COUNCIL AGENDA: 10-16-07
ITEM: 11.1(b)

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Planning Commission

SUBJECT: SEE BELOW

DATE: September 27, 2007

COUNCIL DISTRICT: 1
SNI AREA: N/A

SUBJECT: PDC06-005. PLANNED DEVELOPMENT REZONING FROM R-M RESIDENTIAL DISTRICT TO A(PD) RESIDENTIAL DISTRICT TO ALLOW 45 ATTACHED SINGLE-FAMILY UNITS OVER A PODIUM GARAGE ON A 0.90 GROSS ACRE SITE.

RECOMMENDATION

The Planning Commission voted 7-0-0 to recommend that the City Council approve the proposed Planned Development rezoning from R-M Multiple Residence Zoning District to A(PD) Planned Development Zoning District to allow 45 attached single-family units over a podium garage on a 0.90 gross acre site.

OUTCOME

Should the City Council approve the Planned Development Rezoning, up to 45 single-family attached residences may be built on the subject 0.90 gross acre site, consistent with the development standards for the subject rezoning. This future development would be subject to a Planned Development Permit, and all existing structures on the site would be demolished.

BACKGROUND

On September 26, 2007, the Planning Commission held a public hearing to consider the proposed Planned Development Rezoning. The Director of Planning, Building and Code Enforcement recommended approval of the proposed rezoning. The applicant, Jason Lee, was present to answer questions regarding the project.

Commissioner Kamkar pulled the item from the consent calendar, and stated that he had questions for both staff and the applicant regarding schools, parking, and building height. Commissioner Kamkar asked the applicant which school district served the project, and if the district had been contacted for comment, as this project would impact them. Mr. Lee indicated that the project was served by the Cupertino school district, and that the Initial Study prepared for the project estimated that there would be an increase of eight to nine students per school, therefore the project would not cause a significant impact.

Commissioner Kamkar then asked the applicant if enough parking was being provided for the project. The applicant stated that the parking in the neighborhood was currently impacted because most families have two to three cars. He stated that his project provided two spaces for each unit, as well as seven additional spaces in the underground garage. Five spaces were also available on the street in front of the project site. Commissioner Kamkar asked if the parking spaces were to be standard size. Mr. Lee indicated that they would be standard sized spaces. Commissioner Kamkar stated that he thought the parking configuration proposed was very efficient, and he complimented the applicant on the layout.

Commissioner Kamkar then asked the applicant to speak to the building height in relation to the existing surrounding structures. Mr. Lee indicated that the General Plan allowed the project to go up to 50 feet in height, and that the top of roof was proposed to be at this height, but the plate height of the building would be at 45 feet. He stated that the surrounding uses were either two- or three-story apartments. Commissioner Kamkar expressed concern that the proposed building would be so tall as that it would block light to the adjacent uses. Mr. Lee explained a parking area and carports exist directly adjacent to the project to the north, and that the residential structure to the north was at least forty feet away from the proposed structure. The applicant stated that there would be no shadow and light impacts.

The applicant, Mr. Lee, then stated that he owns and lives in the existing development at the subject site, and as this is his first project it has been a complicated process for him to undertake. He stated that staff has been helpful and cooperative through the process, and has worked with him to ensure that the project results in an attractive structure for the neighborhood.

Commissioner Kamkar asked staff to verify that the school district had been contacted regarding this proposal, and to verify that they had provided no comments. Staff explained that the school district was contacted twice, once at project intake, and again during the environmental review period for the project. Staff explained that all projects are required to pay standard school impact fees based on the numbers of new units, and that typically, the school districts do not send project-specific correspondence unless they have an issue with the project, so no correspondence had been received regarding this project. Commissioner Kamkar asked how staff knew that the school district received the referrals regarding the project, and asked if the school district sends "no comment" letters. Staff stated that a project referral is sent to a contact at the school district by mail, and that it is the standard practice of the district not to comment on projects unless there is an issue.

Commissioner Jensen asked if the project had been referred to other departments, such as the Fire, Environmental Services, Police, and Building departments, for comments. She asked if the applicant was aware of these comments, particularly the green building recommendations from the Environmental Services Department. Staff stated that the project had been referred to these departments as standard protocol, and that all comments staff received were transmitted to the developer. Staff also stated that during the PD Permit stage staff would work with the developer and encourage him to incorporated green building methods into the project.

