



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Planning Commission

SUBJECT: SEE BELOW

DATE: November 15, 2007

COUNCIL DISTRICT: 5
SNI AREA: N/A

SUBJECT: PDC07-041. Conforming Planned Development Pre-zoning from County to A(PD) Planned Development Zoning District to allow up to 7 single-family detached residences on a 0.98 gross acre site, located on the east side of North White Road, approximately 100 southerly of Kentridge Drive.

RECOMMENDATION

The Planning Commission voted 6-0-1 to recommend that the City Council approve the proposed Planned Development Rezoning from the R-1-8 Residential District to the A(PD) Planned Development District to allow 2 single-family detached residences on a 0.25 gross acre site.

OUTCOME

Should the City Council approve the Planned Development Rezoning, seven single-family detached residence may be built on the subject 0.98 gross acre site, consistent with the development standards for the subject rezoning. This future development would be subject to a Planned Development Permit.

BACKGROUND

On June 13, 2007, the applicant, Lon Dunaway, filed an application for a pre-zoning from Unincorporated County to A(PD) Planned Development to allow up to seven single-family detached residences on a 0.98 gross acre site. A Planned Development Rezoning is required because the developer proposed to subdivide and develop the property in a configuration that is not supported in any of the City's conventional residential zoning districts. Specifically, the project proposes minimum lot areas that are smaller than what is allowed by conventional residential zoning districts.

The project is located on the east side of North White Road, approximately 100 feet southerly of Kentridge Drive. The subject site is currently vacant. Surrounding land uses include multi-family residences to the north, a private club/lodge (The American Legion) to the south, and single-family detached residences to the east and west.

Commissioner Kinman stated there was no sign on the site with the development proposal information. The property owner's representative, Bo Chen, responded that a sign had been installed shortly after the application was submitted, and would quickly re-install a new sign if the original one was missing.

Commissioner Jensen strongly encouraged that the developer work with staff to incorporate "green" building technology into the project during the Planned Development Permit stage. Mr. Chen replied they would gladly work with staff to make the project "greener".

The Commission voted 6-0-1, Commissioner Campos absent, to forward a recommendation to the City Council to approve the project as recommended by staff.

ANALYSIS

The proposed project conforms to the Two-Acre Rule Discretionary Use Policy, in that it is of exceptional design and is harmonious with the existing neighborhood development. See original staff report for additional discussion.

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 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

ND (Negative Declaration) adopted on November 13, 2007, under File No. PDC07-041.



JOSEPH HORWEDEL, SECRETARY
Planning Commission

For questions please contact Avril Baty at 408-535-7652.



STAFF REPORT
PLANNING COMMISSION

FILE NO.: PDC07-041

Submitted: 6/13/07

PROJECT DESCRIPTION: Planned Development Pre-zoning from County to A(PD) Planned Development Zoning District to allow up to 7 single-family detached residences on a 0.98 gross acre site.

Existing Zoning	Unincorporated County
Proposed Zoning	A(PD) Planned Development
General Plan	MLDR (8.0 DU/AC)
Council District	5
Annexation Date	TBD
SNI	None
Historic Resource	No
Redevelopment Area	No
Specific Plan	N/A

LOCATION: East side of North White Road, approximately 100 feet southerly of Kentridge Drive.

OWNER: Timothy Chen

APPLICANT: Lon Dunaway, Architect



GENERAL PLAN



ZONING



RECOMMENDATION

Planning staff recommends approval of 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 with the application of the Discretionary Alternate Use Policy Two-Acre Rule and supports several of the General Plan goals and policies as well as major strategies, including housing and growth management.
2. The proposed zoning is compatible with existing uses on the adjacent and neighboring properties.
3. The proposed project is in conformance with the Residential Design Guidelines.

BACKGROUND & DESCRIPTION

This application is for a Planned Development Pre-zoning to allow up to seven new single-family detached residences on 0.98 gross acres. A Planned Development Rezoning is required because the developer proposes to develop the property in a configuration that is not supported in any of the City's conventional residential zoning districts. Specifically, the project proposes minimum lot areas per living unit that are smaller than what is allowed by conventional residential zoning districts.

