



PLANNING COMMISSION SPECIAL MEETING AGENDA

Thursday, October 17, 2024 | 6:00 PM

CITY COUNCIL CHAMBERS, CITY HALL
7351 ROSANNA STREET, GILROY, CA 95020

Chair: Manny Bhandal:
manny.bhandal@cityofgilroy.org

Vice Chair: Annedore Kushner:
annedore.kushner@cityofgilroy.org

Commissioners:

Stefanie Elle:
stefanie.elle@cityofgilroy.org
Joan Lewis:
joan.lewis@cityofgilroy.org

Adriana Leongardt:
adriana.leongardt@cityofgilroy.org
Kelly Ramirez:
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Monica Valdez:
monica.valdez@cityofgilroy.org

Staff Liaison: Sharon Goei, Community Development Director | sharon.goei@cityofgilroy.org

Written comments can be submitted by email to planningdivision@cityofgilroy.org. Please note that written comments will not be read out loud, but will be part of the written record.

Comments by the public will be taken on any agenda item before action is taken by the Planning Commission. Persons speaking on any matter are asked to state their name and address for the record. Public testimony is subject to reasonable regulations, including but not limited to time restrictions on particular issues and for each individual speaker. A minimum of 12 copies of materials should be provided to the Clerk for distribution to the Commission and Staff. Public comments are limited to no more than three-minutes, at the Chair's discretion.

Comments on any agenda item may be emailed to the Planning Division at planningdivision@cityofgilroy.org or mailed to the City of Gilroy, Community Development Department at City Hall, 7351 Rosanna Street, Gilroy, CA 95020. Comments received by the Planning Division by 1:00 pm on the day of a Planning Commission meeting will be distributed to the Planning Commissioners prior to or at the meeting and are available for public inspection at the Planning Division counter at City Hall, 7351 Rosanna Street. Any correspondence received will be incorporated into the meeting record. Items received after the 1:00 pm deadline will be provided to the Planning Commission as soon as practicable.

In compliance with the American Disabilities Act (ADA), the City will make reasonable arrangements to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the City Clerk 72 hours prior to the meeting at (408) 846-0491. A sound enhancement system is available in the City Council Chambers.

If you challenge any planning or land use decision made at this meeting in court, you may be limited to raising only those issues you or someone else raised at the public hearing held at this meeting, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Please take notice that the time within which to seek judicial review of any final administrative determination reached at this meeting is governed by Section 1094.6 of the California Code of Civil Procedure.

Persons who wish to speak on matters set for Public Hearing will be heard when the presiding officer calls for comments from those persons who are in support of or in opposition thereto. After persons have spoken, the hearing is closed and brought to the Planning Commission level for discussion and action. There is no further comment permitted from the audience unless requested by the Planning Commission.

A Closed Session may be called during this meeting pursuant to Government Code Section 54956.9(b)(1) if a point has been reached where, in the opinion of the legislative body of the City on the advice of its legal counsel, based on existing facts and circumstances, there is a significant exposure to litigation against the City.

Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection with the agenda packet in the lobby of Administration at City Hall, 7351 Rosanna Street during normal business hours. These materials are also available with the agenda packet on the City website at www.cityofgilroy.org

KNOW YOUR RIGHTS UNDER THE GILROY OPEN GOVERNMENT ORDINANCE.

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, task forces, councils and other agencies of the City exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

FOR MORE INFORMATION ON YOUR RIGHTS UNDER THE OPEN GOVERNMENT ORDINANCE, TO RECEIVE A FREE COPY OF THE ORDINANCE OR TO REPORT A VIOLATION OF THE ORDINANCE, CONTACT THE OPEN GOVERNMENT COMMISSION STAFF AT (408) 846-0204 or by email at cityclerk@cityofgilroy.org.

1. **OPENING**
2. **PLEDGE OF ALLEGIANCE**
3. **REPORT ON POSTING THE AGENDA AND ROLL CALL**
4. **PUBLIC COMMENTS**

(Three-minute time limit). This portion of the meeting is reserved for persons desiring to address the Planning Commission on matters not on the agenda. The law does not permit the Planning Commission action or extended discussion of any item not on the agenda except under special circumstances. Comments on any agenda item may be emailed to the Planning Division at planningdivision@cityofgilroy.org or mailed to Community Development Department at City Hall, 7351 Rosanna Street, Gilroy, CA 95020. Comments received by the Planning Division by 1:00pm on the day of a Planning Commission meeting will be distributed to the Planning Commission prior to or at the meeting and available for public inspection with the agenda packet located in the lobby of Planning Division at City Hall, 7351 Rosanna Street prior to the meeting. Any correspondences received will be incorporated into the meeting record. Items received after 1:00pm deadline will be provided to the Planning Commission as

soon as practicable. All statements that require a response will be referred to staff for reply in writing.

PUBLIC HEARINGS FOR RELATED PROJECT APPLICATIONS WILL BE HEARD CONCURRENTLY AND ACTION WILL BE TAKEN INDIVIDUALLY. COMPANION PROJECTS UNDER NEW BUSINESS WILL BE TAKEN UP FOR ACTION PRIOR TO, OR IMMEDIATELY FOLLOWING THE RELATED PUBLIC HEARING. THIS REQUIRES DEVIATION IN THE ORDER OF BUSINESS AS NOTED WITHIN THE AGENDA.

5. CONSENT AGENDA

5.1. September 19, 2024 Planning Commission Meeting Minutes

6. PUBLIC HEARINGS

6.1. Architectural and Site Review for a Contractor's Yard located at 230 & 260 Las Animas Avenue, Application No. AS 23-18.

1. Staff Report: Erin Freitas, Senior Planner
2. Public Hearing
3. Close Public Hearing
4. Possible Action: Staff has analyzed the proposed project, and recommends that the Planning Commission:
 - a. Based on its independent analysis, determine this project is exempt from further environmental review pursuant to State CEQA Guidelines section 15332 (Class 32); and
 - b. Adopt a resolution approving the Architectural and Site Review permit application AS 23-18.

7. NEW BUSINESS

7.1. Planning Commission Annual Presentation to Council (draft presentation will be provided at the meeting)

7.2. Zoning Ordinance Update: Preliminary Draft Planning Permits, Part 1

1. Staff Report: Cindy McCormick, Planning Manager
2. Public Comment:
3. Possible Action:
Receive the staff report and provide preliminary feedback on preliminary draft sections proposed for the comprehensive update. Preliminary recommendations should be made by an informal consensus of the Planning Commission.

8. INFORMATIONAL ITEMS

8.1. Planning Division Staff Approvals

9. PLANNING DIVISION REPORT

10. ASSISTANT CITY ATTORNEY REPORT

11. ADJOURNMENT To the Next Meeting of November 7, 2024 at 6:00 PM

**City of Gilroy
Planning Commission
Special Meeting Minutes
Thursday, September 19, 2024 | 6:00 PM**

1. OPENING

Tonight's meeting was called to order by Chair Bhandal at 6:00 p.m.

2. PLEDGE OF ALLEGIANCE

Chair Bhandal led the pledge of allegiance.

3. REPORT ON POSTING THE AGENDA AND ROLL CALL

The agenda was posted on Thursday, September 12, 2024 at 6:10 p.m.

Attendance	Attendee Name
Present	Stefanie Elle, Commissioner Adriana Leongardt, Commissioner Joan Lewis, Commissioner Kelly Ramirez, Commissioner Annedore Kushner, Vice Chair Manny Bhandal, Chair
Absent	Monica Valdez, Commissioner

4. PUBLIC COMMENTS

Chair Bhandal opened public comment for items not on the agenda.

There being no speakers, Chair Bhandal closed public comment for items not on the agenda.

5. CONSENT AGENDA

5.1. September 5, 2024 Planning Commission Meeting Minutes

A motion was made by Commissioner Ramirez; seconded by Commissioner Lewis to approve the consent agenda.

RESULT: Pass [6 – 0]

MOVER: Commissioner Ramirez

SECONDER: Commissioner Lewis

AYES: Commissioner Elle, Leongardt, Lewis, Ramirez, Vice Chair Kushner, and Chair Bhandal

6. PUBLIC HEARINGS

6.1. No items.

7. OLD BUSINESS

7.1. Zoning Ordinance Update: Preliminary Draft Articles 1, 7, and 8

1. Staff Report: Cindy McCormick, Planning Manager
2. Public Comment:
3. Possible Action:

Receive the staff report and provide preliminary feedback on the preliminary draft sections of the Zoning Ordinance.

Cindy McCormick, Planning Manager, presented to the Commission the preliminary drafts of Articles 1, 7, and 8 of the zoning ordinance update and answered the Commissioner's questions.

8. NEW BUSINESS

8.1. No items.

9. ADJOURNMENT To the Next Meeting of October 3, 2024 at 6:00 PM

Chair Bhandal adjourned the meeting at 6:46 p.m.

Ariana Fabian

Ariana Fabian, Planning Technician



Community Development Department

Sharon Goei
DIRECTOR

7351 Rosanna Street, Gilroy, CA 95020-6197
Telephone: (408) 846-0451 | Fax: (408) 846-0429
cityofgilroy.org | planningdivision@cityofgilroy.org

DATE: October 17, 2024
TO: Planning Commission
FROM: Erin Freitas, Senior Planner
SUBJECT: Architectural and Site Review for a Contractor's Yard located at 230 & 260 Las Animas Avenue, Application No. AS 23-18.

RECOMMENDATION:

Staff has analyzed the proposed project, and recommends that the Planning Commission:

- a) Based on its independent analysis, determine this project is exempt from further environmental review pursuant to State CEQA Guidelines section 15332 (Class 32); and
- b) Adopt a resolution approving the Architectural and Site Review permit application AS 23-18.

PROJECT DESCRIPTION:

Proposed Architectural and Site Review to develop a 3.6-acre site to operate a contractor's yard including construction of a 120 square foot, 11-foot-tall restroom, parking lot and landscaping with associated outdoor storage of scaffolding and plastering equipment, located in the M1 (Limited Industrial) zoning district.

The project requires Planning Commission approval because it is located in the Murray-Las Animas Overlay District (APNs: 835-02-061 and 835-02-016).

The applicant, Clomoney LLC, intends to use the property to operate the business WM O'Neil Lath and Plastering Corp which has been in business for the past 20 years and provides scaffold, lath, and plastering services in the Bay Area. The property will be used to store materials such as: scaffold, stucco equipment, bobcats, mixers, pumps, forklifts, debris boxes and trucks. The materials are stored at this location and then transported to jobsites. The maximum number of expected daily truck trips is 18 (9 in the am and 9 in the pm). There will be up to two employees working in the yard Monday through Friday from 7am to 5pm to maintain the storage in an orderly manner, load/unload trucks, and minor maintenance of vehicles in response to pre-trip inspections to ready the trucks for highway use. The only building on site will be a 120 square foot restroom for employees and visitors.

Parking: Parking is proposed for 6 spaces including 4 standard stalls and 2 accessible. Short-term and long-term bicycle stalls will be provided in accordance with the California Building Code.

Site Improvements: The project will include two driveways accessed from Las Animas Avenue and 6-foot-tall perimeter fencing. Site landscaping, including 31 new trees, is proposed along the street frontage and along the rear and side property lines. A 30-foot-wide driveway will be installed in a U-shape around the property to provide for vehicle and fire truck circulation. Bioretention ponds will be installed around the perimeter of the site and rumble plates near the driveway entrances will be provided to comply with Stormwater Control requirements.

BACKGROUND:

Subject Property and Surrounding Land Uses: The subject site is currently occupied by this business with a Temporary Use Permit (TUP 24-01) on half of the proposed site at 260 Las Animas Avenue (APN: 835-02-016). The site is surrounded by office uses to the East and South, an undeveloped site to the West approved for an Industrial Warehouse, and an undeveloped site to the North within the Murray-Las Animas overlay district. This overlay district requires public notification and Planning Commission review to ensure compliance with the Murray-Las Animas overlay design criteria. The site and surrounding land uses are as follows:

LOCATION	EXISTING LAND USE	GENERAL PLAN	ZONING
Project Site	Undeveloped	Industrial Park	M1/Murray Las Animas Overlay
North	Undeveloped	Employment Center	M1/Murray Las Animas Overlay
South	Office	Industrial Park	M1/Murray Las Animas Overlay
East	Office	Industrial Park	M1/Murray Las Animas Overlay
West	Undeveloped/Approved Industrial Warehouse	Industrial Park	M1/Murray Las Animas Overlay

Environmental Assessment: The proposed project is exempt under Section 15332 (Class 32) of the State CEQA Guidelines, which exempts from further environmental review those projects involving urban infill development on sites less than five (5) acres that are consistent with the General Plan and Zoning, have adequate utility infrastructure and services provided, and have no other environmentally sensitive characteristics.

Filing of a NOE is not mandated, however, it reduces the statute of limitations for legal challenges under CEQA, from 180 days to 35 days. No further assessment is necessary for this proposal, and a Notice of Exemption may be filed for the project.

DISCUSSION AND ANALYSIS:

General Plan Consistency: The City's General Plan designates the subject site for Industrial Park uses, which supports the proposed project request. As such, the proposal conforms to the goals and policies of the General Plan. Key goals and policies, which pertain to the proposed project are discussed below:

POLICY #	TITLE AND SUMMARY	ANALYSIS
LU 1.1	Pattern of Development Ensure an orderly, contiguous pattern of development that prioritizes infill and avoids land use incompatibilities.	The proposed project is compatible with surrounding industrial land uses, is an infill site, and avoids land use incompatibilities.
LU 5.1	Industrial Design Standards Ensure that new industrial developments contribute to the overall attractiveness of the community through appropriate site design, architectural design, and landscaping.	This site is located within the Murray-Las Animas Avenue overlay combining district. This district requires a higher level of design than normally required in industrial areas. The proposed project includes dense landscaping around the perimeter of the site to screen the outdoor storage from public view.
LU 5.3	Screening in Industrial Areas Encourage the screening of loading areas and open storage areas so that they are not visible from major roads	The perimeter of the site will be screened with 31 new 24" box trees, shrubs, grasses and groundcovers to fully screen the 10-foot-tall outdoor storage and loading areas.
LU 5.4	Connectivity within Industrial Areas Encourage greater automobile, bicycle, pedestrian, and transit connections within industrial areas	This project is required to provide street improvements along its frontage including a new bike lane that will help connect bicyclists within the industrial area.
M 1.8	Street Landscaping Require landscaping as a part of all new street design, including street trees, landscaped medians and buffers, and	New landscaping and street trees will be provided with this project along the frontage of Las Animas Avenue.

	high-quality street furniture.	
M 3.2	New Development Require new development to include a system of sidewalks, trails, and bikeways that link all land uses, provide accessibility to parks and schools, and connect to all existing or planned external street and trail facilities in accordance with the Mobility Diagrams.	The proposed project will install a new bike lane along the project frontage per the Planned Bicycle Network mobility diagram. A sidewalk currently exists along the frontage.
M 3.9	Bicycle Parking Require adequate short- and long-term bicycle parking for all land uses except for single-family residential uses.	Short and long term bicycle parking will be provided per the California Building Standards Code requirements.

Zoning Code Conformance: The proposed development is located within the M1 Limited Industrial, Murray-Las Animas overlay combining zone district. The Gilroy City Code (GCC) permits light industrial uses in the M1 zone. However, new development within the Murray-Las Animas overlay district requires Planning Commission approval of an Architectural and Site Review permit. The project would comply with all applicable site and building standards as follows:

STANDARD	REQUIRED	PROPOSED	CONFORMS?
Lot Coverage	60% Maximum	0.08%	Yes
Front Setback	41 feet	45 feet	Yes
Rear Setback	0 feet	60 feet	Yes
Side Setback	0 feet	45 feet	Yes
Building Height	35 feet/2 stories	11 feet/1 story	Yes
Off-Street Parking	2 (1 per employee)	6	Yes
Front Landscaping	21 feet	21 feet	Yes
Side/Rear Landscaping	5 feet	5 feet	Yes

Murray-Las Animas Overlay District Compliance: The Murray-Las Animas Avenue overlay combining district was formed due to the established single-family neighborhoods existing in the Murray-Las Animas area prior to industrial development occurring. The Murray Avenue zoning overlay and related policy are used to soften the impact of industrial buildings, especially when they are near existing residential homes.

This site is approximately 240 feet to the east of existing residences. The applicant has provided a landscape design consistent with the Murray-Las Animas Avenue overlay combining district to address impacts to the residences and adjacent properties. These improvements are discussed below.

Architectural and Site Review (A/S 23-18): The zoning code requires the Planning Commission to conduct a public hearing for any Architectural and Site Review permit within the Murray-Las Animas Avenue overlay district combining district, subject to review for compliance with the requirements of the overlay district policies and GCC Section 30.50.43 (Scope of Review), as follows:

- a) **Traffic Safety and Efficiency:** The site layout provides adequate circulation for vehicles, parking, and traffic as follows:
 - *Circulation.* The driveways and drive aisles have been reviewed by Engineering and Fire Protection staff to comply with the minimum standard (25-foot aisle),
 - *Parking. Passenger Vehicle Parking:* There is no standard parking requirement for a contractor's yard except for accommodating the maximum employees, which is 2. Proposed parking spaces (9' wide by 18' long) comply with the City's required parking stall dimensions. The project proposes 6 passenger vehicle spaces for the facility.
 - *Bicycle Parking:* The project will provide short-term bicycle stalls and long-term bicycle stalls, in accordance with the California Building Code.
- b) **Signs:** A separate sign permit will be required prior to installation of any future signs.
- c) **Site Development & Architectural Design:** The proposed restroom and outdoor storage meets all applicable site and building development standards as noted above. In addition, the project complies with the applicable design criteria as follows:
 1. Industrial Policy:
 - i. *Streetscape.* The development, as proposed and conditioned, would create an attractive streetscape facing Las Animas. The applicant proposes a minimum 21-foot deep landscape area with street trees adjacent to Las Animas Avenue (measured from face-of-curb) and another 20 feet of a planted bioswale.
 - ii. *Access.* The site has adequate pedestrian and driveway access from the street frontage. The site plan has been reviewed for compliance with city standards and as proposed would not create any safety conflicts with vehicles or pedestrians at intersections.
 - iii. *On-Site Circulation:* The site provides adequate vehicle circulation by providing a U-shape driveway around the site that accommodates loading areas and access to parking. The driveway is wide enough and will meet the requirements for fire truck access and solid waste pick-up.

- iv. *Bicycle Circulation:* A bicycle lane is proposed in front of the site as well as short and long-term bicycle parking.
 - v. *Landscaping and Screening:* The proposed landscaping along the project frontage and around the perimeter of the site will help screen the outdoor storage from public view and provide a pleasant atmosphere in the area.
 - vi. *Lighting and Utilities.* On-site lighting is not proposed. Utilities will be placed in underground vaults or screened with landscaping.
 - vii. *Outdoor Storage.* The outdoor storage area is allowed up to 10 feet tall and will be screened by landscaping around the perimeter of the site. The outdoor storage is proposed in designated areas to prevent clutter and promote orderly development.
2. Murray-Las Animas Policy and Gilroy City Code Section 30.20.40:
- i. *Enhanced Landscaping.* As noted above, the landscaping along the site frontage meets the minimum required depth of 21 feet and up to 41 feet including the bioswale. The project would provide a minimum 5-foot perimeter landscape buffer up to 20 feet along the side and rear property boundaries.
 - ii. *Attractive Architecture.* The 120 square foot restroom is the only building proposed and will be a traditional stucco building with a gable roof, 11 feet tall, consistent with the Murray-Las Animas Avenue overlay combining district policy.
 - iii. *Colors and Materials.* The restroom proposes neutral tones of cream stucco walls and a bronze metal roof in compliance with the criteria of using one to three accent tones.

- d) **Landscaping, Fencing & Screening:** The landscaping plan satisfies the requirements to provide water efficient irrigation and planting in compliance with Gilroy City Code Article XXXVIII, and compliance with section 30.38.70 and the Industrial design guidelines. Drought tolerant plants are layered to provide interest and variety and integrated with bioswale planting. Combined landscaping exceeds standards as described in the “Enhanced landscaping” discussion in the Murray-Las Animas Policy section of this staff report.

The applicant proposes to plant 31 trees on this site, as well as shrubs, grasses and groundcover. The plant palette includes a total of four tree species, with complementary shrubs and groundcover and would screen the outdoor storage yard. The planting program contains a variety of materials and is considered to be appropriate for the project.

The applicant proposes a 6-foot-tall perimeter chain link fence and gate with redwood-stained wood slats providing safety and security to the site. Fencing is considered appropriate for the industrial use.

- e) **Drainage:** The site is designed to drain into bioswales in compliance with City standards.

- f) **Fire Protection:** The site is designed to comply with fire access and service requirements including provision of a new fire hydrant near the rear of the site.
- g) **Environmental Impacts:** This infill site has no special or unique environmental constraints. The project would be subject to payment of fees in compliance with the Santa Clara Valley Habitat Plan. The industrial use would not create any potential objectionable noise, odors, or traffic.

Technical Advisory Committee (TAC): Project plans were routed to Engineering, Building, Police, and Fire representatives for internal review and comment. Recommendations of the TAC members have been incorporated into the project plans and/or are included as recommended conditions in attached resolution(s). No unique conditions have been established, and the project has been conditioned to assure plans submitted for building permit shall meet the applicable development standards.

PUBLIC NOTICING:

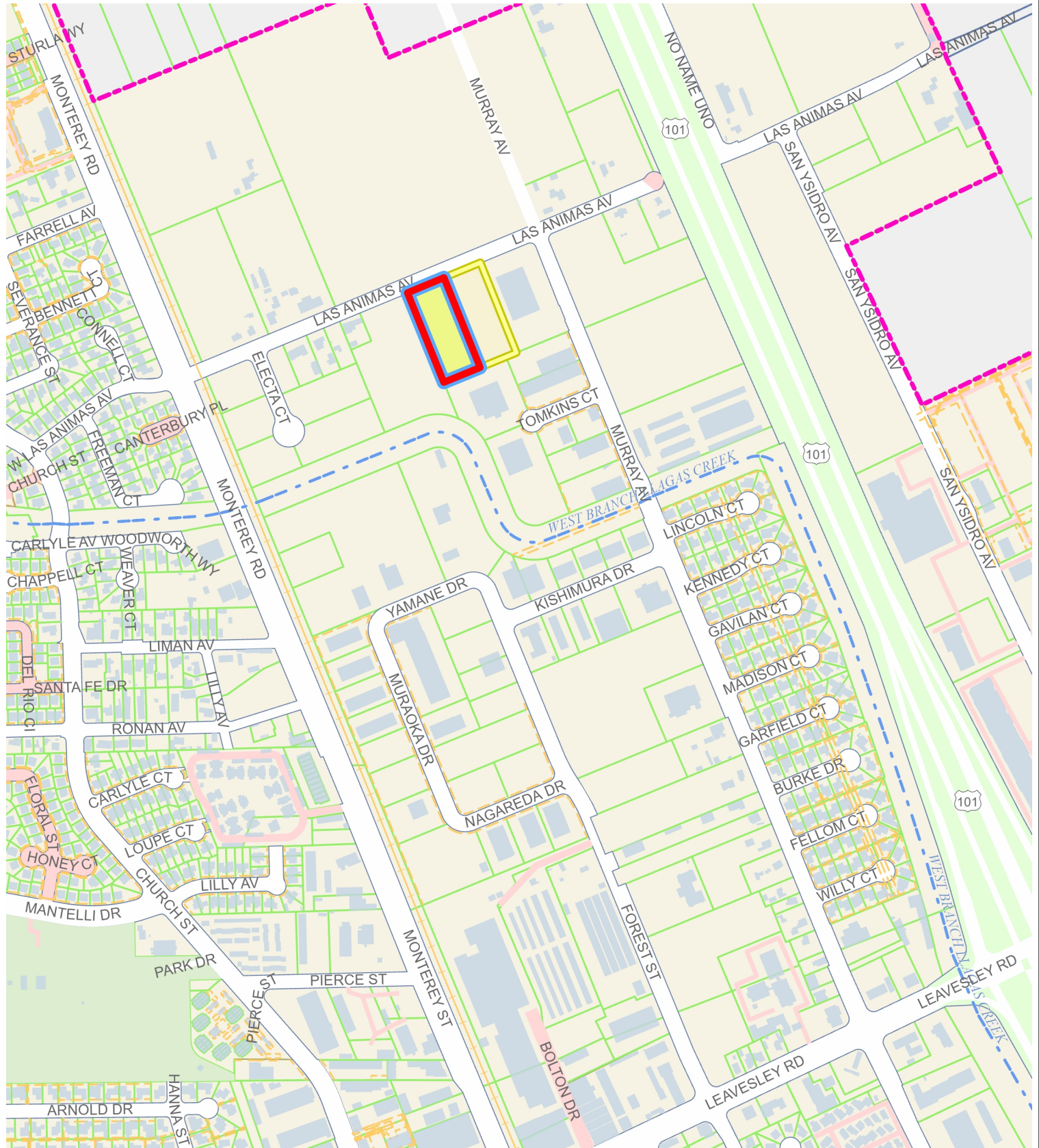
Property owner information (i.e. list, labels, and map) within 500 feet of the subject site and within the Murray-Las Animas Avenue overlay combining district were generated by the City of Gilroy using current ownership data. Notices of this Planning Commission meeting were mailed to the property owners and residents along with other interested parties and published in the Gilroy Dispatch at least 10 days prior to the meeting. In addition, the property has been posted with on-site signage notifying passersby of pending development, and the Planning Commission public hearing packets are available through the City's webpage.

APPEAL PROCEDURE:

In accordance with Section 30.51.50 of the Gilroy City Code, the Planning Commission's decision may be appealed, in writing, to the City Council within 20 days of adoption of the resolution. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fee before the end of the appeal period.

ATTACHMENTS:

1. Vicinity Map
2. Project Plans
3. Draft Resolution



0.3 0 0.14 0.3 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
City of Gilroy, GIS Services

1:9,028

Note: Map is for reference purposes only.

WM O'Neil Lath and Plastering Site Yard Tenant Improvements
260 & 230 Las Animas Avenue, Gilroy, CA 05020

☒ PLANNING DEPARTMENT (NOT FOR CONSTRUCTION) ☐ PRELIMINARY (NOT FOR CONSTRUCTION) ☐ BUILDING DEPARTMENT ☐ APPROVED FOR CONSTRUCTION

SCOPE OF WORK

THE SCOPE OF WORK INCLUDES THE FOLLOWING:
1. Gender free restroom
2. Accessible Parking for restroom
3. Two driveways
4. Landscaping

Vicinity Map

SCALE: NOT TO SCALE

PROJECT DATA

A.P.N. : 835-02-016 & 835-02-061
LOT SIZE : 3.6 Acres. = 157,162 S.F.
ZONING : M1
OCCUPANCY: B
NUMBER OF STORIES : 1
CONSTRUCTION TYPE : TYPE V-N
SPRINKLERED: None
MAXIMUM BUILDING HEIGHT ALLOWED: 35 Feet
MAXIMUM BUILDING COVERAGE: 60%
SETBACKS:
FRONT (Measured from face of curb): 41 Feet -PROVIDED = 41 Feet
SIDE: None
Rear: None

TOTAL BUILDING AREA: 120 S.F. (Accessible Gender Free Restroom)
LOT COVERAGE CALCULATIONS:

PARKING PROVIDED
BUILDING: 120/157,162 = 0.00077 = .08% -MAXIMUM ALLOWED = 60%
STANDARD: 4
ACCESSIBLE: 2 (ONE VAN ACCESSIBLE)
SMALL TRUCKS: 5
LARGE TRUCKS: 4
TOTAL PARKING: 15

USE AREA CALCULATIONS				
TOTAL LOT AREA = 157,162 S.F.				
No.	AREA DESCRIPTION	DIMENSIONS	AREA	% OF LOT
1	RESTROOM	12'-5" X 25'	312.00	0.20
2	AUTO PARKING	18X64	1,152.00	0.73
3	ACCESSIBLE PATH OF TRAVEL	5 X 32.5	162.00	0.10
4	FIRE TRUCK AISLEWAY	IRREGULAR	81,723.00	52.00
5	DRIVEWAYS (2)	35 X 90 X 2	6,300.00	4.01
7	LANDSCAPING/RETENTION	IRREGULAR	10,135.00	6.45
8	MIXERS PLATER PUMPS	20 X 60	1,200.00	0.76
9	LOADING AREA	30 X 80	2,400.00	1.53
10	SCAFFOLD FRAMES	80 X 80	6,400.00	4.07
11	SCAFFOLD PLANK 1	30 X 100	3,000.00	1.91
12	SCAFFOLD PLANK 2	35 X 50	1,750.00	1.11
13	MAINTENANCE PAD	40 X 40	1,600.00	1.02
14	SAND STORAGE	20 X 25	500.00	0.32
15	EMPLOYEE PARKING	18 X 36	648.00	0.41
16	LARGE TRUCK PARKING	40 X 100	4,000.00	2.55
17	SMALL TRUCK PARKING	24 X 45	1,080.00	0.69
18	DEBRIS BOX STORAGE	7X 176	1,232.00	0.78
19	TOOL PARTS CONTAINERS	2X400	800.00	0.51

CONTACT INFORMATION

PROPERTY OWNER:
WM O'Neil Lath & Plastering Corp.
P.O. Box 60352
Sunnyvale, CA 94088
Tel: 408-378-5900

TENANT:
WM O'Neil Lath & Plastering, Corp.
260 & 230 Las Animas Ave.
Gilroy, CA 95020
Tel: 408-478-5900

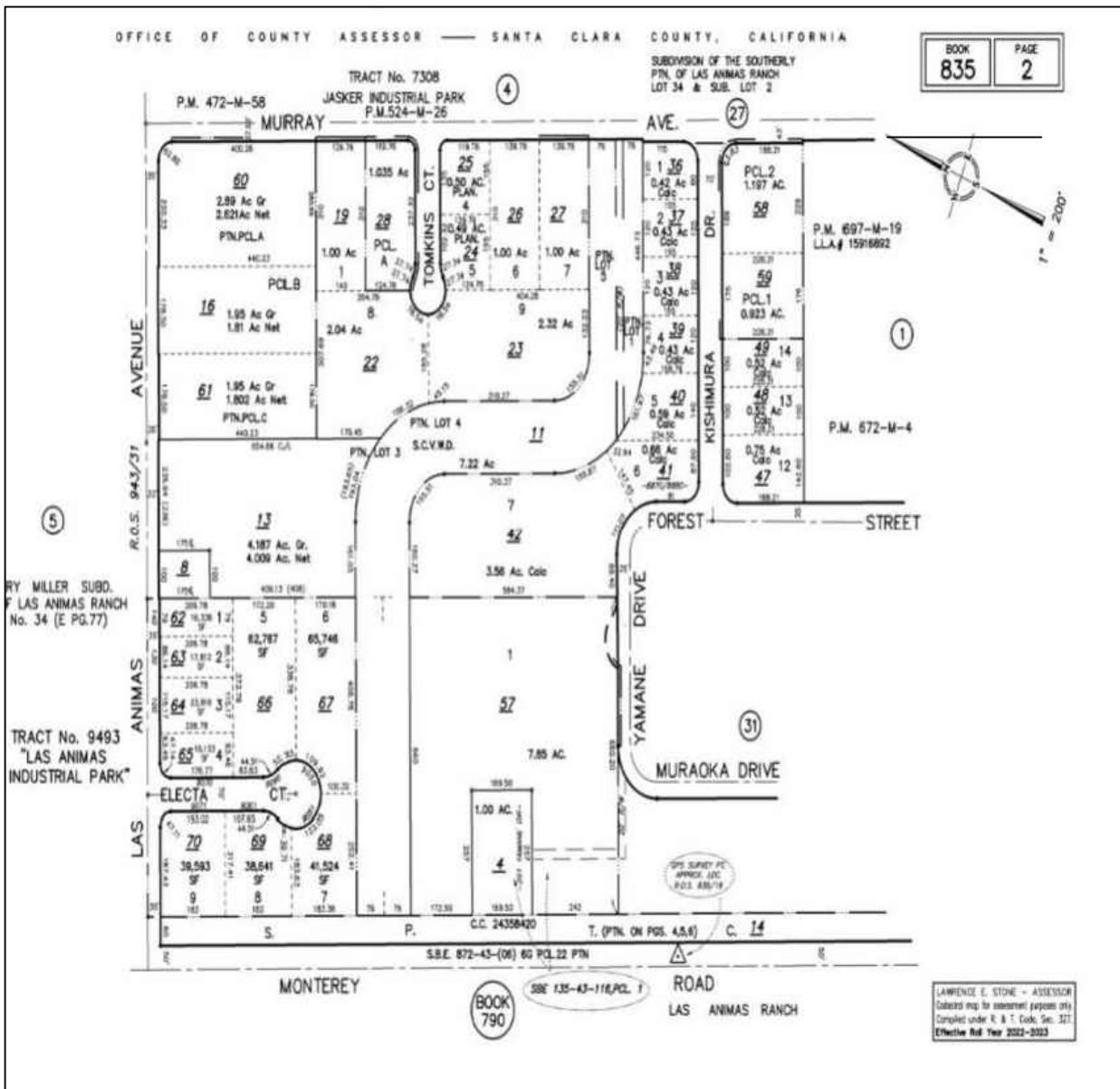
PROJECT TEAM

ARCHITECT:
David Zamora, Architect
550 Greenmeadow Way,
San Jose, CA, 95129
p: 415-300-0223
CIVIL:
HANNA-BRUNETTI
Consulting Civil Engineers
7651 Egleberry Street
Gilroy, California 95020
p: 408-842-2173
Email: Engineering@hannabrunetti.com

LANDSCAPE ARCHITECT:
Michael Arnone & Associates
3370 Samuel Place,
Santa Cruz, CA 95062
p: 831-462-4988

GEOTECHNICAL:
BUTANO GEOTECHNICAL ENGINEERING, INC.
231 Green Valley Road
Freedom, CA 95019
p: 831-724-2612

PARCEL MAP



APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE
2022 CALGREEN CODE
CITY OF GILROY MUNICIPAL CODE

DRAWING INDEX

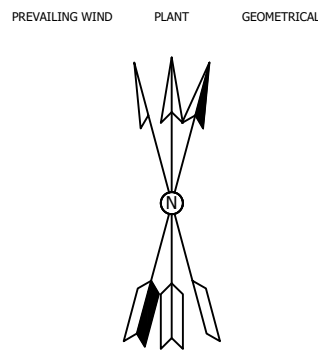
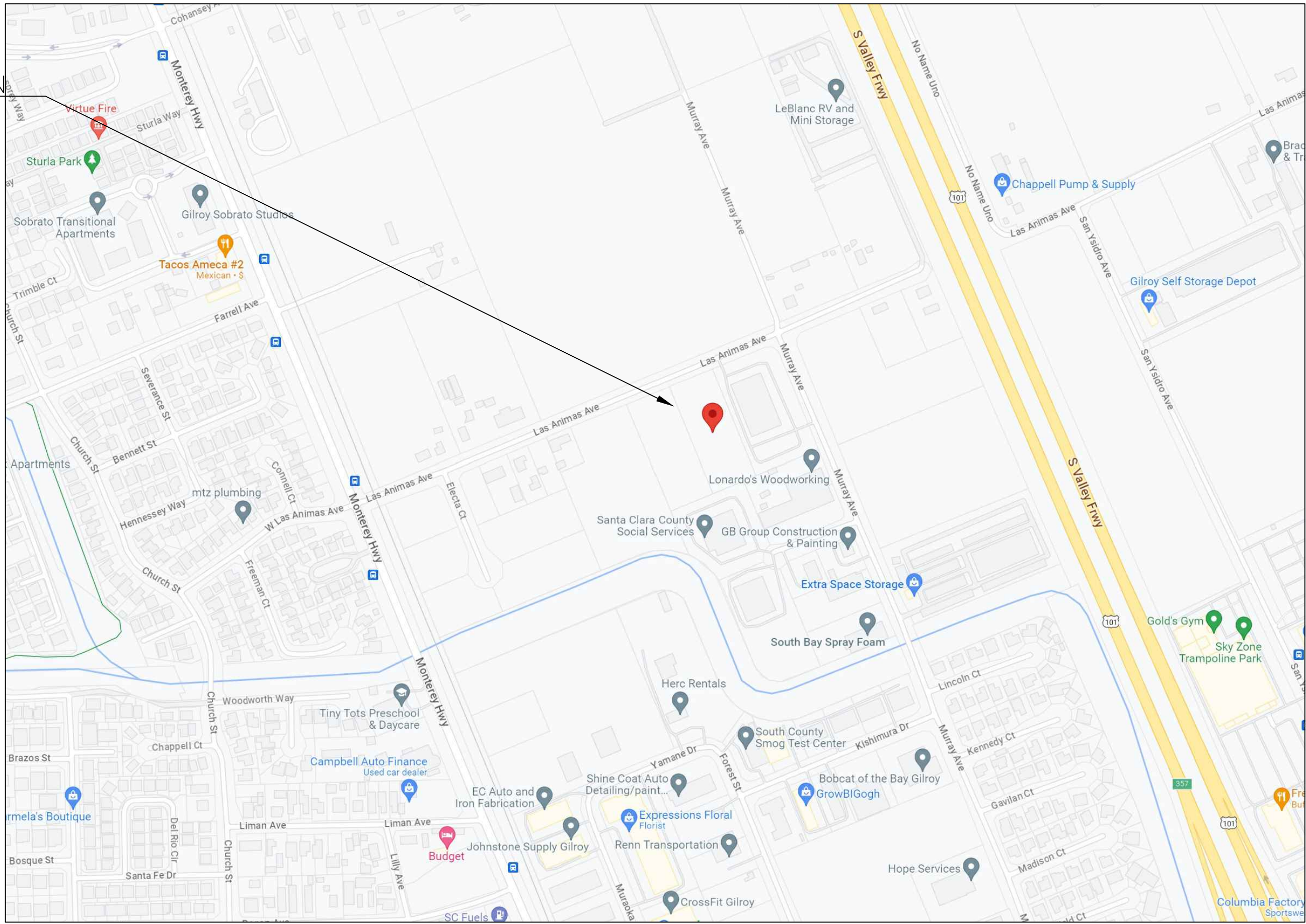
A0.0 Cover Sheet
A0.1 Statement of Operations

ARCHITECTURAL
A.1.1 Site Plan
A.1.2 Site Photos
A.1.3 Restroom plans & Elevations

CIVIL:
C2.0 Site Improvements
TP-1 Topographic Map

LANDSCAPING:
L-1.0 Planting Plan
L-1.1 Planting Images
L-1.2 Planting Notes & Details
L-2.0 Irrigation Plan
L-2.1 Irrigation Notes & Details
L1.0 Hydrozone Map & Water Usage Worksheets

PROJECT LOCATION

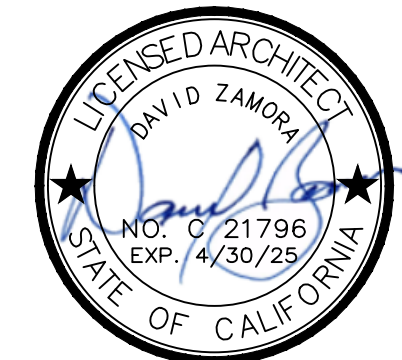


Owner:
**WM O'Neil
Lath &
Plastering
Corp.**

Revisions

RESPONSE TO PLANNING COMMENTS DATED: 5/02/24

Architect / Engineers Seal:



Architect / Engineer's Contact Information:

David Zamora, Architect
550 Greenmeadow Way
San Jose, CA 95129
Tel: 669-231-9935
Email: davidz@gmail.com

Construction Project:

**WM O'Neil Lath &
Plastering, Inc.**

260 & 230 Las Animas Av Gilroy, CA

Date: 27 Mar 2024

Sheet Title:

Cover sheet

Sheet:
A0.0

No. of XX Sh'ts.

C L O M O N E Y L L C
WM O'Neill Lath and Plastering Corp

P.O. Box 60352, Sunnyvale, CA 94088
Phone: 408-329-1413 | sandy@oneillstucco.com

Revised 5/29/24

APNS

235-02-016 and 835-02-061

PROPERTY ADDRESS'

260 & 230 Las Animas Avenue, Gilroy, CA 95020

BUSINESS DESCRIPTION

WM O'Neill Lath and Plastering Corp has been in business for the past 20 years providing scaffold, lath and plastering services to projects in the Bay Area. WEBSITE: www.oneillstucco.com

CURRENT FACILITIES

Since 2013 the WM O'Neill Lath and Plastering Corp has leased a yard in San Jose at 1055 Commercial Court (see Google earth photo below), which is approximately 35,988 square feet. Prologis bought the property approximately five years ago with plans to develop. When Proligis' intentions became clear in 2019, we began looking for property to rent or purchase. There is very little property available in the South Bay so we extended our search to Gilroy.

While Prologis has been slow to move forward with its plans, they now intend to renovate the site and we will need to vacate.

GILROY PROPERTY

The Atlantic Concrete site that was purchased at in Gilroy seemed a perfect fit, owned by a contractor, flat land, zoned industrial, neighboring lots using it exactly as we intend (see 95 Las Animas). The property was purchased in 2022 with the intent of moving from San Jose as soon as possible however the process was unknown and not spelled out in any documents we could find. While we had the help of builders, they too were not aware of how to properly get approval to use a field for storage.



We began by cleaning the site while trying to determine how to move forward assuming general clean up would be appreciated by the city and neighbors. There was a unhouseed encampment flanking the front of the property to the degree that access wasn't possible, and their belongings were being stored beyond the makeshift fencing that was collapsing.

Our first main goal was to try to clear up the debris and obstructions, so it was feasible when we did need to have people out to do prep and planning. We offered the people living there debris boxes for removal of unwanted property a minimum of six times but it was clear that if we didn't fence the property, the people and garbage would return.

Due to the rainy winter, most clean up was put on hold however we manage to clear, level the ground, clear the foliage and garbage and get a fence installed.

Our goal was to be able to occupy the property for storage and continue to comply with any necessary requirements as we are financially able to grow.

C L O M O N E Y L L C
WM O'Neill Lath and Plastering Corp

P.O. Box 60352, Sunnyvale, CA 94088
Phone: 408-329-1413 | sandy@oneillstucco.com

DETAILED DESCRIPTION OF USE

The lots purchased are a combined area of approximately 156,000 square feet. This will be used to store scaffold, stucco equipment such as bobcats, mixers, pumps, forklifts, debris boxes, etc, and trucks when not in use. **We have seven debris boxes which are approximately 22' long by 8' wide and various heights to a max of 7'. These are used to off-haul garbage from jobsites to the dump. When they are in the yard they will be empty waiting transport to a jobsite however they largely spend their time on the jobsite. We generally have one left in the yard that collects any waste from the yard to include empty boxes, lunch containers, garbage from the cabs of the trucks, gardening waste from yard maintenance, etc.**

Since we now house all the equipment in 36,000 square feet, we know this would give us the ability to expand the usage of the yard over time to provide an office for employees now at a leased Sunnyvale office building. Until this time, the unused space will remain vacant.

The products used in the stucco business include lath which is metal wire, trims and waterproofing paper and stucco which is combination of sand and cement. These majority of these products are delivered directly to our jobsites and not stored in the yard. We will have a minimal quantity of each if left over or needed to load into the trucks.

The daily activity in the yard will be limited to the morning and the afternoon. The maximum amount of activity is shown below with regard to trucks and loading. We will likely restructure where some of the trucks are housed due to the distance from the jobsites, so not all of them will return to the yard.

- **One transfer truck that will leave on some days in the morning and return in the afternoon**
- **One debris box truck that will leave in the morning and return in the afternoon**
- **Three scaffold trucks that will be unloaded and loaded with scaffold in the afternoon and leave in the morning to return in the afternoon**
- **Four plaster trucks that will leave in the morning and return in the afternoon**

Since our work is done on jobsites, employees will not be at this space or using this space to produce any product. We currently have two employees working in the yard as needed Monday through Friday from 7am to 5pm to maintain the storage in an orderly manner and provide landscape maintenance as needed and we would continue this practice in Gilroy. The only other activity to take place at the yard would be loading and unloading of trucks, staging area for scaffold, minor maintenance of vehicles in response to pre-trip inspections to ready the trucks for highway use. **A standard of roadworthiness is required to run trucks on the highways. All of our drivers do pre-truck inspections and we are sometimes able to fix items to be found deficient at the yard such as repairing wing mirrors, fixing the flatbeds, pumping up tires, windshield wiper blades, lights, diagnosis of mechanical problems, replacing airlines, etc. We have the majority of our service done at the Ford dealership located in Morgan Hill and the Peterbilt dealership located in San Jose. We are also able to fix our mixers by replacing parts that wear out such as hoses, rubber fittings, etc. There will be no major mechanical work done in the yard. Tools and backstock of parts will be contained in two 40'x10'x10' container to prevent theft.**

We will be including bathroom facilities to accommodate more than the two full time workers at the yard. This will include a gender free restroom which will suffice for any female workers or visitors. The other restroom will include toilets and urinals for the two workers in the yard and the employees who are there in the morning and afternoon to get trucks.

There were two concrete pads poured, one to act as a "bunker" for sand and the second to act as a platform to examine trucks. These can be demoed if necessary.

The fence has been installed to 6 feet with a privacy shield at the street facing side, and a landscape perimeter will be installed to further obscure any few of the yard contents.



SCAFFOLDING PLANKING AND FRAME STORAGE



SMALL TRUCK STORAGE



LARGE TRUCK STORAGE



MIXERS PLATER PUMPS



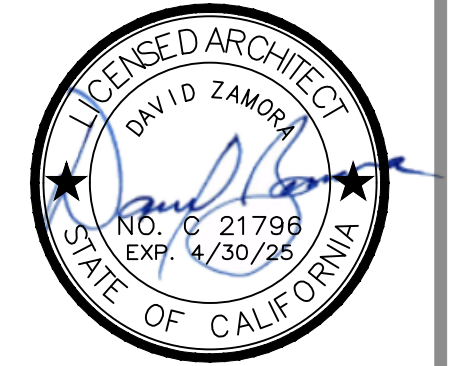
DEBRIS BOX STORAGE

Owner:
WM O'Neil
Lath &
Plastering
Corp.