Commissioner Jensen asked for clarification on the layout of the Land Use Plan. Staff provided clarification. She then asked if the "common open space" labeled on the plans that appeared to be in the stairwell had been counted toward the open space provided for the project. Staff responded that it had not been counted as open space. She commented that the common open space appeared to be

mostly impervious surface, and the amount of landscaping and pervious surface should be increased. Staff stated that there would be some difficulty accommodating a large amount of landscaping in the common courtyard, as it would be over a podium so no large trees. Staff indicated that they had identified opportunities to increase the amount of landscaping in the common area, and they would work with the developer to incorporate more landscaping into the project at the PD Permit stage.

Commissioner Kamkar made a motion to consider the Negative Declaration is accordance with CEQA, and to recommend that the City Council approve the subject rezoning as recommended by Staff. The motion was approved unanimously.

ANALYSIS

As noted in the original Staff Report, the proposed rezoning of the site from RM Multiple Residence to A(PD) Planned Development Zoning District is consistent with the San José 2020 General Plan Land Use/Transportation Diagram designation of Medium High Density Residential (25-50 DU/AC). Further the project provides an opportunity to further important goals and strategies of the General Plan and is in conformance with the Residential Design Guidelines.

EVALUATION AND FOLLOW-UP

Not Applicable. The applicant will be required to secure a Planned Development Permit from the Planning Director in order to implement the subject rezoning.

POLICY ALTERNATIVES

Not Applicable

PUBLIC OUTREACH/INTEREST

- ☐ **Criteria 1**: Requires Council action on the use of public funds equal to $1 million or greater. **(Required: Website Posting)**
- ☐ **Criteria 2:** Adoption of a new or revised policy that may have implications for public health, safety, quality of life, or financial/economic vitality of the City. **(Required: E-mail and Website Posting)**
- ☐ **Criteria 3:** Consideration of proposed changes to service delivery, programs, staffing that may have impacts to community services and have been identified by staff, Council or a Community group that requires special outreach. **(Required: E-mail, Website Posting, Community Meetings, Notice in appropriate newspapers)**

Although this item does not meet any of the above criteria, staff followed Council Policy 6-30; Public Outreach Policy. A community meeting was held for the Rezoning proposal in December of 2006 in order to discuss the proposed project and solicit feedback from the community. Approximately 15 people attended the meeting. Persons in attendance generally supported the proposed project. The neighborhood said the project should include adequate parking, as many of the existing developments in the neighborhood are under parked. Neighbors stated that the proposed architecture was attractive, and said they welcomed further investment and home ownership

opportunities in their neighborhood. A sign was posted at the site, and a notice of the public hearing was distributed to the owners and tenants of all properties located within 500 feet of the project site and posted on the City website. The rezoning was also published in a local newspaper, the Post Record. This staff report is also posted on the City's website. Staff has been available to respond to questions from the public.

COORDINATION

This project was coordinated with the Department of Public Works, Fire Department, Police Department, Environmental Services Department and the City Attorney.

FISCAL/POLICY ALIGNMENT

This project is consistent with applicable General Plan policies and City Council approved design guidelines, as further discussed in attached staff report.

COST SUMMARY/IMPLICATIONS

Not applicable.

BUDGET REFERENCE

Not applicable.

CEQA

CEQA: MND (Mitigated Negative Declaration)

for Susan Walton
JOSEPH HORWEDEL, SECRETARY
Planning Commission

For questions please contact Jeannie Hamilton at 408-535-7800.

cc: Jason Lee, 7221 Bark Lane, Apt 12, San Jose, CA 95129

COUNCIL AGENDA: 10/16/07
ITEM: 11.1(b)

CITY OF SAN JOSÉ, CALIFORNIA
Department of Planning, Building and Code Enforcement
200 E. Santa Clara Street
San José, California 95113-7905

Hearing Date/Agenda Number
P.C. 9/12/07 Item No.: 3.b.
C.C. 10/[illegible]/07

File Number
PDC06-005

Application Type
Planned Development Rezoning

STAFF REPORT

Council District
1

SNI
None

Planning Area
West Valley

Assessor's Parcel Number(s)
372-24-011

PROJECT DESCRIPTION

Completed by: S. Martina Davis

Location: North side of Bark Lane approximately 150 feet west of Weyburn Lane

Gross Acreage: 0.90 Net Acreage: 0.90 Net Density: 50 DU/AC

Existing Zoning: RM Multiple Family Residence Existing Uses: 20 Unit apartment building

