



Agenda Report

21-997

Agenda Date: 8/18/2021

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Adoption of a Mitigated Negative Declaration (MND) and Mitigation Monitoring or Reporting Program (MMRP) and action on AB 3194 proposal for the proposed six three-story townhomes and two detached, two-story single-family homes at 1530 and 1540 Pomeroy Avenue

File No.(s): PLN2019-13924

Location: 1530 and 1540 Pomeroy Ave; two parcels with a total lot area of .048 acres, located on the west side of Pomeroy Avenue between El Camino Real and Granada Ave; APN: 290-02-096, 290-02-097; Property at 1530 Pomeroy is zoned Low Density Multiple Dwelling (R3-18D) and 1540 Pomeroy Avenue zoned Agricultural (A).

Applicant: The Ridgecrest Group Inc./Omid Shakeri

Owner: Masud Maesumi and Valm Pascual

Request: Architectural Review utilizing AB 3194 to construct six three-story townhomes and two detached, two-story single-family homes on two contiguous residential lots with a total lot area of 0.48 acres with 19 parking spaces. The project involves demolition of two existing one-story single family homes at 1530 and 1540 Pomeroy Avenue.

Project Data: See Attachment 1.

Points for consideration

Summary

- The applicant proposes to redevelop the two contiguous lots with a total area of 0.48 acre with two independent projects as following:
 - 1530 Pomeroy Ave (.23 acres): Construct two detached Single Family homes.
 - 1540 Pomeroy Ave (.25 acres): Construct six attached townhomes
- The project would utilize Assembly Bill (AB) 3194 (2018), which prohibits a local agency from requiring a rezoning if a proposed project is consistent with the general plan but the zoning for the project site is inconsistent with the general plan. Further, a local agency may require the proposed housing development project to comply with the objective standards and criteria of the zoning designation which is consistent with the general plan; however, the standards and criteria are to be applied to facilitate and accommodate development at the density allowed on the site by the general plan and proposed by the proposed housing development project.
- AB 3194 is applicable to the parcel at 1540 Pomeroy Avenue, which is zoned Agricultural (A) and has a General Plan Designation of Community Mixed Use (CMU). Pursuant to AB 3194, the project proposes to employ the objective standards of the Medium Density Multiple Dwelling (R3-36D) zoning district to construct six attached townhomes, which is a permitted use in this zoning district. The prescribed density range for Community Mixed Use designation of 20-36 du/acre would allow construction of 5-9 units on this site. Based on the lot size of 10,920 square feet (.25 acres) the density for the proposal to construct the six units is 24 du/acre and within the allowable density range.
- The parcel at 1530 Pomeroy Avenue is zoned Low Density Multiple Dwelling (R3-18D) and a General Plan designation of Very Low Density Residential. The proposed two single-family homes are permitted uses per the zoning code and result in a density of 8.7 du/acre based on the lot size of 10,080 square feet (.23 acre) and is therefore, consistent with density of up to 10 units per acre allowed for the Very Low Density Residential designation.

- A condominium map would be processed to consolidate and subdivide the land into private residential lots and common space for the driveway, open space, and guest parking areas and will be filed following the DRH meeting action.
- A Community outreach meeting for the project is scheduled for Thursday August 12, 2021.

Building Design

- The project would construct two detached single family homes on the southern parcel (1530 Pomeroy) that borders single family homes to the west and to the south. Each home would be 2,165 square feet with four bedrooms and three bathrooms and a 400 square foot attached garage.
- The parcel on the north (1540 Pomeroy) that borders commercial uses to the north and the west, would be occupied with six three-story attached townhomes. Each townhome would be 1,970 square feet with three bedrooms and two bathrooms and a 400 square foot attached garage.
- The two single family homes at 1530 Pomeroy adhere to the setback, lot coverage and all other zoning regulations of the Low Density Multiple Dwelling (R3-18D) Zoning District. The six Townhomes at 1540 Pomeroy adhere to the to the setback, lot coverage and all other zoning regulations of the Medium Density Multiple Dwelling (R3-36D) Zoning District, which is the zoning district that is consistent with the CMU General Plan designation.
- The townhomes have been designed with a contemporary American colonial architecture featuring horizontal siding on the first and the second levels, interspersed on the second level with wood shingle-covered bays. The third level would be sided with wood shingles and punctuated with gable bays that continue the horizontal wood siding from the lower levels. Fenestration would include a mix of divided-light vertical and square windows. The townhomes would be a single building with hipped roof and a long central ridge. The architecture of the single family homes would be the same as that of the townhomes but in a two story format.
- The private garages would be accessed through a shared 20 feet wide driveway.
- It should be noted that only objective design and zoning standards can be applied to projects utilizing AB 3194 (here, the parcel at 1540 Pomeroy).

Open Space

The project provides an open space to the rear and south of the project site. A landscape plan has not been developed yet, but the applicant has indicated the site would be developed with drought tolerant and water efficient landscaping. The property frontage would be planted with new street trees in accordance with the City requirements. All units will have a private patio.

Parking

A 400 square foot attached garage is incorporated in the ground floor of each residential unit, exceeding the requirement of one covered and one uncovered parking spaces for zoning districts R3-18D and R3-36D. In addition, three guest parking spaces have been provided on the single family project site at 1530 Pomeroy.

Findings supporting the Staff Recommendation

1. *That any off-street parking area, screening strips and other facilitates and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that;*
 - The development provides a total of 19 on-site parking spaces (16 covered, 3 uncovered), exceeding the requirement of eight covered and eight uncovered spaces and provides adequate circulation for vehicular access in accordance with Chapter 18.74 Parking regulations.
2. *That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard, in that;*

- The proposed project would not generate an increase in trips previously anticipated with the analysis undertaken as part of the land use study in the 2010-2035 General Plan and further analyzed and determined to be less than significant in the Mitigated Negative Declaration prepared for this project.
- On balance, the project is consistent with the City's General Plan as discussed below.

TABLE 1: PROJECT CONSISTENCY WITH SANTA CLARA GENERAL PLAN LAND USE POLICIES

Land Use Policies	Project Consistency
5.3.1-P2: Encourage advance notification and neighborhood meetings to provide an opportunity for early community review of new development proposals.	The project included a community meeting and posted Notice of Development Proposal on the project site.
5.3.1-P3: Support high quality design consistent with adopted design guidelines and the City's architectural review process.	The project includes a variety of materials and design techniques when combined makes the project aesthetically compatible with the vision of the area.
5.3.1 P4: Encourage new development that meets the minimum intensities and densities specified in the land use classifications or as defined through applicable Focus Area, Neighborhood Compatibility or Historic Preservation policies of the General Plan.	The project's density is within the minimum and maximum range indicated in the General Plan. The parcel at 1530 Pomeroy is approximately .23 acre and would house 2 single family homes at a density of 8.7 du/acre that is consistent with the density for the Very Low Density General Plan designation (up to 10 du/acre). The parcel at 1540 Pomeroy is approximately .25 acre and would develop six units at a density of 24 du/acre consistent with the density range of the Community Mixed Use designation (20-36 du/acre).
5.3.1 P9: Require that new development provide adequate public services and facilities, infrastructure, and amenities to serve the new employment or residential growth.	The project will be required to upgrade infrastructure facilities in accordance with the City's policies.
5.3.1 P10: Provide opportunities for increased landscaping and trees in the community, including requirements for new development to provide street trees and a minimum 2:1 on or site replacement for trees removed as part of the proposal to help increase the urban forest and minimize the heat island effect.	Project would remove the existing vegetation and develop a landscape plan consistent with the City's tree replacement policy. Site would be developed with drought tolerant and water efficient landscaping. The site frontage would be planted with new street trees in accordance with the City Requirements.
5.3.1 P12: Encourage convenient pedestrian connections within new and existing developments.	The project would include 5' wide sidewalk with 4.5' wide planter strip along the property frontage connecting to existing developments.

5.3.1 P29 Encourage design of new development to be compatible with, and sensitive to, nearby existing and planned development, consistent with other applicable General Plan policies.	The project would construct six 3 story townhomes oriented towards the adjacent commercial uses and two 2-story single family homes oriented towards the adjacent single family homes.
5.3.2 P8: Require new residential development to comply with applicable regulations for the provision of affordable housing.	The project will be required to provide one affordable dwelling unit or pay an in-lieu fee.
5.5.2 P1 Require that new development incorporate building articulation and architectural features, including front doors, windows, stoops, porches or bay windows along street frontages to integrate new development into existing neighborhoods.	The buildings' orientation and architectural features have been employed in the project to integrate and promote compatibility with the existing neighborhood.

3. *That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that:*
 - The development is a two to three story medium density residential structure that is compatible with the existing residential uses in the area.
 - The two single family homes at 1530 Pomeroy adhere to the setback, lot coverage and all other zoning regulations of the Low Density Multiple Dwelling (R3-18D) Zoning District.
 - The six Townhomes at 1540 Pomeroy adhere to the to the setback, lot coverage and all other zoning regulations of the Medium Density Multiple Dwelling (R3-36D) Zoning District. Therefore, the project is consistent with this finding.
4. *That the granting of such approval will not, under the circumstances of the particular case, materially affect adversely the health, comfort or general welfare of persons residing or working in the neighborhood of said development, and will not be materially detrimental to the public welfare or injuries to property or improvements in said neighborhood, in that:*
 - The project is subject to the California Building Code and City Code requirements, which serve to regulate new construction to protect public health safety and general welfare.
 - The use, scale, and design of the development, as conditioned, are consistent with the General Plan density contemplated for this area, and is therefore compatible with the existing and future land uses in the surrounding area.
5. *That the proposed development, as set forth in the plans and drawings, are consistent with the set of more detailed policies and criteria for architectural review as approved and updated from time to time by the City Council, which set shall be maintained in the planning division office, in that:*
 - The proposed development provides for an attractive, inviting, imaginative and functional site arrangement of the building, the obscured parking areas, and a high quality architectural and landscape design. The development also complies with the objective zoning standards applicable to each parcel as permitted under AB 3194.

ENVIRONMENTAL REVIEW

A Mitigated Negative Declaration (MND) has been prepared for the project in accordance with the California Environmental Quality Act (CEQA). The MND and Notice of Availability were posted on the City's website [here](https://www.santaclaraca.gov/Home/Components/BusinessDirectory/BusinessDirectory/405/3649) <<https://www.santaclaraca.gov/Home/Components/BusinessDirectory/BusinessDirectory/405/3649>> and circulated for 20-day review on June 9, 2021 and closed on July 1, 2021, in accordance with CEQA

requirements. No public comments were received.

An errata has been prepared and posted on the City's website [here](https://www.santaclaraca.gov/Home/Components/BusinessDirectory/BusinessDirectory/405/3649) [<https://www.santaclaraca.gov/Home/Components/BusinessDirectory/BusinessDirectory/405/3649>](https://www.santaclaraca.gov/Home/Components/BusinessDirectory/BusinessDirectory/405/3649) to accurately describe the consistency of the project with density requirements in the General Plan.

FISCAL IMPACT

There is no impact to the City for processing the requested application other than administrative staff time and expense typically covered by processing fees paid by the applicant.

PUBLIC CONTACT

On August 5, 2021, a notice of public hearing of this item was posted within 300 feet of the project site and mailed to property owners within 500 feet of the project site. Planning Staff has received one public comments for this application and has been included with this report as Attachment 3.

RECOMMENDATION

Adopt the MND and MMRP for this project and Approve the architectural review of the proposed six three-story townhomes and two detached, two-story single-family homes at 1530 and 1540 Pomeroy Avenue per AB 3194, subject to conditions.

Prepared by: Nimisha Agrawal, Associate Planner, Community Development Department

Approved by: Gloria Sciara, Development Review Officer, Community Development Department

ATTACHMENTS

1. Project Data
2. Conditions of Approval
3. Development Plans
4. Public Comments

Project Data -1530 and 1540 Pomeroy

Project Data

	Existing	Proposed	Zoning/GP Consistency
General Plan Designation			
1530 Pomeroy	Very Low Density Residential	No change	
1540 Pomeroy	Community Mixed Use		
Zoning Designation			
1530 Pomeroy	Low Density Multiple Dwelling (R3-18D)	No change	Consistent with R3-18D
1540 Pomeroy	Agricultural (A)	No change	Consistent with R3-36D
Land Use	Residential	No change	Residential
Lot Size (Sq. ft.) Total 0.48 acres (21,000 sq. ft.)			
1530 Pomeroy	10,080 sq. ft. (.23 acres)	No change	Meets minimum lot size requirement of 8,000 sq. ft.
1540 Pomeroy	10,920 sq. ft. (.25 acres)	No change	Meets minimum lot size requirement of 8,5000 sq. ft.
Building Square Footage	Total 3,412 sq. ft.	Total 19,390 sq. ft.	
1530 Pomeroy	1,706 sq. ft.	5,170 sq. ft.	Lot coverage 28.5% (max 35%)
1540 Pomeroy	1,706 sq. ft.	14,220 sq. ft.	Lot coverage 45% (max 45%)
Residential Units			
1530 Pomeroy	1	2 Detached Single Family Homes	Density: 8.7 du/acre (allowed up to 10 du/acre)
1540 Pomeroy	1	6 Attached Townhomes	Density: 24 du/acre (allowed 20-36 du/acre)
Height			
1530 Pomeroy	1-story building	24'-8"	Consistent with R318D; max allowed 25'
1540 Pomeroy	1-story building	36'-6"	Consistent with R3-36D; max allowed 45'
Open Spaces			
1530 Pomeroy	-	4,130 sq. ft. (41%)	Consistent with R318D; max required 40%
1540 Pomeroy	-	4,370 sq. ft. (40%)	Consistent with R3-36D; max required 40%
Parking			
1530 Pomeroy	Surface parking	7	Exceeds the requirement for 4 covered parking
1540 Pomeroy	Surface parking	12	Exceeds the requirement for 6 covered and 6 uncovered parking
Flood Zone	X	No Change	

CONDITIONS OF APPROVAL

In addition to complying with all applicable codes, regulations, ordinances and resolutions, the following **conditions of approval** are recommended:

GENERAL

- A. If relocation of an existing public facility becomes necessary due to a conflict with the developer's new improvements, then the cost of said relocation shall be borne by the developer.
- B. Comply with all applicable codes, regulations, ordinances and resolutions.

ATTORNEY'S OFFICE

- A. The Developer agrees to defend and indemnify and hold City, its officers, agents, employees, officials and representatives free and harmless from and against any and all claims, losses, damages, attorneys' fees, injuries, costs, and liabilities arising from any suit for damages or for equitable or injunctive relief which is filed by a third party against the City by reason of its approval of developer's project.

