WIRE OF A DIFFERENT COLOR ALONG THE ENTIRE MAIN LINE. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.
20. BACKFILL FOR TRENCHING SHALL BE COMPACTED TO A DRY DENSITY EQUAL TO ADJACENT UNDISTURBED SOIL AND SHALL CONFORM TO ADJACENT GRADES WITHOUT DIPS, SUNKEN AREAS, HUMPS OR OTHER IRREGULARITIES.
21. INITIAL BACKFILL ON PLASTIC LINES SHALL BE OF A FINE GRANULAR MATERIAL WITH NO FOREIGN MATTER LARGER THAN 1/2" SIZE.
22. THE IRRIGATION CONTRACTOR SHALL FLUSH MAINLINES BEFORE INSTALLING REMOTE CONTROL VALVES AND LATERAL LINES BEFORE INSTALLING SPRINKLERS. INSPECT MAINLINE FOR LEAKS UNDER FULL OPERATING PRESSURE PRIOR TO BACKFILLING. ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO MINIMIZE OVERSPRAY ONTO ADJACENT PROPERTY, PAVING AND/OR BUILDINGS. SELECT THE BEST DEGREE OF ARC TO FIT EXISTING SITE CONDITIONS AND THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.
23. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE DESIGNATED ON THE PLANS.
24. INSTALL A SPRING LOADED CHECK VALVE BELOW THOSE SPRINKLERS WHERE LOW HEAD DRAINAGE WILL CAUSE EROSION AND EXCESS WATER.
25. FOR MAINLINE PIPING INSIDE SLEEVES USE SCHEDULE 40 PVC PLASTIC PIPE.
26. EXTEND ALL SLEEVES 12" MINIMUM BEYOND EDGE OF PAVING INTO PLANTING AREAS.
27. ALL EMPTY IRRIGATION CONTROL WIRE SLEEVES/CONDUITS SHALL HAVE PULL ROPES INSTALLED.
28. CONTRACTOR IS RESPONSIBLE FOR LOCATION AND SIZE OF SLEEVES FOR IRRIGATION CONTROL WIRES SIZES SHOWN ARE FOR PIPE. SIZE SLEEVES PER CHART.
29. PIPE MAY NOT SHARE A SLEEVE WRING MUST BE IN A SEPARATE SLEEVE.
30. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES AND SHRUBS, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES AND SHRUBS AND THEIR ROOTS. EXCAVATION IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. ROOTS ONE (1) INCH AND LARGER IN DIAMETER SHALL BE PAINTED WITH TWO COATS OF TREE SEAL, OR EQUAL. TRENCHES ADJACENT TO TREES AND SHRUBS SHALL BE CLOSED WITHIN TWENTY-FOUR (24) HOURS; AND WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE AND/OR SHRUB SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.
31. IRRIGATION CONTRACTOR TO SUBMIT TO LANDSCAPE ARCHITECT A PROPOSAL DRAWING SHOWING PROPOSED MOUNTING OF CONTROLLER WITH CONDUITS. INSTALLATION SHALL BE COMPLETED AFTER APPROVAL OF PROPOSAL DRAWINGS BY LANDSCAPE ARCHITECT.
32. A COMPLETE SET OF REPRODUCIBLE "AS BUILT" DRAWINGS SHALL BE SUBMITTED TO THE OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT UPON COMPLETION OF CONSTRUCTION.
33. IT IS THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS TO INDICATE A COMPLETE SPRINKLER SYSTEM WHICH IS INSTALLED AND READY FOR USE WITHOUT FURTHER COST TO THE OWNER.
34. THE SPRINKLER SYSTEM SHALL BE UNCONDITIONALLY GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. MANUFACTURER WARRANTIES SHALL NOT REPLACE THIS GUARANTEE. THE CONTRACTOR SHALL BE LIABLE FOR LABOR AND MATERIALS TO REPAIR THE SYSTEM AND RESTORE ANY OTHER ELEMENTS DAMAGED BY FAILURE OF IRRIGATION SYSTEM.





NOTES:
1. SEE MANUAL FOR MOUNTING INSTRUCTIONS
2. ALL WIRING TO BE INSTALLED PER LOCAL CODE.

WALL MOUNT CONTROLLER

IRRIGATION LEGEND

——— 3/4 INCH SCHEDULE 40 PVC MAIN

– – – 3/4 INCH CLASS 200 PVC LATERAL

PEPCO QUADRA CLUSTER BLUE DRIP HEAD (4 PORTS) 2 GPH PER PORT

IRRITROL RD600 6 STATION AUTOMATIC CONTROLLER WITH CLIMATE LOGIC ATTACHMENT

3/4 INCH HOSE BIB

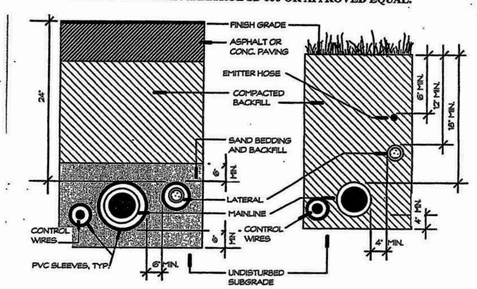
3/4" FEBCO BACK FLOW PREVENTER IF REQUIRED

IRRITROL OR RAINBIRD ANTISIPHON REMOTE CONTROL VALVES 3/4 INCH SIZE

NOTES

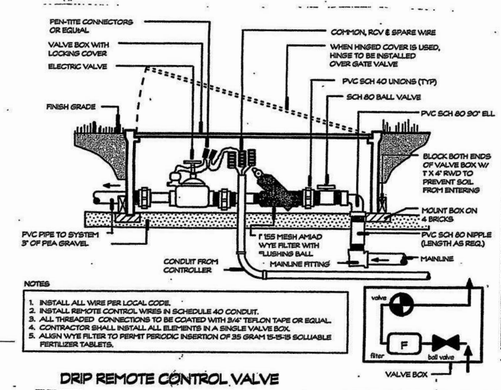
1.BUILDER TO INSTALL 3/4 INCH SCHEDULE 40 PVC WATER MAIN IN APPROPRIATE LOCATION FOR IRRIGATION SYSTEM

2. THE CALIFORNIA GREEN STANDARDS CODE REQUIRES A WEATHER BASED AUTOMATIC IRRIGATION CONTROLLER, SWAT TESTED AND APPROVED SUCH AS IRRITROL SD 600 OR APPROVED EQUAL.



1. SCHED. 40 PVC SLEEVES, TYP.. SEE CHARTS FOR SIZES.
2. BUNDLE AND TAPE CONDUIT OR WIRING AT 10' INTERVALS UNDER PLANTING.
3. BED AND BACKFILL ALL PIPE AND WIRE IN SAND UNDER PAVING AS SHOWN.

TYPICAL TRENCHING



NOTES

1. INSTALL ALL WIRE PER LOCAL CODE.
2. INSTALL REMOTE CONTROL WIRES IN SCHEDULE 40 CONDUIT.
3. ALL THREADED CONNECTIONS TO BE COATED WITH 3/4" TEFLON TAPE OR EQUAL.
4. CONTRACTOR SHALL INSTALL ALL ELEMENTS IN A SINGLE VALVE BOX.
5. ALSEN WYE FILTER TO PERMIT PERIODIC INSERTION OF 35 GRAM 15-15-15 SOLUABLE FERTILIZER TABLETS.

DRIP REMOTE CONTROL VALVE

GROUND ZERO CONSTRUCTION & DEVELOPMENT INC.

1361 S. WINCHESTER BLVD.
SUITE 206
SAN JOSE,CA 95128
TEL: (408)-509-3461
ALI@GROUNDZEROCO.COM

NO.	REVISION	DATE	BY	CHKD

OWNER:
Ground Zero Construction

PROJECT:
95-109 E. Hamilton Ave.
Campbell, CA 95008

BEAUDOIN LANDSCAPE
ISA ARBORIST-LANDSCAPE ARCHITECT
MARK BEAUDOIN
OWNER
P.O. BOX 2032
SAN JOSE,CA 95109
mbeaudoin@sbcglobal.net
408-654-3580

SCALE : 1-1/2"= 1'-0"

IRRIGATION PLAN

SHEET: L1

DATE: DEC 2016

PLANTING NOTES

1. CONTRACTOR SHALL INSPECT THE SITE AND BE FAMILIAR WITH ALL EXISTING SITE CONDITIONS. THE CONTRACTOR SHALL REVIEW RELATED DRAWINGS AND SHALL COORDINATE WITH ALL APPLICABLE TRADES PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL CHECK THE PLANTING PLAN AND VERIFY LOCATIONS AND SPACING OF PLANTS AND SHALL SUPPLY SUFFICIENT QUANTITY TO FULFILL THE INTENT OF THE PLAN(S). PLANT QUANTITIES ARE INDICATED FOR INFORMATION ONLY. CONTRACTOR SHALL VERIFY EXACT COUNT FROM THE LANDSCAPE PLANTING PLAN.
3. EXTREME CAUTION SHALL BE TAKEN IN WORK AREAS WHERE THERE ARE EXISTING TREES AND SHRUBS AND THEIR ROOT SYSTEMS DESIGNATED TO REMAIN. ANY DAMAGE TO EXISTING PLANT MATERIALS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPLACED AT HIS EXPENSE.
4. RIP EXISTING SOIL TO A DEPTH OF 12" IN THE LANDSCAPE AREAS PRIOR TO SPREADING THE TOPSOIL OR FILL.
5. CONTRACTOR SHALL PROVIDE A SUFFICIENT AMOUNT OF IMPORTED CLASS A TOPSOIL TO BRING THE GRADE OF THE PLANTING AREAS UP TO THE PROPOSED GRADE ON THE CIVIL DRAWINGS AND PER THESE SPECIFICATION. CONTRACTOR SHALL PROVIDE CERTIFICATION THAT IMPORTED TOPSOIL IS CLASS A.
6. SOIL AMENDMENT SHALL BE GROWERS WONDER GROW COMPOST SOIL, ORGANIC COMPOST OR EQUAL. CONTRACTOR SHALL SUBMIT ANALYSIS AND SAMPLE OF MATERIAL FOR APPROVAL PRIOR TO COMMENCEMENT OF SOIL PREPARATION OPERATIONS.
7. AMEND ALL PLANTING AREAS WITH A MINIMUM OF 9 CUBIC YARDS SOIL CONDITIONER PER 1000 SQUARE FEET.
8. ADD ADDITIVES TO EXISTING SOIL AS RECOMMENDED/SPECIFIED IN THE EXISTING SOIL FERTILITY ANALYSIS REPORT.
9. ROTOTILL ADDITIVES THOROUGHLY INTO TOP 6" OF SOIL.
10. AFTER INSTALLATION OF IRRIGATION SYSTEM, HEADERS, PAVING, ETC., RAKE SMOOTH ALL PLANTING AREAS TO CLEAR THEM OF ANY ROCK OR DEBRIS GREATER THAN ONE (1) INCH IN DIAMETER. REMOVE THESE MATERIALS FROM THE SITE.
11. LEVEL OF PLANTING AREAS SHALL BE THREE INCHES (3") BELOW TOP OF HEADERS, PAVEMENTS, CURBS, WALKS, ETC. AND TO THE FINISH GRADE OF ADJACENT EXISTING PLANTING AREAS WITHOUT ABRUPT CHANGE IN GRADIENT EITHER IN THIS SURFACE OF THE SOIL OR WHERE THE SOIL MEETS SUCH FEATURES. MINIMUM SLOPE FOR FINISHED SURFACES, UNLESS OTHERWISE INDICATED ON THE PLANS, SHALL BE TWO PERCENT (2%). PARTICULAR ATTENTION SHALL BE GIVEN TO THE CORRECT GRADING OF SURFACE DRAINAGE SWALES AND AREAS ADJACENT TO DRAINAGE STRUCTURES. DRAIN TO PAVING OR CATCH BASINS. DIRECT DRAINAGE AWAY FROM BUILDINGS, WALLS, ADJACENT PROPERTY, ETC. AT THE COMPLETION OF THE FINISH GRADING, NO LOW SPOTS THAT HOLD STANDING WATER WILL BE ACCEPTED AND THE SITE SHALL BE LEFT IN A CLEAN AND FINISHED CONDITION CONFORMING TO THE PLANS.
12. CONTRACTOR SHALL DIG A 12"Ø X 12" DEEP PERCULATION HOLE AND FILL IT WITH WATER. IF WATER HAS NOT PERCULATED OUT SO THAT NO WATER REMAINS AFTER 30 MINUTES, PROVIDE DRAIN HOLES FILLED WITH SOIL MIX FOR TREES SUFFICIENT TO ENSURE PERCULATION OF ALL WATER IN 30 MINUTES. AUGER BORE DRAIN HOLES TO PENETRATE ANY HARDPAN AND A MINIMUM OF 12' INTO UNDISTURBED PERVIOUS SOIL. SCARIFY SIDES OF DRAIN HOLES.
13. ALL PLANTS SHALL BE NURSERY GROWN, SYMMETRICAL, TYPICAL FOR VARIETY AND SPECIES, SOUND, HEALTHY, VIGOROUS, AND OF NORMAL HABIT OF GROWTH FOR THE SIZE SPECIFIED. THEY SHALL BE WELL FOLIATED FREE FROM DISEASE, INSECTS, INSECT EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS, BROKEN LIMBS, DISFIGUREMENTS AND SHALL HAVE HEALTHY, NORMAL, WELL ROOTED SYSTEMS FILLING THEIR CONTAINERS, YET NOT ROOT BOUND. CONTAINER STOCK SHALL HAVE GROWN IN THE CONTAINERS IN WHICH DELIVERED FOR AT LEAST 3-MONTHS, BUT NOT OVER 2-YEARS.
14. ALL PLANTS DELIVERED TO THE SITE MUST BE TAGGED WITH NURSERY TAGS LISTING GENUS, SPECIES, CULTIVAR, IF ANY, COMMON NAME, AND SIZE. PLANTS DELIVERED TO THE SITE WITHOUT TAGS WILL BE REJECTED.
15. NO TREES WILL BE ACCEPTED THAT WILL NOT STAND ON THEIR OWN TRUNKS AFTER THE NURSERY STAKE HAS BEEN REMOVED. TREES SHALL HAVE STRAIGHT TRUNKS, UNLESS OTHERWISE SPECIFIED, WITH THE LEADER INTACT, UNDAMAGED AND UNCUT.
16. PLANTS SHALL NOT BE PRUNED PRIOR TO DELIVERY TO AND/OR ON SITE WITHOUT THE SPECIFIC APPROVAL AND/OR DIRECTION OF THE LANDSCAPE ARCHITECT.
17. THE OWNER'S REPRESENTATIVE SHALL INSPECT AND APPROVE ALL PLANT MATERIAL PRIOR TO THEIR INSTALLATION. DISEASED, ROOT BOUND, OR GIRDLING ROOTED PLANTS WILL BE REJECTED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
18. PLACE TREES AND SHRUBS ON SITE, WHILE STILL IN CONTAINERS, IN PROPER LOCATIONS AS INDICATED ON THE PLANS. LOCATIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE PLANT HOLES ARE DUG. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO RELOCATE TREES AND SHRUBS FROM POSITIONS ON THE PLAN(S). GROUNDCOVER TO EXTEND UNDER ALL SHRUB AREAS.
19. PLANTING LOCATIONS WHICH INTERFERE WITH LINE OF SITE FOR VEHICULAR TRAFFIC, UNDERGROUND CONSTRUCTION, OR WHERE OBSTRUCTION CANNOT BE REMOVED, SHALL BE ADJUSTED AND THE NEW LOCATION APPROVED BY THE LANDSCAPE ARCHITECT.
20. NOTIFY LANDSCAPE ARCHITECT IN WRITING OF SOIL OR DRAINAGE CONDITIONS ENCOUNTERED DURING PLANTING OPERATIONS WHICH ARE DETRIMENTAL TO GROWTH OF PLANT MATERIAL.
21. TREES SHALL BE PLANTED AT LEAST 5' FROM ANY BUILDING, DRIVEWAY, DRAINAGE FLOW LINE, FIRE HYDRANTS AND UNDERGROUND UTILITIES SUCH AS SEWERS, WATERLINES AND GAS LINES.
22. PLANTS SHALL BE PLANTED GREEN SIDE UP, SET VERTICALLY AND SOIL MIX FILLED IN TO HALF THE DEPTH OF THE BALL, TAMPED AND THOROUGHLY WATERED. REMAINDER OF PIT THEN SHALL BE FILLED WITH SOIL MIX, THOROUGHLY TAMPED AND WATERED, ALL WITHIN SAME DAY OF PLANTING.
23. EXCAVATE PLANTING PITS AT LEAST TWICE AS WIDE AS THE DIAMETER OF THE ROOTBALL. SOIL IMMEDIATELY BELOW THE ROOT BALL SHOULD BE LEFT UNDISTURBED TO PROVIDE SUPPORT BUT THE SIDES AND THE BOTTOM AROUND THE SIDE SHOULD BE CULTIVATED TO IMPROVE POROSITY. THE TOP 12 INCHES OF BACKFILL AROUND THE SIDES OF THE ROOTBALL OF TREES AND SHRUBS MAY CONSIST OF THE ABOVE AMENDED SOIL. BACKFILL BELOW 12 INCHES REQUIRED FOR 24 INCH BOX OR LARGER SHOULD NOT CONTAIN AN ORGANIC AMENDMENT.
24. PLANTING BACKFILL MIX SHALL CONSIST OF THOROUGHLY MIXED 1 PART SOIL AMENDMENT, 3 PARTS NATIVE ON-SITE SOIL AND TERRA-SORB SOIL POLYMER OR EQUAL AT THE FOLLOWING RATES: 1 GALLON PLANT - 1/2 OZ, 5 GALLON - 1 1/3 OZ., 15 GALLON - 4 OZ., 24" BOX - 8 OZ (16 TBL SPOONS), 36" BOX - 4 LBS, 48" BOX - 9.5 LBS, 60" BOX - 15.5 LBS, 72" BOX - 25 LBS. FERTILIZE PLANTS AT TIME OF PLANTING WITH AGRIFORM 21 GRAM, SLOW RELEASE PLANT PACKETS (20-10-5) PER THE PLANTING DETAILS AND PER RECOMMENDATIONS OF SOIL FERTILITY TESTING LAB.
25. TWO WEEKS PRIOR TO PLANTING OF ALL PLANTING AREAS, APPLY A PRE-PLANTING HERBICIDE, ROUNDUP, OR EQUAL, PER MANUFACTURERS RECOMMENDATIONS TO REMOVE OBNOXIOUS WEED GROWTH. IMMEDIATELY AFTER PLANTING, AND COMPLETION OF INITIAL WATERING, APPLY A PRE-EMERGENT HERBICIDE, RONSTAR-G, TREFLAN-DYMID, EPTAM, VEGITOX, OR EQUAL PER MANUFACTURER'S RECOMMENDATIONS. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THE USE OF ALL CHEMICAL PRODUCTS AND WILL SUPPLY OWNER WITH WRITTEN RECORD OF TYPE OF CHEMICAL(S) USED, DATE APPLIED AND RATE OF APPLICATION.
26. TREE AND SHRUB PLANTING TO BE WATERED WITHIN 2 HOURS OF THE TIME OF PLANTING AND FLOODED TO ELIMINATE AIR POCKETS.
27. ALL PLANTING AREAS TO HAVE 3" OF COMPACTED DARK BROWN (OR BLACK WHERE SHOWN) COLORED RECYCLED OR GREENWASTE CHIPPED MULCH INSTALLED AFTER PLANTING. MULCH SHALL BE INSTALLED UP TO THREE INCHES (3") AWAY FROM BASE OF TREES AND SHRUBS. CONTRACTOR SHALL PROVIDE SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO USE.
28. DURING AND AT COMPLETION OF THE WORK, THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES TO MEET THE SATISFACTION OF THE OWNER. ALL TRASH, WEEDS, ROCKS, AND OTHER DEBRIS SHALL BE REMOVED AND DISPOSED OF FROM THE SITE ON A DAILY BASIS.
29. PLANT ROOT BALL CROWNS SHALL BE 1" ABOVE FINISH GRADE AFTER WATERING AND SETTLING. ANY PLANTS WHICH HAVE ROOT BALL CROWNS BELOW FINISH GRADE AT FINAL INSPECTION, WILL BE REPLACED AT CONTRACTOR'S EXPENSE. PLANTS SHALL BE ERECT AFTER PLANTING AND ALL TREES SHALL BE SECURELY STAKED IMMEDIATELY AFTER PLANTING.
30. MAINTENANCE OF PLANT MATERIALS SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS DELIVERED TO THE SITE AND SHALL CONTINUE UNTIL ALL CONSTRUCTION HAS BEEN SATISFACTORILY ACCOMPLISHED. ALL PLANT MATERIALS SHALL REMAIN THE PROPERTY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE.
31. MAINTAIN PROJECT AND ALL PLANT MATERIAL FOR 90 DAYS FOLLOWING APPROVAL TO BEGIN MAINTENANCE PERIOD. WATERING, CULTIVATING, WEEDING, REPAIR OF STAKES AND TIES, SPRAYING FOR INSECTS AND FERTILIZATION OF PLANTS SHALL BE PERFORMED TO MAINTAIN HEALTHY, VIGOROUS GROWTH AND GOOD COLOR. DEAD PLANTS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
32. ALL PLANTS AND PLANTING SHALL EXHIBIT A HEALTHY THRIVING CONDITION UNTIL THE END OF THE MAINTENANCE PERIOD OR BEYOND THAT TIME UNTIL ACTIVE GROWTH IS EVIDENT, AND SHALL BE GUARANTEED AGAINST ANY DEFECTS OF DISEASE. PLANTS REPLACED DURING THE MAINTANCE PERIOD SHALL BE MAINTAINED BY CONTRACTOR FOR 90 DAYS FOLLOWING THE DATE OF THEIR PLANTING. ALL TREES SHALL BE GUARANTEED FOR ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE. DECIDUOUS PLANT MATERIALS WILL BE ACCEPTED WHEN THEY LEAF-OUT IN THE SPRING FOLLOWING PLANTING OPERATIONS. THEFT OR VANDALISM SHALL NOT BE INCLUDED IN THE GUARANTEE PROVIDED THE CONTRACTOR HAS TAKEN MEASURES TO PREVENT THESE INCIDENTS FROM OCCURRING.
33. CONTRACTOR SHALL FURNISH TO LANDSCAPE ARCHITECT THE MATERIAL TAGS FOR THE IMPORTED TOPSOIL, SOIL CONDITIONER AND MULCH.

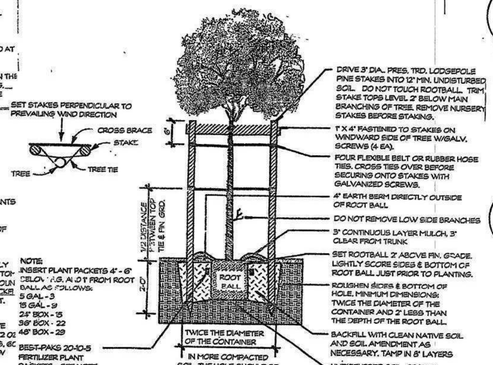
LEGEND

2" FINE FIR BARK MULCH ALL PLANTING AREAS

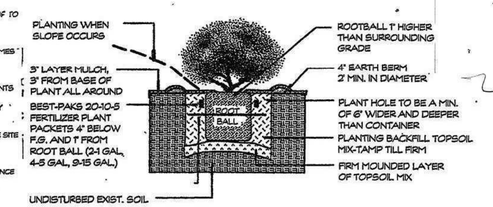
4 INCHES DEEP OF GOLD DECOMPOSED GRANITE

PLANT LEGEND

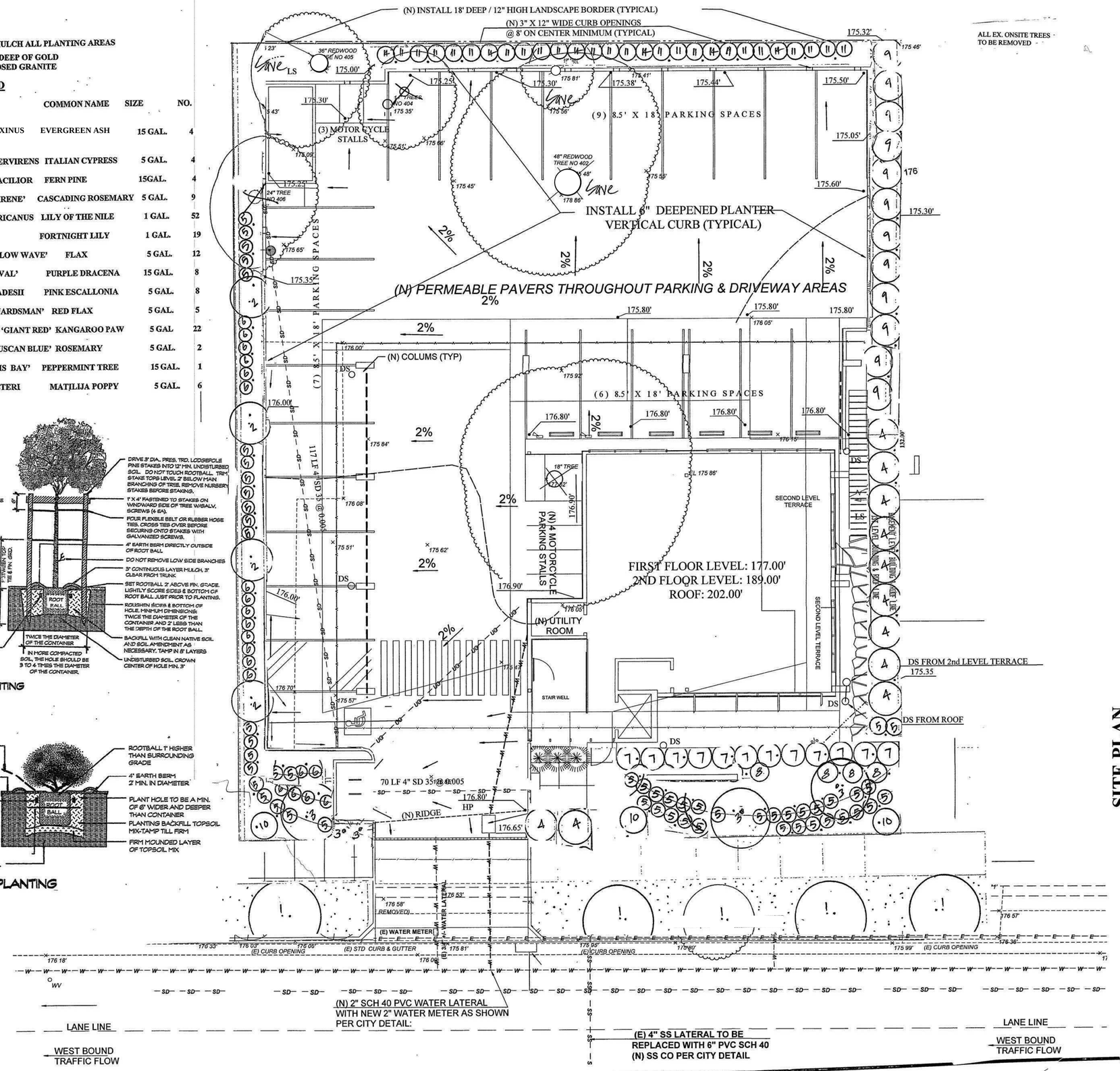
BOTANICAL NAME	COMMON NAME	SIZE	NO.
1. EVERGREEN FRAXINUS	EVERGREEN ASH	15 GAL.	4
2. CUPRESUS SEMPERVIRENS	ITALIAN CYPRESS	5 GAL.	4
3.PODOCARPUS GRACILIOR	FERN PINE	15GAL.	4
4.ROSMARINUS O. 'IRENE'	CASCADING ROSEMARY	5 GAL.	9
5.AGAPANTHUS AFRICANUS	LILY OF THE NILE	1 GAL.	52
6.DIETES VEGETA	FORTNIGHT LILY	1 GAL.	19
7. PHOMIUUM 'YELLOW WAVE'	FLAX	5 GAL.	12
8. DRACENA 'FESTIVAL'	PURPLE DRACENA	15 GAL.	8
9. ESCALLONIA FRADESII	PINK ESCALLONIA	5 GAL.	8
10, PHORMIUM 'GUARDSMAN'	RED FLAX	5 GAL.	5
11.ANIGOZANTHOS 'GIANT RED'	KANGAROO PAW	5 GAL	22
12.ROSMARINUS 'TUSCAN BLUE'	ROSEMARY	5 GAL.	2
13.AGONIS F. 'JERVIS BAY'	PEPPERMINT TREE	15 GAL.	1
14 ROMNEYA COULTERI	MATILIJA POPPY	5 GAL.	6



1 TREE PLANTING



2 SHRUB PLANTING



SITE PLAN

GROUND ZERO CONSTRUCTION & DEVELOPMENT INC.

1361 S. WINCHESTER BLVD.
SUITE 206
SAN JOSE,CA 95128
TEL: (408)-509-3461
ALI@GROUNDZEROCO.COM

NO.	REVISION	DATE	BY	CHKD

OWNER: Ground Zero Construction

PROJECT: 95-109 E. Hamilton Ave. Campbell, CA 95008

BEAUDOIN DESIGN
ISA ARBORIST/LANDSCAPE ARCHITECT
MARK BEAUDOIN
OWNER
P.O. BOX 2022
SAN JOSE,CA 95109
mbeaudoin@sbcglobal.net
408-454-3550

SCALE : 1-1/2"= 1'-0"

PLANTING PLAN

SHEET: L2

DATE: DEC.2016

95 E HAMILTON AVE

95 E HAMILTON ROAD

FIRST FLOOR : 2045 SQ FT
SECOND FLOOR: 3,727 SQ FT
GROSS FLOOR AREA: 5,772 SQ FT
NET SITE AREA: 14,520 SQ FT
F.A.R.: 5,772 SF / 14,520 SF = 39.8%

MIN PARKING SPACES REQUIRED: 5,772 SQ FT / 225 = 26 SPACES REQUIRED
PROVIDED: 23 STANDARD, 1 VAN ACCESSIBLE, 8 MOTORCYCLE
(2 STANDARD SPACES ARE EQUIPPED WITH ELECTRIC VEHICLE CHARGING PORTS)
(4 MOTORCYCLE = 1 CAR STALL)
TOTAL EQUIVALENT CAR STALLS PROVIDED = 26

FRONT SETBACK: 1,647 SF
SETBACK PAVING: 150 SF
PERCENTAGE OF SETBACK PAVING: 9%

Sheet Number	Sheet Name
A100	COVER
A101	GROUND LEVEL PLAN
A102	LEVEL 2 PLAN
A103	ROOF PLAN
A104	FLOOR BLOCK DIAGRAM
A105	TREE REMOVAL & PLANTING PLAN
A106	TREE REMOVAL APPLICATION & REPORT
A107	ELEVATIONS
A108	ELEVATIONS
A109	MATERIAL SELECTION
A110	PERSPECTIVE VIEWS
A111	SECTIONAL PERSPECTIVE
A112	EXTERIOR LIGHTING SPECIFICATIONS
A113	EXTERIOR LIGHTING SPECIFICATIONS
A115	SOLAR STUDIES
C0	TITLE SHEET
C1	TOPOGRAPHICAL & DEMO PLAN
C2	GRADING & DRAINAGE PLAN
C3	GRADING & DRAINAGE PLAN
C4	OFF SITE IMPROVEMENT PLAN
C5	OFF SITE IMPROVEMENT PLAN
C6	SEDIMENT EROSION PLAN
C7	BLUEPRINT FOR A CLEAN BAY
L1	PLANTING PLAN
L2	IRRIGATION PLAN

STANTONARCHITECTURE.COM

95 E HAMILTON AVE

LICENSED ARCHITECT
MICHAEL STANTON
C-18
1/31/
STATE OF CALIFORNIA

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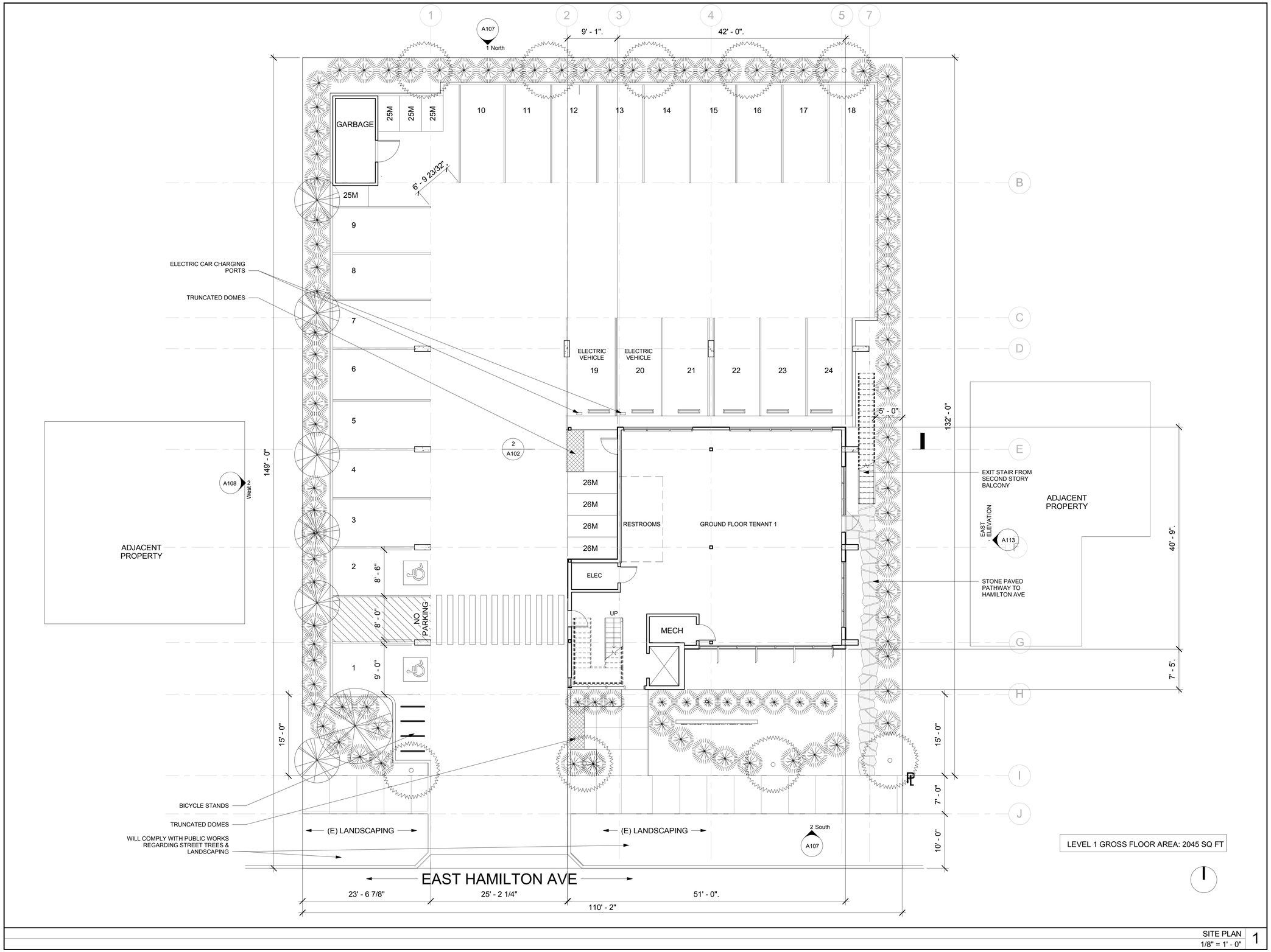
NO.	DATE	ISSUE

DRAWING TITLE
COVER

STATUS
PLANNING COMMISSION SET
11.03.16

JOB NO.	16006
DRAWN BY	VSD

SHEET NO.
A100



SITE PLAN
1/8" = 1' - 0"
1

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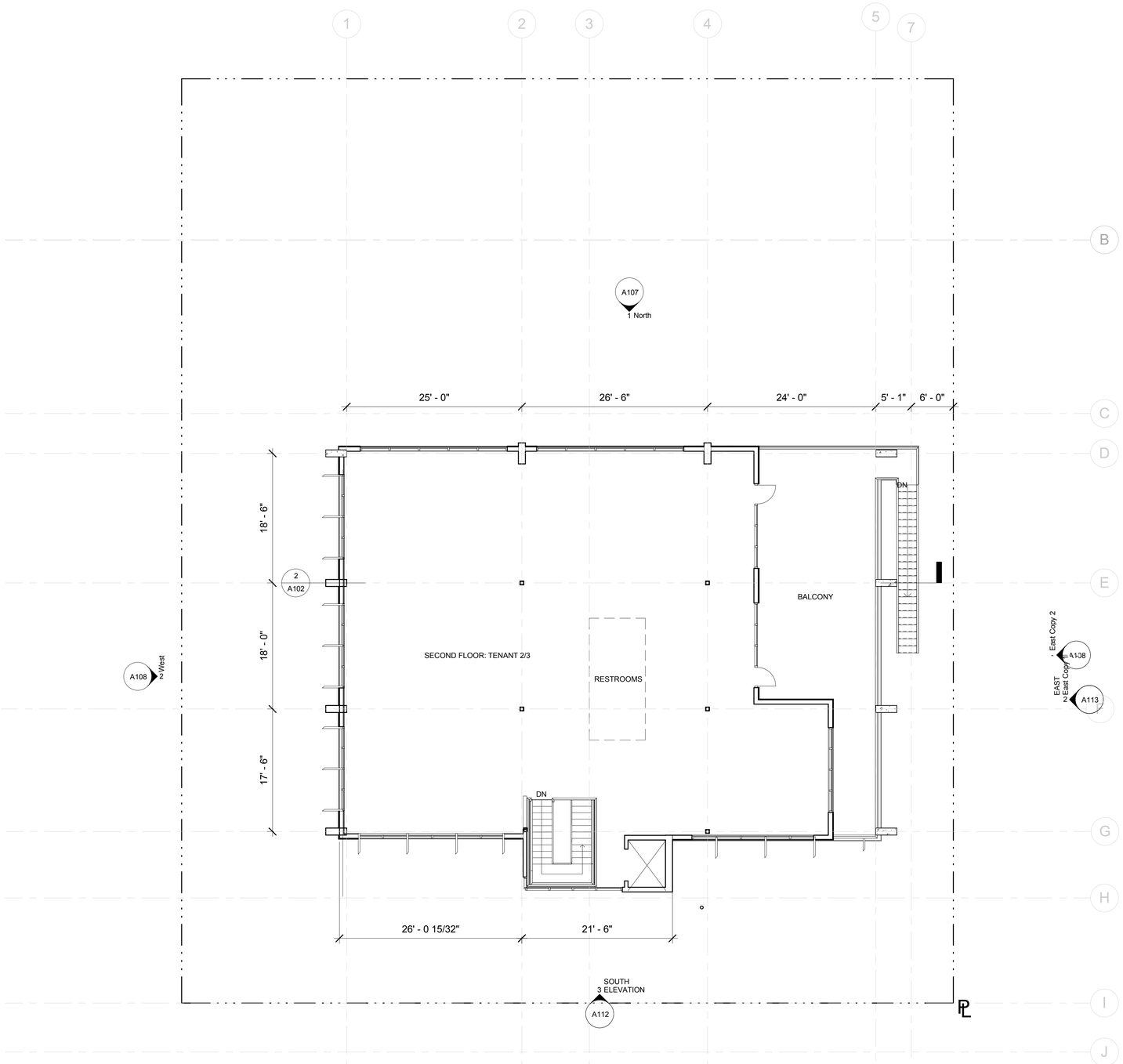
NO.	DATE	ISSUE

DRAWING TITLE
GROUND LEVEL PLAN

STATUS
PLANNING COMMISSION SET
11.03.16

JOB NO.	16006
DRAWN BY	VSD
SHEET NO.	A101



GROSS FLOOR AREA: 3727 SQ FT

SECOND FLOOR PLAN
1/8" = 1' - 0"
1

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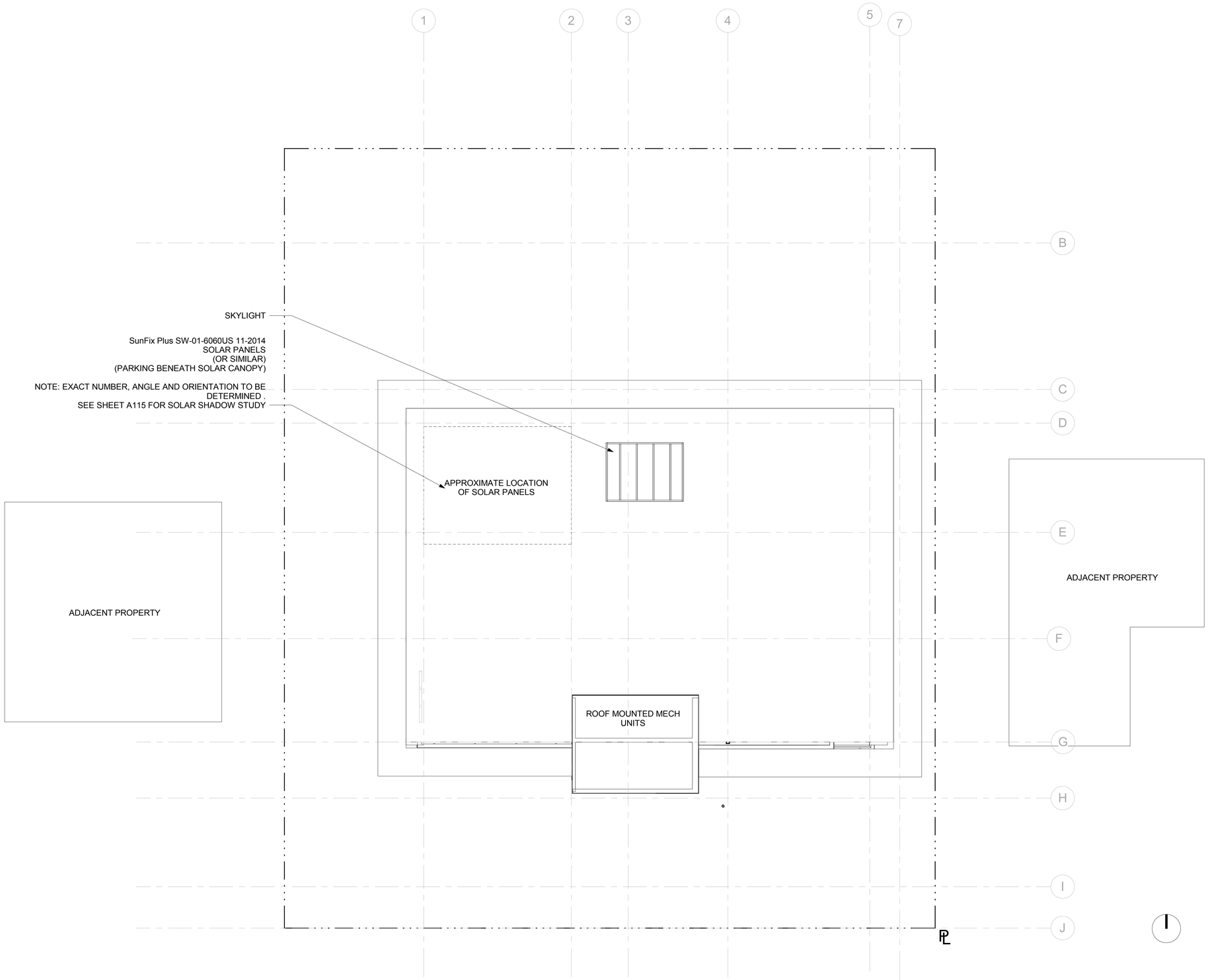
NO.	DATE	ISSUE

DRAWING TITLE
LEVEL 2 PLAN

STATUS
PLANNING COMMISSION SET
11.03.16

JOB NO.	16006
DRAWN BY	VSD
SHEET NO.	A102



ROOF PLAN
1/8" = 1' - 0"
1

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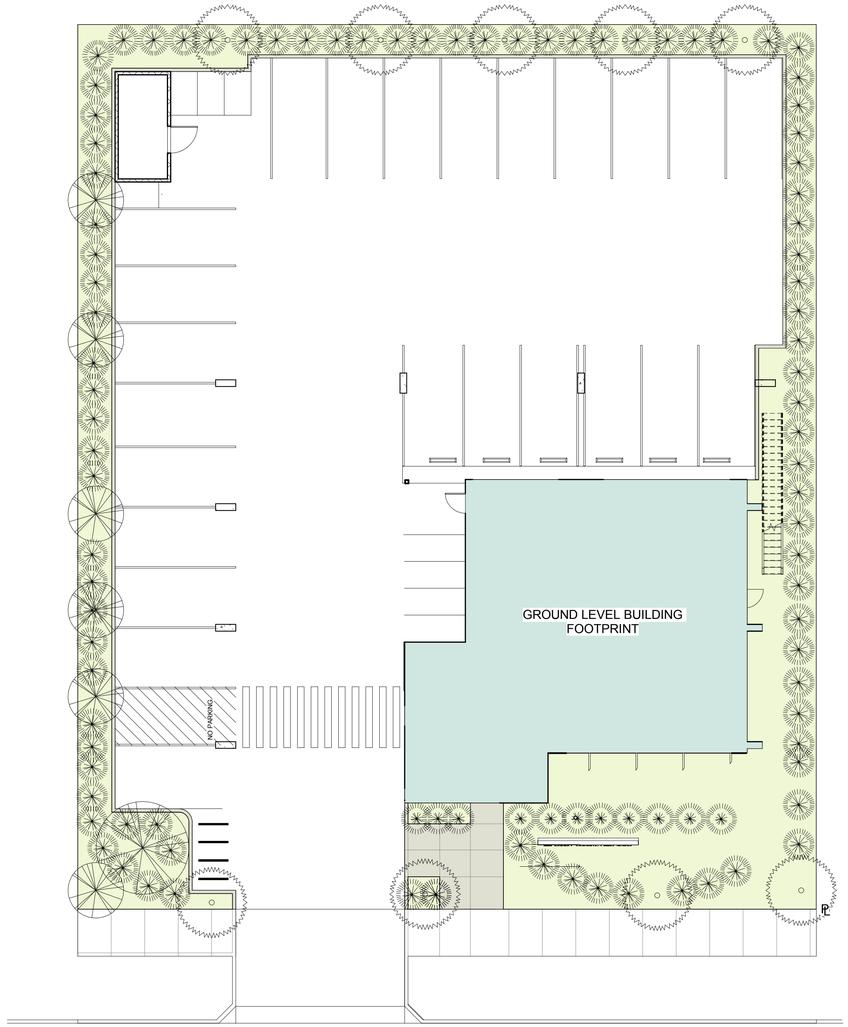
NO.	DATE	ISSUE