ENVIRONMENTAL REVIEW

An Initial Study was prepared for the project and a Negative Declaration was circulated for public review by the Director of Planning on October 30, 2007. The Director of Planning, Building and Code Enforcement intends to adopt said Negative Declaration on November 14, 2007. The primary issues that were addressed in the environmental review included air quality due to temporary construction impacts and noise related impacts due to construction noise. No significant environmental impacts are anticipated from the project, therefore no mitigation would be required.

GENERAL PLAN CONFORMANCE

The subject property has a land use designation of Medium Low Density Residential (8.0 DU/AC) on the San Jose 2020 General Plan Land Use/Transportation Diagram. The proposed development at 8.17 DU/AC is not consistent with this designation. However, the Discretionary Alternate Use Policy entitled Two-Acre Rule allows parcels with a residential land use designation to be developed at a higher or lower density range provided that such units are compatible with surrounding uses and the project has an exceptional design.

The slightly higher density for the project site is determined to be acceptable based on its compatibility with surrounding land uses. The project maintains the existing pattern of single-family residences that front North White Road. The mass of the proposed residences matches that which is allowed by right on the adjacent properties to the south that are located in the County and have a General Plan Designation of Medium Low Density Residential. The project proposes a density that is between the existing higher density to the north and lower density to the south, bridging the density gap in the neighborhood by providing a lower density product with a higher density subdivision pattern.

This project, as proposed under this policy, is of exceptional design in that the site includes a unit design that incorporates a shared driveway/parking court for two adjoining units. This design screens the garage doors from the street, minimizes repetitive driveways in the front setback and allows for better continuity of the front setback landscaping. The innovative design provides a street cross section that includes street tree pop-outs and a good amount of street parking in a manner that is not overly dominant.

As discussed in the analysis section, the project meets or exceeds all Residential Design Guidelines standards.

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.

ANALYSIS

The proposed Planned Development Pre-zoning would facilitate development of an underutilized parcel into seven single-family detached units. The primary issue associated with the proposed project is conformance with the Residential Design Guidelines with regards to site design, setbacks, open space, and parking.

Site Design

The site design orients the buildings in such a manner as to face onto North White Road or the private street. Garage doors are effectively hidden from view from the street by use of an innovative paired parking court design. The private street is well landscaped on both sides. Porches and front doors are visible and easily accessed from the common areas. Decorative paving is included and all areas not covered by buildings, streets, driveways or parking would be landscaped.

Setbacks

This project conforms to the standards set forth for single-family residential development as recommended in the City's Residential Design Guidelines. It is the intent of the guidelines to promote the development of new residences that will blend into the existing surroundings as well as protect the adjacent residences from negative impacts. In general, sensitive interfaces are considered to be those areas where a new development will have a direct visual impact or affect quality of life of adjacent properties and/or residents.

The project will be adjacent to single-family residences on the east side. The Residential Design Guidelines generally recommend a 20-foot setback for two-story development when adjacent to single-family rear yards. Along the eastern property line, 20 feet of setback is proposed. Along the northern property line, adjacent to the private driveway of a multi-family development, the setback would be 6 feet, consistent with the Residential Design Guidelines. The proposed residences would be setback a minimum of 10 feet from the private street, also consistent with the Residential Design Guidelines.

Parking

Each residence would have a two-car, attached garage. Additionally, the private street provides seven parking spaces and two space are available on the public street adjacent to the project site. The Residential Design Guidelines call for 3.3 parking spaces per unit when a driveway apron cannot accommodate any parking and 3.0 parking spaces per unit when a parking apron is available. Since six units would not have a usable driveway apron and one unit would have an apron to accommodate two parking spaces, the Residential Design Guidelines require 22.8 spaces, for a total of 23. With the available on-street parking and guest parking provided along the private street, 23 spaces are accessible, in addition to the two spaces available in the driveway apron of the unit to the rear.