COMMUNITY DEVELOPMENT

BUILDING DIVISION

- BD1. Prior to overall construction permit application, submit to the Santa Clara Building Division, 2 copies of an addressing diagram request, to be prepared by a licensed architect or engineer. The addressing diagram(s) shall include all proposed streets and all building floor plans. The addressing diagram(s) shall conform to Santa Clara City Manager Directive #5; Street Name and Building Number Changes, and Santa Clara Building Division Address Policy for Residential and Commercial Developments. The addressing diagram(s) shall indicate all unit numbers to be based off established streets, not alleys nor access-ways to garages. Allow a minimum of 10 working days for initial staff review. Please note city staff policy that existing site addresses typically are retired. Provide digital pdf printed from design software, not scanned from printed paper sheet.
- BD2. The construction permit application drawings submitted to the Santa Clara Building Division shall include a copy of the latest Federal Emergency Management Agency (FEMA) Flood Zone Map: <https://msc.fema.gov/portal/home>. The project drawings shall indicate how the project complies with the Santa Clara Flood Damage Prevention Code.
- BD3. The construction permit application drawings submitted to the Santa Clara Building Division shall include Santa Clara Valley Urban Runoff Pollution Prevention Program Low Impact Development (LID) practices http://www.scvurppp-w2k.com/nd_wp.shtml. All projects that disturb more than one acre, or projects that are part of a larger development that in total disturbs more than one acre, shall comply with the Santa Clara Valley Urban Runoff Pollution Prevention Program Best Management Practices (BMP): http://www.scvurppp-w2k.com/construction_bmp.shtml, and shall provide a Storm Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer (QSD). All site drainage and grading permit applications submitted to the Santa Clara Building Division shall include a city of Santa Clara "C3" data form, available on this web page: <https://www.santaclaraca.gov/our-city/departments-g-z/public-works/environmental-programs/stormwater-pollution-prevention> and will be routed to a contract consultant for review.
- BD4. Informational: no California construction code review is being done at this time. The construction permit application drawings submitted to the Santa Clara Building Division shall include an overall California Building Code analysis, including; proposed use and occupancy of all spaces (19' CBC Ch. 3), all building heights and areas (19' CBC Ch. 5), all proposed types of construction (19' CBC Ch. 6), all proposed fire and smoke protection features, including all types of all fire rated penetrations proposed (19' CBC Ch. 7), all proposed interior finishes fire resistance (19' CBC Ch. 8), all fire protection systems proposed (19' CBC Ch. 9), and all means of egress proposed (19' CBC Ch. 10). -Noncombustible exterior wall, floor, and roof finishes are strongly encouraged.
- BD5. During construction retaining a single company to install all fire rated penetrations is highly recommended.

- BD6. The overall project construction permit application shall include the geotechnical, architectural, structural, energy, electrical, mechanical, and plumbing drawings and calculations. Prior to the issuance of the overall project construction permit, a conditions of approval review meeting must be held in city hall, which meeting must be attended by the on-site field superintendent(s). The meeting will not be held without the attendance of the on-site field superintendent(s). The on-site grading permit shall be a separate permit application to the Building Division.
- BD7. The construction permit application drawings submitted to the Santa Clara Building Division shall include all accessibility requirements of the 19' CBC Ch. 11 as applicable.
- BD8. The construction permit application drawings submitted to the Santa Clara Building Division shall include checklist(s) indicating compliance with the applicable Mandatory Measures of the 19' Cal. Green Building Standards Code (CGBSC). Provide Construction Waste Management (CWM) Plan per the 19' CGBSC guides on pp 59-63 of the CGBSC. Provide a Phase 1 and/ or Phase 2 Hazardous Materials site assessment, as applicable. Note: The Santa Clara Public Works Department Environmental Programs Division will require compliance with the Santa Clara Construction & Demolition Debris Recycling Program: <http://santaclaraca.gov/government/departments/public-works/environmental-programs/commercial-garbage-recycling/construction-demolition-debris-recycling-program>. Note: the Environmental Programs Division may require development projects to register with the Green Halo online waste tracking system: <https://www.greenhalosystems.com>.
- BD9. Note: Temporary Certificates of Occupancy will not be routinely issued and will be considered on a very limited basis only when there is a clear and compelling reason for city staff to consider a TCO. A TCO will be approved only after all applicable City staff have approved in writing; Planning, P.W./ Engineering, Fire Prev., Santa Clara Water, Silicon Valley Power, and any other applicable agencies such as the Santa Clara County Health Dept., with the Building Division being the final approval of all TCO's.

HOUSING & COMMUNITY SERVICES DIVISION

- H1. In accordance with the Santa Clara City Code chapter 17.40, this project is subject to the following affordable housing requirements and impact fee:
The requirement for the for-sale residential development which applies to the proposed 8 units is as follows:

The Applicant shall provide one dwelling unit affordable to households at 100%AMI or pay an in-lieu fee. The in-lieu fee shall be equal to the difference between the unrestricted appraised market value ("Initial Market Value") and the Affordable Sales Price of the last unit at completion. The Initial Market Value of the last unit sold shall be the basis for calculating the in-lieu fee to be paid by Applicant. Any in-lieu fee payment due to the City by the Applicant shall be paid prior to receipt of the occupancy certificate of the last unit at completion.

Affordable Unit shall have prices set in accordance with the City's Below Market Purchase (BMP) Program Policies and Procedures Manual (subject to updates and changes). Prior to issuance of Building Permits, the Developer shall enter into an Affordable Housing Agreement with the City that will determine the Affordable Sales Price, identify the actual unit to be sold as the Affordable Unit, and apply all terms and covenants guaranteeing the prescribed affordability, to the satisfaction of the Director of Community Development. There is a fee for the AHA preparation in the amount of \$3,708 which will be due prior to execution of the AHA.

PLANNING DIVISION

- P.1 Submit plans for final architectural review to the Planning Division and obtain architectural approval prior to issuance of building permits. Said plans to include, but not be limited to site plans, floor plans, elevations, landscaping, lighting and signage. Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Community Development.
- P.2 Obtain required permits and inspections from the Building Official and comply with the conditions thereof. If this project involves land area of 1 acre or more, the developer shall file a Notice of Intent (NOI) with the State Water Resources Control Board prior to issuance of any building permit for

- grading, or construction; a copy of the NOI shall be sent to the City Building Inspection Division. A storm water pollution prevention plan is also required with the NOI.
- P.3 Comply with all requirements of Building and associated codes (the CBC, CEC, CMC, CPC, California Green Building Code, the California Energy Code, etc.) current at the time of application for Building Permit, that includes grading and site utility permits.
- P.4 The Developer shall comply with the Mitigations Monitoring and Reporting Program identified in the Initial Study / Mitigated Negative Declaration and shall be incorporated in the Conditions of Approval for this project.
- P.5 A change in the original number of unit and any subsequent division or increase in the number of units shall require a discretionary development permit.
- P.6 Prior to issuance of a demolition permit, Developer/Owner shall have an asbestos survey of the proposed site performed by a certified individual. Survey results and notice of the proposed demolition are to be sent to the Bay Area Air Quality Management District (BAAQMD). No demolition shall be performed without a demolition permit and BAAQMD approval and, if necessary, proper asbestos removal.
- P.7 Incorporate Best Management Practices (BMPs) into construction plans and incorporate post construction water runoff measures into project plans in accordance with the City's Urban Runoff Pollution Prevention Program standards prior to the issuance of permits. Proposed BMPs shall be submitted to and thereafter reviewed and approved by the Planning Division and the Building Inspection Division for incorporation into construction drawings and specifications.
- P.8 An erosion control plan shall be prepared, and copies provided to the Planning Division and to the Building Inspection Division for review and approval prior to the issuance of grading permits or building permits that involve substantial disturbance of substantial ground area.
- P.9 Commercial, industrial, and multi-family residential buildings must have enclosures for solid waste and recycling containers. The size and shape of the enclosure(s) must be adequate to serve the estimated solid waste and recycling needs and size of the building(s) onsite and should be designed and located on the property so as to allow ease of access by collection vehicles. As a general rule, the size of the enclosure(s) for the recycling containers should be similar to the size of the trash enclosure(s) provided onsite. Roofed enclosures with masonry walls and solid metal gates are the preferred design. Any required enclosure fencing (trash area, utility equipment, etc.) if not see-thru, shall have a six (6) inch opening along the bottom for clear visibility. Any gates or access doors to these enclosures shall be locked.
- P.10 The Final Storm Water Management Plan (SWMP) must be certified by a third-party consultant from SCVURPP's current list of qualified consultants. Five copies of the approval letter from the certified third party review (wet stamped and signed) must be submitted prior to the issuance of grading or building permit.
- P.11 Prior to the issuance final occupancy, the applicant shall enter into Operations and Maintenance (O&M) agreement with the City. The project operator is responsible for the operations and maintenance of the SWMP and stormwater BMPs consistent with the O&M agreement throughout the life of the project.
- P.12 A complete landscape plan that includes, type, size and location of all plant species shall be required as part of architectural review of the project. Review and approval of the complete landscape plan, including water conservation calculations and irrigation plan shall be required prior to issuance of building permits. Installation of landscaping is required prior to occupancy permits.
- P.13 Site landscaping shall be maintained in good condition throughout the life of the Development and no trees shall be removed without City review and approval.
- P.14 Trees permitted by the City for removal shall be replaced at a 2:1 ratio with 24-inch box specimen trees reviewed, or equal alternative as approved by the Director of Community Development.
- P.15 The project shall provide complete streets along the project frontage on Pomeroy Avenue at least 5 foot wide detached sidewalk with a 4.5 foot landscape strip.
- P.16 Construct six-foot masonry wall along property lines abutting commercial and residential properties in accordance with Zoning Ordinance requirements or to the satisfaction of the Director of Community Development.

- P.17 Developer is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
- P.18 Minor changes to the project would be subject to Planning Division review and approval prior to issuance of building permits.
- P.19 Construction activity not confined within a building shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and not permitted on Saturdays and Sundays for projects within 300 feet of a residential use. Construction activity confined within a building shall be limited to the hours of 7:00 A.M. to 6:00 P.M. following on weekdays other than holidays, Monday through Friday, inclusive; and within the hours of 9:00 A.M. to 6:00 P.M. following, inclusive, on any Saturday which is not a holiday. Construction activity shall not be allowed on recognized State holidays, as noted in Section 9.10.230 of the SCCC, as amended.

FIRE

- F1. The Fire Department's review was limited to verifying compliance per the 2016 California Fire Code (CFC), Section 503 (Fire Apparatus Access Roads), Section 507 (Fire Protection Water Supplies), Appendix B (Fire-Flow Requirements for Buildings) and Appendix C (Fire Hydrant Locations and Distribution) and City of Santa Clara Requirements.
- F2. (For buildings other than one- and two-family dwellings, Group R-3 and R-4 buildings and townhomes): At time of Building Permit application provide documentation to show the minimum required fire-flow for the building based on the construction type and square footage in accordance with the California Fire Code, Appendix B, Table B105.1 can be met. A 75% reduction in fire-flow is allowed with the installation of a automatic fire sprinkler system designed in accordance with California Fire Code § B105.2. The resulting fire-flow shall not be less than 1,500 gallons per minute (or 1,000 gallons per minute for NFPA 13 fire sprinkler systems) minute for the prescribed duration.
- F3. (Required fire flow for one- and two-family dwellings, Group R-3 and R-4 buildings and townhomes): At time of Building Permit application, provide documentation to show the minimum required fire-flow for the building based on the construction type and square footage in accordance with the California Fire Code, Appendix B, Table B105.1 can be met. A 75% reduction in fire-flow is allowed with the installation of a automatic fire sprinkler systems designed in accordance with California Fire Code § B105.1(1).
- F4. At time of Building Permit application, the required number, location and distribution of fire hydrants for the building based on the California Fire Code, Appendix C, Table C102.1 shall be incorporated into the construction documents. The required number of fire hydrants shall be based on the fire-flow before the reduction.
- F5. At time of Building Permit application, construction documents for proposed fire apparatus access, location of fire lanes and construction documents and hydraulic calculations for fire hydrant systems shall be submitted to the Fire Prevention and Hazardous Materials Division.
- F6. Prior to the start of construction, fire protection water supplies shall be installed and made serviceable prior to the time of construction or prior to combustible materials being moved onsite, unless an approved alternative method of protection is approved by the Fire Prevention and Hazardous Materials Division.

PARKS & RECREATION

- PR1. The City will accept a fee in lieu of parkland dedication for this eight-unit development – the equivalent fee due is \$ 190,656 (giving credit for residents of 2 existing SFRs).
- PR2. Any in lieu fees imposed under Chapter 17.35 shall be due and payable to the City prior to issuance of a building permit for each dwelling unit.
- PR3. A dwelling unit tax (DUT) is also due based on the number of units and additional bedrooms per City Code Chapter 3.15. The Project mix includes 4 four-bedroom units and 4 three-bedroom units for a total DUT of \$220.
- PR4. Calculations may change if the number of units change, if any areas do not conform to the Ordinance and City Code Chapter 17.35, if the fee schedule for new residential development fees due in lieu of

parkland dedication changes before this Project is deemed complete by Planning, and/or if City Council makes any changes.

POLICE

- PD1. There shall be positioned near the entrance an illustrative diagram of the complex, which shows the location of the viewer and unit designations within the complex, including separate building designations. This diagram shall be illuminated and should be protected by vandal and weather resistant covers.
- PD2. Each distinct unit within the building shall have its address displayed on or directly above both front and rear doors.
- PD3. All construction of dwelling units shall conform to the requirements of the Uniform Building Security Code as adopted by the City of Santa Clara City Council.
- PD4. All entrances to the parking areas (structure, surface, subterranean, etc.) shall be posted with appropriate signage to discourage trespassing, unauthorized parking, etc. (See California Vehicle Code section 22658(a) for guidance)
- PD5. Applicant shall install signage to prevent theft from vehicles in the parking lots. In addition, the use of quality lighting, installation of high-quality video cameras/recorders, and license plate readers are highly encouraged to prevent thefts from vehicles.