DRAWING TITLE
ROOF PLAN

STATUS
PLANNING COMMISSION SET
11.03.16

JOB NO.	16006
DRAWN BY	Author
SHEET NO.	A103

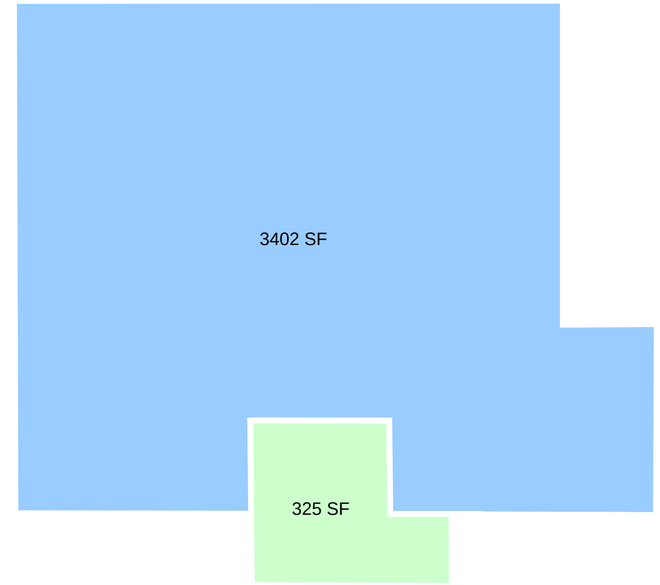


LEVEL	FLOOR AREA
GROUND FLOOR	2045 SF
LEVEL 2	3727 SF
GROSS FLOOR AREA	5,772 SF

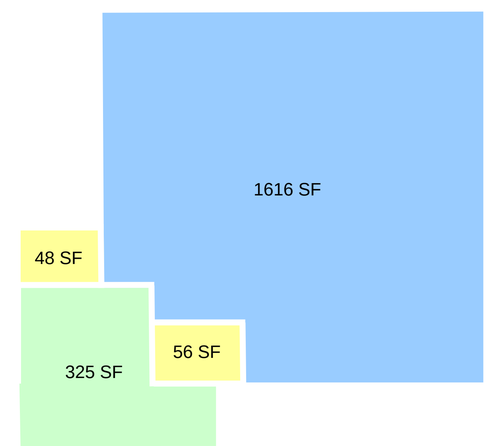
	AREA	PERCENTAGE OF SITE
NET SITE	14,520 SF	100%
LANDSCAPING	3,478 SF	24%
PAVING	370 SF	2.5%
BUILDING (GROSS)	5772 SF	39.75%

	AREA
FRONT SETBACK AREA	1,647 SF
PAVING IN FRONT SETBACK	150 SF
PERCENTAGE OF SETBACK PAVING	9%

GROUND FLOOR 3
1/8" = 1' - 0"



LEVEL 2 2
1/8" = 1' - 0"



GROUND FLOOR 1
1/8" = 1' - 0"

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95 E HAMILTON AVE

LICENSED ARCHITECT
MICHAEL STANTON
C-12...
1/31/...
STATE OF CALIFORNIA

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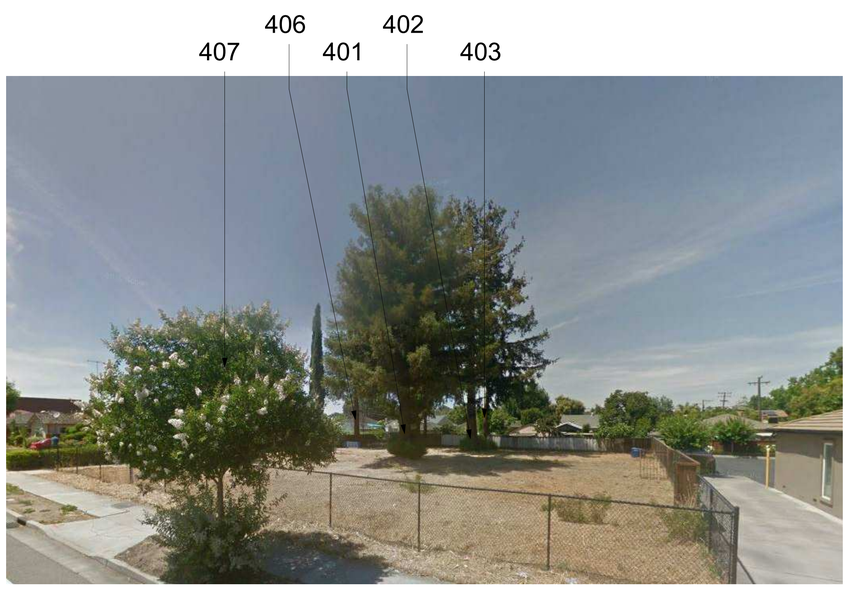
NO.	DATE	ISSUE

DRAWING TITLE
FLOOR BLOCK DIAGRAM

STATUS
PLANNING COMMISSION SET
11.03.16

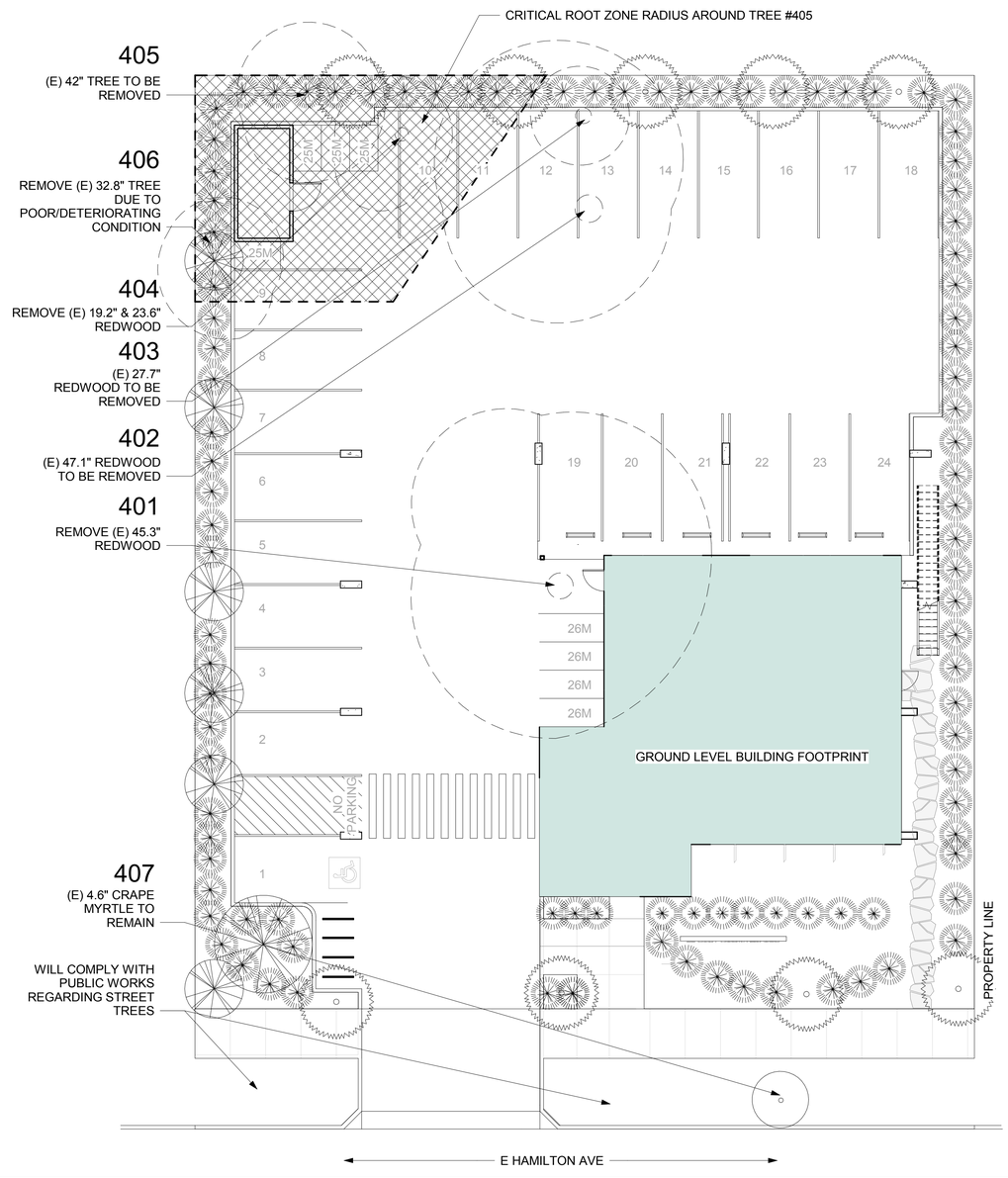
JOB NO.	16006
DRAWN BY	VSD
SHEET NO.	A104



EXISTING SITE CONDITION IMAGES
NTS
2

LEGEND

- (E) TREE TO BE REMAIN
- (E) TREE TO BE REMOVED
- (N) LANDSCAPING
- (N) PAVING
- (N) BUILDING GROUND FLOOR FOOTPRINT



TREE REMOVAL & PLANTING PLAN
1/8" = 1' - 0"
1

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NO.	DATE	ISSUE

DRAWING TITLE
TREE REMOVAL & PLANTING PLAN

STATUS
PLANNING COMMISSION SET
11.03.16

JOB NO.	16006
DRAWN BY	VSD
SHEET NO.	A105

File No. _____

Date Filed _____

City of Campbell, 70 N. First Street, Campbell, CA 95008, (408) 866-2140

TREE REMOVAL PERMIT APPLICATION

Filed Independent of a Development Application

Property Address 95 E HAMILTON AVE Community Name (if applicable) _____

Name of Property Owner SAUL FLORES Phone 408-710-6725 Email saul@groundzerosj.com

Property Owner's Mailing Address 7076 KINDRA HILL DR. SAN JOSE, CA 95120

Name of Applicant SAUL FLORES Phone 408-710-6725 Email saul@groundzerosj.com

Applicant's Mailing Address 7076 KINDRA HILL DR. SAN JOSE, CA 95120

Species of Tree(s) (see last page for a list of "protected trees")		Size of Tree(s) (diameter measured 4- ft. above grade)	Reason for Removal (Must meet criteria of Section 21.32.080 of the Tree Protection Ordinance – see last page)*
#401	45.3"	Redwood	LOCATION ON SITE
#402	47.1"	Redwood	DETERIORATING HEALTH
#403	27.7"	Redwood	DETERIORATING HEALTH
#404	19.2" & 23.6"	Redwood	DETERIORATING HEALTH
#405	42"	Redwood	DETERIORATING HEALTH
#406	32.8"	Redwood	DETERIORATING HEALTH

*If the tree(s) is dead or dying, please complete the 'Authorization to Remove a Dead or Dying Tree' form instead of this application.

SUBMITTAL REQUIREMENTS:

1. X Color photographs of trees proposed for removal (depicting reason for requested removal);
2. X Site Plan (see attached details);
3. X Tree Replanting Plan (see attached details); and
4. X Application Filing Fee $168+ $55 each additional tree (single-family properties exempted from fee).

ARBORIST REPORTS

PLEASE DO NOT SUBMIT AN ARBORIST REPORT WITH YOUR APPLICATION

An arborist report is **NOT** required, except when the condition or viability of the tree(s) or its impact to property is not readily evident. In such a circumstance, the City may require outside preparation of an arborist report at the applicant's expense. The planner assigned to your application will inform you if an arborist report is necessary.

Property Owner's Signature: _____ Date: _____

Applicant's Signature: _____ Date: _____

Homeowners Assoc. President's Signature: _____ Date: _____

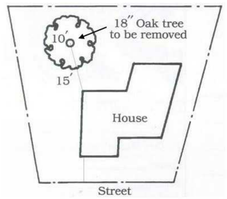
Homeowners Assoc. President's Name: _____

SITE PLAN

Sketch a site plan (aerial view) of location of tree(s) and their drip line(s) showing:

1. Location, size and species of protected trees to be removed; and
2. Existing and/or proposed footprint of the structure(s), paving, and landscape areas.

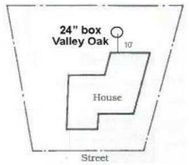
EXAMPLE:



REPLANTING PLAN

Sketch a site plan indicating the location, size and specie(s) of replacement tree(s) as required by the 'Replacement Tree Requirements' table on the following page.

EXAMPLE:



TREE REPLACEMENT REQUIREMENTS

Number and Size: The number and size of replacement trees is based on the number and size of trees approved for removal, as indicated in the table below. If you are replacing a tree that was required as a part of an approved Landscaping Plan, the replacement species must be consistent with the Landscaping Plan. Otherwise, the replacement tree may be of any species that continues the diversity of trees found in the community (i.e., not a fruit bearing tree or any variety of Eucalyptus).

REPLACEMENT TREE REQUIREMENTS

Trunk Size of Removed Tree (measured at 4 feet above grade)		Replacement Ratio Required (per tree removed)	
Diameter (inches)	*Circumference (inches)*	*Number of replacement trees*	*Minimum Size*
12 to 24	38 to 75	1	24 inch box
Greater than 24	Greater than 75	1	36 inch box
Heritage Trees		1	48 inch box

In Lieu Fee: If the site layout cannot reasonably accommodate the number of trees required in compliance with the above table, at the discretion of the Community Development Director, payment of an in-lieu fee equal to fair market value of a standard City street tree, delivered and installed, may be accepted (currently $500 per tree).

Other Requirements: The following requirements and standards apply to all Tree Removal Permit applications:

a. **Cost of Replacement Trees**: Replacement trees shall be obtained and planted at the expense of the applicant.

b. **Replanting Period**: Replacement trees shall be installed within thirty days from the date the tree removal permit is issued unless accepted arboricultural practices dictate a preferential planting period for the species chosen as the replacement tree.

c. **Inspection**: City staff shall be permitted to enter the property to verify the installation of the replacement trees.

d. **Maintenance of Replacement Trees**: Any person who is required to plant replacement trees as a condition of a tree removal permit shall maintain such trees in a healthy condition to ensure their long term survival.

e. **Maintenance Bond**. A faithful performance bond, maintenance bond or other security deposit may be required to be paid to the City prior to the issuance of the Tree Removal Permit. The bond shall be in an amount of money and for a period of time determined by the Community Development Director to ensure acquisition and proper planting and maintenance of the replacement trees.

PROCESSING REQUIREMENTS

Protected Trees: The following trees are considered "protected" and require approval of a Tree Removal Permit:

a. **All Properties**: (1) Any tree shown on an approved landscaping plan or required to be planted or retained as a condition of approval of a development application, a building permit, or a tree removal permit; (2) Any tree designated as a "Heritage Tree" by the Historic Preservation Board.

b. **Single-Family Residential Properties**. Any Oak, Redwood, Cedar, or Ash tree measuring 12-inches in diameter or greater (as measured 4-feet above grade).

c. **All Other Properties**. Any tree measuring 12-inches in diameter or greater (as measured 4-feet above grade).

Exceptions: Regardless of size, fruit trees and Eucalyptus trees, are not considered "protected" and do not require a Tree Removal Permit.

Determination on an Application Request: The Community Development Director may only approve a Tree Removal Permit after making at least one of the following findings:

a. **Diseased or Danger of Falling**. The tree or trees are diseased or presents a danger of falling that cannot be controlled or remedied through reasonable preservation and/or preventative procedures and practices such that the public health or safety requires its removal.

b. **Structure Damage**. The tree or trees have caused or may imminently cause significant damage to the existing main structure(s) that cannot be controlled or remedied through reasonable modification of the tree's root or branch structure.

c. **Utility Interference**. The tree or trees have interfered with 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.

d. **Overplanting**. The tree(s) is crowding other protected tree(s) to the extent that removal is necessary to ensure the long-term viability of adjacent tree(s).

e. **Economic Enjoyment and Hardship**. The retention of the tree(s) restricts the economic enjoyment of the property or 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 approval authority that there are no reasonable alternatives to preserve the tree(s). A minor reduction of the potential number of residential units or building size due to the tree location does not represent a severe limit of the economic enjoyment of the property.

Public Noticing (Single-Family Residential): Upon rendering a decision on an application, the Community Development Director will mail a notice to neighboring property owners informing them of the decision. This notice will begin a 10 day appeal period. If an appeal is not received, the tree(s) may be removed once the appeal period has passed.

Public Noticing (All Other Properties): After an application is submitted and reviewed, a notice will be mailed to the owners of record within a 300-foot radius of the subject property. The notice will be mailed a minimum of 10 calendar days before a decision is rendered. Once a decision is rendered, a 10 day appeal period will begin. If an appeal is not received, the tree(s) may be removed once the appeal period has passed.

TREE REPORT

OFFICE BUILDING
95 E, HAMILTON AVE
CAMPBELL , CALIFORNIA
GROUND ZERO DEVELOPMENT
1361 S. WINCHESTER BLVD. SAN JOSE, 95128
TEL. NO. 408-509-3461

ON MARCH 21, 2015 , I INSPECTED THE TREES AT 95 E, HAMILTON AVE. CAMPELL CALIFORNIA WITH THE FOLLOWING FINDINGS:

ALL SIX ON SITE TREES ARE COAST REDWOOD (SEQUOIA SEMPERVIRENS) THIS SPECIES IS NATIVE TO A NARROW BAND ALONG THE CALIFORNIA COAST. WHERE THE REDWOODS RECEIVE HEAVY WINTER RAINS AND ALSO HARVEST THE MOISTURE FROM FRQUENT SUMMER FOGS. THE SPECIES IS DEFINITELY NOT DROUGHT TOLERANT IN ITS NATIVE ENVIRONMENT. IN THE PROPER ENVIRONMENT THESE TREES ARE MAJESTIC AND LONG LIVED.

TREE NO. ONE THIS TREE IS A 40 INCH DIAMETER SEQUOIA SEMPERVIRENS (COAST REDWOOD) IN GOOD CONDITION

TREE NO. TWO THIS TREE IS A 44 INCH DIAMETER SEQUOIA SEMPERVIRENS (COAST REDWOOD) IN FAIR CONDITION AND IS SHOWING THIN FOLIAGE AND STRESS FROM THE CURRENT DROUGHT.

TREE NO. THREE THIS TREE IS A 26 INCH DIAMETER SEQUOIA SEMPERVIRENS (COAST REDWOOD IN FAIR CONDITION AND IS ALSO SHOWING SIGNS OF STRESS FROM THE CURRENT DROUGHT.

TREE NO. FOUR THIS TREE IS A MULTI TRUNK TREE WITH 18 INCH AND 24 INCH DIAMETER TRUNKS SEQUOIA SEMPERVIRENS (COAST REDWOOD) IN FAIR CONDITION WITH THIN THINNING FOLIAGE AND SIGNS OF DROUGHT STRESS.

TREE NO. FIVE THIS TREE IS A 38 INCH DIAMETER SEQUOIA SEMPERVIRENS (COAST REDWOOD) IN GOOD CONDITION.

TREE NO. SIX THIS TREE IS A 32 INCH DIAMETER SEQUOIA SEMPERVIRENS (COAST REDWOOD) IN FAIR CONDITION WITH THINNING FOLIAGE AND SIGNS OF DROUGHT STRESS.

MY RECOMMENDATION IS TO REMOVE TREES NUMBER ONE, TWO, THREE, AND FOUR BECAUSE THEIR ROOT SYSTEMS WILL BE HEAVILY DAMAGED BY THE CONSTRUCTION OF THE REQUIRED SITE IMPROVMENTS FOR THE DEVELOPMENT OF THIS PROPERTY.

TREES FIVE AND SIX CAN BE SAVED WITH PROPER PRECAUTIONS DURING CONSTRUCTION.

TREE NO.S FIVE, AND SIX SHOULD HAVE PROTECTIVE FENCING INSTALLED AROUND THEIR DRIP LINES AS DIRECTED BY THE ARBORIST PRIOR TO CONSTRUCTION. THESE TREES SHOULD ALSO BE IRRIGATED WITH A SOAKER HOSE EVERY TWO WEEKS DURING THE SUMMER DRY SEASON CONSTRUCTION PERIOD.

TO MITIGATE THE REMOVAL OF FOUR LARGE REDWOOD TREES, FOUR REPLACEMENT TREES OF 36" BOX SIZE AND CAN BE INSTALLED IN THE NEW LANDSCAPE AREAS AS DIRECTED BY THE ARBORIST.

IF THERE ARE ANY QUESTIONS ON THIS REPORT, PLEASE CALL ME @TEL. NO. 408-656-3580.

MARK BEAUDOIN
CERTIFIED ARBORIST WC 01860

S/A

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NO.	DATE	ISSUE

DRAWING TITLE

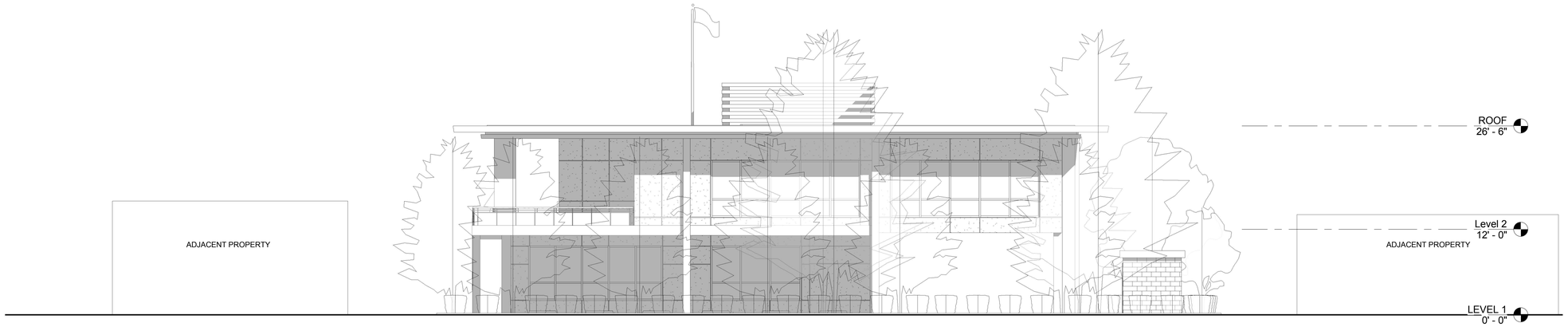
TREE REMOVAL APPLICATION & REPORT

STATUS

PLANNING COMMISSION SET
11.03.16

JOB NO.	16006
DRAWN BY	Author
SHEET NO.	

A106



NORTH ELEVATION 2
1/8" = 1' - 0"

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

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DRAWING TITLE
ELEVATIONS

STATUS
PLANNING COMMISSION SET
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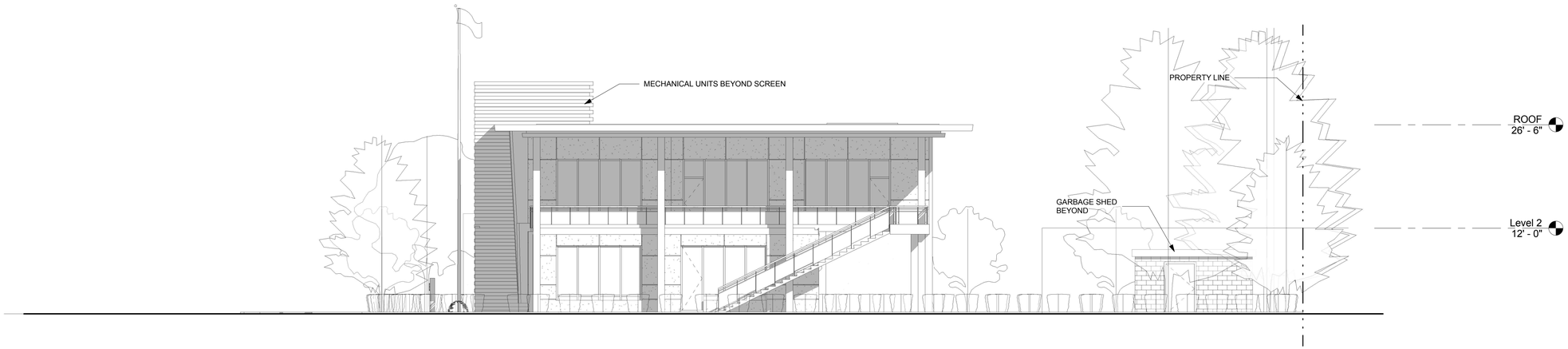
JOB NO.	16006
DRAWN BY	VSD
SHEET NO.	A107



NORTH ELEVATION
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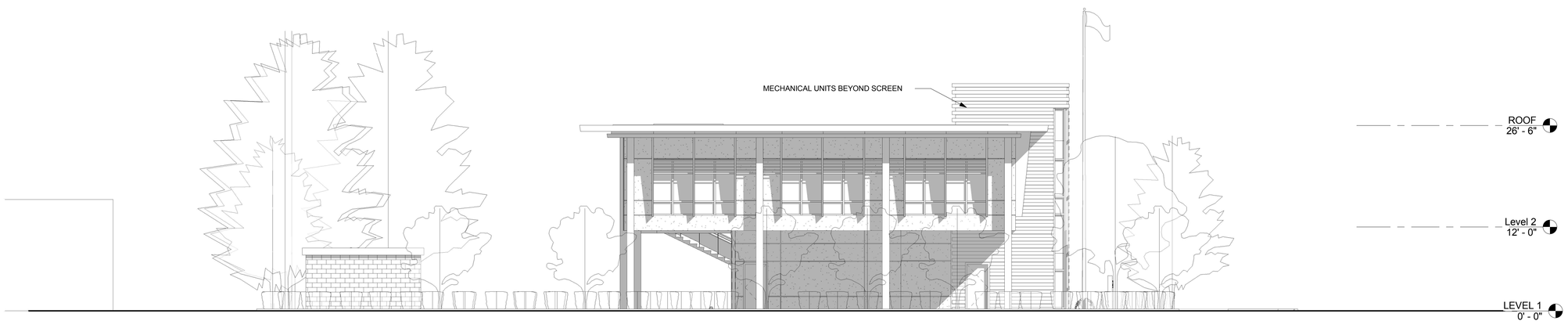
2



NORTH ELEVATION
1/8" = 1' - 0"
2

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DARK METAL SIDING

WARM BEIGE
LIMESTONE TILE
ACCENTS

PLASTER CEMENT
SIDING PANELS

WHITE PLASTER

BLACKENED STEEL
MULLIONS

MATERIAL SELECTION
1/8" = 1' - 0"
1

S/A

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MATERIAL SELECTION

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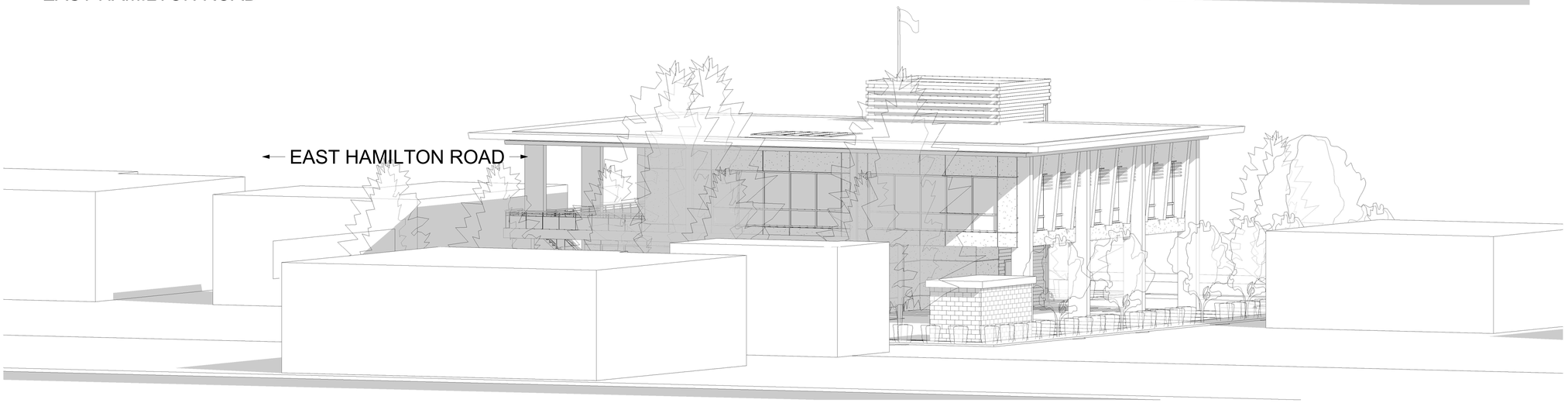
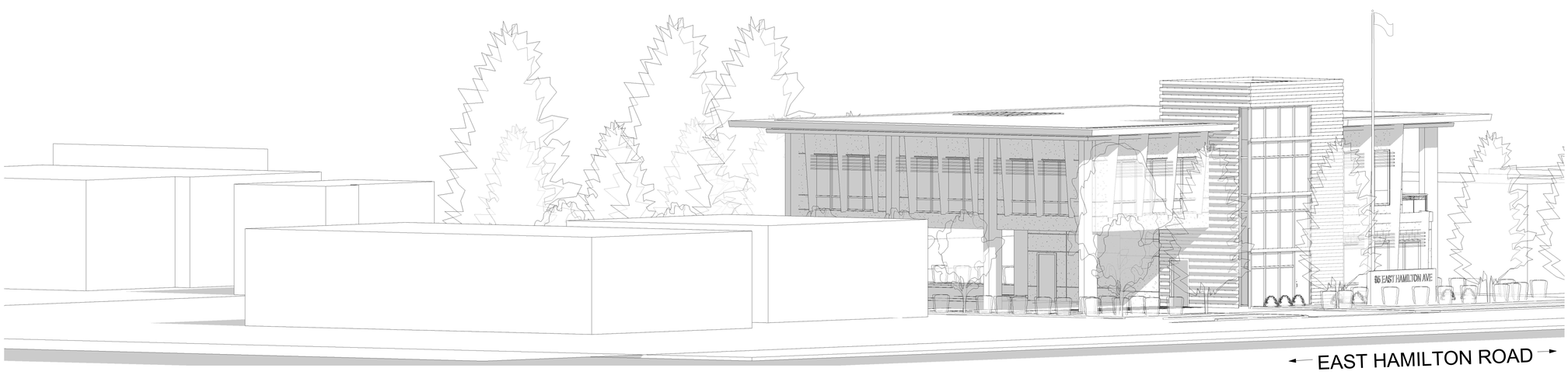
JOB NO.	16006
DRAWN BY	VSD
SHEET NO.	A109





PERSPECTIVE VIEWS
1/8" = 1' - 0"

1

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PERSPECTIVE VIEWS

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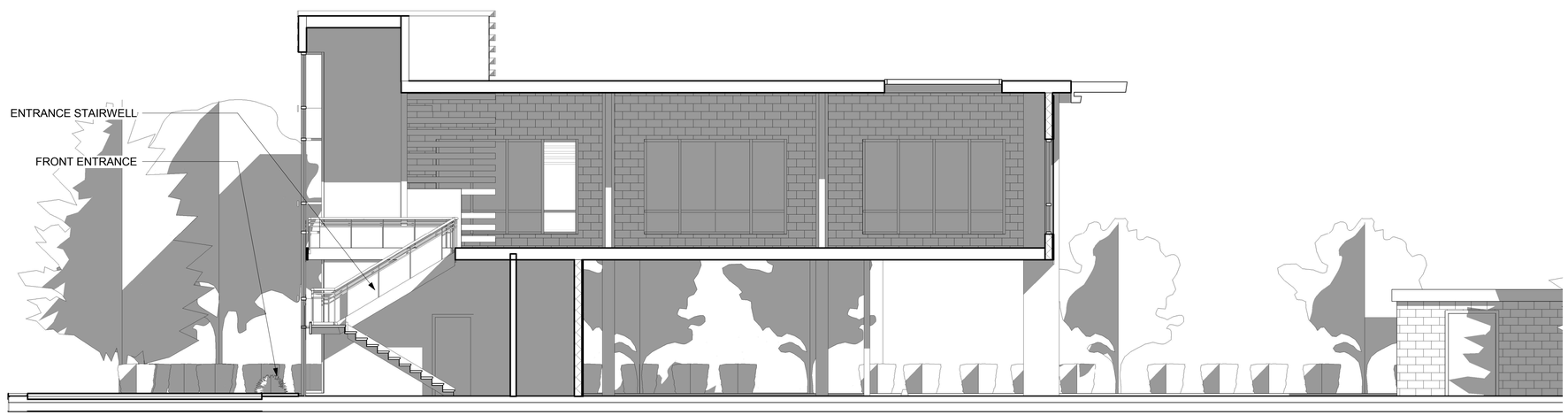
DRAWN BY	VSD
SHEET NO.	A110

EAST-WEST SECTIONAL PERSPECTIVE THROUGH REAR STAIR CLERESTORY 2
1/4" = 1' - 0"



NORTH-SOUTH SECTIONAL PERSPECTIVE THROUGH REAR STAIR CLERESTORY 1
3/16" = 1' - 0"

S/A

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SECTIONAL PERSPECTIVE

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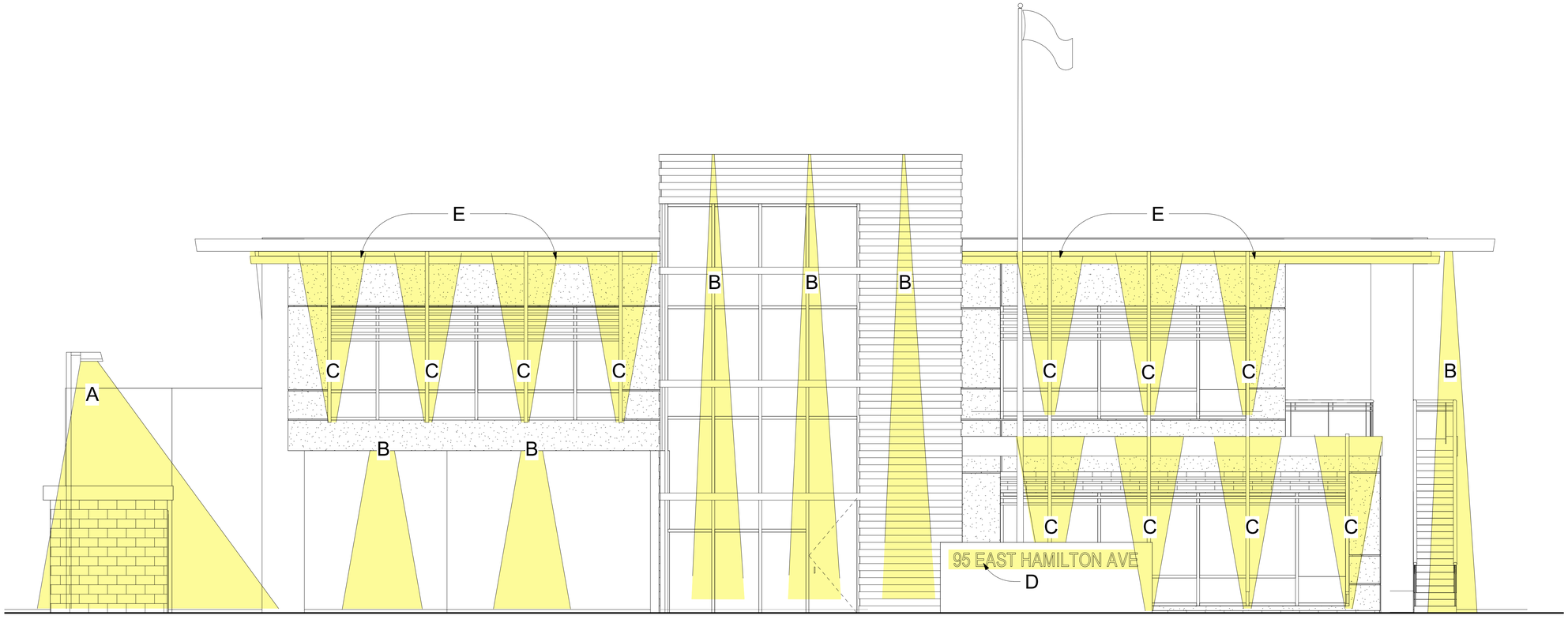
JOB NO.	16006
DRAWN BY	VSD
SHEET NO.	

A111



	MANUFACTURER	CATALOG NUMBER	MOUNTING	AREA OF USE	LAMP VOLTAGE	LAMP WATTAGE	LAMP TYPE	DESCRIPTION	NOTES
A	LITHONIA D-SERIES SIZE 1 LED AREA LUMINAIRE	DSX1LED 30C	POLE	PARKING LOT	208V	68W	AREA LIGHTING	LAMP TO BE SPACED EVERY 25-30 FEET ALONG PARKING ZONES. 16FT MAX IN HEIGHT	-
B	ARTIDEME NIKI CEILING LIGHT WITH PRISMATIC GLASS DIFFUSER	L221188	CEILING	DRIVEWAY & REAR OVERHANG	120V	100W MAX	RECESSED CEILING LAMP	8" DIAMETER 6" DEPTH	DOWNLIGHTS FOR DRIVEWAY AND OVERHANG
C	VISTA PROFESSIONAL OUTDOOR LIGHTING UPLIGHT MODEL 5004	WR-5004-B-2.5-W-25-FR & GR-5004-B-2.5-W-25-FR	WALL & GROUND	ALONG EXTERIOR WINDOWSILLS SHINING UP TO ROOF OVERHANG	115V	60W	UPLIGHT	25 DEGREE ANGLE DISTRIBUTION 4" DIAMETER	PEWTER COLOR FINISH TO MATCH WITH WALLS & BLACK COLOR FOR GROUND MOUNTED
D	IMPACT SIGNS BACKLIT LETTERS	DARK BRONZE C304	WALL	MAIN ENTRANCE RAMP WALL FACING HAMILTON AVE	12V/LETTER	25W/LETTER	LED BACKLIT LETTERS	EACH LETTER: 8" HEIGHT X 2" DEPTH	LIGHT TO BE MOUNTED 3' AFF
E	PURE LIGHTING STRATUS LED LINEAR WALL GRAZER	SH1-SP1-RGB PUR57704	COFFER MOUNTED	INSIDE COFFER OF ROOF OVERHANG	120V	110W	STRIP LIGHT	MOUNTED INSIDE COFFER TO CREATE LINEAR EFFECT ACROSS FACADE	AVAILABLE IN 1' & 4' LONG UNITS
F	INTRIGUE LIGHTING LED SAGA RECESSED STEP LIGHT	SGH - NC-LED-SG-R-1LED-AC-OLG-WHL-TRH-120-BLK	WALL	INSIDE MAIN ENTRANCE RAMP FACING RAMP	120V	78W	STEP LIGHT	10.24" W X 3.94" H	DARK METAL FINISH TO MATCH HANDRAILS & MULLIONS

SOUTH ELEVATION LIGHTING KEY 1
1/8" = 1' - 0"

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DRAWING TITLE
EXTERIOR LIGHTING SPECIFICATIONS

STATUS
PLANNING COMMISSION SET
11.03.16

JOB NO.	16006
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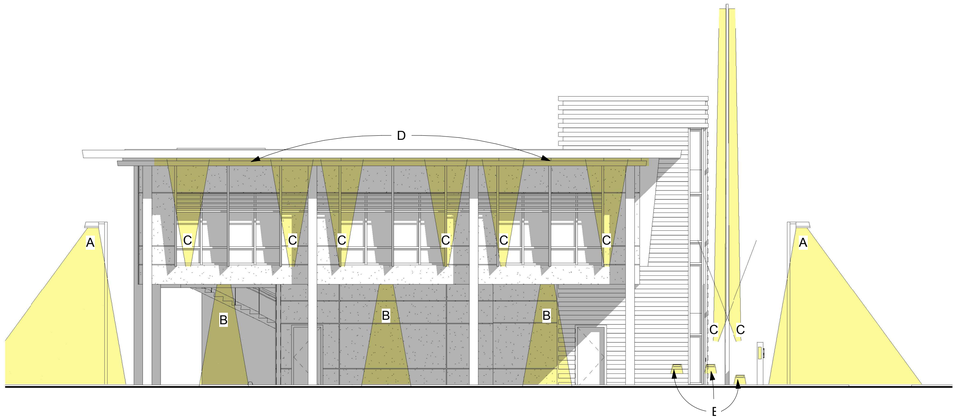
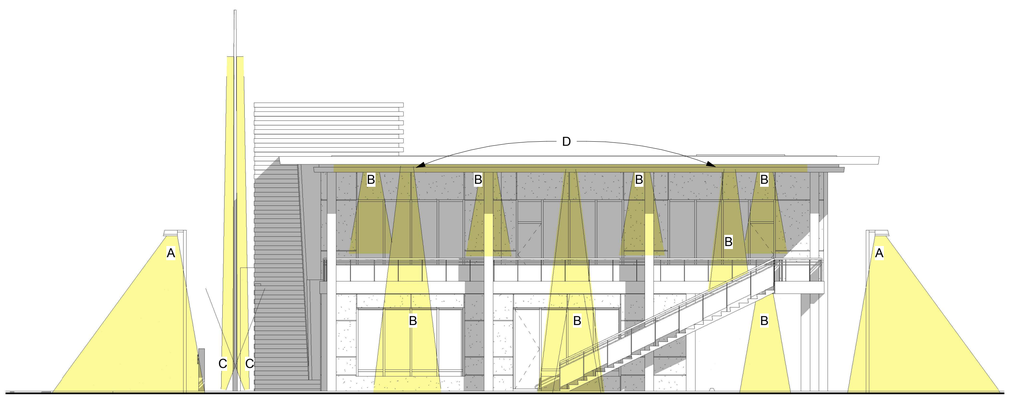
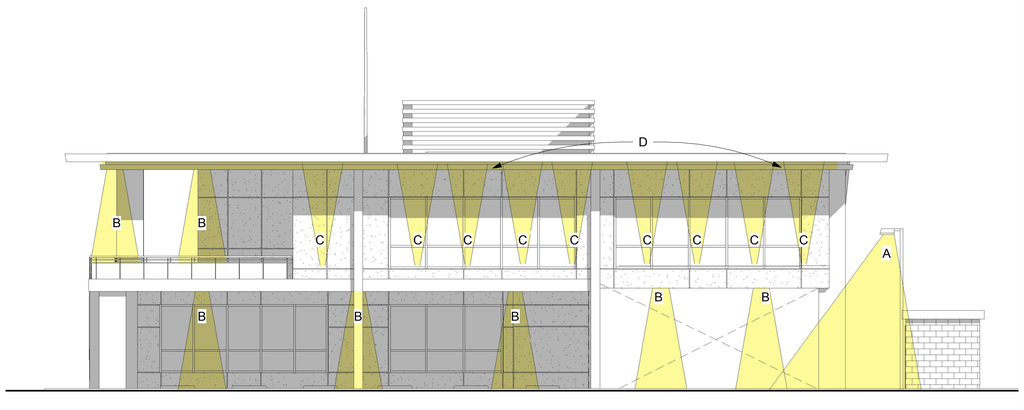
SHEET NO.	A112



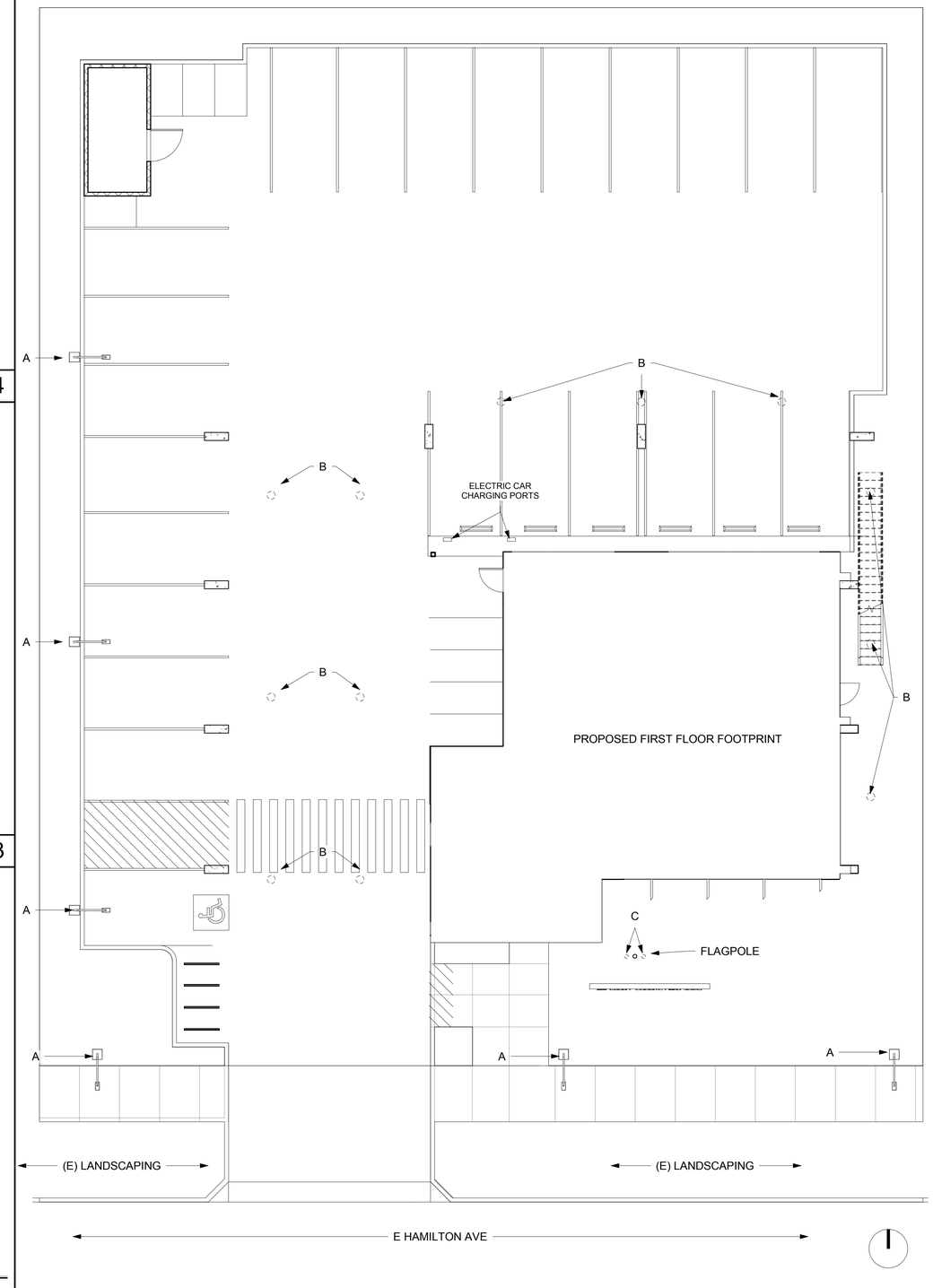
WEST ELEVATION LIGHTING KEY 4
1/8" = 1' - 0"