Revisions

RESPONSE TO PLANNING COMMENTS DATED 5/02/24

Architect / Engineers Seal:



Architect / Engineer's Contact Information:

David Zamora, Architect
550 Greenmeadow Way
San Jose, Ca 95129
Tel: 669-231-9935
Email: davidz@gmail.com

Construction Project:

WM O'Neil Lath &
Plastering, Inc.
260 & 230 Las Animas Av Gilroy, CA

Date: 27 Mar 2024

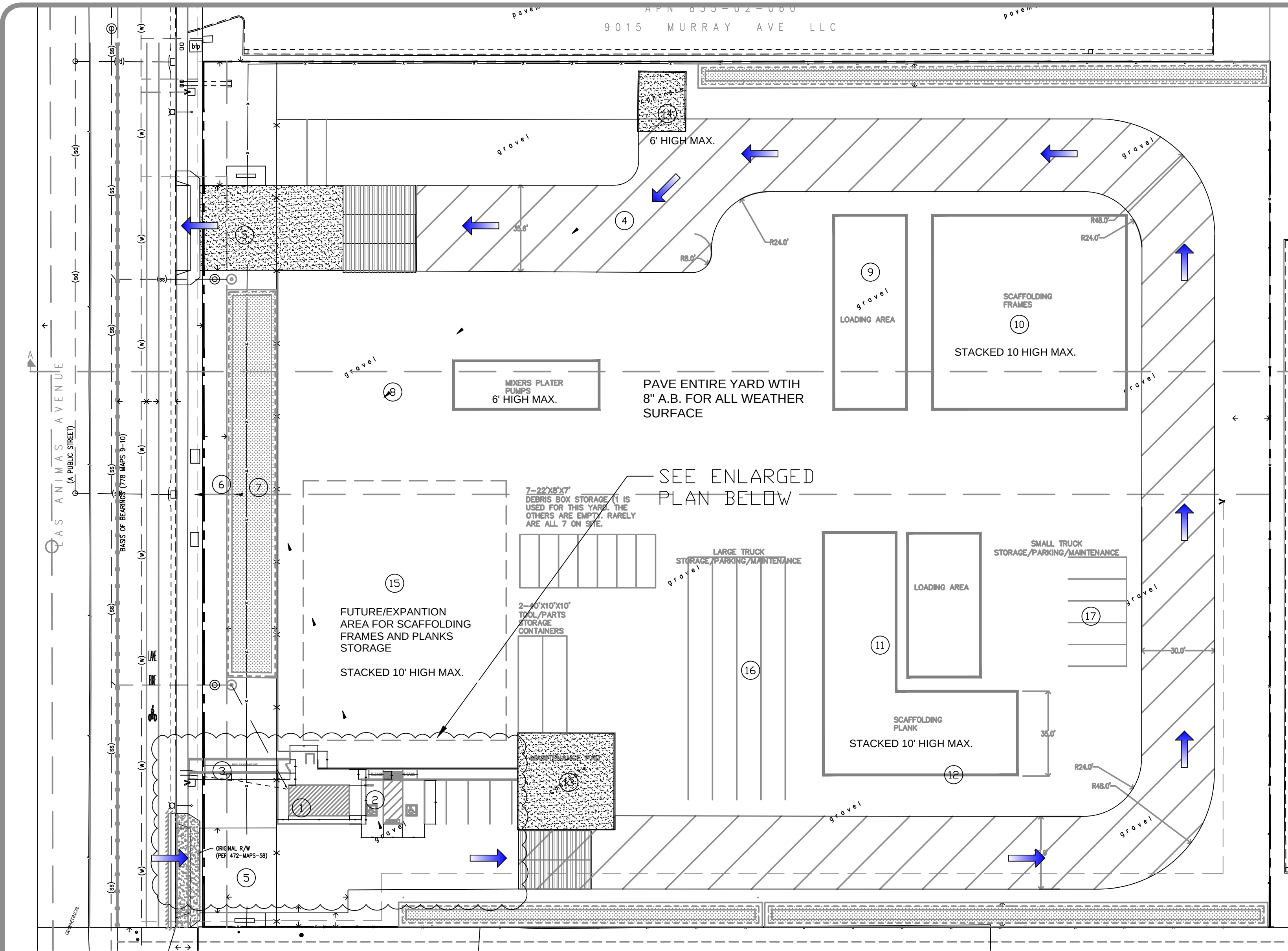
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Statement of
Operations

Sheet:

A-0.1

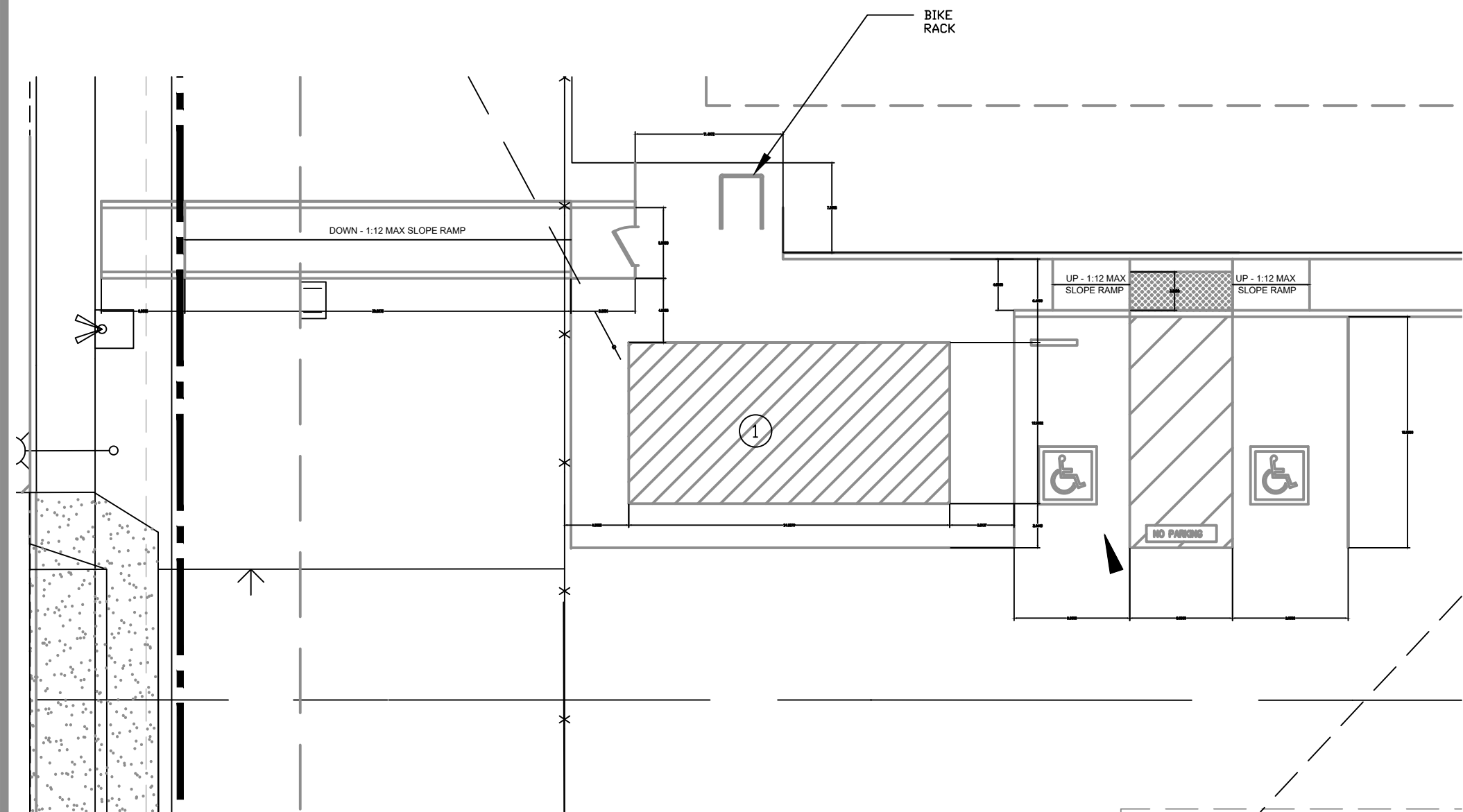
No. of XX Sh'ts.



SITE PLAN

SCALE: 1" = 30'

CIRCULATION



ENLARGED RESTROOM, PATH OF TRAVEL & ACCESSIBLE PARKING

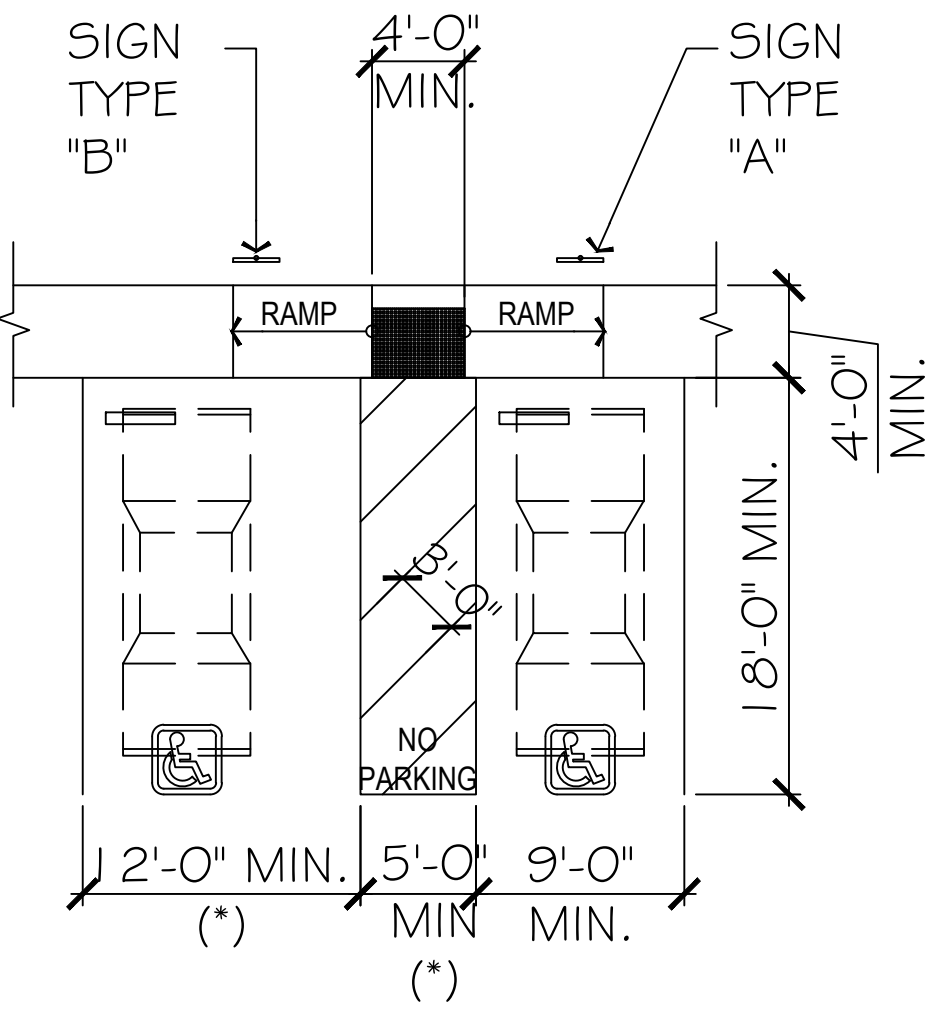
SCALE: 1" = 10'

USE AREA CALCULATIONS				
TOTAL LOT AREA = 157,162 S.F.				
No.	AREA DESCRIPTION	DIMENSIONS	AREA	% OF LOT
1	RESTROOM	12'-5" X 25'	312.00	0.20
2	AUTO PARKING	18X64	1,152.00	0.73
3	ACCESSIBLE PATH OF TRAVEL	5 X 32.5	162.00	0.10
4	FIRE TRUCK AISLEWAY	IRREGULAR	81,723.00	52.00
5	DRIVEWAYS (2)	35 X 90 X 2	6,300.00	4.01
7	LANDSCAPING/RETENTION	IRREGULAR	10,135.00	6.45
8	MIXERS PLATER PUMPS	20 X 60	1,200.00	0.76
9	LOADING AREA	30 X 80	2,400.00	1.53
10	SCAFFOLD FRAMES	80 X 80	6,400.00	4.07
11	SCAFFOLD PLANK 1	30 X 100	3,000.00	1.91
12	SCAFFOLD PLANK 2	35 X 50	1,750.00	1.11
13	MAINTENANCE PAD	40 X 40	1,600.00	1.02
14	SAND STORAGE	20 X 25	500.00	0.32
15	EMPLOYEE PARKING	18 X 36	648.00	0.41
16	LARGE TRUCK PARKING	40 X 100	4,000.00	2.55
17	SMALL TRUCK PARKING	24 X 45	1,080.00	0.69
18	DEBRIS BOX STORAGE	7X 176	1,232.00	0.78
19	TOOL PARTS CONTAINERS	2X400	800.00	0.51

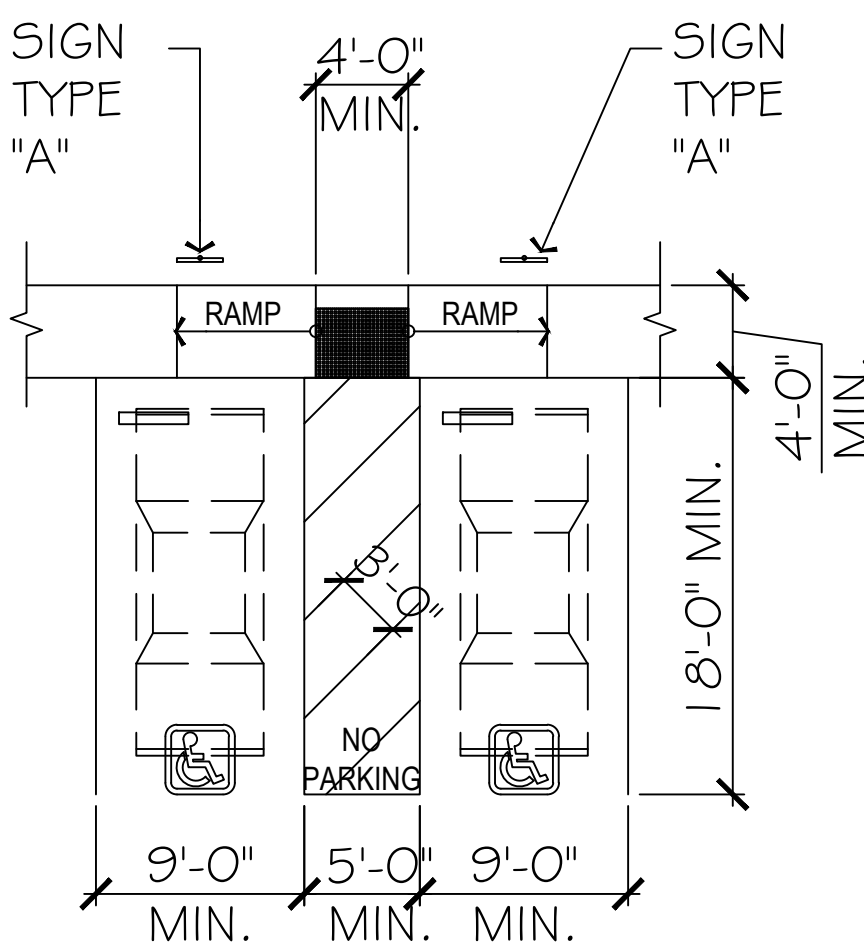
SITE PLAN PAVING NOTES:

THE FOLLOWING ARE THE PAVING TYPE FOR THE SITE:

1. DRIVEWAYS: CONCRETE
2. PATH OF TRAVEL, PATH AROUND RESTROOMS AND ACCESSIBLE PARKING : CONCRETE
3. REMAINING: AGGREGATE BASE



A STRIPING FOR VAN ACCESSIBLE PARKING



B STRIPING FOR STANDARD ACCESSIBLE PARKING

(*) EXCEPTION: 12'-0" WIDTH CAN BE REDUCED TO 9'-0" MIN. WIDTH FOR VAN ACCESSIBLE STALL IF ACCESSIBLE AISLE IS 8'-0" WIDE MIN.

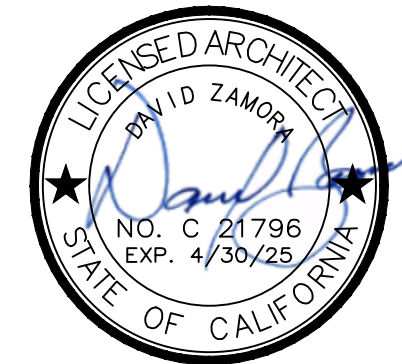
TYPICAL ADA PARKING SPACE DESIGN

1. ACCESSIBLE SPACE MUST PERMIT USE OF EITHER CAR DOOR.
2. WHEEL STOP REQUIRED WHEN NO CURB OR BARRIER IS PROVIDED WHICH WILL PREVENT ENCROACHMENT OF CARS OVER WALKWAYS.
3. WHEELCHAIR USERS MUST NOT BE FORCED TO GO BEHIND PARKED CARS OTHER THAN THEIR OWN.
4. MAX. CROSS SLOPE OF 1:50, ALL WALKS.
5. 12" MIN. BORDER GROOVES TOP OF CURB RAMP5 TYP 1/4" X 1/4" @ 3/4" O.C. SEE DETAIL 14/-.
6. PROVIDE DETECTABLE WARNING THAT EXTENDS FULL LENGTH & WIDTH OF CURB RAMP APPROACH INTO PARKING LOT. MANUFACTURER: WASAU TRUNCATED DOMES, 12"x12" SIZE, CAST IN CONCRETE, COLOR: GREY. SEE "DETECTABLE WARNING" DETAIL THIS SHEET
8. SURFACE OF THE ACCESSIBLE PARKING SPACES AND ACCESSIBLE AISLES DOES NOT EXCEED 2% GRADIENT IN ANY DIRECTION.

Owner:
**WM O'Neil
Lath &
Plastering
Corp.**

Revisions
RESPONSE TO PLANNING COMMENTS DATED 5/02/24

Architect / Engineers Seal:



Architect / Engineer's Contact Information:

David Zamora, Architect
550 Greenmeadow Way
San Jose, Ca 95129
Tel: 669-231-9935
Email: davidz@gmail.com

Construction Project:

SITE PLAN

Date: 27 Mar 2024

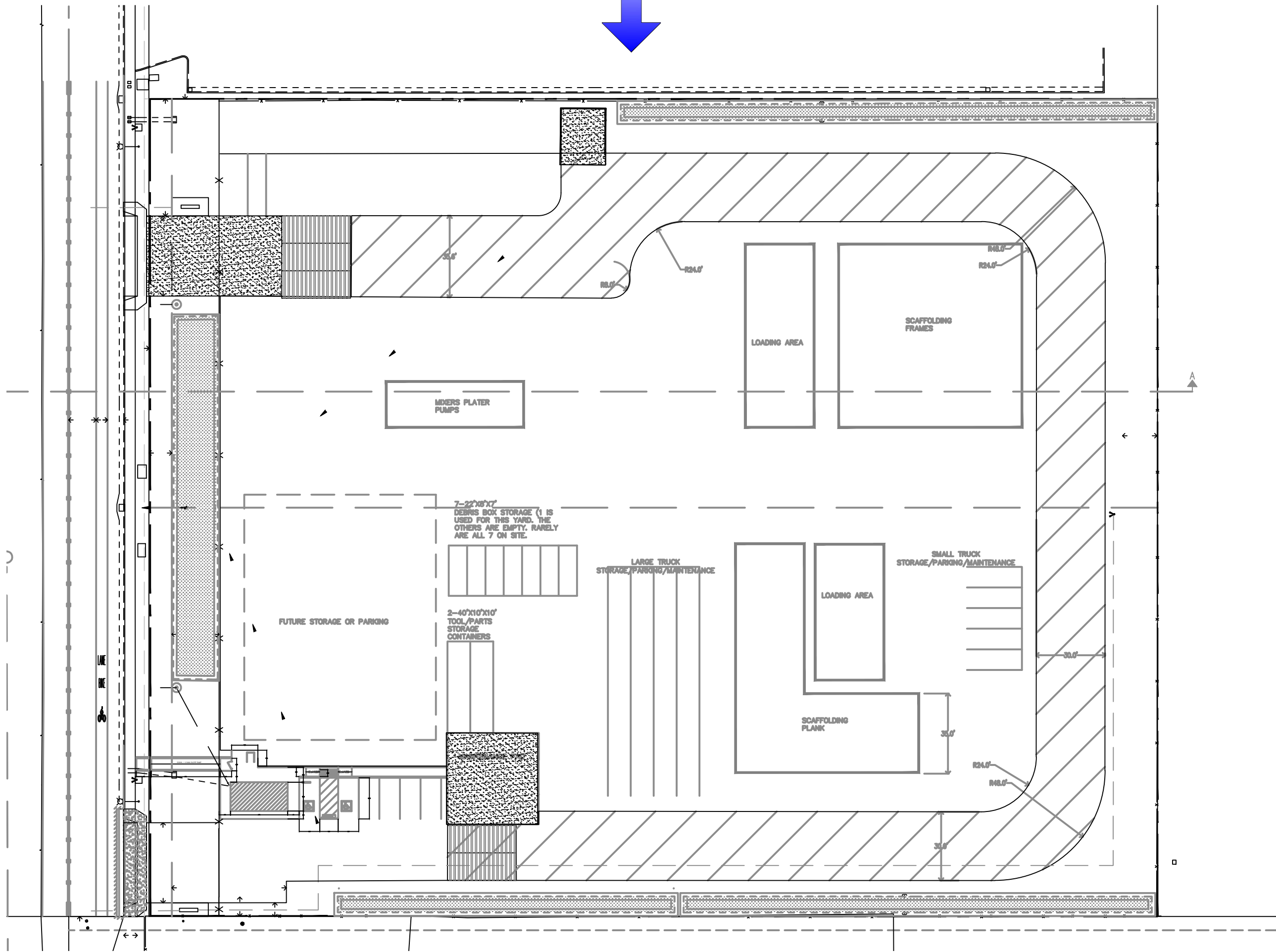
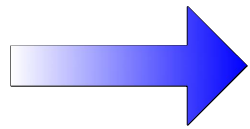
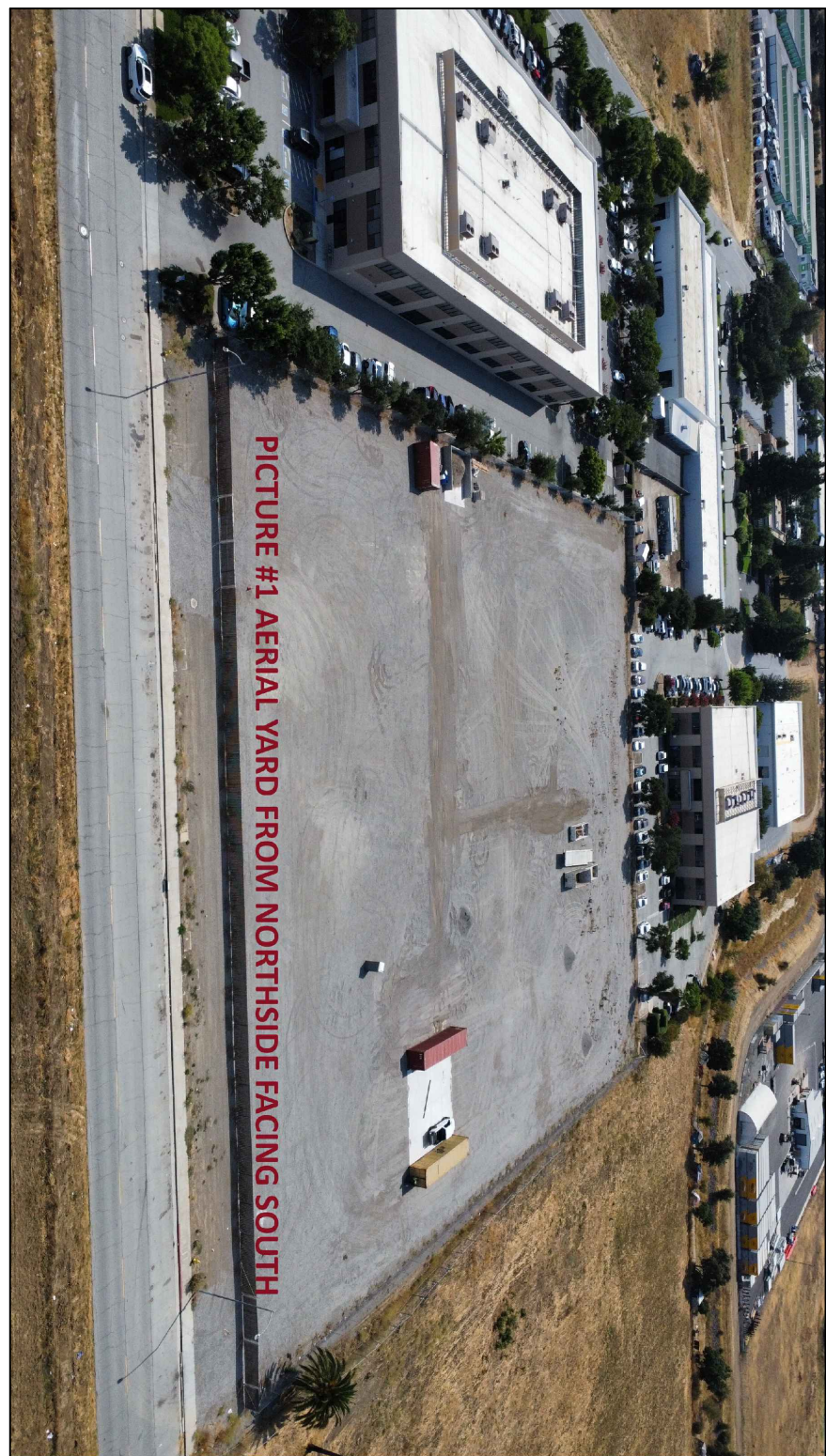
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Site Plan

Sheet:
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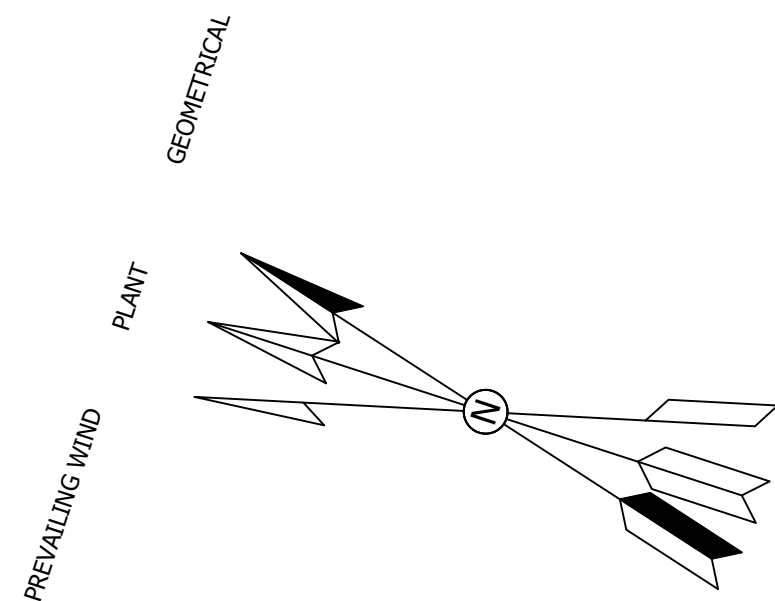
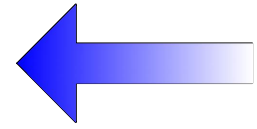
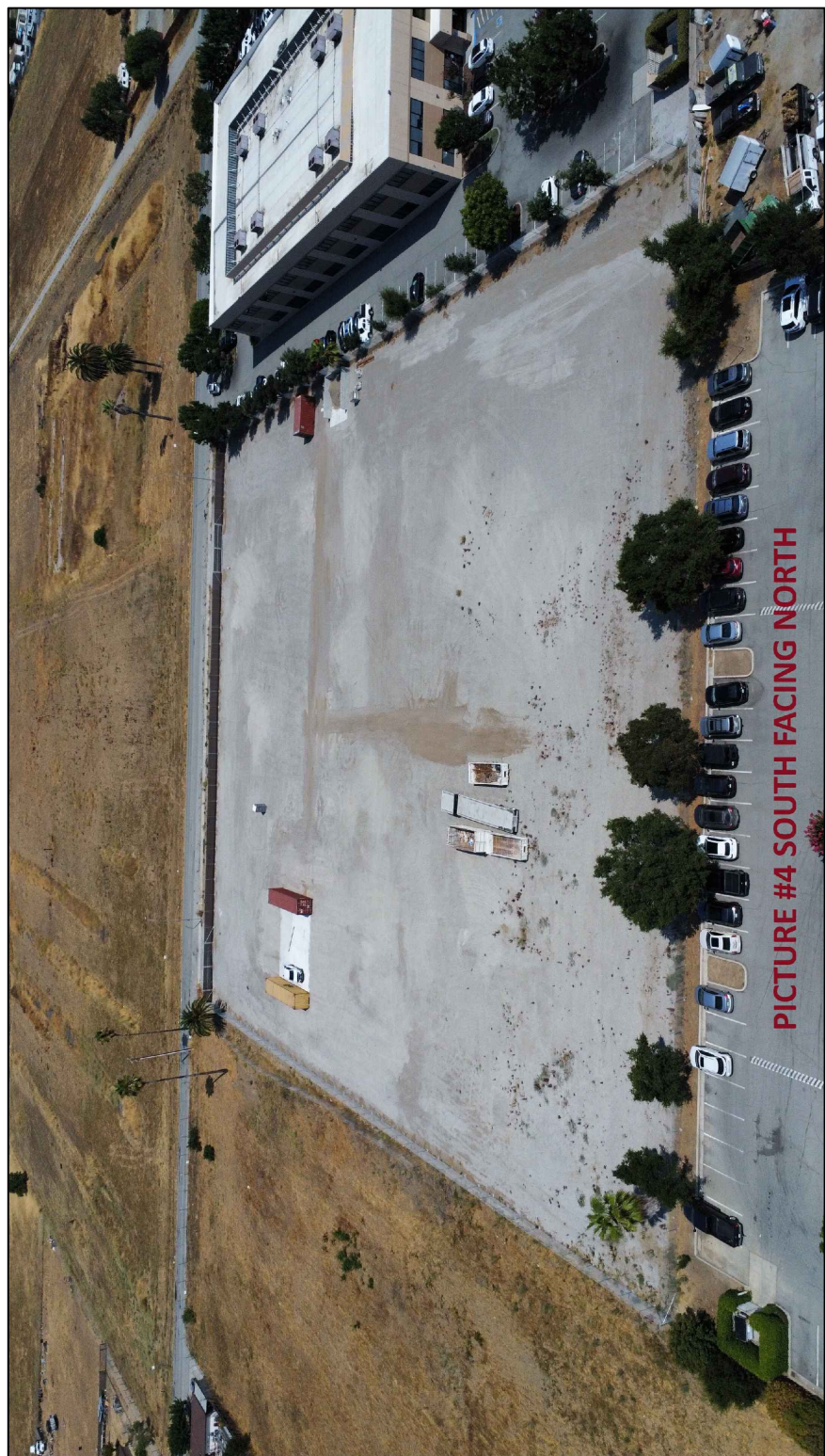
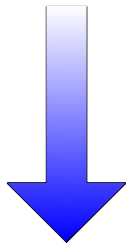
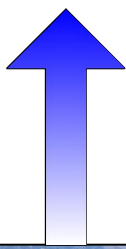
No. of XX Sh'ts.

260 & 230 Las Animas Av Gilroy, CA



SITE PLAN

SCALE: 1" = 40'



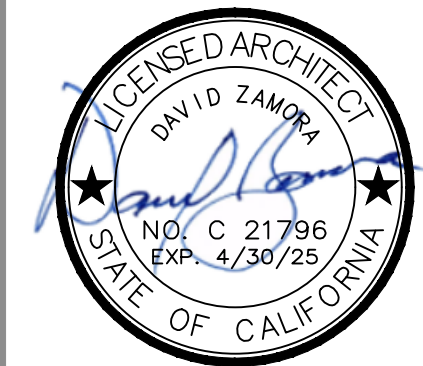
PICTURES TAKEN ON 8/11/2023

Owner:
**WM O'Neil
Lath &
Plastering
Corp.**

Revisions

RESPONSE TO PLANNING COMMENTS DATED: 5/02/24

Architect / Engineers Seal:



Architect / Engineer's Contact Information:

David Zamora, Architect
550 Greenmeadow Way
San Jose, Ca 95129
Tel: 669-231-9935
Email: davidz@gmail.com

Construction Project:

SITE PHOTO LAYOUT

260 & 230 Las Animas Av Gilroy, CA

Date: 27 Mar 2024

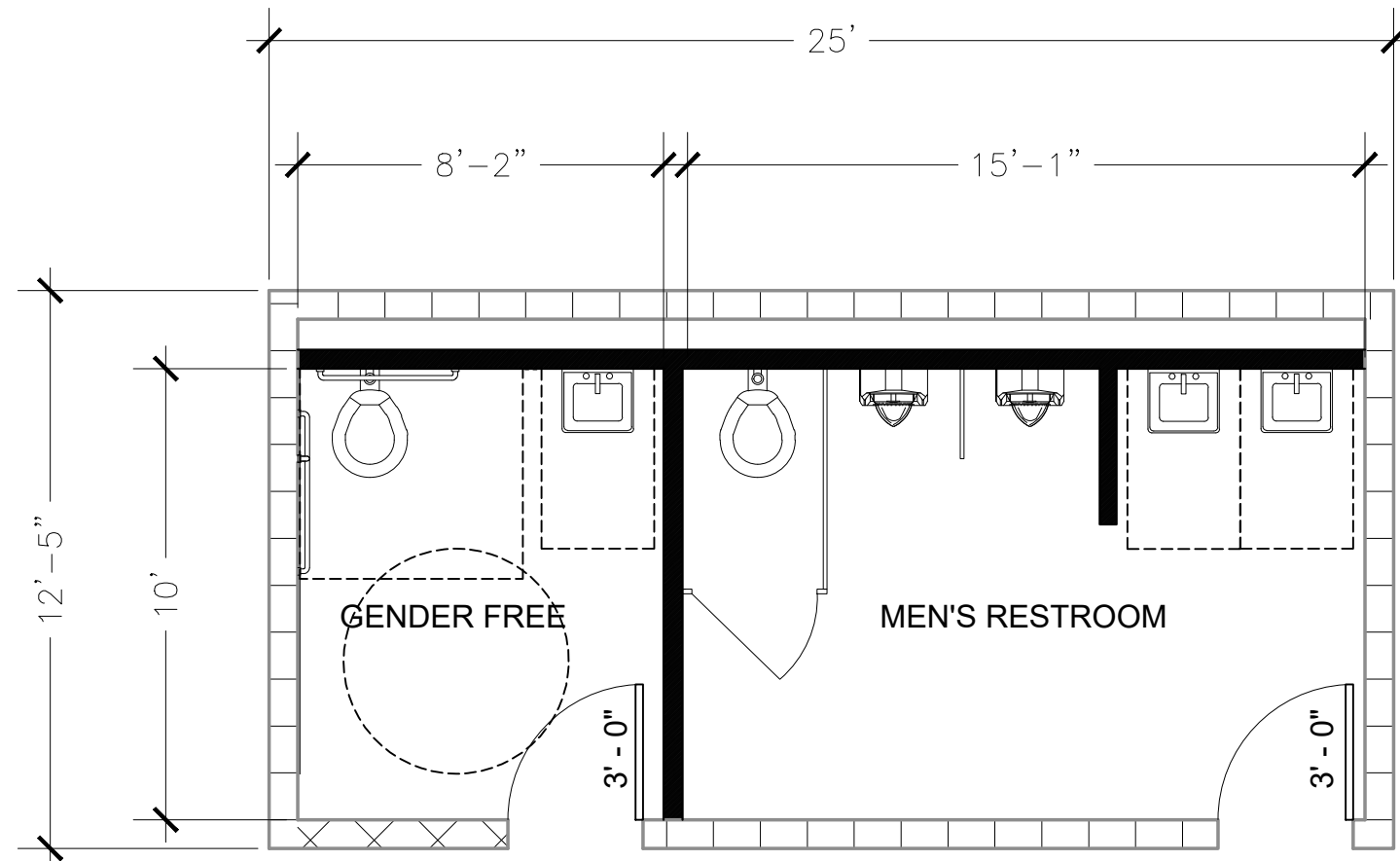
Sheet Title:

**SITE
PHOTOS**

Sheet:

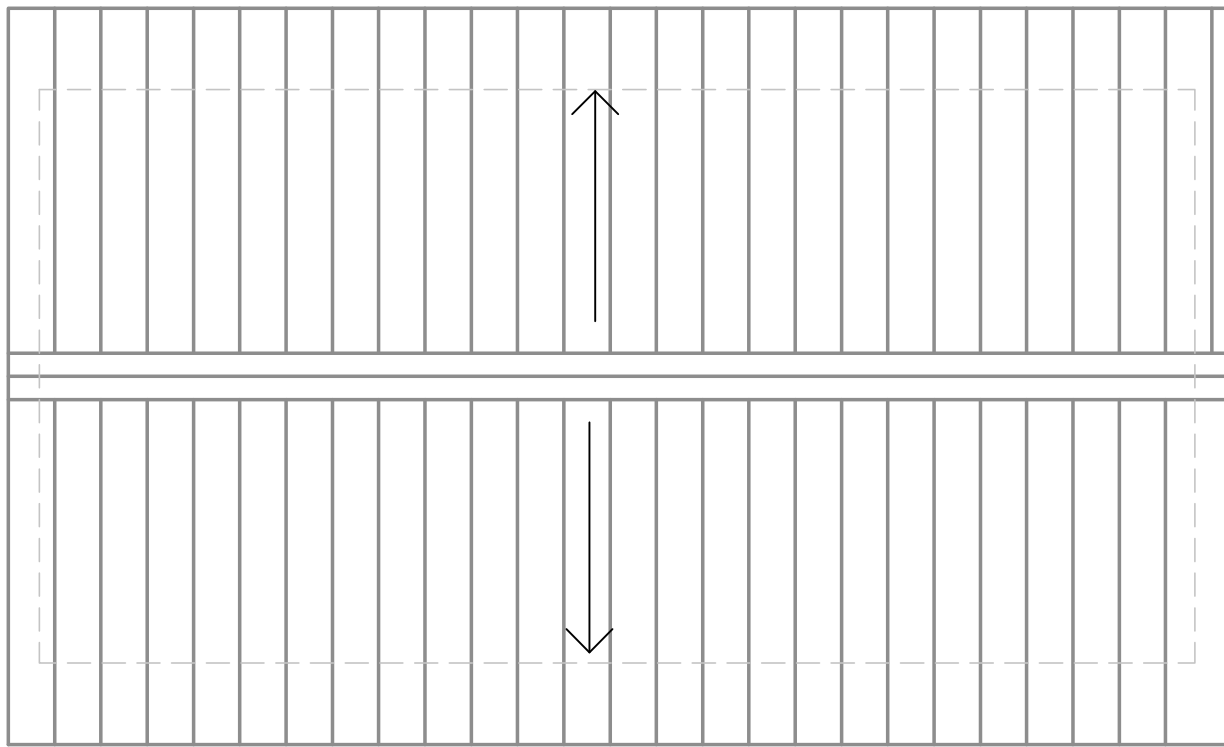
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No. of XX Sh'ts.



FLOOR PLAN

SCALE: 1/4" = 1' - 0"



ROOF PLAN

SCALE: 1/4" = 1' - 0"

EXTERIOR COLORS

THE EXTERIOR ELEMENTS SHALL BE PAINTED WITH THE FOLLOWING COLORS:

WALLS:

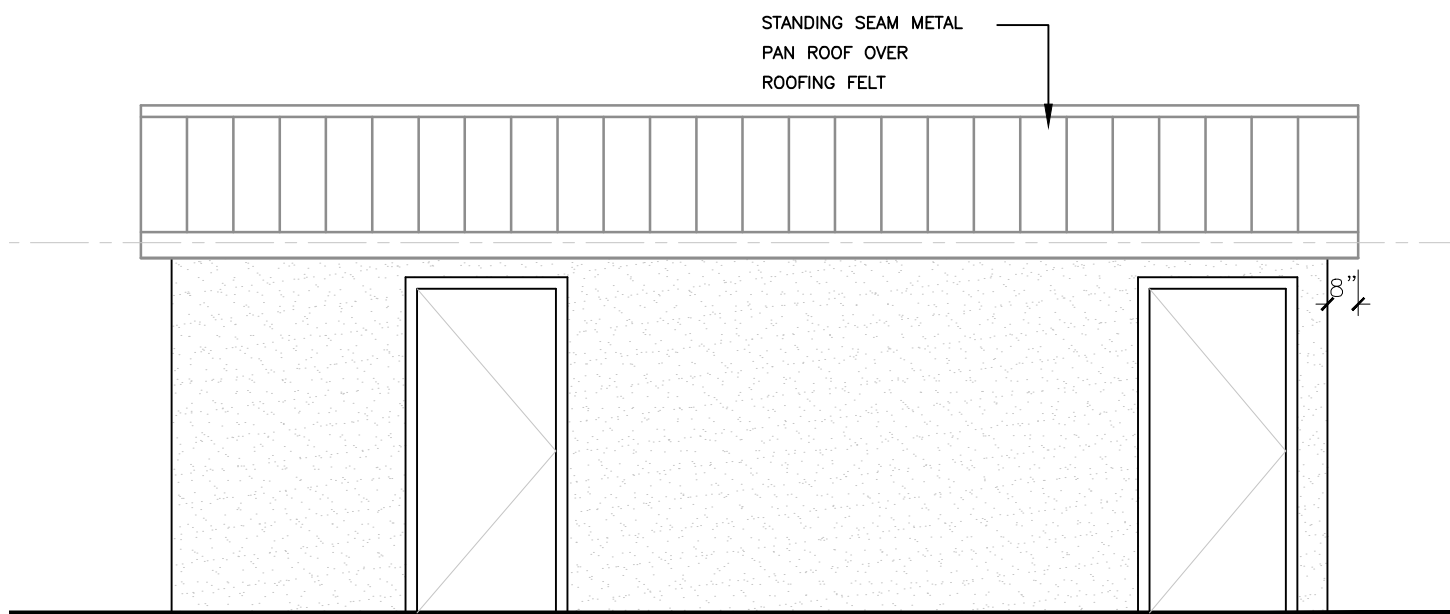
STUCCO WALLS SHALL BE PAINTED WITH TWO COATS OF SHERWIN WILLIAMS NAVAHO WHITE # SW 6126

METAL ROOF:

METAL ROOF SHALL BE PAINTED WITH TWO COATS OF SHERRWIN WILLIAMS URBANE BRONZE SW 7048

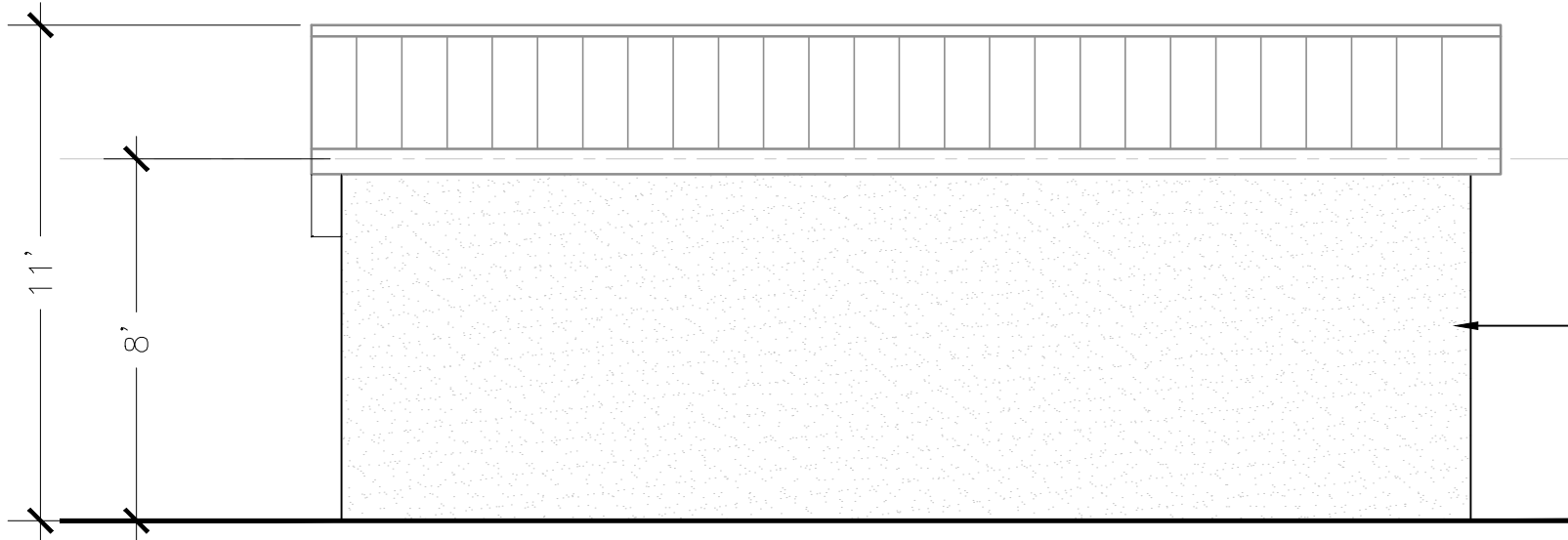
URBANE BRONZE
SHERWIN WILLIMANS SW 7048

NAVAHO WHITE
SHERWIN WILLIMANS SW 6126



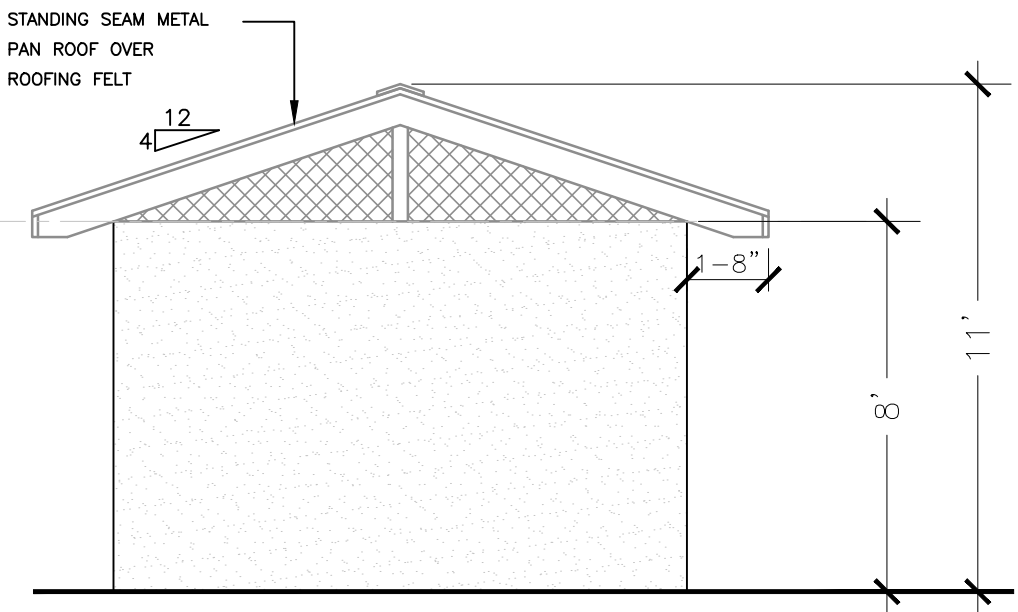
EAST ELEVATION

SCALE: 1/4" = 1' - 0"



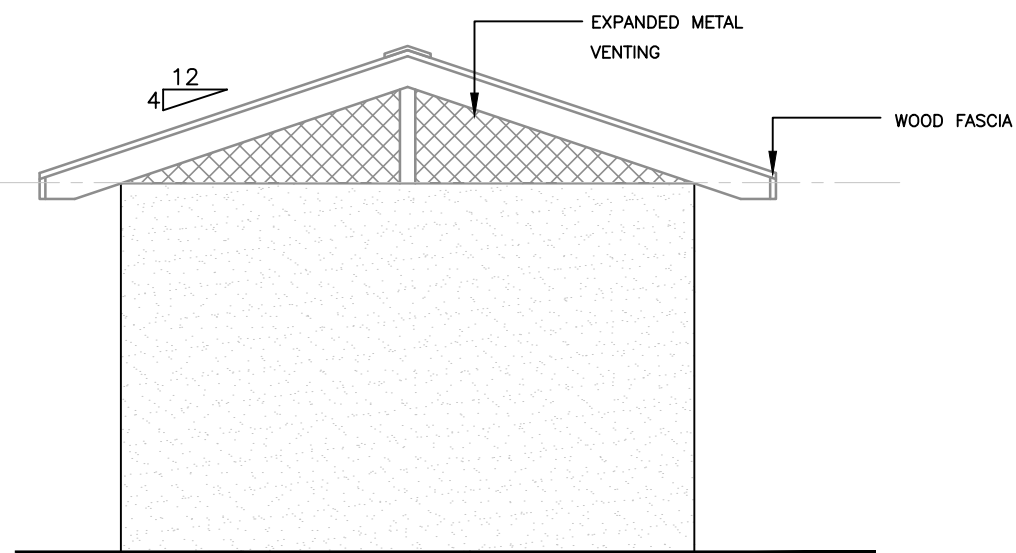
WEST ELEVATION

SCALE: 1/4" = 1' - 0"



NORTH ELEVATION

SCALE: 1/4" = 1' - 0"



SOUTH ELEVATION

SCALE: 1/4" = 1' - 0"

Owner:
**WM O'Neil
Lath &
Plastering
Corp.**

Revisions
RESPONSE TO PLANNING COMMENTS DATED: 5/02/24

Architect / Engineers Seal:

Architect / Engineer's Contact Information:

David Zamora, Architect
550 Greenmeadow Way
San Jose, Ca 95129
Tel: 669-231-9935
Email: davidz@gmail.com

Construction Project:

RESTROOM PLANS

260 & 230 Las Animas Av Gilroy, CA

Date: 27 Mar 2024

Sheet Title:

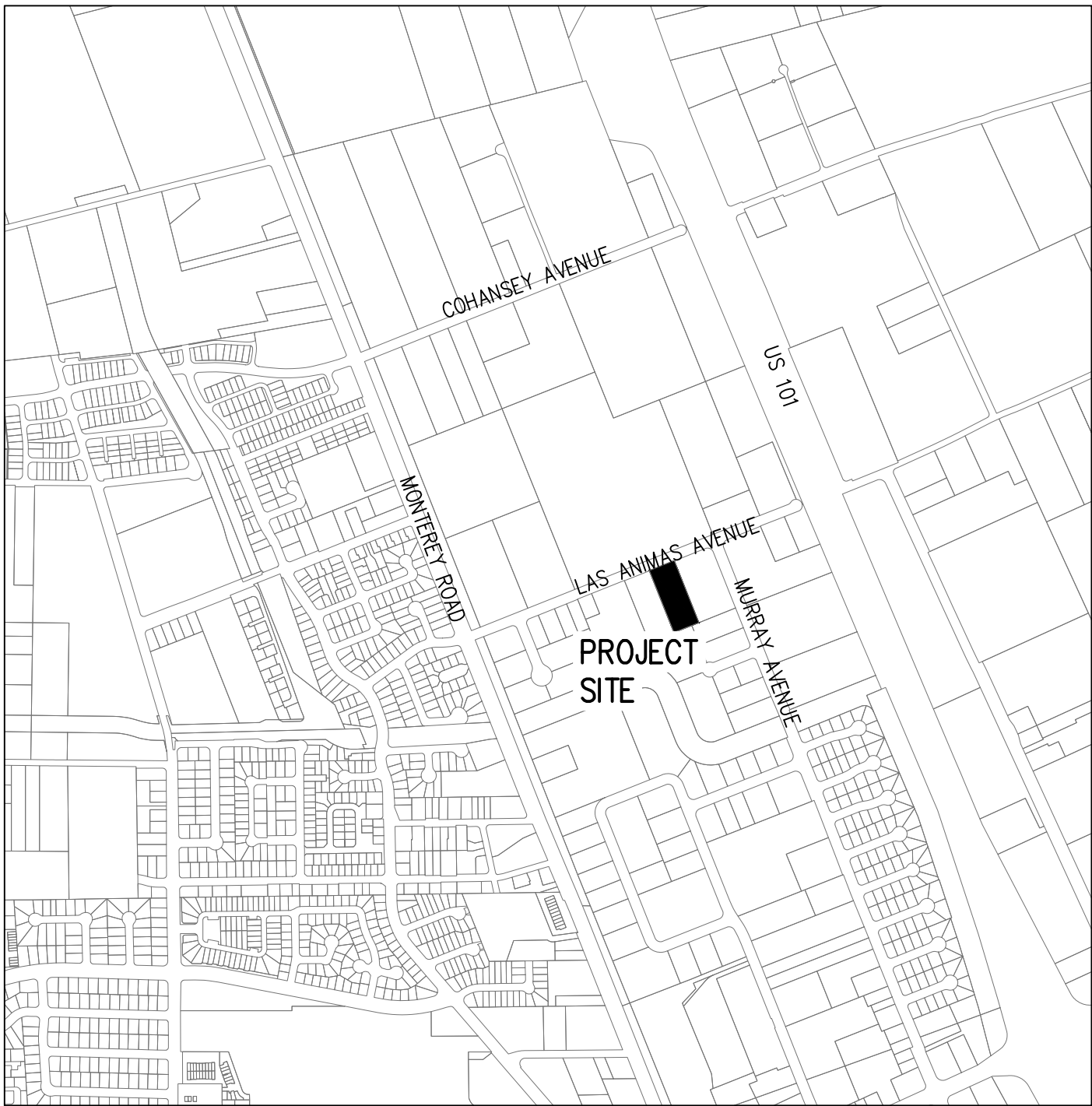
**RESTROOM
PLANS**

Sheet:

A1.3

No. of XX Sh'ts.