PUBLIC WORKS

ENGINEERING

- E1. Obtain site clearance through Public Works Department prior to issuance of Building Permit. Site clearance will require payment of applicable development fees. Other requirements may be identified for compliance during the site clearance process. Contact Public Works Department at (408) 615-3000 for further information.
- E2. All work within the public right-of-way and/or public easement, which is to be performed by the Developer/Owner, the general contractor, and all subcontractors shall be included within a Single Encroachment Permit issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.
- E3. Submit public improvement plans prepared in accordance with City Public Works Department procedures which provide for the installation of public improvements. Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer prior to approval and recordation of subdivision map and/or issuance of building permits.
- E4. Developer shall provide a complete storm drain study for the 10-year and 100-year storm events. The grading plans shall include the overland release for the 100-year storm event and any localized flooding areas. System improvements, if needed, will be at developer's expense.
- E5. Construct the storm drain main along Pomeroy Avenue (from El Camino Real) to serve the proposed development with stub beyond proposed manhole for future construction extending to the southern property line. The main size shall be sufficient to convey the 10-year event for the entire tributary area as approved by the City. Storm drain main shall be 18" per approved tributary area analysis.
- E6. Obtain Caltrans permit for all work or traffic control within the State right-of-way portion of El Camino Real.
- E7. Sanitary sewer (SS) laterals shall be VCP or SDR-26 PVC (6" diameter minimum if serving 5 or more dwelling units, 4" diameter minimum if serving less than 5 dwelling units) and have a minimum slope of 2%. The minimum cover for lateral from top of curb shall not be less than 4.5 feet.
- E8. Connection of the new Sanitary Sewer lateral to the existing Sanitary Sewer main shall be per City standard details SS-2 and SS-3
- E9. Damaged curb, gutter, and sidewalk within the public right-of-way along property's frontage shall be repaired or replaced (to the nearest score mark) in a manner acceptable to the City Engineer or his

designee. The extents of said repair or replacement within the property frontage shall be at the discretion of the City Engineer or his designee.

- E10. Existing non-standard or non-ADA compliant frontage improvements shall be replaced with current City standard frontage improvements as directed by the City Engineer or his designee.
- E11. After City Council approval of the Tentative Subdivision Map, submit 10 copies of the Final Map, prepared by a Licensed Land Surveyor or a Registered Civil Engineer with Land Surveyor privileges to the Engineering Department. The submittal shall include a title report, closure calculations, and all appropriate fees. The City approved Final Map shall be recorded by developer prior to Building Permit issuance.
- E12. File and record Subdivision Map to create parcels for proposed development and pay all appropriate fee(s) prior to Building Permit issuance.
- E13. Dedicate required on-site easements for sidewalk and any new public utilities by means of subdivision map or approve instrument at time of development.
- E14. Sanitary sewer and storm drain mains and laterals shall be outside the drip line of mature trees or 10' clear of the tree trunk whichever is greater.
- E15. SVP joint trench shall have a concrete cap for portions not under the public sidewalk.
- E16. Entire width of Pomeroy Avenue along property frontage shall be treated with a cape seal with digouts. If the encroachment permit for the Project's off-site improvements is not submitted within two (2) years of Final Approval for the Project, the required pavement treatment is subject to revision per the City's pavement program recommendations at the time of encroachment permit issuance. For purposes of this condition, "Final Approval" shall mean the final vote of the City Council necessary for all entitlements to be approved, unless a legal challenge is brought to the Council decisions, in which case the Final Approval shall mean the final disposition of the legal challenge.
- E17. On-street parking shall not be counted towards on-site parking requirements.
- E18. Proposed driveway shall accommodate fire truck/engine turning template.
- E19. All proposed driveway, sidewalk, walkway, curb & gutter, and curb ramp shall be ADA compliant.
- E20. Proposed driveways shall be per City standard ST-8 driveways and comply with Driveway's Triangle of Safety.
- E21. All traffic striping, messages, and symbols shall be thermoplastic.
- E22. Provide a minimum of 5' wide sidewalk with 4.5' wide planter strip along the property frontage.
- E23. Proposed trees shall be 5' minimum clear of sidewalks. Provide root barriers when the drip line of the mature trees covers the sidewalk. Root barriers for sidewalk protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 1.5' deep, and centered on trees. Root barriers for curb and gutter protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 2' deep, and centered on trees.
- E24. For the proposed project, provide 4 Class II bicycle rack spaces.

STREETS DIVISION

STORMWATER

- ST1. Although this Project does not create over 10,000 SF of impervious surfaces and thus, not considered a C.3 Regulated project, it proposes to install over 3,000-SF permeable pavers. In accordance to the City of Santa Clara's NPDES Permit No. CAS612008, provision C.3.h.ii.(4) and (6), this Project shall be inspected annually. For this reason, the Project shall enter into an agreement with the City of Santa Clara and have an HOA or similar entity responsible for the maintenance and operation of the common-area permeable-paved driveway as well as the associated inspection fees.
- ST2. Finalize Stormwater Management Plan to clearly note location of porous pavement.
- ST3. Include [General Notes on the C.3 Stormwater Treatment Facilities Construction](#) on the improvement plans.
- ST4. During the construction phase, permeable pavement shall be inspected for conformance to approved plans by a qualified 3rd party consultant from the [SCVURPPP List of Qualified Consultants](#), and a 3rd party inspection letter shall be submitted to the Public Works Department. As-Built drawing shall be submitted to the Public Works Department. Building occupancy will not be issued until all stormwater

treatment measures have been adequately inspected and O&M Agreement is executed. For more information contact Rinta Perkins at (408) 615-3081 or rperkins@santaclaraca.gov

- ST5. The applicant shall incorporate Best Management Practices (BMPs) into construction plans and incorporate post-construction water runoff measures into project plans in accordance with the City's Urban Runoff Pollution Prevention Program standards prior to the issuance of Building or Grading Permits. Proposed BMPs shall be submitted to and thereafter reviewed by the Planning Division and the Building Inspection Division for incorporation into construction drawings and specifications.
- ST6. The Project shall have a legal entity formed that is responsible for the maintenance, operation as well as the associated inspection fees. The property owner shall enter into an Operation and Maintenance (O&M) Agreement with the City for all installed stormwater treatment measures in perpetuity. Applicants should contact Karin Hickey at (408) 615-3097 or KaHickey@santaclaraca.gov for assistance completing the Agreement. For more information and to download the most recent version of the O&M Agreement, visit the City's stormwater resources website at <http://santaclaraca.gov/stormwater>.
- ST7. Developer shall install an appropriate stormwater pollution prevention message such as "No Dumping – Flows to Bay" on any storm drains located on private property.
- ST8. Any site design measures used to reduce the size of stormwater treatment measures shall not be removed from the project without the corresponding resizing of the stormwater treatment measures and an amendment of the property's O&M Agreement.
- ST9. Stormwater treatment facilities must be designed and installed to achieve the site design measures throughout their life in accordance to the SCVRUPPP C.3 Stormwater Handbook (Chapter 6 and Appendix C). They shall be installed using biotreatment soil media that meet the minimum specifications as set forth in this Handbook.
- ST10. Developer shall select appropriate plant materials to promote stormwater treatment measure while implementing integrated pest management and water conservation practices in accordance to the SCVRUPPP C.3 Stormwater Handbook (Appendix D).

SOLID WASTE

- SW1 Project applicant acknowledges that permeable-paved driveway shall be designed to sustain the weight of a collection truck of at least 60,000 lbs. and that the maximum straight-line distance allowed for a collection truck to back-up is 100 feet. Project applicant agrees to bear the costs to repair damages to permeable-paved driveway caused by collection trucks over time.
- SW2 Yard waste debris generated from the maintenance of common areas landscape shall be self-hauled by landscape contractor for recycling, which shall be noted on the Post-Construction Solid Waste Generation and Estimation Form.
- SW3 [During Construction] Project shall comply with City Code Section 8.25.285 and recycle or divert at least sixty five percent (65%) of materials generated for discard by the project during demolition and construction activities. No building, demolition, or site development permit shall be issued unless and until applicant has submitted a construction and demolition debris materials check-off list. Applicant shall create a Waste Management Plan and submit, for approval, a Construction and Demolition Debris Recycling Report through the City's online tracking tool at <http://santaclara.wastetracking.com>. Insert the General Notes for the Construction & Demolition (C&D) Waste Management into construction plans in accordance with the City's municipal codes prior to the issuance of a Building or Grading permit.
- SW4 [Prior to Issuance of Building permit] This project is subject to the City's Accumulation, Transportation and Disposal of Solid Waste Ordinance (Chapter 8.25 of the Municipal Codes), which requires the handling and disposal of waste by authorized service haulers. Applicant will be required to sign Exclusive Franchise Hauling Acknowledgment form provided by building staff.
- SW5 Prior to obtaining a Temporary or Final Certificate of Occupancy, weight tickets for all materials generated for discard or reuse by the project during demolition and construction activities shall be uploaded to Green Halo and submitted for review and approval by Environmental Services. At a minimum two (2) weeks review time is required.
- SW6 Each unit must have adequate space available for garbage and recycling containers to be stored within the unit.

- SW7 Garbage service level required for residential developments (single-family and multi-family) shall be no less than twenty (20) gallons per unit. All project shall submit to the Public Works Department the preliminary refuse service level assessment for approval.

LANDSCAPE:

- L1 Include City of Santa Clara Tree Preservation/City Arborist specifications on all improvement plans.
- L2 No cutting of any part of private trees, including roots, shall be done without securing prior approval of the City Arborist. Tree trimming/removal shall be done in accordance to the City of Santa Clara Tree Preservation/City Arborist specifications and with direct supervision of a certified arborist (Certification of International Society of Arboriculture).
- L3 Identified existing mature trees to be maintained. Prepare a tree protection plans for review and approval by the City of Santa Clara prior to any demolition, grading or other earthwork in the vicinity of existing trees on the site.

SILICON VALLEY POWER

- SVP1. Pull boxes for SVP secondary, fiber and streetlight to be designed in detailed design. New streetlights/streetlight foundations to be included as part of detailed design.
- SVP2. The Developer shall provide and install electric facilities per Santa Clara City Code chapter 17.15.210.
- SVP3. Electric service shall be underground. See Electric Department Rules and Regulations for available services.
- SVP4. Installation of underground facilities shall be in accordance with City of Santa Clara Electric Department standard UG-1000, latest version, and Santa Clara City Code chapter 17.15.050.
- SVP5. Underground service entrance conduits and conductors shall be "privately" owned, maintained, and installed per City Building Inspection Division Codes. Electric meters and main disconnects shall be installed per Silicon Valley Power Standard MS-G7, Rev. 2.
- SVP6. The developer shall grant to the City, without cost, all easements and/or right of way necessary for serving the property of the developer and for the installation of utilities (Santa Clara City Code chapter 17.15.110).
- SVP7. If the "legal description" (not "marketing description") of the units is condominium or apartment, then all electric meters and services disconnects shall be grouped at one location, outside of the building or in a utility room accessible directly from the outside. If they are townhomes or single-family residences, then each unit shall have it's own meter, located on the structure. A double hasp locking arrangement shall be provided on the main switchboard door(s). Utility room door(s) shall have a double hasp locking arrangement or a lock box shall be provided. Utility room door(s) shall not be alarmed.
- SVP8. All trees, existing and proposed, shall be a minimum of five (5) feet from any existing or proposed Electric Department facilities. Existing trees in conflict will have to be removed. Trees shall not be planted in PUE's or electric easements.
- SVP9. Any relocation of existing electric facilities shall be at Developer's expense.
- SVP10. Electric Load Increase fees may be applicable.
- SVP11. The developer shall provide the City, in accordance with current City standards and specifications, all trenching, backfill, resurfacing, landscaping, conduit, junction boxes, vaults, street light foundations, equipment pads and subsurface housings required for power distribution, street lighting, and signal communication systems, as required by the City in the development of frontage and on-site property. Upon completion of improvements satisfactory to the City, the City shall accept the work. Developer shall further install at his cost the service facilities, consisting of service wires, cables, conductors, and associated equipment necessary to connect a customer to the electrical supply system of and by the City. After completion of the facilities installed by developer, the City shall furnish and install all cable, switches, street lighting poles, luminaries, transformers, meters, and other equipment that it deems necessary for the betterment of the system (Santa Clara City Code chapter 17.15.210 (2)).
- SVP12. Electrical improvements (including underground electrical conduits along frontage of properties) may be required if any single non-residential private improvement valued at \$200,000 or more or any

series of non-residential private improvements made within a three-year period valued at \$200,000 or more (Santa Clara City Code Title 17 Appendix A (Table III)).

- SVP13. Encroachment permits will not be signed off by Silicon Valley Power until Developers Work substructure construction drawing has been completed.
- SVP14. All SVP-owned equipment is to be covered by an Underground Electric Easement (U.G.E.E.) This is different than a PUE. Only publically-owned dry utilities can be in a UGEE. Other facilities can be in a joint trench configuration with SVP, separated by a 1' clearance, providing that they are constructed simultaneously with SVP facilities. See UG 1000 for details.
- SVP15. All existing SVP facilities, onsite or offsite, are to remain unless specifically addressed by SVP personnel by separate document. It is the Developers responsibility to maintain all clearances from equipment and easements. Developer to contact SVP outside of the PCC process for clear definitions of these clearance requirements. Developer should not assume that SVP will be removing any existing facilities without detailed design drawings from SVP indicating potential removals. *Simply indicating that SVP facilities are to be removed or relocated on conceptual plans does not imply that this action has been approved by SVP.*
- SVP16. All interior meter rooms are to have direct, outside access through only ONE door. Interior electric rooms must be enclosed in a dedicated electric room and cannot be in an open warehouse or office space.
- SVP17. Applicant is advised to contact SVP (CSC Electric Department) to obtain specific design and utility requirements that are required for building permit review/approval submittal. Please provide a site plan to Leonard Buttitta at 408-615-6620 to facilitate plan review.