Proposed Zoning: A(PD) Planned Development Proposed Use: Up to 45 single-family attached residential units

GENERAL PLAN

Completed by: SMD

Existing Land Use/Transportation Diagram Designations
High Density Residential (25-50 DU/AC)

Project Conformance:
[x] Yes [ ] No
[x] See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING

Completed by: SMD

North:	Multi-Family Residential	RM Multiple Family Residence
East:	Multi-Family Residential	RM Multiple Family Residence
South:	Multi-Family Residential	RM Multiple Family Residence
West:	Vacant (Commercial development approved)	CP Commercial Pedestrian

ENVIRONMENTAL STATUS

Completed by: SMD

[ ] Environmental Impact Report found complete
[ ] Negative Declaration circulated
[x] Negative Declaration adopted on July 23, 2007

[ ] Exempt
[ ] Environmental Review Incomplete

FILE HISTORY

Completed by: SMD

Annexation Title: Johnson No. 1 Date: 3/5/1956

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

[x] Recommend Approval
[ ] Recommend Approval with Conditions
[ ] Recommend Denial

Date 8/29/07 Approved by: [signature]

OWNER/DEVELOPER

Jason Lee
7221 Bark Lane, Apt 12
San Jose, CA 95129

PUBLIC AGENCY COMMENTS RECEIVED Completed by: SMD

Department of Public Works

- Attached.

Other Departments and Agencies

- NA

GENERAL CORRESPONDENCE

- None

ANALYSIS AND RECOMMENDATIONS

BACKGROUND

On January 18, 2006 the applicant, Jason Lee, filed an application for a Planned Development Rezoning from RM Multiple Residence Zoning District to A(PD) Planned Development Zoning District on a 0.90 gross acre site located on the north side of Bark Lane approximately 150 feet west of Weyburn Lane. A Planned Development Zoning is required because the project is proposing setbacks and height that are not supported by the existing conventional Zoning District.

The proposed project would allow the demolition of an existing apartment building on the site, and the construction of up to 45 single-family attached residential units on a podium over a parking structure. The subject site is surrounded by multi-family residential uses to the north, south, and east, and a vacant lot with an approved commercial development to the south.

Project Description

The proposed project would demolish the existing apartment building on the site, which was constructed in 1961. The structure was reviewed and determined not to be of historic value. The project would also result in the removal of 10 ordinance size trees and 11 non-ordinance size trees from the project site, as these trees would be located in the proposed building footprint. The arborist report identified two Swamp Myrtle trees on the site as valuable, slow growing trees in good condition. Staff will work with the applicant at the PD Permit stage to determine the feasibility of preserving and moving these trees, either on the subject site or to another location.

The project proposes a podium with one level of completely below grade parking which would be accessed from a driveway on the east side of the site on Bark Lane. The project proposes 45, 3-bedroom units in a four story structure, with pedestrian access off of a common courtyard in the center of the site. The units facing Bark Lane would also have direct access to the street through their front patios. Each unit would be two stories, and would have balconies both facing the interior courtyard and the exteriors of the building.

GENERAL PLAN CONFORMANCE

The subject property has a land use designation of High Density Residential (25-50 DU/AC) on the San Jose 2020 General Plan Land Use/Transportation Diagram. The proposed development at 50 DU/AC is consistent with this designation.

This proposal is also in conformance with the General Plan Residential Land Use Policies in that 1) the land to be used for the future development will be fully and efficiently utilized to maximize the potential to add to the housing stock; 2) the project is integrated with the surrounding uses to blend in with the neighborhood; 3) consistent architectural themes have been integrated into the design; and 4) the building scale does not overwhelm the neighborhood.

The project conforms to the General Plan Housing Major Strategy, which seeks to provide a variety of housing opportunities, and the Growth Management Major Strategy, which encourages infill development within urbanized areas to achieve the most efficient use of urban facilities and services.