EAST ELEVATION LIGHTING 3
1/8" = 1' - 0"



NORTH ELEVATION LIGHTING 2
1/8" = 1' - 0"



LIGHTING PLAN 1
1/8" = 1' - 0"

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EAST ELEVATION

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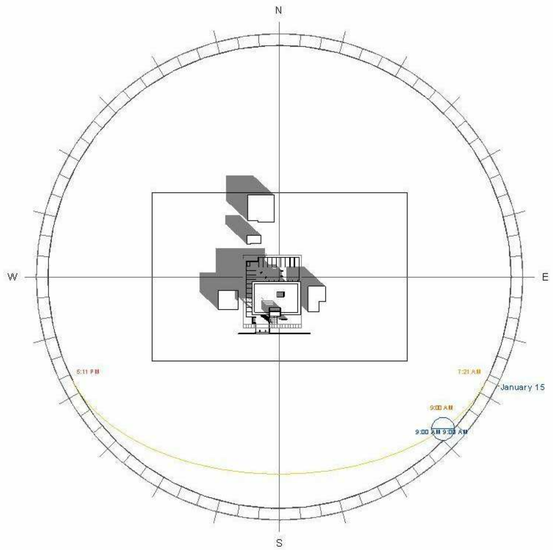
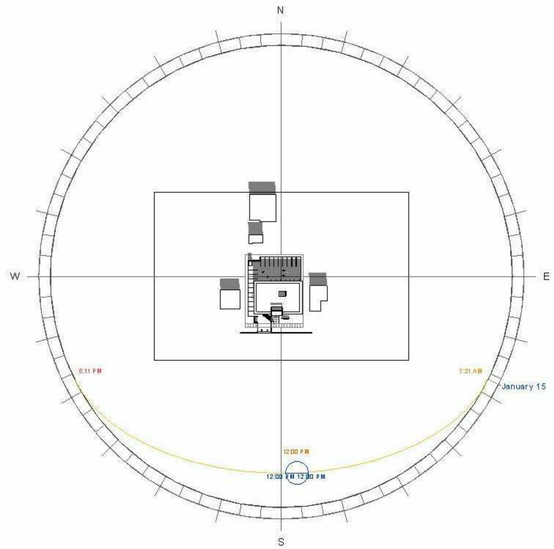
EXTERIOR LIGHTING SPECIFICATIONS

STATUS
PLANNING COMMISSION SET
11.03.16

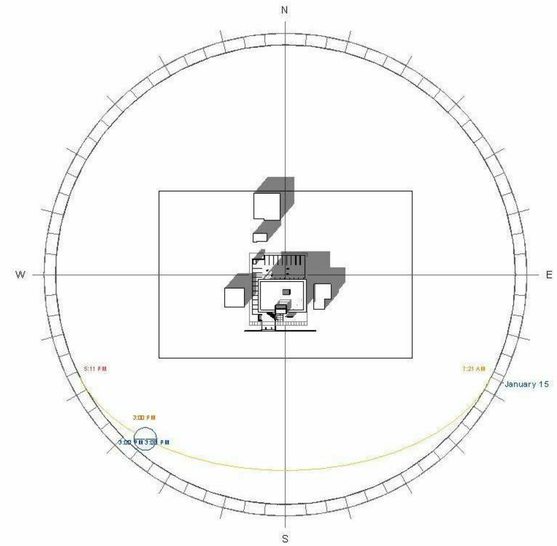
JOB NO.	16006
DRAWN BY	VSD
SHEET NO.	A113



JAN 15, 2016 - 9AM

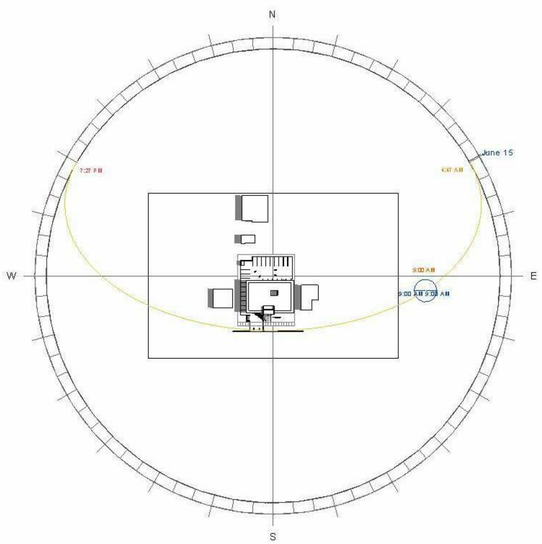


JAN 15, 2016 - 12PM



JAN 15, 2016 - 3PM

WINTER SHADOW CHART
NTS
2



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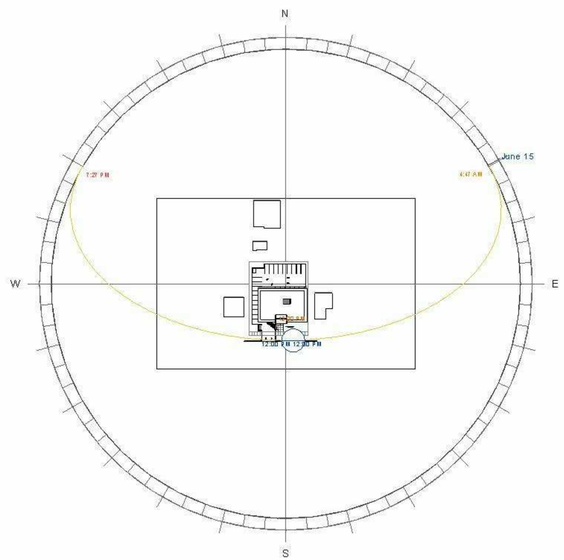

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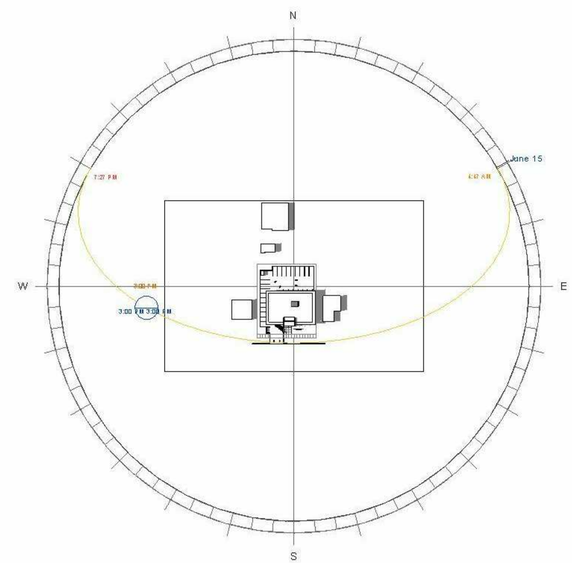

JUL 15, 2016 - 3PM

SUMMER SHADOW CHART
NTS
1

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NO.	DATE	ISSUE

DRAWING TITLE
SOLAR STUDIES

STATUS
PLANNING COMMISSION SET
11.03.16

JOB NO.	16006
DRAWN BY	Author
SHEET NO.	

A115

GRADING & DRAINAGE PLANS

SUBJECT ADDRESS: 95-109 EAST HAMILTON AVE
BUILDING PERMIT NO 2015-___________
ASSESSORS PARCEL NO. 279-27-096

CITY OF CAMPBELL
THE ORCHARD CITY

CITY OF CAMPBELL
DEPARTMENT OF PUBLIC WORKS

GRADING AND DRAINAGE NOTES

1. CALIFORNIA BUILDING CODE
ALL WORK SHALL COMPLY WITH THE 2007 CALIFORNIA BUILDING CODE.

2. O.S.H.A. REGULATIONS
ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE O.S.H.A. REGULATIONS.

3. GEOTECHNICAL (SOILS) REPORT
THE ENGINEER OF WORK HAS DESIGNED THIS PROJECT TO COMPLY WITH THE GRADING RECOMMENDATIONS IN THE PROJECT GEOTECHNICAL (SOILS) REPORT PREPARED BY Ali Abiani, DATED 01-5-15 PROJECT NO. 01-15-100.

4. SPECIFICATIONS AND OBSERVATIONS
ALL GRADING AND DRAINAGE WORK SHALL CONFORM TO APPROVED SPECIFICATIONS PRESENTED HEREON. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOILS ENGINEER OR ENGINEER OF WORK. THE SOILS ENGINEER/ENGINEER OF WORK AND CITY (866-2150) SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNAPPROVED GRADING WORK SHALL BE REMOVED AND REPLACED UNDER OBSERVATION

5. NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM
PRIOR TO ISSUANCE OF ANY GRADING OR BUILDING PERMITS, THE APPLICANT SHALL COMPLY WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMITTING REQUIREMENTS AND THE CALIFORNIA STORM WATER BEST MANAGEMENT PRACTICES HANDBOOK PREPARED BY THE STORM WATER QUALITY TASK FORCE, SANTA CLARA VALLEY WATER DISTRICT AND THE CITY OF CAMPBELL MUNICIPAL CODE REGARDING STORM WATER POLLUTION PREVENTION.

6. LOCAL NON-POINT SOURCE ORDINANCE
COMPLIANCE WITH THE LOCAL NON-POINT SOURCE ORDINANCE CONCERNING DISCHARGE OF MATERIALS TO THE STORM DRAINAGE SYSTEM SHALL BE THE RESPONSIBILITY OF THE GRADING CONTRACTOR.

7. UNDERGROUND UTILITIES AND STRUCTURES
THE EXISTENCE AND APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN ON THESE PLANS WERE DETERMINED BY THE ENGINEER OF WORK BY SEARCHING THE AVAILABLE PUBLIC RECORDS. THEY ARE SHOWN FOR GENERAL INFORMATION ONLY. THE CITY OF CAMPBELL MAKES NO CLAIMS OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY UTILITY LOCATIONS WITH THE APPROPRIATE AGENCY. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES, STRUCTURES AND ANY OTHER IMPROVEMENTS FOUND AT THE WORK SITE.

8. EROSION CONTROL
EROSION CONTROL PLANTING AND OTHER SILT RETENTION OR EROSION CONTROL MEASURES MAY BE REQUIRED IN ALL GRADED AREAS. SEE LANDSCAPE PLAN, IF APPLICABLE, FOR DETAILS OF PLANTING.

9. UTILITY ELEVATION VERIFICATION
THE CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR DISCREPANCIES EXIST BETWEEN THE ACTUAL ELEVATIONS AND STORM DRAIN CONSTRUCTION PRIOR TO ANY SITE WORK. SHOULD LOCATIONS OF EXISTING STORM DRAIN CONNECTIONS AND THOSE AS SHOWN ON THESE PLANS, THE CONTRACTOR SHALL NOTIFY ENGINEER OF WORK BEFORE ADJUSTING THE DESIGN.

10. UTILITY CROSSINGS
THE CONTRACTOR SHALL UNCOVER AND EXPOSE ALL EXISTING UTILITY, SEWER AND STORM DRAIN LINES WHERE THEY ARE TO BE CROSSED ABOVE OR BELOW BY THE NEW FACILITY BEING CONSTRUCTED IN ORDER TO VERIFY THE GRADE AND TO ASSURE THAT THERE IS SUFFICIENT CLEARANCE. HE OR SHE SHALL CALL THE ENGINEER OF WORK REGARDING POTENTIAL CONFLICTS BEFORE FIELD WORK BEGINS.

11. GRADING REQUIREMENTS
DRAINAGE, INCLUDING ALL ROOF AND PATIO DRAINS, SHALL BE DIRECTED AWAY FROM THE STRUCTURE. IT SHALL BE THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE DRAINAGE SYSTEM FACILITIES SHOWN HEREON ARE KEPT CLEAR OF OBSTRUCTIONS AND THE CONTRACTOR SHALL REGRADE AREAS THAT WILL NOT DRAIN AFTER FINAL GRADING. THE GROUND ADJACENT TO THE BUILDING SHALL SLOPE AWAY WITH A MINIMUM SLOPE OF 2% FOR AT LEAST 5 FEET. MINIMUM SLOPE IN ALL OTHER CASES SHALL BE NO LESS THAN 1%.

12. GRADED SITE ELEVATIONS
ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12 INCHES (305 MM) PLUS 2 PERCENT. THE BUILDING OFFICIAL MAY APPROVE ALTERNATE ELEVATIONS, PROVIDED IT CAN BE DEMONSTRATED THAT REQUIRED DRAINAGE TO THE POINT OF DISCHARGE AND AWAY FROM THE STRUCTURE IS PROVIDED AT ALL LOCATIONS ON THE SITE.

13. CLEAN, SAFE AND USABLE PUBLIC RIGHT-OF-WAY AND PRIVATE PROPERTY
THE PERMITTEE SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.

14. TOPOGRAPHY SURVEY
THE TOPOGRAPHY SURVEY MADE BY ______________________ ON __________.

15. TREE REMOVAL AND PRESERVATION
THIS PLAN DOES NOT APPROVE REMOVAL OF TREES. APPROPRIATE TREE REMOVAL PERMITS AND METHOD OF TREE PRESERVATION SHOULD BE OBTAINED FROM THE PLANNING DIVISION.

16. PROJECT PLANS
THIS PLAN IS A PART OF PROJECT PLANS. SEE ARCHITECT AND LANDSCAPE PLANS, IF APPLICABLE, FOR DETAILS AND DIMENSIONS. FENCES AND WALLS ARE NOT A PART OF THESE PLANS.

17. FINAL LETTER OF INSPECTION
THE SOILS ENGINEER OR ENGINEER OF WORK SHALL PROVIDE FINAL LETTER OF INSPECTION AT COMPLETION OF THE GRADING.

18. GRADE EVENLY
THE CONTRACTOR SHALL GRADE EVENLY BETWEEN SPOT ELEVATIONS SHOWN.

19. APPROVAL OF PLANS
APPROVAL OF THIS PLAN APPLIES ONLY TO THE EXCAVATION, PLACEMENT, AND COMPACTION OF NATURAL EARTH MATERIALS. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERTY OR THE PRIVATE PROPERTY OF OTHERS. APPROVAL OF THIS PLAN ALSO DOES NOT CONSTITUTE APPROVAL OF ANY IMPROVEMENTS. PROPOSED IMPROVEMENTS ARE SUBJECT TO REVIEW AND APPROVAL BY THE RESPONSIBLE AUTHORITIES AND ALL OTHER REQUIRED PERMITS SHALL BE OBTAINED.

20. WELL LOCATIONS
ALL KNOWN WELL LOCATIONS ON THE SITE HAVE BEEN INCLUDED AND SUCH WELLS SHALL BE MAINTAINED OR ABANDONED ACCORDING TO CURRENT REGULATIONS ADMINISTERED BY THE SANTA CLARA VALLEY WATER DISTRICT. CALL (408) 265-2600 EXTENSION 382 TO ARRANGE FOR DISTRICT OBSERVATIONS OF ALL WELL ABANDONMENTS.

21. EARTHWORK QUANTITIES
THE EARTHWORK QUANTITIES SHOWN ON THESE PLANS ARE ONLY TO BE USED TO DETERMINE THE GRADING PLAN REVIEW AND PERMIT FEES.

22. ELEVATION ADJUSTMENTS
ADJUSTMENTS OF PADS OR PARKING LOT ELEVATIONS TO ACHIEVE EARTHWORK BALANCE SHALL BE MADE ONLY WITH APPROVAL OF THE ENGINEER OF WORK AND THE CITY OF CAMPBELL BUILDING DIVISION.

23. TRUCK ROUTE
THE TRUCK ROUTE SHALL BE Hamilton Ave East RT 17 South 85 South to Camden East to Guadalupe to dump or 85 North to Stevens Creek to Foothills to SC quarry

24. CONTRACTOR RESPONSIBILITIES
THE SOILS ENGINEER AND/OR ENGINEER OF WORK WILL NOT DIRECTLY CONTROL THE PHYSICAL ACTIVITIES OF THE CONTRACTOR OR ANY SUBCONTRACTORS OF THE CONTRACTOR OR SUBCONTRACTOR'S WORKMEN'S ACCOMPLISHMENT OF WORK ON THE PROJECT. CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR WORKING CONDITIONS ON THE JOBSITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

25. NEAT AND CLEAN PREMISES
DURING THE PROGRESS OF THE WORK, THE CONTRACTOR SHALL KEEP THE PREMISES OCCUPIED BY HIM IN A NEAT AND CLEAN CONDITION, DISPOSING OF REFUSE IN A SATISFACTORY MANNER AS OFTEN AS DIRECTED, OR AS MAY BE NECESSARY SO THAT THERE SHALL AT NO TIME BE ANY UNSIGHTLY ACCUMULATION OF RUBBISH

26. ANY ABANDONED UNDERGROUND PIPES
ANY ABANDONED UNDERGROUND PIPES EXPOSED DURING CONSTRUCTION SHALL BE REMOVED ADEQUATELY PLUGGED, OR A COMBINATION OF BOTH IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CAMPBELL, BUILDING DIVISION.

27. HUMAN REMAINS
IF HUMAN REMAINS ARE DISCOVERED DURING THE CONSTRUCTION, UNLESS THE CORONER HAS NOTIFIED THE PERMITTEE IN WRITING THAT THE REMAINS DISCOVERED HAVE BEEN DETERMINED NOT TO BE NATIVE AMERICAN, THE PERMITTEE SHALL NOTIFY ALL PERSONS ON THE CITY'S NATIVE AMERICAN NOTIFICATION LIST OF SUCH DISCOVERY. SUCH NOTIFICATION SHALL BE SENT BY FIRST CLASS U.S. MAIL WITHIN SEVEN (7) DAYS OF THE DATE ON WHICH THE PERMITTEE NOTIFIED THE CORONER AND SHALL STATE THAT THE CORONER HAS BEEN NOTIFIED IN ACCORDANACE WITH CALIFORNIA STATE LAW.

28. MAINTENANCE PROCEDURES
THE CONTRACTOR SHALL ADVISE THE OWNER OF APPROPRIATE MAINTENANCE PROCEDURES OF THE DRAINAGE SYSTEMS.

29. DUST CONTROL
ALL EXPOSED OR DISTURBED SOIL SURFACES SHALL BE WATERED AS NECESSARY, BUT NOT LESS THAN TWICE DAILY TO CONTROL DUST. AREAS OF DIGGING AND GRADING OPERATIONS SHALL BE CONSISTENTLY WATERED TO CONTROL DUST. GRADING OR OTHER DUST-PRODUCING ACTIVITIES SHALL BE SUSPENDED DURING PERIODS OF HIGH WIND WHEN DUST IS READILY VISIBLE IN THE AIR. STOCKPILES OF SOIL, DEBRIS, SAND, OR OTHER DUST-PRODUCING MATERIALS SHALL BE WATERED OR COVERED. THE CONSTRUCTION AREA AND THE SURROUNDING STREETS SHALL BE SWEPT (NO WATER) AS NECESSARY, BUT NOT LESS THAN TWICE DAILY.

30. CONSTRUCTION MITIGATION MEASURE
HOURS OF CONSTRUCTION SHALL BE LIMITED TO 8:00 A.M. TO 5:00 P.M. MONDAY THROUGH FRIDAY, AND 9:00 A.M TO 4:00 P.M. ON SATURDAY. CONSTRUCTION ACTIVITIES SHALL NOT TAKE PLACE ON SUNDAYS AND HOLIDAYS.

Revised January 2008

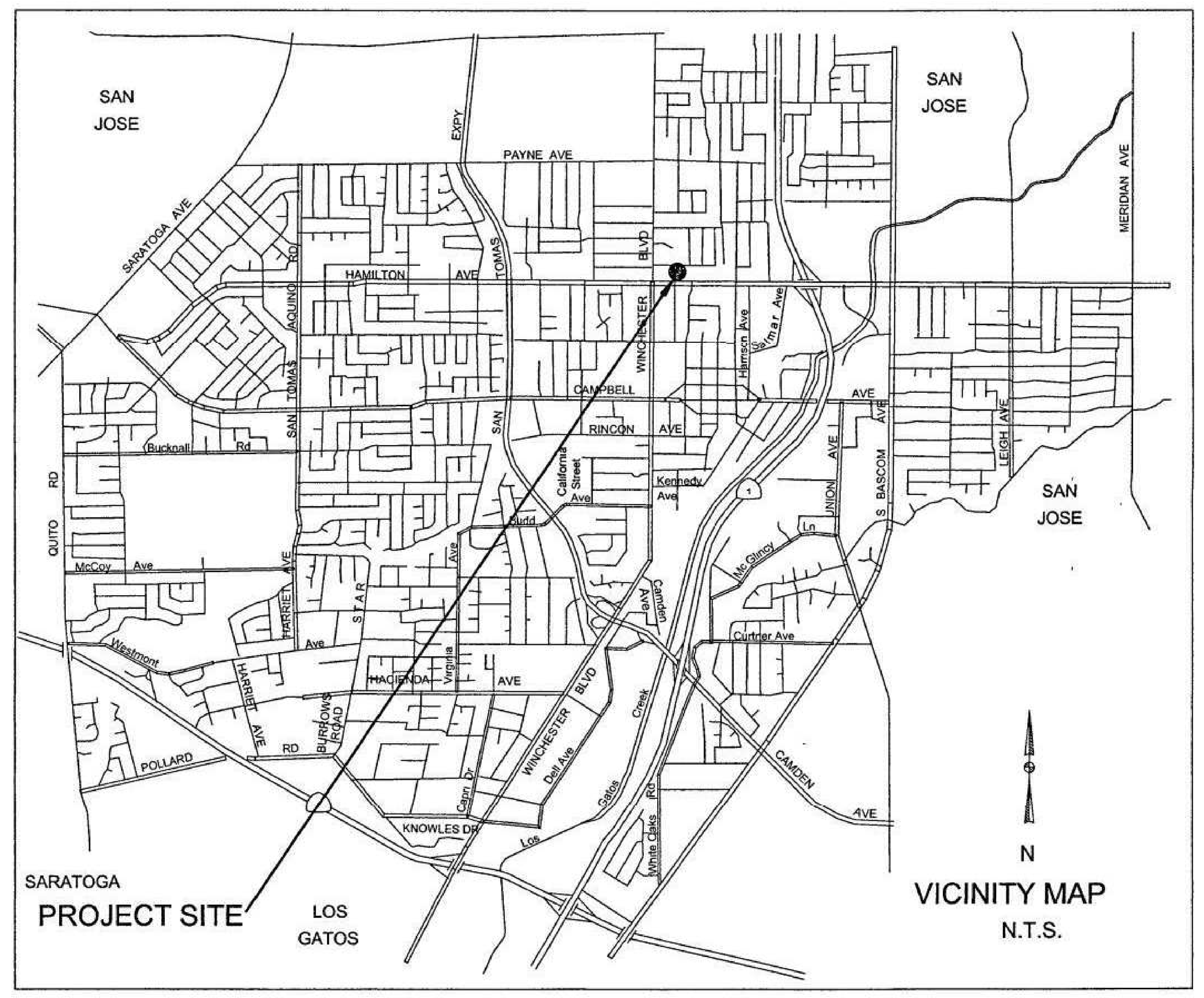
BENCHMARK

CITY OF CAMPBELL BM #30, "Hamilton Ave. & Winchester Blvd., N.E. corner at west side of CR, A 2¼" Brass Disk in top of curb." ELEVATION= 182.02'. (FOR THIS PLAN IT IS 176.60', THEREFORE ALL ELEVATIONS ARE 5.42' BELOW THE CITY DATUM)

BASIS OF BEARINGS:

THE BEARING S 89°26'00" W ALONG THE MONUMENT OR CENTER LINE OF HAMILTON AVE. AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN BOOK 338 AT PAGE 30, SANTA CLARA COUNTY RECORDS AND AS FOUND MONUMENTED WAS USED AS THE BASIS OF BEARINGS FOR THIS PLAN.

1-800-227-2600
CALL BEFORE YOU DIG — USA — UNDERGROUND SERVICE ALERT
1-800-227-2600



AGENCY INDEX

SANTA CLARA COUNTY FIRE DEPARTMENT	(408) 378-4010
CITY OF CAMPBELL - PUBLIC WORKS	(408) 866-2150
CITY OF CAMPBELL - POLICE	(408) 866-2121
SBC TELEPHONE	(408) 811-3900
PACIFIC GAS & ELECTRIC	(408) 973-8980
SAN JOSE WATER COMPANY	(408) 279-7900
SANTA CLARA VALLEY WATER DISTRICT	(408) 265-2600
COMCAST CABLE TELEVISION	(408) 452-9100
WEST VALLEY SANITATION DISTRICT	(408) 378-2407

ABBREVIATIONS

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

EARTHWORK TABLE

FILL	100
CU	1080
IMPORT	0
EXPORT	900

NOTE: EARTHWORK QUANTITIES ON THIS TABLE ARE FOR INFORMATION ONLY. CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITIES TAKE-OFF. ESTIMATED QUANTITIES IN CUBIC YARDS

INDEX OF DRAWINGS

TITLE	SHEET
TITLE SHEET	C - 0
TOPOGRAPHIC SURVEY AND DEMOLITION PLAN	C - 1
GRADING AND DRAINAGE PLAN & ONSITE UTILITY PLAN	C - 2
GRADING AND DRAINAGE PLAN (NOTES & DETAILS)	C - 3
SWPPP PLAN (STORM WATER POLLUTION PREVENTON PRORAM)	C - 4
SWPPP NOTES & DETAILS	C - 5
OFF SITE IMPROVEMENT PLAN	C - 6
OFF SITE IMPROVEMENT PLAN (NOTES & DETAILS)	C - 7
EROSION CONTROL PLAN	C - 8
BLUE PRINT FOR A CLEAN BAY	C - 9

LEGEND

	EXISTING	PROPOSED
SIDEWALK, CURB AND GUTTER		
CENTER LINE		
PROPERTY LINE		
EDGE OF PAVEMENT		
DRIVEWAY APPROACH		
PCC OR AC REMOVAL		
STANDARD CITY MONUMENT		
BENCH MARK		
MANHOLE		
STORM DRAIN INLET		
WATER METER	W	W
VALVE		
FIRE HYDRANT		
STREET LIGHT		
POWER POLE		
PULL BOX		
CABLE TELEVISION LINE	— UG — UG — UG —	— UG — UG — UG —
ELECTRICAL LINE	— E — E — E — E —	— E — E — E — E —
IRRIGATION LINE	— IR —	— IR —
NATURAL GAS LINE	— GAS — GAS —	— GAS — GAS —
OVERHEAD LINE		
SANITARY SEWER LINE	— SS — SS — SS —	— SS — SS — SS —
STORM DRAIN LINE	— SD — SD — SD —	— SD — SD — SD —
TELEPHONE LINE	— TP — TP — TP —	— TP — TP — TP —
WATER LINE	— W — W — W — W —	— W — W — W — W —
TRAFFIC SIGNAL CONDUIT	— TS —	— TS —
LIGHTING CONDUIT	— UG — UG — UG —	— UG — UG — UG —
ROADSIDE SIGN & SIGN CODE	R1	R1
FENCE		
TREE/SHRUB		

Project Size

a. Total Site Area: 0.33 acre	b. Total Site Area Disturbed: 0.33 acre (including clearing, grading, or excavating)			
	Existing Area (ft²)	Proposed Area (ft²)		Total Post-Project Area (ft²)
		Replaced	New	
Impervious Area				
Roof (incl. Solar)			6,825	6,825
Parking, uncovered			1,285	1,285
Sidewalks and Streets	1046	1046	538	538
c. Total Impervious Area	1046	1046	8,648	8,648
d. Total new and replaced impervious area		9694		
Pervious Area				
Landscaping			3,250	
Pervious Paving			1,576	
Other (e.g. Green Roof)				
e. Total Pervious Area			4,826	
f. Percent Replacement of Impervious Area in Redevelopment Projects (Replaced Total Impervious Area ÷ Existing Total Impervious Area) x 100% = ________%				

GENERAL APPROVAL NOTE:

APPROVAL OF THESE PLANS DOES NOT RELIEVE THE DEVELOPER/ PERMITTEE OF THE RESPONSIBILITY FOR CORRECTION OF MISTAKES, ERRORS, OR OMISSIONS CONTAINED THEREIN. IF, DURING THE COURSE OF CONSTRUCTION, PUBLIC INTEREST REQUIRES A MODIFICATION OF THESE PLANS, OR THE STANDARD SPECIFICATIONS AND DETAILS OF THE CITY OF CAMPBELL, THE CITY ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUCH MODIFICATION AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE CONSTRUCTED, AT NO COST TO THE CITY.

APPROVED FOR IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY AS DESIGN ONLY BASED UPON INFORMATION SUBMITTED HEREON.

MICHELLE M. QUINNEY, P.E. — Date
CITY ENGINEER
CITY OF CAMPBELL
RCE #44144,

SEAL OF ENGINEER OF WORK:

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODES, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

THE DESIGN SHOWN HEREON IS NECESSARY AND REASONABLE AND DOES NOT RESTRICT ANY HISTORIC DRAINAGE FLOWS FROM ADJACENT PROPERTIES NOR INCREASE DRAINAGE TO ADJACENT PROPERTIES.

THE DESIGN INCLUDES PRINCIPLES AND TECHNIQUES TO REDUCE QUANTITY AND IMPROVE THE QUALITY OF STORM WATER RUNOFF, AS REQUIRED BY NPDES.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF CAMPBELL IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

Ali Abiani — 09-20-16 Date

THESE PLANS HAVE BEEN REVIEWED AND FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE INTENT AND PURPOSE OF THE GEOTECHNICAL EXPLORATION REPORT ON__________ IN CAMPBELL, CALIFORNIA, PROJECT NO.________, DATED ______,____, PREPARED BY ______________.

(NAME) DATE
G.E. #

CITY OF CAMPBELL
PUBLIC WORKS DEPARTMENT CLEARANCE

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

BY: ______________ DATE: __________

No	Revision	Date	By	Chkd
1				
2				
3				

Date 04-05-15
REVISED 09-19-16
Drawn By JLK

MFA ENGINEERS & ASSOCIATES
370 GRAND PARK CIR
SAN JOSE CA 95136
408-509-3461
aliabiani@sbcglobal.net

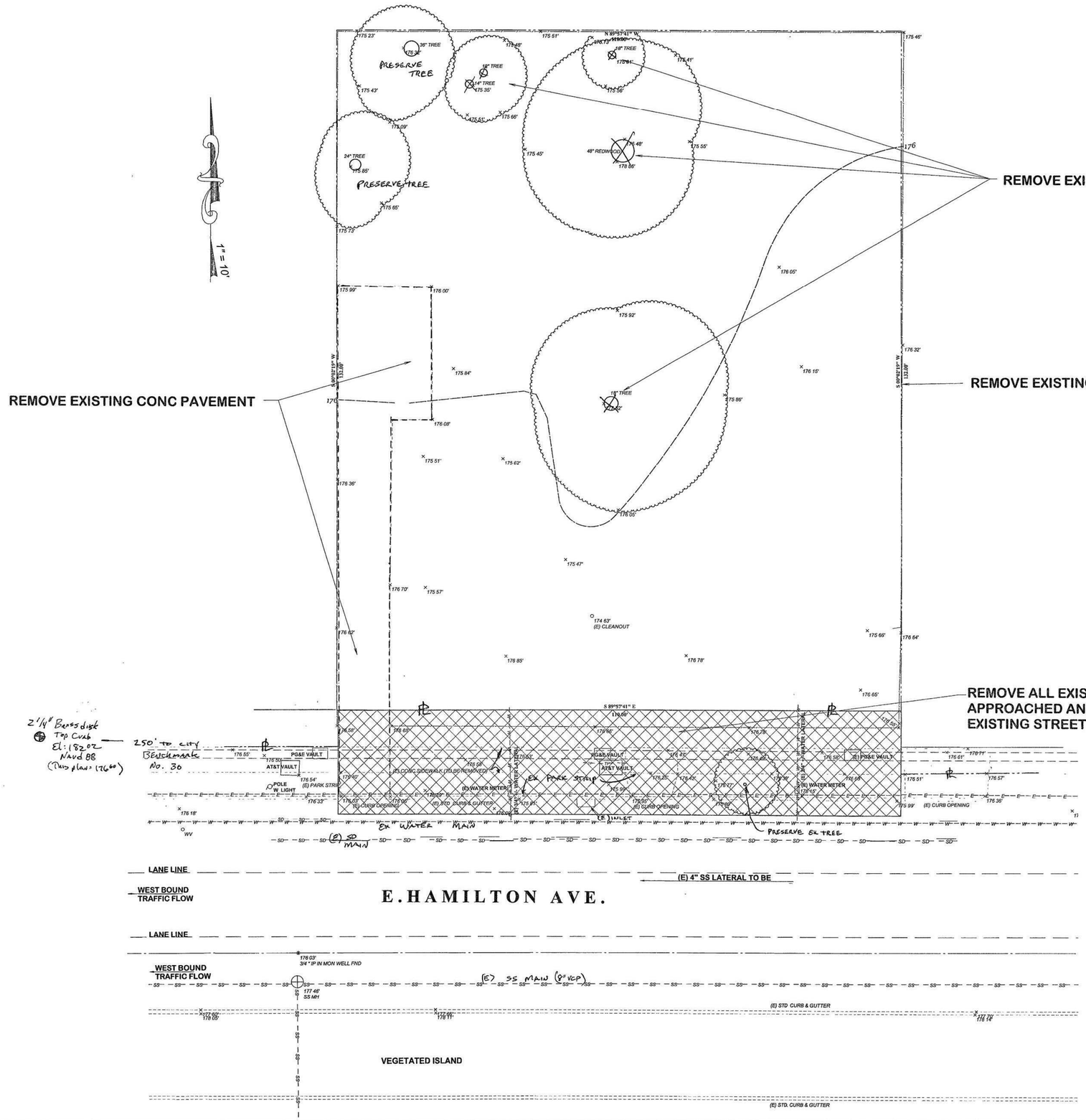
TITLE SHEET
95-109 EAST HAMILTON VE
CITY OF CAMPBELL
SANTA CLARA COUNTY
STATE OF CALIFORNIA
BLDG PERMIT NO.____

REGISTERED PROFESSIONAL ENGINEER — ALI ABIANI — NO C 57818 — CIVIL — STATE OF CALIFORNIA

CITY OF CAMPBELL — THE ORCHARD CITY — CAMPBELL, CALIFORNIA

SCALE: 1" = 10'
SHEET: **C - 0**
1 OF 8

Civil & L.S. 2nd Submittal Plan Copy



UNDERGROUND DISCLAIMER

NOTE THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACES FEATURES ONLY UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND UTILITIES ARE NEITHER INTENDED NOR IMPLIED FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2444). SURFACE FEATURES ARE LOCATED BY MEANS OF A STATION AND OFFSET FROM THE CONTROL LINE. CURBLINE OFFSETS ARE TO FACE OF CURB MANHOLE AND FLAT GRATE OFFSETS ARE TO THEIR RESPECTIVE CENTERS HOODED INLETS (CATCH BASINS) ARE LOCATED BY CENTER OF TOP OF HOOD AT FACE OF CURB, UNLESS OTHERWISE NOTED INVIRTS FOR HOODED INLETS ARE MEASURED FROM THE TOP OF HOOD AND INVERTS FOR MANHOLES ARE MEASURED FROM THE RIM THE TOPOGRAPHY CONTROL LINE(S) DEPICTED ON THIS MAP IS BASED ON FOUND MONUMENTS, A SPLIT OF IMPROVEMENTS OR A COMBINATION THEREOF THE TOPOGRAPHY CONTROL LINE(S) SHOULD NOT BE TAKEN AS REPRESENTING THE RECORD CENTERLINE OF THE STREETS.

SITE NOTES:

1 CONTOURS & ELEVATIONS ARE FIELD LOCATED AND ARE BASED ON CITY DATUM
CITY OF CAMPBELL BM #30, "Hamilton Ave. & Winchester Blvd., N E
corner at west side of CR, A 2¼" Brass Disk in top of curb "
ELEVATION= 182.02' (FOR THIS PLAN IT IS 176.60', THEREFORE ALL
ELEVATIONS ARE 5.42' BELOW THE CITY DATUM)

2 △ INDICATES TEMPORARY BENCH MARK SET AS SHOWN

3 BOUNDARY AND TOPO DATA INFO TAKEN FROM A PLAN FROM OTHERS THIS PLAN IS NOT TO BE USED TO ESTABLISH THE PROPERTY LINES AND THE SITE WILL NEED TO BE STAKED AND PROPERTY LINES REPLACED OR CONFIRMED BY A LICENSED SURVEYOR, NO LIABILITY IS ASSUMED AND THIS PLAN IS PROVIDED FOR THE PURPOSE OF SHOWING THE EXISTING CONDITIONS ONLY

4 TREES TYPES ARE APPROXIMATED AND ARE TO BE IDENTIFIED BY OTHERS

5. × 176.34' INDICATES FIELD LOCATED ELEVATION SPOT SHOT

6 OWNERS GROUND ZERO DEVELOPMENT

7. DEED REFERENCES NA

8 APN# 279-27-096

9. CONTOUR INTERVAL = 1'

10 — · · — INDICATES DISTINCT BORDER

0 10 20 30 40 50

No	Revision	Date	By	Chkd
1				
2				
3				

Date 04-05-15
REVISED 05-19-16

Drawn By A.K.

MFA
ENGINEERS
& ASSOCIATES

370 GRAND PARK CIR.
SAN JOSE CA 95136
408-509-3461
alsabiani@sbcglobal.net

TOPOGRAPHICAL & DEMO PLAN

95-109 EAST HAMILTON VE
CITY OF CAMPBELL
SANTA CLARA COUNTY
STATE OF CALIFORNIA
BLDG PERMIT NO._____

REGISTERED PROFESSIONAL ENGINEER
ALI ABIANI
NO C 57818
CIVIL
STATE OF CALIFORNIA

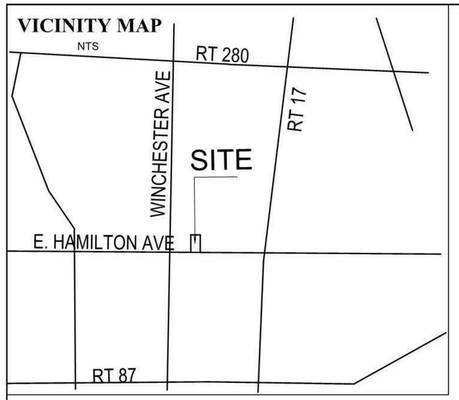
CITY OF CAMPBELL
THE ORCHARD CITY
CAMPBELL, CALIFORNIA

SCALE:
1" = 10'

SHEET:
C - 1
2 OF 8

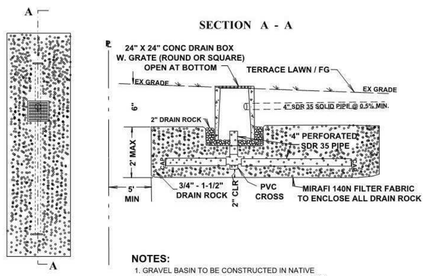
VICINITY MAP

NTS



SITE NOTES:

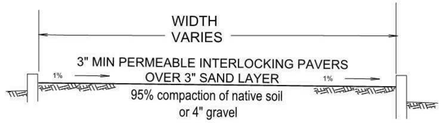
1. CONTOURS & ELEVATIONS ARE FIELD LOCATED AND ARE BASED ON ASSUMED DATUM
2. △ INDICATES TEMPORARY BENCH MARK SET AS SHOWN.
3. BOUNDARY INFO TAKEN FROM A PLAN FROM OTHERS.
4. TREES TYPES ARE APPROXIMATED AND ARE TO BE IDENTIFIED BY OTHERS
5. × 176.34' INDICATES FIELD LOCATED ELEVATION SPOT SHOT.
6. OWNERS: GROUND ZERO DEVELOPMENT
7. DEED REFERENCES: NA
8. APN# 279-27-096
9. CONTOUR INTERVAL = 6"
10. —— · · —— INDICATES DISTINCT BORDER



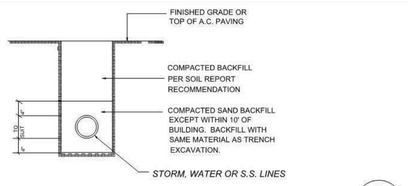
NOTES:

1. GRAVEL BASIN TO BE CONSTRUCTED IN NATIVE SOIL BELOW EXISTING GROUND ELEVATION PRIOR TO THE PLACEMENT OF FILL MATERIAL FOR THE CONSTRUCTION OF THE PROPOSED LAWN TERRACE.
2. USE INLET PROTECTION DURING CONSTRUCTION
3. USE MIRAFI 140N FILTER FABRIC WITH CLEAN 3/4" TO 1-1/2" CRUSHED DRAIN ROCK WITH NO FINE MATERIAL, SILT OR FINE SAND.