WATER & SEWER

- W1. Prior to issuance of Building Permits, the applicant shall submit design plans for construction of water utilities that comply with the latest edition of the Water & Sewer Utilities Water Service and Use Rules and Regulations, Water System Notes, and Water Standard Details and Specifications. In addition, prior to the City's issuance of Occupancy, the applicant shall construct all public water utilities per the approved plans. The Water & Sewer Utilities will inspect all public water utility installations and all other improvements encroaching public water utilities.
- W2. Prior to City's issuance of Building or Grading Permits, the applicant shall provide a dedicated water utility easement around onsite public water appurtenances. The water utility easement for the water services and all other public water appurtenances shall be a minimum 15 feet wide and be adjacent to the public right-of-way without overlapping any public utility easement. Additionally, the applicant shall submit plans defining existing easements so Water Division can verify if there are any conflicts with proposed easements and water utilities.
- W3. Prior to issuance of Building Permits, the applicant shall provide the profile section details for utilities crossing water, sewer, or recycled water mains to ensure a 12" minimum vertical clearance is maintained. The applicant must indicate the disposition of all existing water and sewer services and mains on the plans. If the existing services will not be used, then the applicant shall properly abandon these services to the main per Water & Sewer Utilities standards and install a new service to accommodate the water needs of the project.
- W4. The applicant shall contact the Water & Sewer Utilities Department, for fire flow information at (408) 615-2000.
- W5. The applicant must indicate the pipe material and the size of existing water and sewer main(s) on the plans.
- W6. Applicant shall utilize one of the two existing water service for dedicated irrigation service, if possible.
- W7. Water Dept. Standard Details and Notes shall be included in design drawings.
- W8. Applicant shall adhere to and provide a note indicating all horizontal and vertical clearances. The applicant shall maintain a minimum 12" of vertical clearance at water service crossing with other utilities, and all required minimum horizontal clearances from water services: 10' from sanitary sewer utilities, 10' from recycled water utilities, 8' from storm drain utilities, 5' from fire and other water utilities, 3' from abandoned water services, 5' from gas utilities, and 5' from the edge of the propose or existing driveway. For sanitary sewer, water, and recycled water utilities, the applicant shall maintain a minimum horizontal

clearance of 10' from existing and proposed trees. If applicant installs tree root barriers, clearance from tree reduces to 5' (clearance must be from the edge of tree root barrier to edge of water facilities).

- W9. Applicant shall reconcile landscaping and civil design drawings to match, landscaping drawings point of connection is at the existing water service and civil drawings call out for new irrigation water service installation.
- W10. The applicant shall submit a composite utility plan showing all utilities (including electrical) and landscaping (trees/shrubbery) so that the Water Department can verify conflicts for proposed water services. Note that all new water meters and backflow prevention devices shall be located behind the sidewalk in a landscape area.
- W11. The applicant must indicate the services to be connected to the 10" CIP on Pomeroy Avenue instead of the 8" CIP main.
- W12. The applicant to explore installing meters and backflow preventer devices in the landscaping strip next to the curb.
- W13. The applicant shall submit plans for independent water service to each individual residential unit, and a single service with private submeters for the attached units, connected to a public main in the public right-of-way to the satisfaction of the Director of Water & Sewer Utilities. Individual water services to single family residential shall be 1" water services. The applicant must coordinate and obtain Water Department approval to install a single service connection split into multiple meters.

PROPOSED RESIDENTIAL PROJECT AT: 1530 / 1540 POMEROY AVE. SANTA CLARA, CA

RIGDECREST GROUP, INC
OMID SHAKERI (408) 666-6556
1530 / 1540 POMEROY AVE.
SANTA CLARA, CA
APN: 290-02-097 & 096

OCCUPANCY TYPE: R-3/U
CONSTRUCTION TYPE: V-B

1530 & 1540 POMEROY AVE.

LOT SIZE: 21,000 S.F.	PROPOSED
LOT COVERAGE	7,810 S.F. (37.2%)
LANDSCAPE COVERAGE	8,500 S.F. (40.5%)

1530 POMEROY AVE.

R3-18D

LOT SIZE: 10,080 S.F.	PROPOSED	REQUIRED
LOT COVERAGE	2,880 S.F. (28.5%)	35% MAX.
LANDSCAPE COVERAGE	4,130 S.F. (41%)	40% MIN.
BUILDING HEIGHT	24'-8"	25'-0" MAX.

PROJECT SCOPE:

2 SINGLE FAMILY DTACHE HOMES WITH 2 CARS GARAGE EACH
3 GUEST PARKING
OPEN LANDSCAPE / COMMON SPACE
EACH HOUSE: 2,165 SQ FT. LIVING SPACE:
420 SQ .FT. GARAGE

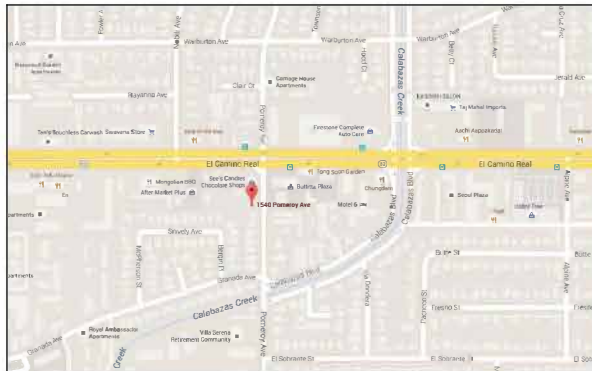
1540 POMEROY AVE.

R3-36D

LOT SIZE: 10,920 S.F.	PROPOSED	REQUIRED
LOT COVERAGE	4,914 S.F. (45%)	45% MAX.
LANDSCAPE COVERAGE	4,370 S.F. (40%)	40% MIN.
BUILDING HEIGHT	36'-6"	45'-0" MAX.

PROJECT SCOPE:

6 TWO STORY UNITS WITH ATTACHED 2 CAR GARAGE EACH
EACH UNIT: 1,970 SQ FT. LIVING SPACE:
400 SQ .FT. GARAGE



VICINITY MAP

PROJECT SUMMARY

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A1.1 PROJECT DATA
A1.2 SITE PLAN

1530 POMEROY AVE.

A2.1 TYPICAL FLOOR PLANS (LARGE)
A2.2 FIRST & SECOND FLOOR PLANS
A2.3 THIRD FLOOR PLAN / ROOF PLAN
A3.1 EXTERIOR ELEVATIONS
A3.2 EXTERIOR ELEVATIONS

1540 POMEROY AVE.

B2.1 TYPICAL FLOOR PLANS
B3.1 EXTERIOR ELEVATIONS

C1 CIVIL COVER SHEET
C2 UTILITY PLAN
C3 GRADING & DRAINAGE
C4 STORM WATER CONTROL PLAN
C5 STORM DRAIN PLAN
C6 DETAILS
TM TENTATIVE PLAN

AUTOMATIC RESIDENTIAL FIRE SPRINKLERS
TO BE INSTALLED (UNDER SEPARATE PERMIT)

SHEET INDEX

REVISIONS	BY

CB

BASSAL
Architecture
916.435.0605
408.674.9077

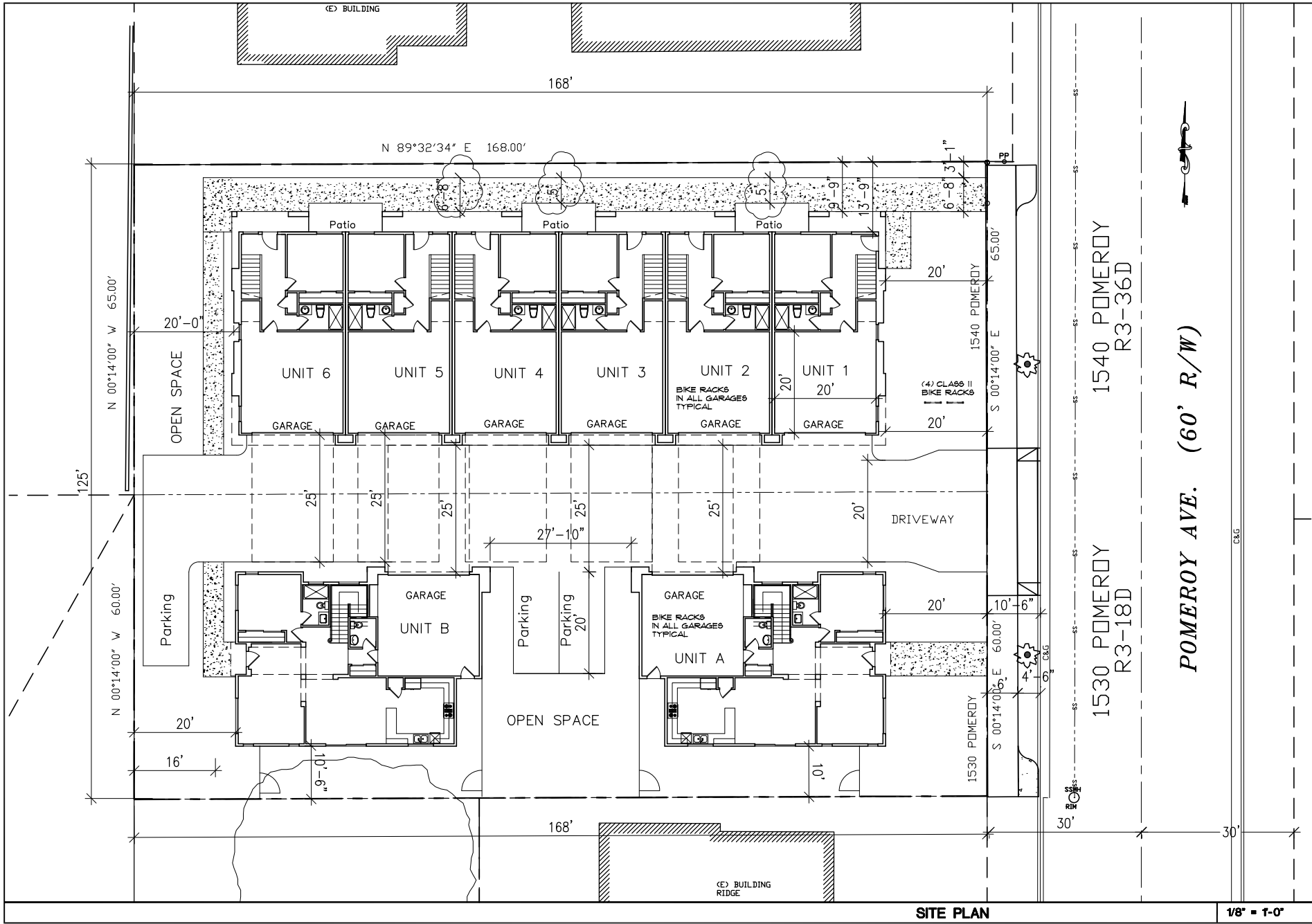
SITE PLAN

RESIDENTIAL PROJECT AT:
1530 / 1540 POMEROY AVE.
SANTA CLARA, CA

DATE: 8-6-2010
SCALE: -
DRAWN: CB
JOB NO: 14-349
SHEET NO.

A1.1

OF SHEETS



SITE PLAN

1/8" = 1'-0"

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Architecture
916.435.0605
408.674.9077

SITE PLAN

RESIDENTIAL PROJECT AT:
1530 / 1540 POMEROY AVE.
SANTA CLARA, CA

DATE:	3-4-2020
SCALE:	1/8" = 1'-0"
DRAWN:	CB
JOB NO:	
SHEET NO.	A1.2

OF SHEETS



1540 POMEROY
TOTAL LIVING SPACE: 1,970 SQ.FT.
UNITS 1 TO 6

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916.435.0609
408.674.9071

1540 POMEROY AVE.
UNITS 1 TO 6 PLANS

**RESIDENTIAL PROJECT AT:
1540 POMEROY AVE.
SANTA CLARA, CA**

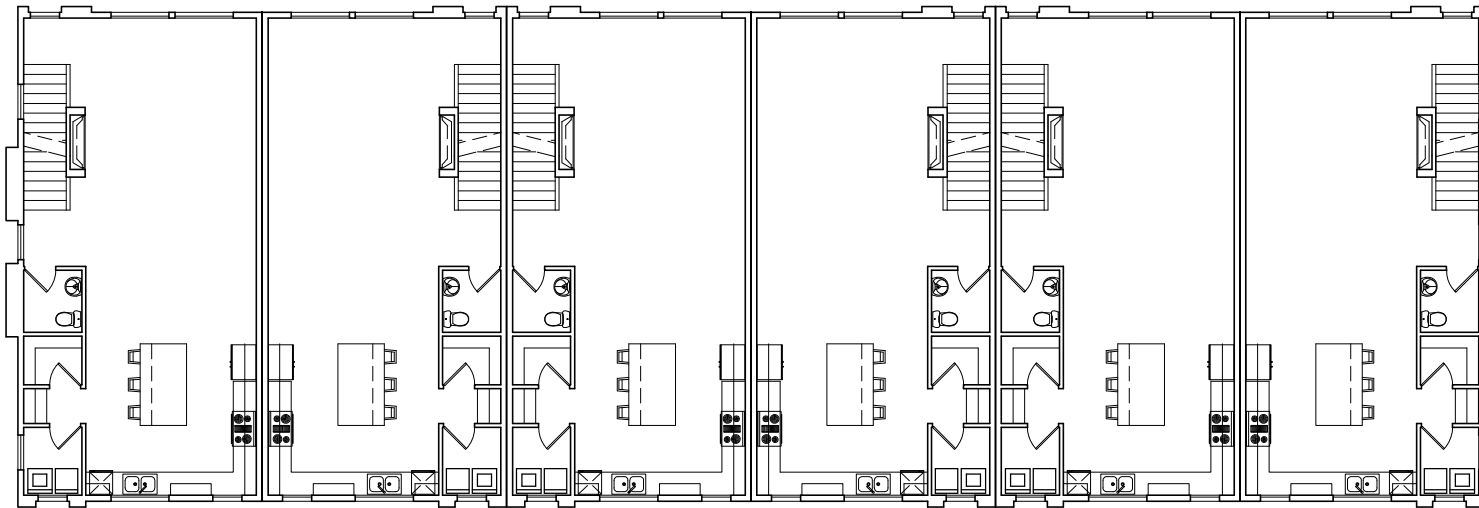
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SHEET NO.
A2.1

