



MILPITAS PLANNING COMMISSION AGENDA REPORT

PUBLIC HEARING

Meeting Date: May 11, 2011

APPLICATION:
APPLICATION
SUMMARY:

Conditional Use Permit No. UP11-0007, Yoga Studio

A request to operate a Yoga Studio at an existing commercial building.

LOCATION:
APPLICANT:
OWNER:

61 Serra Way, # 208

Dr. Sxuan Nguyen, DDS, 61 Serra Way, #212, Milpitas, CA 95035

Dr. Sxuan Nguyen, DDS, 61 Serra Way, #212, Milpitas, CA 95035

RECOMMENDATION:

Staff recommends that the Planning Commission:

- 1. Close the public hearing; and**
- 2. Adopt Resolution No. # 10-044 approving the project subject to conditions of approval.**

PROJECT DATA:

General Plan/

Zoning Designation:

Any other pertinent info:

Mixed Use District with Site and Architectural Overlay (MXD-S)

CEQA Determination:

Categorically exempt form CEQA pursuant to Section 15301 (Existing Facilities)

PLANNER:

Janice Spuller, Assistant Transportation Planner

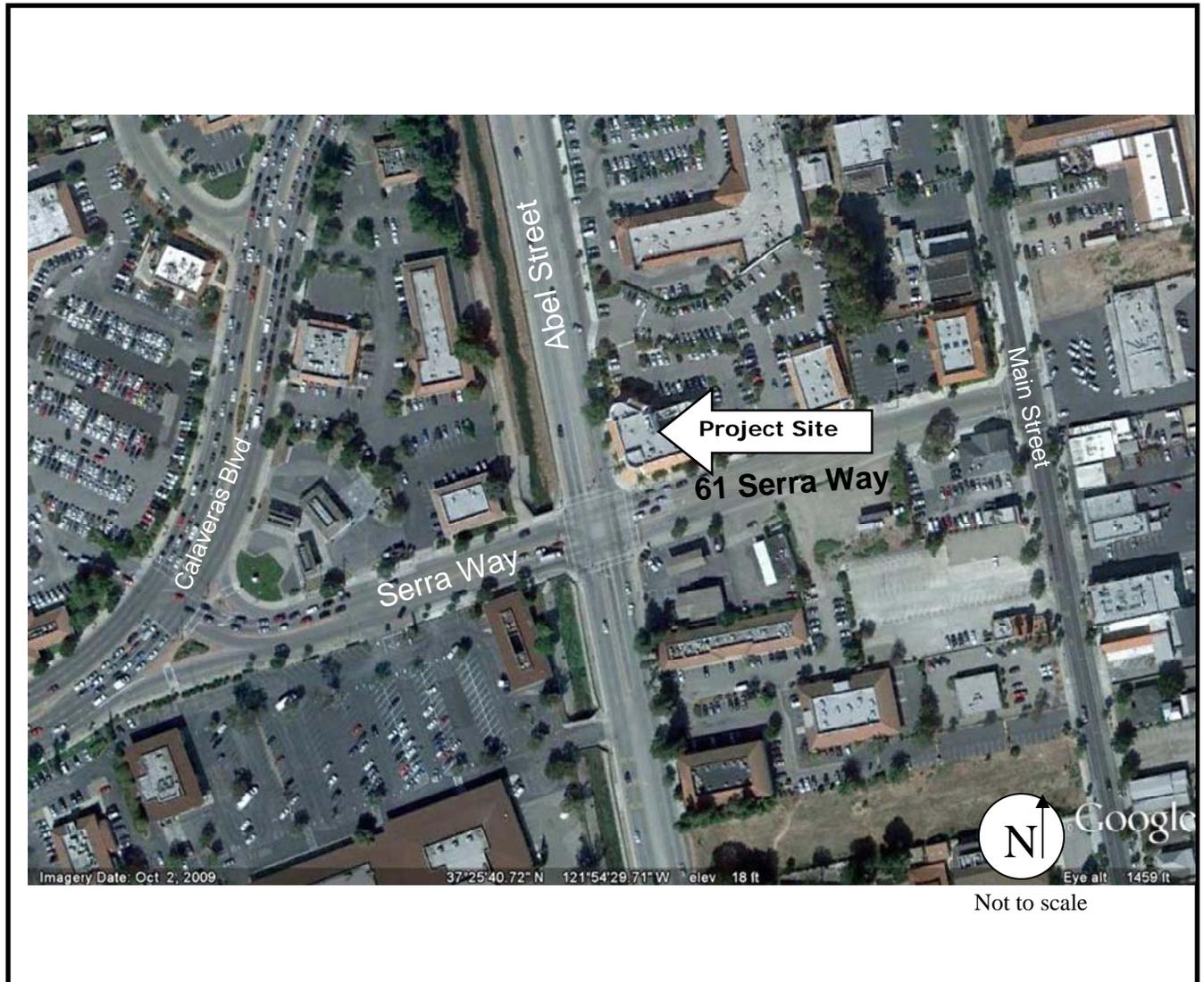
PJ:

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ATTACHMENTS:

- A. Resolution No. #11-019/Conditions of Approval
- B. Applicant Letter
- C. Site Plans

LOCATION MAP



BACKGROUND

The location of the proposed use is at the northeast corner of Abel Street and Serra Way in the N&M Plaza shopping center. The property has two buildings which include a variety of tenants such as restaurants, retail shops, and offices. The project proposes to be located on the eastern portion of the property, in two vacant office spaces (#206 & #208) which is an existing multi-tenant two story commercial building. Though located within the Mixed Use Zoning District, just north of the project site, are Institutional uses- Milpitas Library and County Medical Center. Just west is the General Commercial (C2) zoning district with an office overlay to the west, which hosts retail, restaurants, and lodging. Residential zoning districts, Single Family (R1), Multi-Family Residential (R3 & R4) are also adjacent uses that complement the Mixed Use District.

PROJECT DESCRIPTION

The applicant is requesting approval of a 2,530 square feet office space to operate a Yoga Studio. The Yoga Studio would consist of two classrooms, women and men’s changing rooms with showers, a space for staff, and a general reception and waiting area where merchandise would be sold. The proposed classes would consist of 5 classes per day Monday through Friday operation from 9:00am and closing at 7:00 pm. Weekend operation hours would include 4 classes beginning at 9:00 am, closing at 4:45pm. It is anticipated that each class would have approximately 10 students.

The General Plan and Zoning designate this site as Mixed Use with an “S” combining district for site and architectural review (MXD-S). The use of Group Instruction is conditionally permitted in Mixed Use District, pursuant to Title XI, Chapter 10, Section 6.02-1

ADOPTED PLANS AND ORDINANCES CONSISTENCY

General Plan

The table below outlines the project’s consistency with applicable General Plan Guiding Principles and Implementing Policies:

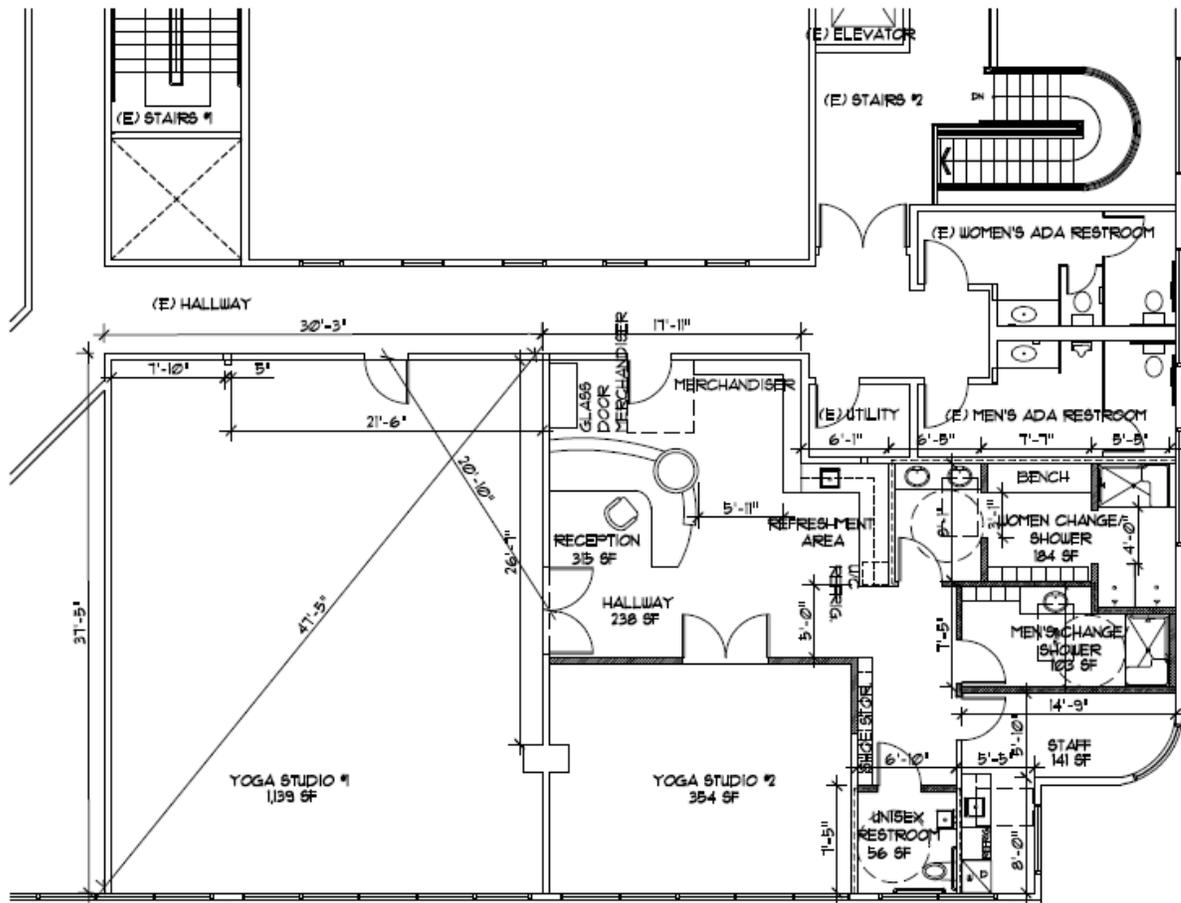
Table 1
General Plan Consistency

Policy	Consistency Finding
<p><i>2.a-G-1</i></p> <p><i>Maintain a land use program that balances Milpitas’ regional and local roles by providing for a highly amenable community environment and a thriving regional industrial center.</i></p>	<p>Consistent.</p>
<p><i>2.a-I-3</i></p> <p><i>Encourage economic pursuits which will strengthen and promote development through stability and balance.</i></p>	<p>Consistent.</p>

Table 2
Midtown Specific Plan Consistency

Policy	Consistency Finding
<p><i>Goal 1</i></p> <p><i>Encourage a compatible mixture of residential, retail, office, service-oriented commercial and industrial uses within the Midtown area.</i></p>	<p>Consistent.</p>
<p><i>Mixed-Use Policy 3.11 (portion)</i></p> <p><i>Encourage vertical as well as horizontal mixing of uses along Main Street.</i></p>	<p>Consistent.</p>

The Yoga Studio is consistent with the above General Plan and Midtown Specific Plan policies as it is complementary with the surrounding uses in the center as well as filling in once-vacant office space promoting economic development.



Yoga studios are classified as group instruction, as it is anticipated that more than 6 students would be in attendance per class. Group instruction is conditionally permitted use within the Mixed Use District. There are a total of 144 parking spaces within the center. The City parking requirements for Group Instruction is 1 parking space per 150 square feet. The total square footage for two studios is 1,493 sf, requiring 10 spaces. The remaining space, such as reception and waiting area, and staff area total 456 square feet, requiring a total of 3 parking spaces with a general office parking requirement of 1 parking space for 200 square feet. A windshield screen of the parking lot during the midday and late afternoon hours shows the lot is approximately 65% full.