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE.

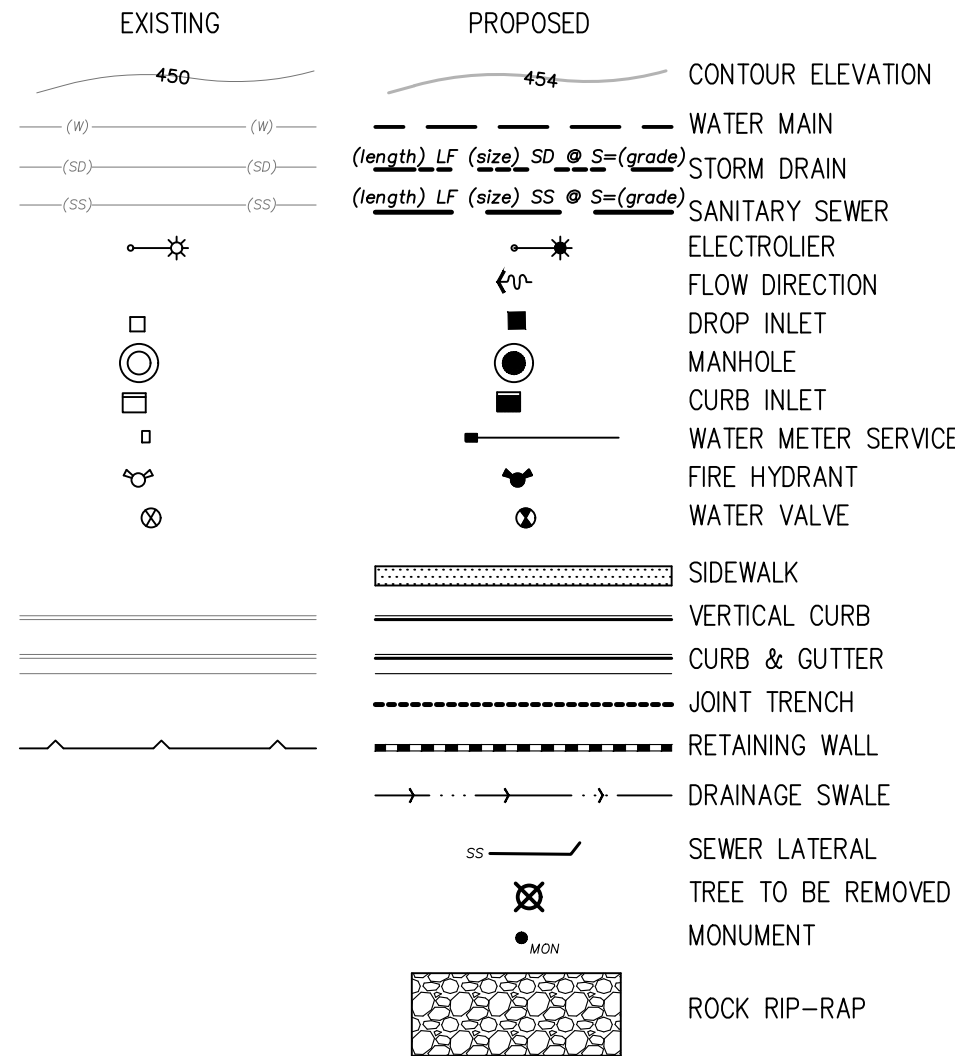


VICINITY MAP
NO SCALE

ABBREVIATIONS

AC	ASPHALT CONCRETE	FL	FLOWLINE	STD	STANDARD
AB	AGGREGATE BASE	G	GAS LINE	SW	SIDEWALK
AD	AREA DRAIN	GM	GAS METER	T	TELEPHONE LINE
BC	BEGINNING OF CURVE	GB	GRADE BREAK	TBM	TEMPORARY BENCHMARK
BLDG	BUILDING	CUY	GUY WIRE FOR POLE	TC	TOP OF CURB
BOC	BACK OF CURB	GV	GATE VALVE	TOB	TOP OF BANK
BO	BLOW OFF	HP	HIGH POINT	TOE	TOE OF BANK
BWF	BARBWIRE FENCE	INV	INVERT OF PIPE	TYP	TYPICAL
CATV	CABLE TELEVISION	IP	IRON PIPE	W	WATER LINE
CB	CATCH BASIN	JP	JOINT POLE	WM	WATER METER
CI	CURB INLET	JT	JOINT TRENCH	WV	WATER VALVE
CL	CENTERLINE	LP	LOW POINT		
CMP	CORRUGATED METAL PIPE	MAX	MAXIMUM		
CO	CLEAN OUT	MIN	MINIMUM		
CONC	CONCRETE	N.I.C.	NOT IN CONTRACT		
DI	DROP INLET	OHU	OVERHEAD UTILITY		
DIP	DUCTILE IRON PIPE	PB	PULL BOX		
DWY	DRIVEWAY	PL	PROPERTY LINE		
E	ELECTRIC LINE	P.S.E.	PUBLIC SERVICE EASEMENT		
EC	END OF CURVE	P.S.D.E.	PRIVATE STORM DRAIN EASEMENT		
EG	EXISTING GRADE	PVI	POINT OF VERTICAL INTERSECTION		
ELEV	ELEVATION	RCP	REINFORCED CONCRETE PIPE		
EP	EDGE OF PAVEMENT	R/W	RIGHT OF WAY		
ER	END OF RETURN	SD	STORM DRAIN PIPE		
(E)	EXISTING	SS	SANITARY SEWER PIPE		
FF	FINISH FLOOR	STM	STORM DRAIN MANHOLE		
FG	FINISH GRADE	SSMH	SANITARY SEWER MANHOLE		
FH	FIRE HYDRANT	SP	SERVICE POLE		

LEGEND



GRADING

CUT 1,291 ± C.Y. FILL 3,257± C.Y.

NOTE:

WHERE THE FIRM OF HANNA & BRUNETTI DOES NOT PROVIDE CONSTRUCTION STAKES, SAID FIRM WILL ASSUME NO RESPONSIBILITY WHATSOEVER FOR IMPROVEMENTS CONSTRUCTED THEREFROM.

NOTE TO CONTRACTOR

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

THESE QUANTITIES DO NOT INCLUDE ANY SHRINKAGE, SUBSIDENCE, OVER-EXCAVATION, OR ANY SPECIAL CONDITIONS OR REQUIREMENTS THAT MAY BE SPECIFIED IN THE GEOTECHNICAL INVESTIGATION REPORT. THESE QUANTITIES IN THE AREA FOR PERMIT PURPOSES ONLY. ALL CONTRACTORS BIDDING ON THIS PROJECT SHOULD MAKE THEIR OWN DETERMINATION OF EARTHWORK QUANTITIES PRIOR TO SUBMITTING A BID.

IF THIS PROJECT HAS EXCESS DIRT THAT WILL BE OFF-HAULED TO A SITE WITHIN GILROY'S CITY LIMITS, AN ADDITIONAL PERMIT IS REQUIRED.

EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED ON RECORD INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF PREPARATION OF THESE PLANS. LOCATION MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AT LEAST 2 WORKING DAYS IN ADVANCE OF CONSTRUCTION TO FIELD LOCATE UTILITIES. CALL UNDERGROUND SERVICE ALERT (U.S.A.), AT 1-800-642-2444. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF UTILITIES SHOWN ON THESE PLANS, INDICATED IN THE FIELD BY LOCATING SERVICES, OR EVIDENCE BY FACILITIES VISIBLE AT OR ADJACENT TO THE JOB SITE. ANY ADDITIONAL COST INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION SHALL BE BORNE BY THE CONTRACTOR AND IS DEEMED INCLUDED AND MERGED IN THE CONTRACT UNIT PRICE.

SCOPE OF WORK:

CONTRACTOR'S YARD FOR STORAGE OF SCAFFOLDING, PLANKS, & VEHICLE PARKING
COMMERCIAL DRIVEWAY
BATHROOM AND ACCESSIBLE PARKING
BIORETENTION SWALES FOR STORM WATER TREATMENT

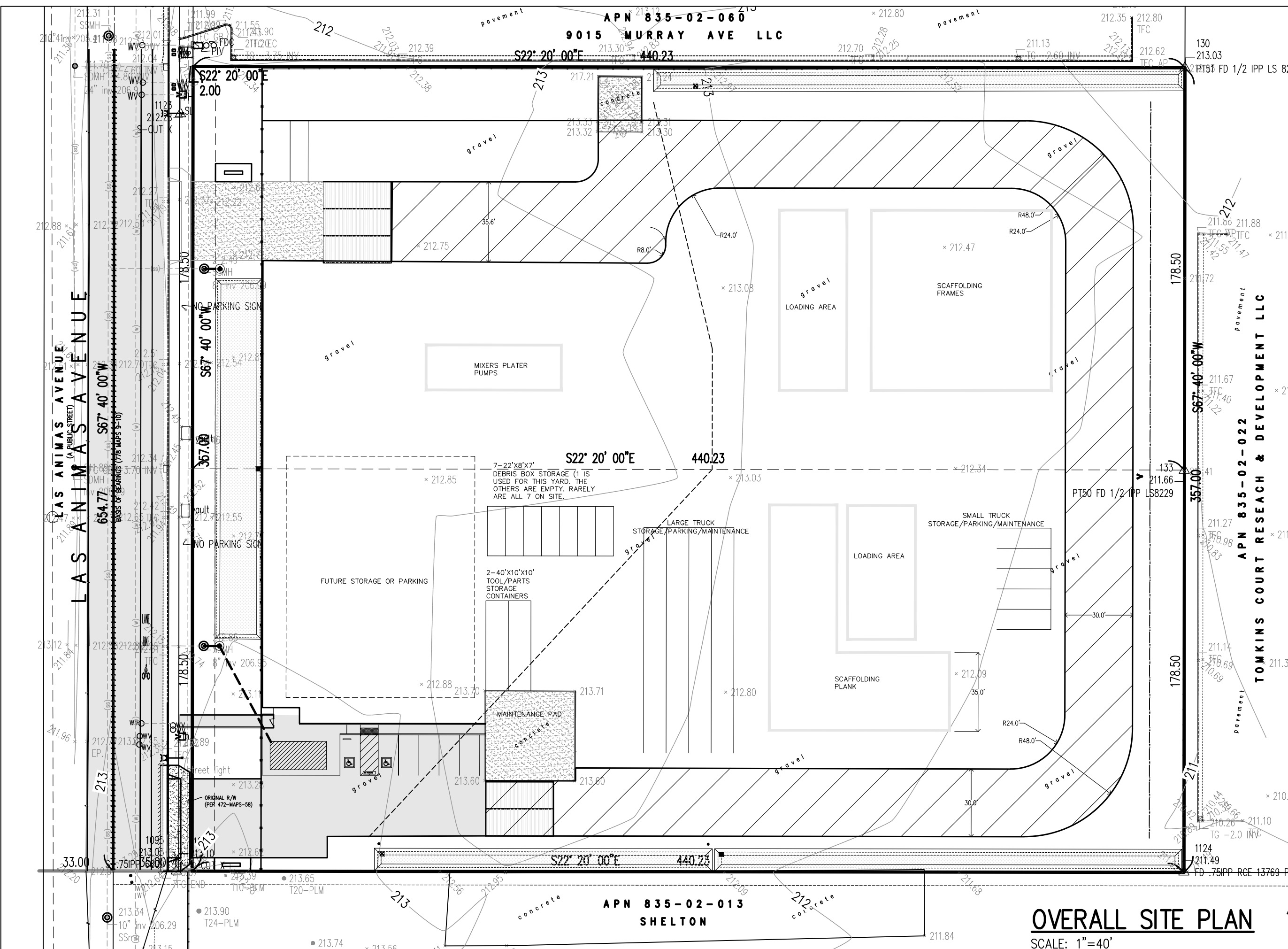
PERVIOUS / IMPERVIOUS SURFACE AREA TABLE				
SITE ACREAGE	NUMBER OF LOTS	TOTAL PROJECT AREA OF DISTURBANCE (s.f.)	EXISTING IMPERVIOUS SURFACE AREA (s.f.)	PROPOSED IMPERVIOUS SURFACE AREA (s.f.)
3.6	2	157,162	0	131,872
EXISTING OF REPLACED PERVIOUS SURFACE AREA (s.f.)		PROPOSED OF REPLACED PERVIOUS SURFACE AREA (s.f.)	LIST OF PLANNED STORMWATER CONTROL MEASURES	
-		-	BIORETENTION SWALES	

Grading & Drainage Plans

for
230 & 260 LAS ANIMAS AVENUE
apns 835-02-061 & 835-02-016

in the
City of Gilroy
Santa Clara County, California

PRELIMINARY PLANS
NOT FOR CONSTRUCTION



OVERALL SITE PLAN
SCALE: 1"=40'

DATE: _____
HANNA - BRUNETTI

AMANDA JOY MUSY-VERDEL
RCE 69278
EXPIRES 6-30-



NOTES:

- DURING EARTH-MOVING, GRADING, AND CONSTRUCTION ACTIVITIES, DEVELOPER SHALL IMPLEMENT THE FOLLOWING BASIC CONTROL MEASURES AT THE CONSTRUCTION SITE:
 - ALL EXPOSED SURFACES (e.g. PARKING AREAS, STAGING AREAS, SOIL PILES, GRADED AREAS, AND UNPAVED ACCESS ROADS) SHALL BE WATERED TWO TIMES PER DAY;
 - ALL HAUL TRUCKS TRANSPORTING SOIL, SAND, OR OTHER LOOSE MATERIAL ONSITE OR OFFSITE SHALL BE COVERED;
 - ALL VISIBLE MUD OR DIRT TRACKED OUT ONTO ADJACENT PUBLIC ROADS SHALL BE REMOVED USING WET POWER VACUUM STREET SWEEPERS AT LEAST ONCE PER DAY. THE USE OF DRY POWER SWEEPING IS PROHIBITED;
 - ALL VEHICLE SPEEDS ON UNPAVED ROADS OR PATHWAYS SHALL BE LIMITED TO 15 MILES PER HOUR;
 - ALL ROADWAYS, DRIVEWAYS, AND SIDEWALKS TO BE PAVED SHALL BE COMPLETED AS SOON AS POSSIBLE. BUILDING PADS SHALL BE LAID AS SOON AS POSSIBLE AFTER GRADING UNLESS SEEDING OR SOIL BINDERS ARE USED;
 - IDLING TIMES SHALL BE MINIMIZED EITHER BY SHUTTING EQUIPMENT OFF WHEN NOT IN USE OR REDUCING THE MAXIMUM IDLING TIME TO 5 MINUTES (AS REQUIRED BY THE CALIFORNIA AIRBORNE TOXICS CONTROL MEASURE TITLE 13, SECTION 2485 OF CALIFORNIA CODE OF REGULATIONS [CCR]). CLEAR SIGNAGE SHALL BE PROVIDED FOR CONSTRUCTION WORKERS AT ALL ACCESS POINTS;
 - ALL CONSTRUCTION EQUIPMENT SHALL BE MAINTAINED AND PROPERLY TUNED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. ALL EQUIPMENT SHALL BE CHECKED BY A CERTIFIED VISIBLE EMISSIONS EVALUATOR; AND
 - POST A PUBLICLY VISIBLE SIGN WITH THE TELEPHONE NUMBER AND PERSON TO CONTACT AT THE LEAD AGENCY REGARDING DUST COMPLAINTS. THIS PERSON SHALL RESPOND AND TAKE CORRECTIVE ACTION WITHIN 48 HOURS. THE AIR DISTRICT'S PHONE NUMBER SHALL ALSO BE VISIBLE TO ENSURE COMPLIANCE WITH APPLICABLE REGULATIONS.
- IF ARCHAEOLOGICAL OR CULTURAL RESOURCES ARE DISCOVERED DURING EARTH-MOVING, GRADING, OR CONSTRUCTION ACTIVITIES, ALL WORK SHALL BE HALTED WITHIN AT LEAST 50 METERS (165 FEET) OF THE FIND AND THE AREA SHALL BE STAKED OFF IMMEDIATELY. THE MONITORING PROFESSIONAL ARCHAEOLOGIST, IF ONE IS ONSITE, SHALL BE NOTIFIED AND EVALUATE THE FIND. IF A MONITORING PROFESSIONAL ARCHAEOLOGIST IS NOT ONSITE, THE CITY SHALL BE NOTIFIED IMMEDIATELY AND A QUALIFIED PROFESSIONAL ARCHAEOLOGIST SHALL BE RETAINED (AT DEVELOPER'S EXPENSE) TO EVALUATE THE FIND AND REPORT TO THE CITY. IF THE FIND IS DETERMINED TO BE SIGNIFICANT, APPROPRIATE MITIGATION MEASURES SHALL BE FORMULATED BY THE PROFESSIONAL ARCHAEOLOGIST AND IMPLEMENTED BY THE RESPONSIBLE PARTY.

BENCHMARK

BENCHMARK ID: BM261
ELEVATION: 214.96 FEET (NAVD88)
ORGANIZATION: SANTA CLARA VALLEY WATER DISTRICT

DESCRIPTION:
BRASS DISK AT SOUTHEAST CORNER CULVERT FOR WEST BRANCH LLAGAS CREEK UNDER MONTEREY ROAD; ON TOP OF 3.5 FEET TALL HEADWALL; 0.5 FEET NORTH OF SOUTH END OF WALL; 55 FEET EAST OF CENTERLINE OF RAILROAD TRACKS; HALFWAY BETWEEN LIMAN AVENUE AND LAS ANIMAS AVENUE ALONG MONTEREY ROAD; 150 FEET EAST OF CENTERLINE MONTEREY ROAD. CITY OF GILROY.

BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS TOPOGRAPHIC SURVEY IS BASED ON THE FOUND MONUMENTS ALONG THE CENTERLINE OF 'LAS ANIMAS AVENUE' WITH A BEARING OF SOUTH 67° 40' 00" WEST AS FILED IN TRACT MAP NO. 9493 'LAS ANIMAS INDUSTRIAL PARK' RECORDED IN BOOK 778 OF MAPS AT PAGES 9 THRU 10 ON DECEMBER 2nd 2004. RECORDER OF SANTA CLARA COUNTY.

FLOODZONE STATEMENT

PANEL NUMBER: 06085C0639H
PANEL DATE: MAY 18, 2009
COMMUNITY NAME: GILROY (060340)

PROJECT LOCATED IN ZONE X

AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

CIVIL ENGINEER

HANNA - BRUNETTI
7651 EGLEBERRY STREET
GILROY, CA 95020

OFFICE: 408 842-2173
EMAIL: ENGINEERING@HANNABRUNETTI.COM

OWNER

WILLIAM O'NEILL
781 RAMONA AVE.
SUNNYVALE, CA 94087

PHONE NO.: 408 507-0285
EMAIL: WILLIAM@ONEILLSTUCCO.COM

Grading & Drainage Plans

260 LAS ANIMAS AVE

CITY OF GILROY
APRIL 2024

REFERENCES

DATE: JANUARY 2024

HORZ. SCALE: NONE

VERT. SCALE: NONE

DESIGNED BY: AM

CHECKED BY: TM

DRAWN BY: TM

HANNA-BRUNETTI
EST. 1983
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173 • FAX (408) 842-2662
EMAIL: ENGINEERING@HANNABRUNETTI.COM

BY:

REVISIONS:

DESCRIPTION

DATE

SHEET

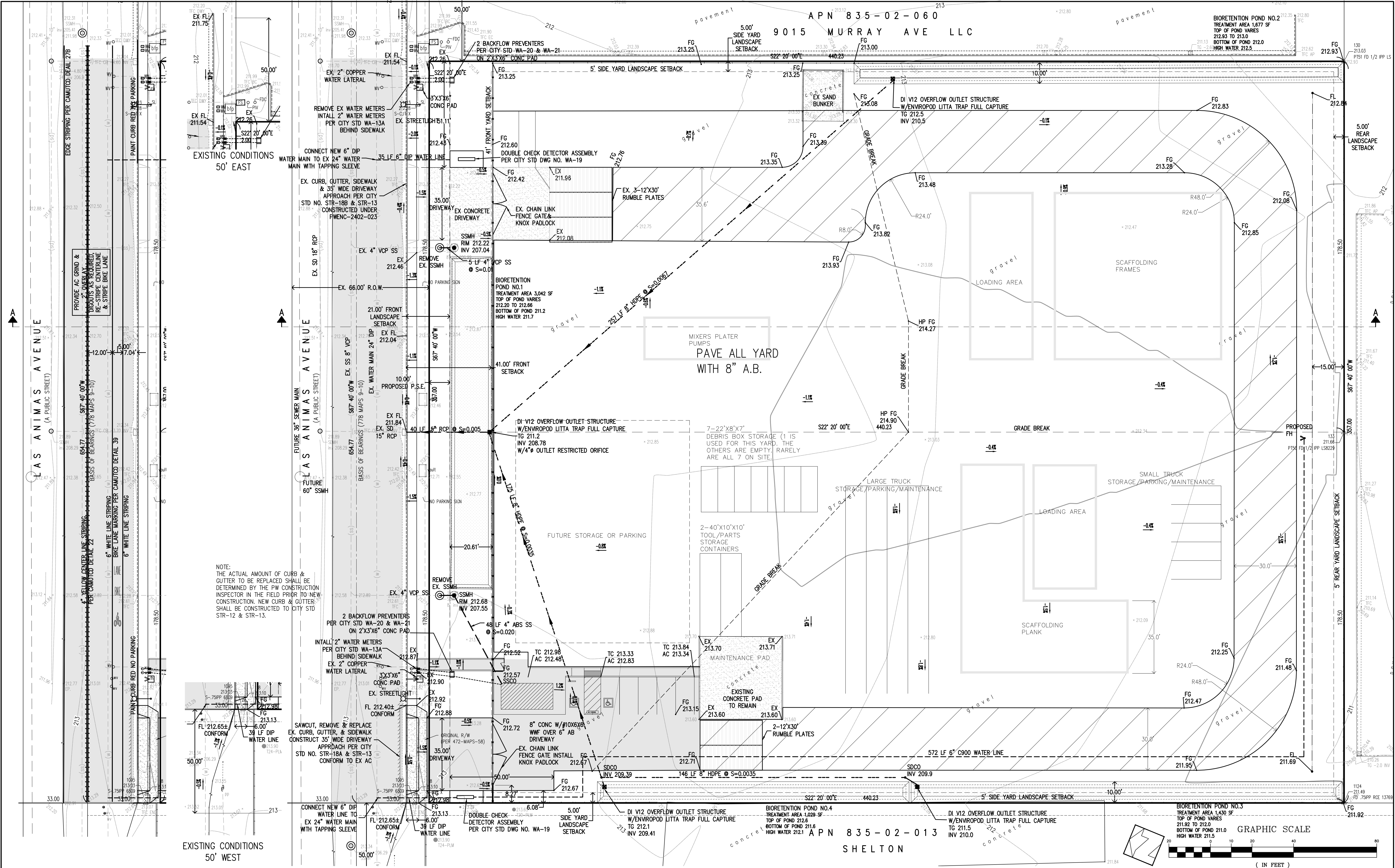
1

OF 6

JOB NO.

23069

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.



REVISIONS:		
DATE	DESCRIPTION	BY:

HANNA-BRUNETTI

EST. 1982

CIVIL ENGINEERS • LAND SURVEYORS

CONSTRUCTION MANAGERS

7651 EAGLEBERRY STREET • GILROY • 95020 • CALIFORNIA

OFFICE (408) 842-2173 • FAX (408) 842-3682

EMAIL: ENGINEERING@HANNABRUNETTI.COM

DATE: APRIL 2024
HORIZ. SCALE: 1"=10'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: TM
DRAWN BY: TM

date: Hanna - Brunetti
Amanda Joy Musy-Verdel
R.C.E. # 69278



REFERENCES

CITY OF GILROY
APRIL 2024

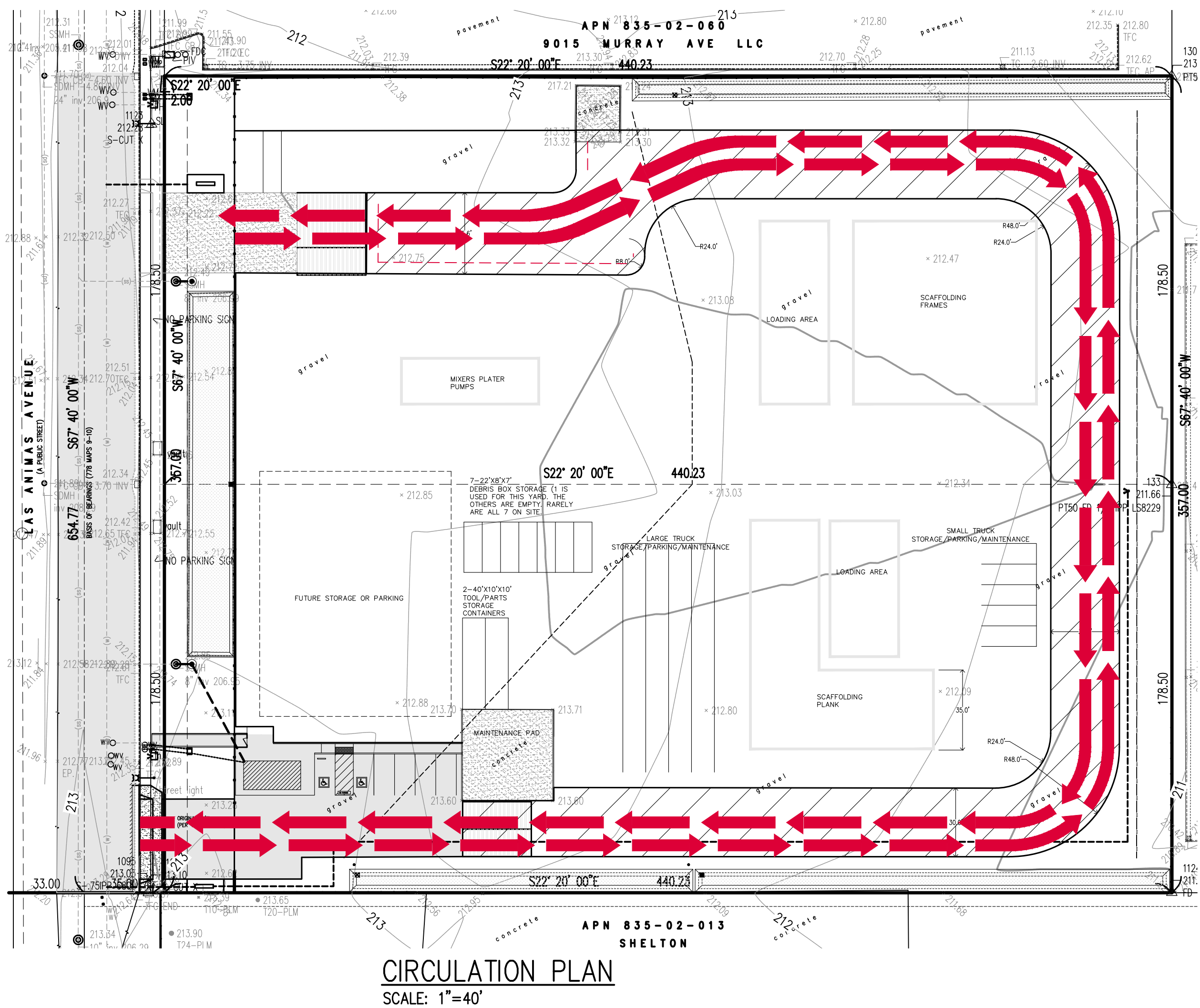
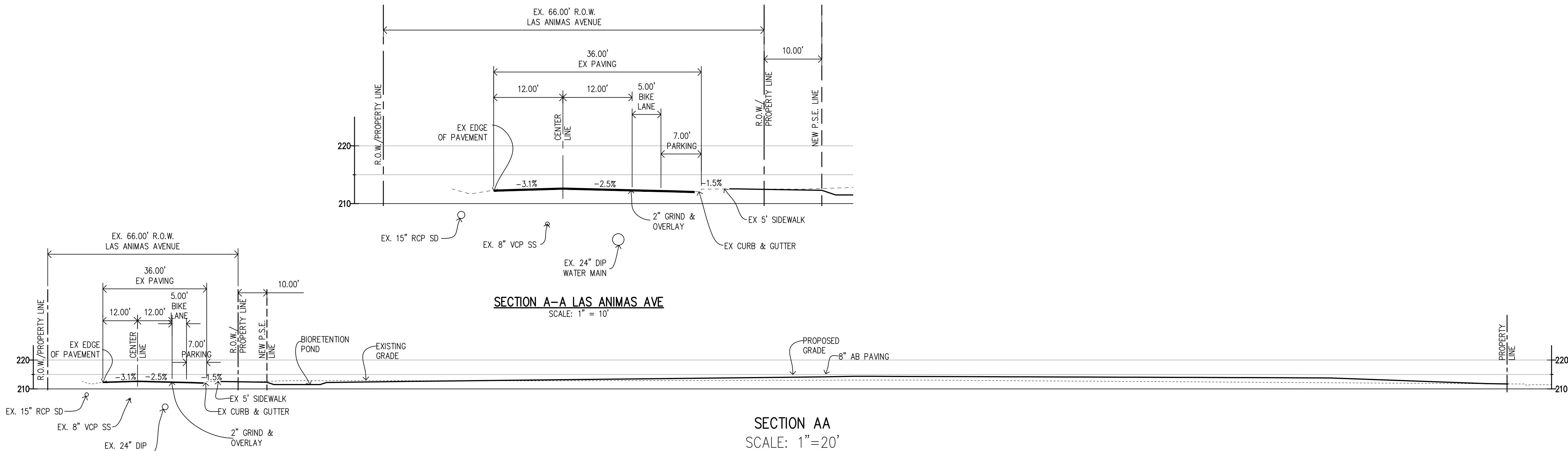
Improvement Plan

230 & 260 Las Animas Ave - apn 835-02-061 & 016

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

SANTA CLARA COUNTY
CALIFORNIA

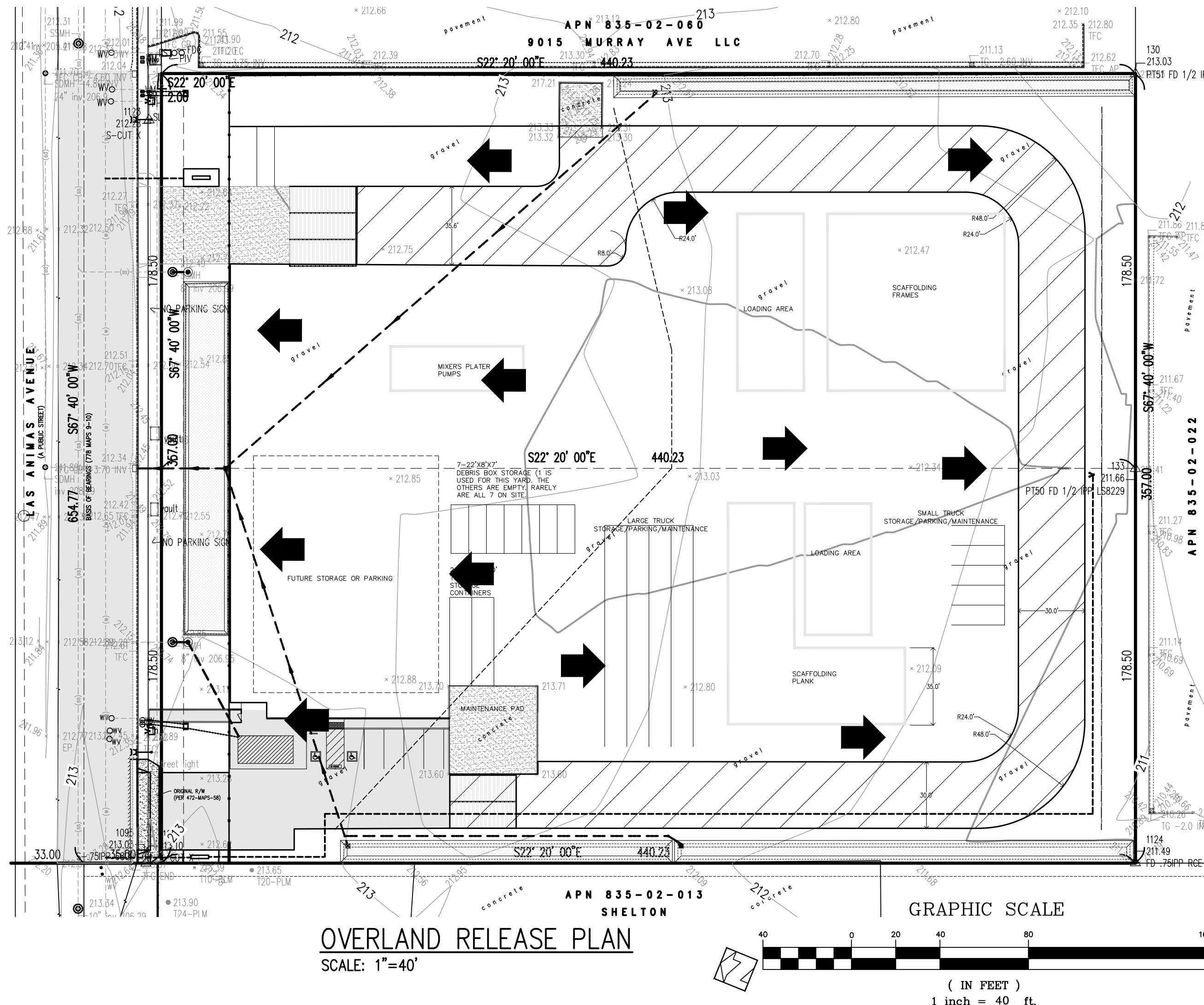
THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.



PRELIMINARY PLANS
NOT FOR CONSTRUCTION

CIRCULATION PLAN LEGEND

← FIRE ACCESS DRIVE AISLE
2-10' LANES - 20' MINIMUM
TO REMAIN UNOBSTRUCTED



REVISIONS:		
DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1990
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173 • FAX (408) 842-3682
EMAIL: ENGINEERING@HANNABRUNETTI.COM

DATE: APRIL 2024
HORIZ. SCALE: 1"=10'
VERT. SCALE: 1"=10'
DESIGNED BY: AM
CHECKED BY:
DRAWN BY: T.M.

date: Hanna - Brunetti
Amanda Jay Musy-Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEL
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Sections, Circulation Plan, & Overland Release Plan

230 & 260 Las Animas Ave - apn 835-02-061 & 016

CITY OF GILROY
APRIL 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET

3

OF 6
JOB NO.
23019

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THESE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

IMPROVEMENT PLAN REQUIRED GENERAL NOTES

The following General Notes are required on all improvement plans submitted for approval to the City of Gilroy Community Development Department, Engineering Division, and shall not be modified. Additional notes may be added under the title of Project Notes. However, conflicts between the City's required General Notes and the Project Notes shall be resolved by the City Engineer.

1. Temporary Bench Mark – Based on a City approved benchmark as noted on cover sheet (sheet 1)
2. All existing elevations shall be field verified by contractor unless otherwise noted.
3. All survey monuments shall be installed at locations shown on the corresponding final map before acceptance of the subdivision.
4. Contractor shall not destroy existing permanent survey monuments. Any monuments destroyed shall be replaced at the contractor's expense.
5. All work shall conform to the latest edition of the City of Gilroy Standards which are hereby made a part of these plans. Deviations from the Standards must be approved by the City Engineer in writing.
6. Developer shall arrange for a pre-construction meeting with the City Engineer (Municipal Code 17.32.250b) prior to commencing any construction. An encroachment permit shall be obtained from the City of Gilroy Public Works Department, Engineering Division upon completion of said meeting and prior to construction of any improvements within an existing or offered for dedication right-of-way, public utility easement or public service easement. A completed set of plans signed by the City Engineer is equal to an encroachment permit.
7. A grading permit shall be obtained from the City of Gilroy Building Division prior to any grading of building pads. Applicant for the grading permit shall provide a plan review letter from the Soils Engineer. A grading permit does not give contractor permission to commence off-site (street) grading. Only upon City approval (plans signed by City Engineer) of the improvement plans and completion of a pre-construction meeting, shall contractor commence off-site grading.
8. Contractor shall notify the Community Development Department 2 working days prior to commencement of any work phase.
9. Contractor shall preserve all surrounding property by confining operations to within the "Limits of Work" and/or within site property lines. Contractor shall be responsible for maintaining access for all adjoining residents, places of business, and properties at all times and in a safe manner. Contractor shall make proper notification two weeks in advance and again three days in advance of any interruption in access or service to the above property owners as well as to the City Engineer's Representative.
10. Contractor shall only use equipment provided with a spark arrestor device to reduce a potential fire hazard.
11. Right of Modification:

Approval of this plan does not release Subdivider of the responsibility for correction of mistakes, errors, or omission, contained therein. If during the course of construction, public interest requires a modification of or a departure from these improvement plans or the City Standards, the City Engineer shall have the authority to require such modifications and departures and to specify the manner in which the same is to be made.
12. Off-Site Water & Dust Control:

Contractor shall provide a water truck onsite at all times. Contractor will be allowed to draw water from the City of Gilroy Water Distribution System only after obtaining a hydrant meter from the Community Services Department and an inspection of the water truck for a proper backflow device or air-gap filling pipe. Developer has paid for off-site construction water which shall be used for site grading only. Contractor shall keep down dust from construction activity to the maximum extent possible. Contractor shall clean all existing streets, curbs, gutters, and sidewalks affected by the project at the end of each working day.
13. Material Storage:

No material shall be stored near the edge of pavement, traveled way, sidewalk, gutters, driveway, or shoulder line which may create a hazard for vehicular and pedestrian traffic, or wash into the storm drain system.
14. Traffic Control:

Contractor shall submit a traffic control plan prepared by licensed California Professional Engineer with experience in Traffic Control for approval to the City Engineer or Representative a minimum of 5 working days prior to any work within an existing public street. Contractor shall provide all necessary traffic control in accordance with the latest edition of the MUTCD 2012 Edition and CA supplement, while working within the public right-of-way. Two traffic lanes (10' min.) shall be open to vehicular traffic during all hours, weekends, and holidays. One lane one way traffic, may be permitted under the control of not less than 2 (two) competent flagmen during construction operations. Lane closures, Street closures and detours shall only take place upon City Engineer approval. The City Engineer shall be notified of any closure date and its duration at least 5 working days in advance of closure.
15. Trench restoration shall be according to City of Gilroy Standards.
16. Trench Safety:

It shall be Contractor's responsibility to provide all necessary trench safety measures for excavations. All trench safety measures shall be in accordance with the latest CAL-OSHA guidelines. Contractor shall provide evidence of a CAL-OSHA trenching permit at the pre- construction meeting for all trenching over 4 feet.
17. Excavations within the public right-of-way shall be backfilled, compacted, and temporarily paved with cold mix cut back type A.C. to allow for vehicular and pedestrian traffic prior to 4:00 P.M. The use of trench plates is allowed, provided the Contractor covers all edges of the plates with cold mix material. Non-skid trench plates shall be used in the pavement areas on all arterials. It shall be the Contractor's responsibility to maintain on a daily basis, including weekends, the amount of material necessary to maintain the trench surface flush with the existing street or sidewalk. In addition, the Contractor shall respond to and correct shifting trench plates regardless of the time of day. If Contractor fails to correct sinking backfill material or shifting trench plates in a timely manner, City shall reserve the right to correct the problem and back charge the contractor.
18. Joining Existing Pavement:

Existing pavement which is to be joined by new pavement shall be saw cut vertical to provide straight, true and neat joints. Overlapping of existing pavement without saw cutting or grinding shall not be permitted. The vertical edges shall be tacked prior to paving. Terminals of all surfacing indicated on the plans shall join any existing surface in a smooth butt joint. Conform paving by method of abrasive grinding will be allowed upon approval of the City Engineer.

19. Sanitary Sewers:

All manholes, sewer mains, and laterals must pass a leakage test as described in the City of Gilroy Standard Details for Construction. After all backfill, testing, and pavement restoration has been completed, the contractor shall flush and clean all sewer lines 24 inches or less in diameter by the Wayne Ball Method. After the leakage test, but prior to paving, a television inspection shall be performed at all locations of newly installed sewer mains at contractor's expense. The underground contractor must keep an accurate record of manholes and the distance between them and each wye branch lateral, and their direction.
20. Before any upstream sewers are constructed, the contractor shall expose and verify the elevation and location of existing sewer lines to be connected.
21. The end of each new lateral shall be marked as shown in City of Gilroy Standards. The concrete contractor shall stamp on "S" on the face of curb directly above the lateral.
22. Water Lines:

All water lines shall be installed with line and grade. Contractor shall not turn off or on any valves belonging to the City's water system without permission of the Water Division. Only (Public Works Department) personnel shall open the necessary valves to connect new lines. Failure to follow this requirement shall be considered an "unlawful connection" and may result in issuing of a citation and fines as specified in Section 13.04 of the Gilroy Municipal Code. The Water Division may authorize the contractor to operate designated valves.
23. Connections requiring shut down of the system shall be done between the hours of Midnight and 6:00 AM, and only upon coordination with the Community Services Department.
24. All water lines shall be tested after completion of the trench backfill and compaction of the final base material, but prior to placement of the final roadway surface.
25. Contractor shall place marker posts adjacent to all air relief valves and blow off assemblies along water mains located in unimproved areas or fields. The markers shall be blue 72" curb- flex utility markers with an appropriate label
26. The concrete contractor shall stamp a letter "W" on the face of curb directly above the water service.
27. Backfill & Compaction:

Backfill material shall in accordance with City Standards.
28. Jetting and/or flooding of trench backfill material will not be permitted.
29. Any excess excavation material may be deposited onsite in areas and at depths designated by the Owner, and with written approval of the City Engineer and the Soils Engineer.
30. The minimum relative compaction for trench backfill, subgrade and base material shall be 95% throughout the project unless recommended otherwise in the Soils Report and approved by the City Engineer.
31. If trench backfill material is 100% sand, the City shall conduct compaction tests of the lifts specified. If the trench backfill material is native soil, contractor shall provide compaction test results of the lifts specified in the soils report to the City Engineer from a certified testing laboratory at contractor's expense.
32. Any aggregate base that becomes contaminated during construction shall be removed and replaced with uncontaminated base.
33. Erosion Control:

An erosion control plan shall be required prior to any physical development of a property planned between October 15th and April 15th. Said plan shall be per the NPDES General Construction Permit requirements, as regulated by the State Water Resources Control Board. Contractor shall be responsible for initiating the required erosion control measures during the above time period.
34. Electroliers:

All electroliers shall be installed by the per City, at the locations shown on these plans). See Electrical Section of the Standard Details.
35. Streets:

A. All work shall be installed in accordance with the latest edition of the State of California Department of Transportation (Cal- Trans) Standard Specifications and shall conform to the minimum standards and/or specifications of any applicable local, state, or federal governing codes.

B. Permits required for any construction depicted in these plans shall be paid for and obtained by the contractor unless otherwise noted.

C. The contractor shall verify the locations of all existing utilities, structures, and services before commencing work. The locations of utilities, structures and services shown in the contract documents shall be deemed to be approximations only. All discrepancies between what is shown and the actual field conditions shall be reported to the owner's representative. The contractor shall contact Underground Service Alert (USA) at 811/1-800-227-2600 a minimum of 2 working days prior to any demolition or excavation upon completion of USA marking operations, contractor shall record all utility markings on a separate set of drawings. This set shall be kept on-site for reference for duration of contract. Notify the owner's representative immediately should conflicts arise and redirect work to avoid delay.

D. The contractor shall protect all existing utilities and features on and adjacent to the project site during construction. The contractor shall repair, at no additional cost to the owner, all damage resulting from construction operations or negligence. All repairs shall be made to an "as-was" or better condition per the discretion of the owner's.

E. The contractor shall be responsible for coordinating the work with the owner's, owner's representative, utility companies, other construction trades and governing agencies.

F. For items of work requiring inspection or observation, the contractor shall give the owner's representative a minimum of two working day notice prior to the time of required inspection or observation.

G. Prior to bidding, the contractor shall visit the site and familiarize themselves with the existing site conditions. Contractor shall immediately notify the owner's representative if discrepancy is suspected between the site and what is contained in the contract documents. No allowances will be made to the contractor due to their lack of familiarity with the site conditions.