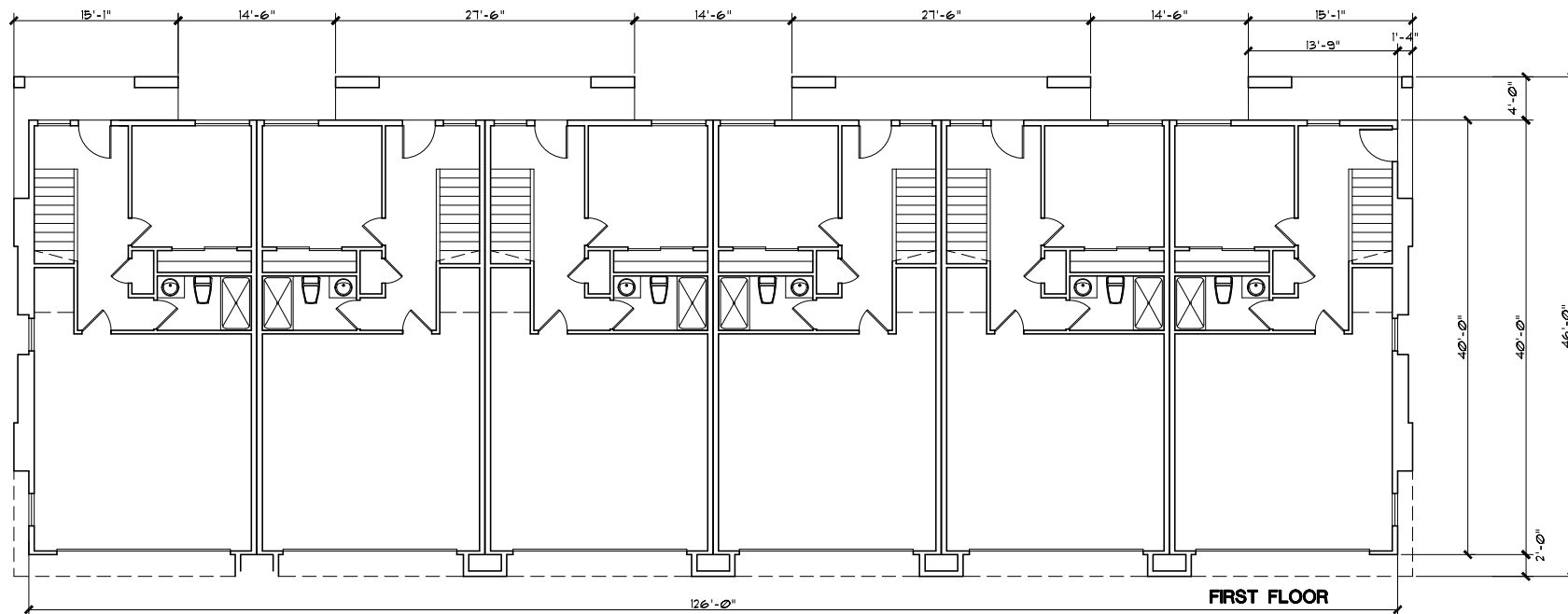
OF SHEETS

TYPICAL FLOOR PLAN

1/4" = 1'-0"



SECOND FLOOR



FIRST FLOOR

FLOOR PLANS

1/4" = 1'-0"

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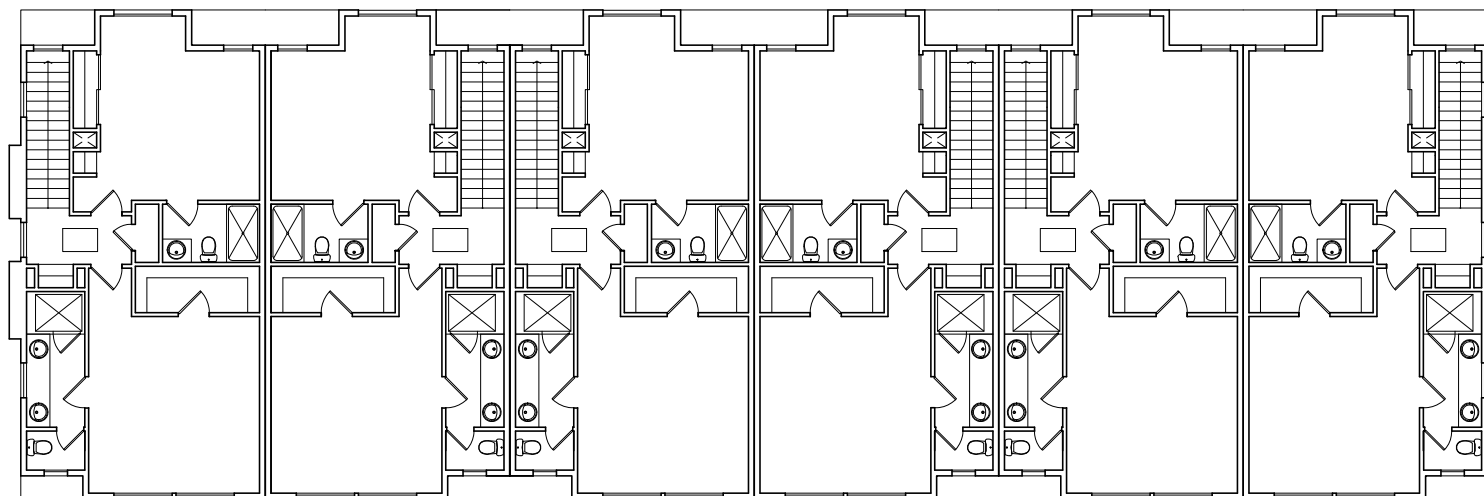
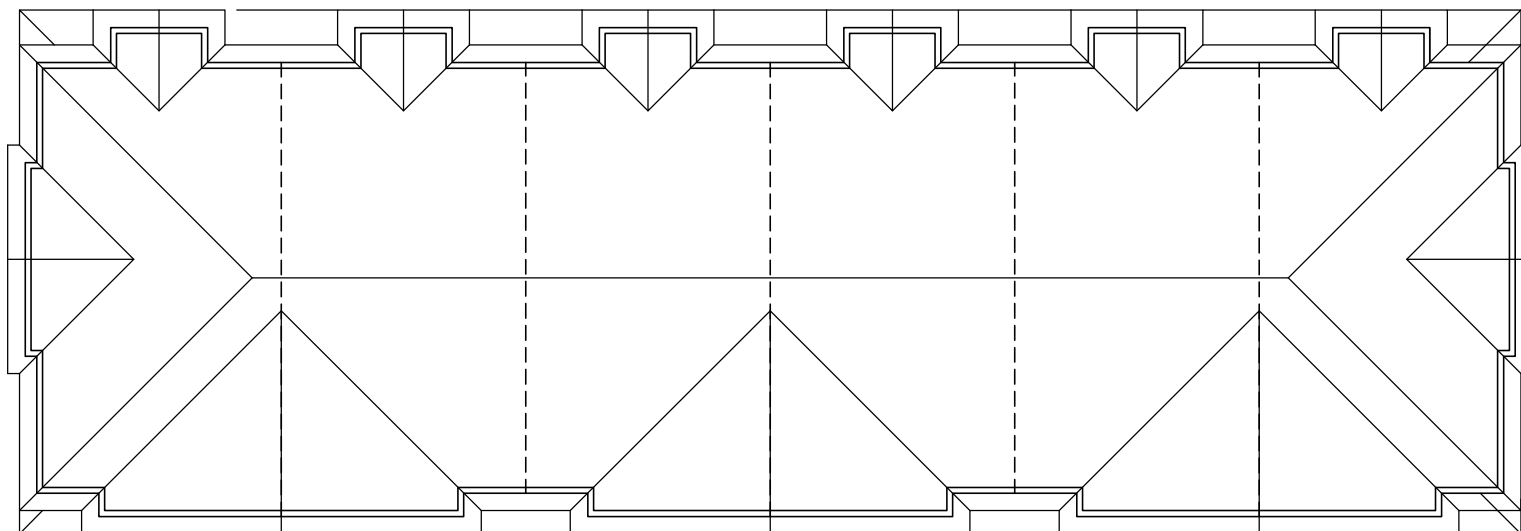
1540 POMEROY AVE.
FLOOR PLANS

RESIDENTIAL PROJECT AT:
1540 POMEROY AVE.
SANTA CLARA, CA

DATE:	1-27-2000
SCALE:	NOTED
DRAWN:	CB
JOB NO.	1

SHEET NO.
A2.2
of SHEETS

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FLOOR PLANS / ROOF PLAN

1/4" = 1'-0"

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**1540 POMEROY AVE.
FLOOR PLANS
ROOF PLAN**

**RESIDENTIAL PROJECT AT:
1540 POMEROY AVE.
SANTA CLARA, CA**

DATE:

1-27-2020

SCALE:

NOTED
DRAWN

CB
100.00

SHEET NO.

A2.3

OF SHE



ENTRANCE SIDE ELEVATIONS - NORTH



FRONT ELEVATIONS - EAST - POMEROY VIEW

ELEVATIONS

1/4" = 1'-0"

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1540 POMEROY AVE.
ELEVATIONS

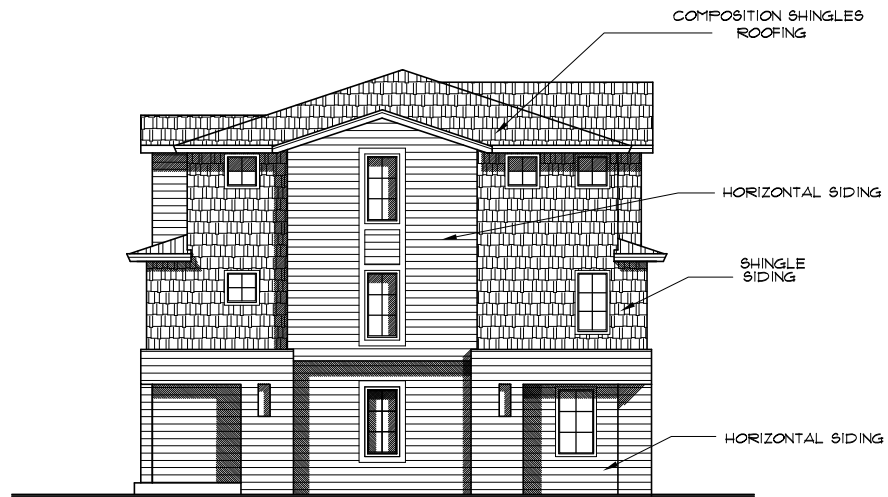
RESIDENTIAL PROJECT AT:
1540 POMEROY AVE
SANTA CLARA, CA

DATE: 9-5-2020
SCALE: NOTED
DRAWN: CB
JOB NO: 1

SHEET NO.
A3.1
of SHEETS



1540 POMEROY AVE.
DRIVEWAY ELEVATIONS - SOUTH



REAR ELEVATIONS - WEST

ELEVATIONS

1/4" = 1'-0"

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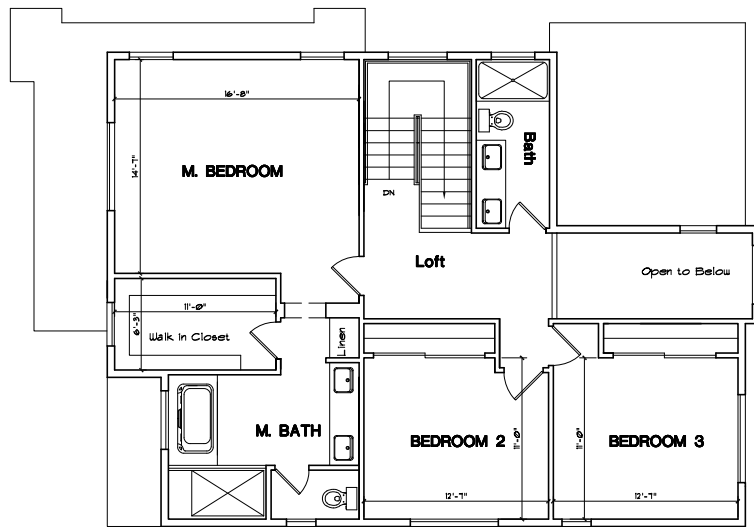
1540 POMEROY AVE
ELEVATIONS

RESIDENTIAL PROJECT AT:
1540 POMEROY AVE
SANTA CLARA, CA

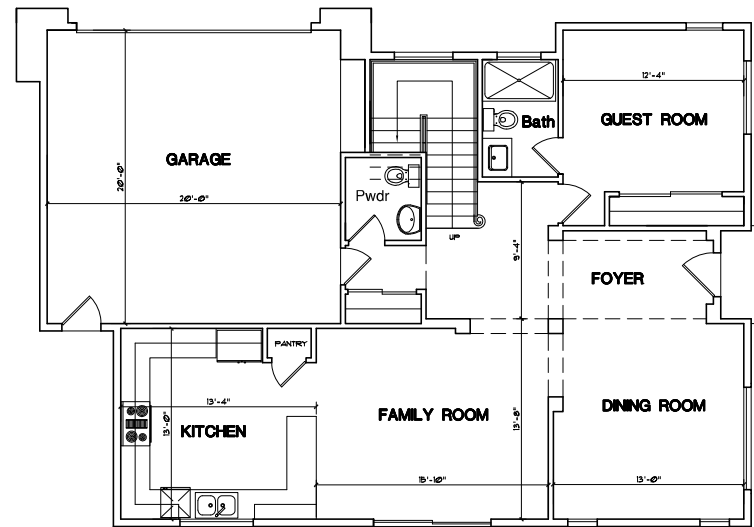
DATE: 9-5-2020
SCALE: NOTED
DRAWN: CB
JOB NO: 1

SHEET NO.
A3.2

of SHEETS



SECOND FLOOR
LIVING AREA: 1,040 SQ.FT.



FIRST FLOOR
LIVING AREA: 1,125 SQ.FT.
GARAGE: 420 S.F.