Open Space

Each residence would have open space in excess of the 400 square feet as recommended by the Residential Design Guidelines. Each lot would have a minimum of 450 square feet of open space.

PUBLIC OUTREACH

A sign was posted on-site to notify neighbors of the proposed development. 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. A notice of this Planning Commission public hearing and subsequent City Council hearing was mailed to the owners and tenants of all properties located within 500 feet of the project site and posted on the City website. This staff report is also posted on the City's Website. Staff has been available to respond to questions from the public.

Project Manager: Avril Baty

Approved by: *Jean Hamilton* **Date:** *11-5-07*

Applicant:	Attachments:
Lon Dunaway % Prodis Associates Architects 1855 Park Ave. Santa Clara, CA 95126	Development Standards Negative Declaration Final Public Works Memo Reduced Plan Set



Memorandum

TO: Hadasa Lev
Planning and Building

FROM: Vivian Tom
Public Works

**SUBJECT: INITIAL RESPONSE TO
DEVELOPMENT APPLICATION**

DATE: 07/09/07

Approved

Date

7/12/07

PLANNING NO.: PDC07-041
DESCRIPTION: Conforming Planned Development Pre-zoning from County to A(PD) Planned Development Zoning District to allow up to 7 single-family detached residences on a 0.98 gross acre site
LOCATION: east side of North White Road, approximately 100 feet southerly of Kentridge Drive
P.W. NUMBER: 3-13539

Public Works received the subject project on 06/19/07 and submits the following comments and requirements. **Upon completion of the Action/Revisions Required items by the applicant, Public Works will forward a Final Memo to the Department of Planning prior to the preparation of the Staff Report for Public Hearing.**

Actions / Revisions Required:

1. **Public Works Development Review Fees:** Additional Public Works Review Fees are due. Prior to the project being cleared for the hearing and approval process, these fees shall be paid to the Development Services Cashier using the attached invoice(s).
Additional fees due are as follows:
 - a) An additional complexity fee in the amount of \$750.00.
 - b) An NPDES - C.3 Requirements Review Fee of \$1,515.00.

2. **Stormwater Runoff Pollution Control Measures:**
 - a) Revise the Stormwater Control Plan to include the following:
 - i) The preliminary numeric sizing calculations based on the Stormwater Control Plan, prepared by a qualified stormwater professional (civil engineer, licensed architect or landscape architect), used to determine runoff quantity and to design/select the post-construction treatment control measures.
 - ii) Location, size, and identification (including description), of types of water quality treatment control measures such as swales, detention basins, bioretention, etc
 - iii) Location, size and identification of proposed landscaping/plant material.

- iv) Inspection and maintenance information on the post-construction treatment control measures.
3. **Storm:**
 - a) Indicate the overland release path in arrows.
 - b) The release path must be paved.
 4. **Private Streets:** Revise plans to show preliminary/conceptual private street cross section including street dimensions, cross slopes, curb & gutters, and sidewalks.
 5. **Public Streets:** Provide a street cross section for White Road. If the centerline to property line width is less than 45 feet, dedication may be required.

Project Conditions:

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

6. **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.
7. **Transportation:** This project is exempt from the Level of Service (LOS) Policy, and no further LOS analysis is required because the project proposes 15 units of Single Family detached or less.
8. **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.
9. **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.

10. **Flood: Zone D**
 - a) 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.
11. **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.
12. **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.
13. **Undergrounding:**
 - a) The In Lieu Undergrounding Fee shall be paid to the City for all frontage adjacent to White Road prior to issuance of a Public Works clearance. 100 percent of the base fee in place at the time of payment will be due. (Currently, the base fee is \$224 per linear foot of frontage.)
 - b) The Director of Public Works may, at her discretion, allow the developer to perform the actual undergrounding of all off-site utility facilities fronting the project adjacent to White Road. Developer shall submit copies of executed utility agreements to Public Works prior to the issuance of a Public Works Clearance.
14. **Street Improvements:**
 - a) Applicant shall be responsible to remove and replace curb, gutter, and sidewalk damaged during construction of the proposed project.
 - b) Remove and replace broken or uplifted curb, gutter, and sidewalk along project frontage.
 - c) 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.
 - d) Proposed driveway width to be 26'.
 - e) Extend public storm main to the southerly property line along White Road.
15. **Complexity Surcharge (In-Fill):** This project has been identified as an in-fill project, and as such is subject to the following:
 - a) 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.
16. **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