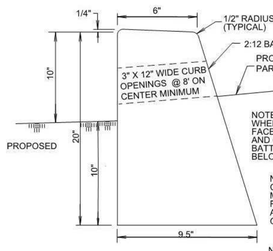
GRAVEL BASIN DETAIL — NOT TO SCALE — 1 / C-2



DRIVEWAY PAVING DETAIL — NOT TO SCALE — 6 / C-2

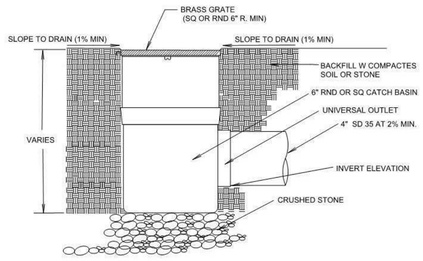


PIPE LINE BACKFILL DETAIL — NOT TO SCALE — 5 / C-2

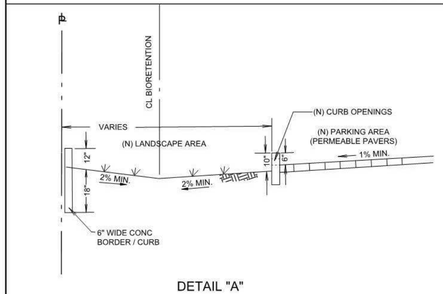


DETAIL "A"

DEEPENED PLANTER VERTICAL CURB DETAIL — NOT TO SCALE — 3 / C-2



INLET DETAIL — NOT TO SCALE — 4 / C-2



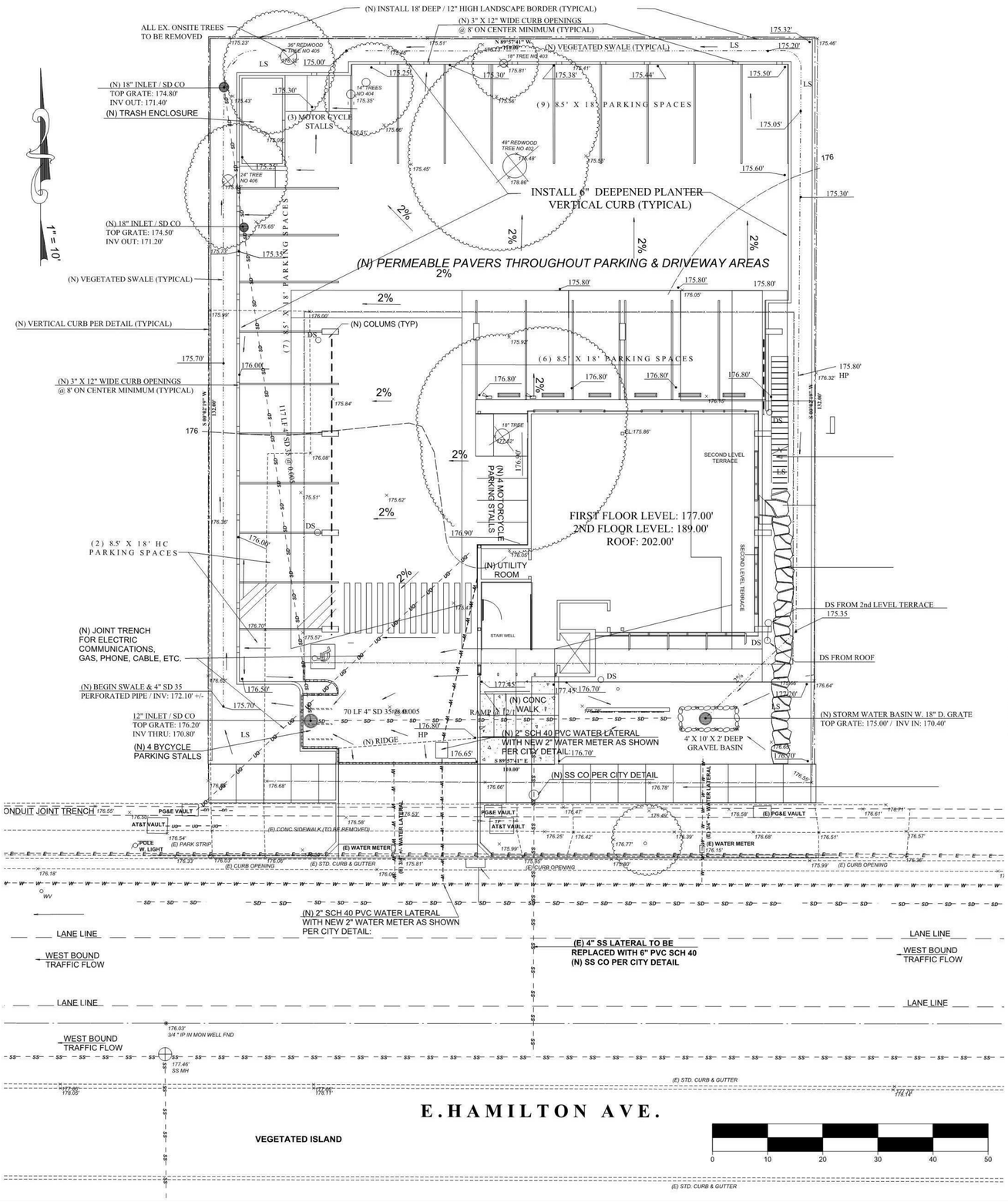
DETAIL "A"

BIORETENTION / LANDSCAPE AREA DETAIL — NOT TO SCALE — 2 / C-2

EARTHWORK TABLE

LOCATION	CUT (CY)	FILL (CY)
SWALES & LANDSCAPED AREAS	24	24
DRIVEWAYS & PARKING	107	90
BUILDING	450	100
EXPORT	367	

NOTE:
EARTHWORK QUANTITIES ON THIS TABLE ARE FOR INFORMATION ONLY.
CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITIES TAKE-OFF.
TABLE DOES NOT REFLECT CONCRETE REMOVAL OR PLANTER MATERIAL



No.	Revision	Date	By	Chkd
1				
2				
3				

Date: 04-08-15
REV: 09-18-15
REV 12-01-16

Drawn By: JLK

MFA
ENGINEERS
& ASSOCIATES

370 GRAND PARK CIR.
SAN JOSE CA 95136
408-509-3461
aliabiani@sbcglobal.net

SITE PLAN

GRADING & DRAINAGE PLAN

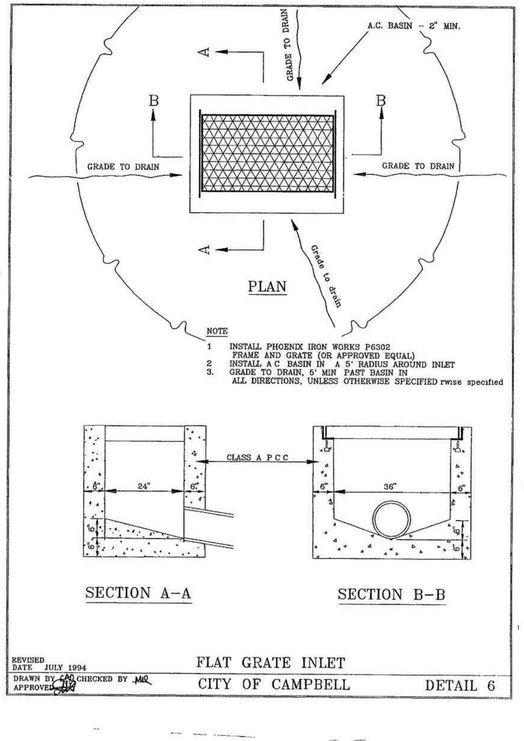
95-109 EAST HAMILTON VE
CITY OF CAMPBELL
SANTA CLARA COUNTY
STATE OF CALIFORNIA
BLDG PERMIT NO._____

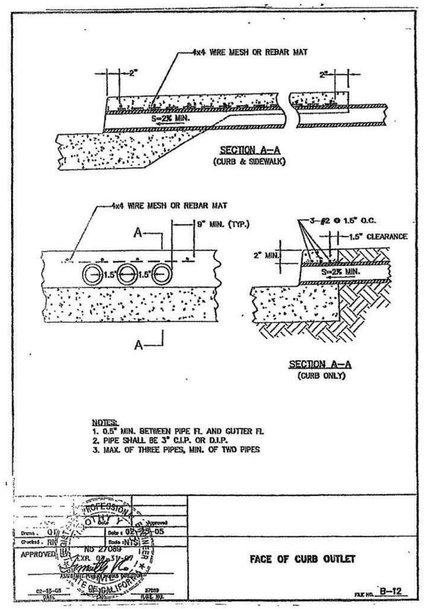
REGISTERED PROFESSIONAL ENG
ALI ABIANI
NO C 57818
Expires: 06-30-16
CIVIL
STATE OF CALIFORNIA

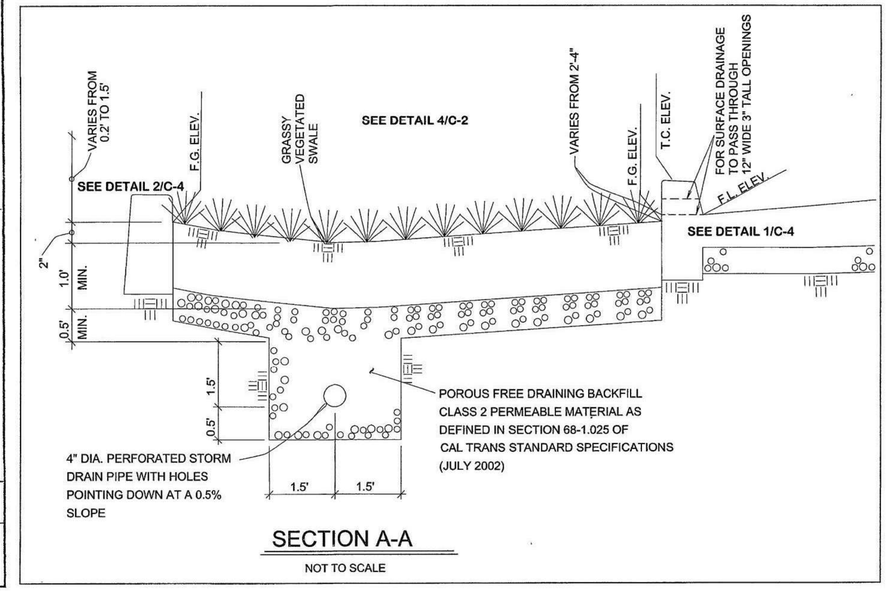
SCALE: 1" = 10'

SHEET: C - 2

3 OF 8







EROSION CONTROL & BMP NOTES

1 UTILIZE BEST MANAGEMENT PRACTICES (BMP'S), AS DIRECTED BY THE STATE WATER RESOURCES CONTROL BOARD, FOR ANY ACTIVITY, WHICH DISTURBS SOIL
2. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND INSURING THE AREA ADJACENT TO THE WORK IS LEFT IN A CLEAN CONDITION
3 WATERING ALL EXPOSED OR DISTURBED SOIL SURFACES AT LEAST TWICE DAILY, AS NECESSARY TO ELIMINATE VISIBLE DUST PLUMES
4. COVER ALL TRUCKS HAULING SOIL, SAND AND OTHER LOOSE MATERIALS OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST TWO FEET
5 FREEBOARD LEVEL WITHIN THOSE TRUCK BEDS ENCLOSE, COVER, OR APPLY (NON-TOXIC) SOIL BINDERS TO EXPOSED STOCKPILES OR DEBRIS, SOIL, SAND, OR OTHER MATERIALS
6 SWEEP DAILY (WITH WATER SWEEPERS) ALL PAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRCUTION SITES
7 SWEEP STREET DAILY (WITH WATER SWEEPERS) IF VISIBLE SOIL, MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS
8 INSTALL WATTLE BARRIER ALONG THE FRONTAGE OF THE JOB SITE THE PLACEMENT OF ADITIONAL DEVICES TO REDUCE EROSION DAMAGE WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER.

STREET NOTES

a. The applicant/contractor shall obtain a separate encroachment permit from the City's Engineering Division prior to start of any work within the City's right-of-way or public easement areas. The applicant shall obtain permits from utility companies prior to applying for city's encroachment permit.
b. Contact Public Works to schedule an inspection a minimum of 24 hours in advance of commencement of public improvement work. The construction supervisor will discuss any repair work to frontage improvements which are not shown on the plans.
c. The applicant shall remove and replace all cracked, damaged, uplifted or depressed frontage improvements (curb, gutter, sidewalk, driveway, etc.), existing or damaged by the construction activities, per City standards along the entire property frontage. If frontage improvements do not currently exist, the applicant is required to install frontage improvements per City standards along the entire property frontage. All improvements are to completed and approved by the City's Public Work's inspector prior to the final Inspection by the Building inspector.

No	Revision	Date	By	Chkd
1				
2				
2				

Date 04-05-15
REV 09-19-16
Drawer By JLK

MFA
ENGINEERS
& ASSOCIATES
370 GRAND PARK CIR.
SAN JOSE CA 95136
408-509-3461
alsubani@sbcglobal.net

NOTES & DETAILS

GRADING & DRAINAGE PLAN

95-109 EAST HAMILTON VE
CITY OF CAMPBELL
SANTA CLARA COUNTY
STATE OF CALIFORNIA
BLDG PERMIT NO._____

REGISTERED PROFESSIONAL ENGINEER
ALI ABIANI
NO C 57818
CIVIL
STATE OF CALIFORNIA

CITY OF CAMPBELL · THE ORCHARD CITY

SCALE:
1" = 10'

SHEET:
C - 3
4 OF 8

GENERAL NOTES

1. OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY OF CAMPBELL PUBLIC WORKS DEPARTMENT BEFORE PERFORMING ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY. MAINTAIN A COPY OF THE PERMIT ON THE JOB SITE AT ALL TIMES.

2. ALL WORK SHALL CONFORM TO THE ENCROACHMENT PERMIT, THESE PLANS, AND THE CITY OF CAMPBELL STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION, DATED JULY 1994, AND OTHER SPECIFICATIONS REFERENCED THEREIN.

3. THESE PLANS ONLY APPROVE WORK WITHIN THE PUBLIC STREET RIGHT-OF-WAY AND PUBLIC EASEMENTS. SEPARATE PLAN APPROVALS AND PERMITS ARE REQUIRED FOR INSTALLATION OF ANY PUBLIC UTILITY FACILITY.

4. THE CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF THE WORK, 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 CITY, ITS OFFICERS, EMPLOYEES AND VOLUNTEERS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF THE WORK, EXCEPTING LIABILITY ARISING FROM THE NEGLIGENCE OF THE CITY, ITS OFFICERS, EMPLOYEES AND VOLUNTEERS.

5. GEOTECHNICAL CONDITIONS ARE IDENTIFIED IN A REPORT ENTITLES "_______________," PREPARED BY _______________, DATED _______________. THE REPORT IS FOR INFORMATION ONLY.

6. PRIOR TO CONSTRUCTION, SUBMIT TO THE CITY ENGINEER A DETAILED PROGRESS SCHEDULE SHOWING PRIMARY COMPONENTS OF WORK.

7. STATE LAW REQUIRES CONTRACTOR TO CONTACT UNDERGROUND SERVICE ALERT AT 800-227-2600 AT LEAST 48 HOURS PRIOR TO COMMENCING ANY EXCAVATIONS. FAILURE TO COMPLY MAY RESULT IN SUBSTANTIAL PENALTIES.

8. THE EXISTENCE AND LOCATIONS OF UNDERGROUND STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING FACILITIES EXCEPT AS SHOWN. CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT ALL SUBSTRUCTURES, WHETHER SHOWN ON THE PLANS OR NOT, MAKE EXPLORATORY EXCAVATIONS, AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO THESE PLANS WHEN NECESSARY. THE CITY OF CAMPBELL MAKES NO CLAIMS OF THE ACCURACY OR COMPLETENESS OF THE UTILITIES SHOWN.

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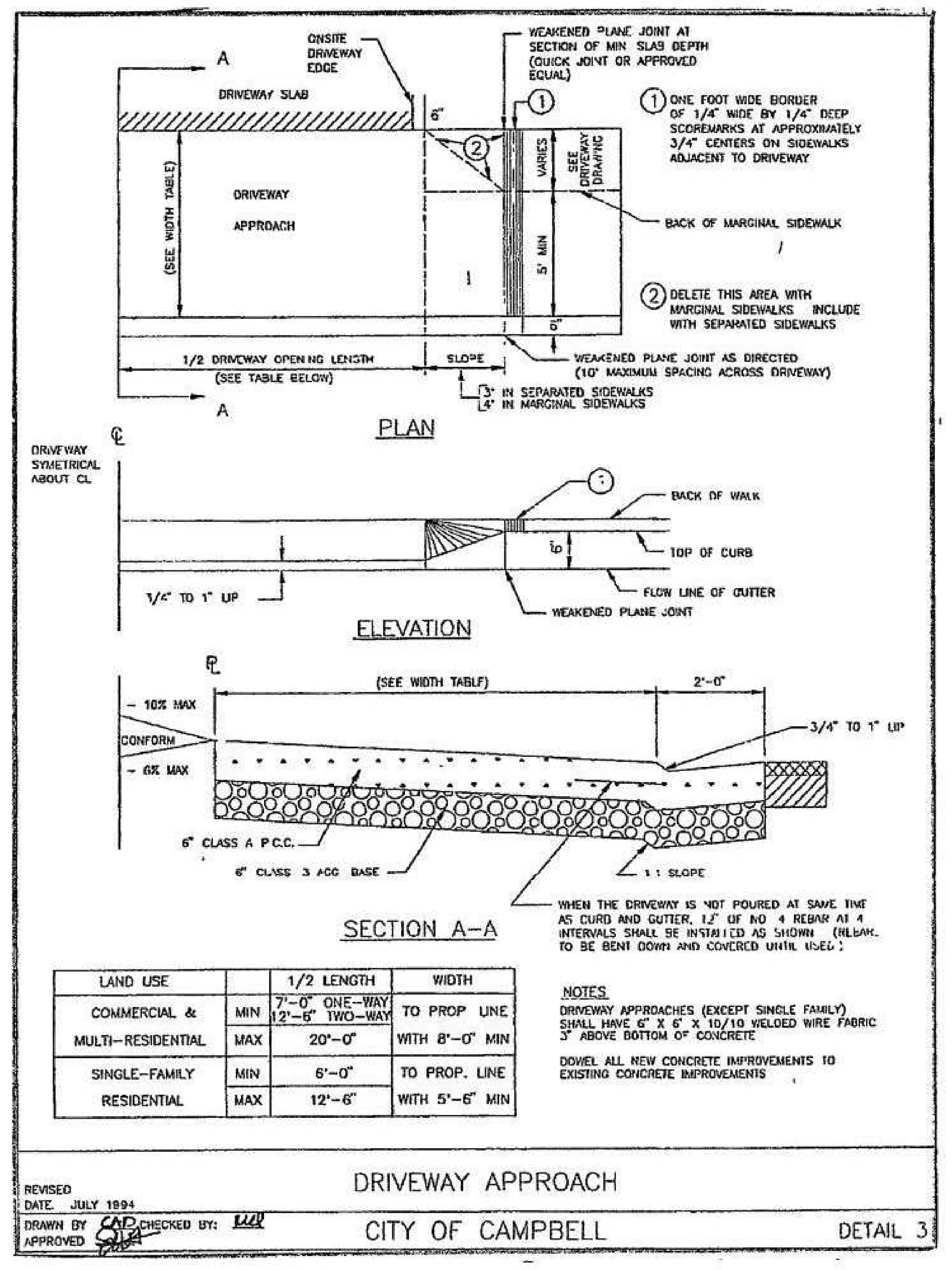
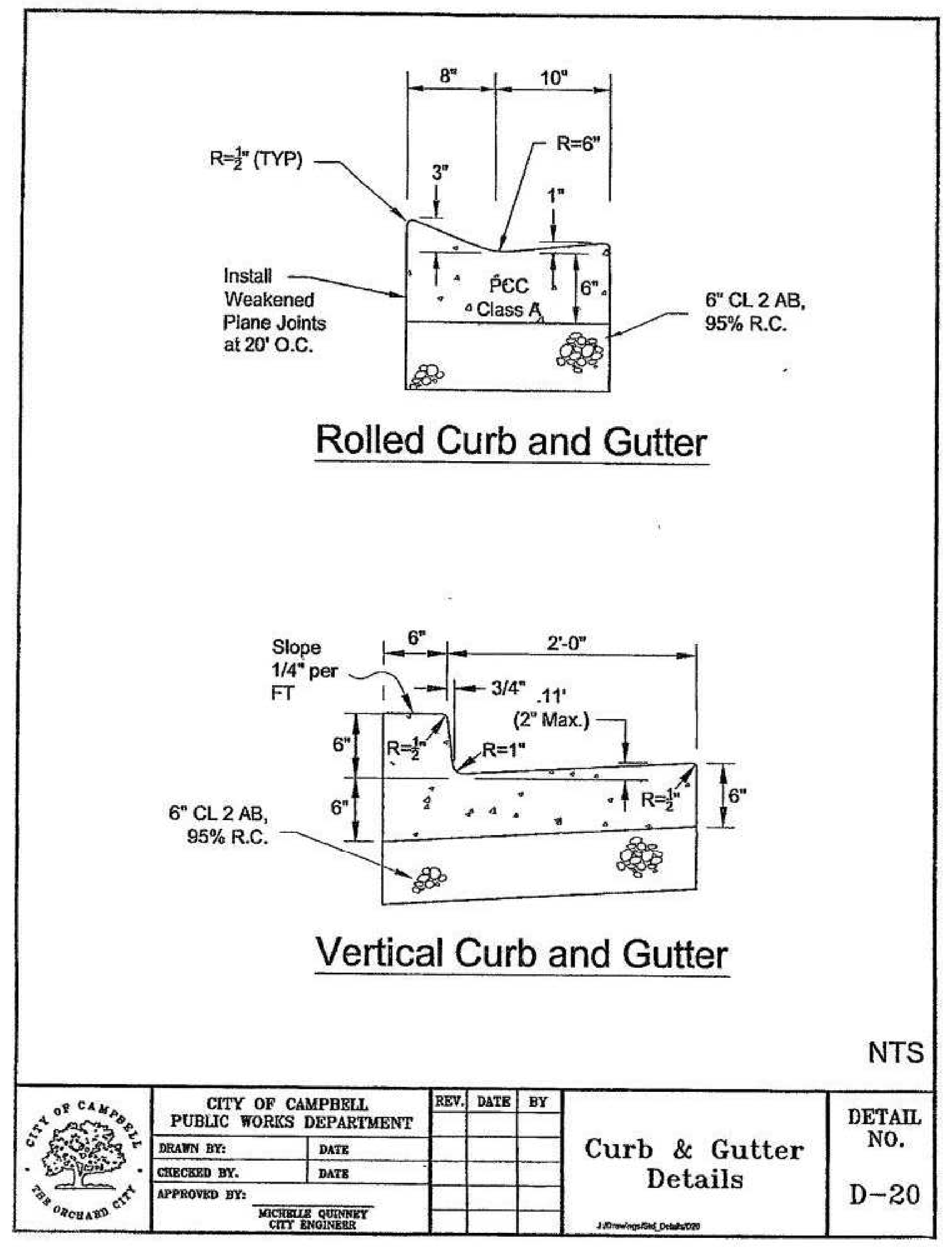
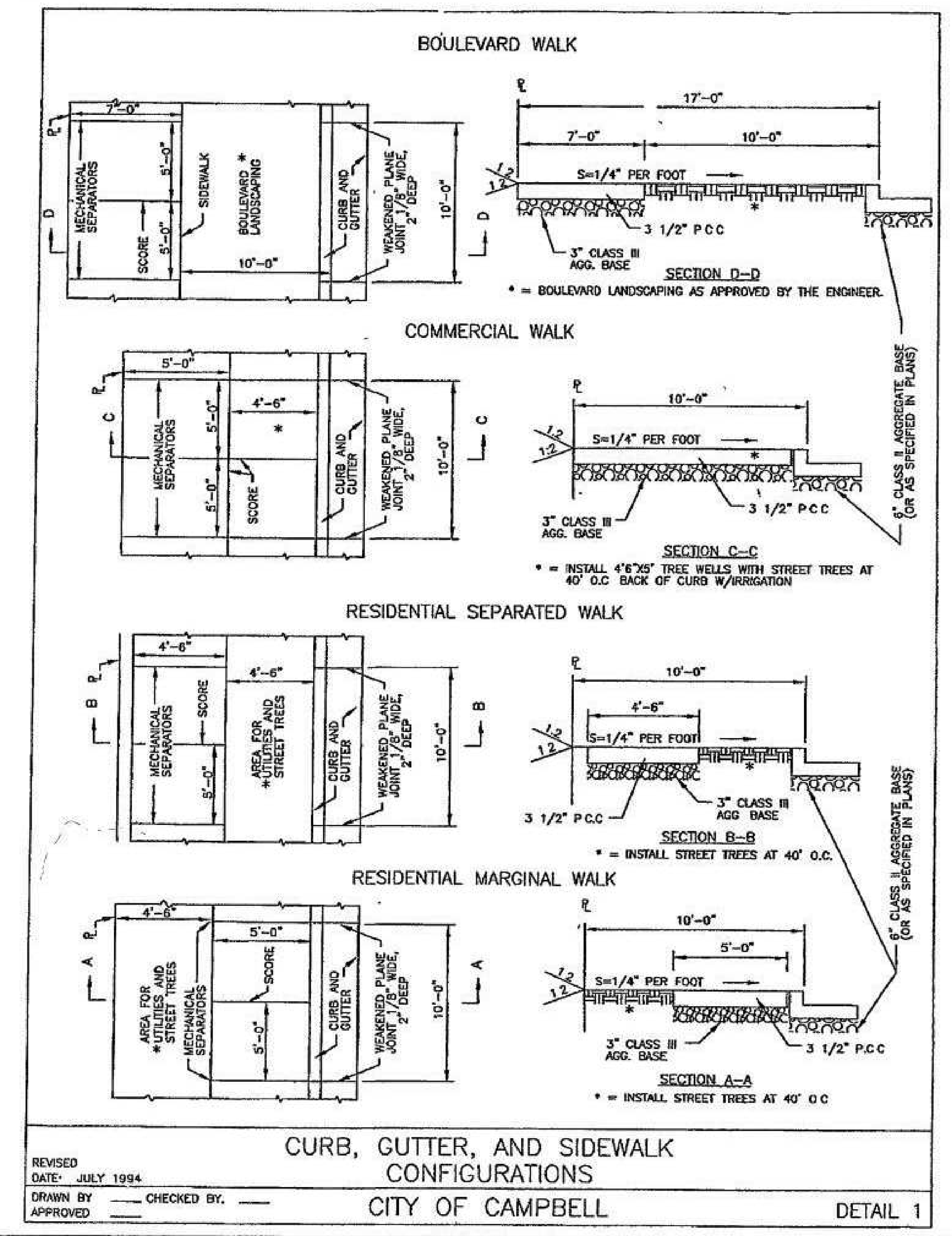
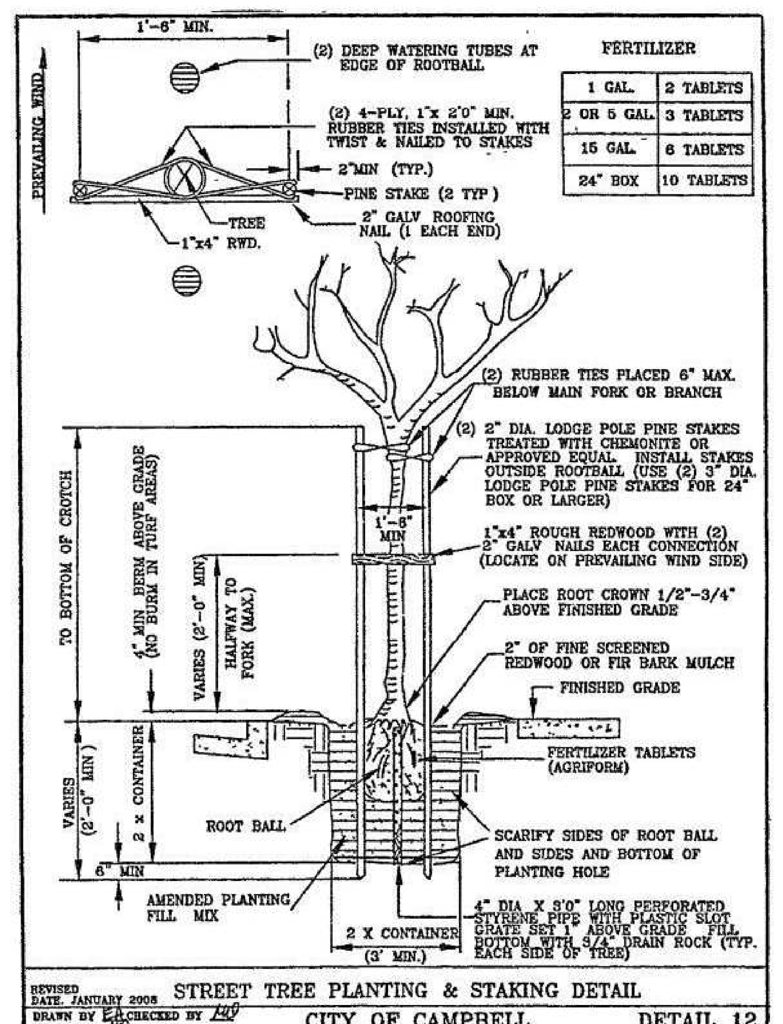




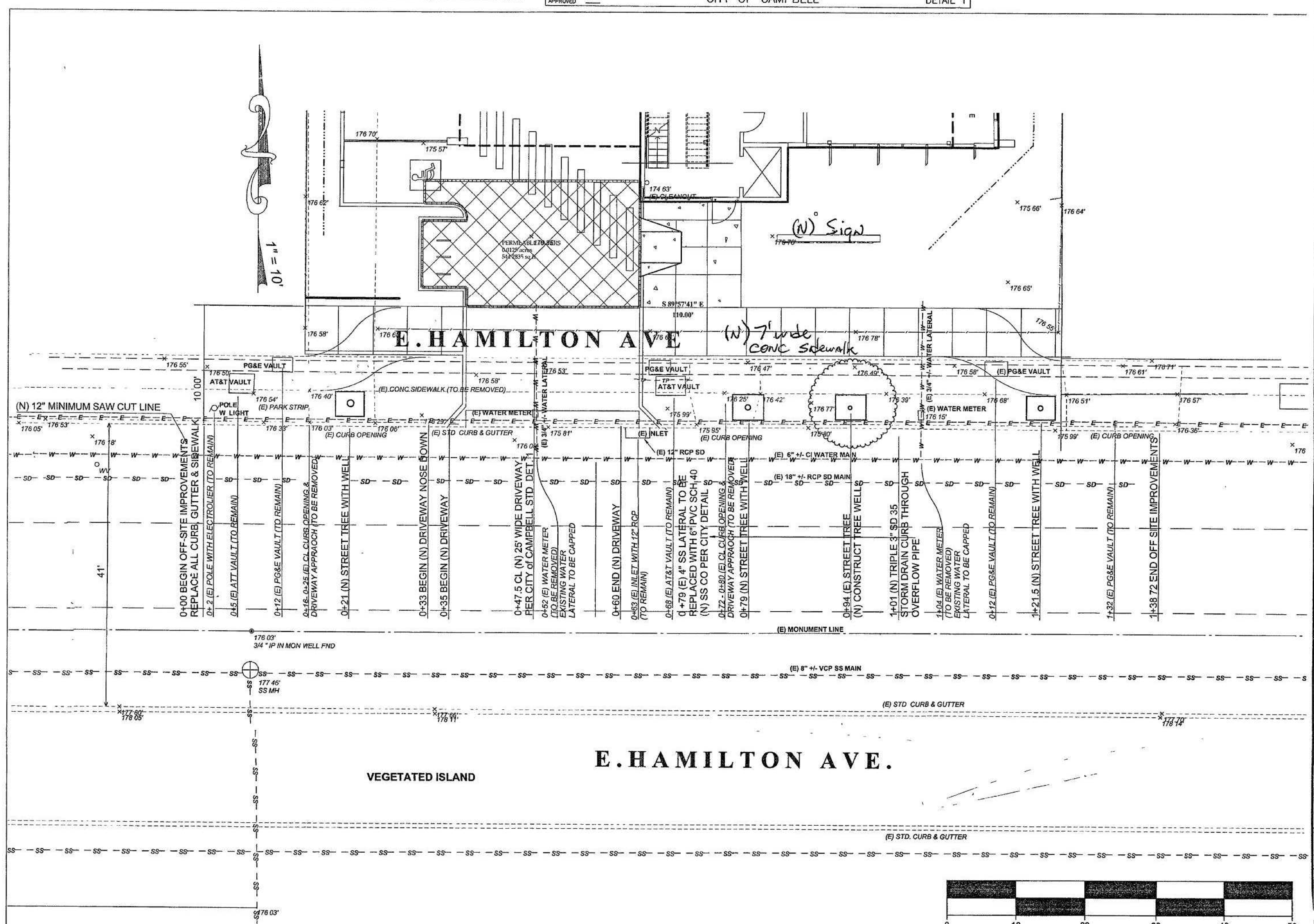




1. All trees shall be a minimum of 15-gallon size and of the variety indicated on the plans or specified by the City Engineer.
2. Each tree shall be approved by the Engineer prior to planting. Contractor may request Engineer to pre-approve tree at local nursery.
3. The exact location of each tree shall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

STREET TREE PLANTING NOTES

REVISED DATE. JANUARY 2008 — CITY OF CAMPBELL — DETAIL 13



OFF SITE IMPROVEMENT PLAN
95-109 EAST HAMILTON VE
CITY OF CAMPBELL
SANTA CLARA COUNTY
STATE OF CALIFORNIA
ENCROACHMENT PERMIT NO.________

MFA ENGINEERS & ASSOCIATES
370 GRAND PARK CIR
SAN JOSE CA 95136
408-509-3461

Date 04-05-15
REV 09-19-16
Drawn By JLK

SCALE: 1" = 10'

SHEET: C - 4

5 OF 8

PUBLIC STREET IMPROVEMENTS

GENERAL NOTES

1. OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY OF CAMPBELL PUBLIC WORKS DEPARTMENT BEFORE PERFORMING ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY. MAINTAIN A COPY OF THE PERMIT ON THE JOB SITE AT ALL TIMES.

2. ALL WORK SHALL CONFORM TO THE ENCROACHMENT PERMIT, THESE PLANS, AND THE CITY OF CAMPBELL STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION, DATED JULY 1994, AND OTHER SPECIFICATIONS REFERENCED THEREIN.

3. THESE PLANS ONLY APPROVE WORK WITHIN THE PUBLIC STREET RIGHT-OF-WAY AND PUBLIC EASEMENTS. SEPARATE PLAN APPROVALS AND PERMITS ARE REQUIRED FOR INSTALLATION OF ANY PUBLIC UTILITY FACILITY.

4. THE CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF THE WORK, 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 CITY, ITS OFFICERS, EMPLOYEES AND VOLUNTEERS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF THE WORK, EXCEPTING LIABILITY ARISING FROM THE NEGLIGENCE OF THE CITY, ITS OFFICERS, EMPLOYEES AND VOLUNTEERS.

5. GEOTECHNICAL CONDITIONS ARE IDENTIFIED IN A REPORT ENTITLES "______________," PREPARED BY ____________________, DATED ____ ____________. THE REPORT IS FOR INFORMATION ONLY.

6. PRIOR TO CONSTRUCTION, SUBMIT TO THE CITY ENGINEER A DETAILED PROGRESS SCHEDULE SHOWING PRIMARY COMPONENTS OF WORK.

7. STATE LAW REQUIRES CONTRACTOR TO CONTACT UNDERGROUND SERVICE ALERT AT 800-227-2600 AT LEAST 48 HOURS PRIOR TO COMMENCING ANY EXCAVATIONS. FAILURE TO COMPLY MAY RESULT IN SUBSTANTIAL PENALTIES.

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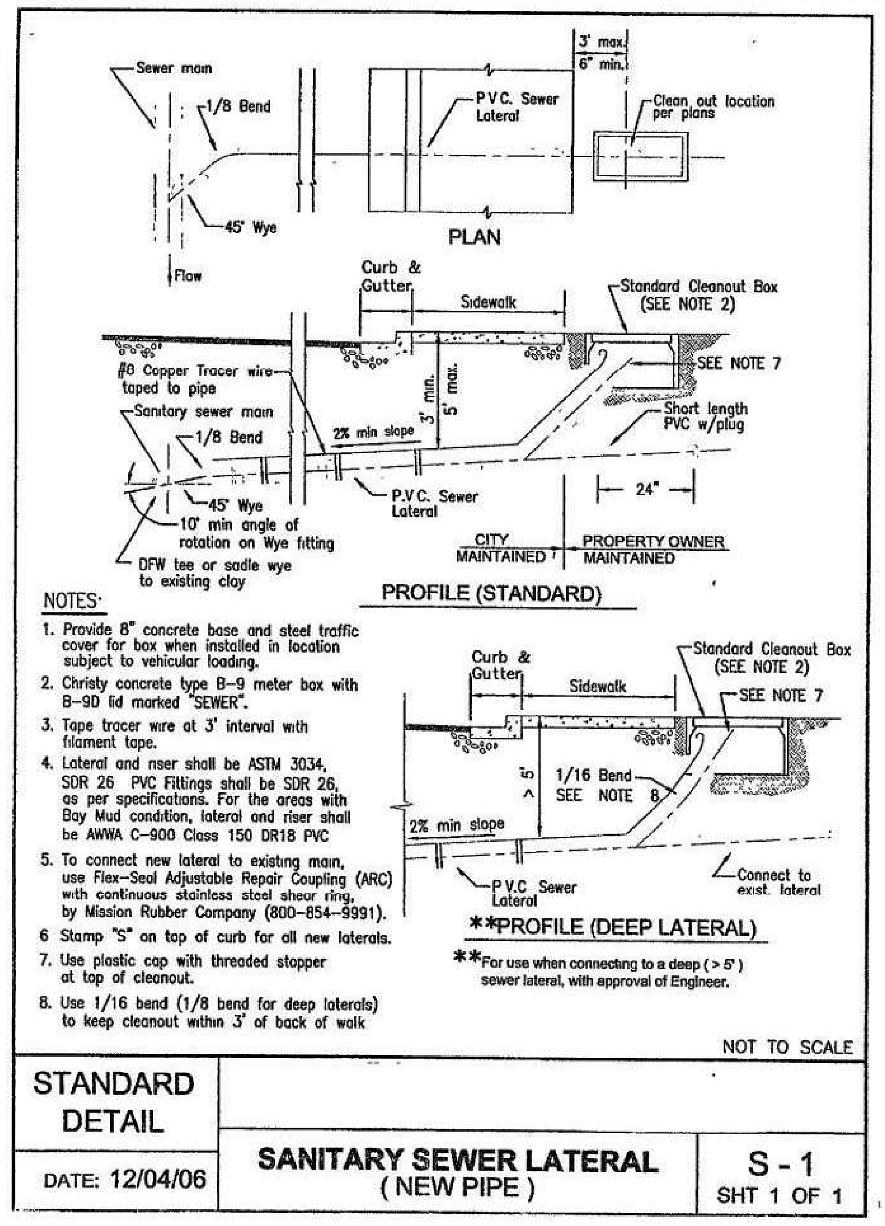