**1530 POMEROY
 FLOOR PLAN
 TOTAL LIVING SPACE: 2,165 SQ.FT.**

REVISIONS	BY



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 Architecture**
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 408.674.9077



**1530 POMEROY
 FLOOR PLANS**

**RESIDENTIAL PROJECT AT:
 1530 POMEROY AVE.
 SANTA CLARA, CA**

DATE:	1-21-2000
SCALE:	NOTED
DRAWN:	CB
JOB NO:	1

**SHEET NO.
 B2.1**

or SHEETS

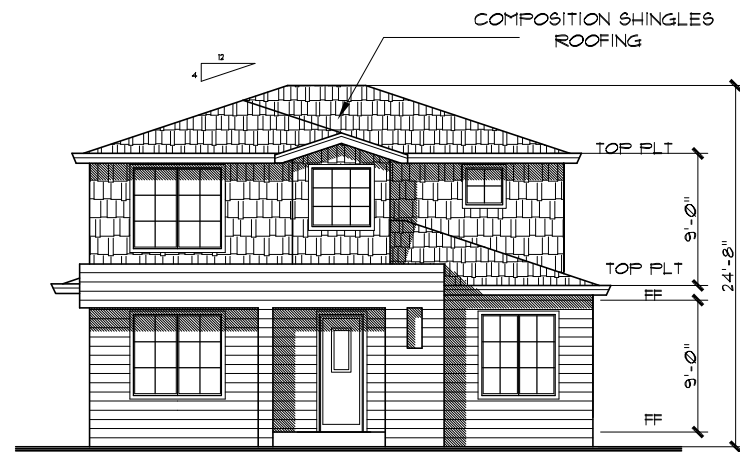
TYPICAL FLOOR PLAN

1/4" = 1'-0"



DRIVEWAY ELEVATIONS - NORTH

HORIZONTAL
SIDING

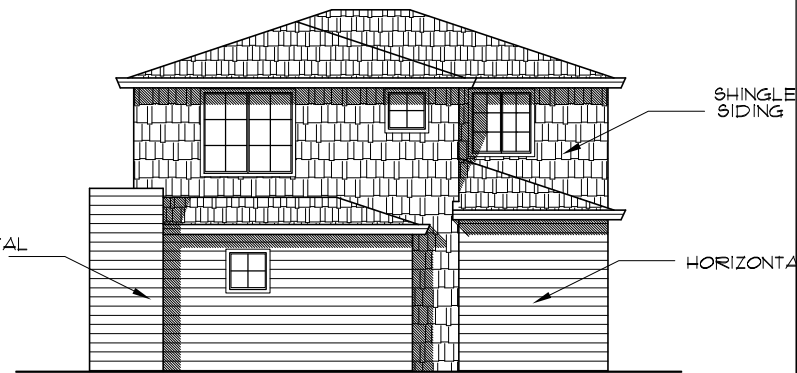


FRONT ELEVATION - EAST - POMEROY VIEW

1530 POMEROY AVE.



REAR ELEVATION - SOUTH



SIDE ELEVATION - WEST

TYPICAL FLOOR PLAN

1/4" = 1'-0"

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1530 POMEROY
PLAN B

RESIDENTIAL PROJECT AT:
1530 POMEROY AVE
SANTA CLARA, CA

DATE: 9-5-2020
SCALE: NOTED
DRAWN: CB
JOB NO: 1

SHEET NO.
B3.1

of SHEETS

ABBREVIATIONS	
DESCRIPTION	DESCRIPTION
AB AGGREGATE BASE	LANDING
AC AREA DRAIN	L/S LANDSCAPE
BC BACK OF CURB	MONUMENT
BFL BACKFLOW PREVENTOR	(N) NEW
BOV BOTTOM OF VALVE	OVERLAND RELEASE
C&G CURB AND GUTTER	P&V PULL BOX
C&L CENTERLINE SWALE	P&V P&V
CO CLEANOUT	PPA PLASTIC PERFORATED PIPE
CP CONTROL POINT	PSE PUBLIC SERVICE EASEMENT
DI DOWN-SPOUT	PVC POLYVINYL CHLORIDE
DIL DETAIL	R/W RIGHT OF WAY
DWY DRIVEWAY	RCP REINFORCED CONCRETE PIPE
ELECT ELECTRIC	SD STANDARD
EP EDGE OF PAVEMENT ELEVATION	SDM STORM DRAIN
EUC EUCALYPTUS TREE	SDM STORM DRAIN MANHOLE
ELC EXISTING	SS STANDARD
FT FINISH FLOOR	SS SANITARY SEWER
FG FINISH GRADE	SS SANITARY SEWER MANHOLE
FL FLOWLINE	SW SIDEWALK
FNC FENCE	TC TOP OF CURB
FDC FACE OF CURB	TF TOP OF FOUNDATION
GB GRADE BREAK	TO TOP OF GRADE
GR GROUND	TOS TOP OF SLAB
GUI GUY WIRE	TP TOP OF PAVEMENT
HP HIGH POINT	TM (TYP) TYPICAL
IP INVERT	VCP VITRIFIED CLAY PIPE
JP JOINT POLE	W WHITE LINE STRIPE
JB JUNCTION BOX (UTILITY)	WALK WALKWAY
UP UP OF GUTTER	WM WATER METER
	WV WATER VALVE

EASEMENT ABBREVIATIONS:

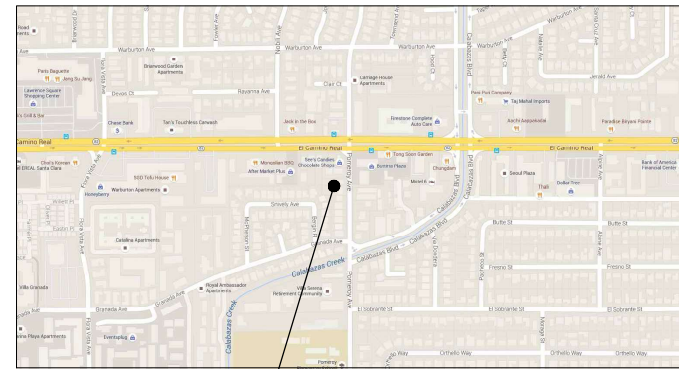
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
FLE	FIRE LADDER EASEMENT
PIE	PRIVATE INGRESS/ EGRESS EASEMENT
PSDE	PRIVATE STORM DRAINAGE EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PWE	PRIVATE WATER EASEMENT
SE	SIDEWALK EASEMENT
UGE	UNDERGROUND ELECTRICAL EASEMENT
WLE	WATER LINE EASEMENT

IMPROVEMENT PLANS

ONE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES

EIGHT (8) RESIDENTIAL CONDOMINIUM UNITS

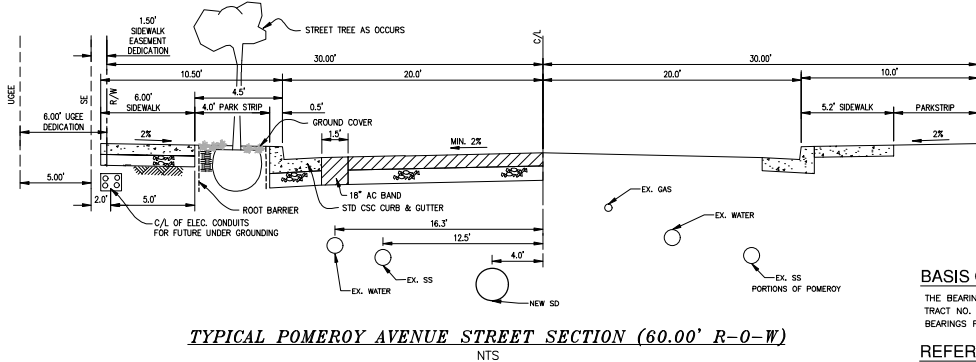
1530/1540 POMEROY AVE. SANTA CLARA, CA 95051



PROJECT SITE

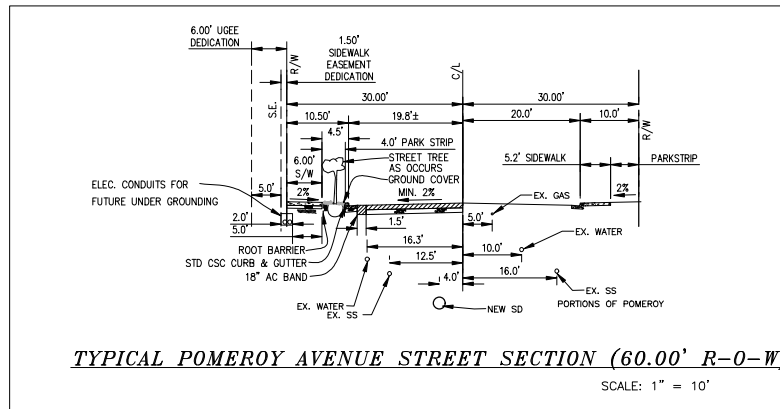
LOCATION MAP
N.T.S.

EXISTING	PROPOSED	DESCRIPTION
---	---	STREET CENTER LINE
---	---	DISTINCTIVE BORDER LINE
---	---	EASEMENT LINE
---	---	LOT LINE
---	---	BUILDING FOOTPRINT
---	---	FILL AREA LIMIT
---	---	CUT AREA LIMIT
---	---	CONTOUR
---	---	WATER LINE
---	---	STORM DRAIN PIPE (SOLID)
---	---	SANITARY SEWER PIPE
---	---	SUBDRAIN PIPE (PERFORATED)
---	---	OVERHEAD UTILITIES WITH POLE
---	---	GAS LINE
---	---	ELECTRIC LINE (UNDERGROUND)
---	---	JOINT TRENCH (UNDERGROUND)
---	---	STREET LIGHT VAULT
---	---	SANITARY SEWER CLEANOUT
---	---	SANITARY SEWER MANHOLE
---	---	STORM DRAIN MANHOLE
---	---	SURVEY CITY MONUMENT
---	---	ELECTROILER
---	---	WATER METER
---	---	TREE WITH TRUNK
---	---	STREET TREE
---	---	6" WOODEN FENCE
---	---	SPOT ELEVATION
---	---	TREE PROTECTION FENCE
---	---	5" TALL CHAIN LINK
---	---	EARTH SWALE
---	---	CONCRETE SWALE
---	---	INLET/ JUNCTION BOX
---	---	AREA DRAIN
---	---	OVERLAND RELEASE PATH
---	---	GRADE TO DRAIN, 2% MIN. AWAY FROM HOUSE
---	---	1% MIN. FROM PROPERTY LINE TO SWALE
---	---	(E) TREE TO BE REMOVE
---	---	DOWN-SPOUT



TYPICAL POMEROY AVENUE STREET SECTION (60.00' R-0-W)

N.T.S.



TYPICAL POMEROY AVENUE STREET SECTION (60.00' R-0-W)

SCALE: 1" = 10'

SHEET INDEX:

C-1	COVER SHEET
C-2	PRELIMINARY UTILITY PLAN
C-3	PRELIMINARY GRADING AND DRAINAGE PLAN
C-4	PRELIMINARY STORMWATER CONTROL PLAN
C-5	STORM DRAIN MAIN IN POMEROY
C-6	DETAILS, CROSS SECTIONS

BASIS OF BEARINGS:

THE BEARING N. 0°14'00" W. OF THE CENTERLINE OF POMEROY AVE., AS SHOWN UPON CERTAIN TRACT NO. 2908, RECORDED IN BOOK 140 OF MAPS AT PAGE 31, WAS TAKEN AS BASIS OF BEARINGS FOR THIS SURVEY MAP.

REFERENCED CITY OF SANTA CLARA B.M.

BM # E-13 CHISLED CROSS ON SE BOLT IN TRAFFIC LIGHT BASE, AT NW CORNER OF EL CAMINO REAL & POMEROY AVE. EL: 91.06' (NAVD8)

APPROVED: Rajeev Batra
Director of Public Works/ City Engineer, City of Santa Clara

Engineering Department	Date
Land and Property Development Division	Date
Water and Sewer Utilities	Date
Street Department	Date
Silicon Valley Power	Date
Traffic Division	Date



Appointee:
ECCO Builders, INC.
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IMPROVEMENT PLANS
NINE LOT SUBDIVISION
1530 and 1540 POMEROY AVE.
SANTA CLARA, CA 95051
COVER SHEET

Revisions:



Date: 10/21/2020
Scale:
Prepared by: V.G.
Checked by: S.R.
Job #: 220050

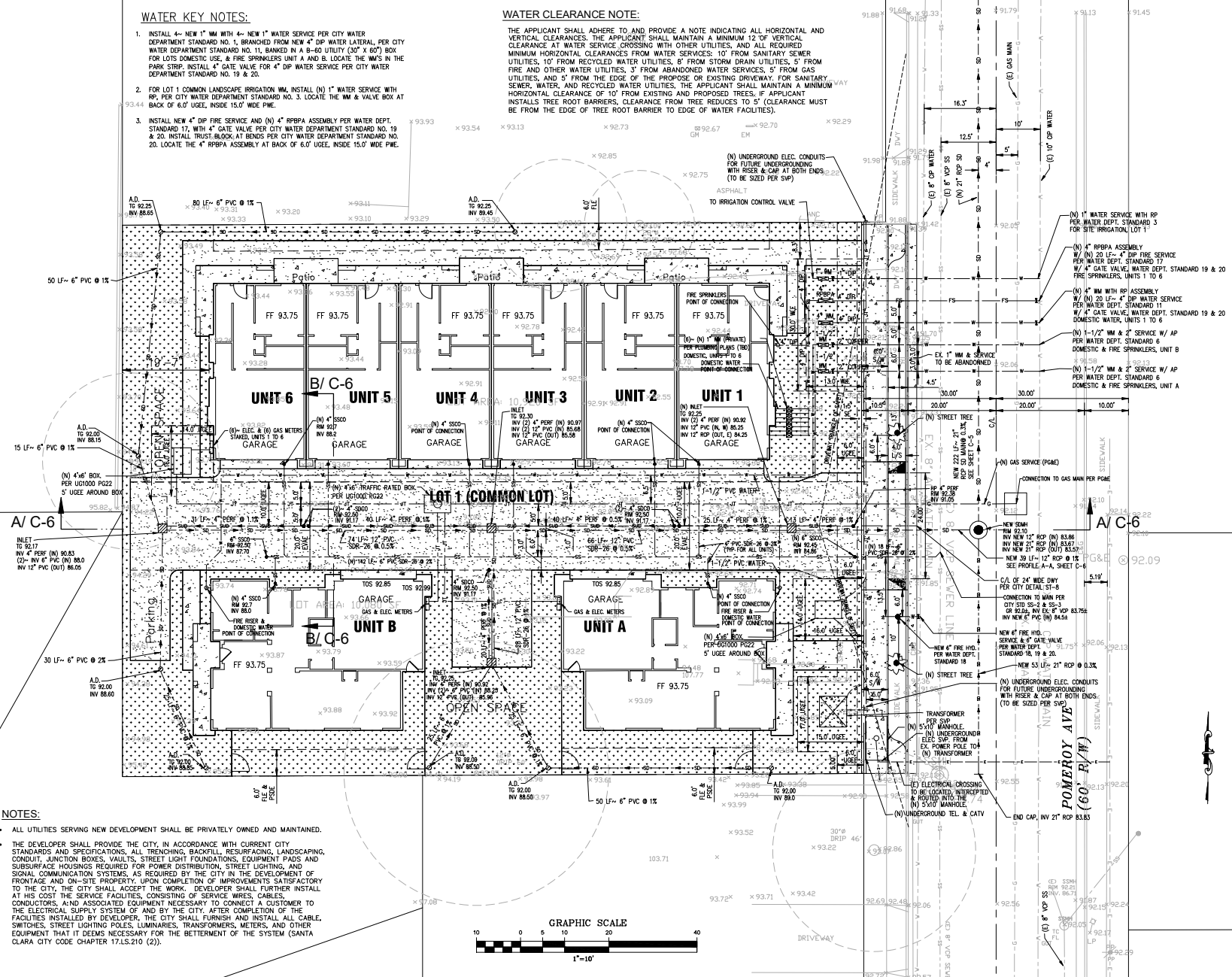
Sheet:
1 OF 6
C-1

WATER KEY NOTES:

1. INSTALL 4" NEW 1" WM WITH 4" NEW 1" WATER SERVICE PER CITY WATER DEPARTMENT STANDARD NO. 1, BRANCHED FROM NEW 4" DIP WATER LATERAL, PER CITY WATER DEPARTMENT STANDARD NO. 11, BANKED IN A 8-40 UTILITY (20" X 60" BOX) FOR LOTS DOMESTIC USE, & FIRE SPRINKLERS UNIT A AND B. LOCATE THE WMS IN THE PARK STRIP. INSTALL 4" GATE VALVE FOR 4" DIP WATER SERVICE PER CITY WATER DEPARTMENT STANDARD NO. 19 & 20.
2. FOR LOT 1 COMMON LANDSCAPE IRRIGATION WM, INSTALL (N) 1" WATER SERVICE WITH RP, PER CITY WATER DEPARTMENT STANDARD NO. 3. LOCATE THE WM & VALVE BOX AT BACK OF 6.0' UGEE, INSIDE 15.0' WIDE PWE.
3. INSTALL NEW 4" DIP FIRE SERVICE AND (N) 4" RPPBA ASSEMBLY PER WATER DEPT. STANDARD 17, WITH 4" GATE VALVE PER CITY WATER DEPARTMENT STANDARD NO. 19 & 20. INSTALL TRUST 80.00% 4" BODDS PER CITY WATER DEPARTMENT STANDARD NO. 20. LOCATE THE 4" RPPBA ASSEMBLY AT BACK OF 6.0' UGEE, INSIDE 15.0' WIDE PWE.