17. **Street Trees:**

- a) The locations of the street trees will be determined at the street improvement stage. Street trees shown on this permit are conceptual only.
- b) Contact the City Arborist at (408) 277-2756 for the designated street tree.
- c) 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 park strip. Obtain a DOT street tree planting permit for any proposed street tree plantings.
- d) Replace any missing street trees in empty tree wells or park strips along White Road and match existing trees per City standards; refer to the current "Guidelines for Planning, Design, and Construction of City Streetscape Projects". Obtain a DOT street tree planting permit for any proposed street tree plantings.
- e) Show all existing trees by species and diameter that are to be retained or removed. Obtain a street tree removal permit for any street trees that are over 6 feet in height that are proposed to be removed.

18. **Private Streets:**

- a) Per Common Interest Development (CID) Ordinance, all common infrastructure improvements shall be designed and constructed in accordance with the current CID standards.
- b) The plan set includes details of private infrastructure improvements. The details are shown for information only; final design shall require the approval of the Director of Public Works.

Please contact me at (408)535-6819 or Joshua Kenton at (408)535-6810 if you have any questions.


Vivian Tom
Project Engineer
Transportation and Development Services Division

VT:jk

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**DRAFT
NEGATIVE DECLARATION**

The Director of Planning, Building and Code Enforcement has reviewed the proposed project described below to determine whether it could have a significant effect on the environment as a result of project completion. "Significant effect on the environment" means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance.

NAME OF PROJECT: PDC07-041

PROJECT FILE NUMBER: PDC07-041

PROJECT DESCRIPTION: Conforming Planned Development Pre-zoning from County to A(PD) Planned Development Zoning District to allow up to 7 single-family detached residences on a 0.98 gross acre site and subsequent permits

PROJECT LOCATION & ASSESSORS PARCEL NO.: East side of North White Road, approximately 100 feet southerly of Kentridge Drive (380 N WHITE RD); 599-01-057

COUNCIL DISTRICT: 5

APPLICANT CONTACT INFORMATION: Tim Chen, 15221 SKY VIEW DR, SAN JOSE CA, (408)896-4728

FINDING

The Director of Planning, Building & Code Enforcement finds the project described above will not have a significant effect on the environment in that the attached initial study identifies one or more potentially significant effects on the environment for which the project applicant, before public release of this draft Mitigated Negative Declaration, has made or agrees to make project revisions that clearly mitigate the effects to a less than significant level.

NO MITIGATION MEASURES ARE REQUIRED IN THE PROJECT TO REDUCE POTENTIALLY SIGNIFICANT EFFECTS TO A LESS THAN SIGNIFICANT LEVEL.

- I. **AESTHETICS** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- II. **AGRICULTURE RESOURCES** – The project will not have a significant impact on this resource, therefore no mitigation is required.

- III. **AIR QUALITY** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- IV. **BIOLOGICAL RESOURCES** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- V. **CULTURAL RESOURCES** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- VI. **GEOLOGY AND SOILS** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- VII. **HAZARDS AND HAZARDOUS MATERIALS** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- VIII. **HYDROLOGY AND WATER QUALITY** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- IX. **LAND USE AND PLANNING** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- X. **MINERAL RESOURCES** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- XI. **NOISE** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- XII. **POPULATION AND HOUSING** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- XIII. **PUBLIC SERVICES** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- XIV. **RECREATION** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- XV. **TRANSPORTATION / TRAFFIC** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- XVI. **UTILITIES AND SERVICE SYSTEMS** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- XVII. **MANDATORY FINDINGS OF SIGNIFICANCE** – The project will not substantially reduce the habitat of a fish or wildlife species, be cumulatively considerable, or have a substantial adverse effect on human beings, therefore no additional mitigation is required.