ENVIRONMENTAL REVIEW

The Director of Planning, Building, and Code Enforcement prepared an Initial Study for the proposed project, and circulated a Negative Declaration for public review from July 3 to July 23, 2007. The Negative Declaration was adopted on July 23, 2007. The primary issues addressed in the environmental review documents included the project's environmental impacts on air quality, biological resources, geology and soils, hydrology and water quality, and noise. The Initial Study determined that no mitigation measures would be required to reduce any significant project impacts to a less-than-significant level, therefore a Negative Declaration was circulated. The full text of the Initial Study is available online at: http://www.sanjoseca.gov/planning/eir/MND.htm

ANALYSIS

This proposal is for a podium cluster housing unit development, therefore, Planning staff has analyzed the project for consistency with the standards for this product type contained in the *Residential Design Guidelines* with respect to setbacks, building separations, parking, and private and common open space.

Perimeter Setbacks

The Residential Design Guidelines recommend perimeter setbacks from adjacent uses and public streets to ensure that new development is compatible with adjacent uses, and relates appropriately to the surrounding streets. For this project, the Guidelines recommend, a building setback of 15 feet from minor residential streets such as Bark Lane. The project proposes 8' to the front porches of the units, and 15 feet to the building face. Minor architectural elements project into this 15' setback no more than 3'.

The guidelines recommend a setback of 10 feet for the first and second story and 15' for the third story and above to "incompatible uses." The project proposes a 10' setback to the adjacent use for all floors. The adjacent commercial parcel to the west is zoned Commercial Pedestrian, the permitted uses of which are typically compatible with residential developments, however the "incompatible use" category is the closest appropriate use enumerated in the perimeter setback table in the Residential Design Guidelines. Staff believes that this 10' setback is adequate, because the proposed commercial development to the west would orient away from the subject site, with no doors or active areas facing this project. The approved commercial building would be set back from the subject property line a minimum of 10', with landscaping separating the uses, therefore the proposed development would match the setbacks of the approved, adjacent commercial building to the west.

The Guidelines also recommend setbacks to adjacent "other residential" uses that match the existing setback of the adjacent use. The existing multi-family structures to the north and east of the site have setbacks of less than 5' to the subject property. At these northerly and easterly interfaces, this development proposes a setback of 10'to the proposed building, with the ground level porches encroaching into this setback up to 6 feet.

Internal Building Separations

The Residential Design Guidelines recommend minimum project building separations of 25 between feet the fronts of building faces. Although the project proposes one single structure, staff used this provision to evaluate the separation between building faces in the center courtyard. The minimum separation from building face to building face is 30' for the first and second floors, and between 30' and 37' for the third and fourth floors. The third and forth floor include balconies and walkways that would be have a 25' separation from each other. The courtyard dimensions and building separations conform to the Residential Design Guidelines and are adequate to maintain an attractive and usable interior courtyard.

Parking

All of the parking for the project would be provided in the below grade garage. When all open parking is provided, the guidelines recommend that the project include two parking spaces for each three-bedroom unit. All 45 units are proposed as three-bedroom units, therefore a total of 90 parking spaces are required for this project. The project proposes 97 parking spaces in the garage. The security gate would be positioned so that five of the provided parking spaces would be accessible to guests. The project proposes 75 degree angled parking, which is a parking layout that is not specifically identified in the Zoning Ordinance standards. Staff will work with the applicant at the PD Permit stage to ensure that this parking layout will function properly, which may require a minor redesign to parking configuration to ensure adequate aisle width. This may require the use of 60 degree angle parking for a portion of the garage in order to appropriate justify narrow parking aisles. Staff is confident that adequate parking could be accommodated in the proposed garage without having to resort to alternative design measures, such as tandem spaces.

Open Space

For podium cluster housing, the Guidelines recommend that each unit provide a minimum of 60 square feet of private open space, and 100 square feet of common useable open space per unit. The common open space is provided entirely in the courtyard located on the podium in the center of the proposed building. The proposed 45-unit project provides a total of 5,369 square feet of common open space, which equates to 119 square feet per unit.

The project provides each unit with approximately 120 square feet of private open space in the form of private balconies. Each unit would have a balcony or patio with a minimum of 60 square foot off the living area that would face the exterior of the building, and another 60 square foot balcony off the bedrooms on the second floor of the unit. The private open space proposed with this project would be more than double the recommendation of the Guidelines.