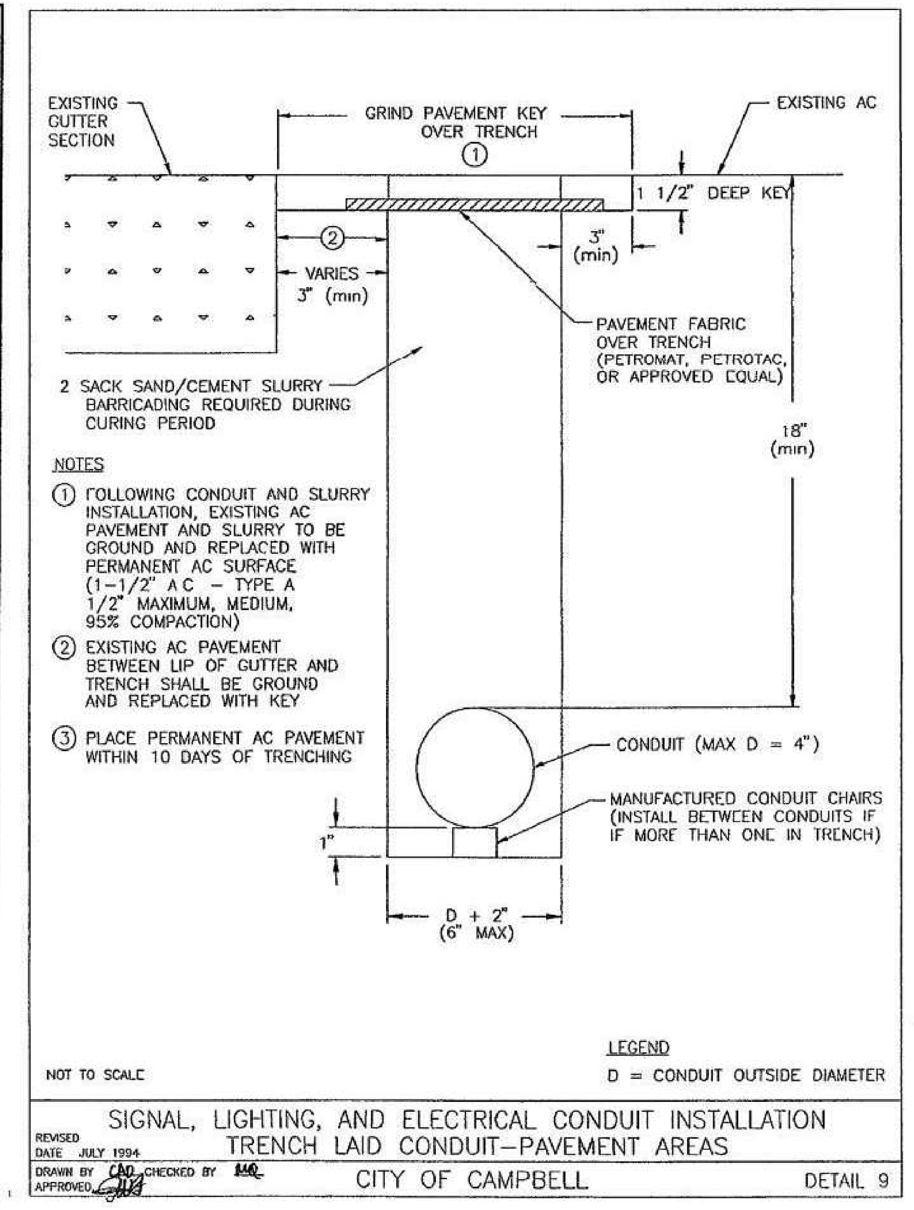

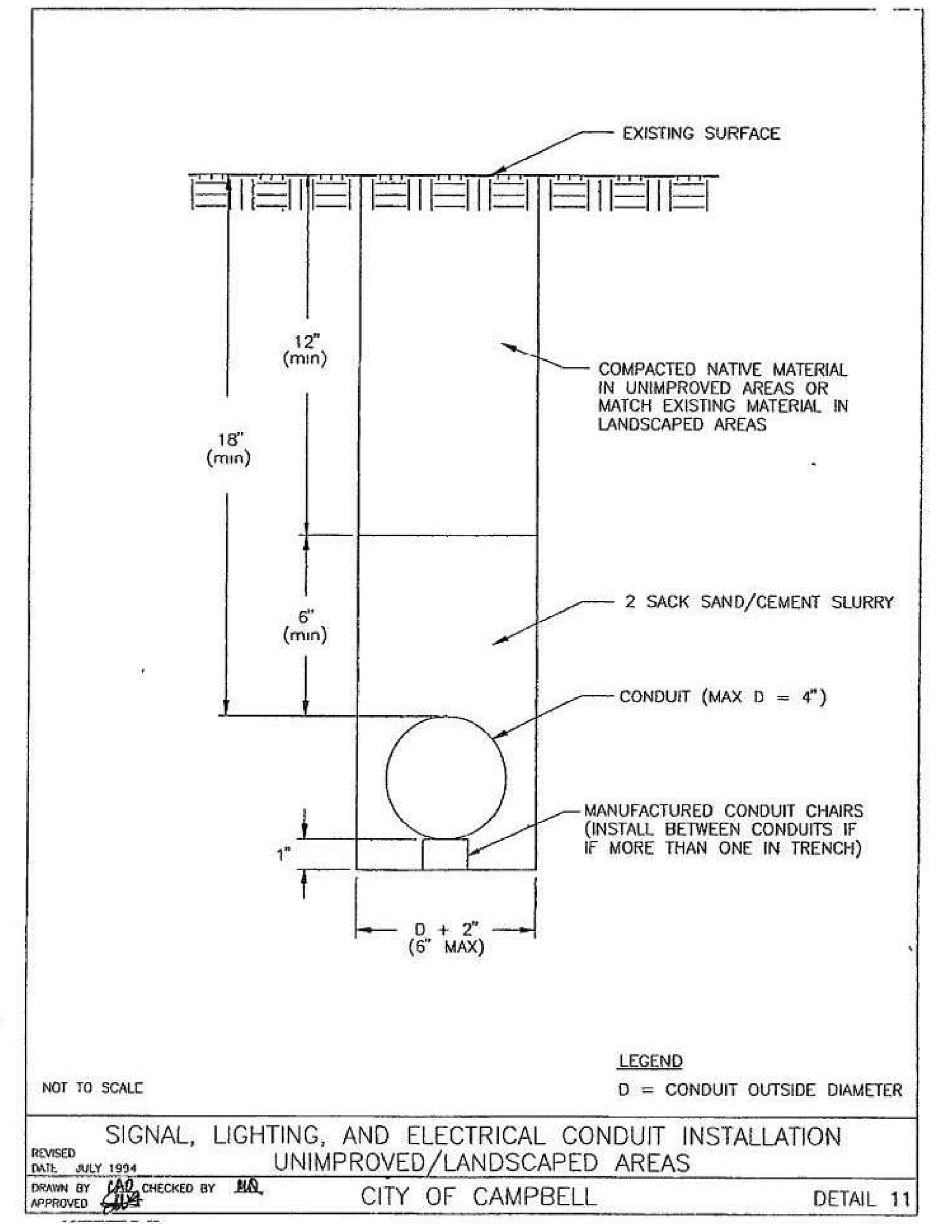

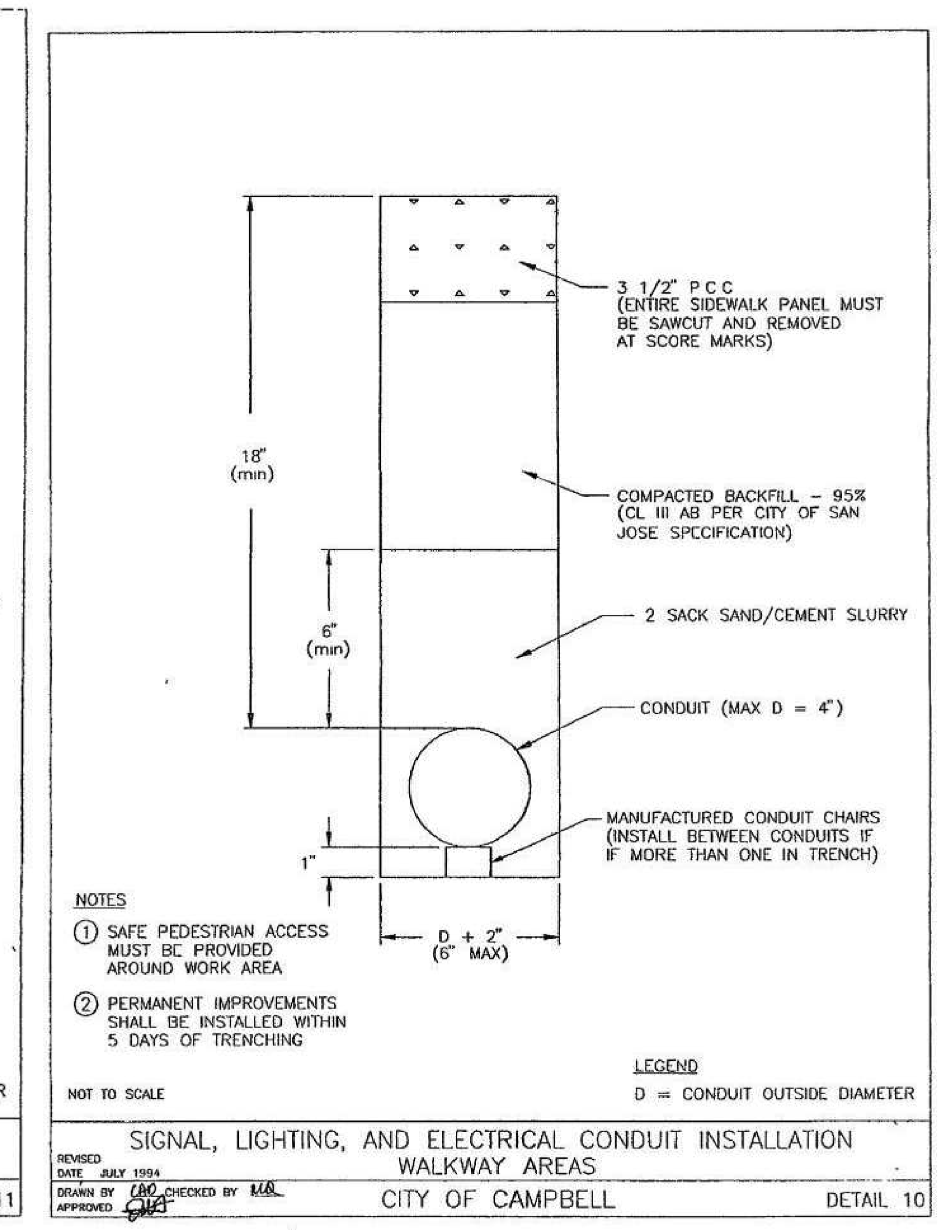

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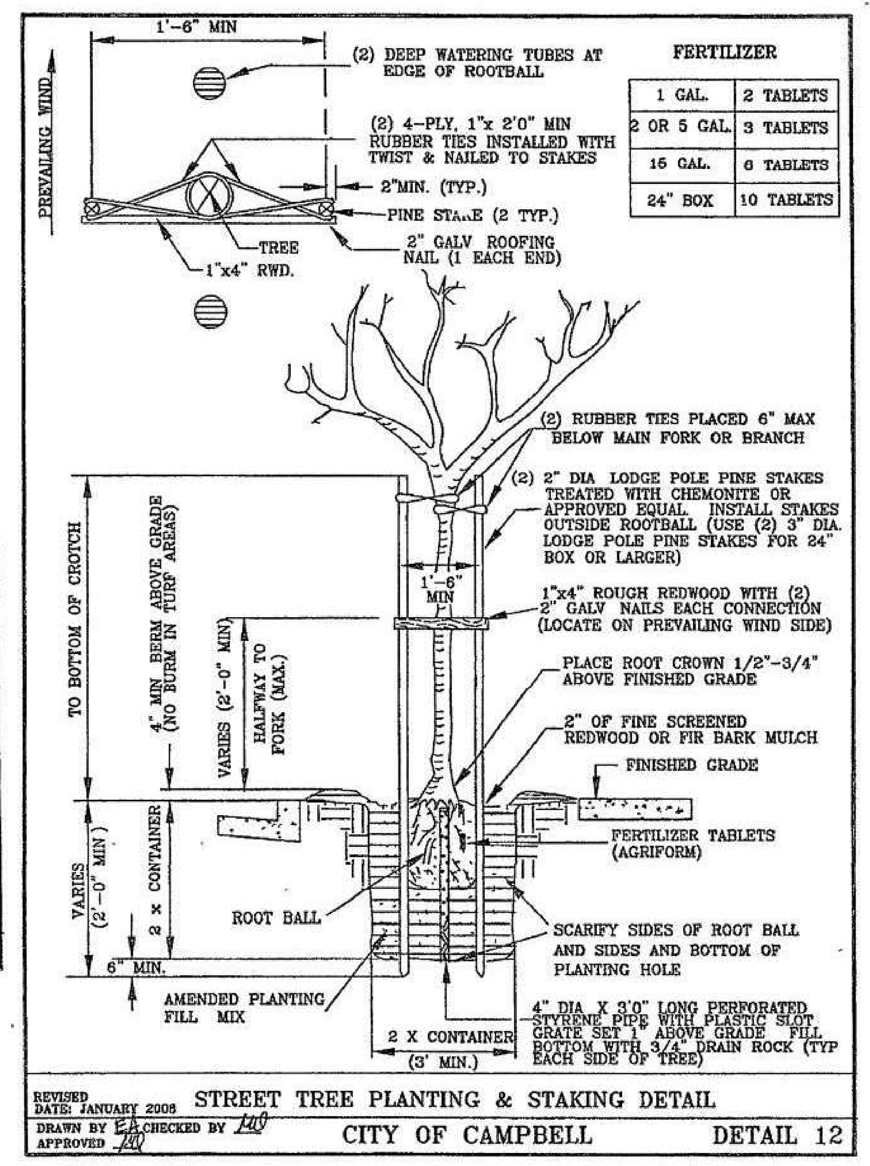
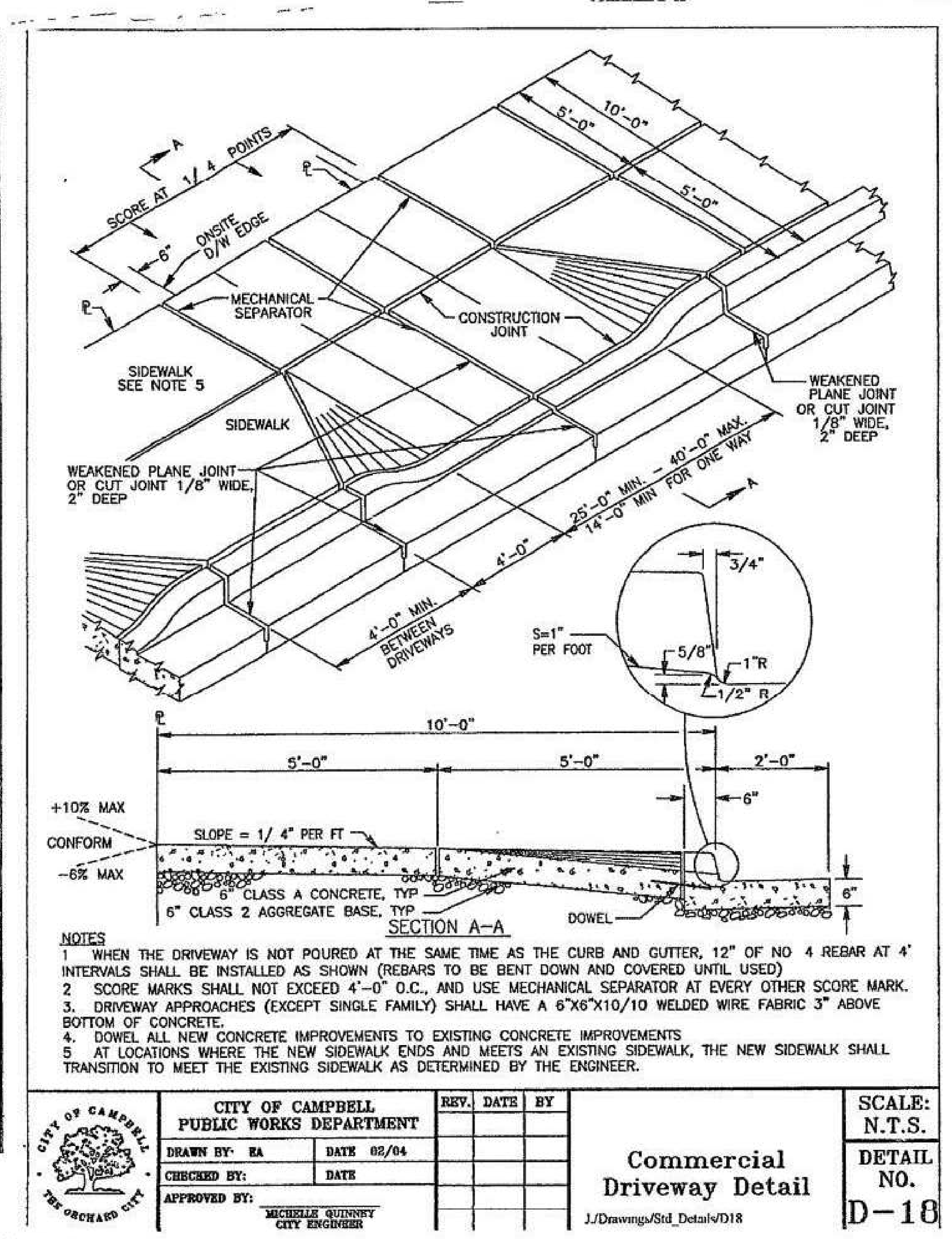
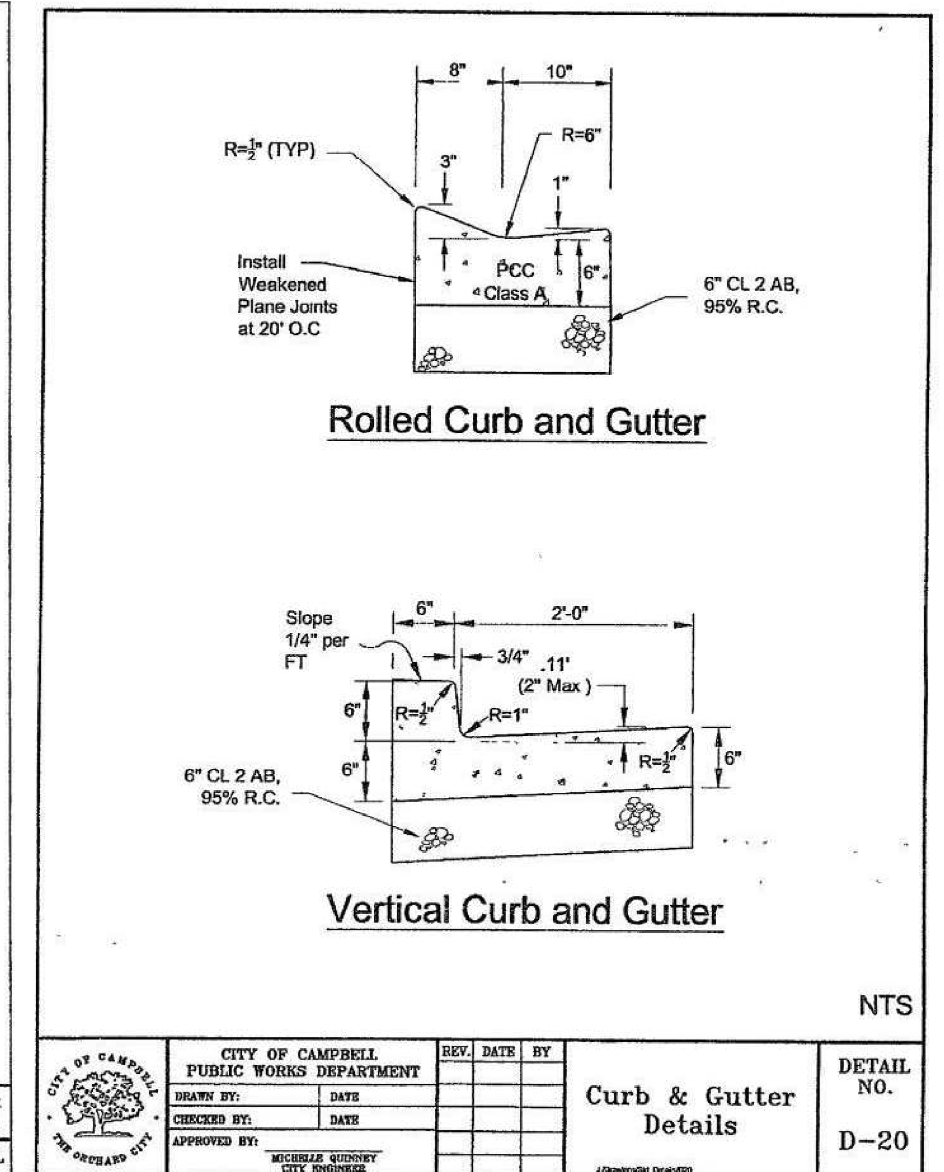
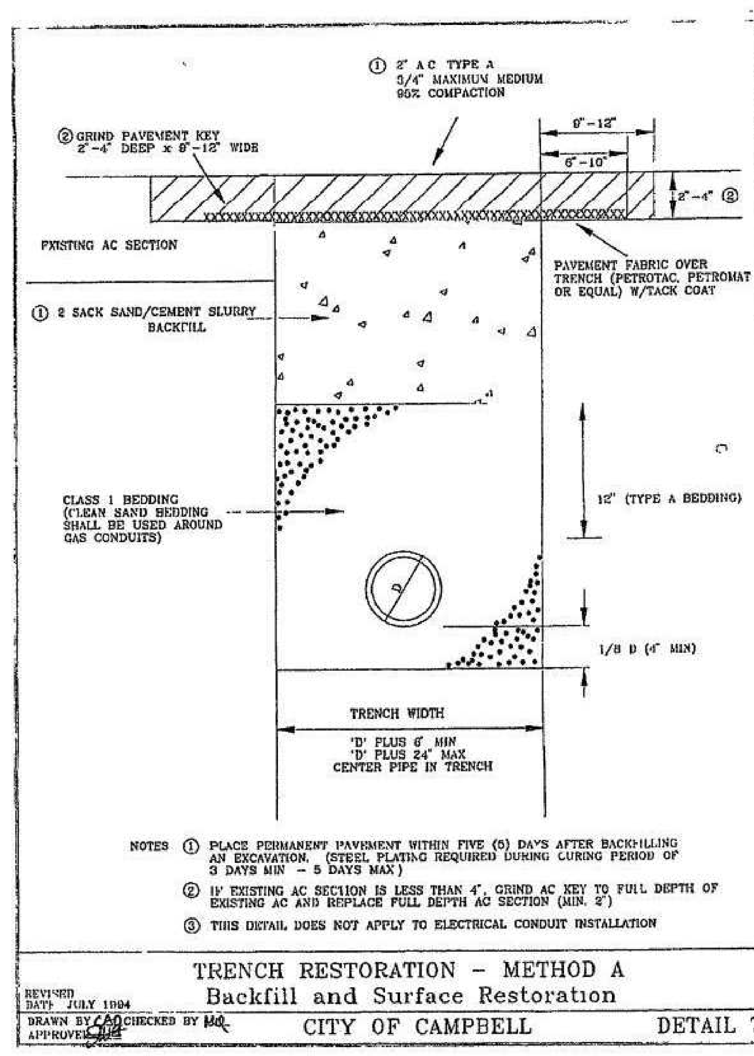
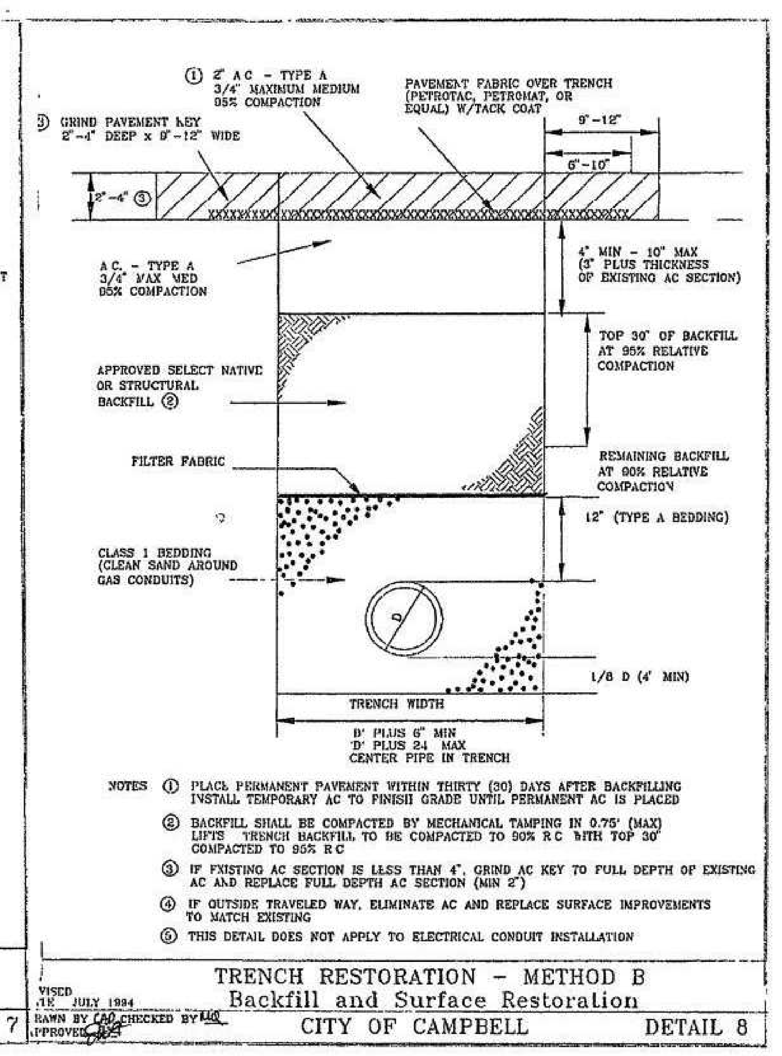
REVISED DATE: JANUARY 2008 — STREET TREE PLANTING NOTES
DRAWN BY EA CHECKED BY MQ APPROVED MQ — CITY OF CAMPBELL — DETAIL 13

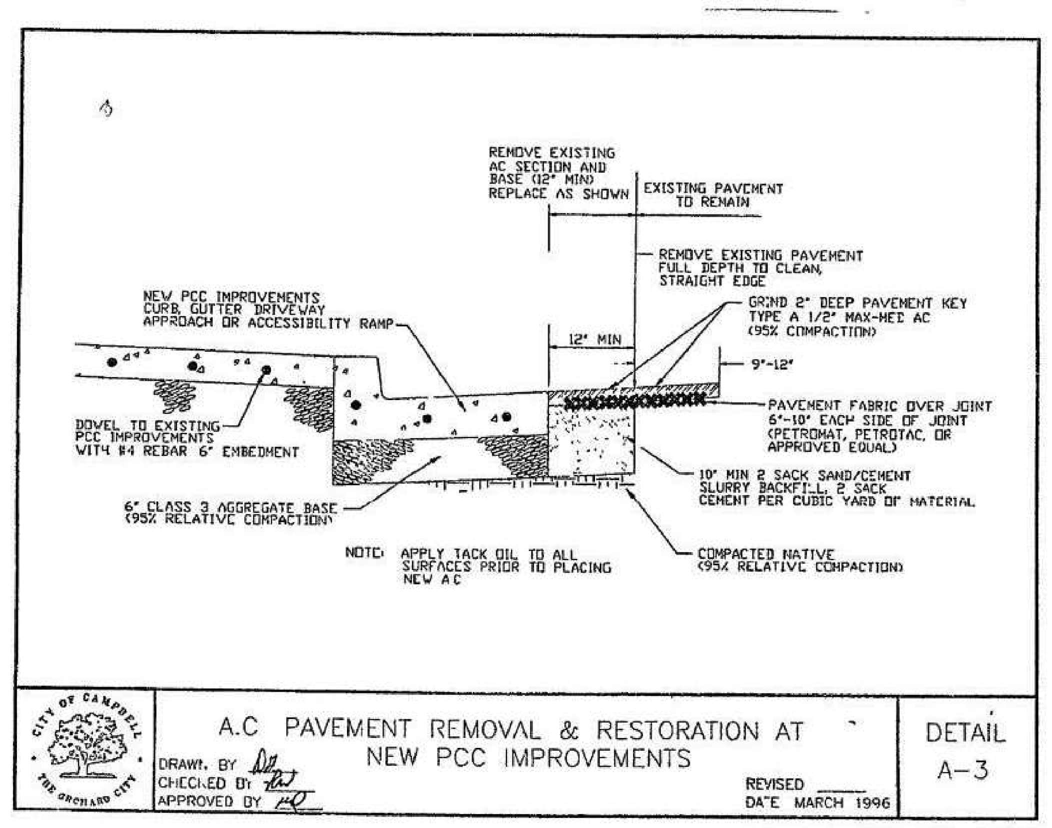












Pavement Restoration Note:

The City Engineer reserves the right to amend or change the pavement restoration area should any utility trenches, connections, facilities, etc. change in location from what are shown on these plans, or for pavement damage caused by the Contractor's construction equipment. Any changes the City Engineer requires can include but are not limited to. full removal of existing pavement structural section, installation of pavement structural section, grinding and installation of pavement, overlay of pavement.

Ramp note for plans:

Construct curb ramp per Caltrans Std plan A88A Case ____. See detail ___ on sheet ___. Detectable warning surface shall be precast 1' x 1' x 2" ADA compliant detectable warning concrete pavers – Wausau Terra pavers, ADA 2 -60, as manufactured by Wausau Tile or approved equal. Contractor shall provide a sample paver a minimum of 14 days prior to installation. City reserves the right to change paver specifications.

Trench Plating Conditions

A. Wherever traffic is permitted over or adjacent to trenches and other depressions, Contractor shall furnish and maintain steel plating unless other means of protecting the public and the work are accepted by the City. Plates shall be secured against movement including shifting and rocking by use of adjustable cleats, shims and other devices such as anchor and keys. No gaps between plates and other deficiencies hazardous to bicycles shall be allowed; and the existing pavement shall be protected from damage.

B. Steel plating shall have a non-skid surface.

C. Steel plates used for bridging shall extend not less than 12 inches beyond the edges of the trench.

D. Steel plates shall conform to the following minimum thickness.

Trench Width		Minimum Plate Thickness	
12 inches	(300 mm)	.5 inches	(13 mm)
18 inches	(450 mm)	.75 inches	(19 mm)
24 inches	(600 mm)	.87 inches	(22 mm)
36 inches	(900 mm)	.98 inches	(25 mm)
3.9 feet	(1.2 m)	1.5 inches	(38 mm)

E. Recessed trench plates shall be used at the following locations. all arterial streets, all collector streets, at trench alignments not parallel with or perpendicular to the direction of traffic and locations determined by City Engineer to be necessary.

F. The Contractor shall prepare for placement of plates over trench by grinding a relief 12 inches wide on each side of the trench by the thickness of the steel plate so that the surface of the steel plate is level with the adjacent pavement surface.

Rev.	Date	Drawn By
1	Date 04-05-15 REV. 09-19-16	JLK
2		
3		

MFA ENGINEERS & ASSOCIATES
370 GRAND PARK CIR.
SAN JOSE CA 95136
408-509-3461
aliabiani@sbcglobal.net

NOTES & DETAILS

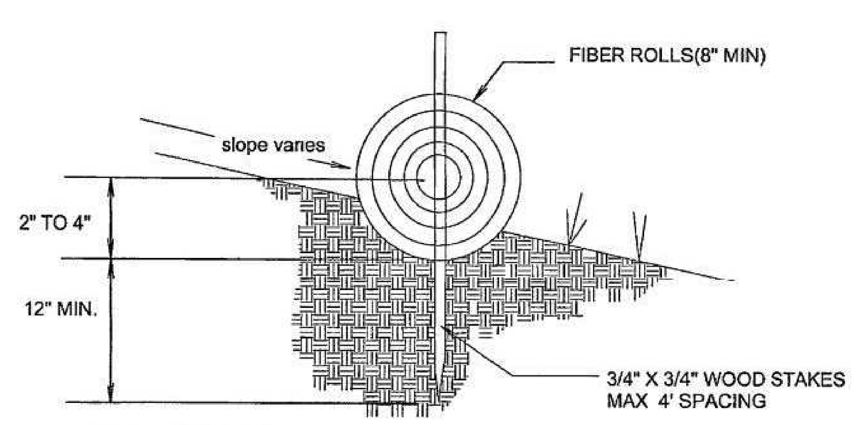
OFF SITE IMPROVEMENT PLAN

95-109 EAST HAMILTON VE
CITY OF CAMPBELL
SANTA CLARA COUNTY
STATE OF CALIFORNIA
ENCROACHMENT PERMIT NO.

REGISTERED PROFESSIONAL ENGINEER — ALI ABIANI — NO C 57818 — CIVIL — STATE OF CALIFORNIA

SCALE: 1" = 10'

SHEET: C -5

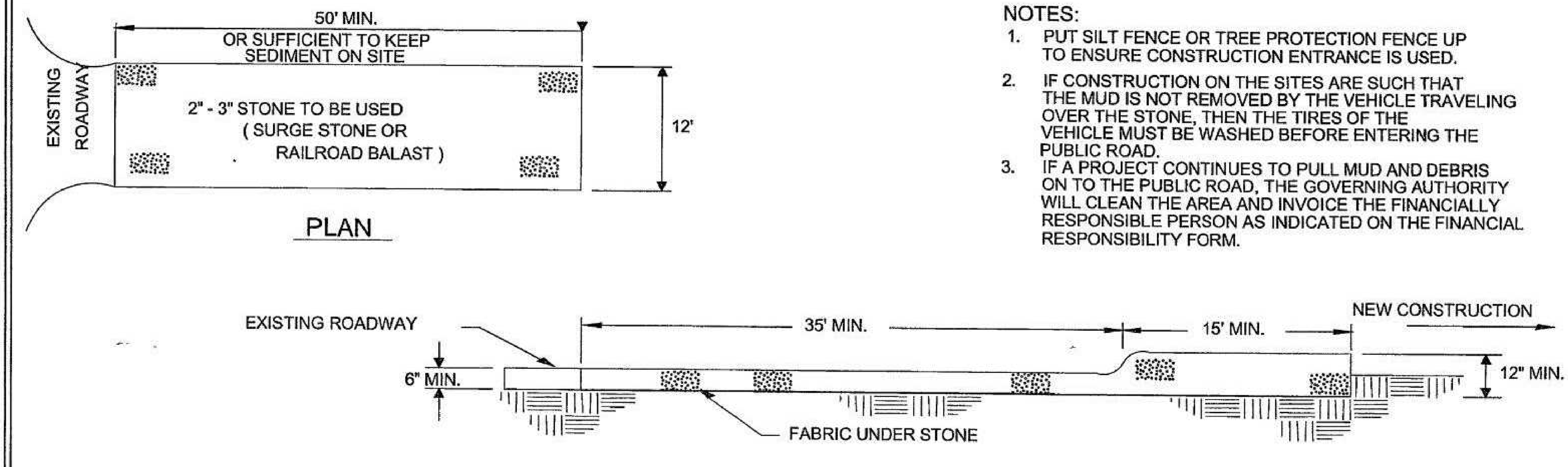


FIBER ROLL NOTES

1. Place fiber roll in key trench 3" deep and place excavated soil on uphill or flow side of the roll.
2. On slopes and hillsides, fiber rolls shall be abutted at the ends and not overlapped. Place alternate stakes on both sides of the roll, every 6'.
3. Install fiber roll 12" from limit of grading

WATTLE BARRIER DETAIL

1
C-7



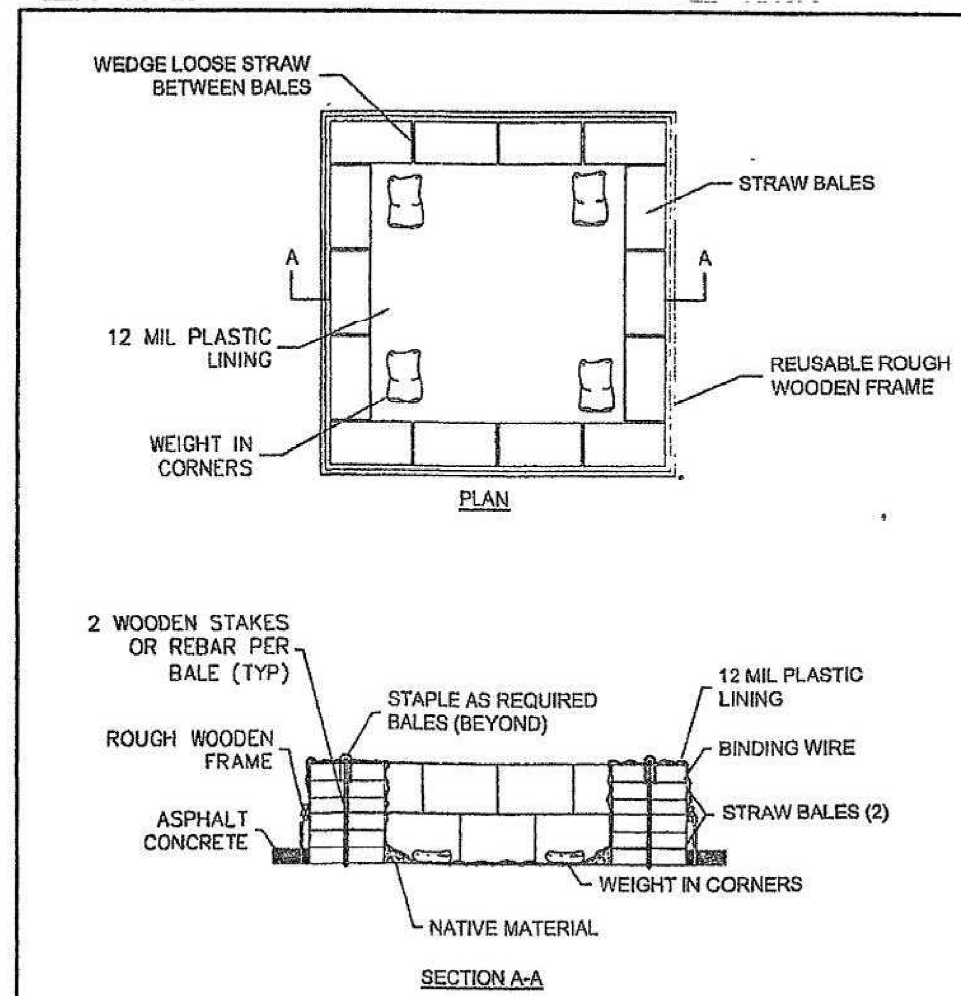
NOTES:

1. PUT SILT FENCE OR TREE PROTECTION FENCE UP TO ENSURE CONSTRUCTION ENTRANCE IS USED.
2. IF CONSTRUCTION ON THE SITES ARE SUCH THAT THE MUD IS NOT REMOVED BY THE VEHICLE TRAVELING OVER THE STONE, THEN THE TIRES OF THE VEHICLE MUST BE WASHED BEFORE ENTERING THE PUBLIC ROAD.
3. IF A PROJECT CONTINUES TO PULL MUD AND DEBRIS ON TO THE PUBLIC ROAD, THE GOVERNING AUTHORITY WILL CLEAN THE AREA AND INVOICE THE FINANCIALLY RESPONSIBLE PERSON AS INDICATED ON THE FINANCIAL RESPONSIBILITY FORM.

TEMPORARY CONSTRUCTION ENTRANCE

NOT TO SCALE

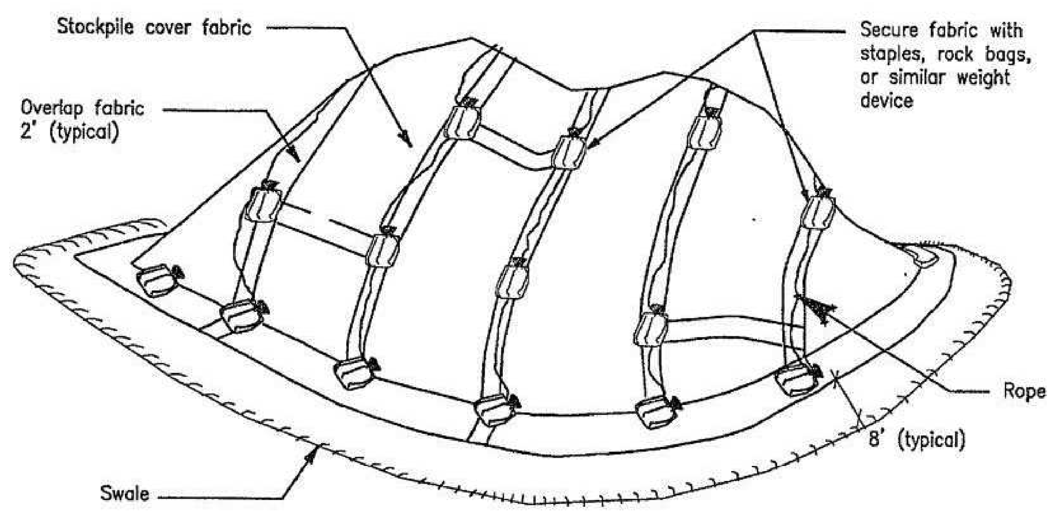
3
C-7



CONCRETE TRUCK WASH OUT DETAIL

NOT TO SCALE

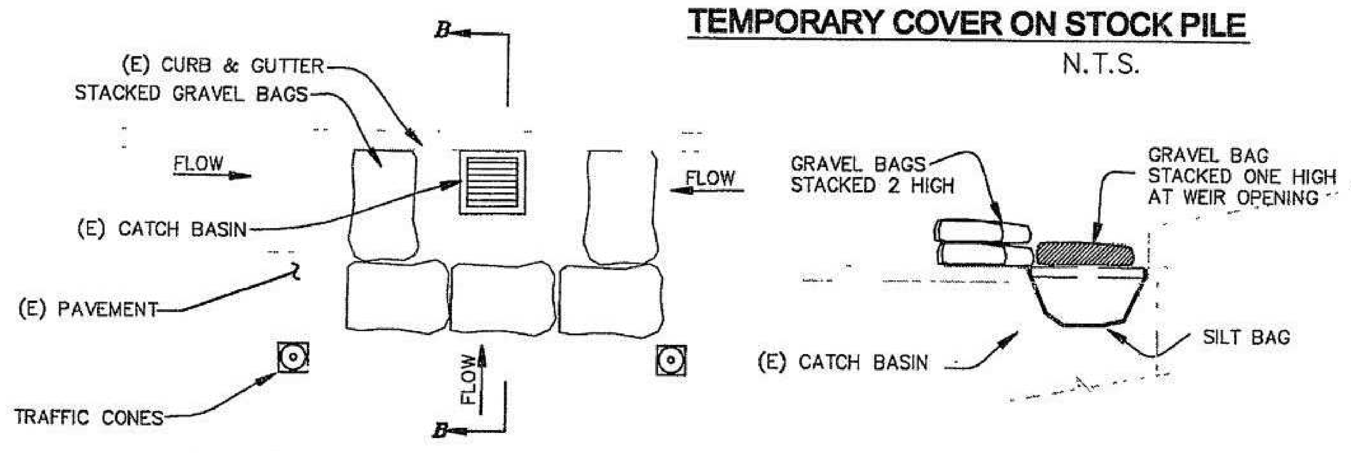
4
C-3



PERSPECTIVE

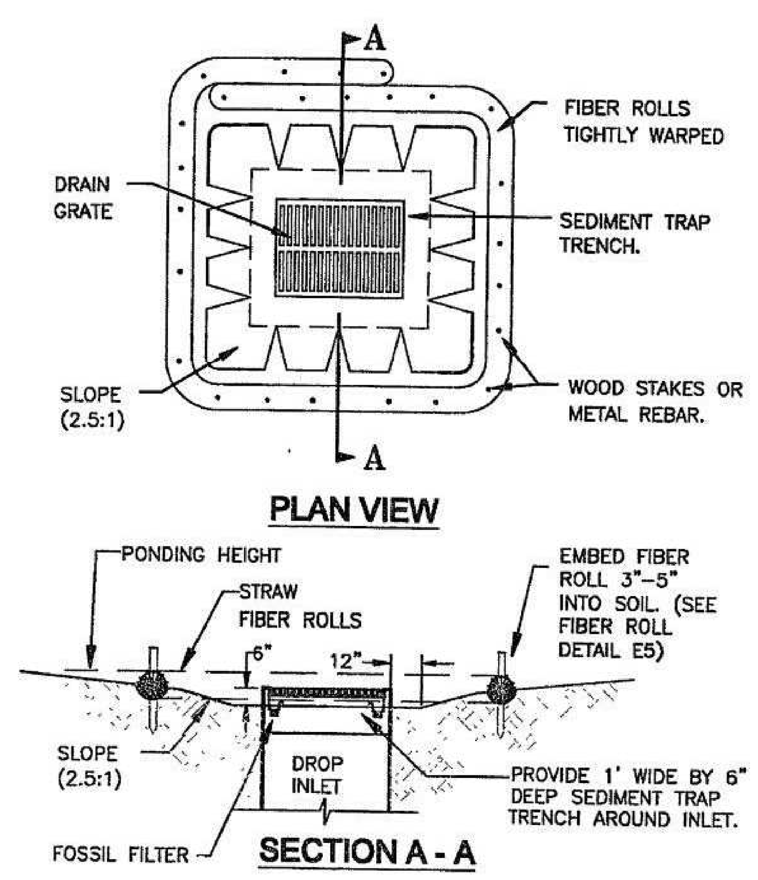
TEMPORARY COVER ON STOCK PILE

N.T.S.



EXISTING HOODED INLET PROTECTION

N.T.S.



NOTES:

1. PLACE FIBER ROLLS AROUND THE INLET CONSISTENT WITH BASIN SEDIMENT BARRIER DETAIL ON THIS SHEET. FIBER ROLLS ARE TUBES MADE FROM STRAW BOUND W/ PLASTIC NETTING. THEY ARE APPROX. 8" DIA. AND 20 – 30 FT. LONG.
2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH, 3" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.
3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY-PASSING THE INLET. EXCAVATION OF A BASIN ADJACENT TO THE DROP INLET OR A TEMPORARY DIKE ON THE DOWNSLOPE OF THE STRUCTURE MAY BE NECESSARY.
4. FOSSIL FILTERS SHALL BE INCORPORATED IN ALL CATCH BASINS AND FIELD INLETS 24" AND LARGER AND SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS. FOSSIL FILTERS ARE AVAILABLE FROM KRISTAR ENTERPRISES INC., 422 LARKFIELD CENTER, SUITE 271, SANTA ROSA, CA 95403, PHONE (800) 579-8819.

STORM INLET SEDIMENT TRAP-FIBER ROLLS

N.T.S.

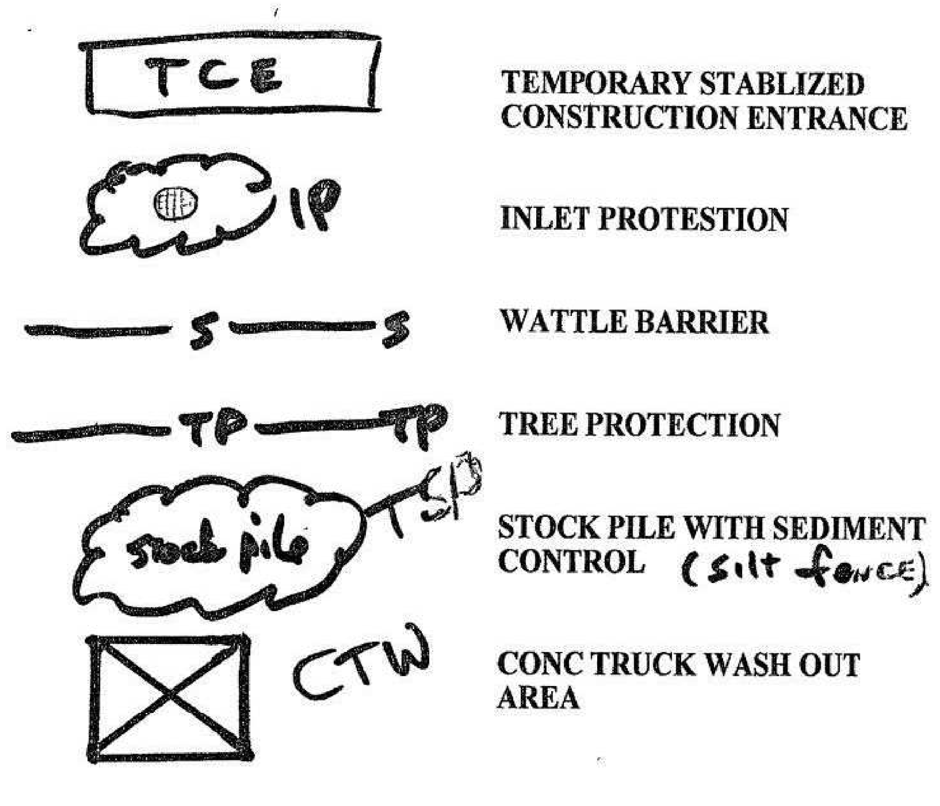
EROSION AND SEDIMENT CONTROL NOTES AND MEASURES

1. The facilities shown on this Plan are designed to control Erosion and sediment during the rainy season, October 15 to April 15. Facilities are to be operable prior to October 1 of any year. Grading operations during the rainy season, which leave denuded slopes shall be protected with erosion control measures immediately following grading on the slopes.
2. This plan covers only the first winter following grading with assumed site conditions as shown on the Erosion Control Plan. Prior to September 15, the completion of site improvement shall be evaluated and revisions made to this plan as necessary with the approval of the city engineer. Plans are to be resubmitted for city approval prior to September 1 of each subsequent year until site improvements are accepted by the city.
3. Construction entrances shall be installed prior to commencement of grading. All construction traffic entering onto the paved roads must cross the stabilized construction entranceways.
4. Contractor shall maintain stabilized entrance at each vehicle access point to existing paved streets. Any mud or debris tracked onto public streets shall be removed daily and as required by the city.
5. If hydroseeding is not used or or is not effectively 10/10, then other immediate methods shall be implemented, such as Erosion control blankets, or a three-step application of: 1) seed, mulch, fertilizer 2) blown straw 3) tackifier and mulch.
6. Inlet protection shall be installed at open inlets to prevent sediment from entering the storm drain system. Inlets not used in conjunction with erosion control are to be blocked to prevent entry of sediment.
7. Lots with houses under construction will not be hydroseeded Erosion protection for each lot with a house under construction shall confirm to the Typical Lot Erosion Control Detail shown on this sheet.
8. This erosion and sediment control plan may not cover all the situations that may arise during construction due to unanticipated field conditions. Variations and additions may be made to this plan in the field. Notify the city representative of any field changes.
9. This plan is intended to be used for interim erosion and sediment control only and is not to be used for final elevations or permanent improvements.
10. Contractor shall be responsible for monitoring erosion and sediment control prior, during, and after storm events.
11. Reasonable care shall be taken when hauling any earth, sand, gravel, stone debris, paper or any other substance over any public street, alley or other public place. Should any blow, spill, or track over and upon said public or adjacent private property, immediately remedy shall occur.
12. Sanitary facilities shall be maintained on the site.
10. During the rainy season, all paved areas shall be kept clear of earth material and debris. The site shall be maintained so as to minimize sediment laden runoff to any storm drainage systems, including existing drainage swales and water courses.
13. Construction operations shall be carried out in such a manner that erosion and water pollution will be minimized. State and local laws concerning pollution abatement shall be complied with.
14. Contractors shall provide dust control as required by the appropriate federal, state, and local agency requirements.
13. With the approval of the city inspector, erosion and sediment controls maybe removed after areas above them have been stabilized.

MAINTENANCE NOTES

1. Maintenance is to be performed as follows:
   A. Repair damages caused by soil erosion or construction at the end of each working day.
   B. Swales shall be inspected periodically and maintained as needed.
   C. Sediment traps, berms, and swales are to be inspected after each storm and repairs made as needed.
   D. Sediment shall be removed and sediment traps restored to its original dimensions when sediment has accumulated to a depth of one foot.
   E. Sediment removed from trap shall be deposited in a suitable area and in such a manner that it will not erode.
   F. Rills and gullies must be repaired.
2. All existing drainage inlets on Street within the limit of the project, shall be protected with sand bags during construction. See detail. Sand bag inlet protection shall be cleaned out whenever sediment depth is one half the height of one sand bag.
3. Existing concrete ditch sediment trap shall be cleaned out routinely during construction.

EROSION CONTROL LEGEND



TEMPORARY STABLIZED CONSTRUCTION ENTRANCE

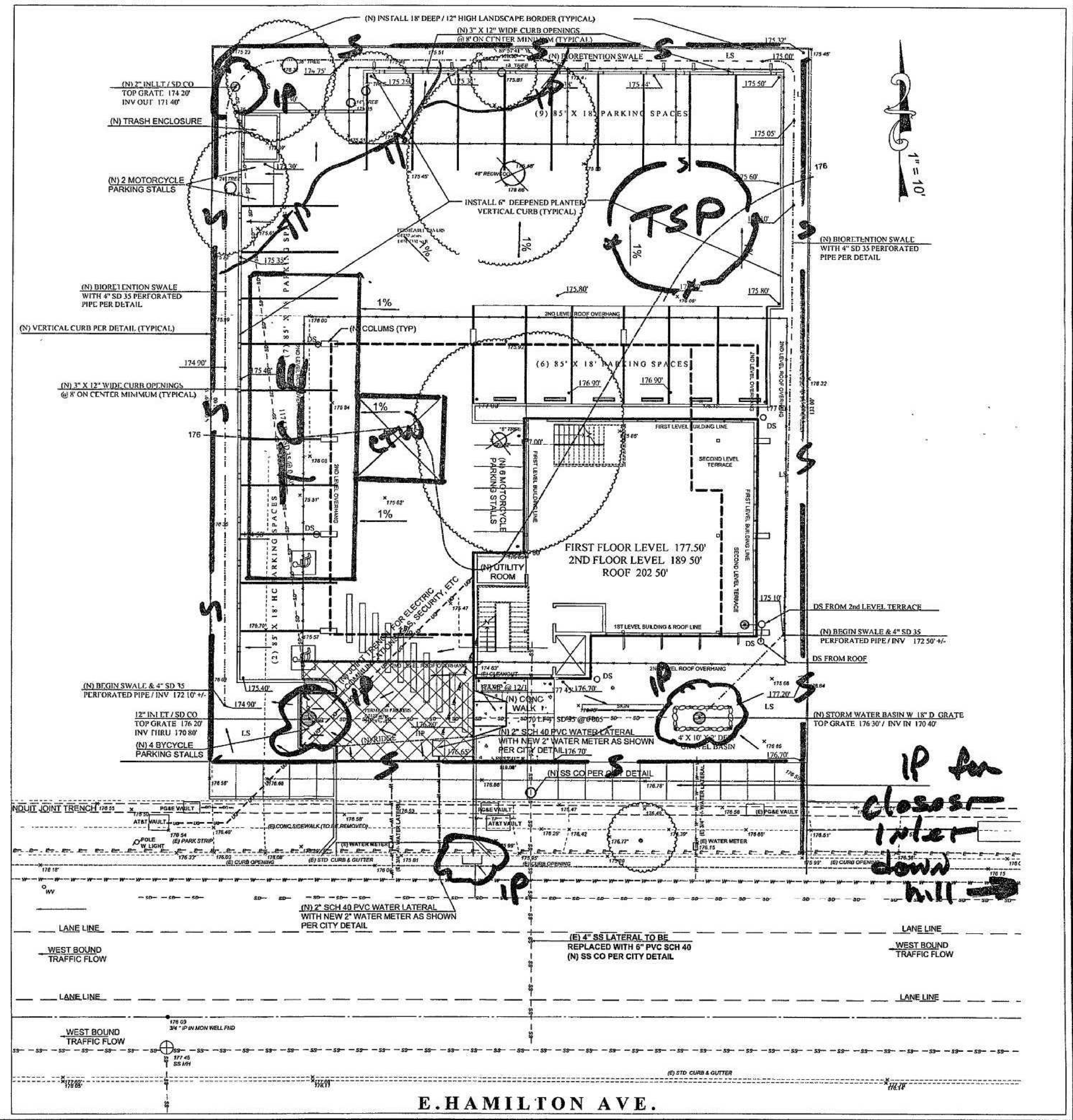
INLET PROTESTION

WATTLE BARRIER

TREE PROTECTION

STOCK PILE WITH SEDIMENT CONTROL (silt fence)

CONC TRUCK WASH OUT AREA



MFA
ENGINEERS
& ASSOCIATES

370 GRAND PARK CIR
SAN JOSE CA 95136
408-509-3461
aliabiani@sbcglobal.net

Date 04-05-15
REV 09-19-16
Drawn By JLK

SEDIMENT EROSION CONTROL PLAN

95-109 EAST HAMILTON VE
CITY OF CAMPBELL
SANTA CLARA COUNTY
STATE OF CALIFORNIA
BLDG PERMIT NO.