PUBLIC REVIEW PERIOD

Before 5:00 p.m. on November 13, 2007, any person may:

Review the Draft Negative Declaration (ND) as an informational document only; or

Submit written comments regarding the information, analysis, and mitigation measures in the Draft ND. Before the ND is adopted, Planning staff will prepare written responses to any comments, and revise the Draft ND, if necessary, to reflect any concerns raised during the public review period. All written comments will be included as part of the Final ND; or

Joseph Horwedel, Director
Planning, Building and Code Enforcement

Circulated on: 10/23/07

Aloni Danilchen
Deputy

Adopted on: _____

Deputy

PDC07-041

GENERAL DEVELOPMENT PLAN NOTES

The following notes are to be incorporated on the final General Development Plan upon City Council Approval. These notes shall reflect the modifications, if any, recommended by the Planning Commission and shall replace all other notes.

DEVELOPMENT LIMITATIONS

Unit Range: up to 7 units

DEVELOPMENT STANDARDS – SINGLE-FAMILY HOUSES

Setbacks:

- Northern property line: 6 feet
- Southern property line: 6.5 feet
- Eastern property line: 20 feet
- Western property line: 18 feet
- Private street: 10 feet

Stairs and Porches: Unenclosed porches and stairways, may extend into a setback area not more than six (6) feet. Porches and stairs can be covered.

Minor architectural projections: Minor architectural projections such as fireplaces and bay windows, may project into any setback or building separation by up to 2 feet for a length not to exceed 10 feet or 20 percent of the building elevation length.

Height / Stories:

30-feet / 2-stories

Parking Requirement:

UNIT TYPE	RATIO
3 to 5 bedroom units, no driveway apron	3.3/unit
3 to 5 bedroom units, with driveway apron	3.0/unit

Private Open Space:

400 square-foot minimum area, with a minimum dimension of 15 feet.

Water Pollution Control Plant Note: 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 Pollution Control Plant represented by approved land uses in the area served by said Plant will cause the total sewage treatment demand to meet or exceed the capacity of the San Jose-Santa Clara Water Pollution Control to treat such sewage adequately and within the discharge standards imposed on the City by the State of

California Regional Water Quality 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.

Tree Removals: Trees removed shall be replaced at the following ratios:

Diameter of Tree to be Removed	Type of Tree to be Removed		Minimum Size of Each Replacement Tree
	Native	Non-Native	
18 inches or greater	5:1	4:1	24-inch box
12 - 18 inches	3:1	2:1	24-inch box
less than 12 inches	1:1	1:1	15-gallon container

x:x = tree replacement to tree loss ratio

Note: Trees greater than 18" diameter shall not be removed unless a Tree Removal Permit, or equivalent, has been approved for the removal of such trees.

The species and exact number of trees to be planted on the site will be determined at the development permit stage, in consultation with the City Arborist and the Department of Planning, Building, and Code Enforcement.

In the event the project site does not have sufficient area to accommodate the required tree mitigation, one or more of the following measures will be implemented, to the satisfaction of the Director of Planning, Building and Code Enforcement, at the development permit stage

Accessory Structures & Buildings: All accessory structures and buildings shall meet the requirements of the Zoning Ordinance Section 20.30.500, as amended.

Fencing: All fencing and gates on the subject site shall meet the requirements of Zoning Ordinance Section 20.30.600, as amended. Gates that limit/restrict vehicular access to the site are not permitted.

Public Off-Site Improvements: All public off-site improvements shall be implemented to the satisfaction of the Director of Public Works. Prior to the issuance of building permit(s), the applicant shall be required to obtain a Public Works clearance. Said clearance will require the execution of a Construction Agreement that guarantees the completion of the public improvements.

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 shall meet the numeric sizing design criteria specified in City Policy 6-29.