COMMUNITY OUTREACH

A noticed community meeting was held on December 13, 2006 to discuss the proposed project and solicit feedback from the community. Approximately 15 people attended the meeting. Persons in attendance generally supported the proposed project. The neighborhood said the project should include adequate parking, as many of the existing developments in the neighborhood are under parked. Neighbors thought the proposed architecture was attractive, and welcomed further investment and home ownership opportunities in their neighborhood.

Notices of the public hearing were distributed to the owners and tenants of all properties located within 500 feet of the subject site. The Planning Commission Agenda is posted on the City of San José website, which includes a copy of the staff report. Staff has been available to discuss the project with interested members of the public.

RECOMMENDATION

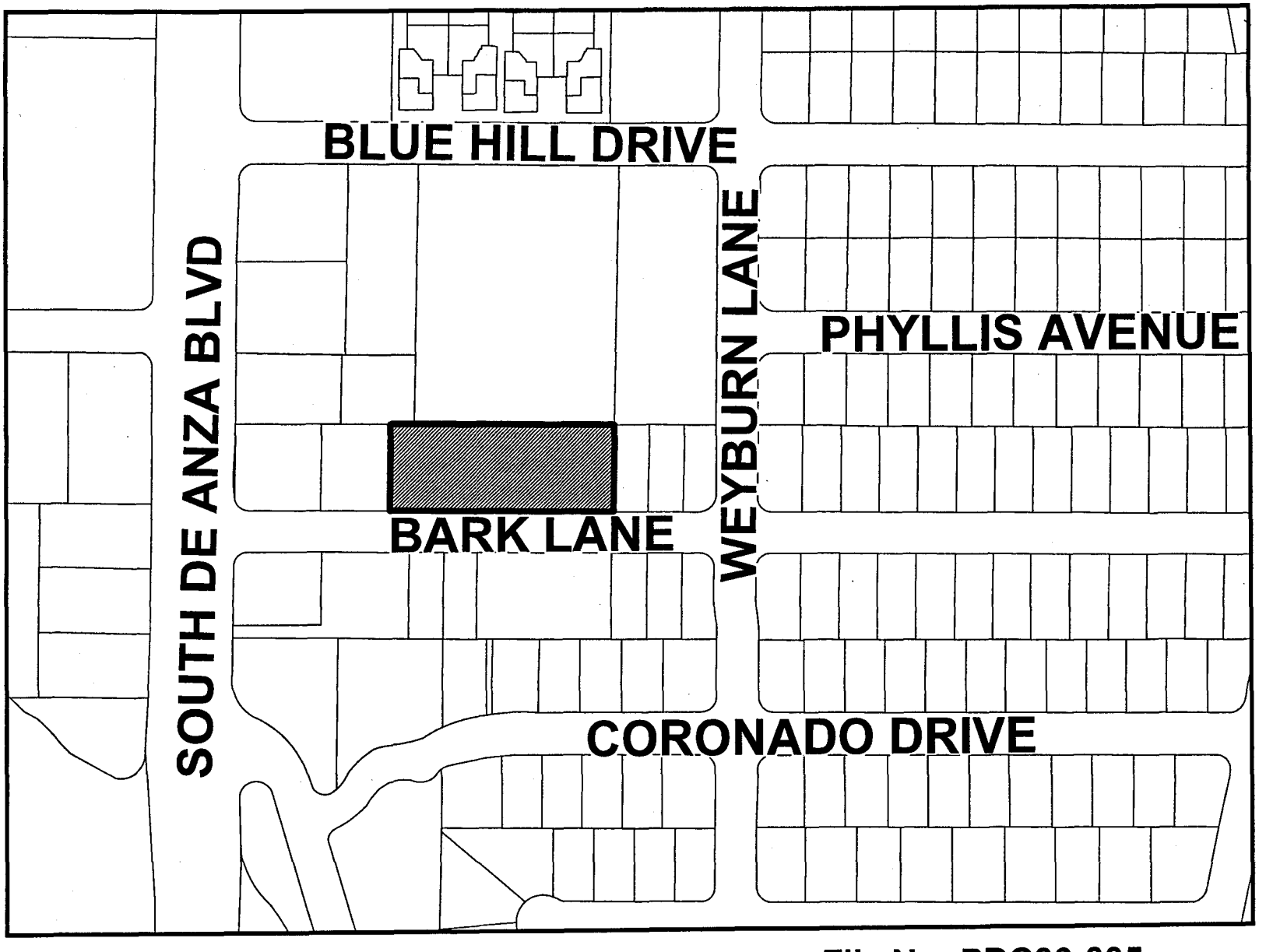
Planning staff recommends that the Planning Commission forward a recommendation to the City Council to approve the proposed Planned Development Rezoning for the following reasons:

1. The proposed project is consistent with the San José 2020 General Plan Land Use/Transportation Diagram designation of High Density Residential (25-50 DU/AC).