H. Contractor shall provide and maintain erosion control measures in conformance with the standard construction practices as required to protect the project and/or adjacent properties from damages due to natural or man-made erosive forces. Contractor shall be responsible for repairing or replacing damages or damaged areas to an "as-was" or better condition if it can be reasonably construed that such damages were due to the contractors construction activity or lack of ample protective measures. Repairs shall be made subject to the discretion of the owner's representative.

J. Upon completion of the work, the contractor shall certify that all work has been installed in accordance with the contract documents. All variations from the documentation must be presented to the owner's representative accurately and/or graphically on record drawings prior to final acceptance. Refer to specifications for additional closure information and procedures.

K. Contractor shall diligently strive to protect the project site and all construction materials from vandalism damage until project final acceptance. Contractor shall be responsible for all damages and/or losses due to vandalism until project final acceptance.

- L. Contractor shall develop and implement a Safety Program and diligently protect workers and the public from injury due to any construction activity. Protective measures shall conform to those described in Cal-Trans State specification section 7-1.09 "Public Safety" at a minimum.
- M. Contractor shall provide drinking water and portable restroom facilities for worker use during construction at contractor expense.
- N. All permanent street name signs shall be installed immediately after curb and gutter construction is complete.

36. General Notes:

These notes are for the general reference in conjunction with, and as a supplement to the written specifications and details associated with any contract documentation.

A. The contractor shall visit the site prior to bid submittal to determine the exact extent of the site demolition required and verify compliance with drawings. The project manager shall be notified immediately of any discrepancies.

B. The contractor shall perform all clearing, demolition, removal of obstructions and site preparations necessary for the proper execution of all work shown on the plans and as described within the specifications.

C. Locations of Existing structures and utilities shown on the plans are based on the best available information. Contractor is responsible for the removal of all designated items per site conditions at direction of the City. The project manager and landscape architect assume no responsibility for the accuracy of this information or inadvertent omission of any such information.

D. Prior to beginning of work, verify all existing utilities in the field. Failure to do so shall act as acceptance by the contractor of existing conditions and utilities in the field. Locations shown on the plans are approximate.

E. The contractor shall become familiar with the locations of existing and future underground services and improvements which may affect the work being done. Contractor shall be responsible for notification of all the utility companies, 48 hours prior to beginning work. Contact the Underground Service Alert (USA) at 811/1-800-227-2600, a minimum of 48 working hours prior to start of construction. Notify the project Manager immediately should conflict arise.

F. The contractor shall be responsible for repairing and replacing at contractor's expense, any structure, paving, fencing, walls, or plant material damaged or destroyed by his or her's subcontractor's operations. Contractor shall be responsible for repairing or replacing any and all damaged on site and adjacent properties. The damaged items will be restored to their original condition or replaced and to the satisfaction of the city.

G. All existing items and/or structures are to remain unless otherwise noted on the plan.

H. For protection of existing trees refer to tree protection specifications.

I. Notify the project manager in writing two weeks prior to start of demolition phase, before removal of any items.

J. When construction fencing is shown within limit of work, contractor shall provide and maintain full access as required. When work is required between limit of work and construction fencing, submit a written request to the owner stating work to be performed and approximate time of completion. No work shall be allowed within these areas without prior approval of the owner. Fencing shall be replaced promptly following completion of said work.

K. Demolition shall include: Removal of item and any foundation or structural support related to item and to dispose of off site in a manner acceptable to the owner and in compliance with all Federal, State and Local codes and ordinances.

L. "Remove and Return" shall mean carefully disassemble or dismantle without damage. Any unnecessary damage, as deemed by the owner during removal, shall be repaired and replaced by the contractor at no additional cost.
37. Demolition

A. The contractor shall perform all clearing, demolition, removal of obstructions and site preparations necessary for the proper execution of all work shown on the plans and as described within the specifications.

B. The contractor shall visit the site prior to bid submittal to determine the exact extent of the site demolition required and verify compliance with drawings. The project manager shall be notified immediately of any discrepancies.

C. The contractor shall verify the locations of all existing structures, utilities, and services prior to commencing work. Contractor is responsible for the removal of all designated items per site conditions at direction of the City/owner. The project manager and landscape architect assume no responsibility for the accuracy of this information or inadvertent omission of any such information. The locations of structures, utilities, and services shown in the plans, specification, and contract documents shall be deemed to be approximations only. All discrepancies between what is shown and the actual field conditions shall be reported to the owner's representative. The contractor shall contact Underground Service Alert (USA) at 811/1-800-227-2600, a minimum of 48 hours prior to any demolition or excavation. Upon completion of USA Marking operations, contractor shall record all utility markings on a separate set of drawings. This set shall be kept on site for reference for the duration of the contract/project. Notify the owner's representative immediately should conflicts arise and redirect work to avoid delay.

D. All existing items are to remain unless otherwise noted. The contractor shall be responsible for repairing and replacing at contractor's expense, any existing item damaged or destroyed by construction operations. Contractor shall be responsible for repairing or replacing any and all damages to adjacent properties. The damaged items shall be restored to an "as-was" or better condition or replaced per the discretion of the owner's representative.

E. Prior to any demolition work, contractor shall install self-supporting interlocking chain-link temporary construction fencing to enclose and secure the project area limit of work. The fencing shall contain pedestrian and/or vehicular access gates as necessary and shall be minimum 6 feet high with a top and bottom rail with knuckled top and bottom salvage (no barbed wire permitted). The construction fencing work shall be subject to the discretion of the owner's representative.

F. Prior to any demolition work, contractor shall protect all existing plant material not scheduled for removal by installing temporary 4-foot high "Blaze Orange" construction safety fencing at the drip line or perimeter. The fencing shall be secured with driven metal stakes. All tree protection work shall be subject to the discretion of the owner's representative.

G. Contractor shall verify location of all existing utilities and provide the required coordination for their temporary disconnection, protection, removal and/or storage as may be required during construction. Contractor shall coordinate with the owner to determine whether temporary services are necessary.

H. Demolition shall include the removal of item(s) and any foundation or structural support related to the item(s) for plan material. This shall include stumps and roots over 2 inches in diameter. Disposal shall be off site in a legal manner acceptable to the owner's representative and in compliance with all Federal, State and Local codes and ordinances.

I. Refer to specifications for additional clearing, grubbing, topsoil, stockpiling and other pertinent information.

38. Grading & Drainage Notes

A. Existing grades are based on information provided by a surveyor. Contractor shall verify existing grades for accuracy prior to the start of grading. Contractor shall notify the owner's representative immediately should conflict arise and should redirect work to avoid delay.

B. The contractor shall verify the locations of all existing structures, utilities, and services prior to commencing work. The locations of structures, utilities and services shown within the plans, specifications and contract documents shall be deemed to be approximations only. All discrepancies between what is shown and the actual field conditions shall be reported to the owner's representative. The contractor shall contact Underground Service Alert (USA) at 811/1-800-227-2600, a minimum of 48 hours prior to any demolition or excavation. Upon completion of USA Marking operations, contractor shall record all utility markings on a separate set of drawings. This set shall be kept on site for reference for the duration of the contract/project. Notify the owner's representative immediately should conflicts arise and redirect work to avoid delay.

C. Proposed grades shall meet existing grades with a smooth and continuous transition as to avoid trapping water. Contractor shall notify district representative if puddling is suspected and redirect work so as to avoid delay while awaiting response.

D. All existing drainage structures, boxes, utility vaults, etc., shall be brought to final finish grade prior to final surface treatment.

E. Any conditions not specifically noted or detailed on the plans shall be called to the attention of the District Representative for review prior to installation.

F. Contractor shall be responsible for adjusting all existing drainage structures and existing utilities to finished grades. If final grades differ from those noted on plans, contact district representative for approval. Any changes to grades shown shall be recorded on as-built plans.

G. Contractor shall be responsible for cleaning all existing drainage structures and pipes to remain.
39. Layout/Material

A. The contractor shall coordinate all construction elements including utility locations and required sleeving prior to installation. Verify critical dimension, reference point locations and construction conditions prior to initiating construction. Temporary benchmarks or reference points shall be set by the contractor as necessary. Notify the owner's representative immediately should discrepancy arise and redirect work to avoid delays.

B. All dimensions shall be verified in field and chalked, string-lined or flagged by the contractor prior to construction. Any minor adjustments made to achieve overall design layout shall be accepted by the owner prior to construction.

C. Layout is based on the point(s) of beginning (P.O. B.) and baseline(s) or grid system as shown. Dimensions shown are rounded to the nearest inch.

21.111 Purpose of article.

The purpose of the utility facilities undergrounding program established in this article is to implement the urban design policies of the general plan for the City of Gilroy by requiring developers to place all new and existing utilities underground when constructing new development, constructing new streets, and completing partially-constructed streets. (Ord. No. 2004-04, § II, 4-19-04)

21.112 Utility facilities---Definition.

For the purposes of this article, "utility facilities" shall mean wires, cables and other facilities supplying electric, communication, or similar services, and shall include distribution lines and service lines. (Ord. No. 2004-04, § II, 4-19-04)

21.114 Undergrounding required with new streets and development.

(a) All utility facilities within newly constructed streets shall be placed underground. For the purposes of this section, "newly constructed streets" shall mean that as part of an approved project, a street is completed, or a half street is built.

(b) All new and existing utility facilities within a new development shall be placed underground. In commercial and industrial areas of the city in which development has occurred with overhead or above-ground utility facilities in or along the frontage of properties, these existing utility facilities shall be placed underground in connection with development. In residential areas of the city in which development has occurred with overhead or above ground utility facilities in or along the frontage of properties, these existing utility facilities shall be placed underground in connection with a development or redevelopment of property consisting of four (4) or more dwelling units.

(c) When undergrounding is required under this section, any existing poles or other above-ground facilities shall be removed. No new poles may be placed in conjunction with the facilities required to be placed underground pursuant to this section; all required underground facilities shall connect to the nearest existing pole on property not covered under this article. (Ord. No. 2004-04, § II, 4-19-04)

ALL CONSTRUCTION SHALL BE RESTRICTED TO THE FOLLOWING HOURS:

WEEKDAYS (Monday through Friday)	7:00 AM TO 7:00 PM
Saturdays	9:00 AM TO 7:00 PM
Sundays and City Holidays	NO CONSTRUCTION ACTIVITY ALLOWED

CERTIFICATION OF GRADES AND COMPACTION REQUIRED PRIOR TO BUILDING PERMIT FINAL

CERTIFICATION OF IMPROVEMENTS ON SITE PLANS REQUIRED PRIOR TO BUILDING FINAL

IF PROJECT HAS EXCESS FILL THAT WILL BE OFF-HAULED TO A SITE WITHIN CITY LIMITS OF GILROY, AN ADDITIONAL PERMIT IS REQUIRED.

REVISIONS:			DATE: JANUARY 2024		REFERENCES		CITY OF GILROY APRIL 2024	230 & 260 Las Animas Ave - apr 835-02-061 & 016	SANTA CLARA COUNTY CALIFORNIA	SHEET 4 OF 6 JOB NO. 23069
DATE	DESCRIPTION	BY:	HORIZ. SCALE:	VERT. SCALE: NONE						
			DESIGNED BY: AM	CHECKED BY:						
			DRAWN BY: TM							

HANNA-BRUNETTI

EST 1910

CIVIL ENGINEERS • LAND SURVEYORS

CONSTRUCTION MANAGERS

7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA

OFFICE (408) 842-2173 • FAX (408) 842-3682

EMAIL: ENGINEERING@HANNABRUNETTI.COM

date:

Hanna Brunetti

Amanda Joy Musy-Verdel

R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER

AMANDA JOY MUSY-VERDEL

NO. 69278

CIVIL

STATE OF CALIFORNIA

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THESE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THESE RESTRICTIONS.

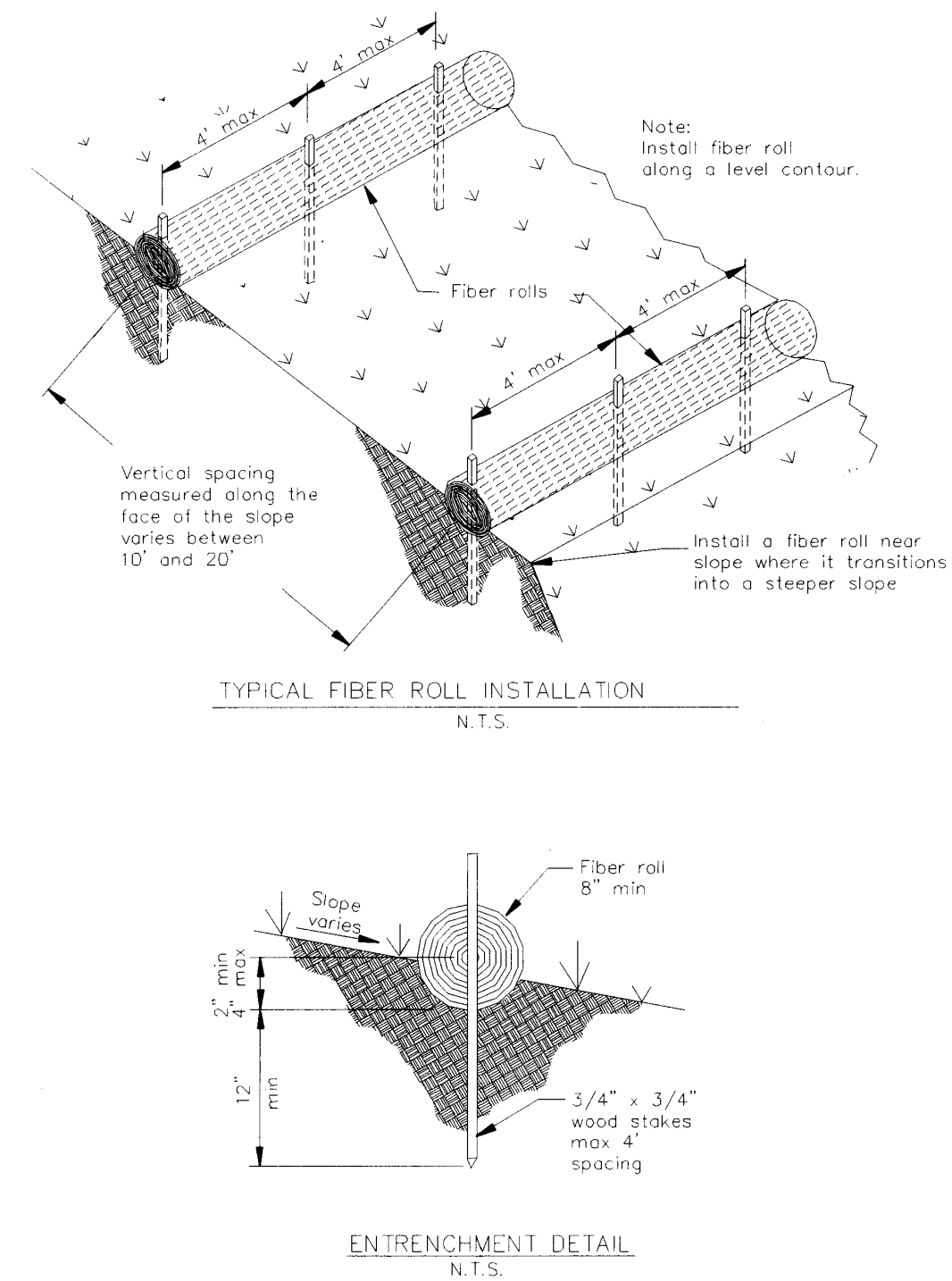
EROSION CONTROL NOTES

- EROSION CONTROL MEASURES SHALL BE EFFECTIVE FOR CONSTRUCTION DURING THE RAINY SEASON; OCTOBER 15 THROUGH APRIL 15.
- NO STORM WATER RUNOFF SHALL BE ALLOWED TO DRAIN INTO THE EXISTING AND/OR PROPOSED UNDERGROUND STORM SYSTEM UNTIL SUITABLE EROSION CONTROL MEASURES ARE FULLY IMPLEMENTED. NO STORM WATER RUNOFF SHALL BE ALLOWED TO ENTER THE STORM DRAIN SYSTEM THAT IS NOT CLEAR, AND FREE OF SILTS.
- A FIBER ROLL BARRIER PER "DETAIL SE-5" SHALL BE INSTALL ALONG THE PERIMETER OF THE PROJECT SITE. THE LOCATION OF THE FIBER ROLL ALONG THE PERIMETER SHALL BE ADJUSTED TO ELIMINATE SEDIMENT LADEN RUNOFF FROM LEAVING THE SITE. A FIBER ROLL SHALL ALSO BE REQUIRED AROUND THE PERIMETER OF ANY STOCKPILE OR OTHER SITE OF BARE, LOOSE EARTH.
- ALL STORM DRAIN MANHOLES, CATCH BASINS, AND/OR DROP INLETS THAT ARE TO ACCEPT STORM WATER SHALL HAVE INLET PROTECTION MEASURES PER DETAIL SE-10. STORM WATER RUNOFF SHALL BE DIRECTED TO THESE INLETS ONLY. STORM DRAIN CATCH BASINS THAT ARE NOT COMPLETE, SHALL BE BLOCKED OFF COMPLETELY.
- THE NAME, ADDRESS, AND 24 HOUR TELEPHONE NUMBER OF THE PERSON RESPONSIBLE FOR THE IMPLEMENTATION OF THE EROSION CONTROL PLAN SHALL BE PROVIDED TO THE CITY.
- PRIOR TO GRADING, AN ENTRANCE SHALL BE CONSTRUCTED, CONSISTING OF A MINIMUM OF 50 LF OF DRAIN ROCK, 3" IN DIAMETER, PLACED OVER MIRAFI 500X (OR EQUAL) PER DETAIL TC-1. THE ENTRANCE SHALL CONFORM TO "CONSTRUCTION ENTRANCE DETAIL TC-1". THERE SHALL BE ONLY ONE ENTRANCE/EXIT POINT TO THE SITE DURING THE RAINY SEASON. THE LOCATION SHALL BE AS SHOWN ON THESE PLANS, OR AT A LOCATION APPROVED BY THE CITY.
- ALL AREAS OF BARE, TURNED OR DISTURBED EARTH SHALL BE STABILIZED BY USE OF HYDROSEED PER THE TABLE BELOW.
ALL STOCKPILES, AND/OR BORROW AREAS SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES SUCH AS A PERIMETER SILT FENCE, AND OTHER METHODS TO PREVENT ANY EROSION OR SILTS MIGRATION. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THE EROSION CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS, BUT ONLY WITH THE APPROVAL OF, OR AT THE DIRECTION OF THE CITY INSPECTOR. THE STORM DRAIN SYSTEM SHALL MAINTAIN A FORM OF DRAIN INLET PROTECTION UNTIL COUNTY ACCEPTS THE FINAL STREET IMPROVEMENTS. THE DRAIN INLET PROTECTION SHALL BE MAINTAINED, EFFECTIVE AND SUBJECT TO CITY INSPECTOR'S APPROVAL.
- ALL PAVED STREET, AND AREAS ADJACENT TO THE SITE SHALL BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO ELIMINATE SEDIMENT LADEN RUNOFF FROM ENTERING THE STORM DRAIN SYSTEM.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT AND REPAIR ALL EROSION CONTROL FACILITIES AT THE END OF EACH DAY DURING THE RAINY SEASON. ANY DAMAGED STRUCTURAL MEASURES ARE TO BE REPAIRED BY END OF THE DAY. TRAPPED SEDIMENT IN "SD INLETS" (AND OTHER EROSION CONTROL MEASURES) SHALL BE REMOVED TO MAINTAIN TRAP EFFICIENCY. REMOVED SEDIMENT SHALL BE DISPOSED BY SPREADING ON SITE, WHERE IT WILL NOT MIGRATE.
- IT IS THE RESPOSIBILITY OF THE CONTRACTOR TO PREVENT THE FORMATION OF AIRBORNE DUST NUISANCE AND SHALL BE RESPOSIBLE FOR ANY DAMAGE RESULTING FROM A FAILURE TO DO SO.
- ALL DRAIN SWALES SHALL BE PER DETAIL EC-9.
- INCOMPLETE GRADING SHALL NOT BE ALLOWED. CONTRATOR SHALL MAINATIN A DRAIN PATH AS SHOWN ON THIS PLAN. SAID DRAIN PATH SHALL BE MAINTAINED LINED DRAIN SWALES, AND INLET PROTECTION AT A MINIMUM. IF PONDING DOES OCCUR ON THE SITE AFTER GRADING, THE WATER MUST BE FREE AND CLEAR OF SEDIMENT PRIOR TO DISCHARGE TO THE STORM DRAIN SYSTEM. THIS REQUIREMENT MAY NECESSITATE THE USE OF NATURAL AND/OR MECHANICAL DESILTING METHODS, SUBJECT TO APPROVAL BY THE CITY INSPECTOR.
- IF THESE EROSION CONTROL MEASURE PROVE INADEQUATE, STRAW MULCH, TACKIFIER, AND ADDITIONAL HYDROSEEDING MAY BE REQUIRED.

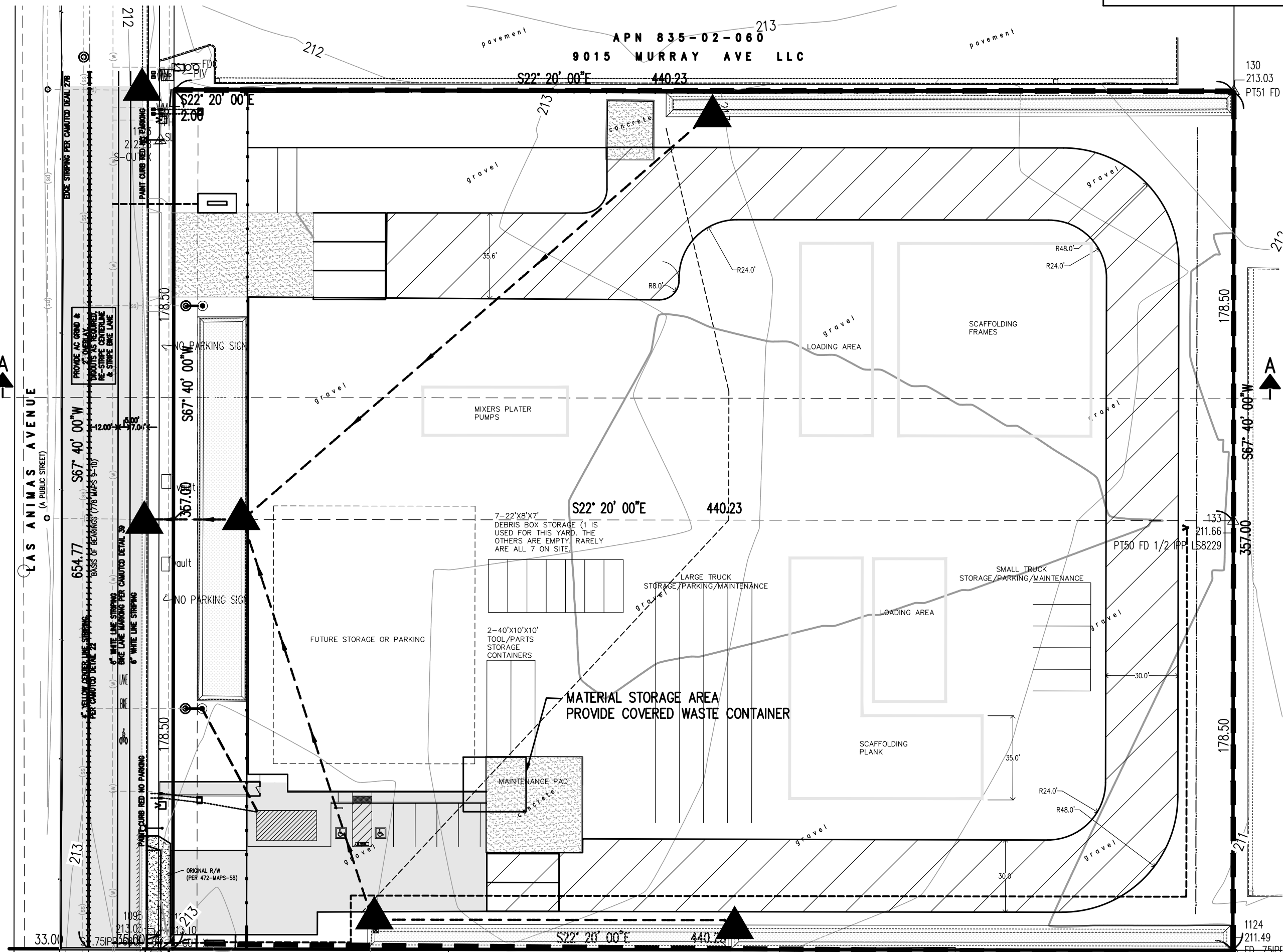
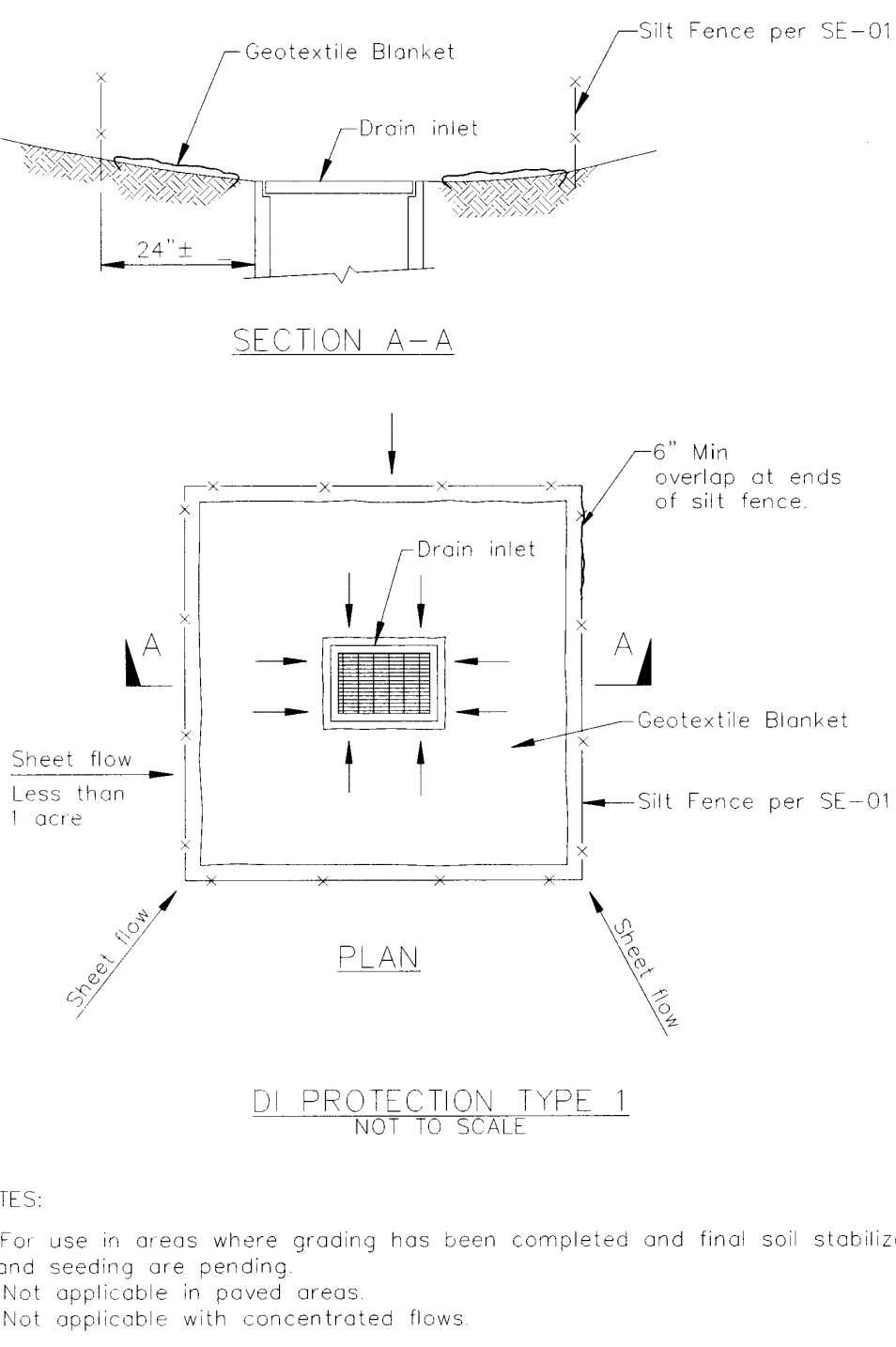
HYDROSEED TABLE	
ITEM	LBS/ACRE
COMMONBARLEY	45
ANNUAL RYEGRASS	45
CRIMSON CLOVER	10
FERTILIZER 7-2-3	400
FIBER MULCH	2000
TACKIFIER	100

- ALL GRADING WORK BETWEEN OCTOBER 15th AND APRIL 15th IS AT THE DISCRETION OF THE CITY BUILDING OFFICIAL.
- PROVIDE SHRUBS AND/OR TREES REQUIRED ON SLOPES GREATER THAN 15 FEET IN VERTICAL HEIGHT.
- THE OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER SHALL INSTALL AND MAINTAIN THROUGHOUT THE DURATION OF CONSTRUCTION AND UNTIL THE ESTABLISHMENT OF PERMANENT STABILIZATION AND SEDIMENT CONTROL WITHIN THE SANTA CLARA COUNTY MAINTAINED ROAD RIGHT OF WAY AND ANY PORTION OF THE SITE WHERE STORM WATER RUN-OFF IS DIRECTLY FLOWING INTO THE SANTA CLARA COUNTY MAINTAINED ROAD RIGHT OF WAY BEST MANAGEMENT PRACTICES (BMP'S) TO PREVENT CONSTRUCTION MATERIALS, EXCAVATED MATERIALS, WASTE MATERIALS, AND SEDIMENT CAUSED BY EROSION FROM CONSTRUCTION ACTIVITIES ENTERING THE STORM DRAIN SYSTEM, WATERWAYS, AND ROADWAY INFRASTRUCTURE. BMP'S SHALL INCLUDE, BUT NOT LIMITED TO, THE FOLLOWING PRACTICES APPLICABLE TO THE PUBLIC ROAD AND EXPRESSWAY FACILITIES:
 - REDUCTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE AND THE CONTRACTOR'S MATERIAL AND EQUIPMENT LAYDOWN/STAGING AREAS.
 - PREVENTION OF TRACKING OF MUD, DIRT AND CONSTRUCTION MATERIALS ONTO PUBLIC ROAD RIGHT OF WAY.
 - PREVENTION OF DISCHARGE OF WATER RUNOFF DURING DRY AND WET WEATHER CONDITIONS ONTO PUBLIC ROAD RIGHT OF WAY
- THE OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER SHALL ENSURE THAT ALL TEMPORARY CONSTRUCTION FACILITIES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIALS, DELIVERIES, HAZARDOUS AND NON-HAZARDOUS MATERIAL STORAGE, EQUIPMENT, TOOLS, PORTABLE TOILETS, CONCRETE WASHOUT, GARBAGE CONTAINERS, LAYDOWN YARDS, SECONDARY CONTAINMENT AREAS, ETC. ARE LOCATED OUTSIDE THE SANTA CLARA COUNTY MAINTAINED ROAD RIGHT OF WAY AND ANY PORTION OF THE SITE WHERE STORM WATER RUN-OFF IS DIRECTLY FLOWING INTO THE CITY MAINTAINED ROAD RIGHT OF WAY SHALL HAVE SEASONALLY APPROPRIATE BMP'S INSTALLED AND MAINTAINED AT ALL TIMES.

SE-5 Fiber Rolls



SE-10 Storm Drain Inlet Protection



REQUIRED NOTES ON TRAFFIC CONTROL PLANS:

- Specify working days and hours.
WEEKDAYS (Monday through Friday) 7:00 AM TO 7:00 PM
Saturdays 9:00 AM TO 7:00 PM
Sundays and City Holidays NO CONSTRUCTION ACTIVITY ALLOWED
- Construction signs shall be black on orange.
- Access to private properties shall be maintained at all times during construction.
- Temporary traffic control signs shall not block fire hydrants and/or driveways at all times.
- All traffic control devices (signs, channelizers, etc.) shall be retroreflective and/or illuminated during nighttime traffic control.
- All existing roadway signs conflicting with traffic control plans shall be covered for duration of work and uncovered when roadway is reopened.
- For signalized intersections, all active travel lanes shall have temporary or permanent detection. All permanent detection shall be installed within 48 hours of end of temporary traffic control.
- Contractor shall post temporary "No Parking," "No Stopping," and/or "Tow Away" signs along roadway frontage, where applicable, a minimum of 72 hours prior to commencement of work. Signs shall state days and hours when restrictions apply.
- Contractor shall display on his barricades company name and a 24-hour emergency telephone number.
- Contractor shall furnish, erect, and maintain barricades, lights, signs, flagmen, fencing, and other safety measures to give adequate protection to the public at all times.
- Contractor shall provide access to all areas in the vicinity of the encroachment and shall provide necessary temporary sidewalk and warning signs.
- The parking of any construction-related vehicles or storage of any material is not allowed on a public street or sidewalk unless approved in advance by the City Engineer or his/her representative.
- Any traffic striping, pavement markings, pavement surface, etc. damaged or destroyed by Contractor's work shall be replaced by Contractor to the satisfaction of the City Engineer or his/her representative at Contractor's sole expense.
- Contractor shall notify all private property owners in writing a minimum three (3) working days prior to any construction that may affect access. Notices shall contain company name and contact name and phone number.
- Contractor shall notify City of Gilroy Engineering Division in writing a minimum five (5) working days prior to beginning of work.

GRAPHIC SCALE
1 in = 40 ft.

REVISIONS:		
DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1990
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
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EMAIL: ENGINEERING@HANNABRUNETTI.COM

DATE: JANUARY 2024
HORIZ. SCALE: 1"=40'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: _____
DRAWN BY: TM.

date: _____
Hanna - Brunetti
Amanda Joy Musy-Verdel
R.C.E. # 69278



REFERENCES

CITY OF GILROY
APRIL 2024

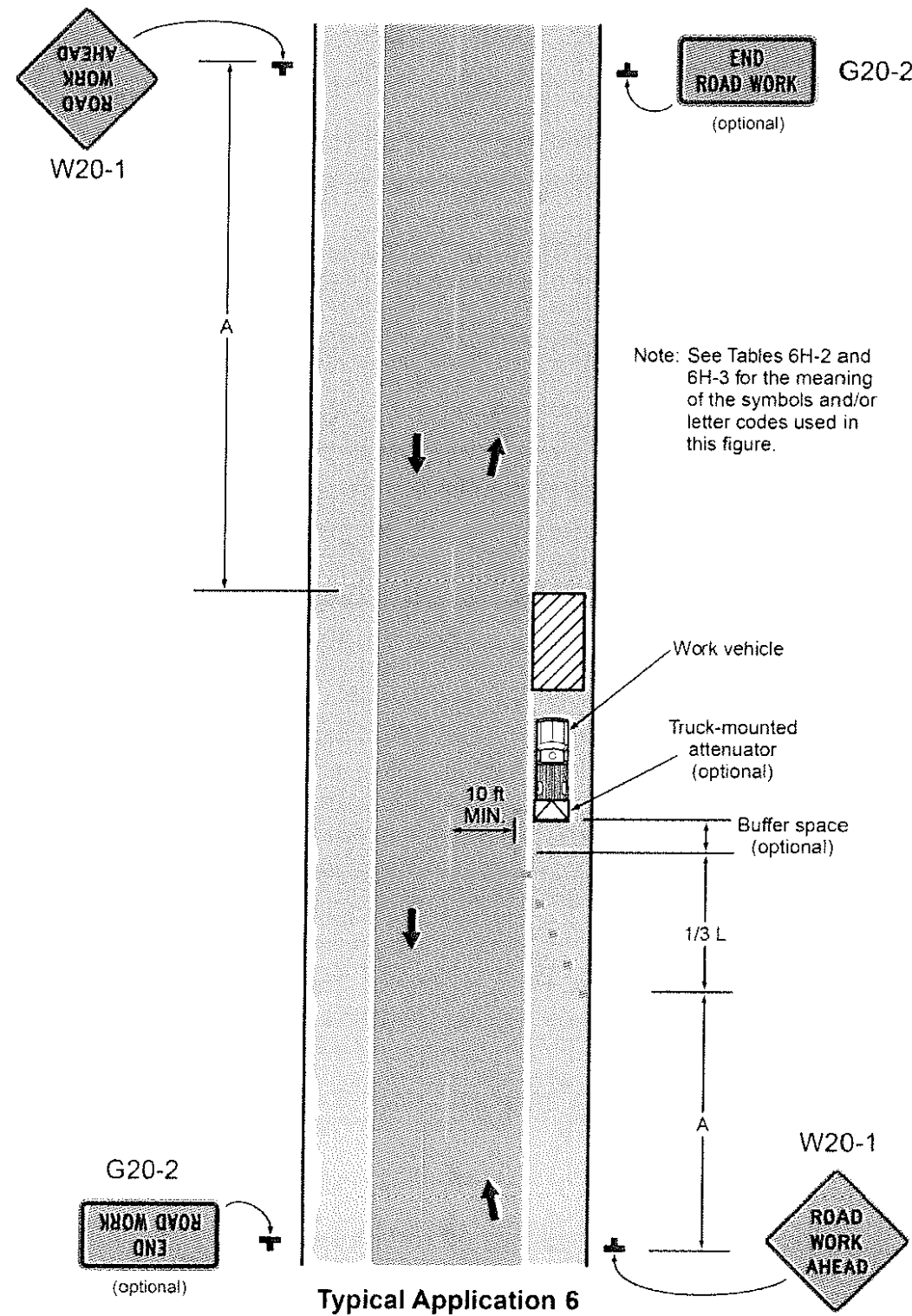
Erosion Control and Traffic Control Plan

230 & 260 Las Animas Ave - apn 835-02-061 & 016

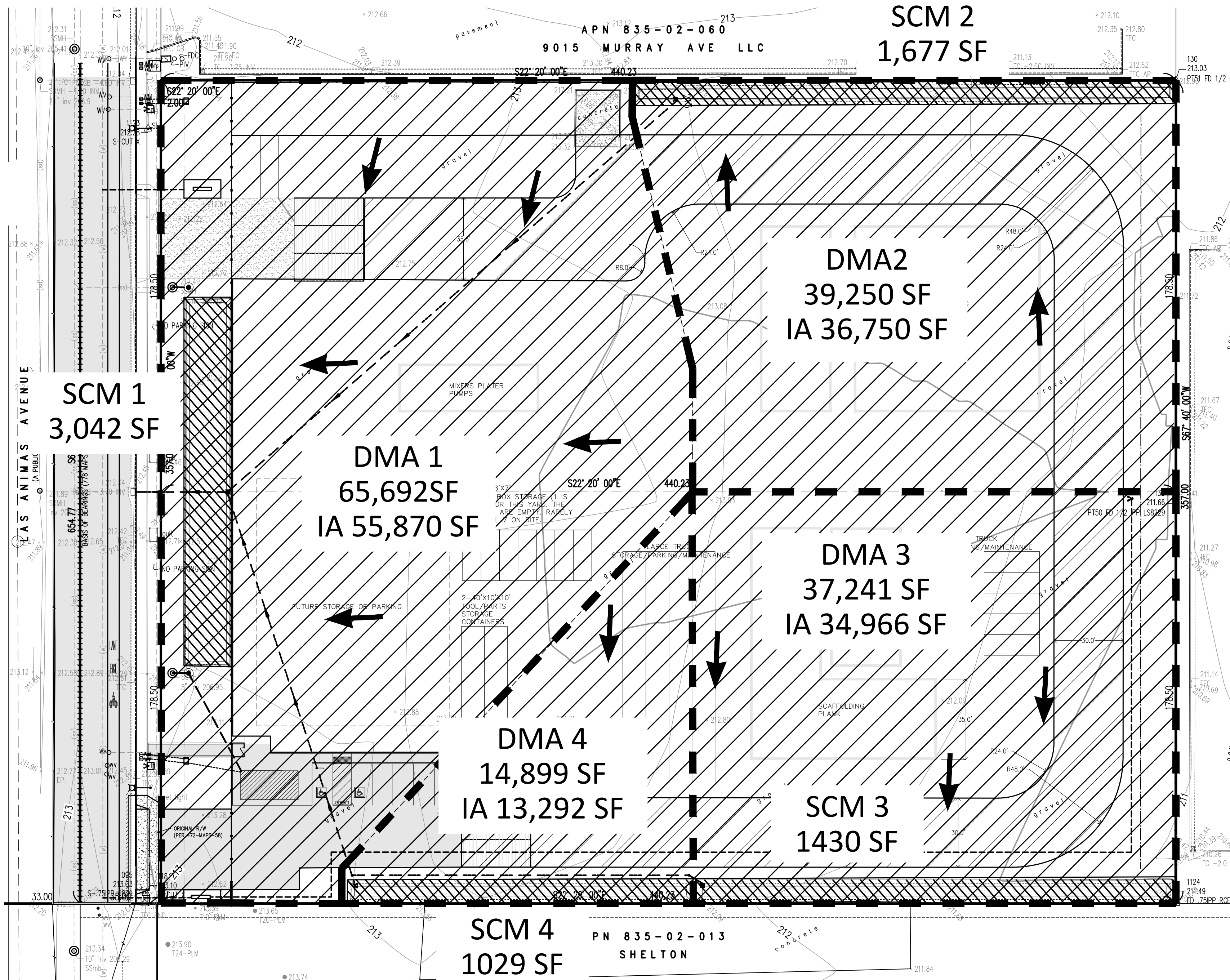
SANTA CLARA COUNTY
CALIFORNIA

SHEET
5
OF 6
JOB NO.
23069

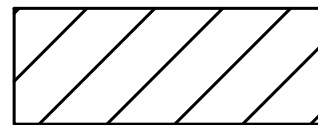
Figure 6H-6. Shoulder Work with Minor Encroachment (TA-6)



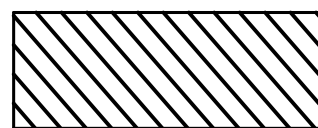
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LEGEND



IMPERVIOUS AREA



STORMWATER CONTROL MEASURE



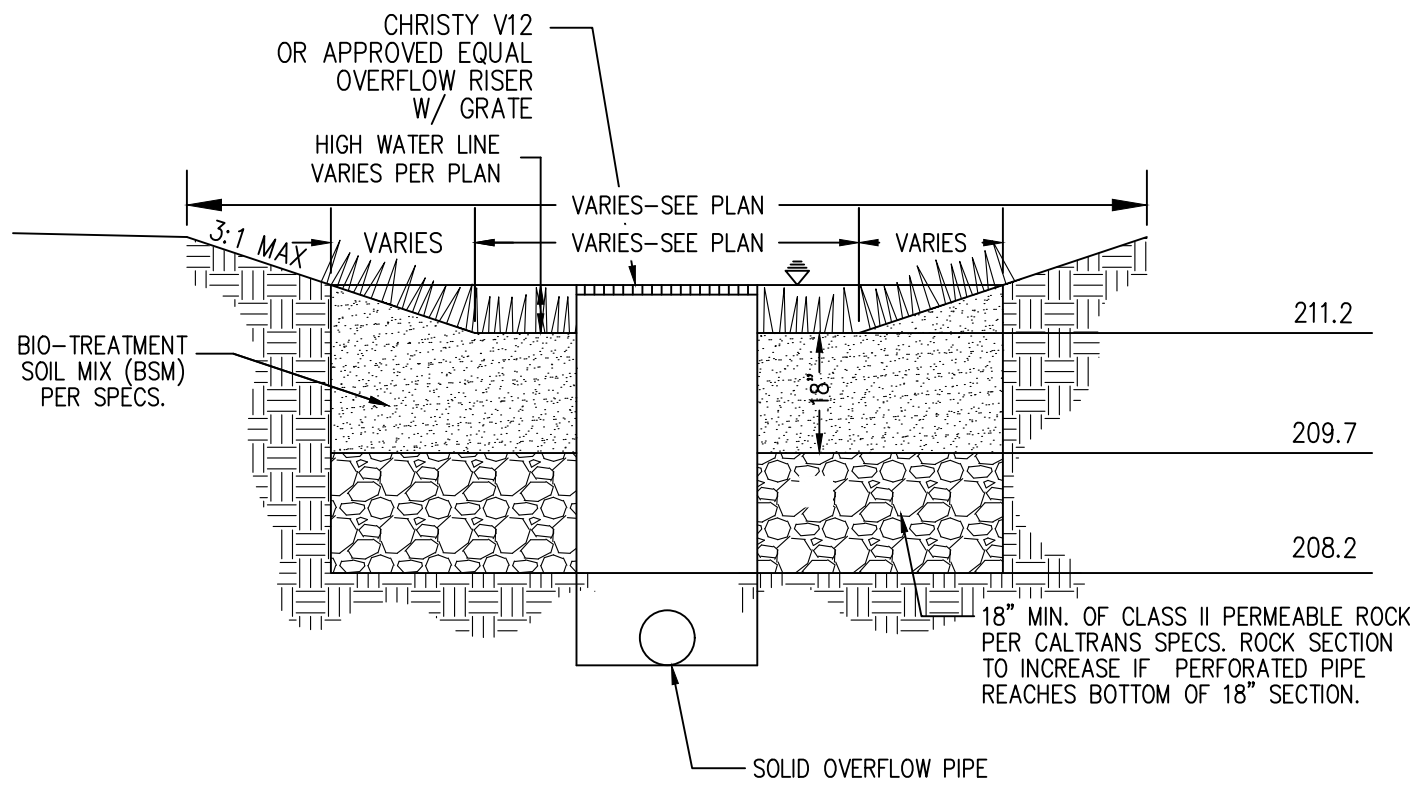
DRAINAGE MANAGEMENT AREA
DELINEATION

GRAPHIC SCALE

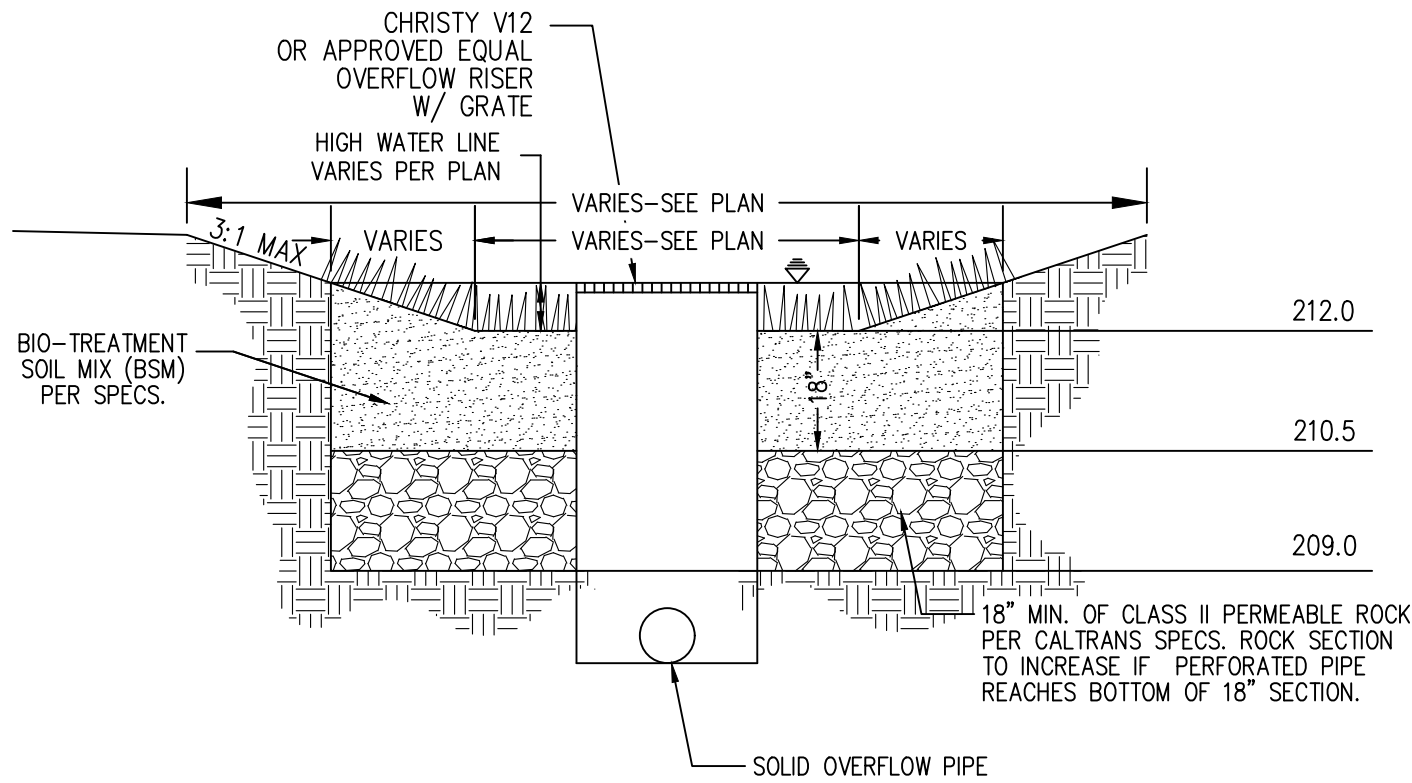


AREA SUMMARY TABLE											
DMA ID	DESCRIPTION OF AREA	TOTAL AREA (SF)	PERVIOUS AREA (SF)	NEW IMPERVIOUS AREA (SF)	TREATMENT METHOD (SCM)	TREATMENT AREA REQUIRED* (SF)	TREATMENT AREA PROVIDED (SF)	TIER 3 RETENTION REQUIRED	TIER 3 RETENTION PROVIDED	TIER 4 DETENTION REQUIRED	TIER 4 DETENTION PROVIDED
DMA 1	PARKING, LANDSCAPE	65,692	6,780	55,870	BIORETENTION POND (SCM 1)	2,262 (4% RULE)	3,042	1,217 CF	1,217 CF	1,848 CF	1,884 CF
DMA 2	PARKING, LANDSCAPE	39,250	823	36,750	BIORETENTION POND (SCM 2)	1,473 (4% RULE)	1,677	671 CF	671 CF	1,019 CF	1,038 CF
DMA 3	PARKING, LANDSCAPE	37,241	842	34,966	BIORETENTION POND (SCM 3)	1,402 (4% RULE)	1,430	619 CF	619 CF	869 CF	885 CF
DMA 4	PARKING, LANDSCAPE	14,899	578	13,292	BIORETENTION POND (SCM 4)	533 (4% RULE)	1,029	412 CF	412 CF	625 CF	637 CF

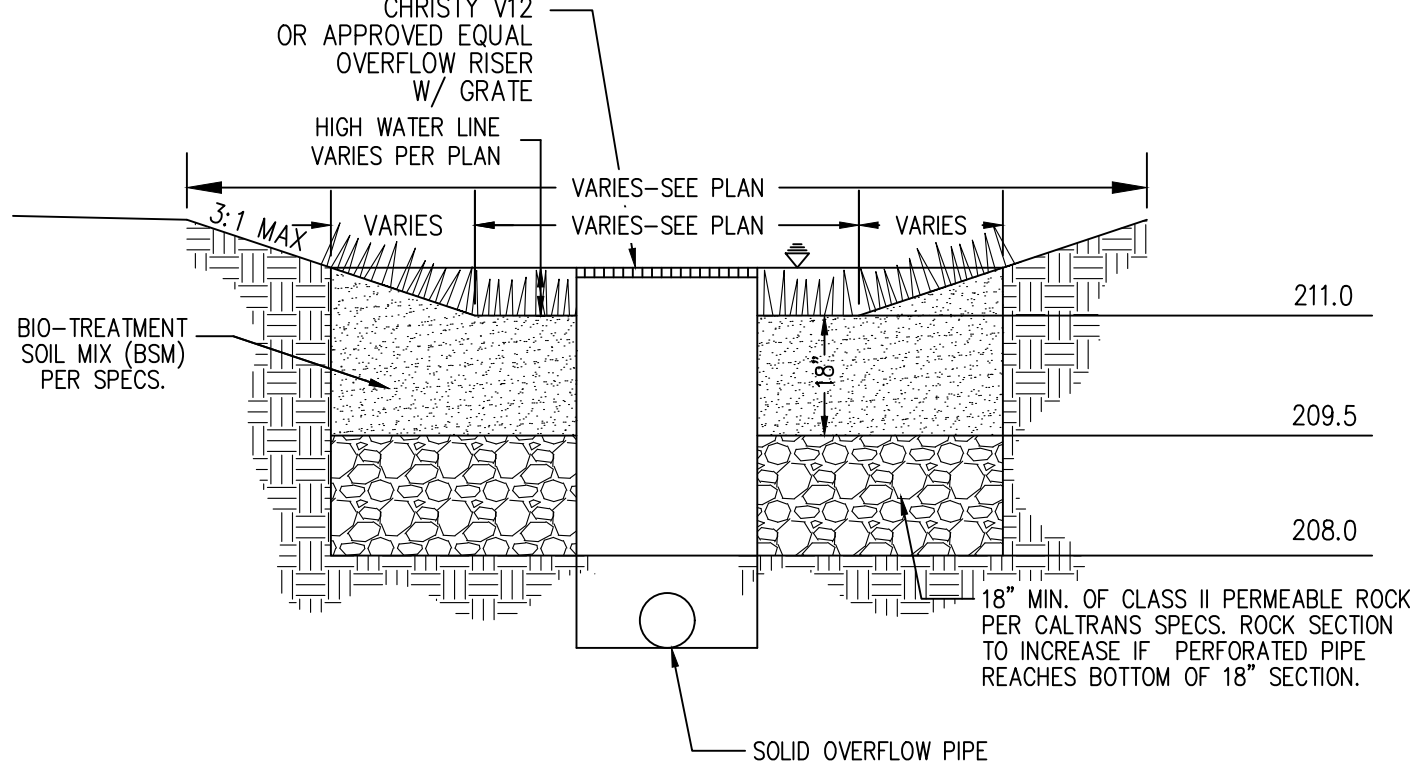
* AREA SUBJECT TO THE 4% RULE INCLUDES 100% OF IMPERVIOUS AREA AND 10% OF PERVIOUS AREA.