REGISTERED PROFESSIONAL ENGINEER
ALI ABIANI
NO C 57818
CIVIL
STATE OF CALIFORNIA

SCALE: AS NOTED

SHEET: C - 6

7 OF 8

Blueprint for a Clean Bay

BEST MANAGEMENT PRACTICES FOR THE CONSTRUCTION INDUSTRY.

SANTA CLARA VALLEY NONPOINT SOURCE POLLUTION CONTROL PROGRAM

FRESH CONCRETE AND MORTAR APPLICATION

BEST MANAGEMENT PRACTICES FOR

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

GENERAL BUSINESS PRACTICES

- Both at your yard and the construction site, always store both dry and wet materials under cover, protected from rainfall and runoff. Protect dry materials from wind.
- Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from gutters, storm drains, rainfall, and runoff.
- Wash out concrete mixers only in designated wash-out areas in your yard, where the water will flow into containment ponds or onto dirt. Whenever possible, recycle washout by pumping back into mixers for reuse. Never dispose of washout into the street, storm drains, drainage ditches, or streams.

DURING CONSTRUCTION

- Don't mix up more fresh concrete or cement than you will use in a day.
- Set up and operate small mixers on tarps or heavy plastic drop cloths.
- When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain.
- Place hay bales or other erosion controls down-slope to capture runoff carrying mortar or cement before it reaches the storm drain.
- When breaking up paving, be sure to pick up all the pieces and dispose properly.
- Recycle large chunks of broken concrete at a landfill.
- Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.
- Never bury waste material.

STORM DRAIN POLLUTION FROM MASONRY AND PAVING

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

LANDSCAPING, GARDENING, AND POOL MAINTENANCE

BEST MANAGEMENT PRACTICES FOR THE:

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

GENERAL BUSINESS PRACTICES

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

POOL/FOUNTAIN/SPA MAINTENANCE

- Never discharge pool or spa water to a street or storm drain.

OR

- When emptying a pool or spa, let chlorine dissipate for a few days, and then recycle/reuse water by draining it gradually onto a landscaped area.
- Contact the local sewage treatment authority. You may be able to discharge to the sanitary sewer by running a hose to a utility sink or sewer pipe cleanout junction.
- Do not use copper-based algacides unless absolutely necessary. Control algae with chlorine or other alternatives to copper-based pool chemicals. Copper is a powerful herbicide. Sewage treatment technology cannot remove all of the metals that enter a treatment plant.

LANDSCAPING/GARDEN MAINTENANCE

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

STORM DRAIN POLLUTION FROM LANDSCAPING AND SWIMMING POOL MAINTENANCE

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

HEAVY EQUIPMENT OPERATION

BEST MANAGEMENT PRACTICES FOR THE:

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

SITE PLANNING AND PREVENTIVE VEHICLE MAINTENANCE

- Designate one area of the construction site, well away from streams or storm drain inlets, for auto and equipment parking, refueling, and routine vehicle and equipment maintenance.
- Maintain all vehicles and heavy equipment. Inspect frequently for leaks.
- Perform major maintenance, repair jobs, vehicle and equipment washing off site.
- If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers, and recycle whenever possible.
- Do not use diesel oil to lubricate equipment or parts.
- Clean up spills immediately when they happen.
- Never hose down dirty pavement or impermeable surfaces where fluids have spilled. Use dry cleanup method (absorbent materials, cat litter, and/or rags) whenever possible. If you must use water, use just enough to keep the dust down.
- Sweep up spilled dry materials immediately. Never attempt to wash them away with water or bury them. Use as little water as possible for dust control.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills to the appropriate spill response agencies immediately.

STORM DRAIN POLLUTION FROM HEAVY EQUIPMENT ON THE CONSTRUCTION SITE

Poorly maintained vehicles and heavy equipment leaking fuel, oil, antifreeze or other fluids on the construction site are common sources of storm water pollution. Prevent spills and leaks by isolating equipment from runoff channels, and by watching for leaks and other maintenance problems. Remove construction equipment from the site as soon as possible.

PAINTING AND APPLICATION OF SOLVENTS AND ADHESIVES

BEST MANAGEMENT PRACTICES FOR THE:

- Painters
- Paperhangers
- Plasterers
- Graphic artists
- Dry wall crews
- Floor covering installers
- General contractors
- Home builders
- Developers

Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residues from paints, thinners, solvents, glues and cleaning fluids are hazardous wastes. When they are thoroughly dry, empty paint cans, spent brushes, rags, and drop cloths may be disposed of as trash.

PAINT REMOVAL

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

PAINTING CLEANUP

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water based paints, paint out brushes to the extent possible, and rinse to the sanitary sewer.
- For oil based paints, paint out brushes to the extent possible, filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.

WHAT CAN YOU DO?

- Recycle/reuse leftover paints whenever possible.
- Recycle excess water-based paint, or use up. Dispose of excess liquid, including sludges, as hazardous waste.
- Reuse leftover oil-based paint. Dispose of excess liquid, including sludges, as hazardous waste.

STORM DRAIN POLLUTION FROM PAINTS, SOLVENTS, AND ADHESIVES

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

EARTH MOVING ACTIVITIES

BEST MANAGEMENT PRACTICES FOR THE:

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

DURING CONSTRUCTION

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

GENERAL BUSINESS PRACTICES

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

DETECTING CONTAMINATED SOIL OR GROUNDWATER

As you know, contaminated groundwater is a common problem in the Santa Clara Valley. It is essential that all contractors and subcontractors involved in excavation and grading know what to look for in detecting contaminated soil or groundwater, and test ponded groundwater before pumping. See Blueprint for a Clean Bay, a construction best management practices guide available from the Santa Clara Valley Nonpoint Source Pollution Control Program, for details.

WATCH FOR ANY OF THESE CONDITIONS:

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

STORM DRAIN POLLUTION FROM EARTH-MOVING ACTIVITIES

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

ROADWORK AND PAVING

BEST MANAGEMENT PRACTICES FOR THE:

- Road Crews
- Driveway/sidewalk/parking lot construction crews
- Seal coat contractors
- Operators of:
  grading equipment
  paving machines
  dump trucks
  concrete mixers
- Construction inspectors
- General contractors
- Developers

WHAT CAN YOU DO?

GENERAL BUSINESS PRACTICES

- Develop and implement erosion/sediment control plans for embankments.
- Schedule excavation and grading work for dry weather.
- Check for and repair leaking equipment.
- Perform major equipment repairs in designated areas at your yard, away from the construction site.
- When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.
- Do not use diesel oil to lubricate equipment or parts.
- Recycle used oil, concrete, broken asphalt, etc. whenever possible.

DURING CONSTRUCTION

- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, etc.
- Use check dams, ditches, or berms to divert runoff around excavations.
- Never wash excess material from exposed aggregate concrete or similar treatments into a street or storm drain. Collect and recycle, or dispose to dirt area.
- Cover stockpiles (asphalt, sand, etc.) and other materials with plastic tarps. Protect from rainfall and prevent runoff with temporary roofs or plastic sheets and berms.
- Catch drips from paver with drip pans or absorbent material (cloth, rags, etc.) placed under machine when not in use.
- Clean up all spills and leaks using "dry" methods (with absorbent materials and/or rags), or dig up and remove contaminated soil.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand.
- Avoid over application by water trucks for dust control.

ASPHALT/CONCRETE REMOVAL

- Avoid creating excess dust when breaking asphalt or concrete.
- After breaking old pavement, be sure to remove all chunks and pieces.
- Make sure broken pavement does not come in contact with rainfall or runoff.
- Shovel or vacuum saw-cut slurry and remove from the site. Cover or barricade storm drain during saw-cutting if necessary.
- Never hose down streets to clean up tracked dirt.

STORM DRAIN POLLUTION FROM ROADWORK

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

GENERAL CONSTRUCTION AND SITE SUPERVISION

BEST MANAGEMENT PRACTICES FOR THE:

- Construction industry

WHAT CAN YOU DO?

- Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, and bermed if necessary. Make major repairs off site.
- Keep materials out of the rain-prevent runoff contamination at the source. Cover exposed piles of soil of construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- Keep pollutants off exposed surfaces. Place trash cans and recycling receptacles around the site to minimize litter.
- Clean up leaks, drips, and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces.
- Never hose down "dirty" pavement or surfaces where materials have spilled. Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.
- Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean a dumpster by hosing it down on the construction site.
- Make sure portable toilets are in good working order. Check frequently for leaks.

MATERIALS/WASTE/HANDLING

- Practice Source Reduction-minimize waste when you order materials. Order only the amount you need to finish the job.
- Use recyclable materials whenever possible.
- Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled. (See the references list of recyclers at the back of Blueprint for a Clean Bay). Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed.

STORM DRAIN POLLUTION FROM CONSTRUCTION ACTIVITIES

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

BEST MANAGEMENT PRACTICES FOR STORM WATER POLLUTION PREVENTION

In the Santa Clara Valley, storm drains flow directly to local creeks and San Francisco Bay, with no treatment. Storm water pollution is a serious problem for wildlife dependent on our waterways and for the people who live near polluted streams or baylands. Some common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; landscaping runoff containing pesticides or weed killers; and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street or storm drain.

Thirteen valley cities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight storm drain pollution.

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

Spill Response Agencies

1. Dial 911
2. Santa Clara Valley Water District Environmental Compliance Division (408) 927-0710.
3. Governor's Office of Emergency Services Warning Center (800) 852-7550 (24 hours).

Local Pollution Control Agencies

Santa Clara County Office of Toxics and Solid Waste Management
(408) 441-1195

Santa Clara Valley Water District
(408) 927-0710

San Jose/Santa Clara Water Pollution Control Plant
(408) 945-5300
Serving Campbell, Cupertino, Los Gatos, Milpitas, Monte Sereno, San Jose, Santa Clara and Saratoga

Sunnyvale Water Pollution Control Plant
(408) 730-7270

Palo Alto Regional Water Quality Control Plant
(415) 329-2598
Serving East Palo Alto, Los Altos, Los Altos Hills, Montain View, Palo Alto, and Stanford

ORDINANCE OF THE CITY OF CAMPBELL ESTABLISHING REQUIREMENTS FOR STORM WATER POLLUTION CONTROL

A. **Criminal Penalties.** Any person who violates any provision of this article shall be guilty of a misdemeanor and upon conviction thereof shall be punishable by imprisonment for a term not to exceed six (6) months or by a fine not to exceed $1000 or by both. Each and every violation of this chapter shall constitute a separate offense. Every day each such violation continues shall be an additional offense.

B. **Civil Penalties.** Any person who violates any provision of this chapter shall be civilly liable to the City of Campbell in a sum not to exceed $1000 per day for each day in which the violation occurs. Each and every violation of this chapter shall constitute a separate offense. Every day each such violation continues shall be an additional offense.

C. **Civil Liability.** Any person who violates any provision of this chapter shall be civilly liable to the City of Campbell for all costs, including attorneys fees, associated with the investigation and remediation of environmental conditions caused by the discharge of pollutants into the Municipal Storm Drain System or a Watercourse in violation of this chapter.

D. **Remedies Cumulative.** The remedies provided for in this chapter are cumulative and not exclusive and shall be in addition to any and all other remedies available to the City of Campbell under State and Federal Law.

	1	2	3

Date 04-05-15 | Drawn By JLK

MFA ENGINEERS & ASSOCIATES
370 GRAND PARK CIR
SAN JOSE CA 95136
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CITY OF CAMPBELL — THE ORCHARD CITY — CAMPBELL, CALIFORNIA

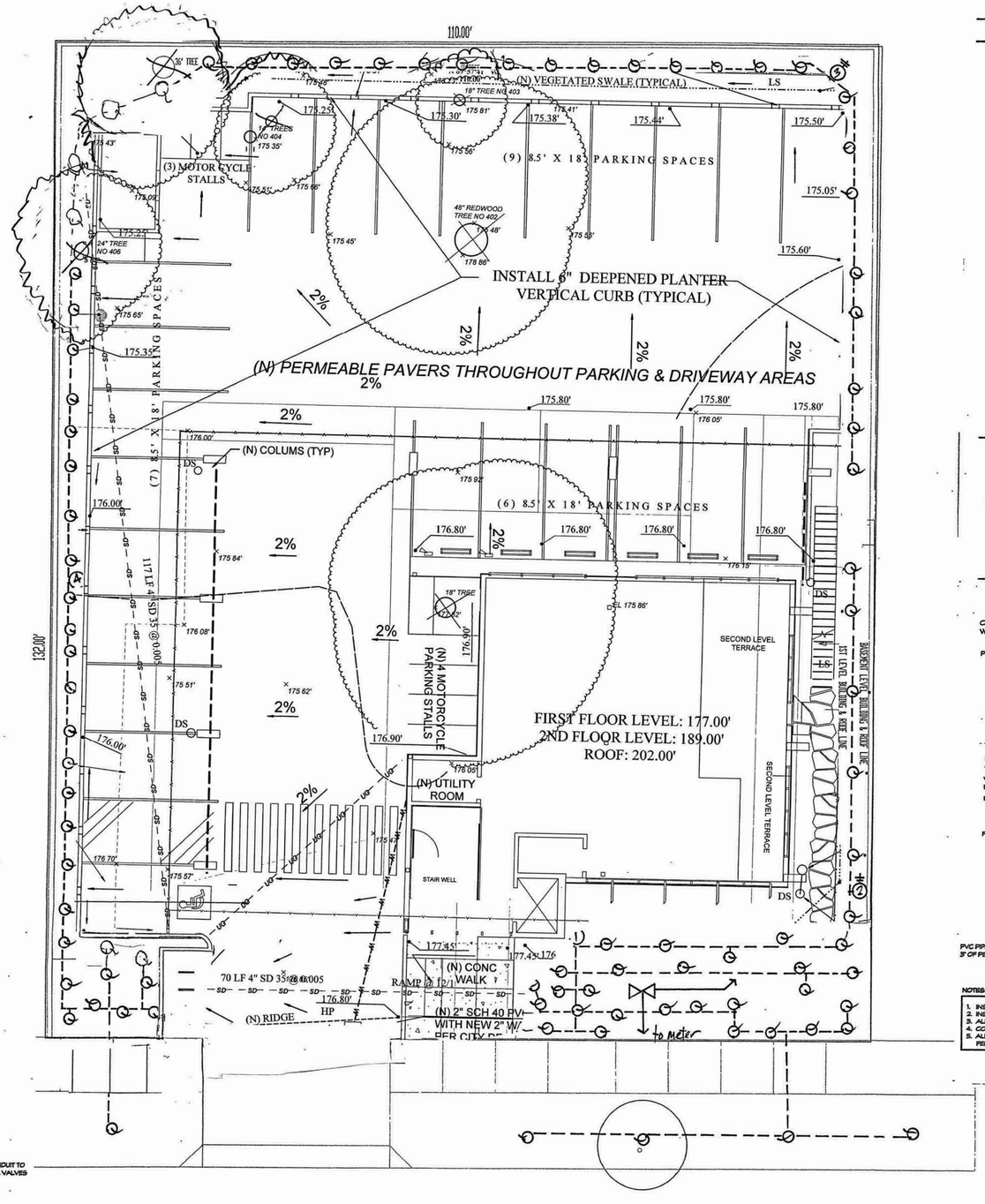
SCALE: 1" = 10'

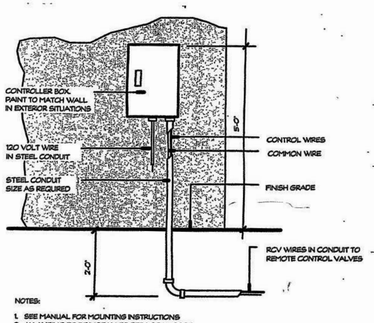
SHEET: C - 8

8 OF 8

IRRIGATION NOTES

1. CALL IRRIGATION ELEMENTS ARE SHOWN DIAGRAMMATICALLY. PIPES SHOWN WITHOUT SLEEVES SHALL BE LOCATED IN PLANTING AREAS. UNLESS OTHERWISE SHOWN, LOCATE ALL QUICK COUPLERS, REMOTE CONTROL VALVES, GATE VALVES AND FLUSH VALVES IN PLANTING AREAS.
2. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE LOCAL BUILDING AND PLUMBING CODES HAVING JURISDICTION.
3. THE CONTRACTOR SHALL PAY FOR ALL PERMITS REQUIRED FOR THIS PORTION OF WORK.
4. THE WORK TO BE PERFORMED UNDER THIS CONTRACT SHALL INCLUDE THE FURNISHING OF ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, SERVICES AND TRANSPORTATION NECESSARY FOR AND PROPERLY INCIDENTAL TO THE INSTALLATION OF A COMPLETE SPRINKLER SYSTEM AS SHOWN ON THE IRRIGATION PLANS, INCLUDING TRENCHING, BACKFILLING, ETC.
5. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING UTILITIES, MAIN LINES, VALVES, ETC. PRIOR TO CONSTRUCTION. ALL WORK SHALL BE PROTECTED FROM DAMAGE AS A RESULT OF THIS WORK.
6. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION TO THE OWNERS AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
7. CONTRACTOR SHALL DISCUSS WITH LANDSCAPE ARCHITECT EXISTING WATER PRESSURE AND WHETHER PRESSURE REGULATOR SHALL BE INSTALLED. IF REQUIRED, PRESSURE REGULATOR SHALL BE SET FOR IRRIGATION DESIGN PRESSURE AS INDICATED IN THE IRRIGATION PLANS.
8. THE IRRIGATION CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES AND SHALL COORDINATE HIS WORK WITH OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES UNDER PAVING, ETC.
9. ALL EXCAVATIONS AND IRRIGATION RENOVATION OPERATIONS PERFORMED DURING EACH DAY SHALL BE COMPLETED. ALL HOLES SHALL BE FILLED, HEADS SET TO GRADE AND EXCAVATED TRENCHES BACKFILLED AND COMPACTED.
10. ALL HEADS SHALL BE STAKED BY CONTRACTOR TO DETERMINE WHICH HEADS WILL NEED TO BE MOVED INTO LATERAL ALIGNMENT. LANDSCAPE ARCHITECT TO APPROVE FINAL LOCATIONS.
11. PRIME AND SOLVENT WELD ALL PVC PIPE CONNECTIONS AND CAP ALL OPEN PIPE ENDS.
12. 120 VOLT ELECTRICAL POWER OUTLET AT THE AUTOMATIC CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE ELECTRICAL OUTLET TO THE AUTOMATIC CONTROLLER.
13. CONTROLLER SHALL BE PROGRAMMED SO THAT ONLY ONE VALVE OPERATES AT ONE TIME.
14. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL AS SHOWN IN THE DETAIL PERPENDICULAR TO ADJACENT ELEMENTS AS SHOWN.
15. PARALLEL PIPES MAY BE INSTALLED IN THE SAME TRENCH PROVIDED A 4" HORIZONTAL SEPARATION BETWEEN THEM IS MAINTAINED.
16. SPLICING OF 24 VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 24" COIL OF EXCESS WIRE AT EACH SPLICE AND 100 FEET ON CENTER ALONG THE RUN.
17. INSTALL PULL BOXES EVERY 150' OR LESS FOR IRRIGATION CONTROL WIRE CONDUIT.
18. INSTALL 6" CLEAN SAND BED AND COVER AROUND ALL CONDUIT AND MAINLINE.
19. INSTALL A SPARE CONTROL WIRE OF A DIFFERENT COLOR ALONG THE ENTIRE MAIN LINE. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.
20. BACKFILL FOR TRENCHING SHALL BE COMPACTED TO A DRY, DENSITY, EQUAL TO ADJACENT UNDISTURBED SOIL AND SHALL CONFORM TO ADJACENT GRADES WITHOUT DIPS, SUNKEN AREAS, HUMPS OR OTHER IRREGULARITIES.
21. INITIAL BACKFILL ON PLASTIC LINES SHALL BE OF A FINE GRANULAR MATERIAL WITH NO FOREIGN MATTER LARGER THAN 1/2" SIZE.
22. THE IRRIGATION CONTRACTOR SHALL FLUSH MAINLINES BEFORE INSTALLING REMOTE CONTROL VALVES AND LATERAL LINES BEFORE INSTALLING SPRINKLERS. INSPECT MAINLINE FOR LEAKS UNDER FULL OPERATING PRESSURE PRIOR TO BACKFILLING. ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO MINIMIZE OVERSPRAY ONTO ADJACENT PROPERTY, PAVING AND/OR BUILDINGS. SELECT THE BEST DEGREE OF ARC TO FIT EXISTING SITE CONDITIONS AND THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.
23. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE DESIGNATED ON THE PLANS.
24. INSTALL A SPRING LOADED CHECK VALVE BELOW THOSE SPRINKLERS WHERE LOW HEAD DRAINAGE WILL CAUSE EROSION AND EXCESS WATER.
25. FOR MAINLINE PIPING INSIDE SLEEVES USE SCHEDULE 40 PVC PLASTIC PIPE.
26. EXTEND ALL SLEEVES 12" MINIMUM BEYOND EDGE OF PAVING INTO PLANTING AREAS.
27. ALL EMPTY IRRIGATION CONTROL WIRE SLEEVES/CONDUITS SHALL HAVE PULL ROPES INSTALLED.
28. CONTRACTOR IS RESPONSIBLE FOR LOCATION AND SIZE OF SLEEVES FOR IRRIGATION CONTROL WIRES SIZES SHOWN ARE FOR PIPE. SIZE SLEEVES PER CHART.
29. PIPE MAY NOT SHARE A SLEEVE WRING MUST BE IN A SEPARATE SLEEVE.
30. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES AND SHRUBS, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES AND SHRUBS AND THEIR ROOTS. EXCAVATION IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. ROOTS ONE (1) INCH AND LARGER IN DIAMETER SHALL BE PAINTED WITH TWO COATS OF TREE SEAL, OR EQUAL. TRENCHES ADJACENT TO TREES AND SHRUBS SHALL BE CLOSED WITHIN TWENTY-FOUR (24) HOURS; AND WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE AND/OR SHRUB SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.
31. IRRIGATION CONTRACTOR TO SUBMIT TO LANDSCAPE ARCHITECT A PROPOSAL DRAWING SHOWING PROPOSED MOUNTING OF CONTROLLER WITH CONDUITS. INSTALLATION SHALL BE COMPLETED AFTER APPROVAL OF PROPOSAL DRAWINGS BY LANDSCAPE ARCHITECT.
32. A COMPLETE SET OF REPRODUCIBLE "AS BUILT" DRAWINGS SHALL BE SUBMITTED TO THE OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT UPON COMPLETION OF CONSTRUCTION.
33. IT IS THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS TO INDICATE A COMPLETE SPRINKLER SYSTEM WHICH IS INSTALLED AND READY FOR USE WITHOUT FURTHER COST TO THE OWNER.
34. THE SPRINKLER SYSTEM SHALL BE UNCONDITIONALLY GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. MANUFACTURER WARRANTIES SHALL NOT REPLACE THIS GUARANTEE. THE CONTRACTOR SHALL BE LIABLE FOR LABOR AND MATERIALS TO REPAIR THE SYSTEM AND RESTORE ANY OTHER ELEMENTS DAMAGED BY FAILURE OF IRRIGATION SYSTEM.





NOTES:
1. SEE MANUAL FOR MOUNTING INSTRUCTIONS
2. ALL WIRING TO BE INSTALLED PER LOCAL CODE.

WALL MOUNT CONTROLLER

IRRIGATION LEGEND

——— 3/4 INCH SCHEDULE 40 PVC MAIN

– – – 3/4 INCH CLASS 200 PVC LATERAL

PEPCO QUADRA CLUSTER BLUE DRIP HEAD (4 PORTS) 2 GPH PER PORT

IRRITROL RD600 6 STATION AUTOMATIC CONTROLLER WITH CLIMATE LOGIC ATTACHMENT

3/4 INCH HOSE BIB

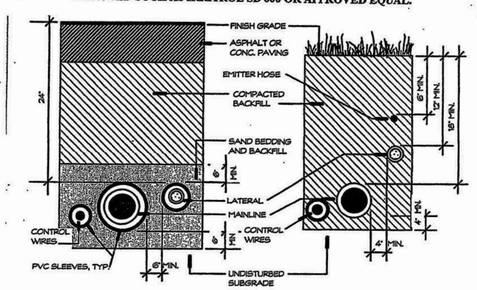
3/4" FEBCO BACK FLOW PREVENTER IF REQUIRED

IRRITROL OR RAINBIRD ANTISIPHON REMOTE CONTROL VALVES 3/4 INCH SIZE

NOTES

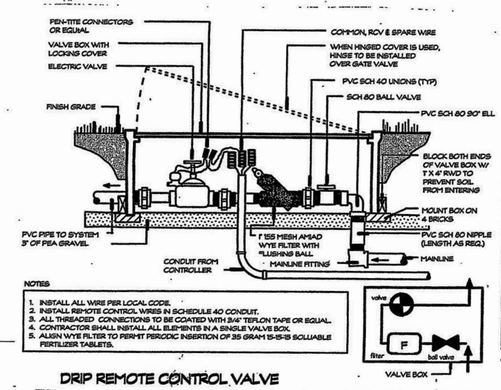
1.BUILDER TO INSTALL 3/4 INCH SCHEDULE 40 PVC WATER MAIN IN APPROPRIATE LOCATION FOR IRRIGATION SYSTEM

2. THE CALIFORNIA GREEN STANDARDS CODE REQUIRES A WEATHER BASED AUTOMATIC IRRIGATION CONTROLLER, SWAT TESTED AND APPROVED SUCH AS IRRITROL SD 600 OR APPROVED EQUAL.



1. SCHED. 40 PVC SLEEVES, TYP.. SEE CHARTS FOR SIZES.
2. BUNDLE AND TAPE CONDUIT OR WIRING AT 10' INTERVALS UNDER PLANTING.
3. BED AND BACKFILL ALL PIPE AND WIRE IN SAND UNDER PAVING AS SHOWN.

TYPICAL TRENCHING



NOTES
1. INSTALL ALL WIRE PER LOCAL CODE.
2. INSTALL REMOTE CONTROL WIRES IN SCHEDULE 40 CONDUIT.
3. ALL THREADED CONNECTIONS TO BE COATED WITH 3/4" TEFLON TAPE OR EQUAL.
4. CONTRACTOR SHALL INSTALL ALL ELEMENTS IN A SINGLE VALVE BOX.
5. ALSEN WYE FILTER TO PERMIT PERIODIC INSERTION OF 35 GRAM 15-15-15 SOLUABLE FERTILIZER TABLETS.

DRIP REMOTE CONTROL VALVE

GROUND ZERO CONSTRUCTION & DEVELOPMENT INC.

1361 S. WINCHESTER BLVD.
SUITE 206
SAN JOSE,CA 95128
TEL: (408)-509-3461
ALI@GROUNDZEROCO.COM

NO.	REVISION	DATE	BY	CHKD

OWNER:
Ground Zero Construction

PROJECT:
95-109 E. Hamilton Ave.
Campbell, CA 95008

BEAUDOIN LANDSCAPE
ISA ARBORIST-LANDSCAPE ARCHITECT
MARK BEAUDOIN
OWNER
P.O. BOX 2032
SAN JOSE,CA 95109
mbeaudoin@sbcglobal.net
408-654-3580

SCALE : 1-1/2"= 1'-0"

IRRIGATION PLAN

SHEET: L1

DATE: DEC 2016

PLANTING NOTES

1. CONTRACTOR SHALL INSPECT THE SITE AND BE FAMILIAR WITH ALL EXISTING SITE CONDITIONS. THE CONTRACTOR SHALL REVIEW RELATED DRAWINGS AND SHALL COORDINATE WITH ALL APPLICABLE TRADES PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL CHECK THE PLANTING PLAN AND VERIFY LOCATIONS AND SPACING OF PLANTS AND SHALL SUPPLY SUFFICIENT QUANTITY TO FULFILL THE INTENT OF THE PLAN(S). PLANT QUANTITIES ARE INDICATED FOR INFORMATION ONLY. CONTRACTOR SHALL VERIFY EXACT COUNT FROM THE LANDSCAPE PLANTING PLAN.
3. EXTREME CAUTION SHALL BE TAKEN IN WORK AREAS WHERE THERE ARE EXISTING TREES AND SHRUBS AND THEIR ROOT SYSTEMS DESIGNATED TO REMAIN. ANY DAMAGE TO EXISTING PLANT MATERIALS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPLACED AT HIS EXPENSE.
4. RIP EXISTING SOIL TO A DEPTH OF 12" IN THE LANDSCAPE AREAS PRIOR TO SPREADING THE TOPSOIL OR FILL.
5. CONTRACTOR SHALL PROVIDE A SUFFICIENT AMOUNT OF IMPORTED CLASS A TOPSOIL TO BRING THE GRADE OF THE PLANTING AREAS UP TO THE PROPOSED GRADE ON THE CIVIL DRAWINGS AND PER THESE SPECIFICATION. CONTRACTOR SHALL PROVIDE CERTIFICATION THAT IMPORTED TOPSOIL IS CLASS A.
6. SOIL AMENDMENT SHALL BE GROVERS WONDER GROW COMPOST SOIL, ORGANIC COMPOST OR EQUAL. CONTRACTOR SHALL SUBMIT ANALYSIS AND SAMPLE OF MATERIAL FOR APPROVAL PRIOR TO COMMENCEMENT OF SOIL PREPARATION OPERATIONS.
7. AMEND ALL PLANTING AREAS WITH A MINIMUM OF 9 CUBIC YARDS SOIL CONDITIONER PER 1000 SQUARE FEET.
8. ADD ADDITIVES TO EXISTING SOIL AS RECOMMENDED/SPECIFIED IN THE EXISTING SOIL FERTILITY ANALYSIS REPORT.
9. ROTOTILL ADDITIVES THOROUGHLY INTO TOP 6" OF SOIL.
10. AFTER INSTALLATION OF IRRIGATION SYSTEM, HEADERS, PAVING, ETC., RAKE SMOOTH ALL PLANTING AREAS TO CLEAR THEM OF ANY ROCK OR DEBRIS GREATER THAN ONE (1) INCH IN DIAMETER. REMOVE THESE MATERIALS FROM THE SITE.
11. LEVEL OF PLANTING AREAS SHALL BE THREE INCHES (3") BELOW TOP OF HEADERS, PAVEMENTS, CURBS, WALKS, ETC. AND TO THE FINISH GRADE OF ADJACENT EXISTING PLANTING AREAS WITHOUT ABRUPT CHANGE IN GRADIENT EITHER IN THE SURFACE OF THE SOIL OR WHERE THE SOIL MEETS SUCH FEATURES. MINIMUM SLOPE FOR FINISHED SURFACES, UNLESS OTHERWISE INDICATED ON THE PLANS, SHALL BE TWO PERCENT (2%). PARTICULAR ATTENTION SHALL BE GIVEN TO THE CORRECT GRADING OF SURFACE DRAINAGE SWALES AND AREAS ADJACENT TO DRAINAGE STRUCTURES. DRAIN TO PAVING OR CATCH BASINS; DIRECT DRAINAGE AWAY FROM BUILDINGS, WALLS, ADJACENT PROPERTY, ETC. AT THE COMPLETION OF THE FINISH GRADING, NO LOW SPOTS THAT HOLD STANDING WATER WILL BE ACCEPTED AND THE SITE SHALL BE LEFT IN A CLEAN AND FINISHED CONDITION CONFORMING TO THE PLANS.
12. CONTRACTOR SHALL DIG A 12"Ø X 12" DEEP PERCULATION HOLE AND FILL IT WITH WATER. IF WATER HAS NOT PERCULATED OUT SO THAT NO WATER REMAINS AFTER 30 MINUTES, PROVIDE DRAIN HOLES FILLED WITH SOIL MIX FOR TREES SUFFICIENT TO ENSURE PERCULATION OF ALL WATER IN 30 MINUTES. AUGER BORE DRAIN HOLES TO PENETRATE ANY HARDPAN AND A MINIMUM OF 12" INTO UNDISTURBED PERVIOUS SOIL. SCARIFY SIDES OF DRAIN HOLES.
13. ALL PLANTS SHALL BE NURSERY GROWN, SYMMETRICAL, TYPICAL FOR VARIETY AND SPECIES, SOUND, HEALTHY, VIGOROUS, AND OF NORMAL HABIT OF GROWTH FOR THE SIZE SPECIFIED. THEY SHALL BE WELL FOLIATED FREE FROM DISEASE, INSECTS, INSECT EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN-SCALE, INJURIES, ABRASIONS, BROKEN LIMBS, DISFIGUREMENTS AND SHALL HAVE HEALTHY, NORMAL, WELL ROOTED SYSTEMS FILLING THEIR CONTAINERS, YET NOT ROOT BOUND. CONTAINER STOCK SHALL HAVE GROWN IN THE CONTAINERS IN WHICH DELIVERED FOR AT LEAST 3-MONTHS, BUT NOT OVER 2-YEARS.
14. ALL PLANTS DELIVERED TO THE SITE MUST BE TAGGED WITH NURSERY TAGS LISTING GENUS, SPECIES, CULTIVAR, IF ANY, COMMON NAME, AND SIZE. PLANTS DELIVERED TO THE SITE WITHOUT TAGS WILL BE REJECTED.
15. NO TREES WILL BE ACCEPTED THAT WILL NOT STAND ON THEIR OWN TRUNKS AFTER THE NURSERY STAKE HAS BEEN REMOVED. TREES SHALL HAVE STRAIGHT TRUNKS, UNLESS OTHERWISE SPECIFIED, WITH THE LEADER INTACT, UNDAMAGED AND UNCUT.
16. PLANTS SHALL NOT BE PRUNED PRIOR TO DELIVERY TO AND/OR ON SITE WITHOUT THE SPECIFIC APPROVAL AND/OR DIRECTION OF THE LANDSCAPE ARCHITECT.
17. THE OWNER'S REPRESENTATIVE SHALL INSPECT AND APPROVE ALL PLANT MATERIAL PRIOR TO THEIR INSTALLATION. DISEASED, ROOT BOUND, OR GIRDLING ROOTED PLANTS WILL BE REJECTED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
18. PLACE TREES AND SHRUBS ON SITE, WHILE STILL IN CONTAINERS, IN PROPER LOCATIONS AS INDICATED ON THE PLANS. LOCATIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE PLANT HOLES ARE DUG. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO RELOCATE TREES AND SHRUBS FROM POSITIONS ON THE PLAN(S). GROUNDCOVER TO EXTEND UNDER ALL SHRUB AREAS.
19. PLANTING LOCATIONS WHICH INTERFERE WITH LINE OF SITE FOR VEHICULAR TRAFFIC, UNDERGROUND CONSTRUCTION, OR WHERE OBSTRUCTION CANNOT BE REMOVED, SHALL BE ADJUSTED AND THE NEW LOCATION APPROVED BY THE LANDSCAPE ARCHITECT.
20. NOTIFY LANDSCAPE ARCHITECT IN WRITING OF SOIL OR DRAINAGE CONDITIONS ENCOUNTERED DURING PLANTING OPERATIONS WHICH ARE DETRIMENTAL TO GROWTH OF PLANT MATERIAL.
21. TREES SHALL BE PLANTED AT LEAST 5' FROM ANY BUILDING, DRIVEWAY, DRAINAGE FLOW LINE, FIRE HYDRANTS AND UNDERGROUND UTILITIES SUCH AS SEWERS, WATERLINES AND GAS LINES.
22. PLANTS SHALL BE PLANTED GREEN SIDE UP, SET VERTICALLY AND SOIL MIX FILLED IN TO HALF THE DEPTH OF THE BALL, TAMPED AND THOROUGHLY WATERED. REMAINDER OF PIT THEN SHALL BE FILLED WITH SOIL MIX, THOROUGHLY TAMPED AND WATERED, ALL WITHIN SAME DAY OF PLANTING.
23. EXCAVATE PLANTING PITS AT LEAST TWICE AS WIDE AS THE DIAMETER OF THE ROOTBALL. SOIL IMMEDIATELY BELOW THE ROOT BALL SHOULD BE LEFT UNDISTURBED TO PROVIDE SUPPORT BUT THE SIDES AND THE BOTTOM AROUND THE SIDE SHOULD BE CULTIVATED TO IMPROVE POROSITY. THE TOP 12-INCHES OF BACKFILL AROUND THE SIDES OF THE ROOTBALL OF TREES AND SHRUBS MAY CONSIST OF THE ABOVE AMENDED SOIL. BACKFILL BELOW 12 INCHES REQUIRED FOR 24 INCH BOX OR LARGER SHOULD NOT CONTAIN AN ORGANIC AMENDMENT.
24. PLANTING BACKFILL MIX SHALL CONSIST OF THOROUGHLY MIXED 1 PART SOIL AMENDMENT, 3 PARTS NATIVE ON-SITE SOIL AND TERRA-SORB SOIL POLYMER OR EQUAL AT THE FOLLOWING RATES: 1 GALLON PLANT - 1/2 OZ., 5 GALLON - 1 1/3 OZ., 15 GALLON - 4 OZ., 24" BOX - 8 OZ (16 TBL SPOONS), 36" BOX - 4 LBS, 48" BOX - 9.5 LBS, 60" BOX - 15.5 LBS, 72" BOX - 26 LBS. FERTILIZE PLANTS AT TIME OF PLANTING WITH AGRIFORM 21 GRAM, SLOW RELEASE PLANT PACKETS (20-10-5) PER THE PLANTING DETAILS AND PER RECOMMENDATIONS OF SOIL FERTILITY TESTING LAB.
25. TWO WEEKS PRIOR TO PLANTING OF ALL PLANTING AREAS, APPLY A PRE-PLANTING HERBICIDE, ROUNDUP OR EQUAL PER MANUFACTURER'S RECOMMENDATIONS TO REMOVE OBNOXIOUS WEED GROWTH. IMMEDIATELY AFTER PLANTING, AND COMPLETION OF INITIAL WATERING, APPLY A PRE-EMERGENT HERBICIDE, RONSTAR-G, TREFLAN-DYMID, EPTAM, VEGITEX, OR EQUAL PER MANUFACTURER'S RECOMMENDATIONS. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THE USE OF ALL CHEMICAL PRODUCTS AND WILL SUPPLY OWNER WITH WRITTEN RECORD OF TYPE OF CHEMICAL(S) USED, DATE APPLIED AND RATE OF APPLICATION.
26. TREE AND SHRUB PLANTING TO BE WATERED WITHIN 2 HOURS OF THE TIME OF PLANTING AND FLOODED TO ELIMINATE AIR POCKETS.
27. ALL PLANTING AREAS TO HAVE 3" OF COMPACTED DARK BROWN (OR BLACK WHERE SHOWN) COLORED RECYCLED OR GREENWASTE CHIPPED MULCH INSTALLED AFTER PLANTING. MULCH SHALL BE INSTALLED UP TO THREE INCHES (3") AWAY FROM BASE OF TREES AND SHRUBS. CONTRACTOR SHALL PROVIDE SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO USE.
28. DURING AND AT COMPLETION OF THE WORK, THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES TO MEET THE SATISFACTION OF THE OWNER. ALL TRASH, WEEDS, ROCKS, AND OTHER DEBRIS SHALL BE REMOVED AND DISPOSED OF FROM THE SITE ON A DAILY BASIS.
29. PLANT ROOT BALL CROWNS SHALL BE 1" ABOVE FINISH GRADE AFTER WATERING AND SETTLING. ANY PLANTS WHICH HAVE ROOT BALL CROWNS BELOW FINISH GRADE AT FINAL INSPECTION, WILL BE REPLACED AT CONTRACTOR'S EXPENSE. PLANTS SHALL BE ERECT AFTER PLANTING AND ALL TREES SHALL BE SECURELY STAKED IMMEDIATELY AFTER PLANTING.
30. MAINTENANCE OF PLANT MATERIALS SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS DELIVERED TO THE SITE AND SHALL CONTINUE UNTIL ALL CONSTRUCTION HAS BEEN SATISFACTORILY ACCOMPLISHED. ALL PLANT MATERIALS SHALL REMAIN THE PROPERTY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE.
31. MAINTAIN PROJECT AND ALL PLANT MATERIAL FOR 90 DAYS FOLLOWING APPROVAL TO BEGIN MAINTENANCE PERIOD. WATERING, CULTIVATING, WEEDING, REPAIR OF STAKES AND TIES, SPRAYING FOR INSECTS AND FERTILIZATION OF PLANTS SHALL BE PERFORMED TO MAINTAIN HEALTHY, VIGOROUS GROWTH AND GOOD COLOR. DEAD PLANTS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
32. ALL PLANTS AND PLANTING SHALL EXHIBIT A HEALTHY THRIVING CONDITION UNTIL THE END OF THE MAINTENANCE PERIOD OR BEYOND THAT TIME UNTIL ACTIVE GROWTH IS EVIDENT, AND SHALL BE GUARANTEED AGAINST ANY DEFECTS OF DISEASE. PLANTS REPLACED DURING THE MAINTANCE PERIOD SHALL BE MAINTAINED BY CONTRACTOR FOR 90 DAYS FOLLOWING THE DATE OF THEIR PLANTING. ALL TREES SHALL BE GUARANTEED FOR ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE. DECIDUOUS PLANT MATERIALS WILL BE ACCEPTED WHEN THEY LEAF-OUT IN THE SPRING FOLLOWING PLANTING OPERATIONS. THEFT OR VANDALISM SHALL NOT BE INCLUDED IN THE GUARANTEE PROVIDED THE CONTRACTOR HAS TAKEN MEASURES TO PREVENT THESE INCIDENTS FROM OCCURRING.
33. CONTRACTOR SHALL FURNISH TO LANDSCAPE ARCHITECT THE MATERIAL TAGS FOR THE IMPORTED TOPSOIL, SOIL CONDITIONER AND MULCH.

