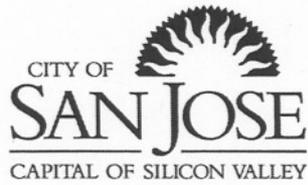


COUNCIL AGENDA: 12-14-04
ITEM: 11.7



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Stephen M. Haase

SUBJECT: PDC04-076

DATE: December 6, 2004

COUNCIL DISTRICT: 7

ADDITIONAL EXHIBIT FOR PDC04-076.

TO: Lori Moniz
Planning and Building

FROM: Ebrahim Sohrabi
Public Works

**SUBJECT: FINAL RESPONSE TO
DEVELOPMENT APPLICATION**

DATE: 11/23/04

PLANNING NO.: PDC04-076
DESCRIPTION: Conforming Planned Development Rezoning from A(PD) Planned Development District which currently allows 501 multi-family and 60 single-family attached units to A(PD) Planned Development District to allow 501 multi-family attached and 43 single-family detached units on a 11.4 gross acre site.
LOCATION: south side of Tully Road approximately 400 feet easterly of South 10th Street
P.W. NUMBER: 3-15362

Public Works received the subject project on 11/19/04 and submits the following comments and requirements

Project Conditions:

Public Works Clearance for Building Permit(s): Prior to the issuance of Building permits, 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.

Public Works Approval of Tract Map: Prior to the approval of the tract map by the Director of Public Works, the applicant will be required to have satisfied all of the following Public Works conditions.

1. **Minor Improvement Permit:** The public improvements conditioned as part of this permit require the execution of a Minor Street Improvement Permit that guarantees the completion of the public improvements to the satisfaction of the Director of Public Works. This permit includes privately engineered plans, insurance, surety deposit, and engineering and inspection fees.
2. **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.
3. **Grading/Geology:**
 - a) A grading permit is required prior to the issuance of a Public Works Clearance.

- b) If the project proposes to haul more than 10,000 cubic yards of cut/fill to or from the project site, a haul route permit is required. Prior to issuance of a grading permit, contact the Department of Transportation at (408) 277-4304 for more information concerning the requirements for obtaining this permit.
 - c) Because this project involves a land disturbance of one or more acres, the applicant is required to submit a Notice of Intent to the State Water Resources Control Board and to prepare a Storm Water Pollution Prevention Plan (SWPPP) for controlling storm water discharges associated with construction activity. Copies of these documents must be submitted to the City Project Engineer prior to issuance of a grading permit.
 - d) The Project site is within the State of California Seismic Hazard Zone. A soil investigation report addressing the potential hazard of liquefaction must be submitted to, reviewed and approved by the City Geologist prior to issuance of a grading permit or Public Works Clearance. The investigation should be consistent with the guidelines published by the State of California (CDMG Special Publication 117) and the Southern California Earthquake Center ("SCEC" report). A recommended depth of 50 feet should be explored and evaluated in the investigation.
4. **Storm Water Runoff Pollution Control Measures:** This project must comply with the City's Post-Construction Urban Runoff Management Policy (Policy) which requires implementation of Best Management Practices (BMPs) that include site design measures, source controls, and storm water treatment controls to minimize storm water pollutant discharges.
5. **Storm Water Peak Flow Control Measures:** This project may also be required to comply with the requirements of the watershed-wide Hydromodification Management Plan (HMP) if an HMP is approved by the City Council and Regional Board before this project's Planning Permit application is deemed complete by the Planning Division. Plans should show how the project would manage increases in runoff peak flow and volume, and/or how the project will prevent any increase in the potential for erosion of creek beds and banks or other adverse impacts to beneficial uses that may be attributable to changes in the amount and timing of runoff. Further information concerning compliance with the HMP will be provided once the City Council and Regional Board have approved an HMP.
6. **Transportation:** A traffic memorandum has been forwarded to Planning on November 13, 2002 for the original zoning, PDC02-040.
7. **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.

8. **Street Improvements:**
- a) Applicant shall be responsible to remove and replace curb, gutter, and sidewalk damaged during construction of the proposed project.
 - b) Improvement of the public street to the satisfaction of the Director of Public Works.
9. **Pedestrian Connections:** Per the original zoning, PDC02-040, conditions:
- a) Replace the fencing and provide new lighting to preserve and enhance an existing pedestrian connection between the school and Baltic Way.
 - b) Provide a direct pedestrian connection between the project and the Franklin-McKinley schoolyard.
10. **Referrals:** This project should be referred to the VTA and County of Santa Clara.

Please contact the Project Engineer, Ryan Do, at (408) 277-5161 if you have any questions.



Ebrahim Sohrabi
Senior Civil Engineer
Transportation and Development Services Division

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