WATER CLEARANCE NOTE:

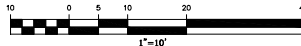
THE APPLICANT SHALL ADHERE TO AND PROVIDE A NOTE INDICATING ALL HORIZONTAL AND VERTICAL CLEARANCES. THE APPLICANT SHALL MAINTAIN A MINIMUM 12" OF CLEARANCE AT WATER SERVICE CROSSING WITH OTHER UTILITIES, AND ALL REQUIRED MINIMUM HORIZONTAL CLEARANCES FROM WATER SERVICES: 10' FROM SANITARY SEWER UTILITIES, 10' FROM RECYCLED WATER UTILITIES, 8' FROM STORM DRAIN UTILITIES, 5' FROM FIRE AND OTHER WATER UTILITIES, 3' FROM ABANDONED WATER SERVICES, 5' FROM GAS UTILITIES, AND 5' FROM THE EDGE OF THE PROPOSED OR EXISTING DRIVEWAY. FOR SANITARY SEWER, WATER, AND RECYCLED WATER UTILITIES, THE APPLICANT SHALL MAINTAIN A MINIMUM HORIZONTAL CLEARANCE OF 10' FROM EXISTING AND PROPOSED TREES, IF APPLICANT INSTALLS TREE ROOT BARRIERS, CLEARANCE FROM TREE REDUCES TO 5' (CLEARANCE MUST BE FROM THE EDGE OF TREE ROOT BARRIER TO EDGE OF WATER FACILITIES).



NOTES:

- ALL UTILITIES SERVING NEW DEVELOPMENT SHALL BE PRIVATELY OWNED AND MAINTAINED.
- THE DEVELOPER SHALL PROVIDE THE CITY, IN ACCORDANCE WITH CURRENT CITY STANDARDS AND SPECIFICATIONS, ALL TRENCHING, BACKFILL, RESURFACING, LANDSCAPING, CONDUIT, JUNCTION BOXES, VAULTS, STREET LIGHT FOUNDATIONS, EQUIPMENT PADS AND SUBSURFACE HOUSINGS REQUIRED FOR POWER DISTRIBUTION, STREET LIGHTING, AND SIGNAL COMMUNICATION SYSTEMS, AS REQUIRED BY THE CITY IN THE DEVELOPMENT OF FRONTAGE AND ON-SITE PROPERTY. UPON COMPLETION OF IMPROVEMENTS SATISFACTORY TO THE CITY, THE CITY SHALL ACCEPT THE WORK. DEVELOPER SHALL FURTHER INSTALL AT HIS COST THE SERVICE FACILITIES, CONSISTING OF SERVICE WIRES, CABLES, CONDUCTORS, AND ASSOCIATED EQUIPMENT NECESSARY TO CONNECT A CUSTOMER TO THE ELECTRICAL SUPPLY SYSTEM OF AND BY THE CITY. AFTER COMPLETION OF THE FACILITIES INSTALLED BY DEVELOPER, THE CITY SHALL FURNISH AND INSTALL ALL CABLE, SWITCHES, STREET LIGHTING POLES, LUMINAIRES, TRANSFORMERS, METERS, AND OTHER EQUIPMENT THAT IT DEEMS NECESSARY FOR THE BETTERMENT OF THE SYSTEM (SANTA CLARA CITY CODE CHAPTER 17.1.S.210 (2)).

GRAPHIC SCALE



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IMPROVEMENT PLANS
NINE LOT SUBDIVISION
1530 AND 1540 POMEROY AVE
SANTA CLARA, CA 95051
PRELIMINARY UTILITY PLAN

Revisions:



Date: 10/21/2020
Scale: 1" = 10'
Prepared by: V.G.
Checked by: S.R.
Job #: 220050

Sheet: 2 OF 6
C-2



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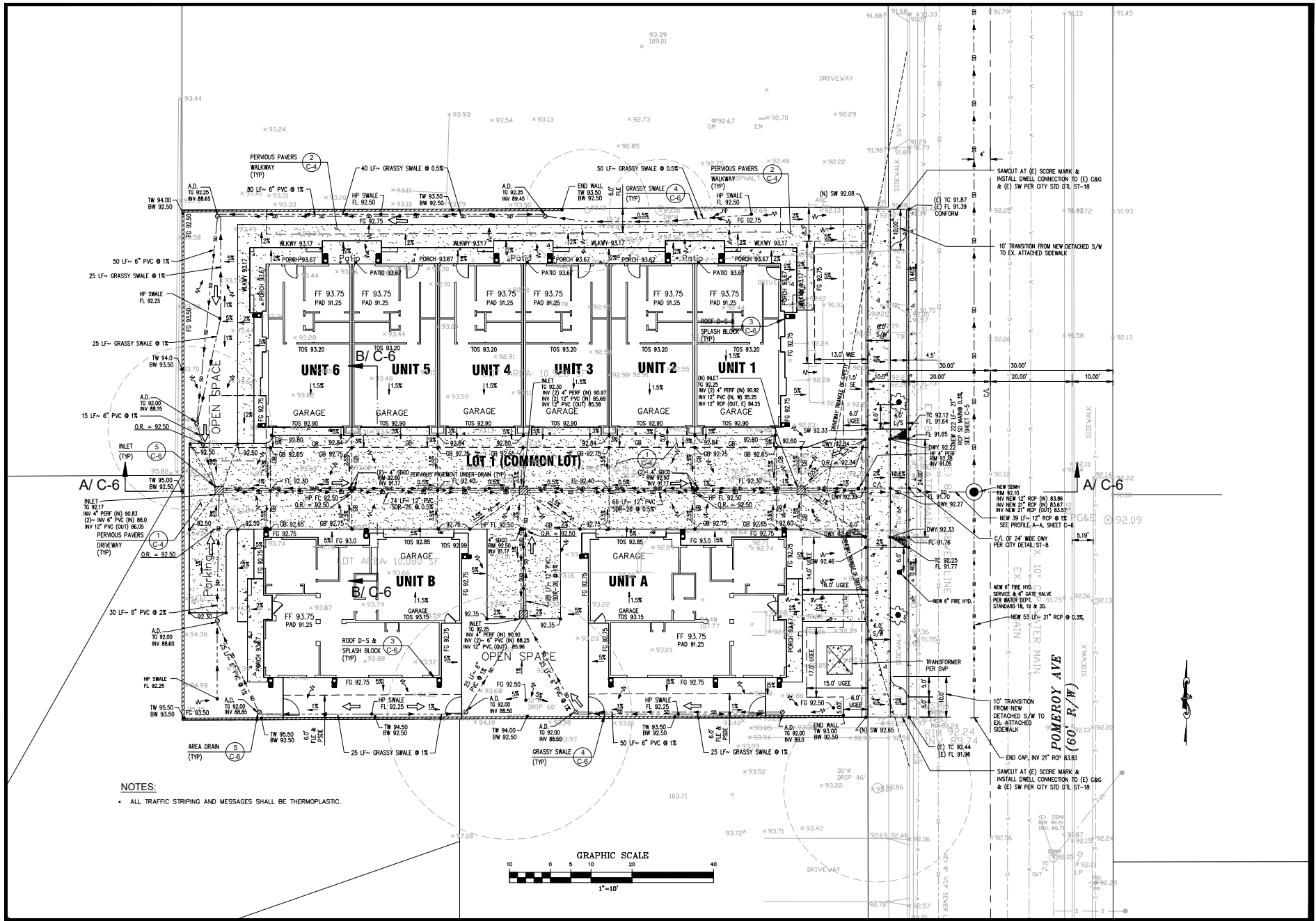
IMPROVEMENT PLANS
NINE LOT SUBDIVISION
1530 AND 1540 POMEROY AVE.
SANTA CLARA, CA 95051
PRELIMINARY GRADING AND DRAINAGE PLAN

Revisions:



Date:
10/21/2020
Scale:
1" = 10'
Prepared by:
V.G.
Checked by:
S.R.
Job #:
220050

Sheet:
3 OF 6
C-3





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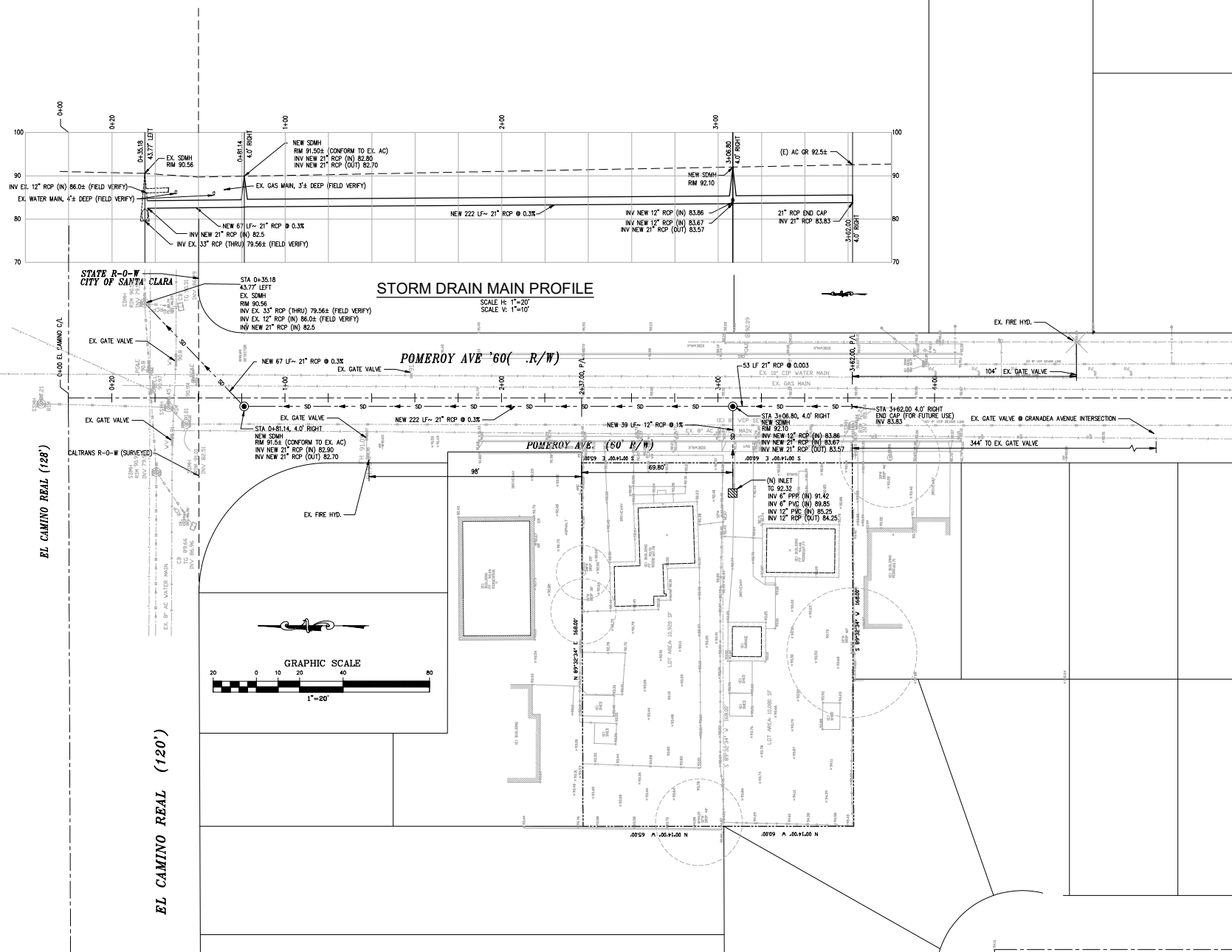
IMPROVEMENT PLANS
NINE LOT SUBDIVISION
1530 AND 1540 POMEROY AVE.
SANTA CLARA, CA 95051
STORM DRAIN MAIN IN POMEROY

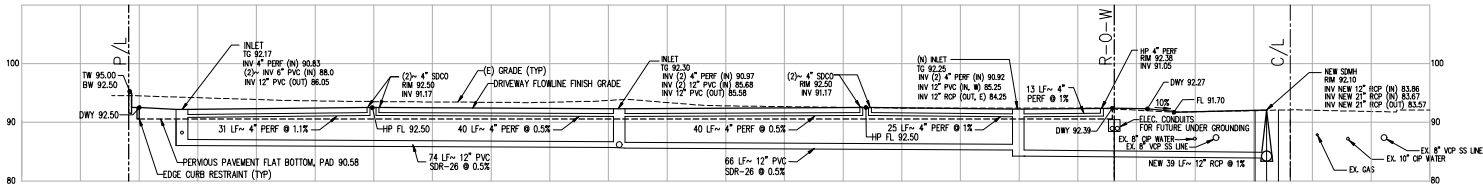
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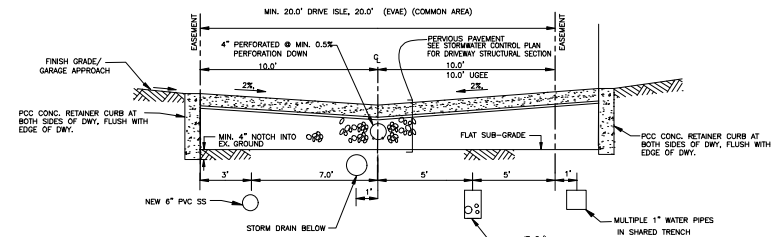
Date:
10/21/2020
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Prepared by:
V.G.
Checked by:
S.R.
Job #:
220050