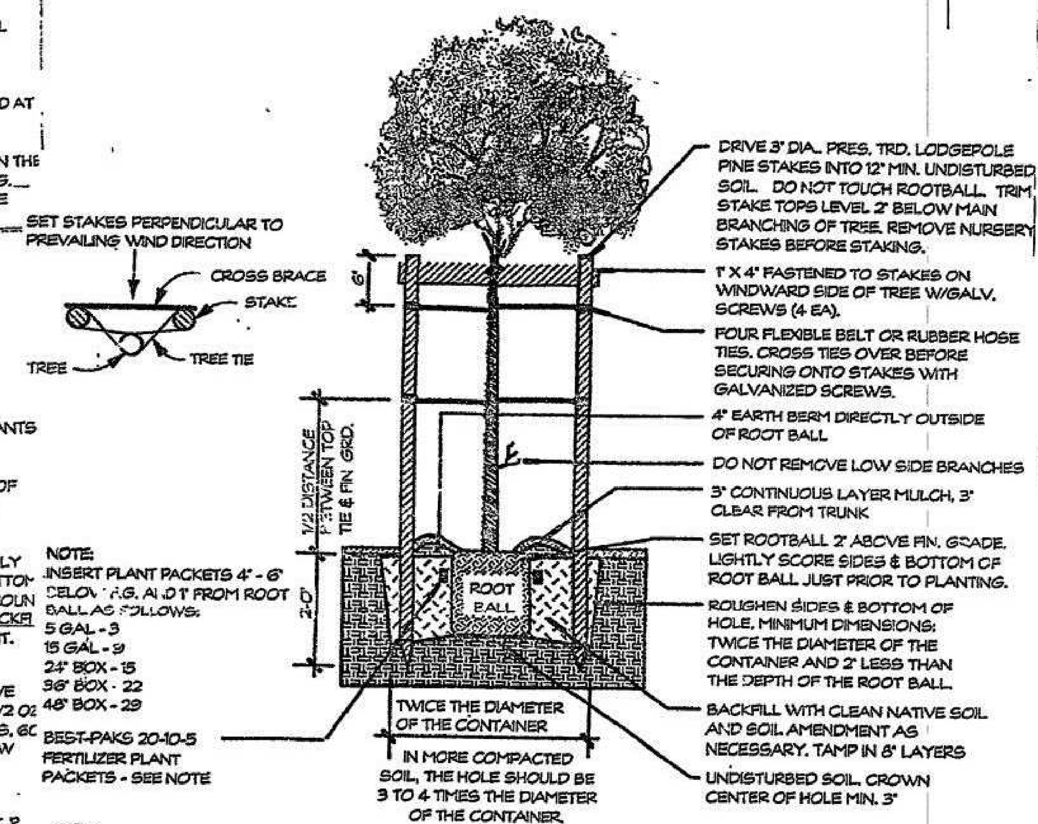
LEGEND

2" FINE FIR BARK MULCH ALL PLANTING AREAS

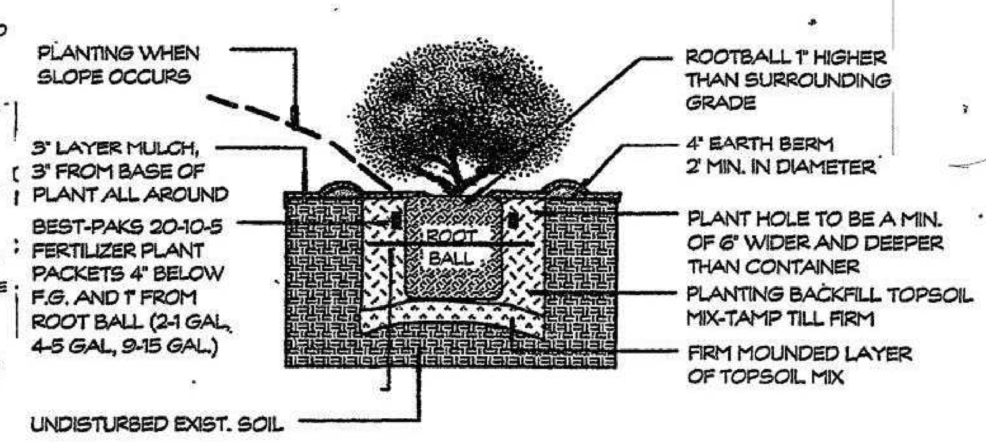
4 INCHES DEEP OF GOLD DECOMPOSED GRANITE

PLANT LEGEND

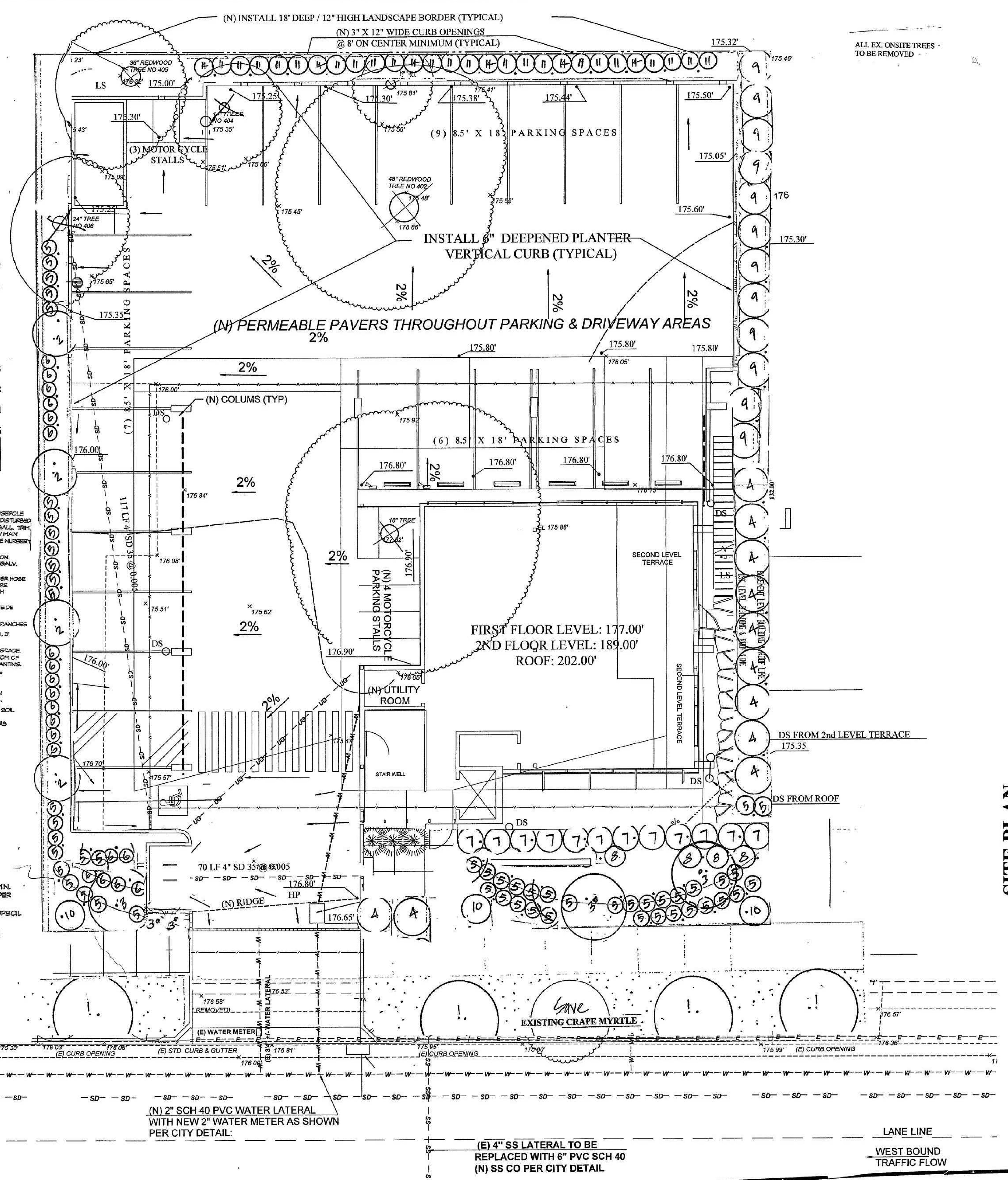
BOTANICAL NAME	COMMON NAME	SIZE	NO.
1. LAGERSTROEMIA 'TUSCARORA'	CRAPE MYRTLE	15 GAL.	4
2. CUPRESUS SEMPERVIRENS	ITALIAN CYPRESS	5 GAL.	4
3.PODOCARPUS GRACILIOR	FERN PINE	15GAL.	4
4.ROSMARINUS O. 'IRENE'	CASCADING ROSEMARY	5 GAL.	9
5.AGAPANTHUS AFRICANUS	LILY OF THE NILE	1 GAL.	52
6.DIETES VEGETA	FORTNIGHT LILY	1 GAL.	19
7. PHOMIUUM 'YELLOW WAVE'	FLAX	5 GAL.	12
8. DRACENA 'FESTIVAL'	PURPLE DRACENA	15 GAL.	8
9. ESCALLONIA FRADESII	PINK ESCALLONIA	5 GAL.	8
10, PHORMIUM 'GUARDSMAN'	RED FLAX	5 GAL.	5
11.ANIGOZANTHOS 'GIANT RED'	KANGAROO PAW	5 GAL	22
12.ROSMARINUS 'TUSCAN BLUE'	ROSEMARY	5 GAL.	2
13.AGONIS F. 'JERVIS BAY'	PEPPERMINT TREE	15 GAL.	1
14 ROMNEYA COULTERI	MATILIJA POPPY	5 GAL.	6



1 TREE PLANTING



2 SHRUB PLANTING



GROUND ZERO CONSTRUCTION & DEVELOPMENT INC.

1361 S. WINCHESTER BLVD. SUITE 206
SAN JOSE, CA 95128
TEL: (408)-509-3461
ALI@GROUNDZEROCO.COM

NO.	REVISION	DATE	BY	CHKD

SITE PLAN

OWNER:
Ground Zero Construction

PROJECT:
95-109 E. Hamilton Ave.
Campbell, CA 95008

BEAUDOIN LANDSCAPE
ISA ARBORIST/LANDSCAPE ARCHITECT
MARK BEAUDOIN
OWNER

SCALE : 1-1/2"= 1'-0"

PLANTING PLAN

SHEET: L2

DATE: DEC 2016

Attachment 5

Tree Inventory, Assessment, and Protection

95 E. Hamilton Avenue
Campbell, CA 95008

Prepared for:

City of Campbell

December 1, 2016

Prepared By:

Richard Gessner
ASCA - Registered Consulting Arborist ® #496
ISA - Board Certified Master Arborist® WE-4341B
ISA - Tree Risk Assessor Qualified
CA - Qualified Applicators License #104230

Monarch Consulting Arborists LLC
P.O. Box 1010
Felton, CA 95018
831. 331. 8982

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Summary

The City of Campbell asked me to provide an inventory and assessment of the trees located on 95 E. Hamilton Avenue. The site contains seven trees comprised of two different species which include six coast redwoods (*Sequoia sempervirens*) and one crape myrtle (*Lagerstoemia indica*). The seven trees were appraised for a combined value of $50,990.00. The coast redwoods have an average value of approximately $7,200.00 per tree with number 405 being the highest valued at $14,600.00. Four coast redwoods, 401, 402, 403, and 404, are in fair condition while tree 405 is in good shape and 406 poor. Four trees have fair suitability for preservation which are 401, 402, 403, and 405. Tree 404 has poor suitability due to its codominant stem architecture and 406 is poorly suited due to declining health. Because the coast redwoods are growing outside their natural range none were assigned to have good suitability for preservation. Groups of trees such as 402, 403, 404, and 405 have greater suitability as a stand than their individual merits may reveal.

Based on the plans reviewed all the coast redwoods will be highly impacted by the project. The grading, drainage (bioretention), and construction of the parking lot will be detrimental to the tree roots. All proposed infrastructure is within the Tree Protection Zone TPZ and Critical Root Zone CRZ area around each tree. The installation of the parking lot and related grading will have the greatest impact. Some options for the parking area within the TPZ and CRZ include open form pavers such as Grasspave®, Grass-cel®, or other porous paving grids. The current design does not provide enough space to accommodate growth or the existing trunk diameters at grade level. Creating larger pop-out spaces near trees 402 and 405 is required.

The provided "Tree Report" memo authored by arborist Mark Beaudoin does not meet the standard of care for a pre-development tree inventory, assessment, and protection plan as described in the ISA's Best Management Practices, 2008.

Introduction

Background

The City of Campbell asked me to provide a tree inventory and assessment for trees located on 95 E. Hamilton Avenue. An application was received by the City of Campbell for a private development project on the 14,520 square foot vacant parcel. A public hearing was held on the project; however the meeting was continued due to concerns over the number of trees being removed. Members of the Planning Commission (the decision making body) requested the applicant consider site design alternatives that might preserve one or more trees. The Planning Commission requested an Arborist Report be prepared to determine the feasibility of retaining trees "A", "B", and "C".

Assignment

Resource Assessment and Mapping

- Provide an arborist's assessment to include the species, size (trunk diameter), condition (health and structure), and suitability for preservation as described and defined in the *ISA Best Management Practices: Managing Trees During Construction*, 2008. Inspect the crown, trunk, trunk flare, above ground roots and site conditions around the trees.
- Appraise the trees according to the Council of Tree & Landscape Appraisers *Guide for Plant Appraisal 9th Edition*, 2000 (CLTA) along with Western Chapter International Society of Arboriculture *Species Classification and Group Assignment*, 2004. The trees to be appraised using the "Cost Approach" and more specifically the "Trunk Formula Method".
- Affix aluminum number tags to each tree within the project area, label them on a site plan or survey, and provide labeled photographs.

Tree Protection and Impact Ratings

- Provide tree protection specifications and impact ratings for trees affected by the project. Make recommendations for changes if necessary.
- Estimate the Safe Useful Life Expectancy (S.U.L.E.) of each tree post construction.
- Provide non-intrusion zone distances (tree protection radii) and critical root zone distances along with requirements for preservation during pre-construction, construction, and post construction care.
- Place tree protection measures, techniques, distances, and barrier types on the plans if necessary.

Post Construction Mitigation

- Provide a plant health care program to help ensure the survival of the trees post construction phase of the development project.
- Provide maintenance specifications according to ANSI A300 industry language and limitations.
- Provide replacement species, sizes, and types for mitigating tree loss.

Peer Review

Assess and interpret the arborist memo provided to help determine if the statements are accurate and follow the ISA Best Management Practices.

Limits of the assignment

1. The information in this report is limited to the condition of the trees during my inspection on November 16, 2016.
2. The plans reviewed for this assignment were as follows: Site Plans A101 and A105 dated November 3, 2016 provided by Stanton Architecture and Grading and Drainage plan C-2 provided by MFA and Associates dated September 19, 2016.

Purpose and use of the report

The report is intended to identify all the trees within the plan area that could be affected by the proposed project. The report is to be used by the City of Campbell, their agents, and the property owners as a reference for existing tree conditions and values to help satisfy planning requirements.

Observations

Trees, Site, and Methodology

The site is located along the north side of E. Hamilton Avenue in Campbell and contains seven trees comprised of two different species (Image 1). There are six coast redwood *Protected Trees* and one crape myrtle *Street Tree*. The lot is vacant and there are no improvements on the site except for an old asphalt driveway. The coast redwoods are located near the northwest end of the site with one tree more centrally located on the lot (#401).

The trees have been numbered in the field and throughout this document for reference (Appendix A and B). I inspected the crown, trunk, trunk flare, above ground roots, and site conditions by completely walking around the trees consistent with a Level 2: Basic Assessment (Smiley, E.T., Matheny, N., Lilly, S., 2011).

Image 1: Coast redwoods 401 to 406 located on 95. E. Hamilton Avenue.

Coast redwood 401 (formerly tree "D"): The tree has a trunk diameter of 45.3 inches and is about 75 feet tall. Foliar color, size, and density are normal for the species and the top of the tree is missing. The trunk is vertical with little deviation and no defects were observed other than the missing top. The trunk flare is not visible due to excessive sprouting growth at the base of the tree and there were no visible surface roots.

Coast redwood 402 (formerly tree "C"): The tree has a trunk diameter of 47.1 inches and is about 75 feet tall. Foliar color and size are normal and the crown is somewhat sparse with less than 75 percent opacity. The trunk is vertical without deviation and there were no observed defects other than the tree is also missing its top. The trunk flare is not visible due to excessive sprouting growth at the base of the tree and there were no visible surface roots.

Coast redwood 403 (formerly tree "B"): The tree has a trunk diameter of 27.7 inches and is about 75 feet tall. Foliar color and size are normal and the crown is somewhat sparse with less than 75 percent opacity. The tree is also suppressed by its associates and is situated to the northeast of the stand. The trunk is vertical without deviation and there were no observed defects. The trunk flare is not visible due to excessive sprouting growth at the base and there were no visible surface roots.

Coast redwood 404 (formerly tree "A"): This tree has two trunks, codominant stems, with diameters of 23.6 and 19.8 inches respectively. The tree is about 65 feet tall with normal foliar color, size, and density. The trunk bifurcates into two stems about two feet above grade with an acute angle attachment. The stems have a slight sweep and grow vertical higher up their trunks. The trunk flare is not visible due to excessive sprouting growth at the base and there were no visible surface roots.

Coast redwood 405 (no previous designation): This coast redwood has a trunk diameter of about 42 inches and is approximately 80 feet tall. Foliar color, size, and density are normal and the trunk is vertical with no deviation. The trunk flare is not visible due to excessive sprouting growth at the base and there were no visible surface roots.

Coast redwood 406 (no previous designation): The tree has a trunk diameter of 27.7 inches and is about 75 feet tall. Foliar color and size are normal and the crown is sparse with less than 50 percent opacity. The trunk is vertical without deviation and there were no observed defects. The trunk flare is visible with intact buttressing roots.

Crape myrtle 407 (no previous designation): The crape myrtle is the only *Street Tree* on the site and has a trunk diameter of 4.6 inches and is about 20 feet tall. Foliar color, size, and density are normal and the trunk is vertical with no deviation. The trunk flare is visible with intact buttressing roots and many sprouts originating near the base.

Plans

The design plans A101 and A105 for the site indicate the removal of trees 401 (D), 404 (A), and and the retention of trees 402 (C), 403 (B), 405 (not previously assigned), and 406 (not previously assigned).

The parking lot is constructed within the Tree Protection Zone (TPZ) and Critical Root Zones (CRZ) of all the trees to be retained.

Coast redwood 401 (formerly tree "D"): This tree is to be removed and in the middle of the site. Construction impacts on all sides within the TPZ and CRZ are expected.

Coast redwood 402 (formerly tree "C"): Tree 402 is to be retained and placed in a finger island about ten feet wide and eighteen feet long. The curb to the north is less than one foot from the tree. Construction of the parking lot and proposed grading will fragment the tree's root zone on three sides within the TPZ an CRZ.

Coast redwood 403 (formerly tree "B"): Tree 403 is also to be preserved and would share the space in the finger island with 402. The parking lot curbing is located within two feet of the trunk to the west and seven feet to the east. About two thirds of the root zone will be fragmented by grading and the parking lot while the remaining portion of the root area behind the tree will be damaged by the installation of the bioretention system. All proposed grading, drainage, and construction is located in the TPZ and CRZ.

Coast redwood 404 (formerly tree "A"): Tree 404 is labeled to be removed and is located in the middle of a proposed parking stall.

Coast redwood 405 (no previous designation): Tree 405 is to be preserved and is located in the northwest corner of the parking lot. The garbage enclosure and parking lot are located two feet from the tree to the south. About fifty percent of the potential root zone will be fragmented by the parking lot and grading. The remaining area to the west and north will be impacted by the installation of the bioretention system.

Coast redwood 406 (no previous designation): Tree 406 is labeled to be preserved and is also located near the northwest corner of the parking lot. The garbage enclosure and parking lot are located one to two feet from the tree to the east. About fifty percent of the potential root zone will be fragmented by the parking lot and grading. The remaining area to the west and north will be impacted by the installation of the bioretention system.

Crape myrtle 407 (no previous designation): This tree will be impacted by the removal and replacement of the sidewalk, curb, and gutter replacement around the tree on two sides.

Below is the site plan snapshot (not to scale) indicating the trees assessed, their locations, and number reference. The plan also indicates the previous letter designations of the trees referenced (Image 2).

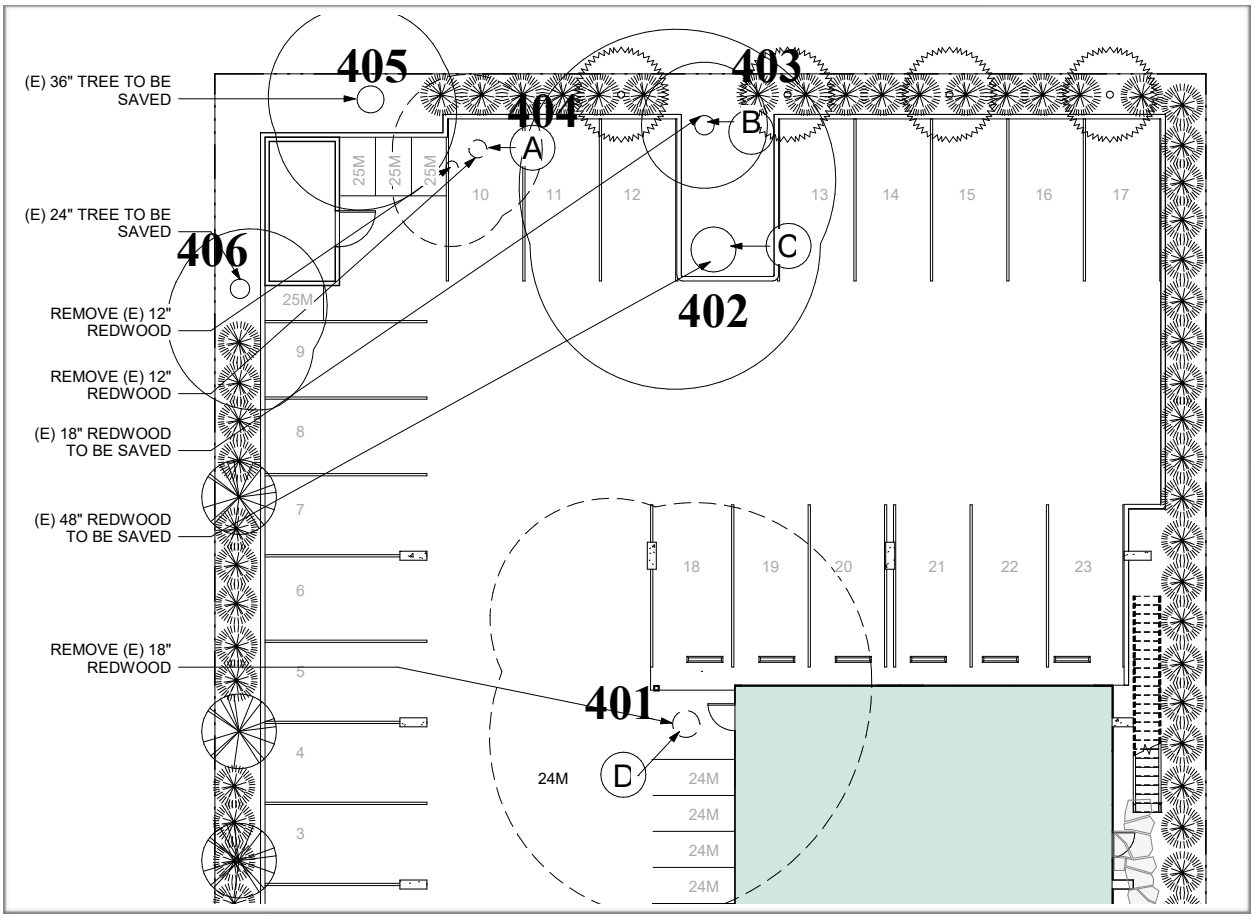

Image 2: Site plan snapshot with tree locations and designations (Tree removal and Planting Plan A105 dated November 3, 2016, Stanton Architecture).

Analysis

Tree appraisal was performed according to the Council of Tree & Landscape Appraisers *Guide for Plant Appraisal 9th Edition*, 2000 (CLTA) along with Western Chapter International Society of Arboriculture *Species Classification and Group Assignment*, 2004. The trees were appraised using the "Cost Approach" and more specifically the "Trunk Formula Method" (Appendix B).

"Trunk Formula Method" is calculated as follows: Basic Tree Cost = (Appraised tree trunk increase X Unit tree cost + Installed tree cost) Appraised Value = (Basic tree cost X Species % X Condition % X Location %). The trunk diameters were measured with a forestry diameter tape except for tree 405. The cross sectional area tree 404 was calculated for each stem and then the values added for one cost.

The trunk formula valuations are based on four tree factors; species, size (trunk cross sectional area), condition, and location. There are two steps to determine the overall value. The first step is to determine the "Basic Tree Cost" based on size and species rating which is determined by the *Species Classification and Group Assignment, 2004 Western Chapter Regional Supplement*. Coast redwood has a species rating of 70 percent for inland valley (non coastal influence). I downgraded the species rating to 60 percent due to recent drought and decline of the species locally as allowable by the Guide.

The second part is to depreciate the value according to the location and condition of the trees. The condition assessment and percentages are defined in the "Condition Rating" section of this report. The condition ratings deviate from the Guide's numerical rating system. The reason for this deviation is the Guide's assessment criteria fails to account for significant health or structural issues creating high percentages for trees with significant structural defects or health problems that could ultimately lead to failure or irreversible decline.

Location rating is an average of three factors; site, contribution, and placement. Site is determined by the relative property value where the trees are planted. The site is classified as "very high" value with a 90 percent rating compared to similar sites in the area (ISA, 2000).

Contribution and placement is determined by the function and aesthetics the trees provide for the site and their location on the property. The percent of contribution and placement can range from 10 to 100 percent depending on the trees influence to the value of the property. These percentages were valued at 75 percent contribution (they are the only improvements o the site) and 50 percent placement for an average of 71.67 percent as the location rating.

There are 7 trees appraised for a rounded total value of $50,990.00 (Table 1).

Appraisal worksheets are available upon request.

The table below lists the appraisal data summary (Table 1).

Table 1: Appraisal Summary

Species	Number	Trunk Diameter (in.)	Condition	Species	Location	Basic Tree Cost	Depreciated Rounded Appraised Value
Coast redwood (*Sequoia sempervirens*)	401	45.3	50.0%	60%	71.67%	$49,976.78	$10,700.0
Coast redwood (*Sequoia sempervirens*)	402	47.1	50.0%	60%	71.67%	$52,486.74	$11,300.0
Coast redwood (*Sequoia sempervirens*)	403	27.7	50.0%	60%	71.67%	$22,248.45	$4,780.0
Coast redwood (*Sequoia sempervirens*)	404	23.6	50.0%	60%	71.67%	$16,244.39	$3,490.0
Coast redwood (*Sequoia sempervirens*)	404	19.8	50.0%	60%	71.67%	$11,536.60	$2,480.0
						Total for 404	$5,970.0
Coast redwood (*Sequoia sempervirens*)	405	42	75.0%	60%	71.67%	$45,170.17	$14,600.0
Coast redwood (*Sequoia sempervirens*)	406	32.8	25.0%	60%	71.67%	$30,368.97	$3,260.0
Crape Myrtle (*Lagerstroemia indica*)	407	4.6	75.0%	70%	63.33	$1,718.26	$380.0

The trees were appraised for a total value of $50,990.00. The value of the trees proposed for removal is $16,670.0 for trees 401 and 404.

Discussion

Tree Inventory

All seven trees on the site were assessed and and included six *protected* coast redwoods and one crape myrtle *street tree* (Chapter 11.08 and 21.32.050) (Table 2).

The trees were assessed in a counter clockwise fashion with the street tree added last. Aluminum number tags have been affixed to each tree for reference on site and within this document. Within Table 1 and Appendix A I have identified the old tree "letters" associated with each tree. Tree number 404 has codominant stems and two trunk diameters to represent its cross sectional area for the appraisal. The trunk diameters were measured with a forestry diameter tape with the exception of tree number 405 which was not accessible do to basal sprouting growth. The tree was measured with a standard tape measure agains the south side of its trunk.

Table 2: Tree Inventory

Species	Number	Previous letter designation	Trunk Diameter (in.)	Estimated Height (ft.)	Estimated Crown Diameter (ft.)
Coast redwood (*Sequoia sempervirens*)	401	D	45.3	75	50
Coast redwood (*Sequoia sempervirens*)	402	C	47.1	75	50
Coast redwood (*Sequoia sempervirens*)	403	B	27.7	75	25
Coast redwood (*Sequoia sempervirens*)	404	A	23.6/19.8	65	25
Coast redwood (*Sequoia sempervirens*)	405	Not provided	42	80	40
Coast redwood (*Sequoia sempervirens*)	406	Not provided	32.8	75	35
Crape Myrtle (*Lagerstroemia indica*)	407	Not provided	4.6	20	20

Condition Rating

A tree's condition percentage is a determination of its overall health and structure based on five aspects: roots, trunk, scaffold branches, twigs, and foliage. The percentage ratings used are defined below.

The following scale defines the condition ratings and percentages:

- 100% = Exceptional = Good health and structure with significant size, location or quality.
- 75% = Good = No apparent problems, good structure and health.
- 50% = Fair = Minor problems, at least one structural defect or health concern, problems can be mitigated through cultural practices such as pruning or a plant health care program.
- 25% = Poor = Major problems with multiple structural defects or declining health, not a good candidate for retention.
- 0% = Dead/Unstable = Extreme problems, irreversible decline, failing structure, or dead.

The table below lists the trees and their condition ratings for each category (Table 3).

Table 3: Tree Condition Ratings

Species	Number	Trunk Diameter (in.)	Health	Structure	Overall Condition
Coast redwood (*Sequoia sempervirens*)	401	45.3	Good <75% crown opacity	Fair = Missing top	50% Fair
Coast redwood (*Sequoia sempervirens*)	402	47.1	Fair >75% crown opacity	Fair = Missing top	50% Fair
Coast redwood (*Sequoia sempervirens*)	403	27.7	Fair >75% crown opacity	Fair = Suppressed	50% Fair
Coast redwood (*Sequoia sempervirens*)	404	23.6/19.8	Good <75% crown opacity	Fair = Codominant stems	50% Fair
Coast redwood (*Sequoia sempervirens*)	405	42	Good <75% crown opacity	Good = No observed defects	75 = Good
Coast redwood (*Sequoia sempervirens*)	406	32.8	Poor >50% crown opacity	Good = No observed defects	25% Poor
Crape Myrtle (*Lagerstroemia indica*)	407	4.6	Good <75% crown opacity	Good = No observed defects	75 = Good

Individual Conditions and Observations

Listed below is each tree with observations and discussion of its health, structure, and condition.

Coast redwood 401: Tree 401 is the centrally located specimen that stands alone on the site south of the stand. For this reason it is large with a full crown and is in good overall health. The tree has lost its top and now has started to grown new reiterated tops from the lateral limbs near the apex. These new tops would eventually form a candelabra type structure that would be the tree top. The tree is in good health with fair structure due to its missing top and overall fair condition rating.

Coast redwood 402: Tree 402 is sandwiched between 401 and 403 and has a sparse crown with less than 75 percent opacity. The tree is not as dense as its nearby counterpart 401 likely because it is partially shaded. Like tree 401 redwood 402 has also lost its top. The tree has fair health and fair structure for an overall fair condition rating.

Coast redwood 403: Tree 403 is sandwiched between 402 and 404 on the north end of the site. Because this tree is located behind three larger trees to the south and west it is somewhat light staved and suppressed by its associates. The tree has an upright form and does not have a large spreading crown.

Coast redwood 404: Tree 404 has codominant stems. Codominant stems are branches of relatively equal size that join at the same point on the main stem. Usually, codominant stems do not have normal attachments and are prone to failure especially when the stems are similar in size (diameter) (Smiley, Fraedrich and Hendrickson, 2007). When trees have codominant stems with acute angle attachments or decay, failure is *probable*, and can occur during normal conditions (Smiley, Matheny, Lilly, 2011). This architecture is well understood and there is always potential for failure at the attachments. Mitigating this defect would require reduction or removal of one stem or cabling the stems together. The tree is in fair condition.

Coast redwood 405: Tree 405 is the best specimen on the site with a full dense crown and one uninterrupted central leader. This tree is in good health with greater than 75 percent opacity and good upright structure with no noticeable defects.

Coast redwood 406: Tree 406 is the western most tree and is in the poorest health of all the trees with less than 50 percent crown opacity. The tree has good structure but is failing in health and I rated it to be in poor overall condition.

Crape myrtle 407: Tree 407 is the crape myrtle street tree. This is a small specimen with no real potential to get much larger and will never provide the same benefits as a larger growing species. The tree is in good health with normal foliar density and acceptable structure and was given a good condition rating.

Suitability for Preservation

A tree's suitability for preservation is determined based on its health, structure, age, species characteristics, and longevity using a scale of good, fair, or poor. The following list defines the rating scale (Tree Care Industry Association, 2012):

- Good = Trees with good health, structural stability and longevity.
- Fair = Trees with fair health and/or structural defects that may be mitigated through treatment. These trees require more intense management and monitoring, and may have shorter life spans than those in the good category.
- Poor = Trees in poor health with significant structural defects that cannot be mitigated and will continue to decline regardless of treatment. The species or individual may possess characteristics that are incompatible or undesirable in landscape settings or unsuited for the intended use of the site.

Coast redwood 401: Tree 401 has fair suitability due to species and its missing top. However, this tree is centrally located on the site and to preserve it the entire site development would need to be focussed on a design around the tree.

Coast redwood 402: Tree 402 has fair suitability for preservation, however it does have undesirable structure with a missing top and somewhat sparse crown. This tree is best to be preserved in a stand with trees 403, 404, and 405 to accommodate overlapping root zones.

Coast redwood 403: Tree 403 also has fair suitability for preservation. This tree has decent structure and fair health. This tree is best to be preserved in a stand with trees 402, 404 and 405 to accommodate overlapping root zones.

Coast redwood 404: Tree 404 has poor stem architecture and is in good health. The undesirable stem architecture creates poor suitability for retention as an individual. However it should be considered as part of the larger stand of trees 402, 403, and 405.

Coast redwood 405: Tree 405 is the best specimen of all the trees on site with good stem architecture and a full crown. This tree has good suitability for preservation.

Coast redwood 406: Tree 406 has poor suitability for preservation and is in the worst condition of all the trees from a health standpoint. This tree has a very sparse crown and to potentially improve its condition would require significant watering and soil management.

Crape myrtle 407: The crape myrtle street tree has fair/poor suitability for preservation. The tree is small and provides little aesthetic and environmental benefits. Larger trees along a busy road such as Hamilton Avenue would contribute more to the community environmentally and aesthetically.

Tree 406 is in the worst health of all the trees and 404 has structurally defective codominant stems. Both of these defects or conditions result in those individuals being poorly suited for preservation. Trees 401, 402, 403 and 405 have fair suitability for preservation as individuals due to either health issues such as sparse or suppressed crowns, or structural problems like missing tops. The species is drought intolerant and considered to have fair suitability in general. Trees 402, 403, 404 and 405 have the best suitability for preservation as a group or stand versus their individual merits.

The table below indicates the trees and their suitability ratings and observations (Table 4).

Table 4: Tree Suitability for Preservation

Species	Number	Previous letter designation	Trunk Diameter (in.)	Suitability Rating	Reasoning
Coast redwood (*Sequoia sempervirens*)	401	D	45.3	Fair	Missing top, species requires significant space and water
Coast redwood (*Sequoia sempervirens*)	402	C	47.1	Fair	Missing top, sparse crown, species requires significant space and water
Coast redwood (*Sequoia sempervirens*)	403	B	27.7	Fair	Suppressed tree, species requires significant space and water
Coast redwood (*Sequoia sempervirens*)	404	A	23.6/19.8	Poor	Structurally defective double stem architecture, species requires significant space and water
Coast redwood (*Sequoia sempervirens*)	405	Not provided	42	Fair	Species requires significant space and water
Coast redwood (*Sequoia sempervirens*)	406	Not provided	32.8	Poor	Failing health with sparse crown, species requires significant space and water
Crape Myrtle (*Lagerstroemia indica*)	407	Not provided	4.6	Fair/Poor	Small tree provides little environmental benefits.

Coast Redwood Species and Suitability for Retention

Coast redwoods (*Sequoia sempervirens*) naturally grow along the California coast from Big Sur to southern Oregon, and are California's state tree. Their range extends inland approximately 1 to 30 miles from the ocean. The trees are large, fast-growing evergreens reaching 70 to 90 feet in urban areas with proper irrigation, and they are the tallest growing trees in the world. Redwoods are naturally resistant to insects, fungi, and fire because they are high in tannins and do not produce pitch. Currently, there are no insect pests known to kill coast redwoods. Redwood tree roots are typically shallow with no tap root and are wide spreading. In an ideal environment redwood tree roots have been known to extend over 100 feet from the trunk and tend to intertwine with neighboring trees to help create stability.

The coast redwood is one of the four protected species the City of Campbell and has great value to the community and the state as a whole. However recent years have proven the trees are not well drought adapted outside their native coastal range, especially without adequate supplemental water. I cannot consider the trees to have good suitability for these reasons even when they are in good overall health or structure. Because coast redwood is a large growing species requiring significant amounts of water their life spans will be limited without coastal influence or significant watering. Coast redwoods are moderately tolerant to construction impact and require supplemental watering following injury (Clark and Matheny, 1998). The trees are intolerant to high salt levels in the soil and may not be compatible with reclaimed water.

There are two environmental factors that affect coast redwoods which are as follows:

- Aeration deficit (compaction)
- Water deficit (dehydration)

Aeration deficit causes a lack of oxygen in the soil which leads to suffocation. Aeration deficit can be caused by too much irrigation, poor drainage due to compaction or poorly drained soils such as clay along with physical barriers like an impermeable parking lot.

Water deficit is the most critical and prevalent problem with growing coast redwoods outside their natural range. Improper watering, runoff and compacted soils, hardscapes diverting greater than 50 percent of the potential rain water infiltration into the root zones, surface evaporation and lack of mulch can all contribute to water stress. Lack of summer fog, drying winds and reflected heat off built surfaces also contribute to dehydration.

Drought in recent years has been a major predisposing factor related to the decline of redwoods throughout California (Downer, J.).

Both compaction and water deficit is to be expected after construction and will limit the ability for the trees to survive long term without significant design considerations.

Safe Useful Life Expectancy

The safe useful life expectancy (S.U.L.E.) rating is a number assigned to the trees that was derived from the visual inspection during the inventory. The rating gives an estimate of the remaining life of the trees and accounts for age, life span of the species in the built environment, environmental conditions, location, and safety. The ratings were derived at the time of the inspection and may change over time as biological and environmental influences affect the trees.

I would expect trees 401, 402, 403, and 405 to have the best chances of long term survival based on their current condition. However, tree 401 will most likely be removed because it is centrally located on the site. Tree 404 has more significant structural defects but could be retained for some time with proper mitigation through cabling. One scenario for retention is to simply preserve trees 402 through 405 as a group in back of the lot accepting tree 404 is somewhat less desirable. Preservation of 404 would reduce impact on 402 and 405 during the construction process by creating a larger area to be preserved under those trees. Tree 406 is in decline and I would expect it to perish shortly after any site disturbance, however this is one of the trees labeled to be retained according to the current plans. Crape myrtle 407 is a small tree easily replaced if desired.

The following table gives each rating number and a brief description (Table 5).

Table 5: Safe Useful Life Expectancy Description

Category	Description	Tree Number
1 (Long)	Trees that can be retained with an acceptable level of risk for more than 40 years. Structurally sound and significant.	401, 402, 403, 405
2 (Medium)	Trees that appear to be retainable with an acceptable level of risk for 15 to 40 years. Could be removed to allow the safe development of more suited individuals.	404
3 (Short)	Trees that appear to be retainable with an acceptable level of risk for 5 to 15 years. Could be removed to allow the safe development of more suited individuals.	406
4 (Remove)	Dead, dying or suppressed trees. Declining or may become dangerous after the removal of nearby trees. Damaged, dangerous or decayed.	
5 (Young or small trees)	Small trees less than 15 years old or 15 feet tall.	407

Impact Level

Influence level defines how a tree may be influenced by construction activity and proximity to the tree, and is described as low, moderate, or high (Table 6). The following scale defines the impact rating:

- Low = The construction activity will have little influence on the tree.
- Moderate = The construction may cause future health or structural problems, and steps must be taken to protect the tree to reduce future problems.
- High = Tree structure and health will be compromised and removal is recommended, or other actions must be taken for the tree to remain. The tree is located in the building envelope.

All six coast redwoods will be highly affected by the proposed plans while the crape myrtle will be moderately influenced. Alternative materials and design will be required to retain any of the coast redwoods under the current plan. Grading and construction activity will occur within two to four feet of each coast redwood to be retained (Plans A101, A105, C-2). There is also a four inch bioretention pipe to be installed underground around the perimeter of the site which would affect trees 403, 404, 405, and 406.

Table 6: Tree Impact Table

Species	Number	Previous letter designation	Trunk Diameter (in.)	Impact Description	Impact Level
Coast redwood (*Sequoia sempervirens*)	401	D	45.3	Footprint of building and general infrastructure	High
Coast redwood (*Sequoia sempervirens*)	402	C	47.1	Grading and parking	High
Coast redwood (*Sequoia sempervirens*)	403	B	27.7	Grading, Parking, Bioretention	High
Coast redwood (*Sequoia sempervirens*)	404	A	23.6/19.8	Grading, Parking, Bioretention	High
Coast redwood (*Sequoia sempervirens*)	405	Not provided	42	Grading, Parking, Bioretention	High
Coast redwood (*Sequoia sempervirens*)	406	Not provided	32.8	Grading, Parking, Bioretention	High
Crape Myrtle (*Lagerstroemia indica*)	407	Not provided	4.6	New curb/gutter, sidewalk, water removal.	Moderate

Tree Protection and Barriers

Tree protection focuses on protecting trees from damage to the roots, trunk, or scaffold branches from heavy equipment (Appendix D).

The tree protection zone (TPZ) is the defined area in which certain activities are prohibited to minimize potential injury to the trees. The TPZ is determined by a formula based on species tolerance, tree age, and diameter at breast height (DBH) (Matheny, N. and Clark, J. 1998) (Fite, K, Smiley, E.T.,, 2008) or by multiplying the trunk diameter by 6 to 18 times in feet (TCIA, 2012). The TPZ can also be determined by the project arborist based on site conditions, expected impacts, or other factors including tree form or prior root zone obstructions (TCIA, 2012). The two figures below provide a description of the most commonly accepted tree protection schemes for stand alone and street trees (Figures 1 and 2).

The site would require both types of tree protection if the street tree is to be retained. For this site the trees retained would be retained as groups to account for as much root zone as possible. Retaining edge trees to be removed later, such as trees 404 or 406 can create larger buffer areas of protection even if the trees are to be removed later in the process or after completion of the project. It will be necessary to have protection regimes and barriers removed or moved during different phases of construction. For example during grading and initial construction fence can be placed around the trees but as the storm water system or parking lot construction occurs more room will be required to encroach closer to the trees.

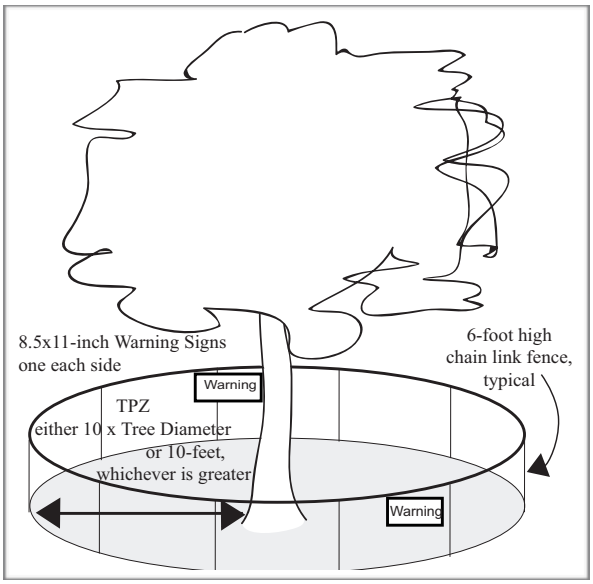

Figure 1: Type I Tree protection with fence placed at a radius of ten times the trunk diameter. Image City of Palo Alto 2006.

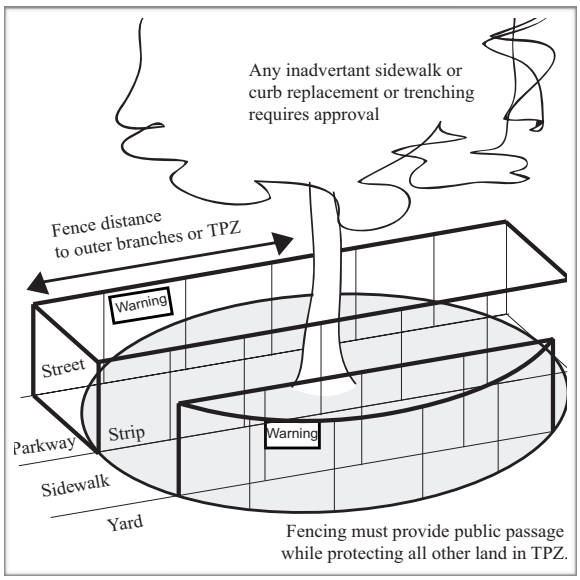

Figure 2: Type II Tree protection with fence placed along the sidewalk and curb to enclose the tree. Image City of Palo Alto 2006.

The tree protection zones have been established based on the species tolerance being moderate and the trees mature in age establishing a one foot per inch trunk diameter radius. The critical root zone distance (CRZ) is the maximum encroachment distance on one side of an individual tree. The CRZ was calculated using a distance of six times the trunk diameter in feet (TCIA 2012). Because the trees will mostly be affected on one side, except for tree 402 which is fragmented on three sides, the CRZ may be adequate protection. Unfortunately the plans indicate the parking lot will be established within a few feet of the trunks. Even the much smaller CRZ distance would require a redesign of the parking lot or elimination of parking spaces and the garbage enclosure. There is potential to raise grade in this area and use biaxial geogrid, permeable pavers, or other materials and techniques to encroach the way the plans indicate while maintaining the parking spaces.

The table below list the trees and their Critical Root Zone (CRZ) and TPZ Radii for the trees assessed (Table 7).

Table 7: Tree Protection Zones and Critical Root Zones

Species	Number	Previous letter designation	Trunk Diameter (in.)	TPZ 1 foot per inch trunk diameter (ft.)	CRZ 6 times the trunk diameter distance (ft.)
Coast redwood (*Sequoia sempervirens*)	401	D	45.3	45	22.5
Coast redwood (*Sequoia sempervirens*)	402	C	47.1	47	23.5
Coast redwood (*Sequoia sempervirens*)	403	B	27.7	28	14
Coast redwood (*Sequoia sempervirens*)	404	A	23.6/19.8	44	22
Coast redwood (*Sequoia sempervirens*)	405	Not provided	42	42	21
Coast redwood (*Sequoia sempervirens*)	406	Not provided	32.8	32	16
Crape Myrtle (*Lagerstroemia indica*)	407	Not provided	4.6	5	2.5

Mitigating Construction Impact and Tree Loss

Replanting and Loss of Protected Trees

Mitigating any tree removal is established within the City of Campbell ordinance section "21.32.100 Replacement trees" table which indicates minimum requirements to be 36 inch box container size replacements. The ordinance also has provisions in subsection six allowing the community development director to increase the replanting requirements and reducing the container size depending on the zoning of the site. Other nearby communities such as Saratoga use appraised values to determine mitigation or replanting formulas. There are no tree care industry standards for mitigating tree loss and individual municipalities have varying protocol for this process. Because there will be limited room on the site to replant it may be necessary to mitigate the tree removal by planting the replacements on a different site.

Mitigating Construction Damage

Mitigating construction damage around retained trees is about protecting the soil and root zone from disturbance. The less alterations to the existing conditions the better for the trees. Because the parking lot is proposed to be placed within the TPZ and CRZ of any tree to be retained, there will be significant root zone disturbance and fragmentation. The coast redwoods are large and have large spreading roots that provide stability along with water and nutrient uptake. Any grading, especially soil cuts or trenching within the TPZ or CRZ will be particularly detrimental.

Grading and Bioretention

All grading activity would need to be limited to outside the CRZ at a minimum. This will create conflicts with the grading and drainage plans. The bioretention system runs along the west and more importantly the north end of the site behind the trees. If this system and four inch pipe is to be installed in these locations the root zones will be fragmented on two sides and trees could become unstable. The bioretention system needs to be modified and outside of the CRZ of any tree to be retained.

Installation of the parking lot

The parking lot will need to be modified within the TPZ and especially within the CRZ of any tree nearby. Currently the plans indicate some permeable pavers centrally located in the parking area but not near the trees. There are some options for using either structural soils under permeable pavers or placing biaxial Tensar BX-1100 georgid on grade with base and pavers on top.

The first priority for the parking lot construction is to adopt a no dig policy and incorporate a design plan that will minimize soil compaction and root disturbances around the trees to be retained. Use the thinest material possible to achieve structural compliance and use porous material that allows for water infiltration under the surface. Adjust the finished grade to be above the natural grade without digging for a sub-grade treatment. In this instance the pavement will be higher up and edge treatments or curbing also need to be constructed above grade. Use paving material that does not rely on the strength of a compacted sub-base for strength. This may be accomplished by reinforcing the surface layer material. Place geotextile fabric at the bottom of the sub-base to reduce displacement into the parent soil along with a reduction in compaction requirements. Use biaxial Tensar BX-1100 or equivalent to manufacturer specifications on grade.

There are other options for the parking area under the existing trees which include open form pavers such as Grasspave®, Grass-cel®, or other porous paving grids. These can be placed on grade within the TPZ or CRZ allowing water and air to move to the native soil reducing compaction and the need for sub-base treatments.

The current design plan places a parking lot and all related infrastructure around the trees without any consideration for their current or future existence. The current design does not provide enough space to accommodate this growth or the diameter at grade level. The curb treatment is literally on top of the tree trunk flares as is the case with trees 402 and 405. Creating larger pop-out spaces near the trees to help prevent damage now and accommodate growth is required.

Review of Submitted Arborist's Memo

Assignment

I was asked to review the "Tree Report" provided arborist Mark Beadoin. The report is not dated however it does indicate an inspection was performed on March 21, 2015.

Observations

The report does not clearly define any kind of "assignment" and simply states the trees were inspected (no level of inspection is indicated either). There is no "purpose and use of the report" described or "limitations" indicating any plans reviewed. Although the report does describe subjective tree "conditions" and provides some objective trunk diameters there is limited description of the trees and their characteristics including no map, site plan, or photographs.