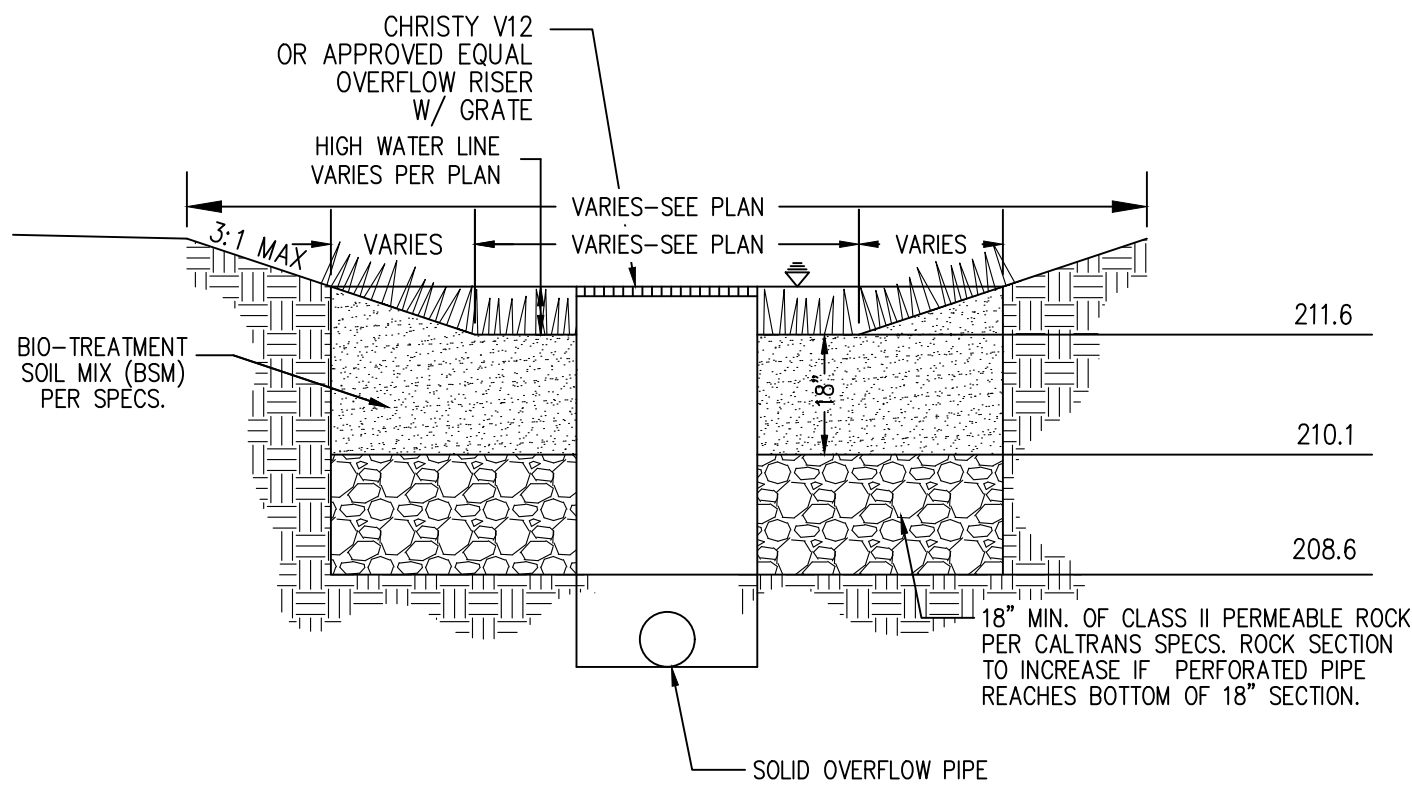
SCM NO.1: TYPICAL BIORETENTION DETAIL
NO SCALE



SCM NO.2: TYPICAL BIORETENTION DETAIL
NO SCALE



SCM NO.3: TYPICAL BIORETENTION DETAIL
NO SCALE



SCM NO.3: TYPICAL BIORETENTION DETAIL
NO SCALE

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

REVISIONS:		
DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
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DATE: JUNE 2023
HORIZ. SCALE: 1"=10'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY:
DRAWN BY: TM

date: Hanna Brunetti
Amanda Joy Musy-Verdel
R.C.E. # 69278



REFERENCES

CITY OF GILROY
APRIL 2024

Stormwater Control Plan

230 & 260 Las Animas Ave - apn 835-02-061 & 016

SANTA CLARA COUNTY
CALIFORNIA

SHEET

6

OF 6
JOB NO.
23019

O'NEILL LATH AND PLASTER
LAS ANIMAS ROAD
GILROY, CALIFORNIA
APN: 836-05-061 and 836-02-016

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OWNER SHALL ASSUME RESPONSIBILITY FOR COMPLIANCE WITH ALL EASEMENTS, SETBACK REQUIREMENTS AND PROPERTY LINES. OWNER SHALL ACQUIRE ALL NECESSARY PERMITS REQUIRED TO PERFORM WORK SHOWN ON PLANS. BASE INFORMATION HAS BEEN PROVIDED BY THE OWNER. MICHAEL ARNONE LANDSCAPE ARCHITECTURE ASSUMES NO LIABILITY FOR THE ACCURACY OF SAID PROPERTY LINE BOUNDARIES, FENCE LINES OR PROPERTY CORNERS.

REVISIONS



PLANTING PLAN

JOB NO. 202308

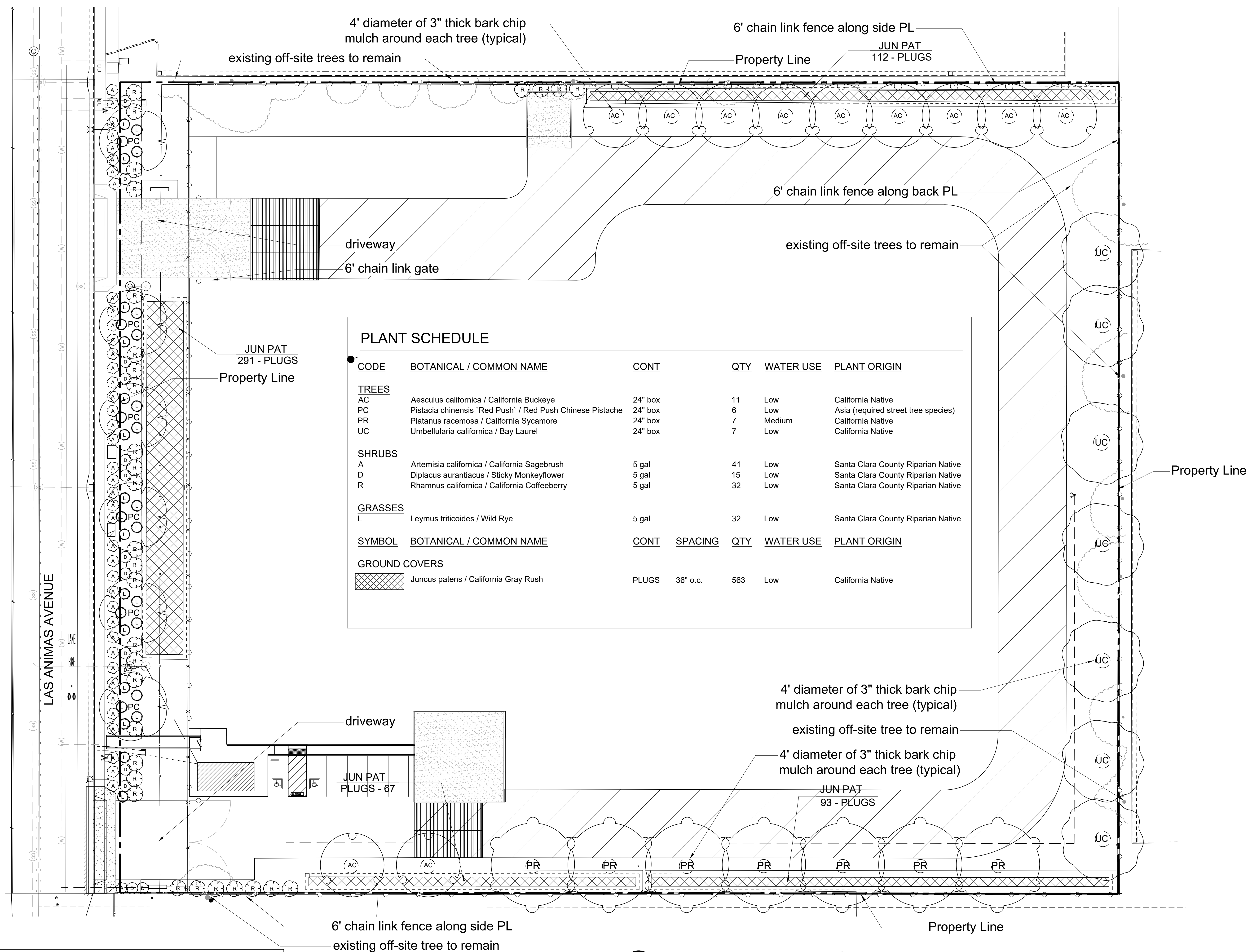
SCALE 1" = 20' - 0"

DRAWN MA

DATE 7.11.2024

SHEET

L-1.0



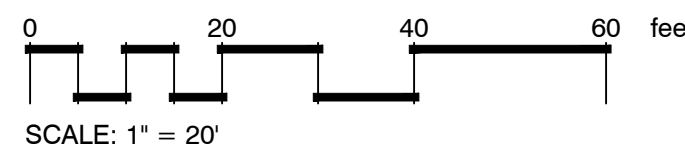
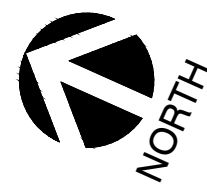
"I have complied with the criteria of the Water Conservation in Landscaping Ordinance and applied such criteria for the efficient use of water in the Landscape Design Plan"

Michael A. Arnone

Michael A. Arnone, Landscape Architect
California License #3347

7.11.2024

date



REVISIONS



PLANTING NOTES & DETAILS

JOB NO. 202308
SCALE as noted
DRAWN MA
DATE 7.11.2024
SHEET L-1.1

UB 24-2 Specifications 24" DeepRoot Tree Root Barriers

Specified tree root barriers are a mechanical barrier and root deflector to prevent tree roots from damaging hardscapes and landscapes. Assembled in 2' long modules to create varying sizes of cylinders for surrounding root balls (Surround planting style) or for linear applications directly beside a hardscape adjacent to one side of the trees (Linear planting style).

A. Materials

1. The contractor shall furnish and install tree root barriers as specified. The tree root barriers shall be product # UB 24-2 as manufactured by Deep Root Partners, L.P. 81 Langton St. #4 San Francisco, LA (800-458-7668), or approved equal. The barrier shall be Black, Injection Molded Panels, of 0.085" (2.16mm) wall thickness in modules 24" (61cm) long by 24" (61 cm) deep; manufactured with a minimum 50% post consumer recycled polypropylene plastic with added ultraviolet inhibitors; recyclable. Each panel shall have:

Not less than 4 Molded Integral Vertical Root Deflecting Ribs of at least 0.085" (2.16mm) thickness protruding 1/2" (12.7mm) at 90° from interior of the barrier panel, spaced 6" (15.24cm) apart. (See panel drawing below)

A Double Top Edge consisting of two parallel, integral, horizontal ribs at the top of the panel of a minimum 0.085" (2.16mm) thickness, 3/8" (9.53mm) wide and 1/4" (6.35mm) apart with the lower rib attached to the vertical root deflecting ribs.(See detail "A")

A minimum of 9 Anti-Lift Ground Lock Tabs consisting of integral horizontal ridges of a minimum 0.085" (2.16mm) thickness in the shape of a segment of a circle, the 2" (50.8mm) chord of the segment joining the panel wall and the segment, protruding 3/8" (9.53mm) from the panel. The nine ground locks on each panel shall be about equally spaced between each of the vertical root deflecting ribs (3 between each set of ribs, see Detail "B").

An integrated Zipper Joining System providing for instant assembly by sliding one panel into another. (See Detail "C")

2.The basic properties of the material shall be:

Test	ASTM Test Method	Typical Value Copolymer Polypropylene
Tensile strength @ yield - Wall	D638	2,354 PSI
Tensile strength @ yield - Hinge	D638	2,846 PSI
Yield Elongation - Wall	D638	7.44%
Yield Elongation - Hinge	D638	7.01%
Flexural Modulus	D790B	119,625 PSI
Notched Izod Impact - Wall	D256A	3.84 (ft-lbs)
Rockwell Hardness r. scale - Wall	D785A	84.4

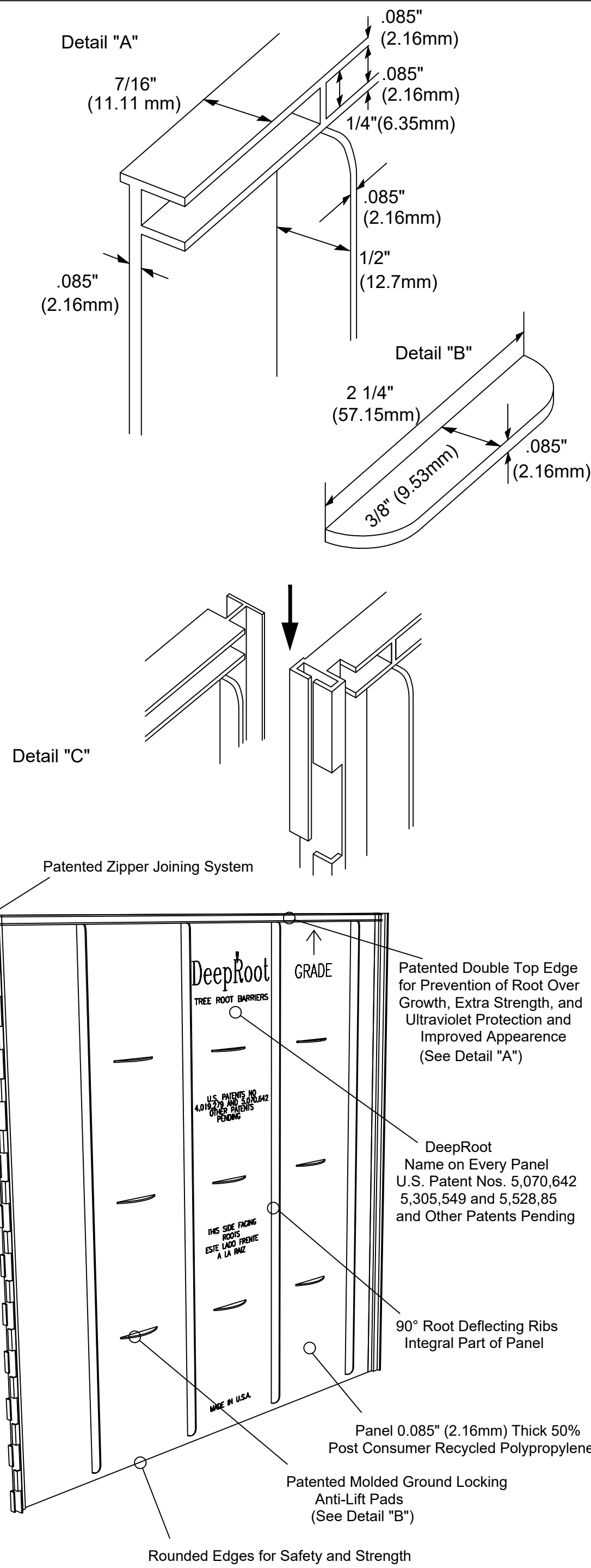
U.S. Patents: 5,070,642 , 5,305,549 and 5,528,857.

Other Patents Pending.

B. Construction and Installation

1. The contractor shall install the tree root barriers with the number of panels and in the manner shown on the Drawings. The vertical root deflecting ribs shall be facing inwards to the root ball and the double top edge shall be 1/2" (12.7mm) above grade. Each of the required number of panels shall be connected to form a circle around the root ball or joined in a linear fashion and placed along the adjacent hardscape.

2. Excavation and soil preparation shall conform to the Drawings

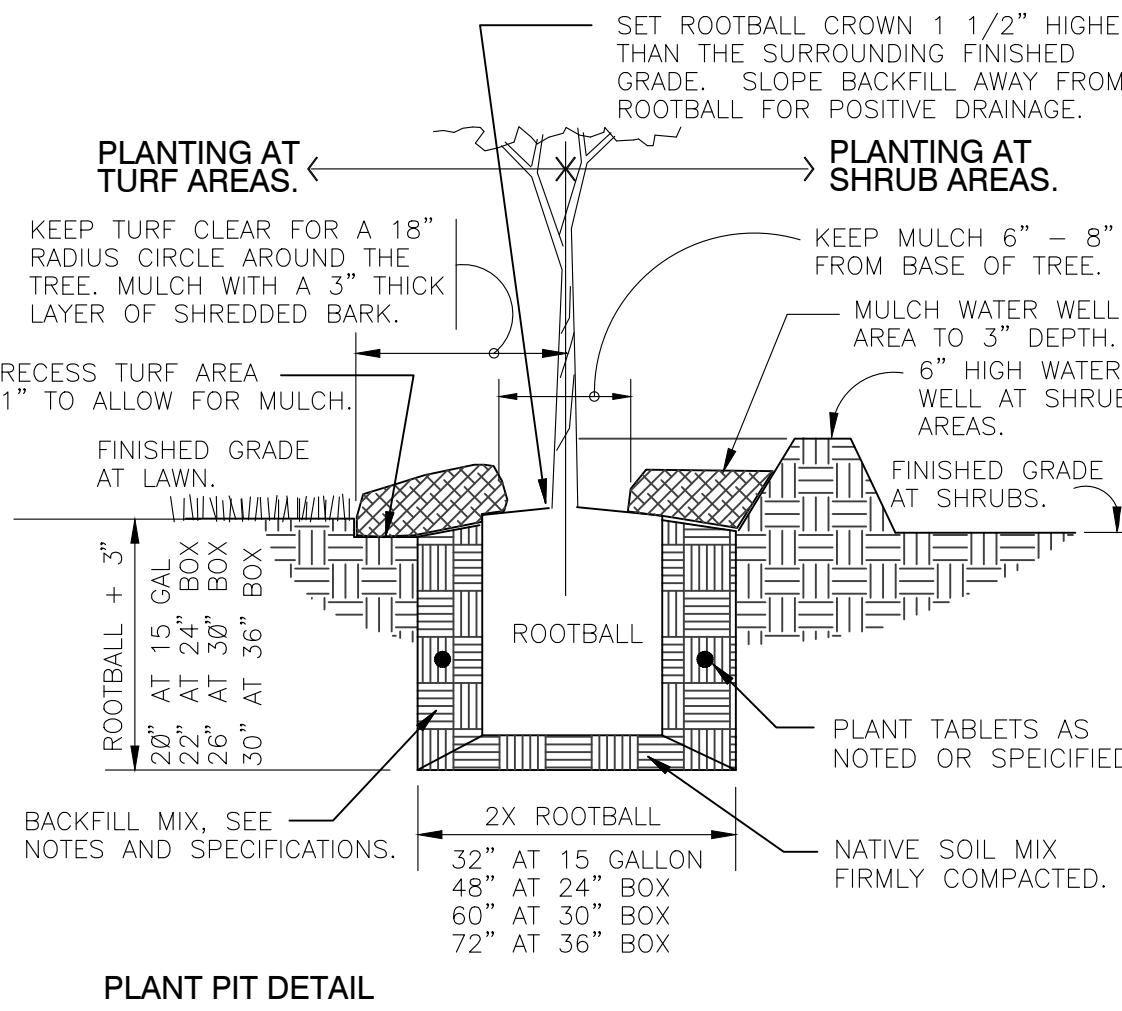
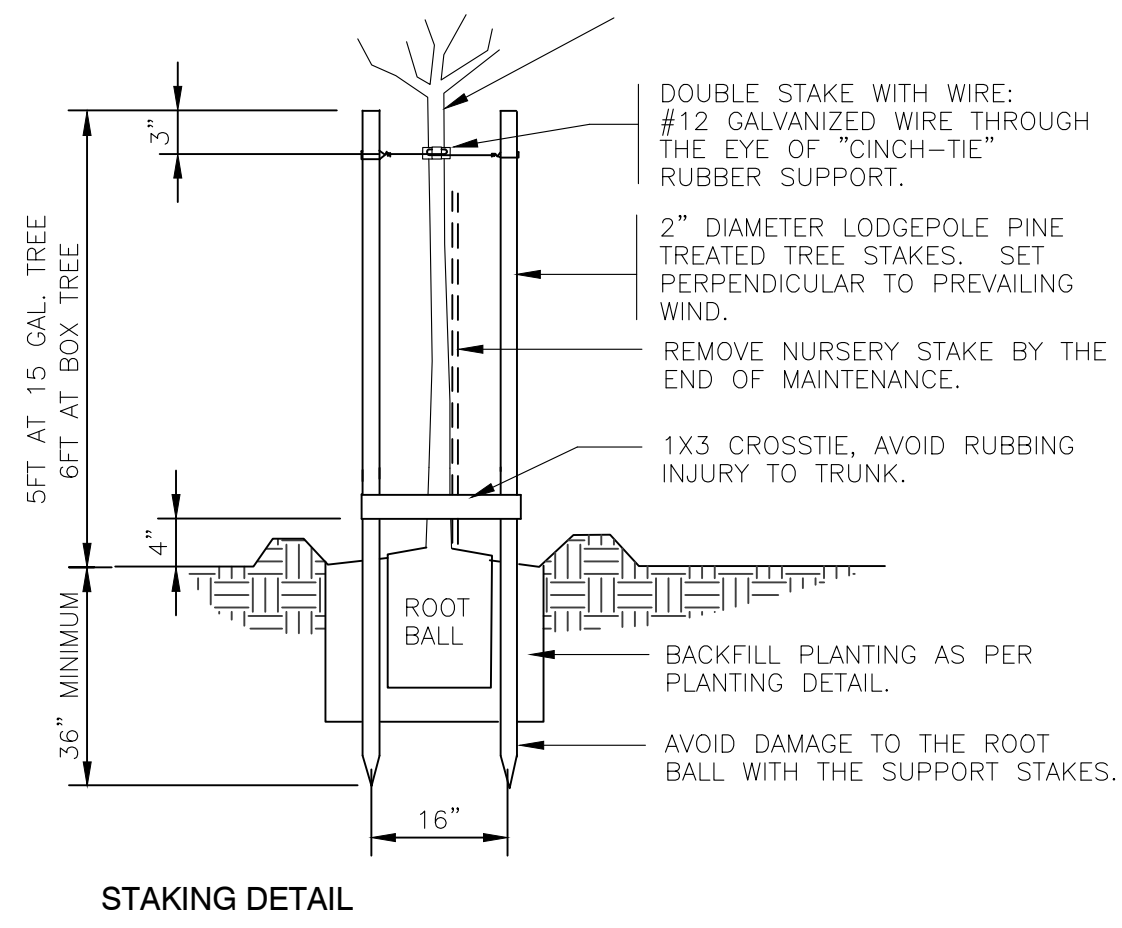


3 ROOT BARRIER

not to scale



EXISTING FENCE PHOTOS



1 TREE PLANTING DOUBLE STAKE

1" = 1'-0"

FX-PL-FX-TREE-10

2 SHRUB - MODIFIED SOIL

3/4" = 1'-0"

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE

FX-PL-FX-SHRB-03

- Notes:
- 1- Shrubs shall be of quality prescribed in the root observations detail and specifications.
 - 2- See specifications for further requirements related to this detail.

4 TYPICAL 6 FT CHAIN LINK FENCE AND GATE

3/4" = 1'-0"

FX-SI-FX-FENC-01



PERRY LABORATORY

HORTICULTURAL ADVISING AND TESTING

Michael Arnone
3370 Samuel Pl.
Santa Cruz, CA 95062

424 AIRPORT BOULEVARD
WATSONVILLE, CA 95076
Telephone 831/722-7606
Fax 831/722-5053

October 19, 2023

Soil Analyses

Chemical analyses on samples received:

October 11, 2023

Sample Identification	pH saturated paste	Electrical Conductivity dS/m	Nitrate Nitrogen (N)	Ammonium Nitrogen (N)	Phosphorus (P)	Potassium (K)	Calcium (Ca)	Magnesium (Mg)	Sulfate (SO ₄)	Boron (B)	Zinc (Zn)	Copper (Cu)	Manganese (Mn)	Iron (Fe)	SP Saturation Percentage	Calcium plus Magnesium	Sodium (Na)	Chloride (Cl)	SAR Sodium Adsorption Ratio	ESP Exchangeable Sodium Percentage	Cation Exchange Capacity
		Saturated paste extract	RESULTS REPORTED IN PARTS PER MILLION OF DRY SOIL													milliequivalents per liter in extract					Meq/100 grams
General Guidelines- South African, Australian & California Native Plants	4.5-5.5	1.0-3.0	15-65	15-50	5-10	150-300	2000-4000	300-500	25-500	0.5-1.0	2.5-5.0	1.0-3.0	10-25	50-100		>6.0	<3.0	<3.0	<8.0	<9.0	
O'Niell, Las Animas Rd., Gilroy	7.2	1.4	36	11	48	300	5505	581	60	0.2	8.7	4.2	56	44	38	12.9	2.6	1.1	1.0	1.1	31
Optimum Values	Organic Matter (% by Weight)			Lime Content % Ca CO3		Mechanical Analyses, % by weight, USDA Classifications										Infiltration Rate inches/ hour					
						Sand		Silt		Clay				Texture							
	>5.0			<3.0								Sandy Loam		1.00							
	6.7			0.0		63		21		17											

PLANTING NOTES

- All existing trees, shrubs and ground covers to remain shall be protected. Any damage caused by Contractor's work shall be repaired or replaced at the Contractor's expense and be approved by the Landscape Architect.
- Contractor shall review attached soils report from Perry Lab and famend soil as per recommendations. Pre-planting should consist of adding the following fertilizer materials per 1000 sq ft of bed area:

Down To Earth Feather Meal (12-0-0) 5.0 lbs
Soil sulfur (90% S) 50.0 lbs

The above amendments should be thoroughly incorporated into the upper 6-8" of the soil profile.
- After amending soil, grade all areas smooth with no localized depressions exceeding .5 inch. All areas shall surface drain with 1.5 percent minimum slope away from all buildings, paving or other structures.
- Quantities are for aiding in bidding only. Contractor shall verify all quantities.
- Contractor shall lay out plant material as per plan and receive approval from Landscape Architect prior to installation.
- No plants shall be planted with root balls or new pits in a dry condition.
- Plant all plants as per planting details in square pits with sides and bottoms thoroughly scarified. Do not amend backfill mix beyond initial topsoil amending unless noted.
- Contractor shall use Best Tabs 20-10-5 Controlled Release Fertilizer Tablets in planting pits as per the follow:

1 gallon plant 1 tablet
5 gallon plant 3 tables
15 gallon plant 9 tablets
24" box trees 12 tablets
- All newly planted material shall be watered by deep soaking within 3 hours of planting.
- All planting areas shall receive 3 inches of chipped wood bark top dressing (mulch).
- Contractor shall be responsible for irrigating all new plant material until the entire project as been approved and accepted by Owner.
- Thirty days after planting Contractor shall re-stake and straighten all trees as necessary to be approved by Landscape Architect.
- Trees planted within 4' of paving shall have a root barrier installed as per manufacturer's specifications. See detail on sheet L.1.2



PERRY LABORATORY

HORTICULTURAL ADVISING AND TESTING

Michael Amone
Gilroy Soil
10/19/23
Page 2

O'Neill, Las Animas Rd, Gilroy:

The pH value of this soil is slightly alkaline in reaction and is higher than ideal for California Native plants. The low electrical conductivity reading shows the levels of soluble salt are low. The fertility analysis shows slightly low ammoniacal nitrogen. The phosphorus, nitrate nitrogen, potassium, calcium, magnesium & sulfate levels are in excellent ranges. The micronutrient analysis shows excellent copper, manganese, and zinc levels but slightly low iron.

The sodium and chloride concentrations safely are low and will not interfere with proper nutrient absorption. The amount of boron in this soil is below what is harmful to most plants. The low SAR and ESP value shows the sodium that is present will not cause a hazard to the soil structure. The cation exchange capacity of this soil is in a good range suggesting adequate nutrient holding capacity.

The organic matter content is in a good range. The free lime content in this soil is safely low. The mechanical analysis indicates this is a sandy loam textured soil. A sandy loam soil generally has a good infiltration rate of 1.00 inches per hour.

Preplanting will require the following per 1000 sq ft of bed area:

Down To Earth Feather Meal (12-0-0) 5.0 lbs
Soil sulfur (90% S) 50.0 lbs

The above materials should be incorporated into the upper 6-8" of the soil profile.

The post planting fertilizer program should include an application of Down To Earth Feather Meal (12-0-0) applied 5 months after planting at a rate of 5.0 lbs per 1000 sq ft of bed area.

424 AIRPORT BLVD WATSONVILLE, CA 95076 TELEPHONE 831/722-7606 FAX 831/722-5053
www.perrylaboratory.com

Michael Arnone + Associates

LANDSCAPE ARCHITECTURE

mike@amonelandscape.com 831.462.4988

O'NEILL LATH AND PLASTER
LAS ANIMAS ROAD
GILROY, CALIFORNIA
APN: 836-05-061 and 836-02-016

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REVISIONS



PLANTING NOTES & SOILS REPORT

JOB NO. 202308
SCALE as noted
DRAWN MA SHEET
DATE 7.11.2024 L-1.2

"I have complied with the criteria of the Water Conservation in Landscaping Ordinance and applied such criteria for the efficient use of water in the Landscape Design Plan"

Michael A. Arnone 7.11.2024
Michael A. Arnone, Landscape Architect date
California License #3347

PART 1. IRRIGATION SCHEDULING

- Irrigation scheduling shall be regulated by the battery powered controllers installed as per drawings and details.
- Drip valves shall be run between 8:00pm and 10:00pm.
ESTABLISHMENT PERIOD (60 days after installation)
- The irrigation controller(s) should be programmed by the installation contractor to keep planted areas moist during the establishment period. Depending on the time of year, the tree bubblers will water once per day every day for 15 minutes, and the shrub drip valve will water once a day for 20 minutes. Duration of water per application is also determined by the time of year. Please take notice that soil is moist but not soggy during this time.
POST-ESTABLISHMENT PERIOD
- At the end of the establishment period, turn off water in all areas for 3 days. This will allow saturated soil to dry in all planted areas.
IRRIGATION SCHEDULE BASED ON SEASON
- After the drying period, the irrigation controller should be programmed according to the time of year by season:
Spring / Fall (March, April, May / mid-September, October)
- Drip Irrigation for trees: 3 days per week, 10 minutes per circuit.
- Drip irrigation for shrubs: 15 minutes, 2 times per week
Summer (June, July, August, early September)
- Drip Irrigation for trees: 4 days per week, 10 minutes per circuit.
- Drip Irrigation for shrubs: 15 minutes, 3 times per week
Winter (November, January, February)
- Drip Irrigation for trees: 2 times per week, 15 minutes per circuit.
- Drip irrigation for shrubs: once a week or less, 10-15 minutes per circuit. Maintenance supervisor should **monitor weather conditions and shutoff irrigation valves using the WiFi node controllers. If it is a wet winter, you should not be irrigating.**
- Rule of thumb for watering: watering less often and more deeply is best. It's better to water every other day for 20 minutes than every day for 10 minutes. The above seasonal watering schedules are only **guidelines. Maintenance contractor must be proactive and take notice if plants appear stressed, either for overwatering or underwatering.** Plants that are stressed from overwatering often appear to be wilted as though they are not getting enough water. Check the moisture of the soil around the plant, it should be damp and dark in color but not soggy. It's okay for the soil to dry slightly between watering cycles. Please take note: **overwatering and underwatering are the source of most plant problems!**
- After three growing seasons the irrigation can be run for 20 minutes bi-monthly during the summer season only.
- Landscape Maintenance contractor shall continue to monitor system for leaks and do necessary repairs as well as checking moisture level around shrubs and trees.

PART 2. SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE

- Owner's contractors shall use established landscape industry sustainable Best Practices for all landscape maintenance activities.
- Landscape maintenance contractor shall replace plants as needed with the same species and size container based on the plant schedule in the landscape plans.
- A regular maintenance schedule shall include routine inspections; auditing water use, adjustment and repair of the irrigation system and its components; top dressing with compost, replenishing mulch; fertilizing; pruning; weeding in all landscape areas, and removing obstructions to emission devices. Operation of the irrigation system outside the normal watering window is allowed for auditing and system maintenance.
- Repair of all irrigation equipment shall be done with the originally installed components or their equivalents or with components with greater efficiency.
- All landscape planting areas and adjacent paved areas shall be kept free from trimmings, litter or other objectionable items at all times. The maintenance crew shall dispose of all waste materials or refuse from its operations off the property at an approved dumping site, no later than the end of each work day.

FERTILIZING

Perennials, Shrubs and Trees:

- Apply a thin layer of compost two to three times a year under the dripline of the plant. Maintain mulch (wood chips) at a minimum 3" thickness. Compost can be scattered over the mulch and it will settle to the soil surface. Compost can be purchased by the bag at garden centers, or in bulk from landscape supply stores and some landfills.

WEED PREVENTION

- Consistent mulching will help suppress weeds, however, pulling weeds by hand must be done seasonally. Living ground cover will also suppress weeds and aid in weed prevention.

PRUNING

- Plants that require very little pruning have been selected for the landscape. They have been spaced so that when they reach their mature size, they will not crowd other plants or structures. Plants have also been selected for the graceful and sculpture qualities of their natural form and do not need constant shaping and pruning.
Shrubs and Woody Groundcover:
- Shrubs and woody groundcover should be allowed to reach mature size and natural form with very little pruning. Plants do not need to be hedged or sheared with electric pruners.
- Perennials:**
- Spent flowers can be removed from perennials after flowering. Clumping perennials such as the Phormiums can be divided when plants appear crowded usually after 5-7 years.
Ornamental Grasses + Sedges
- All of the ornamental grasses in this project are evergreen. Dead blades can be removed by hand by sweeping through the clump in a "combing" motion.
- Ornamental grasses and grass-like plants grow from the base of the plant not from the tip like other plants. If grass blades need to be clipped it should be done at the base of the clump.
- Trees:**
- All pruning shall be done by qualified professional personnel in accordance with ISA (International Society of Arboriculture) Western Standards. We highly recommend using a certified arborist once a year to prune trees. Bad pruning can ruin a tree for life.

PART 3. LANDSCAPE IRRIGATION AUDIT REPORT

The irrigation audit report completed by licensed irrigation auditor at the completion of the plant establishment period, approximately 60 days after installation is finished and approved by owner. It will include inspection, system tune-up system test with distribution uniformity, and reporting runoff. At that time the Landscape Architect shall

PART 4. SOIL MANAGEMENT REPORT

A soils analysis report was done in October 2023 by Perry Lab. The analysis report is shown on sheet L1.3 of the Landscape Design Drawing Package. Documentation verifying implementation of the soil report (amendments and procedures) shall be done by the landscape contractor and submitted by to the city by the owner. It will include product receipts for amendments along with photos of product containers on site and amendments being applied.

to be completed and signed after project installation

CERTIFICATE OF COMPLETION

This certificate must be filled out by the project applicant upon completion of the landscape project.

PART 1. PROJECT INFORMATION SHEET

Date	7.11.2024		
Project Name	O'Neill Lath and Plaster		
Name of Project Applicant William and Sandy O'Neill	Telephone No.		408.221.0288
	Fax No.		
Title	owner	Email Address	Sandy@oneillstucco.com
Company	O'Neill Lath and Plaster	Street Address	PO BOX 60352
City	Sunnyvale	State	CA
		Zip Code	94088

Project Address and Location:

Street Address		Parcel, tract or lot number, if available:	
Las Animas Road		836-05-061 and 836-02-016	
City	Gilroy	Planning Permit #(s)	
State	CA	Zip Code	

Property Owner or his/her designee:

Name William and Sandy O'Neill	Telephone No.		408.221.0288
	Fax No.		
Title	owners	Email Address	Sandy@oneillstucco.com
Company	O'Neill Lath and Plaster	Street Address	PO BOX 60352
City	Sunnyvale	State	CA
		Zip Code	60352

Property Owner

"I/we certify that I/we have received copies of all the documents within the Landscape Documentation Package and the Certificate of Completion and that it is our responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule."

Property Owner Signature _____ Date _____

Please answer the questions below:

- Date the Landscape Documentation Package was submitted to the local agency _____
- Date the Landscape Documentation Package was approved by the local agency _____
- Date that a copy of the Water Efficient Landscape Worksheet (including the Water Budget Calculation) was submitted to the local water purveyor _____

PART 2.CERTIFICATION OF INSTALLATION ACCORDING TO THE LANDSCAPE DOCUMENTATION PACKAGE

"I/we, the undersigned, certify that based upon periodic site observations, the work has been completed in accordance with the applicable State and local landscape ordinances, and that installation of the landscape planting and irrigation systems conform with the criteria and specifications of the approved Landscape Documentation Package."

Signature*	Date		
Name (print) Michael Arnone	Telephone No.		831.462.4988
	Fax No.		
Title	Landscape Architect	Email Address	rknown1@hotmail.com
License No. or Certification No.	LA #3347		
Company	Michael Arnone + Associates	Street Address	3370 Samuel Place
City	Santa Cruz	State	CA
		Zip Code	95062

*Signer of the landscape design plan, signer of the irrigation plan, or a licensed landscape contractor.

PART 3. IRRIGATION SCHEDULING

Attach parameters for setting the irrigation schedule on controller per ordinance Section 492.10.

PART 4. SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE

Attach schedule of Landscape and Irrigation Maintenance per ordinance Section 492.11.

PART 5. LANDSCAPE IRRIGATION AUDIT REPORT

Attach Landscape Irrigation Audit Report per ordinance Section 492.12.

PART 6. SOIL MANAGEMENT REPORT

Attach soil analysis report, if not previously submitted with the Landscape Documentation Package per ordinance Section 492.6.
Attach documentation verifying implementation of recommendations from soil analysis report per ordinance Section 492.6.