2. The proposed project is consistent with the San José 2020 General Plan Housing and Growth Management Major Strategies.

3. The proposed project is consistent with the Residential Design Guidelines.

4. The proposed project is designed to be compatible with existing uses on adjacent and neighboring properties.



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Scale: 1"= 200'
Noticing Radius: 500 feet

Map Created On:
01/18/2006

File No: PDC06-005

District: 1

Quad No: 96

PDC06-005
DRAFT DEVELOPMENT STANDARDS

The following notes are to be incorporated on the final General Development Plan upon City Council Approval. These notes shall replace all other notes currently identified on said plan(s).

Permitted Uses: Up to 45 Single-family attached residential units.

Maximum Height: 50 feet /4 stories

Off-Street Parking Requirements: 2 parking spaces per unit for 3 bedroom units. Parking shall conform to the Residential Design Guidelines.

Private Open Space: Minimum 60 square feet/unit (6 feet min. dimension)

Common Open Space: Minimum 100 square feet/unit

Setbacks: (Minimum)

Front:	12 feet to building face, 8 feet to underground parking
Sides and Rear:	10 feet to building face, 5 feet to underground parking

Project shall maintain a minimum width of 30 feet between building faces in the interior courtyard, and a minimum width of 25 feet between interior walkways and balconies.

Minor Architectural projections and cantilevers, such as chimneys, balconies, and bay windows, may project into the building setback by no more than two (2) feet for a horizontal distance not to exceed ten (10) feet in length. Porches and stairs may encroach into required setbacks

Front yard maintenance: A homeowners association (or similar mechanism) shall be established to maintain the front yard landscaping and back up landscaping within the project.

Private infrastructure to meet or exceed public improvement standards.

Note: Where these development standards conflict with other information included on the land use diagram, these standards shall take precedence.

GENERAL NOTES

Water Pollution Control Plant Notice
Pursuant to part 2.75 of chapter 15.12 of the San Jose Municipal Code, no vested right to a building permit shall accrue as the result of the granting of any land development approvals and applications when and if the city manager makes a determination that the cumulative sewage treatment demand on the San Jose – Santa Clara water plant will cause the total sewage treatment demand to meet or exceed the capacity of the San Jose – Santa Clara water pollution control plant to treat such sewage adequately and within the discharge standards imposed on the city by the state of California regional water control board for the San Francisco Bay region. Substantive conditions designed to decrease sanitary sewage associated with any land use approval may be imposed by the approving authority.

Parkland Dedication Ordinance
This subdivision is subject to the requirements of the parkland dedication ordinance (Chapter 19.38 of Title 19 of the San Jose Municipal Code,) for the dedication of land or payment of fees in lieu of the dedication of land for park purposes, under the formula contained with that chapter.

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Memorandum

TO: Martina Davis
Planning and Building

FROM: Ebrahim Sohrabi
Public Works

SUBJECT: **FINAL RESPONSE TO DEVELOPMENT APPLICATION**

DATE: 08/31/07

PLANNING NO.:	PDC06-005
DESCRIPTION:	Planned Development Rezoning from R-M Residential District to A(PD) Residential District to allow 45 attached single-family units over a podium garage on a 0.90 gross acre site.
LOCATION:	north side of Bark Lane approximately 150 feet west of Weyburn Lane
P.W. NUMBER:	3-18001

Public Works received the subject project on 07/25/07 and submits the following comments and requirements.

Project Conditions:

Public Works Clearance for Building Permit(s) or Map Approval: Prior to the approval of the Tract or Parcel Map (if applicable) by the Director of Public Works, or the issuance of Building permits, whichever occurs first, the applicant will be required to comply with all of the following conditions to the Director of Public Works satisfaction. The applicant is strongly advised to apply for any necessary Public Works permits prior to applying for Building permits.