The report suggests removing four trees because the plans indicate they are within the footprint of the proposed improvements. There is no reference to plans reviewed or options for preservation.

The report makes recommendations for the trees retained to be watered and have tree protection fence installed at their drip line distances. No required water volume is described and fence description is not provided.

Discussion

The report does not meet the standard of care for a pre-development arborist's assessment, inventory, or protection plan as described in the ISA BMP (Fite, K, Smiley, E.T.,, 2008). There is limited information regarding the trees and the condition ratings are not defined. No suitability ratings are indicated. No specific construction impacts are indicated including the grading, drainage, utility or parking lot construction. Tree protection distances are not adequate or consistent with recommendations indicated in the ISA BMP (Fite, K, Smiley, E.T.,, 2008) or ANSI A300 Part 5 (TCIA, 2012) industry documents. The recommendation defaults to antiquated "drip line" distances. The inspection date of the report is nineteen months old and at this point it is not reasonable to expect observations more than a year ago to be accurate.

Conclusion

The report does not meet the standard of care for a pre-development tree inventory, assessment, and protection plan as described in the ISA BMP (Fite, K, Smiley, E.T., 2008). However, there is also no indication this was the assignment. There is inadequate information provided to assist the authority having jurisdiction in making reasonable judgements about the future management of the trees or their preservation.

Conclusion

The City of Campbell asked me to provide an assessment for trees located on 95 E. Hamilton Avenue. The site contains seven trees comprised of two different species which include six coast redwoods and one crape myrtle. The coast redwoods have an average trunk diameter of 34 inches and vary in height between 65 and 80 feet tall. The seven trees were appraised using the Trunk Formula Method for a total value of $50,990.00. The coast redwoods have an average value of approximately $7,200.00 per tree with tree number 405 having the greatest value of $14,600.00. Four coast redwoods, 401, 402, 403, and 404, are in fair condition while tree 405 is in good shape and 406 poor. Four coast redwoods have fair suitability for preservation which are 401, 402, 403, and 405. Tree 404 has poor suitability due to its codominant stem architecture although has reasonable health and 406 is poorly suited due to declining health with good structure. Because the coast redwoods are growing outside their natural range none were assigned to have good suitability for preservation. Consideration for retaining tree 404 would allow for greater protection of more desirable trees 403 and 405 allowing for the entire stand of four trees be preserved. This is somewhat contrary to the statements tree (404) has poor suitability. This is explained because as an individual the tree is less desirable but the entire stand has greater value as a unit. Groups of trees such as 402, 403, 404, and 405 have greater suitability as a stand than their individual merits may be. Trees 401, 402, 403, and 405 have the greatest likelihood of long term survival however tree 401 will likely be removed to make room for the project. Trees 404 and 406 have structural and health concerns limiting their ability to survive longer term. The crape myrtle is a small tree easily replaced and could be considered for removal to accommodate a larger specimen.

Based on the plans reviewed all the trees will be highly impacted by the project. The grading, drainage (bioretention), and general construction of the parking lot and related features will be detrimental to the tree root zones. All proposed infrastructure is within the TPZ and CRZ of each tree and in some instances within a couple feet of their trunks. Tree protection would need to be established at various phases of the project and include both fence and some design changes for the parking lot surface. The installation of the parking lot and related grading will have the greatest affect on the trees. The first priority for the parking lot construction is to adopt a no dig policy and incorporate a design plan that will minimize soil compaction disturbance around the trees. Some options for the parking area within the TPZ or CRZ include open form pavers or Grasspave®, Grass-cel®, or other porous paving grids. The curb treatment is on top of the trunk flare as is the case with trees 402 and 405. Creating larger pop-out spaces near the trees to help prevent damage now and accommodate new growth is required.

The provided "Tree Report" memo authored by arborist Mark Beaudoin does not meet the standard of care for a pre-development tree inventory, assessment, and protection plan as described in the ISA's Best Management Practices, 2008. However, there is no indication this was the assignment.

Recommendations

Place all tree numbers on all the plans (civil, architectural, and landscape). Create a tree protection sheet that contains all the relative tree and landscape information including tree protection measures.

Place irrigation or soaker hoses on the existing grade within the tree protection zone or critical root zone. Run irrigation every two weeks during the summer months or dry periods. Tree shall receive ten gallons per inch trunk diameter (about 350 gallons for each tree retained during each watering period).

Consider redesigning the parking lot to accommodate the critical root zone area around the trees to be preserved by incorporating the use of alternative materials such as open form pavers or Grasspave®, Grass-cel®, or other porous paving grids in the CRZ or TPZ.

Alter the bioretention locations to not be installed in the TPZ or CRZ of any retained tree.

Consider retaining trees as groups to obtain the greatest overlapping root protection area such as 402, 403, 404, and 405 while eliminating declining tree 406 and poorly located 401.

Place tree protection fence at the CRZ distance of 20 to 25 feet around the trees to be preserved during initial site preparation or at their one foot per inch trunk diameter radius TPZ (Appendix A). Wrap trunks with straw wattle for mechanical damage protection.

Remove designated trees prior to commencing work on the site and after approval from the City of Campbell.

Mitigate the loss of any tree by replanting with 36 inch box container size specimens that are native or drought tolerant such as coast live oaks (*Quercus agrifolia*) and valley oaks (*Quercus lobata*). If necessary use a cost replacement ratio to mitigate loss in tree value or calculate canopy area loss to establish replacements. The replacement trees will likely need to be planted off site due to the ultimate size of the trees and the limited space available.

Obtain a bond in the amount of appraised values of trees retained to help safeguard their preservation and necessary replacement.

Provide a copy of this report to all contractors and project managers, including the architect, civil engineer, and landscape designer or architect.

Refer to Appendix D for general tree protection guidelines including recommendations for arborist assistance while working under trees, trenching, or excavation within a trees drip line.

Bibliography

American National Standard for Tree Care Operations: Tree, Shrub and Other Woody Plant Management : Standard Practices (Management of Trees and Shrubs During Site Planning, Site Development, and Construction)(Part 5). Londonderry, NH: Secretariat, Tree Care Industry Association, 2012. Print.

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Costello, Laurence Raleigh, Bruce W. Hagen, and Katherine S. Jones. *Oaks in the urban landscape: selection, care, and preservation*. Oakland, CA: University of California, Agriculture and Natural Resources, 2011. Print.

Fite, Kelby, and Edgar Thomas. Smiley. Managing Trees during Construction. Champaign, IL: International Society of Arboriculture, 2008.

ISA. *Guide For Plant Appraisal*. Savoy, IL: International Society Of Arboriculture, 2000. Print.

ISA. *Glossary of Arboricultural Terms*. Champaign: International Society of Arboriculture, 2011. Print.

ISA. Species Classification and Group Assignment, 2004 Western Chapter Regional Supplement. Western Chapter ISA

Matheny, Nelda P., Clark, James R. Trees and development: A technical guide to preservation of trees during land development. Bedminster, PA: International Society of Arboriculture1998.

Glossary of Terms

Basic Tree Cost: The cost of replacement for a perfect specimen of a particular species and cross sectional area prior to location and condition depreciation.

Cost Approach: An indication of value by adding the land value to the depreciated value of improvements.

Defect: An imperfection, weakness, or lack of something necessary. In trees defects are injuries, growth patterns, decay, or other conditions that reduce the tree's structural strength.

Diameter at breast height (DBH): Measures at 1.4 meters (4.5 feet) above ground in the United States, Australia (arboriculture), New Zealand, and when using the Guide for Plant Appraisal, 9th edition; at 1.3 meters (4.3 feet) above ground in Australia (forestry), Canada, the European Union, and in UK forestry; and at 1.5 meters (5 feet) above ground in UK arboriculture.

Drip Line: Imaginary line defined by the branch spread or a single plant or group of plants.

Mechanical damage: Physical damage caused by outside forces such as cutting, chopping or any mechanized device that may strike the tree trunk, roots or branches.

Scaffold branches: Permanent or structural branches that for the scaffold architecture or structure of a tree.

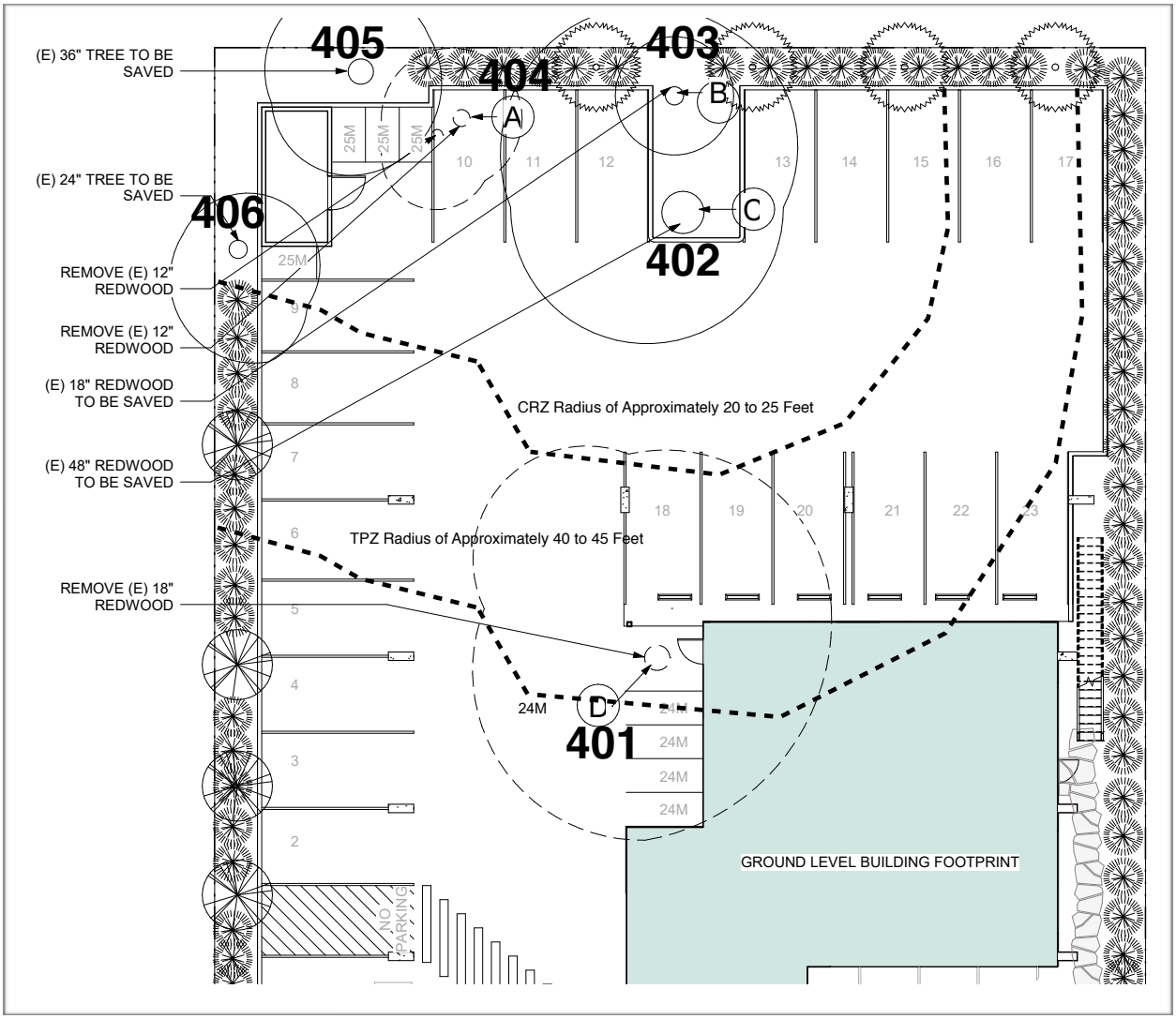
Straw wattle: also known as straw worms, bio-logs, straw noodles, or straw tubes are man made cylinders of compressed, weed free straw (wheat or rice), 8 to 12 inches in diameter and 20 to 25 feet long. They are encased in jute, nylon, or other photo degradable materials,
and have an average weight of 35 pounds.

Tree Protection Zone (TPZ): Defined area within which certain activities are prohibited or restricted to prevent or minimize potential injury to designated trees, especially during construction or development.

Tree Risk Assessment: Process of evaluating what unexpected things could happen, how likely it is, and what the likely outcomes are. In tree management, the systematic process to determine the level of risk posed by a tree, tree part, or group of trees.

Trunk Formula Method: Method to appraise the monetary value of trees considered too large to be replaced with nursery or field grown stock. Based on developing a representative unit cost for replacement with the same or comparable species of the same size and in the same place, subject to depreciation for various factors. Contrast with replacement cost method.

Appendix A: Tree Locations, CRZ, and TPZ Radii



The image above indicates where the Tree Protection Zone and Critical Root Zone radii would be located around the trees. Alternative materials or construction design in the parking lot would be required within the Critical Root Zone at a minimum. Any grading, compaction, or root zone disturbance in Critical Root Zone area would likely cause the trees to go into decline. Radii are listed in Table 5 page 18 of this document.

Appendix B: Tree Inventory and Assessment

The table below contains the tree inventory and assessment summary (Table 8).

Table 8: Inventory and Assessment Summary

Species	#	Trunk Diameter	~ Height	~ Crown Diameter	Condition	Suitability /S.U.L.E.	Impact	Round Appraised Value
Coast redwood (*Sequoia sempervirens*)	401	45.3	75	50	Fair	Fair/Long	High	$10,700.0
Coast redwood (*Sequoia sempervirens*)	402	47.1	75	50	Fair	Fair/Long	High	$11,300.0
Coast redwood (*Sequoia sempervirens*)	403	27.7	75	25	Fair	Fair/Long	High	$4,780.0
Coast redwood (*Sequoia sempervirens*)	404	23.6	65	25	Fair	Poor/ Medium	High	$3,490.0
Coast redwood (*Sequoia sempervirens*)	404	19.8	65	25	Fair	Poor/ Medium	High	$2,480.0
Coast redwood (*Sequoia sempervirens*)	405	42	80	40	Good	Fair/Long	High	$14,600.0
Coast redwood (*Sequoia sempervirens*)	406	32.8	75	35	Poor	Poor/Short	High	$3,260.0
Crape myrtle (*Lagerstroemia indica*)	407	4.6	20	20	Good	Fair/Young	Moderate	$380.0

Appendix C: Photographs

C1: Tree 401

C2: Tree 402 and 403

C3: Tree 404, 405, and 406

C4: Codominant stems of tree 404

C5: Sparse tree 406

C6: Crape myrtle 407

Appendix D: General Tree Protection Guidelines

Tree protection locations should be marked before any fencing contractor arrives.

Pre-Construction Meeting with the Project Arborist

Prior to beginning work, all contractors involved with the project should attend a pre construction meeting with the project arborist to review the tree protection guidelines. Access routes, storage areas, and work procedures will be discussed.

Tree Protection Zones and Fence Specifications

Tree protection fence should be established prior to the arrival of construction equipment or materials on site. Fence should be comprised of six-foot high chain link fence mounted on eight-foot tall, 1 7/8-inch diameter galvanized posts, driven 24 inches into the ground and spaced no more than 10 feet apart. Once established, the fence must remain undisturbed and be maintained throughout the construction process until final inspection.

The fence should be maintained throughout the site during the construction period and should be inspected periodically for damage and proper functions.

Fence should be repaired, as necessary, to provide a physical barrier from construction activities.

A final inspection by the city arborist at the end of the project will be required prior to removing any tree protection fence and replacement tree shall be planted at this time.

Monitoring

Any trenching, construction or demolition that is expected to damage or encounter tree roots should be monitored by the project arborist or a qualified ISA Certified Arborist and should be documented.

The site should be evaluated by the project arborist or a qualified ISA Certified Arborist after construction is complete, and any necessary remedial work that needs to be performed should be noted.

Restrictions Within the Tree Protection Zone

No storage of construction materials, debris, or excess soil will be allowed within the Tree Protection Zone. Spoils from the trenching shall not be placed within the tree protection zone either temporarily or permanently. Construction personnel and equipment shall be routed outside the tree protection zones.

Root Pruning

Root pruning shall be supervised by the project arborist. When roots over two inches in diameter are encountered they should be pruned by hand with loppers, handsaw, reciprocating saw, or chain saw rather than left crushed or torn. Roots should be cut beyond sinker roots or outside root branch junctions and be supervised by the project arborist. When completed, exposed roots should be kept moist with burlap or backfilled within one hour.

Boring or Tunneling

Boring machines should be set up outside the drip line or established Tree Protection Zone. Boring may also be performed by digging a trench on both sides of the tree until roots one inch in diameter are encountered and then hand dug or excavated with an Air Spade® or similar air or water excavation tool. Bore holes should be adjacent to the trunk and never go directly under the main stem to avoid oblique (heart) roots. Bore holes should be a minimum of three feet deep.

Timing

If the construction is to occur during the summer months supplemental watering and bark beetle treatments should be applied to help ensure survival during and after construction.

Tree Pruning and Removal Operations

All tree pruning or removals should be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree pruning should be specified according to ANSI A-300A pruning standards and adhere to ANSI Z133.1 safety standards. Trees that need to be removed or pruned should be identified in the pre-construction walk through.

Tree Protection Signs

All sections of fencing should be clearly marked with signs stating that all areas within the fencing are Tree Protection Zones and that disturbance is prohibited. Text on the signs should be in both English and Spanish (Appendix E).

Appendix E: Tree Protection Signs

E1: English

WARNING

Tree Protection Zone

This Fence Shall not be moved without approval. Only authorized personnel may enter this area!

Project Arborist

E2: Spanish

CUIDADO
Zona De Arbol Pretejido

Esta cerca no sera removida sin aprobacion. Solo personal autorizado entrara en esta area!

Project Arborist

Qualifications, Assumptions, and Limiting Conditions

Any legal description provided to the consultant is assumed to be correct. Any titles or ownership of properties are assumed to be good and marketable. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

All property is presumed to be in conformance with applicable codes, ordinances, statutes, or other regulations.

Care has been taken to obtain information from reliable sources. However, the consultant cannot be responsible for the accuracy of information provided by others.

The consultant shall not be required to give testimony or attend meetings, hearings, conferences, mediations, arbitration, or trials by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.

This report and any appraisal value expressed herein represent the opinion of the consultant, and the consultant's fee is not contingent upon the reporting of a specified appraisal value, a stipulated result, or the occurrence of a subsequent event.

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

Unless otherwise expressed: a) this report covers only examined items and their condition at the time of inspection; and b) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that structural problems or deficiencies of plants or property may not arise in the future.

Certification of Performance

I Richard Gessner, Certify:

That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and/or appraisal is stated in the attached report and Terms of Assignment;

That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;

That the analysis, opinions and conclusions stated herein are my own;

That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;

That no one provided significant professional assistance to the consultant, except as indicated within the report.

That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any other subsequent events;

I further certify that I am a Registered Consulting Arborist® with the American Society of Consulting Arborists, and that I acknowledge, accept and adhere to the ASCA Standards of Professional Practice. I am an International Society of Arboriculture Board Certified Master Arborist® and Tree Risk Assessor Qualified. I have been involved with the practice of Arboriculture and the care and study of trees since 1998.

Richard J. Gessner

ASCA Registered Consulting Arborist® #496
ISA Board Certified Master Arborist® WE-4341B
ISA Tree Risk Assessor Qualified

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CITY OF CAMPBELL · PLANNING COMMISSION
Staff Report · October 25, 2016

PLN2015-274
PLN2016-275
Flores

Public Hearing to consider the application of Saul Flores on behalf of 95 Hamilton, LLC for a Site & Architectural Review Permit (PLN2015-274) and Tree Removal Permit (PLN2015-275) for a new office building on a vacant parcel located at **95 E. Hamilton Avenue** in the P-O (Professional Office) Zoning District.

STAFF RECOMMENDATION

That the Planning Commission take the following action:

1. **Adopt a Resolution**, incorporating the attached findings, approving a Site & Architectural Review Permit (PLN2015-274) and Tree Removal Permit (PLN2015-275) for a new 5,790 square foot office building on property located at **95 E. Hamilton Avenue**, subject to the attached Conditions of Approval.

ENVIRONMENTAL DETERMINATION

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

PROJECT DATA

Zoning Designation: P-O (Professional Office)
General Plan Designation: Professional Office

Surrounding Uses

North: Residential use (zoned residential R-1-6)
South: Professional Office use (zoned planned development)
East: Medical Office use (zoned professional office)
West: Residential use (zoned professional office)

Gross Lot Area: 19,470 square feet
Net Lot Area: 14,520 square feet

	Proposed:	Required:
Building square footage:		
First Floor:	2,015 sq. ft.	
Second Floor:	3,775 sq. ft.	
Total:	5,790 sq. ft.	
Floor Area Ratio (FAR):	39.9%	40% maximum

	Proposed:	Required:
Building setbacks:		
Front yard:	15 ft.	15 ft. minimum
Rear yard:	~63 ft.	13 ft. 3 in. minimum[1]
Side yard (east):	~14 ft.	13 ft. 3 in. minimum
Side yard (west):	~48 ft.	13 ft. 3 in. minimum
Building Height (flat roof):	26 feet, 6 inches	35 feet maximum
Tower Element:	32 feet, 6 inches	35 feet maximum
Parking:	26 spaces[2]	24 regular spaces plus 8 motorcycle spaces[3]

BACKGROUND

A Site and Architectural Review/Conditional Use Permit (PLN2009-06) and Tree Removal Permit (PLN2009-11) was previously approved (and since expired) for the subject property and the adjacent property (109 E. Hamilton Ave) to allow the construction of a new 4,332 square foot medical laboratory office building with 24-hour operation. The original application requested a parking exception to permit 19 spaces where 22 spaces[4] were required. The approved permits expired in 2010 and again in 2011 following a one-year extension. The two lots have since been merged and the existing buildings were removed. The property was sold and a new application was submitted, as provided herein.

DISCUSSION

Project Location: The subject property is situated on a 14,520 square foot site (net), located on the north side of E. Hamilton Avenue between Winchester Boulevard and N. Central Avenue (Attachment **2**, Location Map). The property is surrounded by single-family residences to the north and west and office uses to the east and south. The project site is located in the P-O (Professional Office) Zoning District.

Applicant's Proposal: The applicant is requesting approval of a Site and Architectural Review Permit and Tree Removal Permit to construct a new two story 5,790 sq. ft. office building on a vacant parcel. The project requires the removal of four protected redwood trees that will be replaced in accordance with the Tree Protection Regulations. The proposed project would be consistent with the minimum setbacks, maximum floor area, minimum parking, and minimum landscaping requirements of the Zoning Ordinance.

ANALYSIS

General Plan Designation: The General Plan land use designation for the project site is Professional Office. The proposed office is consistent with this land use designation.

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[1] The minimum front and rear yard setbacks are one-half the 26'6" wall height
[2] 5,839 / 225 = 26 spaces where one space per 225 sq. ft. gross floor area for office uses
[3] See parking discussion
[4] Medical services/laboratories require one space per 200 sq. ft. gross floor area

Zoning Designation: The zoning designation for the project site is P-O (Professional Office). The P-O Zoning District would allow a new office building with approval of a Site and Architectural Review Permit. The proposed project would be consistent with the minimum setbacks, maximum floor area, minimum parking, and minimum landscaping requirements of the Zoning Ordinance.

Building Design: The proposed project consists of a two-story office building. The modern design incorporates quality building materials including dark brown metal siding, beige limestone tiles, grey cement panels, and white plaster (reference page A107 of **Attachment 3**). The design also includes a large amount of glazing accented by blackened steel mullions. A portion of the second story is designed as a podium while the right side of the building features a large upper story deck, created by setting back the second story. The design of the second story helps reduce the massing of the building while retaining the desired floor area and necessary site circulation and parking.

Site Layout and Parking: The building is located on the southeastern portion of the lot, allowing for parking and site circulation to the right side and rear of the building. The entrance faces Hamilton Avenue. The project requires 26 parking spaces. To meet this requirement, the applicant has proposed 24 regular spaces (22 standard plus 2 ADA) and eight (8) motorcycle spaces. Per Campbell Municipal Code (CMC) Section 21.28.065, the project can substitute up to two (2) standard parking spaces with eight (8) motorcycle spaces[5]. As discussed at the beginning of this report, the previously approved project included an exception for three (3) parking spaces. However, the current application meets code without the need for a parking exception.

While technically meeting City Code, the Planning Commission could determine that the proposed motorcycle parking is not adequate to serve the proposed use. However, the Site and Architectural Review Committee (SARC) reviewed the project and recommended that the motorcycle parking be allowed, finding that a parking exception was not a preferred alternative and that a reduction in floor area (to reduce the parking) was not warranted.

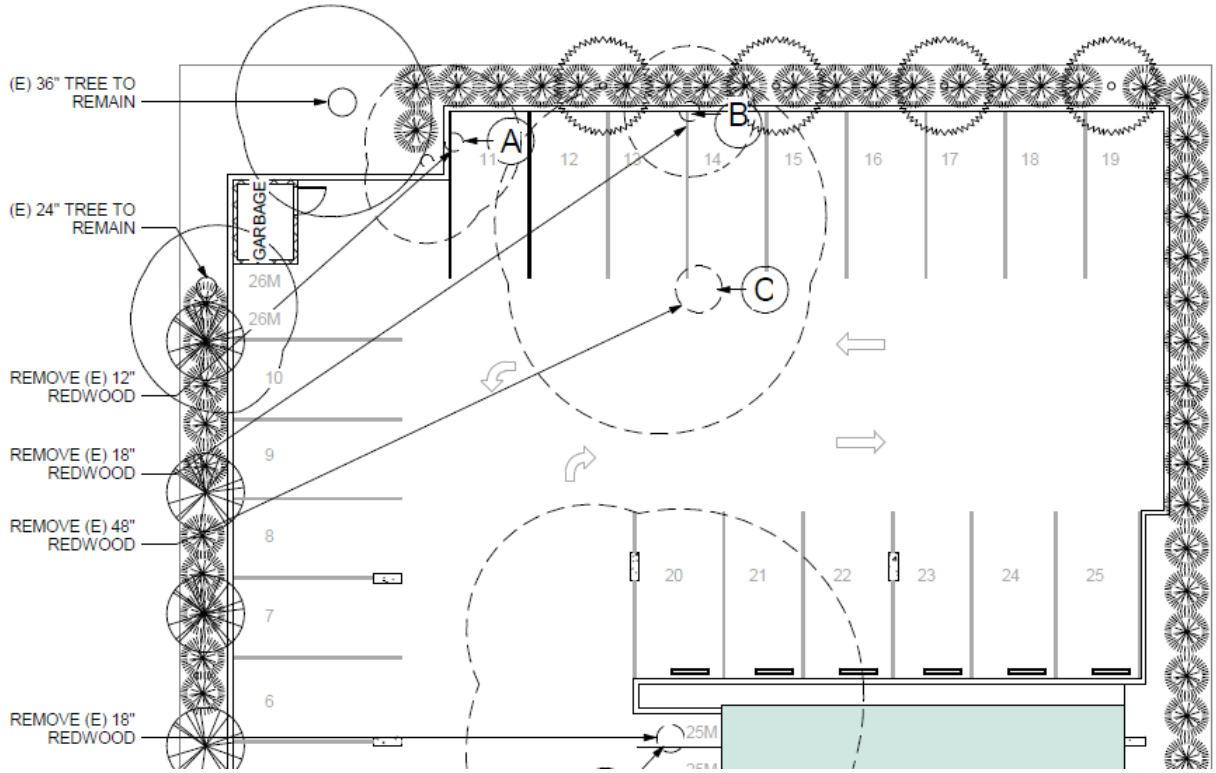
Tree Removal: The application requires a Tree Removal Permit to remove four (4) protected Redwood trees. One of the trees, a very large Redwood in the middle of the property, would likely cause significant damage to the proposed building that cannot be controlled or remedied through reasonable modification of the tree's root or branch structure. The other three trees are located towards the rear of the lot (reference page A104 of **Attachment 2**).

Retention of these trees would require a significant redesign of the project because the trees span across five (5) parking spaces at the rear of the lot. Tree “C” would also interfere with vehicles leaving the northeastern portion of the parking lot (reference illustration on page 4 of this report). Furthermore, City Code requires a minimum 25-foot drive aisle to accommodate vehicles backing out of each parking space, which is not possible due to the location of tree “C”.

[5] Developments that provide 20 or more parking spaces may substitute up to five spaces or 10% (whichever is less) of required vehicle parking with motorcycle parking, where one (1) standard space = four (4) motorcycle spaces.

While a minor reduction in the building size would not represent a severe limit of the economic enjoyment of the property, the building would likely need to be made significantly smaller to reduce the required parking spaces enough to preserve the trees. A significant reduction in floor area would severely limit the use of the property in a manner not typically experienced by owners of similarly zoned and situated properties, and would therefore restrict the economic enjoyment of the property, one of the findings required for approving a tree removal permit.

The SARC discussed the proposed tree removal but ultimately determined that retention of the trees would be too restrictive, given the design changes that would be needed to preserve the trees. As illustrated below, preservation of trees "A", "B" and "C" would likely result in the loss of at least five (5) parking spaces (#11 through 15). That would represent a floor area reduction of at least 1,125 square feet[6], assuming that the retained trees would not interfere with any additional parking spaces. While the SARC recommended approval of the project as presented, the Planning Commission could require the applicant to redesign the project to preserve one or more trees. Alternatively, the parking could be built underground, at considerable expense to the applicant.



The SARC requested that replacement trees be comparable to the Redwood trees being removed, while also recognizing that site constraints will limit the types of trees that can be planted. For example, the trees should not have shallow tree roots that can cause the pavement to crack and heave, creating a safety hazard for vehicles and pedestrians. Furthermore, trees that can litter the pavement with fruit, branches, and large leaves should also be avoided.

[6] office uses require one space per 225 sq. ft. of floor area

For these reasons the applicant is proposing twelve (12) 15-gallon Italian cypress trees surrounding the parking lot along the north and west property lines and four (4) 36-inch box Fern pine trees in the front yard. Per City Code, the applicant would be required to plant one (1) 36-inch box tree to replace the existing 48-inch redwood tree and three (3) 24-inch box trees to replace the smaller (12"-18") redwood trees. However, the applicant has offered to plant the larger 36-inch box trees to be more comparable to the redwood trees being removed. Two protected Redwood trees would be retained in the northwestern corner of the lot. One street tree, a Crape Myrtle tree would also be retained. Any new trees planted in the public right-of-way would need approval from the Public Works Department.

Landscaping: A landscape plan has been provided illustrating the location of the Italian cypress trees and Fern pine trees discussed above (reference sheets L-1 and L-2 of **Attachment 3**). The proposed landscaping encompasses approximately 26% of the site, which exceeds the 12% minimum landscaping coverage required by code. The landscape plan also includes a 15-foot wide landscape buffer along the front property line and a 5-foot planter strip along the side and rear property lines. The landscape plan includes flowering plants along all four property lines.

Signage: There is no signage proposal included with this application. Any future signage proposal shall comply with the City of Campbell Sign Ordinance standards for office uses.

On/Off-Site Improvements: The project triggers the requirement for frontage improvements as required by CMC Section 11.24.040. The applicant will be required to construct these improvements and have them completed prior to occupying the building. The applicant will also be required to appropriately locate storm drain connections. Permeable pavers will be installed along the westerly surface parking areas to reduce the impervious area and eliminate the need for storm water treatment measures.

Site and Architectural Review Committee: As previously discussed, the SARC considered the feasibility of the motorcycle parking as well as design changes that could potentially reduce the number of trees to be removed. However, the SARC ultimately supported the project as proposed, for the reasons discussed on pages 3 and 4 of this report.

Attachments:

1. Resolution
2. Location Map
3. Plans
4. Arborist Memo

Prepared by: Cindy McCormick

Cindy McCormick, Senior Planner

Approved by:

Paul Kermoyan, Community Development Director

subject to the conditions of approval, by the following roll call vote:

AYES:	**Dodd, Hernandez, Kendall, Reynolds, Rich and Young**
NOES:	**None**
ABSENT:	**None**
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. 4 into the record as follows:

4. **PLN2015-274/275** Public Hearing to consider the application of Saul Flores for a Site and Architectural Review Permit (PLN2015-274) to allow the construction of a new office building and a Tree Removal Permit (PLN2015-275) to remove four protected Redwood trees on property located at **95 E. Hamilton Avenue**. Staff is recommending that this item be deemed Categorically Exempt under CEQA. Planning Commission action final unless appealed in writing to the City Clerk within 10 calendar days. Project Planner*: Cindy McCormick, Senior Planner*

Ms. Cindy McCormick, Senior Planner, presented the staff report.

Chair Dodd asked for a SARC update.

Commissioner Kendall:

- Reported that SARC discussed trees at length. The arborist said that Trees A, B, C and D would be damaged during construction.

Planner Cindy McCormick said that the proposed replacement Italian Cypress would not grow outward and its roots grow downward.

Commissioner Reynolds:

- Asked if staff had reviewed the desk items.
- Stated that it seems that Ms. Landry knows what she's talking about regarding ADA that is contradictory to staff.

Planner Cindy McCormick advised that ADA issues are usually addressed during Building Plan Check.

Commissioner Rich asked staff if they feel that ADA issues have been adequately addressed.

Planner Cindy McCormick said she would defer to the Project Architect, who is here. She added that the City's Building Official looks at ADA compliance issues as well during plan check for Building Permits.

Commissioner Kendall:
- Pointed out that the owners of this building will be using the building and that several of them use motorcycles.

Chair Dodd opened the Public Hearing for Agenda Item No. 4.

Bishall Dokras, Project Architect:
- Advised that he had received the comments today regarding ADA concerns.
- Added that as a result he rearranged the back area, placed the motorcycle spaces back there and moved two parking spaces to allow for the relocation of the door. They have also enlarged to a nine-foot clearance for the ADA parking spaces.

Director Paul Kermoyan said that if there is a problem with the dumpster enclosure staff will bring it back.

Commissioner Rich:
- Asked Mr. Dokras if they had given any consideration to retaining two of the redwoods located at back parking area.

Bishall Dokras, Project Architect:
- Assured that they tried to keep as many as possible but there is not a lot of clearance to keep them and still meet the required parking.
- Said that this is the best and most efficient way they could come up with.

Saul Flores, Applicant:
- Agreed that it is great to save as many trees as possible.
- Advised that these trees have grown wild. When that happens they create large raised trunk area that would create problems in getting a flat parking area and pad.
- Said he is willing to accept another species of tree if that is recommended. They have no problem changing their landscaping choices.

Susan Landry, Resident on Curtner Ave:
- Explained that she is a Landscape Architect.
- Advised that several residents had contacted her with their concerns about the proposed removal of large redwood trees from this site.
- Added that once she looked at plans she kept finding things to comment on including ADA issues.
- Stated that these redwood trees are more important than parking space depth.
- Said that she thinks that these trees can be saved and that any concerns about roots can be addressed.
- Recommended that the Commission not approve this project as it stands but rather continue it to a future meeting to allow this applicant to redesign for tree placement.

Commissioner Kendall asked which neighbors expressed concern. To the back? To one side?

Susan Landry said that it was Campbell residents but not neighbors to the site. These are people in the community that are concerned about trees coming down. These are big prominent trees. This is an overall concern for the whole City.

Audrey Kiehtreiber, Resident on Walnut:
- Said that she is the President of STACC (San Tomas Area Community Coalition).
- Advised that she was contacted by STAAC members with their concerns about this project.
- Stated that in general, this project's design is appropriate for a commercial use.
- Reported that she heard from some people who were required to retain existing trees and design around them. They complained about that.
- Suggested that there is some concern that the same care is not always applied to commercial sites such as this.
- Said that she doesn't see a need for eight motorcycle parking spaces.
- Said that this project needs to go back and make changes so it should either be denied outright or continued for redesign.

Ali Albazani, Project Civil Engineer:
- Reported that they have switched from just partial use of pervious pavers to full use of pervious pavers. That means the drain pipes are no longer required beneath the area in which they propose to place the Italian Cypress trees.
- Added that the handicapped access issue has been fixed.

Jo-Ann Fairbanks, Resident on Hacienda Ave:
- Showed photographs of redwoods on other commercial properties in Campbell.
- Pointed out that they can thrive without impacting office buildings and parking provision.
- Supported the recommendation for redesign.
- Reminded that the General Plan charges us with the protection of mature trees. They have aesthetic value as well as helping to improve our air quality.
- Assured that protecting trees and building buildings are not mutually exclusive goals.
- Suggested sending this back for redesign in a way that protects the trees on site.
- Advised that SARC had attempted to guide the applicant in a way that allowed the trees to be preserved.

Bishall Dokras, Project Architect:
- Thanked everyone for their comments
- Agreed that there are valid ways to address issues.
- Added that they considered a few iterations of their plan to preserve trees.
- Stated that the ADA issues are a valid concern including the use of paving that makes sure everything is level. They are trying to be flexible.

Chair Dodd closed the Public Hearing for Agenda Item No. 4.

Commissioner Reynolds:

- Said that it seems that ADA issues are usually ironed out through Building's plan check and permitting process.
- Stated that with a previous project considered this evening. three houses are being constructed on what was previously one lot. These houses were designed around the lot. However, in this case, the lot is being designed around the building.
- Said that he believes there are ways to preserve these trees. These trees may be suffering because of a lack of care. Once the site is developed, these trees could come back.
- Recounted that he learned from former Commissioner Bob Roseberry how redwoods do well in a grove-like setting.
- Suggested that the structure be designed around the lot.
- Said that Susan Landry has raised good points. We will regret it if we let these trees be cut down.
- Supported a continuance to allow the project architect to make changes.
- Added that he would be okay with reducing the number of motorcycle spaces.

Commissioner Young:

- Said that SARC considered a proposal for an empty plot of land that is adjacent to residential properties. There are challenges when placing commercial adjacent to residential uses.
- Said that Finding 9 may not be applicable since construction can harm existing trees if their drip line is disturbed during construction.
- Perhaps a reduction in parking can be considered if that could help in the retention of these trees.

Commissioner Hernandez:

- Said that this lot has been empty for a long time.
- Added that she thinks the loss of trees is troubling. Some have been lost due to drought and potentially here in this case to accommodate a new building.
- Questioned whether this can be considered a complete project that is presently here in front of the Planning Commission.
- Admitted to being uncomfortable and wants to be sure of what she is approving.
- Said that eight motorcycle spaces may be a bit much for such a small project site.
- Opined that the proposed replacement with Italian Cypress is not on the same playing field as the redwoods proposed for removal.
- Added that the replacement trees must be something that is more in line with what we are losing if these redwood trees are removed.

Commissioner Kendall:

- Agreed with Commissioner Hernandez.
- Said that it seems per the report that Tree D cannot be saved as it is right in the center of things.
- Added that if sending this back for redesign she would not insist that Trees C or D be saved.

Commissioner Rich:
- Also agreed with Commissioner Hernandez.
- Added that he'd like to see two proposals. One would include saving the trees and the other with proposed parking modifications. Let the Commission look at both options.

Director Paul Kermoyan:
- Pointed out that the trees shown by Ms. Fairbanks were planted at the time the buildings on site were constructed. As such, they adapt to the site.
- Said that this site has existing trees.
- Agreed that it is possible to work around trees.
- Suggested more than a two-week delay to allow for another Arborist Report to be prepared to determine the potential impacts of parking around these trees.
- Advised that the Coastal Redwood is not native to this Valley.
- Encouraged the Planning Commission that in order for the trees to be saved an arborist be asked to advise how to create the parking lot in a manner that does not harm those existing trees.

Commissioner Young
- Referenced Finding 4, impact on surrounding area.
- Suggested a directed approach if this item is to be continued.
- Stressed the need to indicate what the Commission is asking for specifically in the motion for a continuance.

Chair Dodd:
- Said she is hearing interest in having more information about the trees.
- Reminded that the arborist report indicates one tree in good condition and others in fair condition but with signs of stress from the drought.
- Added that the "stress" will not "decrease" with construction occurring on site.
- Said it is important to determine what impacts and odds of survival there are for these trees.
- Stated that the arborist's recommendation was for removal of four and retention of two.

Commissioner Young suggested that an arborist consider if there are mitigations they can recommend.

Commissioner Rich said he would like to see this project with a parking exception.

Director Paul Kermoyan:
- Asked staff who had commissioned the original arborist report and was advised that the applicant had.
- Suggested that the Commission could request a separate independent arborist report overseen by the City.
- Reminded that this lot is vacant and these trees have adapted to this environment.
- Added that Coastal Redwoods generally prefer a wet environment.

Chair Dodd said that she didn't want to create a situation that is dangerous with construction.

Director Paul Kermoyan said that the potential for dropping limbs could be a good question to ask of an evaluating arborist.

Commissioner Kendall asked Director Paul Kermoyan if the Coastal Redwood is protected under the City's Tree Ordinance.

Director Paul Kermoyan replied yes they are since they are native to California.

Commissioner Reynolds said that who hired the arborist makes a big difference. He is looking for an arborist report that comes back with ways to save these trees. He'd like to protect these trees while allowing this applicant to build a building on site.

Chair Dodd suggested someone put forth a motion for a continuance.

Director Paul Kermoyan suggested that a continuance be made to a date uncertain to allow an arborist to conduct a focused review that considers retention techniques.

Motion: **Upon motion of Commissioner Reynolds, seconded by Commissioner Hernandez, the Planning Commission CONTINUED TO A DATE UNCERTAIN the consideration of a Site and Architectural Review Permit (PLN2015-274) to allow the construction of a new office building and a Tree Removal Permit (PLN2015-275) to remove four protected Redwood trees on property located at 95 E. Hamilton Avenue. (6-0)**

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REPORT OF THE COMMUNITY DEVELOPMENT DIRECTOR

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

- Advised that Commissioner Bonhagen has resigned from the Planning Commission.
- Reported that a new Bill was recently adopted that provides regulations for Secondary Dwelling Units. The City of Campbell needs to act before January 1st to be compliant.
- Said that staff is looking at November 14th for a special PC meeting to consider these changes.
- Asked Commissioners to let staff know if that day works with their respective calendars.
- Reported that he and Chair Dodd and Commissioner Young have just returned from the California APA Conference held in Pasadena. It was a great program offering excellent continuing education.

Chair Dodd reported that out of the 13 sessions offered, she attended 12. She found out a lot about Density Bonus as well as how to engage different parts of the

community. She said she thoroughly enjoyed this conference. She has attended the League of California Cities Conference in the past but preferred this conference. She said that members of Council would benefit as well.

Commissioner Young reported that he learned that San Diego is stricter about their Commissioners' operation. They cannot make site visits and cannot communicate with parties appearing before their Commission outside of the public hearings. He also learned gentrification issues. He went to all 13 sessions offered.

Director Paul Kermoyan advised that next year's CalAPA Conference will be held in Sacramento. He will budget for three members of the Commission to be able to attend.

ADJOURNMENT

The Planning Commission meeting adjourned at 10:05 p.m. to the next Regular Planning Commission Meeting of **November 22, 2016** (the Regular Meeting of November 8, 2016 has been cancelled).

SUBMITTED BY: _____
Corinne Shinn, Recording Secretary

APPROVED BY: _____
Cynthia Dodd, Chair

ATTEST: _____
Paul Kermoyan, Secretary

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

MEMORANDUM

To: Members of the Planning Commission **Date:** December 13, 2016

From: Paul Kermoyan, Community Development Director

Subject: Report of the Community Development Director

I. <u>CITY COUNCIL ACTIONS</u>: The City Council met on Tuesday, **December 6, 2016**, and discussed the following items of interest to the Planning Commission:

A. **<u>Study Session – Campbell Village Area Plan</u>**: Council held a Study Session on the draft Campbell Village Area Plan, which will soon be forwarded to the Planning Commission.

B. **<u>Adoption of 2016 CA Building and Fire Codes</u>**: Council approved the second reading and adopted an Ordinance amending Titles 1, 17 and 18 of the Campbell Municipal Code.

C. **<u>Accessory Dwelling Units (ADU):</u>** Council introduced this Ordinance and will take second reading on December 12, 2016.

D. **<u>Appeal of Massage Establishment Permit Revocation</u>**: Council adopted a resolution rejecting this revocation for Serenity Spa and its owner.

E. **<u>Dell Avenue Area Plan (DAAP)</u>:** Council decided to discontinue processing the DAAP, to remove mention of non-conforming uses and structures, and to provide the draft DAAP and FEIR to the General Plan consultant as background material.

F. **<u>Medical Marijuana Regulations and Safety Act of 2016</u>:** Council accepted the report of the City Clerk declaring the sufficiency of the initiative petition and adopted a resolution directing that an informal report be prepared pursuant to section 9212 of the Elections Code.

II. <u>MISCELLANEOUS</u>

A. **<u>SARC Meeting of December 13, 2016:</u>** SARC reviews the following items:

1. **96 E. Rincon Ave**: Planned Development Permit to allow construction of two new single-family homes and a Tree Removal Permit to remove two walnut trees.. Project Planner: *Daniel Fama, Senior Planner*
2. **910 Emory Ave**: Site and Architectural Review Permit to allow the construction of a new single-family residence and a Tree Removal Permit to remove five trees on property located on an R-1-16 zoned parcel in the STANP area. Project Planner: *Cindy McCormick, Senior Planner*

B. **<u>NOTE: THE JANUARY PC MEETINGS WILL OCCUR ON THE 3RD AND 5TH TUESDAYS AND THE CC WILL HOLD THEIR MEETINGS ON THE 2ND AND 4TH TUESDAYS.</u>**

C. **Next Regular Planning Commission Meeting to be held on January 17, 2017**: This agenda will include the following Items:

1. Application of Robert and Desoree Osorio for a Site and Architectural Review Permit (PLN2016-343) to allow the construction of a new single-family residence on property located at **910 Emory Avenue**.
2. Application of Carol Whitsett for a Modification (PLN2016-331) to a term-limited Conditional Use Permit (PLN2012-10) to extend the approval period for an existing large fitness studio (Sedusa Studios) for five (5) years, on property located at **1300 Dell Avenue**.
3. City-initiated Zoning Code Amendment (PLN2016-356) to amend Title 21 (Zoning Code) of the Campbell Municipal Code to adopt provisions to regulate the installation and operation of collection containers (donation bins).