O'NEILL LATH AND PLASTER

LAS ANIMAS ROAD

GILROY, CALIFORNIA

APN: 836-05-061 and 836-02-016

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REVISIONS



IRRIGATION
SCHEDULING &
MAINTENANCE

JOB NO. 202308

SCALE as noted

DRAWN MA

DATE 7.11.2024

SHEET
L-1.3

O'NEILL LATH AND PLASTER
LAS ANIMAS ROAD
GILROY, CALIFORNIA
APN: 836-05-061 and 836-02-016

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REVISIONS



IRRIGATION PLAN

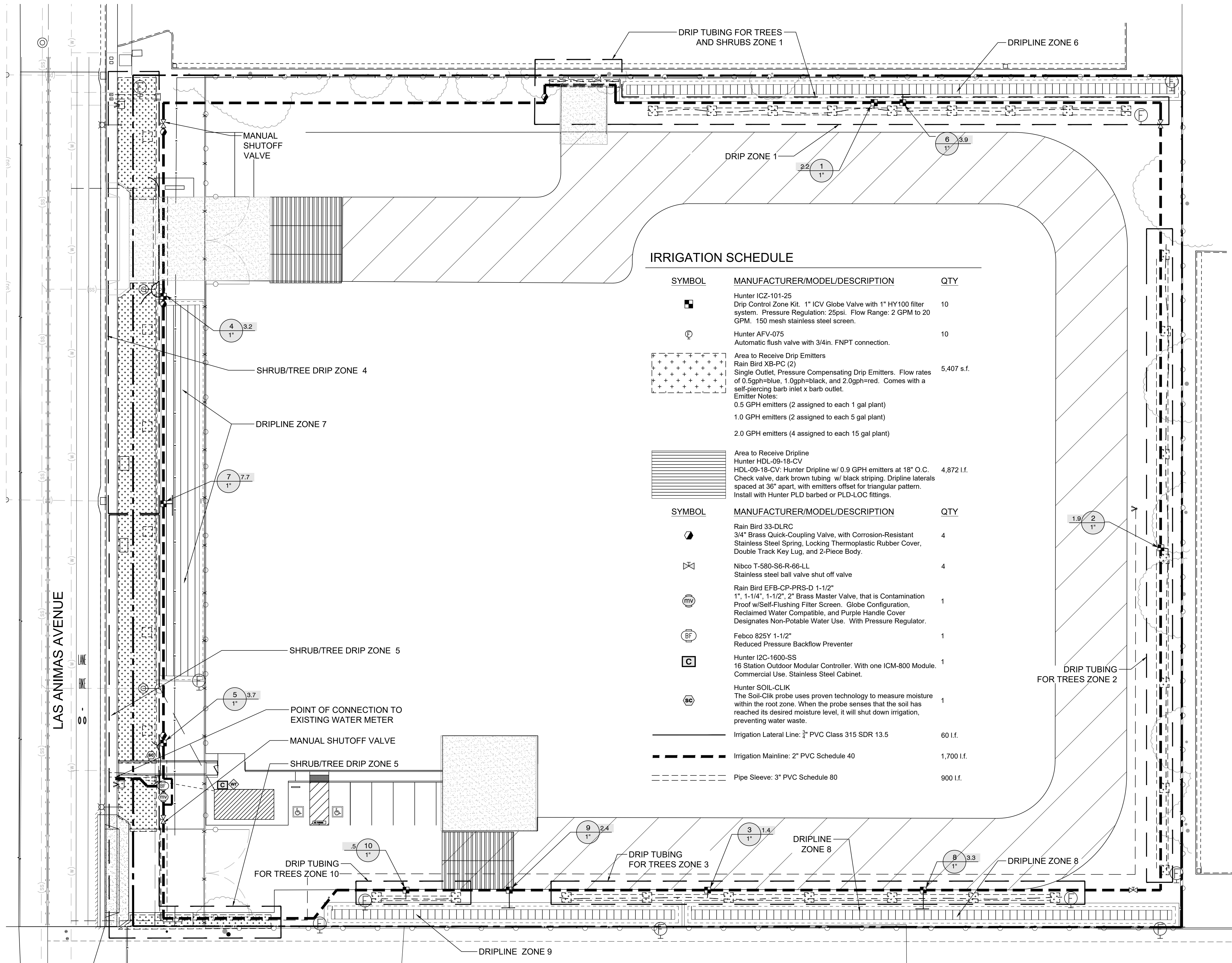
JOB NO. 202308

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DATE 7.11.2024

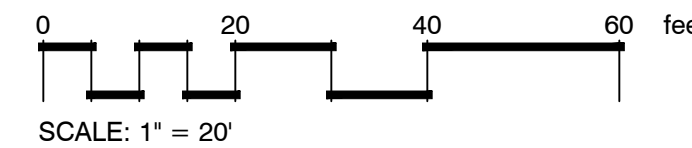
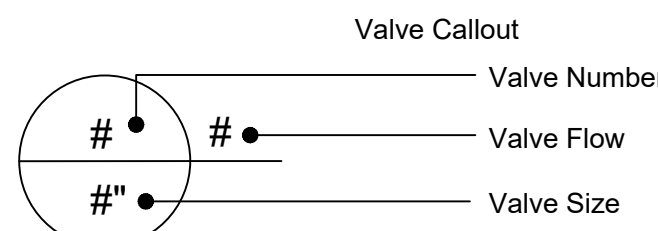
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L-2.0



"I have complied with the criteria of the Water Conservation in Landscaping Ordinance and applied such criteria for the efficient use of water in the Landscape Design Plan"

Michael A. Arnone
Michael A. Arnone, Landscape Architect
California License #3347

7.11.2024
date



O'NEILL LATH AND PLASTER
LAS ANIMAS ROAD
GILROY, CALIFORNIA
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REVISIONS



IRRIGATION NOTES
& DETAILS

JOB NO. 202308

SCALE as noted

DRAWN MA

DATE 7.11.2024

SHEET
L-2.1

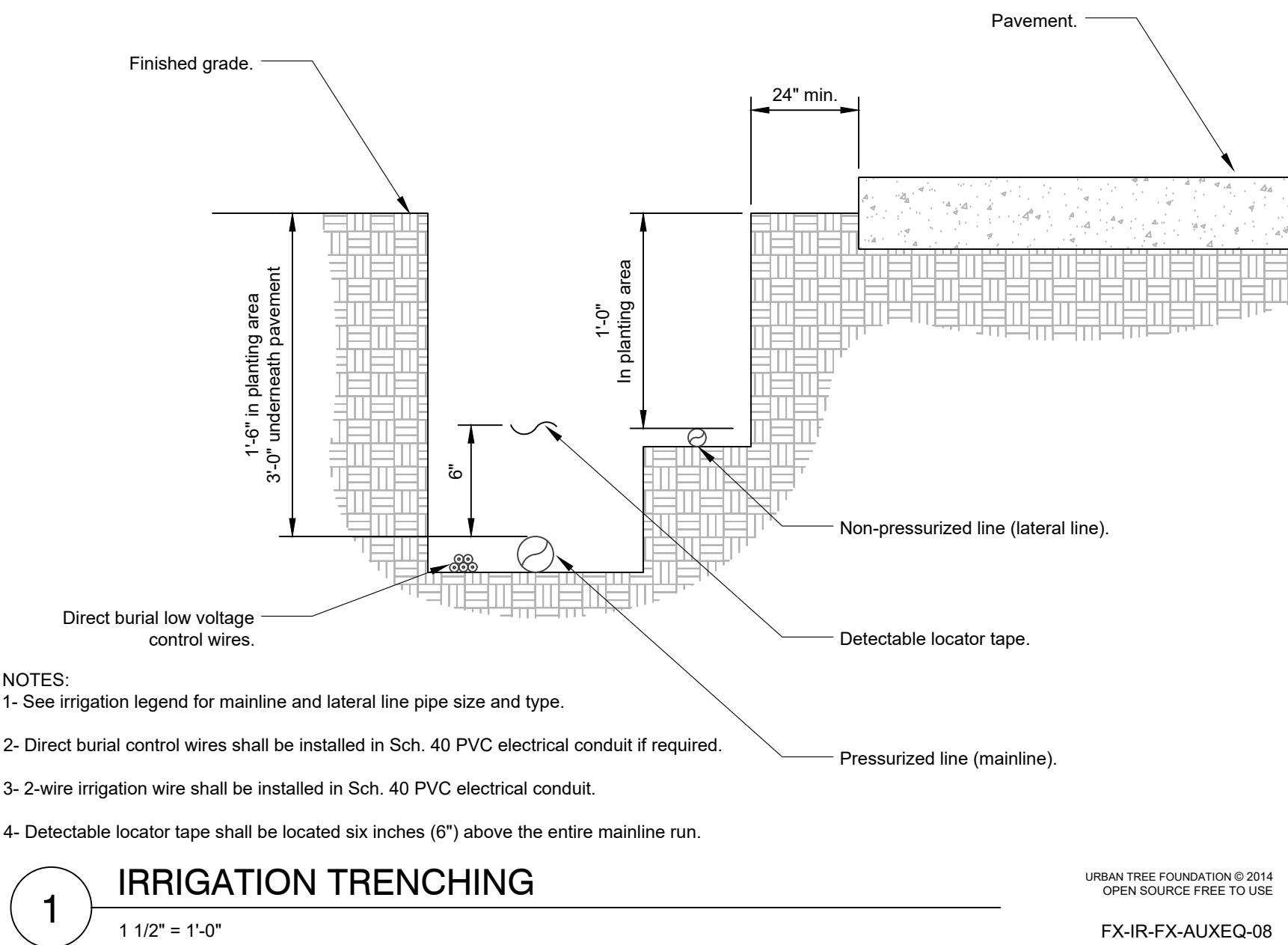
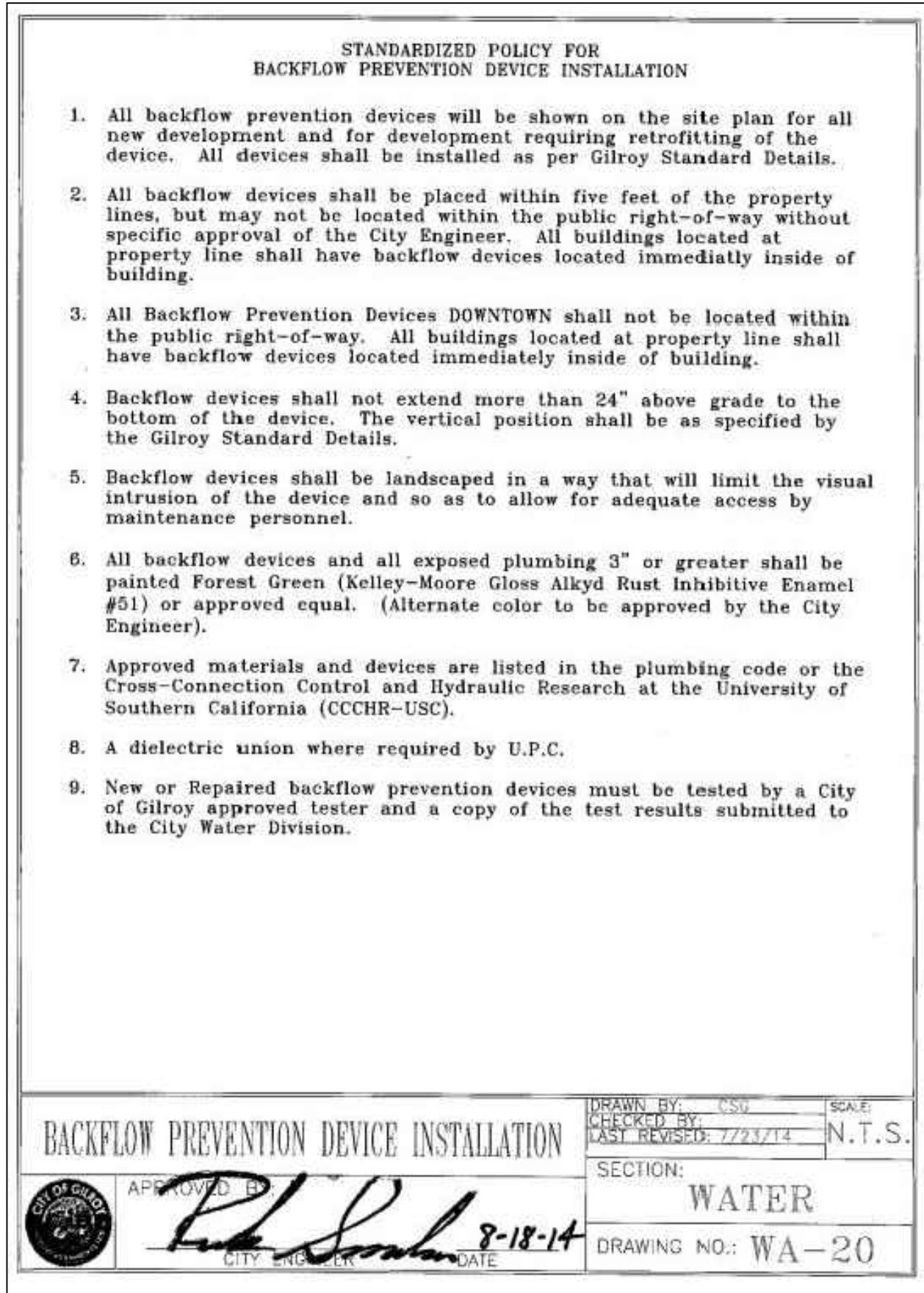
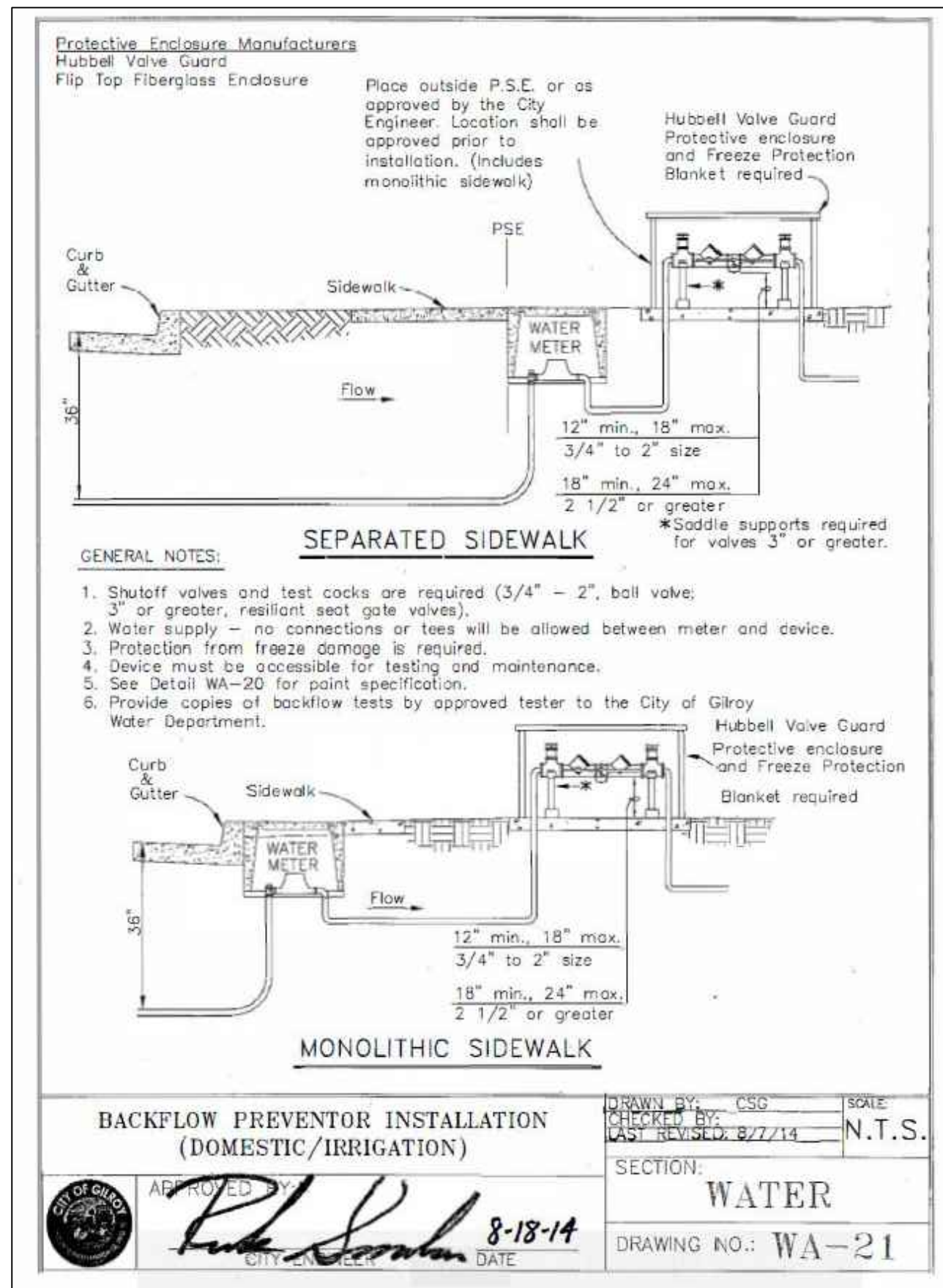
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Michael A. Arnone

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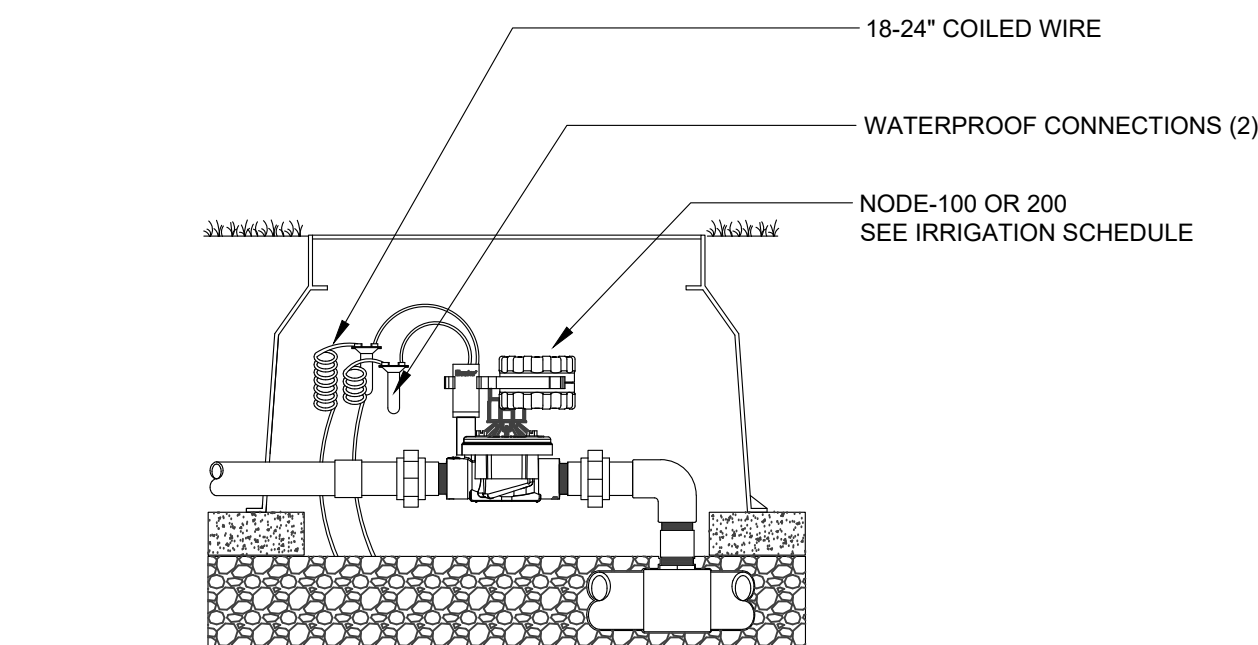
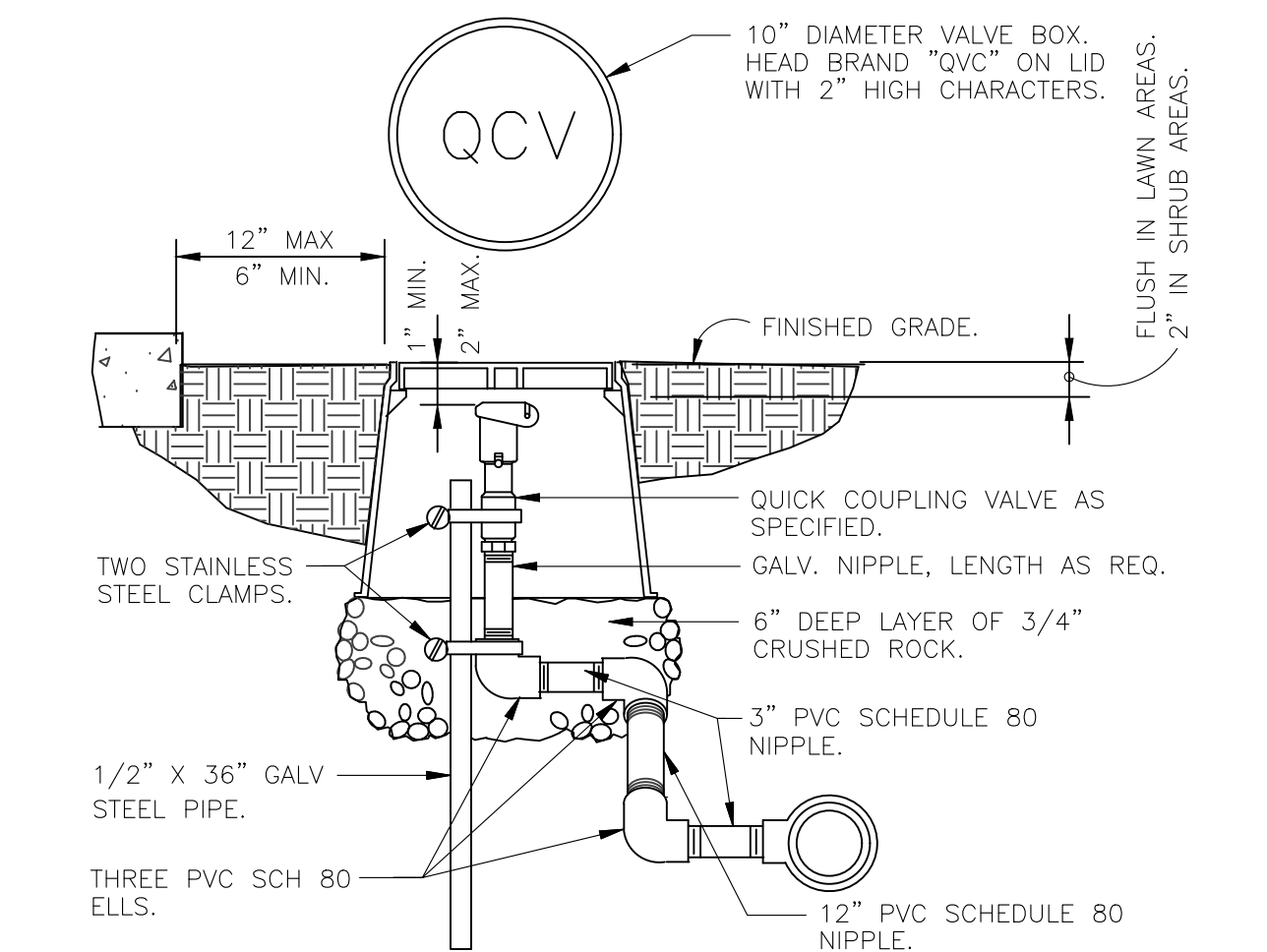
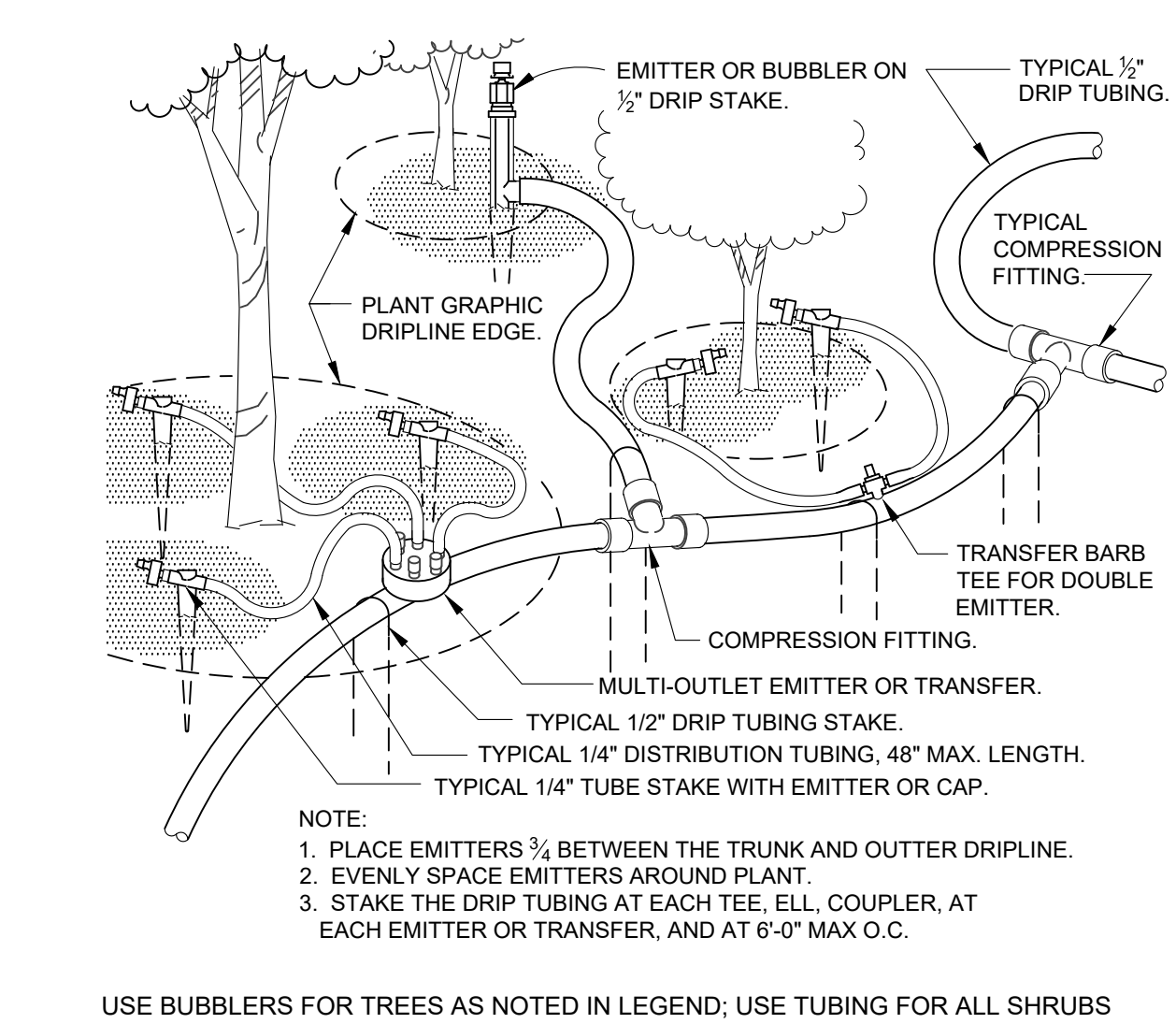
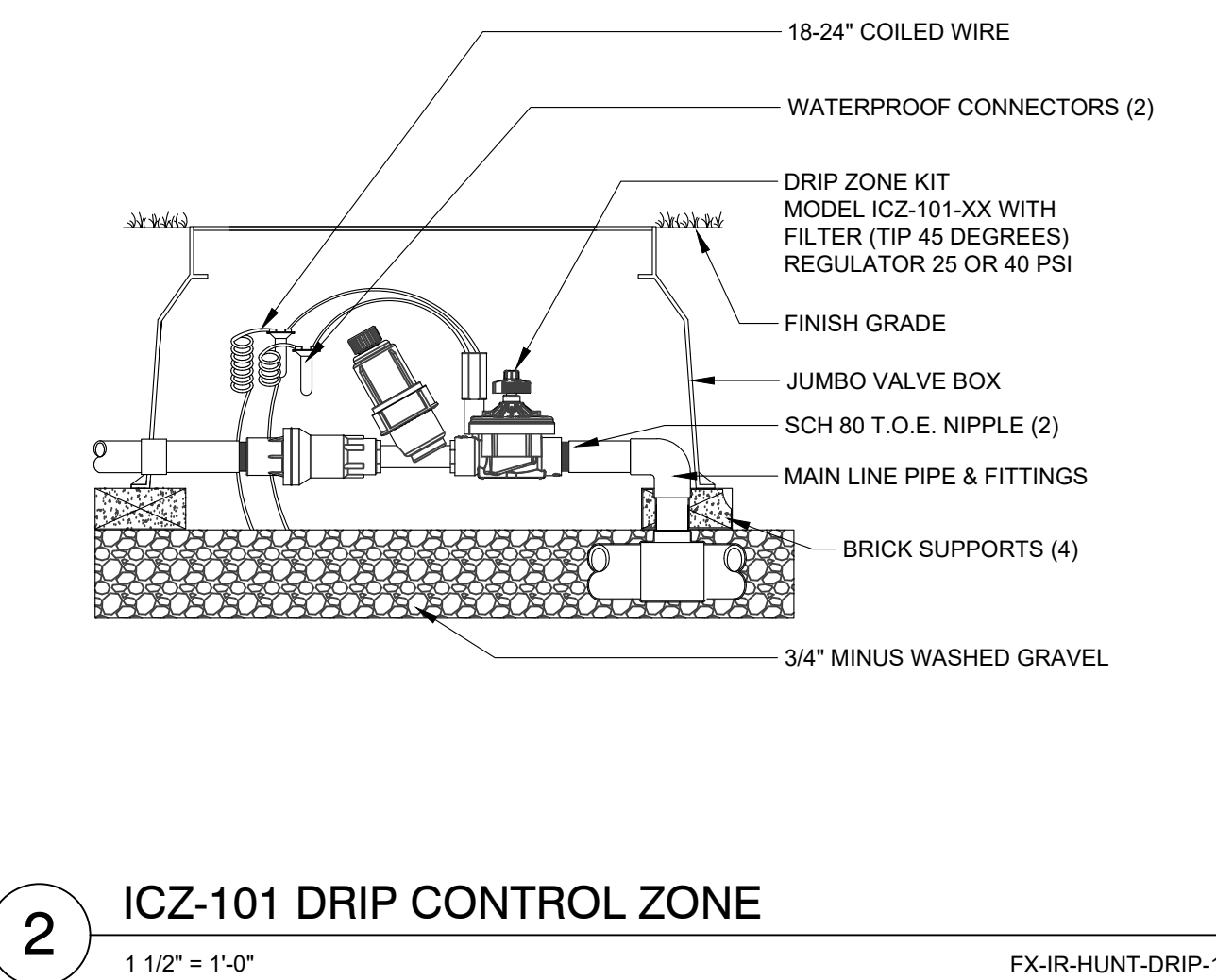
7.11.2024

date



IRRIGATION NOTES

- Contractor shall notify U.S.A. (Underground Service Alert) at 811, prior to start of any excavation or trenching.
- Contractor shall review all plans and documents pertaining to the project prior to the start of work to coordinate work with other trades. Contractor shall install irrigation system in accordance with all local codes and ordinances.
- Point of connection for irrigation shall be taken from the existing irrigation meter along Las Animas Road as noted on sheet L2.0. Verify location of new meter in field prior to start of work. Contractor shall connect to meter and install the back flow device, manual shutoff valves, mainline, lateral lines, remote control valves, drip valve assemblies, quick coupler valves, and drip tubing as shown.
- Contractor shall install manual shutoff valves at locations shown for maintenance and repair.
- Drip valves have been designed to operate at a maximum of 5 gallons per minute at 20 p. s. i.. Valves for dripline have been designed to operate at a maximum of 10 gallons per minute at 20 p. s. i.. Irrigation contractor shall verify a static pressure of at least 75 p.s.i. at the point of connection prior to the installation of the irrigation system. Contractor shall read static pressure at point of connection prior to installation of irrigation system. Should the p.s.i. or the g.p.m. be insufficient to operate either system, contractor shall notify landscape architect and request review of design. In line pressure regulators or booster pumps may be required if static pressure is above or below the required dynamic pressure.
- All irrigation emission devices must meet the requirements set in the American National Standards Institute (ANSI) standard, American Society of Agricultural and Biological Engineers/International Code Council's (ASABE/ICC) 802-2014 "Landscape Irrigation Sprinkler and Emitter Standard."
- Irrigation Contractor shall install battery powered node controllers to be located at the approximate location shown or as determined by the contractor.
- Irrigation design is diagrammatic. Mainline, valves, laterals and other irrigation equipment may be shown outside of planting beds for graphic clarity. All irrigation equipment shall be located in adjacent planting beds.
- Irrigation pipe depths: Mainlines under paving shall have 24" cover over pipes. Lateral lines under paving shall have 18" cover over pipes. Mainlines in planting beds shall have 12" of cover over pipes. Laterals in planting beds shall have 12" cover over pipes.
- Sleeves shall be located as per plan and as needed to reach all planting areas to be irrigated. Irrigation contractor shall coordinate placement of all irrigation sleeves with general contractor and concrete sub contractor to be sure all areas will be accessible for irrigation lines and drip tubing.
- Lateral lines (non pressure lines) sizing guidelines shall be as follows: 3/4" O.D. - 0 to 10 GPM; 1" O.D. - 11 to 15 GPM; 1 1/4" O.D. - 16 to 25 GPM; 1 1/2" O.D. 26 to 30 GPM; 2" O.D. 31 to 55 GPM. Refer to Irrigation Legend and plan sheets for further data.
- Control wires shall be 14 gauge UF direct burial wire. Use red for control wire and white for common wire. Contractor shall run one spare common and one spare control wire to each of the end valves. All low voltage wire connections shall be made only at remote control boxes. All connections shall be made with a 2' coil of wire for service. Connections shall be made with RainBird 'Snap-Tite' connectors or equal.
- Contractor shall determine the number and location of emitters based on the plant counts and actual plant locations in the field. Contractor shall adjust all drip distribution tubing to effectively irrigate all plant material. Shrub are grouped in two zones and illustrated with the hatch graphic noted in Irrigation Schedule. Trees are on five separate zones (separate from the shrub zones) and illustrated with a dash/dot line labeled as 'drip tubing for trees'.
- Contractor shall provide a minimum of one drip end cap assembly per drip zone for ease of flushing system.
- All mainline shall be 2" Sch. 40 PVC. All laterals shall be 3/4" Class 315 PVC unless noted.
- Irrigation shall run between 8:00pm and 10:00pm.



APN: 836-05-061 and 836-02-016

APN: 836-05-061 and 836-02-016

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JOB NO. 202308

SCALE 1/16" = 1' - 0"

DRAWN MA

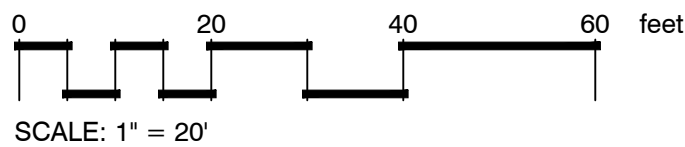
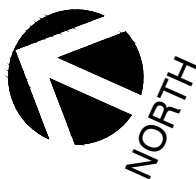
SHEET

DATE 7.11.2024

L-2.2



	<u>SYMBOL</u>	<u>DESCRIPTION</u>	<u>QTY</u>
1		DRIP LOW SHRUBS LOW WATER USE	4,927 s.f.
2		DRIP LOW TREES	368 s.f.
3		DRIP MODERATE TREES	112 s.f.
4		RETENTION BASINS LOW WATER USE	4,872 s.f.
		TOTAL LANDSCAPE AREA	10,279 s.f.



"I have complied with the criteria of the Water Conservation in Landscaping Ordinance and applied such criteria for the efficient use of water in the Landscape Design Plan"

Michael A. Arnone

7.11.2024

Michael A. Arnone, Landscape Architect
California License #3347

RESOLUTION NO. 2024-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GILROY APPROVING AN ARCHITECTURAL AND SITE REVIEW PERMIT FOR A CONTRACTOR'S YARD ON AN APPROXIMATE 3.6-ACRE SITE LOCATED AT 230 AND 260 LAS ANIMAS AVENUE, APNS: 835-02-061 AND 835-02-016 (FILE NUMBER AS 23-18)

WHEREAS, on October 26, 2023, William O'Neill, Clomoney LLC submitted an application requesting an architectural and site review permit for the proposed development of a contractor's yard located within the M1 Limited Industrial, Murray-Las Animas Avenue Overlay Combining zoning district (APNs: 835-02-061 and 835-02-016); and

WHEREAS, on July 11, 2024, the application submittal was accepted as complete for final processing; and

WHEREAS, the project has been determined to be exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (Class 32) which applies to urban in-fill development on sites less than five acres, served by existing facilities and utilities, consistent with the general plan and zoning, and that have no other environmental concerns; and

WHEREAS, on October 17, 2024, the Planning Commission held a duly noticed public meeting, at which time the Planning Commission received and considered the staff report as well as all evidence received including written and oral public testimony; and

WHEREAS, the location and custodian of the documents or other materials which constitute the record of proceedings upon which the project approval is based is the Community Development Department, Planning Division.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Gilroy hereby recommends the approval of the Architectural and Site Review Permit AS 23-18 based on the following findings made pursuant to Gilroy City Code section 30.50.43 (AS review) subject to the conditions identified in Exhibit A to this Resolution:

- A. The proposed development is consistent with the intent of the goals and policies of the City of Gilroy 2040 General Plan (adopted November 2020) given the light industrial development is anticipated within the Industrial Park land use designation and is in substantial conformance with the applicable goals and policies including LU1.1, LU5.1, LU5.3, LU5.4, M1.8, M3.2, and M3.9, as it results in orderly and attractive in-fill industrial development; proposes durable materials and a color scheme that is compatible with the architecture and surrounding buildings; provides landscaping in compliance with standards; and provides public sidewalks and bicycle facilities;

- B. The development as proposed and conditioned is consistent with the City of Gilroy Zoning Ordinance given that a contractor's yard is a permitted use in the M1 zoning district land use table, and the project as designed and conditioned is in compliance with all applicable requirements of the M1 zoning district development standards;
- C. As proposed and conditioned parking for vehicles and bicycles will be provided for the employees and visitors of the contractor's yard in compliance with City standard parking regulations, building code requirements and design standards;
- D. Landscaping details are provided that address stormwater treatment and water efficient landscaping requirements, meeting industrial landscaping standards with minimum 21-foot landscaping proposed along the street frontage, 5-foot minimum landscaping along the side and rear property lines, and street trees along the project frontage and perimeter;
- E. Public utilities and infrastructure improvements needed to serve the proposed project are available to serve the site from the existing public streets; and
- F. There will be no significant environmental impacts as a result of this project which consists of development of an industrial site that qualifies for an exemption from the California Environmental Quality Act (CEQA) pursuant to section 15332 of the CEQA guidelines, and the project will require payment of habitat fees in compliance with the Santa Clara Valley Habitat Plan prior to issuance of a building permit.

PASSED AND ADOPTED this ____ day of ____ by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

Sharon Goei, Secretary
Community Development Director

Manny Bhandal, Chairperson

Attachment: Exhibit A (Conditions of Approval)

**EXHIBIT A
AS 23-18
230 and 260 Las Animas Avenue**

PLANNING CONDITIONS

The following GENERAL conditions authorize specific terms of the project ENTITLEMENT.

- | | |
|----|---|
| 1. | <p>APPROVED PROJECT: The approval for AS 23-18 is granted to construct a contractor's yard including a 120 square foot restroom with an associated outdoor storage area, located on Assessor Parcel Nos. 835-02-061 AND 835-02-016, as shown on Project Plans as dated as received by the Planning Division on July 11, 2024 prepared by David Zamora, Hanna-Brunetti, and Michael Arnone & Associates for WM O'Neil Lath & Plastering Corp., dated March 27, 2024, and consisting of 18 sheets.</p> <p>Build-out of the project shall conform to the plans, except as otherwise specified in these conditions. Any future adjustment or modification to the plans, including any changes made at time of building permit submittal, shall be considered by the Community Development Director or designee, may require separate discretionary approval, and shall conform to all City, State, and Federal requirements, including subsequent City Code requirements or policies adopted by City Council.</p> |
| 2. | <p>PERMIT EXPIRATION: The expiration date of this approval is one year from the decision date, October 17, 2024, during which time the applicant shall submit application for building permits and pursue construction diligently to completion. If any development for which architectural and site approval has been granted has not submitted complete application for building permits within one (1) year from the date of notification of approval, pursued issuance of the permit and/or initiated construction within 6 months of the permit issuance, the approval shall be deemed automatically revoked. Once a permit has been issued for construction, work shall be completed within one (1) year.</p> <p>Upon application, an extension of time may be granted by the Community Development Director or designee. Should Developer intend to request an extension to the permit expiration date, Developer must submit to the Planning Division a written application with applicable fees prior to the expiration date. Only timely requests may be considered pursuant to the City Code.</p> |

3.	COMPLIANCE WITH CONDITIONS: If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to permit revocation or enforcement actions pursuant to the City Code. All costs associated with any such actions shall be the responsibility of Developer, owner or tenant.
4.	INDEMNIFICATION: Developer agrees, as a condition of permit approval, at Developer's own expense, to defend, indemnify, and hold harmless the City of Gilroy ("the City") and its officers, contractors, consultants, attorneys, employees and agents from any and all claim(s), action(s) or proceeding(s) brought against the City or its officers, contractors, consultants, attorneys, employees, or agents to challenge, attack, set aside, void or annul the approval of this resolution or any condition attached thereto or any proceedings, acts or determinations taken, including actions taken under the California Environmental Quality Act of 1970, as amended, done or made prior to the approval of such resolution that were part of the approval process.
5.	SIGNS: No signs are approved as part of this application. Prior to issuance of a sign permit for this site, Developer shall propose well-designed, quality signs that comply with the allowances of the City Code and are to the satisfaction of the Community Development Director or designee.
6.	WATER LIMITATIONS: Developer shall be advised that the approval is subject to the drought emergencies provisions pursuant to the Gilroy City Code Chapter 27.98.
7.	OUTDOOR ACTIVITIES: Developer shall limit outdoor storage and outdoor activities as described in the project application and to the locations shown on the project plans. Developer shall maintain screening of storage and use area(s) from adjacent properties and public vantage points for the life of the project.
8.	SINGLE-PHASE DEVELOPMENT: Construction of the project shall be done in a single-phase unless a phased construction project schedule is approved by the Community Development Director or designee.
<i>The following conditions shall be addressed prior to issuance of any BUILDING PERMIT, GRADING PERMIT or IMPROVEMENT PLAN, whichever is first issued, or as otherwise specified in the condition.</i>	
9.	CONDITIONS OF APPROVAL: Developer shall include a plan sheet(s) that includes a reproduction of all conditions of approval of this permit, as adopted by the decision-maker.

10.	CERTIFICATION OF BUILDING PERMIT PLANS: The project architect shall certify in writing that the architectural design shown in the building permit plans match the plans approved by the Community Development Director or designee/Planning Commission/City Council. Any changes must be clearly noted. The project architect shall also certify that the structural plans are consistent with the architectural plans. In the event of a discrepancy between the structural plans and the architectural plans, the architectural plans shall take precedence, and revised structural drawings shall be submitted to the Building Division.
11.	COLORS AND MATERIALS: Plans submitted for building permit applications shall include all exterior building materials and colors, including product and finish manufacturer name, color name and number, and surface finish type (e.g. stucco with sand finish, plaster with smooth finish) to be used in construction.
12.	SUBSEQUENT ENTITLEMENTS: Developer shall obtain necessary permits prior to initiating any new construction or modifications authorized under this approval, including but not limited to temporary construction trailers, temporary staging areas, model home sales offices, advertising signs of any kind, exterior and interior modifications. Developer shall pay all requisite fees in effect at the time of plan submittal and/or issuance, as applicable.
13.	LIGHTING PLAN: Developer shall submit a lighting plan with the application for building permit. This plan should include photometric contours, manufacturer's specifications on the fixtures, and mounting heights. Parking lot and exterior light fixtures shall be full cutoff type so that lighting is directed downward only, minimizing glare and light pollution, and shall not cast light on any adjacent property or roadway. Developer shall recess or conceal any under-canopy lighting elements so they are not directly visible from any public area. The lighting plan must be approved by the Community Development Director or designee.
14.	LANDSCAPE AND LIGHTING PLAN: Prior to issuance of grading permits, Developer shall submit a combined landscape and lighting plan to verify all project onsite lighting shall be of a type and in a location that does not constitute a hazard to vehicular traffic, either on private property or on public property, including streets. Such lighting shall not conflict with drainage plans, landscape plans, tree locations, parking spaces, or any other such land use concerns.
15.	HABITAT PERMIT: Concurrent with or prior to an application for a grading permit, Developer shall obtain a final Habitat Permit approval and submit payment of mitigation fees. The grading permit will be issued only after approval of the Habitat Plan permit and payment of assessed fees. The applicant shall be responsible for all costs associated with review and issuance of the permit, including application processing fee and consultant review deposit.

	Applications for Private Projects shall be submitted electronically through the agency website. See the Santa Clara Valley Habitat Agency website: https://www.scv-habitatagency.org for more information.
16.	FENCES AND WALLS: All fencing and walls are to be shown on construction drawings submitted for building permit review, measured from adjacent grade to the top of the fence or wall. The design and location must comply with all setback requirements.
17.	BICYCLE RACKS OR STORAGE: Developer shall provide bicycle racks and lockers in compliance with Building Division and/or Engineering conditions of approval. Racks shall be an “inverted U,” or equivalent as approved by the Community Development Director, and must secure the frame and both wheels. Racks should be located near the building entrance (i.e., within constant visual range) unless it is demonstrated that they create a public hazard or locating them there is otherwise infeasible. If space is unavailable near building entrances, the racks must be designed so that the lock is protected from physical assault.
18.	LOADING ZONES: Prior to issuance of building permit, Developer shall stripe all loading zones, whether situated outside or inside a structure, for loading and unloading activities only and shall post a sign prohibiting storage or other non-loading activity within the designated loading zone.
19.	SCREENING OF APPURTENANCES: Developer shall show on construction drawings details of screening for all exterior equipment, including but not limited to mechanical equipment, post indicator valves, backflow prevention devices, utility meters, mailboxes and address directories, etc. Ground mounted utility appurtenances such as transformers shall not be visible from any public right-of-way and shall be adequately screened through the use or combination of concrete or masonry walls, berms, and landscaping. In addition to the above, backflow preventers shall be painted dark green, except the fire connection which shall be painted yellow. The final placement and design of these items shall be to the satisfaction of the Community Development Director or designee.
20.	LANDSCAPING: Prior to building permit issuance, proposed landscaping shall be shown on the site plan and submitted with the construction drawings for review and approval by the Community Development Director or designee.
21.	LANDSCAPE MULCH: As part of the Landscape Plan submittal, Developer shall clarify a minimum three (3) inch layer of mulch to be applied on all exposed soil

	surfaces, as required by the State Model Water Efficient Landscape Ordinance (MWELO).
22.	INVASIVE PLANT SPECIES: Developer shall not include any invasive plant species, such as those listed by the California Invasive Plant Council.
23.	LANDSCAPE DOCUMENTATION PACKAGE: Prior to issuance of building permits or initiation of the proposed use, whichever comes first, Developer shall submit a completed Landscape Documentation Package, including a soil analysis/management report along with appropriate application review fees, to the Community Development Department, including required documentation for compliance verification, and obtain approval of such plans.
24.	IRRIGATION SENSORS: Prior to issuance of building permits, developer shall (as part of the irrigation system) indicate on construction drawings sensors that suspend or alter irrigation operation during unfavorable weather conditions (e.g. automatic rain shut-off devices).
25.	PRECONSTRUCTION NESTING BIRD SURVEY: To the extent practicable, vegetation removal and construction activities shall be performed from September 1 through January 31 to avoid the general nesting period for birds. If construction or vegetation removal cannot be performed during this period, preconstruction surveys will be performed no more than two days prior to construction activities to locate any active nests as follows: “The Developer shall be responsible for the retention of a qualified biologist to conduct a survey of the project site and surrounding 500’ for active nests: with particular emphasis on nests of migratory birds: if construction (including site preparation) will begin during the bird nesting season, from February 1 through August 31. If active nests are observed on either the project site or the surrounding area, the project applicant, in coordination with the appropriate City staff, shall establish no-disturbance buffer zones around the nests, with the size to be determined in consultation with the California Department of Fish and Wildlife (usually 100’ for perching birds and 300’ for raptors). The no-disturbance buffer will remain in place until the biologist determines the nest is no longer active or the nesting season ends. If construction ceases for two days or more and then resumes during the nesting season, an additional survey will be necessary to avoid impacts on active bird nests that may be present.”
<i>The following conditions shall be met prior to RELEASE OF UTILITIES, FINAL INSPECTION, or ISSUANCE OF A CERTIFICATE OF OCCUPANCY, whichever occurs first, or as otherwise specified in the condition.</i>	

26.	ON- AND OFF-SITE IMPROVEMENTS: Prior to occupancy, Developer shall complete all required offsite and onsite improvements related to the project, including structures, paving, and landscaping, unless otherwise allowed by the Community Development Director, or stated in these conditions.
27.	LANDSCAPE AND IRRIGATION INSTALLATION: Prior to issuance of certificate of occupancy or building permit final sign-off, Developer shall complete installation of all landscaping and irrigation in accordance with the approved plans.
28.	LANDSCAPE CERTIFICATE OF COMPLETION: Prior to occupancy or initiation of the proposed use, or completion of each build-out phase of development, Developer shall submit a signed Certificate of Completion, along with all necessary supporting documentation and payment to the Community Development Department, for compliance verification of the landscape installation. Developer is required under the Model Water Efficient Landscape Ordinance (MWELO) to provide a copy of the approved Certificate of Completion to the property owner or his or her designee.
29.	PLANNING INSPECTION: Inspection by the Planning Division is required for the final completion of the project to ensure that the construction matches the approved plans.
<i>The following conditions shall be complied with AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT, or as otherwise specified in the condition.</i>	
30.	CONSTRUCTION RELATED NOISE: To minimize potential construction-related impacts to noise, Developer shall include the following language on any grading, site work, and construction plans issued for the subject site “During earth-moving, grading, and construction activities, Developer shall implement the following measures at the construction site: - Limit construction activity to weekdays between 7:00 a.m. and 7:00 p.m., and on Saturdays between 9:00 a.m. and 7:00 p.m. Construction noise is prohibited on Sundays and City-observed holidays; - Locate stationary noise-generating equipment as far as possible from sensitive receptors when sensitive receptors adjoin or are near a construction project area; - Construct sound walls or other noise reduction measures prior to developing the project site; - Equip all internal combustion engine driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the

	equipment; e. Prohibit all unnecessary idling of internal combustion engines; f. Utilize “quiet” models of air compressors and other stationary noise sources where technology exists; and g. Designate a “disturbance coordinator” who would be responsible for responding to any complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g. bad muffler, etc.) and will require that reasonable measures be implemented to correct the problem.”
31.	CONSTRUCTION RELATED AIR QUALITY: To minimize potential construction-related impacts to air quality, Developer shall require all construction contractors to implement the basic construction mitigation measures recommended by the Bay Area Air Quality Management District (BAAQMD) and shall include the following language on any grading, site work, and construction plans issued for the project site “During earth-moving, grading, and construction activities, Developer shall implement the following basic control measures at the construction site: a. All exposed surfaces (e.g. parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day; b. All haul trucks transporting soil, sand, or other loose material onsite or offsite shall be covered; c. All visible mud or dirt tracked out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited; d. All vehicle speeds on unpaved roads or pathways shall be limited to 15 miles per hour; e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used; f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points; g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer’s specifications. All equipment shall be checked by a certified visible emissions evaluator; and h. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District’s phone number shall also be visible to ensure compliance with applicable regulations.”