Sheet:
5 OF 6
C-5

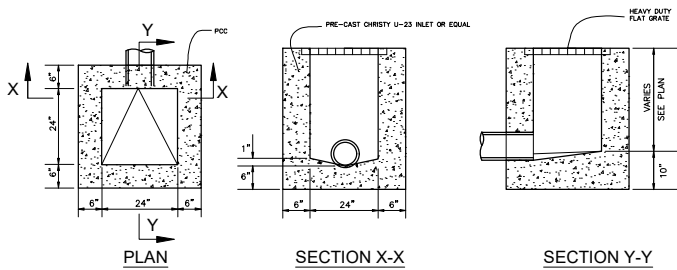




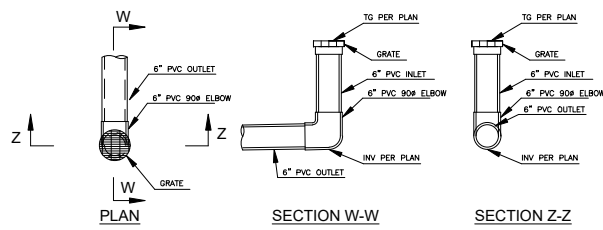
A-A
SCALE H: 1"=10'
SCALE V: 1"=10'



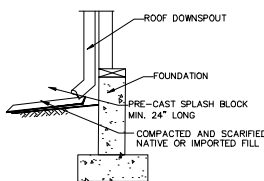
B-B
PRIVATE STREET TYPICAL SECTION
NTS



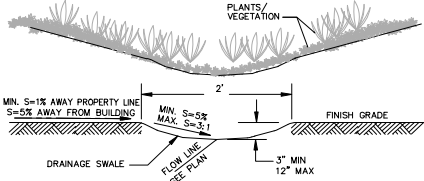
5 **STORM DRAIN INLET**
NTS



6 **STORM DRAIN AREA DRAIN**
NTS



3 **DISCONNECTED ROOF DOWN-SPOUT DETAIL**
NTS



4 **SWALE DETAIL**
NTS

BASIS OF BEARINGS:
THE BEARING N. 01°40' W. OF THE CENTERLINE OF POMEROY AVE., AS SHOWN UPON CERTAIN TRACT NO. 2908, RECORDED IN BOOK 140 OF MAPS AT PAGE 31, WAS TAKEN AS BASIS OF BEARINGS FOR THIS SURVEY MAP.

REFERENCED CITY OF SANTA CLARA B.M.
BM #E-13 CHISEL CROSS ON SE BOLT IN TRAFFIC LIGHT BASE, AT NW CORNER OF EL CAMINO REAL & POMEROY AVE. EL: 91.00' (NAVD83)

DESCRIPTION	AREA (SQFT.)	AREA (ACRES)
UNIT 1	863	0.020
UNIT 2	848	0.019
UNIT 3	848	0.019
UNIT 4	848	0.019
UNIT 5	848	0.019
UNIT 6	863	0.020
UNIT A	1,574	0.036
UNIT B	1,574	0.036
PRIVATE SPACE UNIT A	500	0.011
PRIVATE SPACE UNIT B	517	0.012
COMMON AREA	11,717	0.269
LOT 1 (COMMON LOT) (BOUNDARY)	21,000	0.482

LEGEND

- STREET CENTER LINE
- DISTINCTIVE BORDER LINE
- PROPOSED UNIT LINE
- EXISTING LOT LINE TO BE REMOVED
- EASEMENT LINE

ABBREVIATIONS

- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- FLE FIRE LADDER EASEMENT
- PIEE PRIVATE INGRESS/ EGRESS EASEMENT
- PSDE PRIVATE STORM DRAINAGE EASEMENT
- PSSE PRIVATE SANITARY SEWER EASEMENT
- PWE PRIVATE WATER EASEMENT
- SE SIDEWALK EASEMENT
- UGE UNDERGROUND ELECTRICAL EASEMENT
- WLE WATER LINE EASEMENT

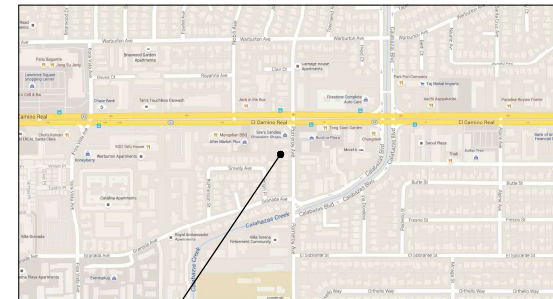
Tentative Map

ONE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES
EIGHT (8) RESIDENTIAL CONDOMINIUM UNITS

COMMENCING ON THE WESTERLY LINE OF POMEROY AVENUE, DISTANT THEREON 251.79 FEET SOUTHERLY FROM THE INTERSECTION OF SAID LINE OF POMEROY AVENUE WITH THE SOUTHERLY LINE OF SANTA CLARA-SAN FRANCISCO HIGHWAY, AND RUNNING THENCE SOUTHERLY ALONG SAID LINE OF POMEROY AVENUE 60 FEET; THENCE SOUTH 89° 45' EAST 173 FEET TO THE POINT OF BEGINNING AND PARALLEL WITH SAID LINE OF POMEROY AVENUE 60 FEET; THENCE NORTH 89° 45' EAST 173 FEET TO THE POINT OF BEGINNING AND BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF THE SANTA CLARA-SAN FRANCISCO HIGHWAY AS NOW EXISTING 100 FEET WIDE WITH THE WESTERLY LINE OF POMEROY AVENUE; THENCE, RUNNING SOUTHERLY AND ALONG THE WESTERLY LINE OF POMEROY AVENUE 251.79 FEET TO THE TRUE POINT OF BEGINNING; THENCE, WESTERLY AND PARALLEL WITH SAID SOUTHERLY LINE OF SANTA CLARA-SAN FRANCISCO HIGHWAY 173 FEET TO A POINT; THENCE, NORTHERLY AND PARALLEL WITH THE WESTERLY LINE OF POMEROY AVENUE 65 FEET TO A POINT; THENCE, EASTERLY AND PARALLEL WITH THE SOUTHERLY LINE OF SANTA CLARA-SAN FRANCISCO HIGHWAY 173 FEET TO THE WESTERLY LINE OF POMEROY AVENUE; THENCE, SOUTHERLY AND ALONG SAID WESTERLY LINE OF POMEROY AVENUE, 65 FEET TO THE POINT OF BEGINNING, BEING A PORTION OF QUITO RANCHO.

LYING ENTIRELY WITHIN THE
CITY OF SANTA CLARA SANTA CLARA COUNTY STATE OF CALIFORNIA

OCTOBER 2020
SMP ENGINEERS
1534 CAROB LANE
LOS ALTOS, CA 94024



PROJECT SITE

LOCATION MAP
N.T.S.

GENERAL NOTES AND STATEMENTS:

- OWNERS AND DEVELOPERS: POMEROY 1530-1540 PROPERTY OMID SHAKERI
- APPLICANT: SAME AS ABOVE
- APN# 290-02-096 and 290-02-097
- EXISTING ZONE: R3
- EXISTING USE: RESIDENTIAL
- PROPOSED USE: RESIDENTIAL, 8 CONDOMINIUM UNITS
- FLOODING: FLOOD ZONE X500
- STREETS: ALL PROPOSED STREET MODIFICATIONS WILL BE DONE TO THE SATISFACTION OF PUBLIC WORKS.
- EXISTING USE OF ADJACENT PROPERTIES: RESIDENTIAL/ APARTMENTS
- WATER: CITY OF SANTA CLARA
- FIRE PROTECTION: CITY OF SANTA CLARA FIRE DEPARTMENT
- STORM/SANITARY SEWER: CITY OF SANTA CLARA
- POWER AND GAS: CITY OF SANTA CLARA/PACIFIC GAS AND ELECTRIC
- TELEPHONE: PACIFIC BELL
- STREET TREES: NEW STREET TREES WILL BE PLANTED PER CITY SATISFACTION, WITH A MINIMUM OF 10' FROM EXISTING AND NEW CITY WATER'S & SANITARY SEWER FACILITIES.
- AREA OF SUBJECT PROPERTY: 0.482 ACRES (21,000 SQUARE FEET)
- ALL EXISTING STRUCTURES ARE TO BE REMOVED PRIOR TO RECORD OF FINAL MAP.

SHEET INDEX:
TM TENTATIVE MAP



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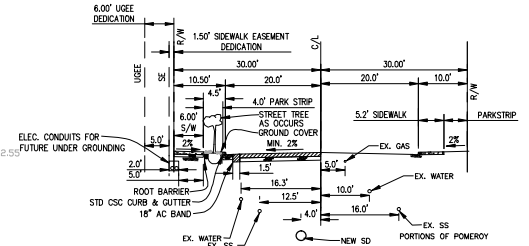
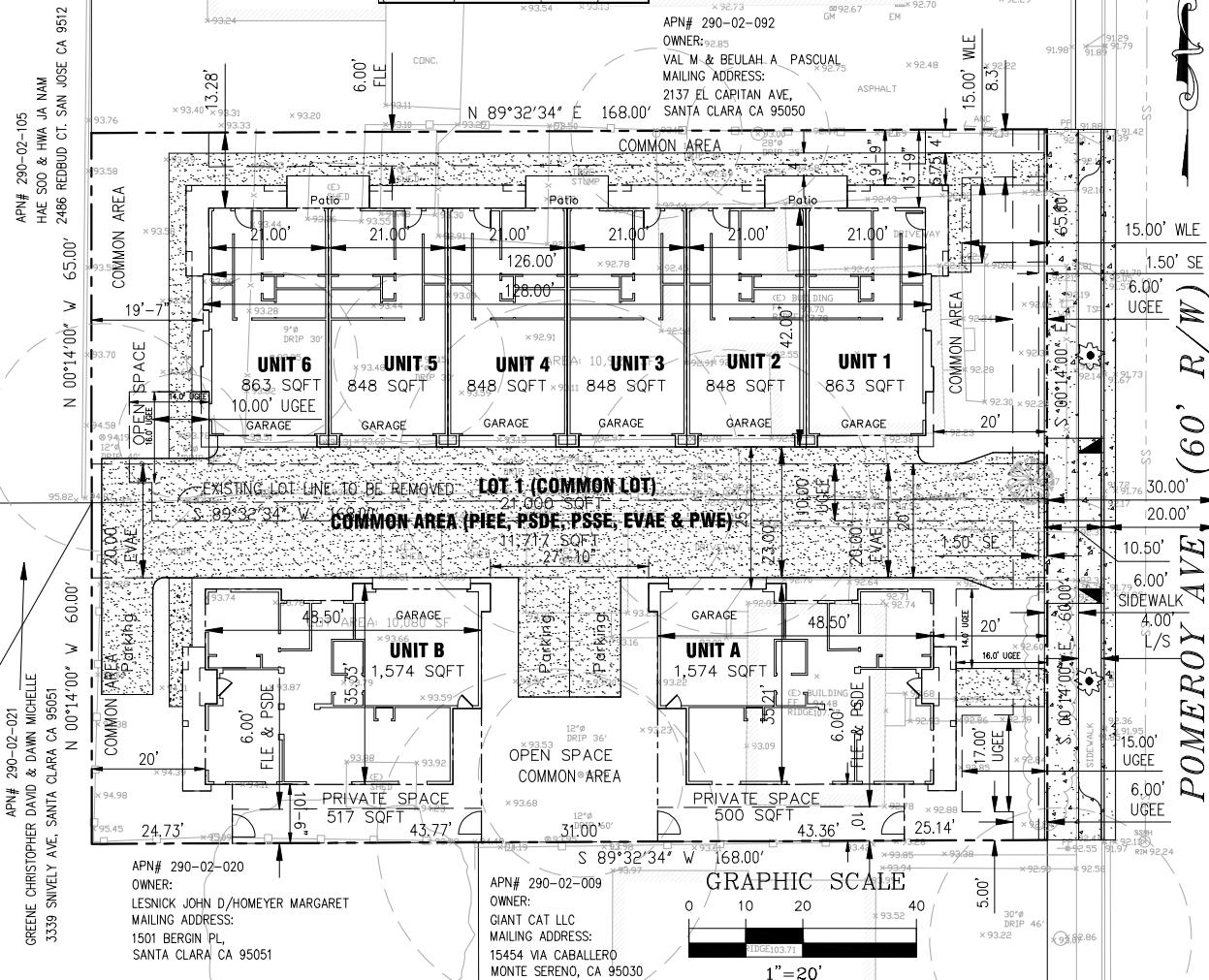
TENTATIVE MAP
1530 and 1540 POMEROY AVE.
SANTA CLARA, CA 95051
APN# 290-02-096 and 290-02-097
TENTATIVE MAP

Revision:



Date: 10/21/2020
Scale: 1" = 20'
Prepared by: V.G.
Checked by: S.R.
Job #: 220050

Sheet: **1 OF 1**
TM



From: [HUANG LA](#)
To: [Elaheh Kerachian](#)
Subject: 1530-1540 Pomeroy Avenue Residential Project
Date: Monday, June 7, 2021 9:50:10 AM

Mayor and Members of the City Council and the Planning Commission.

I am Hung Le, 23-year home owner of 1436 Pomeroy Avenue Santa Clara, opposing the construction of multi-story townhomes at those addresses to replace current 2 single homes. The new construction would destroy our single-home neighborhood culture, impair the health, safety, and quality of life in our area and are inconsistent with the General plan and Regional Traffic objectives for the El Camino area.

Noises, parking, traffic and safety would be major concerns of our neighborhood living in this narrow strip of Pomeroy Avenue between Granada Avenue and El Camino Real.

Therefore please say NO to this new proposed construction.

Thank you

Hung Le



Sent from [Mail](#) for Windows 10