1. **Construction Agreement**: The public improvements conditioned as part of this permit require the execution of a Construction Agreement that guarantees the completion of the public improvements to the satisfaction of the Director of Public Works. This agreement includes privately engineered plans, bonds, insurance, a completion deposit, and engineering and inspection fees.

2. **Transportation**: A traffic report has been prepared for this project based on 22 net new AM and 22 net new PM peak hour trips. We conclude that the subject project will be in conformance with the City of San Jose Transportation Level of Service Policy (Council Policy 5-3) and a determination for a negative declaration can be made with respect to traffic impacts.

3. **Grading/Geology:**
   a) A grading permit is required prior to the issuance of a Public Works Clearance. The construction operation shall control the discharge of pollutants (sediments) to the storm drain system from the site. An erosion control plan may be required with the grading application.

b) A soils report must be submitted to and accepted by the City prior to the issuance of a grading permit.

4. **Stormwater Runoff Pollution Control Measures**: This project must comply with the City's Post-Construction Urban Runoff Management Policy (Policy 6-29) which requires implementation of Best Management Practices (BMPs) that include site design measures, source controls, and stormwater treatment controls to minimize stormwater pollutant discharges. Post-construction treatment control measures, shown on the project's Stormwater Control Plan, shall meet the numeric sizing design criteria specified in City Policy 6-29.
   a) The project's preliminary Stormwater Control Plan and numeric sizing calculations have been reviewed. At PD stage, submit the final Stormwater Control Plan and numeric sizing calculations.
   b) At PD stage, revise plans to delineate drainage areas and identify each individual swale areas and/or mechanical devices designated to treat these areas.
   c) Final inspection and maintenance information on the post-construction treatment control measures must be submitted prior to issuance of a Public Works Clearance.
   d) A post construction Final Report is required by the Director of Public Works from a Civil Engineer retained by the owner to observe the installation of the BMPs and stating the all post construction storm water pollution control BMPs have been installed as indicated in the approved plans and all significant changes have been reviewed and approved in advance by the Department of Public Works.

5. **Flood Zone D:** The project site is not within a designated Federal Emergency Management Agency (FEMA) 100-year floodplain. Flood zone D is an unstudied area where flood hazards are undetermined, but flooding is possible. There are no City floodplain requirements for zone D.

6. **Sewage Fees:** In accordance with City Ordinance all storm sewer area fees, sanitary sewer connection fees, and sewage treatment plant connection fees, less previous credits, are due and payable.

7. **Parks:** In accordance with the Parkland Dedication and Park Impact Ordinances (SJMC 19.38/14.25), the park impact fee will be due for any additional living units that are built.

8. **Street Improvements**:
   a) Remove and replace broken or uplifted curb, gutter, and sidewalk along project frontage. Provide a minimum 10' attached sidewalk with tree wells.
   b) Construct a new storm main to the westerly property line of the project site per City standards.
   c) Close unused driveway cuts.
   d) Proposed driveway width to be 26'.
   e) Repair, overlay, or reconstruction of asphalt pavement may be required. The existing pavement will be evaluated with the street improvement plans and any necessary pavement restoration will be included as part of the final street improvement plans.

9. **Complexity Surcharge (In-Fill)**: This project has been identified as an in-fill project. Based on established criteria, the public improvements associated with this project have been rated medium complexity. An additional surcharge of 25% will be added to the Engineering & Inspection (E&I) fee collected at the street improvement stage.

10. **Electrical**: Existing electroliers along the project frontage will be evaluated at the public improvement stage and any street lighting requirements will be included on the public improvement plans.

11. **Street Trees**: Install street trees within public right-of-way along entire project street frontage per City standards; refer to the current "Guidelines for Planning, Design, and Construction of City Streetscape Projects". Street trees shall be installed in cut-outs at the back of curb. Obtain a DOT street tree planting permit for any proposed street tree plantings. Street trees shown on this permit are conceptual only. Contact the City Arborist at (408) 277-2756 for the designated street tree.

Please contact the Project Engineer, Ryan Do, at (408) 535-6897 if you have any questions.

Ebrahim Sohrabi
Senior Civil Engineer
Transportation and Development Services Division

RTD
ES:rd:gf
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