32.	DISCOVERY OF CONTAMINATED SOILS: If contaminated soils are discovered, the Developer will ensure the contractor employs engineering controls and Best Management Practices (BMPs) to minimize human exposure to potential contaminants. Engineering controls and construction BMPs will include, but not be limited to, the following: a. Contractor employees working on-site will be certified in OSHA's 40-hour Hazardous Waste Operations and Emergency Response (HAZWOPER) training; b. Contractor will stockpile soil during development activities to allow for proper characterization and evaluation of disposal options; c. Contractor will monitor area around construction site for fugitive vapor emissions with appropriate filed screening instrumentation; d. Contractor will water/mist soil as it is being excavated and loaded onto transportation trucks; e. Contractor will place any stockpiled soil in areas shielded from prevailing winds; and f. Contractor will cover the bottom of excavated areas with sheeting when work is not being performed.
33.	DISCOVERY OF PALEONTOLOGICAL RESOURCES: In the event that a fossil is discovered during construction of the project, excavations within 50' of the find shall be temporarily halted or delayed until the discovery is examined by a qualified paleontologist, in accordance with the Society of Vertebrate Paleontology standards. The City shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. If the find is determined to be significant and if avoidance is not feasible, the paleontologist shall design and carry out a data recovery plan consistent with the Society of Vertebrate Paleontology standards.
34.	DISCOVERY OF ARCHAEOLOGICAL RESOURCES: In the event of an accidental discovery of archaeological resources during grading or construction activities, Developer shall include the following language on any grading, site work, and construction plans issued for the project site: “If archaeological or cultural resources are discovered during earth-moving, grading, or construction activities, all work shall be halted within at least 50 meters (165 feet) of the find and the area shall be staked off immediately. The monitoring professional archaeologist, if one is onsite, shall be notified and evaluate the find. If a monitoring professional archaeologist is not onsite, the City shall be notified immediately and a qualified professional archaeologist shall be retained (at Developer's expense) to evaluate the find and report to the City. If the find is determined to be significant, appropriate

	mitigation measures shall be formulated by the professional archaeologist and implemented by the responsible party.”
35.	DISCOVERY OF HUMAN REMAINS: In the event of an accidental discovery or recognition of any human remains, Developer shall include the following language in all grading, site work, and construction plans: “If human remains are found during earth-moving, grading, or construction activities, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner of Santa Clara County is contacted to determine that no investigation of the cause of death is required. If the coroner determines the remains to be Native American the coroner shall contact the Native American Heritage Commission within 24 hours. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendent (MLD) from the deceased Native American. The MLD may then make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and associated grave goods as provided in Public Resources Code Section 5097.98. The landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further disturbance if: a) the Native American Heritage Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission; b) the descendent identified fails to make a recommendation; or c) the landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.”
<i>The following conditions shall be complied with AT ALL TIMES that the use permitted by this entitlement occupies the premises.</i>	
36.	LANDSCAPE MAINTENANCE: For the life of the project, Developer shall maintain landscaping and irrigation in accordance with the approved plans, except as otherwise permitted or required by law. Significant changes to the number, placement, and selection of plant species may require a modification to this approval, to be determined by the Community Development Director or designee.

BUILDING DIVISION CONDITIONS

37.	CONDITIONS OF APPROVAL: All conditions of approval shall be included on the first sheet after the cover sheet of the construction drawing submitted for a building permit.
38.	PRE-CONSTRUCTION MEETING: A preconstruction meeting will be held before construction begins, scheduled at the time of permit issuance, at a mutually agreed time and location between the project building inspector and the responsible party. This meeting will review approval conditions, pre-occupancy requirements, construction hours, inspection requests, project expectations, and site procedures. The applicant must ensure representation from their design and construction staff, including subcontractors, and relevant approving departments may also attend.
39.	CONSTRUCTION MANAGEMENT PLAN: The project developer must provide a Construction Management Plan (CMP) as part of the building and/or grading permit application. The CMP will be reviewed and approved by the Building Official before the issuance of the permit and will serve as a binding document. Non-compliance with the CMP may result in a "Stop Work Notice." The plan shall be updated as project conditions change and designed to minimize public parking space loss, limiting the duration of any disruptions. The CMP must include, but is not limited to: • Locations for materials and equipment storage, scaffolding, safety measures, temporary fencing, construction trailers, and portable toilets. • A work schedule detailing the start date, road or lane closure dates, key milestones, and completion dates. • Hours of construction, a construction waste management plan, staging/storage locations, travel routes and turnaround areas, any necessary road/lane closures, and a phasing plan.
40.	TEMPORARY FENCING: Temporary fencing around a building site during construction is required to ensure security, public safety, and noise/dust mitigation. "Temporary" refers to fencing that is not permanently attached to the ground or any permanent structure. Acceptable materials include chain-link or plywood, up to 6 feet in height, which do not require permits. Temporary fencing must be placed entirely within the project property unless letters of permission from adjacent property owners or a City encroachment permit are obtained. All temporary fencing must be removed upon completion of construction. Fencing exceeding 6 feet in height requires review and permitting by the Building Department.
41.	JOB SITE SIGNAGE: Before construction begins, a weatherproof sign measuring 36 inches by 48 inches must be placed where it is clearly visible from the public right-of-

	way. The sign should include the following information: a. Address of the project site. b. Permitted hours for construction and deliveries/off-haul. c. Name, email address, and direct phone number of the General Contractor. d. Name, email address, and direct phone number of the project manager. e. Name and phone number for emergency contact. f. Code Enforcement complaint phone number (408-846-0251).
42.	CONSTRUCTION ACTIVITIES: To control traffic congestion, noise, and dust during excavation, grading, and construction, the following provisions apply: Construction activities are limited to 7 AM to 7 PM, Monday through Friday, and 9 AM to 7 PM on Saturdays, unless otherwise specified in a valid permit or approval.
43.	FINAL GRADING AND DRAINAGE PLAN: At the time of building permit submission, the project developer must provide a final grading and drainage plan prepared by a licensed civil engineer, showing final grades with accurate elevations and on-site drainage control measures to prevent stormwater runoff onto adjoining properties.
44.	PAD ELEVATION CERTIFICATION: The applicant or developer must submit a pad elevation certification letter from a licensed land surveyor or registered civil engineer to the Building Official, confirming that the pad elevations and building location (setbacks) comply with the approved plans, prior to foundation inspection.
45.	SITE SURVEY: The applicant must provide a site survey for the entire parcel, stamped and signed by a California-licensed land surveyor. The survey should include, but not be limited to, the following elements: property line locations and dimensions, streets and easements, existing buildings, topographic contour lines, and trees/landscaping.
46.	PERMIT CARD: The stamped and approved plans with the permit card must be present on-site at all times.
47.	TITLE 24: All structures must comply with the Title 24 Building Standards, including Building, Electrical, Mechanical, Plumbing, Energy, Fire, Green Building, and State and Federal accessibility requirements. Compliance must be according to the regulations in effect and amended by the City of Gilroy at the time of building permit submission.
48.	GREEN BUILDING STANDARDS: The building must incorporate mandatory green building measures from the California Green Building Standards Code. The applicant shall include the checklist, noting the locations of this information on the plans and specifications. All measures will be verified by the Building Inspector during the final

	inspection.
49.	GEOTECHNICAL REPORT: The applicant must submit a stamped, signed, and dated soil investigation report with design recommendations to the Building Official, based on observations and tests from borings or excavations. Additional studies may be needed for soil-related factors. A stamped, signed, and dated letter from a Geotechnical or Civil Engineer is also required, confirming compliance with recommendations for soil site observation. Before final inspection, the engineer must provide a report stating that the completed work conforms to approved plans and specifications.
50.	STORMWATER POLLUTION PREVENTION PLAN: An approved SWPPP, including any amendments, must be available on-site until all building work is complete and City permits are finalized. The SWPPP must be combined with timely installation of Best Management Practices (BMPs), regular inspections, maintenance, and documentation. It should be kept up to date throughout the project's progress. Non-compliance may result in correction notices, citations, or stop work orders. The project developer is responsible for implementing the following BMPs, which must be included in the SWPPP: a. Erosion Control: Erosion control measures must be included in the grading plan to prevent soil, dirt, and debris from entering the storm drain system. Acceptable measures include hydroseeding, hay bales, sandbags, and siltation fences, subject to City Engineer/Building Official approval. b. Revegetation: All cut and fill slopes must be stabilized by October 15, with hydroseeding completed by September 15. No grading is allowed from October 15 to May 1 without approved erosion control measures. c. Debris Management: Regularly collect and recycle construction debris, using tarps as necessary to reduce stormwater runoff pollution. d. Site Cleanup: Remove all dirt, gravel, rubbish, and green waste from streets and storm drains. Limit construction access and avoid driving off paved areas during wet weather. Sweep the pavement daily and remove caked mud before sweeping. e. Filter Installation: Install filter materials at storm drain inlets to capture debris. Maintain and replace these materials as needed. f. Equipment Cleaning: Do not clean machinery or dispose of wash water in streets, gutters, or storm drains. g. Concrete Wash Area: Locate washout areas away from storm drains, construct a temporary pit for waste, allow the concrete to set, break it up, and recycle or dispose of properly.
51.	PRE-MANUFACTURED TRAILER: A construction trailer shall be allowed to be placed on the project site for daily administration/coordination purposes during the construction period. At no time shall campers, trailers, motor homes, or any other vehicle be used as

	living or sleeping quarters on the construction site. All such vehicles shall be removed from the site at the end of each workday. A building permit is required for the installation of a pre-manufactured trailer.
52.	PORTABLE TOILETS: Portable toilets used during construction shall be emptied on a regular basis as necessary to prevent odor. A containment pan is required under all portable toilets.
53.	CONSTRUCTION STORAGE: All construction materials, debris and equipment shall be stored on site. If that is not physically possible, an encroachment permit shall be obtained from the Department of Public Works prior to placing any construction materials, debris, debris boxes or unlicensed equipment in the right-of-way. The placing of portable restroom facilities in the City right-of-way will not be permitted.
54.	CONSTRUCTION SITE MAINTENANCE: All portions of the job site shall be maintained in an organized and professional condition. All trash, debris, construction scraps and broken/deteriorated machinery shall be removed from the site at the end of each week. If offloaded construction materials are not used within 2 weeks, they shall be screened from view. All sidewalks, driveways and public/private roadways fronting the subject site shall be broom cleaned at the end of each business day.
55.	DEMOLITION PERMIT: Demolition permit(s) shall be issued in accordance with Section 6.1 of the Gilroy Municipal Code. Safeguards during construction shall be provided in accordance with Chapter 33 of the California Building Code.
56.	PLAN MODIFICATIONS: Acceptance of the plans does not release the developer from correction of mistakes, errors, or omissions contained therein. If, during construction, the public interest requires a modification or a departure from these accepted plans, the City shall have the authority to require such modifications and shall specify the manner in which the same is to be made.
57.	BICYCLE PARKING: Short-term bicycle parking. Provide bicycle racks, for 5 percent of new visitor parking spaces added, with a minimum of one two-bike capacity “inverted U,” or equivalent as approved by the Community Development Director. The bicycle rack must secure the frame and both wheels. Racks should be located near the building entrance (i.e., within constant visual range) unless it is demonstrated that they create a public hazard or locating them there is otherwise infeasible. If space is unavailable near building entrances, the racks must be designed so that the lock is protected from physical assault. Bicycle lockers may be provided in addition to bicycle racks. Long-term bicycle parking. Provide secure bicycle parking for 5 percent of the tenant-occupant parking spaces with a minimum of one bicycle parking facility.

FIRE SAFETY CONDITIONS

The following conditions apply to NEW CONSTRUCTION, based on the provisions for fire safety during building construction. The building owner and general contractor are responsible for compliance with the provisions below.

58.	All buildings and uses shall have fire engine access within 150 feet of any portion of the building or use/storage areas. Roads shall be all weather and capable of supporting a 75,000 pound apparatus and provide an inside turn radius of 32 feet and outside of 40 feet. Fire Access roadways shall be clearly marked and maintained clear at all times.
59.	The “U” shaped road shall be maintained free and clear for vehicle driving and shall not be used to store equipment, supplies, or other items.
60.	An annual Fire Code operational permit for Miscellaneous Combustible Storage will be required based on the uses on the property. The annual cost for a Fire code Operational permit is currently \$467.00.

PUBLIC WORKS CONDITIONS

The following conditions authorize the specific terms and are a part of the project ENTITLEMENT(S); and which shall be addressed on the construction plans submitted for any BUILDING PERMIT, GRADING PERMIT or SUPERSTRUCTURE, and shall be satisfied prior to issuance of whichever permit is issued first, or if another deadline is specified in a condition, at that time.

61.	PAYMENT OF PUBLIC WORKS PLAN CHECK AND INSPECTION FEE: The applicant shall submit a detailed project cost estimate prepared by the project engineer, to approval of the City Engineer, with the initial project plan submittal. The cost estimate shall be broken out into on-site and off-site improvements. Prior to plan approval, the applicant shall pay 100% of the plan check and inspection fee based on the approved project cost estimate. Public Works will not sign-off on the issuance of the project building permit without full payment of this plan check and inspection fee. (<i>PUBLIC WORKS</i>).
62.	PLAN SUBMITTAL: The Engineering project plans shall be submitted, in full, with the building permit plans. Improvement plans are required for both on-site and off-site improvements, and the improvement plan set cover sheet shall include an

	index referencing on-site and off-site improvements. All improvements shall be designed and constructed in accordance with the City of Gilroy Municipal Code and Standard Specifications and Details, and are subject to all laws of the City of Gilroy by reference. The improvement plans shall include all civil project plans including, but not limited to, site plans, grading plans, utility plans, joint trench, off-site plans, lighting (photometric) plans, and landscaping plans within the public right-of-way. The plan shall clearly identify both public and private utilities. The improvement plans shall be submitted and completed per the Public Works Engineering submittal checklist provided by the City, and available on the City website. (PUBLIC WORKS)
63.	UTILITY PLANS: A utility plan shall be provided for all projects as specified within these conditions of approval. To ensure coordination between the applicant and the relevant utility company: - The applicant shall provide joint trench composite plans for the underground electrical, gas, telephone, cable television, and communication conduits and cables including the size, location and details of all trenches, locations of building utility service stubs and meters and placements or arrangements of junction structures as a part of the Improvement Plan submittals for the project. Show preferred and alternative locations for all utility vaults and boxes if project has not obtained PG&E approval. A licensed Civil or Electrical Engineer shall sign the composite drawings and/or utility improvement plans. (All dry utilities shall be placed underground). - The applicant shall negotiate any necessary right-of-way or easement with PG&E, or any other utilities, subject to the review and approval by the Engineering Division and the utility companies. - A “Will Serve Letter” shall be provided for each utility company expected to service the subdivision. Early coordination with the utility companies is necessary to obtain this letter. Coordination of City utilities shall be through the Engineering Division. - A note shall be placed on the joint trench composite plans which states that the plan agrees with City Codes and Standards and that no underground utility conflict exists. (PUBLIC WORKS)
64.	UTILITY RESPONSIBILITIES: Storm and sewer utilities in private areas shall be privately owned and privately maintained. The water system in Gilroy is owned and maintained by the City. Conversely, public utilities within utility easements on private property remain the responsibility of the individual utility companies to maintain. The plans shall note the inspection, ownership and maintenance responsibility for each utility shown on the plans within a Table of Responsibilities on the project cover sheet of the improvement plans submitted with the initial plan submittal. The table shall include the list of streets, the responsible party for inspection of the improvements, who is responsible for the ownership of the utility,

	and who is responsible for the maintenance of the utility. An example of this table, including the types of utilities to be listed, can be provided by the Engineering Division upon request. <i>(PUBLIC WORKS)</i>
65.	PREPARATION OF ELECTRICAL PLANS: The project electrical plans shall be prepared by a registered professional engineer experienced in preparing these types of plans. The applicant shall submit, with the improvement plans submitted with the initial plan submittal, a letter from the design Electrical or Civil Engineer that states the electrical plan conform to City Codes and Standards, and to the approved improvement plans. The letter shall be signed and stamped by the professional engineer that prepares the improvement plans. <i>(PUBLIC WORKS)</i>
66.	EXISTING FACILITIES PROTECTION: All existing public utilities shall be protected in place and if necessary, relocated as approved by the City Engineer. No permanent structure is permitted within City easements without the approval of the City of Gilroy. <i>(PUBLIC WORKS)</i>
67.	WATER QUALITY: Project design shall comply with the Stormwater Management Guidance Manual for Low Impact Development & Post-Construction Requirements. The applicant shall submit the Source Control Checklist as well as the appropriate Performance Requirements Checklist found in Appendix A of the manual at the time of the initial submittal for building permit. The manual can be found at the following site: www.cityofgilroy.org/261/Storm-Water-Management <i>(PUBLIC WORKS)</i>
68.	DEVELOPER STORM WATER QUALITY RESPONSIBILITY: The developer is responsible for ensuring that all contractors are aware of all storm water quality measures, and implement such measures. Failure to comply with the approved construction BMPs will result in the issuance of correction notices, citations, or a project stop order. <i>(PUBLIC WORKS)</i>
69.	BEST MANAGEMENT PRACTICES (BMP): The applicant shall perform all construction activities in accordance with Gilroy Municipal Code Section 27C, Municipal Storm Water Quality Protection and Discharge Controls, and Section E.10, Construction Site Storm Water Run-Off Control Program of the Regional NPDES Permit. Detailed information can be located at: www.flowstobay.org/documents/business/construction/SWPPP.pdf . This sheet shall be printed and included in all building construction plan sets permitted for construction in the City of Gilroy. <i>(PUBLIC WORKS)</i>
70.	FIRE DEPARTMENT HYDRANT FLOW TEST: The applicant shall perform a Fire Hydrant flow test to confirm the water system will adequately serve the development, and will modify any part of the systems that does not perform to the

	standards established by the City. Applicant shall coordinate with Fire Department for the Fire Hydrant flow test. The flow test results shall be submitted with the initial plan submittal. <i>(PUBLIC WORKS)</i>
71.	WATER CONSERVATION: The project shall fully comply with the measures required by the City's Water Supply Shortage Regulations Ordinance (Gilroy City Code, Chapter 27, Article VI), and subsequent amendments to meet the requirements imposed by the State of California's Water Board. This ordinance established permanent voluntary water saving measures and temporary conservation standards. <i>(PUBLIC WORKS)</i>
72.	IMPACT FEES: The project is subject to the City's Street Tree and Storm Development Impact Fees. The City's latest impact fee schedule is available on the City's website. Payment of all Impact Fees is required at first building permit issuance. Fees shall be based on the current fee schedule in effect at the time of fee payment, consistent with and in accordance with City policy. Note that impact fees increase at the beginning of each fiscal year, July 1. Specific fee language is provided further in these conditions of approval. <i>(PUBLIC WORKS)</i>
73.	STORMWATER MANAGEMENT PLAN: At first improvement plan submittal, the applicant shall submit a Storm Water Management Plan (SWMP) prepared by a registered Civil Engineer. The SWMP shall analyze the existing and ultimate conditions and facilities, and the study shall include all off-site tributary areas. Study and the design shall be in compliance with the City's Stormwater Management Guidance Manual (latest edition). Existing off-site drainage patterns, i.e., tributary areas, drainage amount, and velocity shall not be altered by the development. The plan shall be to the approval of the City Engineer and shall be approved prior to the issuance of the building permit. <i>(PUBLIC WORKS)</i>
74.	STORMWATER CONTROL PLAN: At first improvement plan submittal, the applicant shall submit a design level Stormwater Control Plan Report (in 8 ½ x 11 report format), to include background, summary, and explanation of all aspects of stormwater management. The report shall also include exhibits, tables, calculations, and all technical information supporting facts, including but not limited to, exhibit of the proposed site conditions, which clearly delineates impervious and pervious areas on site. The plan shall provide a separate hatch or shading for landscaping/pervious areas on-site including those areas that are not bio-retention areas. This stormwater control plan report format does not replace, or is not in-lieu of any stormwater control plan sheet in the improvement plans. The stormwater control plan shall include a signed Performance Requirement Certifications specified in the Stormwater Guidance Manual. At applicant's sole expense, the stormwater control plan shall be submitted for review by an independent third party accepted by the City for compliance. Result of the peer review shall be submittal and approved by the City Engineer prior to the issuance of the first building permit. <i>(PUBLIC WORKS)</i>

75.	REPAIR OF PUBLIC IMPROVEMENTS: The applicant shall repair or replace all existing improvements not designated for removal, and all new improvements that are damaged during construction or removed because of the applicant's operations. The applicant shall request a walk-through with the Engineering Construction Inspector before the start of construction to verify existing conditions. Said repairs shall be completed prior to the first occupancy of the project. (<i>PUBLIC WORKS</i>)
76.	GRADING & DRAINAGE: All grading activity shall address National Pollutant Discharge Elimination System (NPDES) concerns. There shall be no earthwork disturbance or grading activities between October 15 th and April 15 th unless otherwise approved by the City Engineer. If approved, the applicant shall submit a Winterization Erosion Control Plan to the City Engineer for review and approval. This plan shall incorporate erosion control devices and other techniques in accordance with Gilroy Municipal Code § 27C to minimize erosion. Specific measures to control sediment runoff, construction pollution and other potential construction contamination shall be addressed through the Erosion Control Plan and Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall supplement the Erosion Control Plan and project improvement plans. These documents shall also be kept on-site while the project is under construction. A Notice of Intent (NOI) shall be filed with the State Water Resources Control Board, with a copy provided to the Engineering Division before a grading permit will be issued. A project WDID# shall be added to the grading plans prior to plan approval. (<i>PUBLIC WORKS</i>)
77.	UTILITIES: All new services to the development shall be "underground service" designed and installed in accordance with the Pacific Gas and Electric Company, AT&T (phone) Company and local cable company regulations. Underground utility plans must be submitted to the City prior to installation. (<i>PUBLIC WORKS</i>)
78.	SITE LIGHTING STANDARDS: The applicant shall submit a photometric plan for on-site lighting showing lighting levels to Illuminating Engineering Society (IES) Standards. The plan shall comply with the requirement of an average of 1 foot-candle with a 4:1 minimum to average ratio and a minimum lighting of 0.3 foot-candle. This lighting standard is applicable to all accessibly parking lots, driveways, circulation areas, aisles, passageways, recesses, and accessible grounds contiguous to all buildings. The lighting system shall be so designed as to limit light spill beyond property lines and to shield the light source from view from off site. The photometric plan shall be approved by the City Engineer. (<i>PUBLIC WORKS</i>)
79.	STREET LIGHTING STANDARDS: The applicant shall submit plans for street/sidewalk showing lighting levels to Illuminating Engineering Society (IES)

	Standards. The plan shall comply with lighting requirements as follows: a. Collector Streets: 0.6 fc average with a 0.15 fc minimum with a 4:1 average to minimum uniformity. The applicant shall submit a photometric plan identifying how these lighting levels are being met given the site geometrics, using City Standard street lights, and a Type III lighting distribution. The width of the street and lighting levels shall determine the lighting spacing. Street lights and pull boxes shall be installed behind the back of walk where feasible so as to maintain sidewalk clear of obstructions to the approval of the City Engineer. The photometric plan shall be approved prior to the issuance of the building permit. <i>(PUBLIC WORKS)</i>
80.	FENCES AND OTHER PERMANENT STRUCTURES OUTSIDE CITY RIGHT-OF-WAY: The applicant shall locate all project fencing and foundation of a permanent nature within the project's property and outside of the City right-of-way and outside of the public easement. <i>(PUBLIC WORKS)</i>
81.	FLOOR DRAINS: All floor drains in garbage collection sites shall be plumbed to connect to the sanitary sewer system, and shall not be connected to stormwater collection system. The plumbing connections shall be shown on the plans to the approval of the City Engineer. <i>(PUBLIC WORKS)</i>
82.	STORM DRAIN INLETS AND WATERWAYS: Per the City's Clean Water Program's requirements, the applicant shall mark with the words "No Dumping! Flows to Bay," or equivalent, using methods approved by the City standards on all storm inlets surrounding and within the project parcel. <i>(PUBLIC WORKS)</i>
83.	GARBAGE/RECYCLE STORAGE AND SERVICE: The applicant shall provide an adequate area for the purposes of storing garbage and recycling collection containers for scheduled servicing by the franchise solid waste collection service. The Applicant shall obtain a review letter from Recology confirming serviceability and site accessibility of solid waste pickup. No public right of way areas to be used for solid waste pickup. Contact Lisa Patton, Operations Manager 408-846-4421. Recology letter shall confirm that the garbage truck can fully access the site and does not have to "back up" into City Right of Way or Easement. There can be no interruption to the City Right of Way or easements due to solid waste pickup. <i>(PUBLIC WORKS)</i>
84.	UNDERGROUND FRONTAGE UTILITY LINES: The applicant must underground all overhead utilities, and remove all related utility poles, along the project frontage from utility pole to utility pole. The applicant shall be responsible for the coordination with all utility companies existing on the poles and coordinate for their undergrounding or relocation as necessary so that the project frontage is free from

	utilities to the approval of the City Engineer. The applicant shall submit plans for this undergrounding work with the civil plans submitted with the first building permit. Permitting for this undergrounding work shall occur prior to the issuance of the first building permit unless otherwise approved by the City Engineer. (<i>PUBLIC WORKS</i>)
85.	SITE LANDSCAPING COORDINATION: The site landscaping needs to be coordinated between the stormwater treatment area and the overall site landscaping plan area. The landscaping within the stormwater treatment area will not count towards the site landscaping requirement. Stormwater treatment areas should be identified on the site first, and then site landscaping to make sure the correct plant material is identified for each area. Some site landscaping plant material may not be suitable in stormwater treatment areas due to the nature of the facility. Sewer facilities cannot be aligned through stormwater treatment facilities. It is the applicant's responsibility to coordinate the civil stormwater treatment facilities and the plans from the project landscaper. (<i>PUBLIC WORKS</i>)
86.	EMPLOYEE PARKING: The applicant shall designate an appropriate amount of parking spaces on-site in the area designated for project site employees. The parking spaces shall be clearly marked and signed. The applicant shall ensure that all project site employees are required to park on-site. The applicant shall provide a plan, in writing, to the approval of the Planning Manager and City Engineer indicating how this requirement will be met, and said plan shall be approved by the Director of Community Development and City Engineer prior to occupancy of the first site building. (<i>PUBLIC WORKS</i>)
87.	IMPACT FEES: The applicant shall pay a fee proportional to the project's share of impact to the City's additional tree planting and storm drainage. The estimated impact fees, based on the approved entitlement plans, are estimates only. The actual impact fee will be calculated based on building permit plans submitted, and the fees approved by the City Council in place at the time of the building permit submittal. The fee shall be collected by the Public Works Department and paid prior to issuance of the first building permit. STREET TREE DEVELOPMENT IMPACT FEE: \$1,353.03 STORM DEVELOPMENT IMPACT FEE: \$4,550.40 (<i>PUBLIC WORKS</i>)
88.	CONSTRUCTION NOTICING: At least one week prior to commencement of any on or off-site work, the applicant shall post at the site, and to property owners within (300') three hundred feet of the exterior boundary of the project site a notice that

	construction work will commence on or around the stated date. The notice shall include a list of contact persons with name, title, phone number and area of responsibility. The person responsible for maintaining the list shall be included. The list shall be current at all times and shall consist of persons with authority to initiate corrective action in their area of responsibility. The names of individuals responsible for dust, noise and litter control shall be expressly identified in the notice. Noticing shall be in both English and Spanish. The notice shall be submitted for review to the approval of the City Engineer two weeks prior to the issuance of the building permit. <i>(PUBLIC WORKS)</i>
<i>The following conditions shall be met prior to the approval of the FINAL MAP or PARCEL MAP, or if another deadline is specified in a condition, at that time.</i>	
89.	DEDICATION OF EASEMENT: The applicant shall dedicate a 10-foot Public Service Easement to the City. The easement shall be conveyed by PSE Grant Deed. The applicant shall prepare the easement conveyance documents for review to the approval of the City Engineer. The easement shall be recorded with the County of Santa Clara prior to the issuance of the building permit. <i>(PUBLIC WORKS)</i>
90.	RECORD DRAWINGS: The applicant shall submit one full set of original record drawings and construction specifications for all off-site improvements to the Department of Public Works. All underground facilities shall be shown on the record drawings as constructed in the field. The applicant shall also provide the City with an electronic copy of the record drawings in the AutoCAD Version being used by the City at the time of completion of the work. The applicant shall also submit an AutoCAD drawing file of all consultants composite basemap linework showing all public improvements and utility layouts. This condition shall be met prior to the release of utilities, final inspection, or issuance of a certificate of occupancy, whichever occurs first. <i>(PUBLIC WORKS)</i>
91.	PAVEMENT RESTORATION: Due to construction activities, new utility cuts along the project frontage, and the anticipated project's truck traffic the applicant shall provide a 2-inch asphalt concrete grind and overlay along the south half of Las Animas Avenue along the project frontage, ultimate centerline to existing edge of gutter. Any damaged caused because of construction activities within the general area of the project or along the designated haul route shall apply the same grind and overlay treatment to the Satisfaction of the City Engineer. If the street abutting the property has been classified as being in a failed condition or a Pavement Condition Index (PCI) of 50 or below, the applicant will be required to reconstruct the street.

	The City Engineer shall approve the roadway repair prior to the release of utilities, final inspection, or issuance of a certificate of occupancy, whichever occurs first. (PUBLIC WORKS)
92.	STORMWATER MANAGEMENT FACILITIES MAINTENANCE AGREEMENT: The applicant shall execute a Stormwater Management Facilities Maintenance Agreement with the City Engineer as specified in Chapter 7.39.210-230 of the Stormwater Management and Discharge Control ordinance. The agreement shall outline the operation and maintenance (O&M) plan for the permanent storm water treatment facilities. The City-Standard Stormwater BMP Operation and Maintenance Agreement will be provided by Public Works Engineering. The agreement shall include the following: a. This Agreement shall also provide that in the event that maintenance or repair is neglected, or the stormwater management facility becomes a danger to public health or safety, the city shall have the authority to perform maintenance and/or repair work and to recover the costs from the owner. b. All on-site stormwater management facilities shall be operated and maintained in good condition and promptly repaired/replaced by the property owner(s) or other legal entity approved by the City. c. Any repairs or restoration/replacement and maintenance shall be in accordance with City-approved plans. d. The property owner(s) shall develop a maintenance schedule for the life of any stormwater management facility and shall describe the maintenance to be completed, the time period for completion, and who shall perform the maintenance. This maintenance schedule shall be included with the approved Stormwater Runoff Management Plan. This agreement shall be executed prior to the first occupancy of the building. (PUBLIC WORKS)
93.	STORMWATER MANAGEMENT FACILITIES INSPECTION: The Stormwater Management Facilities Maintenance Agreement work shall require inspections be performed which shall adhere to the following: a. To comply with the State Stormwater requirements and the NPDES permit, the applicant shall secure a QSD or QSP to maintain all erosion control and BMP measures during construction. The applicant's QSD or QSP shall provide the City weekly inspection reports to the approval of the City Engineer. b. Stormwater facility inspections shall be done at least twice per year, once in Fall by October 1st, in preparation for the wet season, and once in Winter by March 15th. Written records shall be kept of all inspections and shall include, at minimum, the following information: 1. Site address; 2. Date and time of inspection;

	3. Name of the person conducting the inspection; 4. List of stormwater facilities inspected; 5. Condition of each stormwater facility inspected; 6. Description of any needed maintenance or repairs; and 7. As applicable, the need for site re-inspection. c. Upon completion of each inspection, an inspection report shall be submitted to Public Works Engineering no later than October 1st for the Fall report, and no later than March 15th of the following year for the Winter report. d. Before commencing any grading or construction activities, the applicant shall obtain a National Pollutant Discharge Elimination System (NPDES) permit and provide evidence of filing of a Notice of Intent (NOI) with the State Water Resources Control Board. e. The applicant is responsible for ensuring that all contractors are aware of all storm water quality measures and implement such measures. Failure to comply with the approved construction BMPs will result in the issuance of correction notices, citations or a project stop order. f. Sequence of construction for all stormwater facilities (bioswales, detention/retention basins, drain rock, etc.) shall be done toward final phases of project to prevent silting of facilities and reduce the intended use of the facilities. g. Prior to final inspection, all stormwater facilities will be tested by a certified QSP or QSD to meet the minimum design infiltration rate. All tests shall be made at on 20 ft x 20ft grid pattern over the surface of the completed stormwater facility unless otherwise approved by the City Engineer. All soil and infiltration properties for all stormwater facilities shall be evaluated by the geotechnical engineer. Percolation tests (using Double Ring Infiltrometer Testing with appropriate safety factors) at horizontal and vertical (at the depth of the stormwater facility) shall be conducted for each stormwater facility. A 50% safety factor shall be applied to the calculated percolation test and shall be used as the basis for design (the design percolation rate). The geotechnical report shall include a section designated for stormwater design, including percolation results and design parameters. <i>(PUBLIC WORKS)</i>
94.	REGIONAL BOARD STORMWATER REVIEW: This project may be subject to an audit by the Central Coast Regional Board. City may be required to provide the project stormwater design and storm water management plan for Regional Board review and comment. The project may need to provide the Regional Board any and all necessary documents (including reports, technical data, plans, etc.) for the Regional Board approval. <i>(PUBLIC WORKS)</i>
<i>The following conditions shall be complied with AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT, or if another deadline is specified in a condition, at that time.</i>	

95.

PUBLIC WORKS CONSTRUCTION ACTIVITIES: The City shall be notified at least ten (10) working days prior to the start of any construction work, and at that time the contractor shall provide a project construction and phasing schedule, and a 24-hour emergency telephone number list. The schedule shall be in Microsoft Project, or an approved equal, and shall identify the scheduled critical path for the installation of improvements to the approval of the City Engineer. The schedule shall be updated weekly. The approved construction and phasing schedule shall be shared with Gilroy Unified School District (GUSD) to avoid traffic impacts to surrounding school functions. An approved construction information handout(s) shall also be provided to GUSD to share with school parents. (*PUBLIC WORKS*)

- a. All work shown on the improvement plans shall be inspected to the approval of the City Engineer as applicable. Uninspected work shall be removed as deemed appropriate by the City Engineer.
- b. Construction activities related to the issuance of any Public Works permit shall be restricted to the weekday between 7:00 a.m. and 7:00 p.m., Saturday 9:00 a.m. to 7:00 p.m. for general construction activities. No work shall be done on Sundays and on City Holidays unless otherwise approved by the City Engineer. Please note that no work shall be allowed to take place within the City right-of-way after 5:00 p.m. Monday through Friday. In addition, no work being done under the issuance of a Public Works encroachment permit may be performed on the weekend unless prior approvals have been granted by Public Works. The City Engineer may apply additional construction period restrictions, as necessary, to accommodate standard commute traffic along arterial roadways and along school commute routes. Signs outlining the project construction times shall be posted at conspicuous locations on site where it is visible to the public. The signs shall be per the City Standard Drawing for posting construction hours. The sign shall be kept free of graffiti at all times. Contact the Public Works Department to obtain sample City Standard sign outlining hours of operation.
- c. The allowed hours of Public Works construction activities may be waived or modified through an exemption, for limited periods, if the City Engineer finds that the following criteria are met:
 - i. Permitting extended hours of construction will decrease the total time needed to complete the project thus mitigating the total amount of noise associated with the project as a whole; or,
 - ii. Permitting extended hours of construction are required to accommodate design or engineering requirements, such as a

	large concrete pour. Such a need would be determined by the project's design engineer and require approval of the City Engineer. iii. An emergency situation exists where the construction work is necessary to correct an unsafe or dangerous condition resulting in obvious and eminent peril to public health and safety. If such a condition exists, the City may waive any of the remaining requirements outlined below. iv. The exemption will not conflict with any other condition of approval required by the City to mitigate significant impacts. v. The contractor or owner of the property will notify residential and commercial occupants of property adjacent to the construction site of the hours of construction activity which may impact the area. This notification must be provided three days prior to the start of the extended construction activity. vi. The approved hours of construction activity will be posted at the construction site in a place and manner that can be easily viewed by any interested member of the public. vii. The City Engineer may revoke the exemption at any time if the contractor or owner of the property fails to abide by the conditions of exemption or if it is determined that the peace, comfort and tranquility of the occupants of adjacent residential or commercial properties are impaired because of the location and nature of the construction. The waiver application must be submitted to the Public Works Construction Inspector ten (10) working days prior to the requested date of waiver. d. The following provision to control traffic congestion, noise, and dust shall be followed during site excavation, grading and construction: i. All construction vehicles should be properly maintained and equipped with exhaust mufflers that meet State standards. ii. Blowing dust shall be reduced by timing construction activities so that paving and building construction begin as soon as possible after completion of grading, and by landscaping disturbed soils as soon as possible. iii. Further, water trucks shall be present and in use at the
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construction site. All portions of the site subject to blowing dust shall be watered as often as deemed necessary by the City, or a minimum of three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites in order to insure proper control of blowing dust for the duration of the project.

- iv. Watering on public streets, and wash down of dirt and debris into storm drain systems will not be allowed. Streets will be cleaned by street sweepers or by hand as often as deemed necessary by the Construction Inspector, or at least once a day. Watering associated with on-site construction activity shall take place between the hours of 8 a.m. and 5 p.m. and shall include at least one late-afternoon watering to minimize the effects of blowing dust. Recycled water shall be used for construction watering to manage dust control where possible, as determined by the City Engineer. Recycled water shall be billed at the municipal industrial rate based on the current Santa Clara Valley Water District's municipal industrial rate. Where recycled water is not available potable water shall be used. All potable construction water from fire hydrants shall be metered and billed at the current portable fire hydrant meter rate.
- v. All public streets soiled or littered due to this construction activity shall be cleaned and swept on a daily basis during the workweek to the satisfaction of the Construction Inspector.
- vi. Construction grading activity shall be discontinued in wind conditions that in the opinion of the Public Works Construction Inspector cause excessive neighborhood dust problems.
- vii. Site dirt shall not be tracked into the public right-of-way, and shall be cleaned immediately if done, or the project may risk being shut down. Mud, silt, concrete and other construction debris shall not be washed into the City's storm drains.
- viii. Construction activities shall be scheduled so that paving and foundation placement begin immediately upon completion of grading operation.
- ix. All aggregate materials transported to and from the site shall be covered in accordance with Section 23114 of the California Vehicle Code during transit to and from the site.

	x. Prior to issuance of any permit, the applicant shall submit any applicable pedestrian or traffic detour plans, to the satisfaction of the City Engineer, for any lane or sidewalk closures. The traffic control plan shall be prepared by a licensed professional engineer with experience in preparing such plans. The Traffic Control Plan shall be prepared by a licensed engineer in accordance with the requirements of the latest edition of the California Manual on Uniform Traffic Control Devices (MUTCD) and standard construction practices. The Traffic Control Plan shall be approved prior to the commencement of any work within the public right-of-way. xi. During construction, the applicant shall make accessible any or all City utilities as directed by the City Engineer. xii. The minimum soils sampling and testing frequency shall conform to Chapter 8 of the Caltrans Construction Manual. The applicant shall require the soils engineer submit to daily testing and sampling reports to the City Engineer.
96.	JOB SITE SIGNAGE: Prior to construction, A 36 inch by 48 inch weatherproof sign shall be located so it is clearly readable from the public right-of-way and shall include the following information: a. Address of the project site. b. Permitted hours of construction and of deliveries/off-haul. c. Name, e-mail address and direct phone number of the General Contractor. d. Name, e-mail address and direct phone number of responsible person managing the project. e. Name and phone number of person to call in case of an emergency. f. Code Enforcement complaint telephone number (408-846-0264).
97.	MATERIAL HAULING ROUTE AND PERMIT: The haul route for this project shall be: Starting at Leavesley Road to Monterey Road to Las Animas Avenue. The trucking shall follow the same route back to the Highway 101. A letter from the applicant confirming the intention to use this hauling route shall be submitted to the Department of Public Works, and approved, prior to the issuance of any City permits. All material hauling activities including but not limited to, adherence to the approved route, hours of operation, staging of materials, dust control and street maintenance shall be the responsibility of the applicant. All storage and office trailers will be kept off the public right-of-way. Tracking of dirt onto City streets and walks will not be allowed. The applicant must provide an approved method of cleaning tires and trimming loads on-site. Any job-related dirt and/or debris that

	impacts the public right-of-way shall be removed immediately. No wash down of dirt into storm drains will be allowed. All material hauling activities shall be done in accordance with applicable City ordinances and conditions of approval. Mud, silt, concrete and other construction debris shall not be washed into the City's storm drains. Violation of such may be cause for suspension of work. (<i>PUBLIC WORKS</i>)
98.	CONSTRUCTION WORKER PARKING: The applicant shall provide a construction-parking plan that minimizes the effect of construction worker parking in the neighborhood and shall include an estimate of the number of workers that will be present on the site during the various phases of construction and indicate where sufficient off-street parking will be utilized and identify any locations for off-site material deliveries. Said plan shall be approved by the City Engineer prior to issuance of City permits and shall be complied with at all times during construction. Failure to enforce the parking plan may result in suspension of the City permits. No vehicle having a manufacturer's rated gross vehicle weight exceeding ten thousand (10,000) pounds shall be allowed to park on the portion of a street which abuts property in a residential zone without prior approval from the City Engineer (§15.40.070). (<i>PUBLIC WORKS</i>)
<i>The following conditions shall be complied with AT ALL TIMES that the use permitted by this entitlement occupies the premises</i>	
99.	POST CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP): In accordance with Gilroy Municipal Code Chapter 27D <i>Post Construction Storm Water Pollution Prevention</i> all projects that meet the criteria described in the Storm Water Guidance Manual for Low Impact Development and Post-Construction Requirements shall prepare a storm water control plan (SWCP) and shall meet the requirements of the design standards and selection of best management practices and shall be selected and designed to the satisfaction of the City Engineer or designee. Requirements shall include: a. Owner/occupant shall inspect private storm drain facilities at least two (2) times per year and sweep parking lots immediately prior to and once during the storm season. b. The applicant shall be charged the cost of abatement for issues associated with, but not limited to, inspection of the private storm drain facilities, emergency maintenance needed to protect public health or watercourses, and facility replacement or repair in the event that the treatment facility is no longer able to meet performance standards or has deteriorated. Any abatement activity performed on the applicant's property by City staff will be charged to the applicant at the City's adopted hourly rate. c. Label new and redeveloped storm drain inlets with the phrase "No Dumping:

	Drains to Bay” plaques to alert the public to the destination of storm water and to prevent direct discharge of pollutants into the storm drain. Template ordering information is available at www.flowstobay.org. d. All process equipment, oils fuels, solvents, coolants, fertilizers, pesticides, and similar chemical products, as well as petroleum based wastes, tallow, and grease planned for storage outdoors shall be stored in covered containers at all times. e. All public outdoor spaces and trails shall include installation and upkeep of dog waste stations. Garbage and recycling receptacles and bins shall be designed and maintained with permanent covers to prevent exposure of trash to rain. Trash enclosure drains shall be connected to the sanitary sewer system. (<i>PUBLIC WORKS</i>)
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End.



Community Development Department

Sharon Goei
DIRECTOR

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cityofgilroy.org | planningdivision@cityofgilroy.org

DATE: October 17, 2024
TO: Planning Commission
FROM: Cindy McCormick, Planning Manager
SUBJECT: Zoning Ordinance Update: Preliminary Draft Planning Permits, Part 1

RECOMMENDATION:

Receive the staff report and provide preliminary feedback on preliminary draft sections proposed for the comprehensive update. Preliminary recommendations should be made by an informal consensus of the Planning Commission.

BACKGROUND:

Beginning in September 2024, City staff introduced the comprehensive update and provided preliminary drafts of various sections of the Zoning Ordinance. Given the length and complexity of the Zoning Ordinance, the draft will be developed and presented to the public, the Planning Commission, and the City Council, over a series of public meetings. To date, the Planning Commission has reviewed the following preliminary drafts: Enactment and Administration, Nonconforming Uses and Structures, and Application Procedures. Recommendations received from the City Attorney and a consensus of the Planning Commission will be incorporated into each draft, with track changes for future reference. Once all preliminary drafts have been reviewed and revised per Planning Commission direction, a comprehensive draft of the entire Ordinance will be brought back to the Commission for a recommendation to the City Council.

DISCUSSION AND ANALYSIS:

As summarized in the **Background Information** document attached to this staff report, when reviewing the proposed amendments, the Planning Commission should determine whether the draft zoning regulations support the Statement of Intent, provided in [Section 30.1.10](#) of the current Zoning Ordinance.

Furthermore, the Commission should consider whether the draft regulations support the vision, guiding principles, goals and policies in the [2040 General Plan](#), [2023-2031 Housing Element](#), and adopted Specific Plans.

Planning Permits Overview: When a developer wants to build a new subdivision in the City, or a resident wants to build a new home in the City's Residential Hillside district they

must apply for a permit through the Planning Division. When a particular type of business, including for example an animal boarding facility, wants to operate in Gilroy, they may have to apply for a conditional use permit. The Zoning Ordinance codifies the planning permit process so an applicant understands the reason why a permit is needed (Purpose and Intent), when a permit is needed (Applicability and Exemptions), the required process for obtaining a permit (Notice and Administrative Review --or-- Public Hearing), the criteria used for making a decision (Findings for Approval), potential limitations placed on the permit (Conditions of Approval), and what is required after the permit has been issued (Post Decision and Modifications).

During the October 17, 2024 meeting, staff will introduce preliminary drafts of the following City's Planning Permit processes. Additional permit processes will be presented during the next Planning Commission study session.

PLANNING PERMITS	
Architectural and Site Plan Review and Minor Modifications	
The purpose of this Division is to provide the process for review of Architectural and Site Plan Review and Minor Modification requests. The intent of the Architectural and Site Plan Review process is to maintain or improve the character and integrity of a neighborhood or area by promoting excellence in development, minimizing traffic hazards or congestion, and encouraging the most appropriate development and use of land in harmony with the surrounding environment and in accordance with the General Plan. The intent of the Minor Modification process is to facilitate minor changes that maintain or improve the aesthetic, historic, architectural, landscape, or other qualities of properties.	
Conditional Use Permits	
The purpose of this Division is to provide the process for review of land uses which are not allowed as a matter of right within a designated zone and require additional review due to the nature of their use. Conditions of approval are intended to ensure land use compatibility and minimize potential impacts that could result from allowing the use(s) at the requested location.	
Minor Use Permits	
The purpose of this Division is to provide a process for review of land uses which are not allowed as a matter of right within a designated zone and may require additional review due to the nature of their use. The intent of the MUP is to provide a process for administrative review of uses that do not require a public hearing due to their limited anticipated impacts but may require specified conditions of approval.	
Temporary Use Permits	
The purpose of this Division is to provide the process for reviewing short-term activities, conducted in compliance with this Division, and in accordance with the purposes and intent of the Zoning Ordinance. Conditions of approval may be required to ensure land use	

compatibility and minimize potential impacts that could result from allowing the use(s) at the requested location.

Variances and Minor Deviation Permits

The purpose of this Division is to provide the process for a variance from the strict application of the Zoning Ordinance, excluding land use. Given the strict limitations of the Variance requirements, the Minor Deviation permit process allows for minor deviations of specified development standards, under certain circumstances.

NEXT STEPS: On December 5, the Planning Commission will review the remaining Planning Permit sections, including but not limited to Historic Resource Alteration Permits and Planned Development Permits. Future meetings will introduce preliminary drafts of the more substantive sections of the Zoning Ordinance, including definitions; zoning districts, allowed uses, and development standards; standards applicable to all zones (e.g., parking regulations); and standards for specific land uses (e.g., drive-through facilities). Once all preliminary drafts have been reviewed and revised per Planning Commission direction, a comprehensive draft of the entire ordinance will be brought back to the Commission for a recommendation to the City Council.

PUBLIC OUTREACH:

On September 12, 2024, the City advertised the zoning update in the Gilroy Dispatch. A dedicated website <https://www.cityofgilroy.org/1004/Zoning-Code-Update> has also been created and will be updated as new preliminary drafts are developed. Staff also intend to do more extensive outreach to the business community, residential stakeholders, and other stakeholders who would be most impacted by substantive changes to the Zoning Code (e.g., development standards and allowed uses Downtown) These community meetings will most likely be virtual to supplement the in-person meetings being held by the Planning Commission.

ATTACHMENTS:

1. Background Information
2. Architectural and Site Plan Review and Minor Modifications
3. Conditional Use Permits
4. Minor Use Permits
5. Temporary Use Permits
6. Variances and Minor Deviations
7. Summary of Changes



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COMPREHENSIVE ZONING ORDINANCE UPDATE

The Gilroy Planning Division is drafting amendments for a comprehensive update to Gilroy City Code, Chapter 30 (Zoning Ordinance). The City has traditionally completed a comprehensive code update, following adoption of a new General Plan. For example, in November 2003 the City Council adopted a comprehensive update to the entire Zoning Ordinance following adoption of the 2020 General Plan in June 2002. In addition to minor amendments following the 2003 update, a major update was completed in 2013, followed by minor amendments between 2013 and 2024, to primarily address state legislation that affect City regulations (e.g., Accessory Dwelling Units).

The Gilroy 2040 General Plan was adopted in November 2020 and a comprehensive Zoning Ordinance update is now being proposed.

While the General Plan sets forth a wide-ranging and long-term vision for the City, the Zoning Ordinance is the primary tool used to implement General Plan goals and policies, through guidance and regulation of land use development. The current Zoning Ordinance lacks regulations for new General Plan land uses including the new City Gateway District, Industrial Park, Employment Center and Mixed-Use districts. The update is also intended to implement community goals identified in the General Plan, including but not limited to ensuring orderly development and land use compatibility, housing needs, employment needs, recreational opportunities, commercial growth, and downtown revitalization.

In addition to addressing new land uses and policies adopted under the new General Plan, the update is intended to be responsive to needs identified by the Planning Division in their daily interactions with residents and businesses. For example, new provisions in the Temporary Use Permit Division will allow existing businesses to expand while they are applying for planning and building permits.

The update will also include a new format intended to make the Zoning Ordinance more user-friendly by adding subtitles for easy navigation, clarifying or revising language to limit misinterpretation and adding figures to better depict standards. The new Zoning Ordinance will also provide more transparency to the public regarding how city staff and decision makers process and make decisions on development applications.

Given the length and complexity of the Zoning Ordinance, the draft will be developed and presented to the general public, the Planning Commission, and the City Council, over a series of public meetings, which began with an introduction to the public and the Planning Commission at the September 5, 2024 Planning Commission meeting.

ZONING ORDINANCE

When reviewing the proposed amendments, the Planning Commission should determine whether the draft regulations support the following Statement of Intent, provided in section 30.1.10 of the current Zoning Ordinance:

The intent of the Zoning Ordinance is to promote and ***protect the public health, safety, peace, comfort, convenience and general welfare***, and the following more particular purposes:

- (a) To assist in providing a definite comprehensive plan for sound and orderly development, and to guide and regulate each development in accordance with the general plan and the objectives and standards set forth therein;
- (b) To protect and improve the established character and the social and economic stability of agricultural, residential, commercial, industrial and other areas of Gilroy;
- (c) To provide light, air, privacy and convenience of access to property; and to promote safety from fire and other dangers;
- (d) To prevent overcrowding of land and undue congestion of population;
- (e) To regulate the location of buildings and the use of buildings and land so as to prevent undue interference with existing or prospective traffic movements on public thoroughfares;
- (f) To prezone unincorporated territory adjoining the city for the purpose of determining the zoning that shall apply to such property in the event of subsequent annexation to the city.

GENERAL PLAN

In addition to considering the purpose of the Zoning Ordinance when reviewing the proposed amendments, the Planning Commission should determine whether the draft regulations support the vision, guiding principles, goals and policies in the [2040 General Plan](#), [Housing Element](#), and adopted Specific Plans. The General Plan represents the City of Gilroy's view of its future and expresses the community's vision and guiding principles for development over a 20-year horizon.

General Plan Vision Statement. The City of Gilroy's adopted General Plan includes a vision statement that reads as follows. *In 2040, Gilroy is a diverse and culturally rich community with a small-town feel. Gilroy's economy is thriving, with a healthy business environment and ample job opportunities for residents. Visitors come to Gilroy for its wineries, shopping, festivals, and recreational opportunities. It is well-known throughout the region for its excellent schools, agriculture, and downtown.*

General Plan Guiding Principles. The Gilroy 2040 General Plan also includes eight (8) guiding principles: 1) Foster Economic Growth; 2) Cultivate a Downtown Renaissance; 3) Balance Growth and Open Space; 4) Promote Fiscal Strength; 5) Foster a Sustainable Community; 6) Ensure Public Safety; 7) Offer Recreation Opportunities; and 8) Support Housing Options.

General Plan Land Use (LU) Element: The [Gilroy 2040 General Plan Land Use Element](#) establishes goals, policies, and programs to strategically accommodate future growth and change while preserving and enhancing the qualities that make Gilroy a great place to live and work. The goals, policies, and programs are designed to enhance Gilroy's neighborhoods and districts with an attractive mix of uses and amenities that expand the local economy, protect environmental resources, and improve the overall quality of life of residents. A variety of topics are discussed within the Land Use Element, including growth and change, mixed-use districts, residential neighborhoods, commercial and industrial areas, and community design. The Land Use Element also contains a description of land use designations (e.g., mixed-use) and a Land Use Diagram illustrating a map of land uses within the City of Gilroy.

Land Use Goals: The following land use goals should help guide the Planning Commission and City Council when reviewing the preliminary drafts. The associated land use policies and programs can be reviewed online in the [Land Use Element](#).

- Goal LU 1:** Protect and enhance Gilroy's quality of life and unique identity while continuing to grow and change.
- Goal LU 2:** Ensure the orderly development of large areas of Gilroy through specific plans.
- Goal LU 3:** Provide a variety of housing types that offer choices for Gilroy residents and create complete, livable neighborhoods.
- Goal LU 4:** Encourage the growth and development of retail, office, service, and entertainment uses in Gilroy to provide jobs, support City services, and make Gilroy an attractive place to live.
- Goal LU 5:** Encourage, facilitate, and support the development of new employment and industrial uses and retention of existing industry to ensure compatibility with existing surrounding uses and planned uses.
- Goal LU 6:** Support agricultural uses in and around Gilroy that have and will continue to influence Gilroy's identity and economy.
- Goal LU 7:** Encourage mixed-use development projects that create vibrant, walkable districts.
- Goal LU 8:** Support growth and development that preserves and strengthens the City's historic, small-town character; provides and maintains safe, livable, and affordable neighborhoods; and creates beautiful places.
- Goal LU 9:** Encourage the growth and revitalization of Downtown to create a vibrant, high-quality place for residents, businesses, and visitors.

Division 30.xx.xxx – Architectural and Site Plan Review and Minor Modifications

Sections

30.xx.011	Purpose and Intent
30.xx.012	Applicability and Exemptions
30.xx.013	Notice and Administrative Review
30.xx.014	Findings for Approval
30.xx.015	Conditions of Approval
30.xx.016	Post Decision and Modifications

30.xx.011 Purpose and Intent

The purpose of this Division is to provide the process for review of Architectural and Site Plan Review and Minor Modification requests. The intent of the Architectural and Site Review process is to maintain or improve the character and integrity of a neighborhood or area by promoting excellence in development, minimizing traffic hazards or congestion, and encouraging the most appropriate development and use of land in harmony with the surrounding environment and in accordance with the General Plan. The intent of the Minor Modification process is to facilitate minor changes that maintain or improve the aesthetic, historic, architectural, landscape, or other qualities of properties.

30.xx.012 Applicability and Exemptions

A. **Architectural and Site Plan Review Applicability.** Architectural and Site Plan Review shall be required for the following actions, not otherwise exempt or allowed under the Minor Modification provisions of this Division:

1. Construction or installation of structures, including trailers and mobile units, in an industrial, commercial, professional office, public facilities or open space zone.
2. Site improvements in commercial and industrial zones, including, but not be limited to, grading, paving and fencing.
3. Building additions and alterations within any twelve (12) month period exceeding fifty percent (50%) of the floor area, facade or value of the existing building, unless otherwise exempt under this Division. The value shall be determined by the building valuation table in the City's adopted fee schedule.
4. Two or more residential units on a single parcel, unless otherwise exempted by the Zoning Ordinance or State law.
5. Four or more single-family residential units within a subdivision, created through an approved parcel map, tentative map or final map.

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6. Homes and accessory structures requiring Building Permits within a Residential Hillside zone or a Planned Development overlay district, except for additions and accessory structures approved under the Minor Modification provisions.
7. Historic resource alteration or demolition, pursuant to **Section 30.xx.xxx** (Historic Resources and Mills Act Agreements), except for an alteration approved under the Minor Modification provisions.
8. The replacement or creation of 2,500 square feet or more of impervious surface, except when approved through another permit process.
9. Use of a lot for outdoor uses or storage purposes, except for exterior storage in private residential yards that conforms to other provisions of City Code.
10. Relocated buildings and demolitions that, due to their size, nature, condition, or other factors, are determined by the Community Development Director to require an Architectural and Site Review Permit, including but not limited to the following:
 - a. Relocation or demolition of residential structures that are protected under Federal, State, or local law.
 - b. Relocation or demolition of nonresidential buildings that are 1,000 square feet or greater in area.

B. Minor Modification Permit Applicability. Modifications of an approved Architectural and Site Review Permit or a completed and occupied Planned Development project (pursuant to **Division 30.xxx.xxx**) may be considered for the following actions, not otherwise exempt, or requiring a full Architectural and Site Review or Planned Development Permit. The Minor Modification process may also be utilized for property developed prior to the requirement of such permits. No proposals requiring a new Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report as clearance under the California Environmental Quality Act shall be allowed through the Minor Modification process.

1. Changes to previously approved development permits but only for minor modification of architectural elements, exterior lighting or landscape details (including but not limited to minor storefront alterations, relocation of doors, equipment screening, minor landscape furniture and structures, benches, small trellises, and planters) which do not affect the use, intensity, general character, architectural style, circulation or other site function of the project.

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2. The replacement or creation of less than 2,500 square feet of impervious surface, including structures, pavement, or any other surface.
3. The replacement, repaving, reconfiguration, or restriping of parking spaces on existing surfaces.
4. Nonresidential building additions or accessory structures of less than 1,000 square feet in area, or less than twenty percent (20%) of the total building area prior to the addition, whichever is smaller.
5. Residential building additions or accessory structures of less than 250 square feet in area, or less than twenty percent (20%) of the total building area prior to the addition, whichever is smaller, to single-family residences in the Residential Hillside zone or a Planned Development overlay district, a duplex, or a multiple-family building; provided that current parking regulations are being met and would continue to be met after the completion of any addition and provided that site amenities are not adversely impacted.
6. Above ground storage tanks of 2,000 gallons or less in zoning districts other than industrial zone and an above ground storage tank of 10,000 gallons or less in an industrial zone.
7. Demolition of nonresidential buildings less than 1,000 square feet in area.
8. For historic resource properties, minor modifications of
 - a. Architectural elements, landscape details (including but not limited to equipment screening, minor landscape furniture and structures, benches, small trellises and planters), or installation of new or additional pavement that do not affect the historic significance, use, intensity, general character, architectural style, circulation or other site function of the property.
 - b. Accessory structures or building additions that do not exceed 250 square feet in area and that are consistent with historic compatibility criteria and applicable design guidelines and standards.
9. Other similar minor items, as determined by the Community Development Director.

C. **Exemptions.** The following actions are exempt from this Division, but shall be reviewed for compliance with the Zoning Ordinance and applicable permit processes:

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1. Accessory structures not requiring a Building Permit and that are consistent with zoning regulations and adopted City policies.
2. Residential development that is exempt from discretionary review under state law, or by adopted policy of the City of Gilroy City Council, including but not limited to Accessory Dwelling Units and Junior Accessory Dwelling Units which are regulated pursuant to **Section 30.xX.xxx**.
3. Building additions and alterations that are determined by the Community Development Director to not be significant in terms of potential impacts to surrounding land uses and that meet all other minimum City standards.
4. Single-family detached residences that are not within the rResidential Hillside zone or a Planned Development overlay district.
5. Construction of three or fewer single-family residential dwelling units within the same parcel map, tentative map, or final map.
6. Minor repair and/or maintenance to existing structures, landscaping, parking, or other site improvements to keep the site in good repair and condition.
7. Demolition or removal of:
 - a. Any building that the City Building Official has determined to be an immediate threat to public health or safety, or that has been ordered to be removed or demolished by the City Administrator or a court of law, or that due to its size, nature, condition, or other factors are determined by the Community Development Director to not require a permit pursuant this Division.
 - b. A nonhistoric single-family home for which Building Permits have been issued for a replacement single-family home, and the owner has complied with the housing replacement requirements of State law.

30.xx.013 Notice and Administrative Review.

- A. Applications for Architectural and Site Plan Review and Minor Modifications shall be subject to administrative review by the Community Development Director, except when a public hearing and review by the Planning Commission or City Council is required by this Zoning Ordinance, or referral by the Community Development Director. The Community Development Director shall have the authority to refer an application to the Planning Commission when determined necessary to promote and protect the public health, safety, peace, comfort, convenience, and general welfare. Architectural and Site Review notice shall be

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required in compliance with **Division 30.07.020**. The decision to grant, deny or condition a minor modification is an administrative determination and requires no hearing or public notice.

- B. **Scope of Review.** The Community Development Director may request any information, including maps, technical reports, and/or design renderings, deemed necessary to evaluate the application and ensure that the development addresses and adequately meets development standards for the following:

1. **Traffic Safety and Circulation**

- a. Traffic volume and conditions on abutting or access streets.
- b. Street improvements, including lighting.
- c. Circulation patterns within the development, including the locations and dimensions of vehicular and pedestrian entrances, exits, drives, walkways, buildings and other related facilities.
- d. Adequacy of off-street parking.
- e. Surfacing, lighting and landscaping of off-street parking facilities.
- f. Location, quantity, height of materials, and shape of landscaped areas.
- g. Adequacy, location, arrangement and dimensions of truck loading and unloading facilities.

2. **Advertising and Signage**

- a. Potential traffic hazards.
- b. Appearance.
- c. Harmony with adjacent development.
- d. Favorable image of the city.
- e. Number, area, bulk, shape, height, location, separation, clearance, projection, illumination, color and landscaping of such signs.

3. **Site Development**

- a. Physical characteristics of the site.

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- b. Existing and proposed easements.
- c. Appearance and harmony of buildings with adjacent development, the character of the neighborhood, and existing and projected public improvements.
- d. Location, appearance and orientation of structures, open spaces and activities.
- e. Determination of boundaries, building setbacks and uses intended.

4. Landscaping

- a. Harmony with adjacent development.
- b. Concealment of storage areas, utility installations, or other unsightly development.
- c. Quantity, location, height and materials of walls and fences, hedges, screen planting and landscaped areas.
- d. Planting of ground cover or other surfacing to prevent erosion and reduce dust.
- e. Unnecessary destruction of healthy trees.
- f. Facilities and methods of insuring continued maintenance of landscaping.

5. Drainage and Flood Control and Health Standards

- a. Effect on flood control and storm and surface water drainage facilities.
- b. Additional flood control and drainage improvements required.
- c. Minimum health standards.
- d. Consistency with the city's adopted flood plain management ordinance.

6. Fire Protection

- a. Additional fire protection improvements required.

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- b. Location, number and type of such improvements.
- c. Adequacy of the water supply for fire protection purposes.

7. Environmental Impacts

- a. Consistency with the city's adopted environmental review procedures and process.
- b. Consistency with the California Environmental Quality Act (CEQA).

30.xx.014 Findings for Approval

- A. **Architectural and Site Review Permits:** The review authority may either approve, approve in modified form, conditionally approve, or deny the permit application, based upon all of the following findings:
- 1. The project is consistent with the General Plan and any applicable specific plan;
 - 2. The project complies with all applicable provisions of City Code and other adopted City policies and regulations;
 - 3. The project addresses and adequately meets development standards for traffic safety and circulation, signage, site development, landscaping, drainage and flood control, health standards, and fire protection; and
 - 4. The project complies with the City's adopted environmental review procedures and the provisions of the California Environmental Quality Act (CEQA).
- B. **Minor Modification Permits:** The review authority may either approve, approve in modified form, conditionally approve, or deny the permit application, based upon all of the following findings:
- 1. The proposed modifications are consistent with the General Plan and any applicable specific plan, and comply with all applicable provisions of City Code and other adopted City policies and regulations; and
 - 2. The proposed modification and overall development are in substantial conformance with the conditions and intent of the approved Architectural and Site Review or Planned Development permit. If found to be significantly out of conformance, the applicant shall apply for a full Architectural and Site Review or Planned Development Permit.
 - 3. The project is exempt from CEQA.

30.xx.015 Conditions of Approval

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The review authority may impose conditions deemed reasonable and necessary to meet the findings for approval, to carry out the requirements of City Code, and to minimize significant impacts to the community's health, comfort, or general welfare. The following minimum conditions shall be standard on all Architectural and Site Plan Review approvals, where applicable:

- A. **Landscaping.** Landscaping plans including specifications for an irrigation system shall be approved by the Community Development Director in compliance with **Division 30.xx.xxx** (Landscaping), before issuance of a Building Permit. The landscaping shall be continuously maintained in an orderly, live, healthy, and relatively weed-free condition, in compliance with the approved specific landscape plan or City standards.
- B. **Trash Enclosures.** All trash enclosures shall consist of visually solid fences and gates, six feet in height, in compliance with the adopted City standard trash enclosure design plan, or a similar design approved by the Community Development Director. All trash enclosures shall be located in compliance with the approved site plan, Uniform Fire Code, and the California Fire Code. In addition, and unless otherwise required by the Community Development Director, recycling areas must be provided within trash enclosures, in accordance with the following regulations:
 - 1. Areas for recycling shall be adequate in capacity, number, and distribution to serve the development project.
 - 2. Dimensions of the recycling area shall accommodate receptacles sufficient to meet the recycling needs of the development project.
 - 3. An adequate number of bins or containers to allow for the collection and loading of recyclable materials generated by the development project should be located within the recycling area.
- C. **Exterior Lighting.** No unobstructed beam of exterior lighting shall be directed outward from the site toward any residential use or public right-of-way. Lighting shall be designed to illuminate the intended area and prevent offsite glare.
- D. **Mechanical Equipment.** Mechanical equipment to be located on the roof of a structure shall be screened by an architectural feature of the structure such that it cannot be seen from ground level at the far side of the adjacent public right-of-way.

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- E. **Outdoor Storage.** All outdoor storage and loading areas shall be screened from public view with a combination of landscaping, solid fencing, and structure design and orientation.
- F. **Backflow Devices.** Backflow devices shall be painted so that they blend with their surroundings and integrated with landscaping to provide screening.

30.xx.016 Post Decision and Minor Modifications

In addition to the post decision provisions of **Section 30.07.017**, the following shall apply to issuance of an Architectural and Site Plan Review Permit:

- A. **Notification of Decision.** The Planning Department shall provide the applicant with a letter of determination to approve, approve in modified form, conditionally approve, or deny the permit application. The Community Development Director shall report to the Planning Commission all approvals and disapprovals. For Minor Modification Permits, approval may be issued by the Planning Department in the form of a stamp, letter, or Building Permit authorization.
- B. **Appeal.** The decision may be appealed by written request and payment of the appeal fee within twenty (20) days of the determination, in compliance with **Division 30.07.030** (Appeals). The action on a Minor Modification Permit shall be final, and where denied the applicant can file an application for an appropriate development permit.
- C. **Terms of Approval.** A Building Permit shall not be issued until Architectural and Site Review or Minor Modification approval is obtained from the Community Development Director or the Planning Commission, where applicable. If Building Permits are not obtained within 12 months from the effective date of approval, the approval shall be automatically revoked. A 12-month extension of time may be granted by the Community Development Director upon written request prior to the expiration date of the approval.
- D. **Inspection Prior to Use and Occupancy.** The conditions of approval may prohibit a building, structure or land use from occupancy until an inspection has been made and it is found that the building, structure or land use complies with the approved plans and the conditions of approval. In such case, a Building Permit shall not be finalized until the Planning Division has inspected the building or structure and approved the use and occupancy.
- E. **Modifications.** As provided in **Section 30.07.017**, and the Minor Modification Permit process in this Division, minor revisions of an approved permit, which meet the requirements of the Zoning Ordinance and conditions of approval, may be approved by the Community Development Director. Otherwise, modifications and changes to the conditions of approval shall require approval from the

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designated review authority, unless otherwise stated in the adopted conditions of approval.

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Division 30.xx.xxx – Conditional Use Permits

Sections

30.xx.011	Purpose and Intent
30.xx.012	Applicability and Exemptions
30.xx.013	Notice and Public Hearing
30.xx.014	Findings for Approval
30.xx.015	Conditions of Approval
30.xx.016	Post Decision and Modifications

30.xx.011 Purpose and Intent

The purpose of this Division is to provide the process for review of land uses which are not allowed as a matter of right within a designated zone and require additional review due to the nature of their use. Conditions of approval are intended to ensure land use compatibility and minimize potential impacts that could result from allowing the use at the requested location.

30.xx.012 Applicability and Exemptions

This Division applies to any use listed in the Zoning Ordinance development standards table that requires a Conditional Use Permit in the applicable zone. No exemptions apply.

30.xx.013 Notice and Public Hearing

Applications for a Conditional Use Permit shall be subject to a public hearing and review by the Planning Commission. Notice and public hearing shall be required in compliance with **Division 30.xx.xxx**.

30.xx.014 Findings for Approval

The review authority may either approve, approve in modified form, conditionally approve, or deny the permit application, based upon all the following findings:

- A. The use is consistent with the General Plan and any applicable specific plan;
- B. The use complies with all applicable provisions of the City Code and other adopted City policies and regulations;
- C. As proposed and conditioned, operation of the use at the subject location would be compatible with the surrounding uses, and to the community as a whole;
- D. The use is adequately served by transportation facilities, utilities, and services in the vicinity;

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- E. The use will not adversely affect other property in the vicinity, or cause any damage, hazard, or significant nuisance to persons or property; and
- F. The project complies with the City's adopted environmental review procedures and the provisions of the California Environmental Quality Act (CEQA).

30.xx.015 Conditions of Approval

The review authority may impose conditions deemed reasonable and necessary to carry out the requirements of the Zoning Ordinance and to minimize significant impacts to the community's health, comfort, or general welfare. Conditions of approval may include, but not be limited to the following:

- A. Setbacks, open spaces, buffers, walls, fences, concealing hedges, landscaping.
- B. Performance standards, related to noise, vibration and other potentially dangerous or objectionable elements.
- C. Limits on the operation for the conduct of specified activities, including but not limited to hours of operation.
- D. Guarantees as to compliance with the terms of the approval.

30.xx.016 Post Decision and Modifications

In addition to the post decision provisions of **Section 30.07.017**, the following shall apply to issuance of a Conditional Use Permit:

- A. **Notification of Decision.** The Planning Department shall provide the applicant with a letter of determination to approve, approve in modified form, conditionally approve, or deny the permit application.
- B. **Appeal.** The decision may be appealed by written request and payment of the appeal fee within twenty (20) days of the determination, in compliance with **Division 30.07.030** (Appeals).
- C. **Terms of Approval.** A Building Permit shall not be issued until Conditional Use Permit approval is obtained from the Planning Commission. If Building Permits are not obtained within 12 months from the effective date of approval, the approval shall be automatically revoked. A 12-month extension of time may be

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granted by the Community Development Director upon written request prior to the expiration date of the approval.

- D. **Inspection Prior to Use and Occupancy.** The conditions of approval may prohibit a building, structure or land use from occupancy until an inspection has been made and it is found that the building, structure or land use complies with the approved plans and the conditions of approval. In such case, a Building Permit shall not be finalized until the Planning Division has inspected the building or structure and approved the use and occupancy.
- E. **Modifications.** As provided in **Section 30.07.017**, minor revisions of an approved permit, which meet the requirements of the Zoning Ordinance and conditions of approval, may be approved by the Community Development Director. Otherwise, modifications and changes to the conditions of approval shall require reapplication and approval from the designated review authority, unless otherwise stated in the adopted conditions of approval. The Planning Commission may modify or waive any conditions if it finds that such modification or waiver is necessary for the preservation of an applicant's substantial property right or to avoid practical difficulties or unnecessary hardship, and that the modification or waiver would be consistent with the intent of the Zoning Ordinance.
- F. **Continued Operation.** An approved use maintained in continuous compliance with the conditions of approval and the provisions of this Division shall continue to be valid at the subject property upon any change of property ownership, in the same manner as it was originally approved and in compliance with City Code, unless the subject of the use permit ceases to exist, or is suspended for 12 months or more.
- G. **Expiration.** Whenever a use for which a Conditional Use permit has been issued is discontinued for 12 months, such use shall not be reestablished unless it is authorized under a new Conditional Use Permit.
- H. **Revocation.** The Planning Commission may, after having given notice to the complainant and permittee and after holding a public hearing, revoke or modify the approved permit if the Planning Commission determines that the use is detrimental to the public health and safety so as to constitute a nuisance. Any approval granted by the review authority shall be immediately null and void if any one of the following exists:
1. The approval was obtained by fraud or incorrect information.
 2. The use for which such approval was granted is not being exercised.
 3. The use for which such approval was granted has ceased to exist or has been suspended for 12 months or more.

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4. The plan, permit or use granted is being, or recently has been, exercised contrary to the terms or conditions of such approval, or in violation of any statute, ordinance, law or regulation.

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Division 30.xx.xxx – Minor Use Permits

Sections

30.xx.011	Purpose and Intent
30.xx.012	Applicability and Exemptions
30.xx.013	Administrative Review
30.xx.014	Findings for Approval
30.xx.015	Conditions of Approval
30.xx.016	Post Decision and Modifications

30.93.010 Purpose and Intent

The purpose of this Division is to provide the process for review of land uses which are not allowed as a matter of right within a designated zone and require additional review due to the nature of their use. The intent of the Minor Use Permit is to provide a process for administrative review of uses that do not require a public hearing due to their limited anticipated impacts but may require specified conditions of approval.

30.xx.012 Applicability and Exemptions

This Division applies to any use listed in the Zoning Ordinance development standards table that requires a minor use permit in the applicable zone. No exemptions apply.

30.xx.013 Administrative Review

Applications for a Minor Use Permit shall be subject to administrative review by the Community Development Director. The decision to grant, deny or condition a Minor Use Permit is an administrative determination and requires no hearing or public notice. However, the Community Development Director shall have the authority to require public notice and to refer an application to the Planning Commission for a public hearing when determined necessary to promote and protect the public health, safety, peace, comfort, convenience, and general welfare.

30.xx.014 Findings for Approval

The review authority may either approve, approve in modified form, conditionally approve, or deny the permit application, based upon all the following findings:

- A. The use is consistent with the General Plan and any applicable specific plan;
- B. The use complies with all applicable provisions of the City Code and other adopted City policies and regulations;
- C. As proposed and conditioned, operation of the use at the subject location would be compatible with the surrounding uses, and to the community as a whole;

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- D. The use is adequately served by transportation facilities, utilities, and services in the vicinity;
- E. The use will not adversely affect other property in the vicinity, or cause any damage, hazard, or significant nuisance to persons or property; and
- F. The use is exempt from the California Environmental Quality Act.

30.93.040 Conditions of Approval

The review authority may impose conditions deemed reasonable and necessary to carry out the requirements of the Zoning Ordinance and to minimize significant impacts to the community's health, comfort, or general welfare. Conditions of approval may include, but not be limited to the following:

- A. Setbacks, open spaces, buffers, walls, fences, concealing hedges, landscaping.
- B. Performance standards, related to noise, vibration and other potentially dangerous or objectionable elements.
- C. Limits on the operation for the conduct of specified activities, including but not limited to hours of operation.
- D. Guarantees as to compliance with the terms of the approval.

30.xx.016 Post Decision and Modifications

In addition to the post decision provisions of **Section 30.07.017**, the following shall apply to issuance of a Minor Use Permit:

- A. **Notification of Decision.** The Planning Department shall provide the applicant with a letter of determination to approve, approve in modified form, conditionally approve, or deny the permit application. The Community Development Director shall report to the Planning Commission all approvals and disapprovals.
- B. **Appeal.** The decision may be appealed by written request and payment of the appeal fee within twenty (20) days of the determination, in compliance with **Division 30.07.030** (Appeals).
- C. **Terms of Approval.** A Building Permit shall not be issued until Minor Use Permit approval is obtained from the Community Development Director. If Building Permits are not obtained within 12 months from the effective date of approval, the approval shall be automatically revoked. A 12-month extension of time may

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be granted by the Community Development Director upon written request prior to the expiration date of the approval.

- D. **Inspection Prior to Use and Occupancy.** The conditions of approval may prohibit a building, structure or land use from occupancy until an inspection has been made and it is found that the building, structure or land use complies with the approved plans and the conditions of approval. In such case, a Building Permit shall not be finalized until the Planning Division has inspected the building or structure and approved the use and occupancy.
- E. **Modifications.** As provided in **Section 30.07.017**, minor revisions of an approved permit, which meet the requirements of the Zoning Ordinance and conditions of approval, may be approved by the Community Development Director. Otherwise, modifications and changes to the conditions of approval shall require reapplication and approval from the designated review authority, unless otherwise stated in the adopted conditions of approval. The Planning Commission may modify or waive any conditions if it finds that such modification or waiver is necessary for the preservation of an applicant's substantial property right or to avoid practical difficulties or unnecessary hardship, and that the modification or waiver would be consistent with the intent of the Zoning Ordinance.
- F. **Continued Operation.** An approved use maintained in continuous compliance with the conditions of approval and the provisions of this Division shall continue to be valid at the subject property upon any change of property ownership, in the same manner as it was originally approved and in compliance with City Code, unless the subject of the use permit ceases to exist, or is suspended for 12 months or more.
- G. **Expiration.** Whenever a use for which a Minor Use Permit has been issued is discontinued for 12 months, such use shall not be reestablished unless it is authorized under a new Minor Use Permit.
- H. **Revocation.** The Planning Commission may, after having given notice to the complainant and permittee and after holding a public hearing, revoke or modify the approved permit if the Planning Commission determines that the use is detrimental to the public health and safety so as to constitute a nuisance. Any approval granted by the review authority shall be immediately null and void if any one of the following exists:
1. The approval was obtained by fraud or incorrect information.
 2. The use for which such approval was granted is not being exercised.
 3. The use for which such approval was granted has ceased to exist or has been suspended for 12 months or more.

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4. The plan, permit or use granted is being, or recently has been, exercised contrary to the terms or conditions of such approval, or in violation of any statute, ordinance, law or regulation.

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Division 30.xx.xxx – Temporary Use Permits

Sections

30.xx.011	Purpose and Intent
30.xx.012	Applicability and Exemptions
30.xx.013	Administrative Review
30.xx.014	Findings for Approval
30.xx.015	Conditions of Approval
30.xx.016	Post Decision and Modifications

30.xx.011 Purpose and Intent

The purpose of this Division is to provide the process for reviewing short-term activities, conducted in compliance with this Division, and in accordance with the purposes and intent of the Zoning Ordinance. Conditions of approval may be required to ensure land use compatibility and minimize potential impacts that could result from allowing the use at the requested location.

30.xx.012 Applicability and Exemptions

A. **Applicability.** A Temporary Use Permit may be issued for the following actions:

1. **Temporary Construction Structures and Uses.** Temporary construction trailers and/or an on-site caretaker quarters incidental to the construction of a structure or group of structures on the same or adjacent premises, for the duration of the construction period.
2. **Sales Offices.** A temporary model home or sales office, including associated temporary signage, during the period of construction or sale of homes in a new subdivision if located in a dwelling or in a temporary structure that complies with setback requirements for a main structure.
3. **Temporary Business Expansion.** Temporary structures or improvements located on the same or adjacent property that are requested to accommodate immediate expansion needs of an existing business, and only to allow time for the business to acquire permits for permanent expansion or relocation of the business within the City. The review authority may temporarily waive parking or setback standards for the duration of the permit, provided that the temporary waiver would not have a substantial adverse effect on the site operations or surrounding land uses. The initial permit term shall not exceed 180 days. The Community Development Director may approve an extension up to an additional 90 days if the applicant has satisfied all permit application submittal requirements for the permanent expansion or relocation of the business. An extension of more than 90 days may require the installation

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of specified site improvements, conditions of approval, and additional permits from the City.

4. **Seasonal Sales and Temporary Events.** The following temporary uses or activities may be allowed subject to a time limit not to exceed 30 aggregate days per calendar year, or as otherwise permitted by the review authority:
 - a. Temporary events and activities not covered under the City's Special Event Permit process, and subject to the issuance of applicable City permits.
 - b. Holiday and seasonal events including haunted house, open-air sale of Christmas trees and pumpkins, and other similar events, in conjunction with the issuance of applicable City permits.
 - c. Sales of fireworks, as regulated by all applicable City policies and ordinances.
5. The Community Development Director may allow other temporary activities that are determined to be similar in nature to the activities in this Section, and where no safety hazards will result from the proposed use.

B. Exemptions. The following actions are exempt from this Division, but may be subject to other permit requirements:

1. **Emergency Facilities.** Emergency public health and safety facilities or land use activities, as determined by the City Administrator.
2. **Special Events.** Activities that are covered under a Special Events Permit.
3. **Garage and Yard Sales.** In compliance with standards established in **Section 13.44(d)** of Chapter 13 of the City Code.
4. **Outdoor Sales.** Outdoor sales with merchandise displayed on any public right-of-way, public street or sidewalk, when approved through an encroachment permit from the Public Works Department.
5. **Temporary Construction Storage.** Temporary storage containers placed on the same site of a project for which an active Building Permit has been issued, and in accordance with any stipulations, timelines, or conditions applied to issuance of the Building Permit.

30.xx.013 Administrative Review

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Applications for a Temporary Use Permit shall be subject to administrative review by the Community Development Director. The decision to grant, deny or condition a Temporary Use Permit is an administrative determination and requires no hearing or public notice.

30.xx.014 Findings for Approval

The review authority may either approve, approve in modified form, conditionally approve, or deny the permit application, based upon all of the following findings:

- A. The temporary use is consistent with the General Plan and any applicable specific plan, and complies with all applicable provisions of City Code and other adopted City policies and regulations;
- B. As proposed and conditioned, the use will not adversely affect other property in the vicinity, or cause any damage, hazard, or significant nuisance to persons or property; and
- C. The use is exempt from the California Environmental Quality Act.

30.xx.015 Conditions of Approval

The review authority may impose conditions deemed reasonable and necessary to meet the findings for approval, to carry out the requirements of City Code, and to minimize significant impacts to the community's health, comfort, or general welfare. Conditions of approval may include, but not be limited to the following:

- A. Setbacks, open spaces, buffers, walls, fences, concealing hedges, landscaping.
- B. Performance standards, related to noise, vibration and other potentially dangerous or objectionable elements.
- C. Limits on the operation for the conduct of specified activities, including but not limited to hours of operation.
- D. Guarantees as to compliance with the terms of the approval, including but not limited to removal of the temporary structures or use and restoration of the site.

30.xx.016 Post Decision and Restoration of Site

In addition to the post decision provisions of **Section 30.07.017**, the following shall apply to issuance of a Temporary Use Permit:

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- A. **Notification of Decision.** The Planning Department shall provide the applicant with a letter of determination to approve, approve in modified form, conditionally approve, or deny the permit application.
- B. **Appeal.** The decision may be appealed by written request and payment of the appeal fee within twenty (20) days of the determination, in compliance with **Division 30.07.030** (Appeals).
- C. **Terms of Approval.** A Building Permit shall not be issued until Temporary Use Permit approval is obtained from the Community Development Director. If Building Permits are not obtained within three months from the effective date of approval, the approval shall be automatically revoked. An extension of time may be granted in accordance with this Division.
- D. **Inspection Prior to Use and Occupancy.** The conditions of approval may prohibit a building, structure or land use from occupancy until an inspection has been made and it is found that the building, structure or land use complies with the approved plans and the conditions of approval. In such case, a Building Permit shall not be finalized until the Planning Division has inspected the building or structure and approved the use and occupancy.
- E. **Modifications.** Due to the temporary nature of the approval, no modifications to the use or deviations from the conditions of approval are permitted.
- F. **Restoration of Site and Revocation.** At the end of the approval period, the site shall be cleared of all temporary structures, equipment, materials, debris, litter, or any other evidence of the temporary use. The premises shall be restored to pre-existing conditions when compliant with City regulations, within thirty (30) days or as otherwise specified in the permit conditions. Violation of any condition of approval may be grounds for immediate revocation of the Temporary Use Permit and/or other enforcement action.

Division 30.xx – Variances and Minor Deviation Permits

Sections

30.xx.011	Purpose and Intent
30.xx.012	Applicability and Exemptions
30.xx.013	Notice and Administrative Review or Public Hearing
30.xx.014	Findings for Approval
30.xx.015	Conditions of Approval
30.xx.016	Post Decision and Modifications

30.xx.011 Purpose and Intent

The purpose of this Division is to provide the process for a variance from the strict application of the Zoning Ordinance, excluding land use. Given the strict limitations of the Variance Permit requirements, the Minor Deviation Permit process allows for minor deviations of specified development standards, under certain circumstances.

30.xx.012 Applicability and Exemptions

This Division is applicable when the strict and literal interpretation of the regulations in the particular case would involve practical difficulties or unnecessary hardship, and only to the extent necessary to overcome such difficulties or unnecessary hardship. Each application shall be reviewed on a case-by-case basis and the approval of a prior Variance or Minor Deviation for another property is not precedent for the approval of a new Variance or Minor Deviation. Use variances are not permitted and there are no exemptions to this Division.

Table 30.xx-1
Types of Minor Deviations Allowed

Types of Minor Deviations	Maximum Deviation
Parking Space Requirements. Reduction in the number of required on-site parking stalls.	25 percent, or up to 4 stalls, whichever is less
Setbacks. A decrease in a required setback, except that no projection into a public utility easement or property boundary is allowed.	25 percent
Building Site Coverage. An increase in the maximum site coverage allowance, when in compliance with stormwater runoff regulations.	25 percent

30.xx.013 Notice and Administrative Review or Public Hearing

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- A. **Variances.** Applications for a Variance shall be subject to a public hearing and review by the Planning Commission. Notice and public hearing shall be required in compliance with **Division 30.07.020**.
- B. **Minor Deviations.** Applications for a Minor Deviation shall be subject to administrative review by the Community Development Director. The decision to approve, deny or condition a minor deviation is an administrative determination and does not require notice or a public hearing.

30.xx.014 Findings for Approval

- A. **Variance Findings.** The review authority may either approve, approve in modified form, conditionally approve, or deny the permit application, based upon all of the following findings:
 - 1. The Variance is consistent with the General Plan and any applicable specific plan;
 - 2. The Variance is in harmony with the general purpose and intent of the Zoning Ordinance and in accordance with the specific regulations therein;
 - 3. Due to special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification;
 - 4. Approving the Variance would not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated;
 - 5. The requested Variance would not authorize a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property; and
 - 6. The project complies with the provisions of the California Environmental Quality Act.
- B. **Minor Deviation Findings.** The review authority may either approve, approve in modified form, conditionally approve, or deny the permit application, based upon all of the following findings:
 - 1. Unique characteristics are applicable to the site or project that make strict adherence to the Zoning Ordinance requirements impractical or infeasible;
 - 2. Granting the Minor Deviation will result in development compatible and consistent with the adjoining properties and the immediate neighborhood;

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3. Granting the Minor Deviation will comply with the intent and purposes of the zone for the subject property; and
4. There are no significant adverse impacts from the proposed Minor Deviation, and the project complies with the provisions of the California Environmental Quality Act.

30.xx.015 Conditions of Approval

The review authority may impose conditions deemed reasonable and necessary to carry out the requirements of the Zoning Ordinance and to minimize significant impacts to the community's health, comfort, or general welfare. Conditions of approval may include, but not be limited to guarantees as to compliance with the terms of the approval.

30.xx.xxx Post-Decision

In addition to the post decision provisions of **Section 30.07.017**, the following shall apply to issuance of a Variance or Minor Deviation Permit:

- A. **Notification of Decision.** The Planning Department shall provide the applicant with a letter of determination to approve, approve in modified form, conditionally approve, or deny the permit application. The Community Development Director shall report to the Planning Commission all approvals and disapprovals.
- B. **Appeal.** The decision may be appealed by written request and payment of the appeal fee within twenty (20) days of the determination, in compliance with **Division 30.07.030** (Appeals).
- C. **Terms of Approval.** A Building Permit shall not be issued until Variance or Minor Deviation approval is obtained from the Community Development Director or the Planning Commission, where applicable. If Building Permits are not obtained within 12 months from the effective date of approval, the approval shall be automatically revoked. A 12-month extension of time may be granted by the Community Development Director upon written request prior to the expiration date of the approval.
- D. **Inspection Prior to Use and Occupancy.** The conditions of approval may prohibit a building, structure or land use from occupancy until an inspection has been made and it is found that the building, structure or land use complies with the approved plans and the conditions of approval. In such case, a Building Permit shall not be finalized until the Planning Division has inspected the building or structure and approved the use and occupancy.
- E. **Modifications.** As provided in **Section 30.07.017**, minor revisions of an approved permit, which meet the requirements of the Zoning Ordinance and conditions of

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approval, may be approved by the Community Development Director. Otherwise, modifications and changes to the conditions of approval shall require reapplication and approval from the designated review authority, unless otherwise stated in the adopted conditions of approval.

- F. **Continued Operation.** An approved Variance maintained in continuous compliance with the conditions of approval and the provisions of this Division shall continue to be valid at the subject property upon any change of property ownership, in the same manner as it was originally approved and in compliance with City Code, unless the subject of the Variance ceases to exist, or is suspended for 12 months or more.
- G. **Revocation.** The Planning Commission may, after having given notice to the complainant and permittee and after holding a public hearing, revoke or modify the approved permit if the Planning Commission determines that the permit or Variance is detrimental to the public health and safety so as to constitute a nuisance. Any approval granted by the review authority shall be immediately null and void if any one of the following exists:
1. The approval was obtained by fraud or incorrect information.
 2. The Variance or Minor Deviation for which such approval was granted is not being exercised.
 3. The Variance or Minor Deviation for which such approval was granted has ceased to exist or has been suspended for 12 months or more.
 4. The Variance or Minor Deviation granted is being, or recently has been, exercised contrary to the terms or conditions of such approval, or in violation of any statute, ordinance, law or regulation.

Architectural and Site Plan Review and Minor Modifications

<u>New Section</u>	Existing Section	Overview of Changes
Purpose and Intent	30.50.40, 30.50.41(b)	Added purpose statement. Intent statement is generally the same as existing. Moved up intent statement for minor modifications from existing section 30.50.41(b).
Applicability and Exemptions	30.50.41(a) (1) – (11), 30.50.41(b)	Generally, the same (moved from 30.50.41 Review to this new section), but reorganized so residential uses are grouped together, commercial/industrial uses are grouped together, site improvements are grouped together, etc. Some language simplified. Language that was only referenced as a link in the existing code is now explicit in the proposed code (e.g., 30.26.50b, 30.50.47d). “Exempt” or “except” uses were moved to a new Exemptions section.
Notice and Administrative Review	30.50.41(a) 30.50.41(b) 30.50.43	The type of review required for either an Architectural and Site Plan Review or a Minor Modification has not changed but has been moved to this new section, for easier reference. The scope of review is generally the same and now located in this new section.
Findings for Approval	30.50.41(b)	New findings section for transparency that all development must be consistent with the General Plan, applicable specific plan, City Code, CEQA, and the scope of review outlined in the current code.
Conditions of Approval	30.50.41(b) 30.50.44	Generally, the same.
Post Decision and Modifications	30.50.41(b) 30.50.47 30.51.50 Appeal procedure 30.51.90 Expiration	Generally, the same, but these standards have been grouped together rather than scattered throughout the Division as they are currently. Language now used in other permit processes for consistency.

Conditional Use Permits

<u>New Section</u>	Existing Section	Overview of Changes
Purpose and Intent		New section. Language consistent with format for other proposed Divisions.
Applicability and Exemptions	30.50.30 (a)	References to unreinforced masonry (URM) buildings removed since these provisions are no longer necessary.
Notice and Public Hearing	30.50.30 (b)	Language consistent with format for other proposed Divisions.
Findings for Approval	30.50.30 (b) (1) and (2)	Existing findings retained and used in other use permit divisions. Added language consistent with Architectural and Site review findings for transparency that all development must be consistent with the General Plan, applicable specific plan, City Code, and CEQA.
Conditions of Approval	30.50.30 (c)	Existing conditions retained and used in other use permit divisions.
Post Decision and Modifications	30.50.30 (d) and (e) 30.51.50 Appeal procedure 30.51.80 Revocation 30.51.90 Expiration	Updated to match language used in other permit processes, for consistency.

Minor Use Permits (NEW) New administrative process for uses that do not require a public hearing due to their limited anticipated impacts but may require specified conditions of approval. An example is a farmer's market.

<u>New Section</u>	Existing Section	Overview of Changes
Purpose and Intent	n/a	Language consistent with format for other proposed Divisions.
Applicability and Exemptions	n/a	Language consistent with CUP Division
Administrative Review	n/a	Language included that allows Director to require public notice and a public hearing before the Planning Commission.
Findings for Approval	n/a	Language consistent with CUP Division
Conditions of Approval	n/a	Language consistent with CUP Division
Post Decision and Modifications	n/a 30.51.50 Appeal procedure 30.51.80 Revocation 30.51.90 Expiration	Language consistent with CUP Division

Temporary Use Permits

<u>New Section</u>	Existing Section	Overview of Changes
Purpose and Intent		New section. Language consistent with format for other proposed Divisions.
Applicability and Exemptions	30.47.20 30.47.30	Several modifications are proposed in response to needs that frequently come up from applicants. Added Temporary Business Expansion as a means to allow businesses to expand while they are going through the planning process. Added caretakers quarters under temporary construction for site security purposes. Outdoor sales on public property are now exempt when approved through an encroachment permit from the Public Works Department (eliminating a double process). Activities that are processed through the special event permit process are also listed as exempt (eliminating a double process). Modified “30 consecutive days per calendar year” to “30 aggregate days per calendar year” to be more flexible for seasonal sales and temporary events, which are typically shorter in length but may happen multiple times per year. Added a new exempt section for transparency of events and activities that don’t require a TUP but often come up as questions from the public or staff.
Administrative Review		New section. Language consistent with format for other proposed Divisions.
Findings for Approval		New section. Findings are less restrictive than other use permits due to their temporary nature.
Conditions of Approval	30.47.10	Consistent with language from conditional use permit regulations, rather than the more general language currently used in Article XLVII
Post Decision and Modifications	30.47.10 30.47.20 30.47.30	New section, consistent with other divisions but slightly modified due the temporary nature of the project.

Variances and Minor Deviation Permits		
<u>New Section</u>	Existing Section	Overview of Changes
Purpose and Intent	30.50.20 (a)	Language consistent with format for other proposed Divisions.
Applicability and Exemptions	30.50.20 (a) (1)	New table introduced for easier reference. Additional language added for transparency of certain conditions that would still need to be met. (note that setback and yard are the same)
Notice and Administrative Review or Public Hearing	30.50.20 (a) 30.50.20 (a) (2)	Language consistent with format for other proposed Divisions.
Findings for Approval	30.50.20 (a) (3)	Some language rewritten to be consistent with Gov Code 65906
Conditions of Approval	30.50.20 (a) (4)	Language consistent with format for other proposed Divisions.
Post Decision and Modifications	30.50.20 (a) (4) 30.51.50 Appeal procedure 30.51.80 Revocation 30.51.90 Expiration	Language added consistent with CUP Division



Community Development Department

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TO: Planning Commission
FROM: Sharon Goei, Community Development Director
Ariana Fabian, Planning Technician
DATE: October 17, 2024
SUBJECT: Planning Division Staff Approvals

In conformance with Gilroy Municipal Code Sections 30.50.20(b) and 30.50.46, the following table lists all Minor Deviation approvals and all Architectural and Site approval/denial actions taken by the Planning Division since the last report was provided to the Planning Commission at its September 5, 2024 meeting.ⁱ

APPROVED	PROJECT #	LOCATION	PROJECT NAME & DESCRIPTION
9/11/2024	AS 24-04	7900 Camino Arroyo	This application approved site improvements and an interior and exterior remodel to accommodate Floor & Décor.

DENIED	PROJECT #	LOCATION	PROJECT NAME & DESCRIPTION
None			

AS = Architectural and Site Review
VMD = Minor Deviation

The current status of other planning projects is available online at:
<https://www.cityofgilroy.org/298/Development-Activity-Projects>

ⁱ Submitted in conformance with Gilroy Municipal Code Sections 30.50.20(b) and 30.50.46