ENVIRONMENTAL REVIEW

The Planning Division conducted an initial environmental assessment of the project in accordance with the California Environmental Quality Act (CEQA). Staff determined that the project is categorically exempt from further environmental review pursuant to Class 1, Section 15031 (“Existing Facilities”), since the project would require minimal interior alterations involving such things as the relocation and minor modification of interior partitions, plumbing, electrical conveyances and the addition of minor safety devices as required by the applicable building and fire codes.

PUBLIC COMMENT/OUTREACH

Staff publicly noticed the application in accordance with City and State law. As of the time of writing this report, there have been no inquiries from the public.

CONCLUSION

Staff’s position is the Yoga Studio would not warrant substantial parking or traffic impacts and is consistent with the uses of the Mixed Use District.

RECOMMENDATION

STAFF RECOMMENDS THAT the Planning Commission adopt Resolution No. 11-019 approving Conditional Use Permit No. UP11-0007, subject to the attached Conditions of Approval.

Attachments:

- A. Resolution/Conditions of Approval
- B. Applicant Letter
- C. Site Plans

RESOLUTION NO. 11-019

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MILPITAS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. UP11-0007, SXUAN NGUYEN, TO OPERATE A YOGA STUDIO AT 61 SERRA WAY, Unit 208

WHEREAS, on March 16, 2011 an application was submitted by Sxuan Nguyen, 61 Serra Way, #212, Milpitas, California 95035 to allow for a yoga studio. The property is located within the Mixed Use Zoning District (APN 22-24-049); and

WHEREAS, the Planning Division completed an environmental assessment for the project in accordance with the California Environmental Quality Act (CEQA), and recommends that the Planning Commission determine this project categorically exempt.

WHEREAS, on May 11, 2011, the Planning Commission held a duly noticed public hearing on the subject application, and considered evidence presented by City staff, the applicant, and other interested parties.

NOW THEREFORE, the Planning Commission of the City of Milpitas hereby finds, determines and resolves as follows:

Section 1: The recitals set forth above are true and correct and incorporated herein by reference.

Section 2: The project is categorically exempt from further environmental review pursuant to California Environmental Quality Act (CEQA) Section 15301 (Existing Facilities), since the project would require minimal interior alterations involving such things as the relocation and minor modification of interior partitions, plumbing, electrical conveyances and the addition of minor safety devices as required by the applicable building and fire codes.

Section 3: The project, at the proposed location will not be detrimental or injurious to property or improvements in the vicinity nor to the public health, safety and general welfare to adjacent future tenants or the surrounding community because there are no exterior improvements.

Section 4: The project is consistent with the Milpitas General Plan policies 2.a-G-1 and 2.a-I-3 in that the project promotes economic development.

Section 5: The project is consistent with the Milpitas Midtown Specific Plan policies Goal 1 and 3.11 in that the project promotes a mixture of uses and vertical uses in Midtown Milpitas.

Section 6: The Planning Commission of the City of Milpitas hereby approves Conditional Use Permit No. UP11-0007, Sxuan Nguyen subject to the above Findings, and Conditions of Approval attached hereto as Exhibit 1.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Milpitas on May 11, 2011

Chair

TO WIT:

I HEREBY CERTIFY that the following resolution was duly adopted at a regular meeting of the Planning Commission of the City of Milpitas on May 11, 2011 and carried by the following roll call vote:

COMMISSIONER	AYES	NOES	ABSENT	ABSTAIN
Lawrence Ciardella				
Sudhir Mandal				
Gurdev Sandhu				
Steve Tao				
Noella Tabladillo				
Mark Tiernan				
John Luk				

EXHIBIT 1

CONDITIONS OF APPROVAL

UP # 11-019

A request to operate a Yoga Studio
61 Serra Way # 208 (APN: 022-24-049)

General Conditions

1. The owner or designee shall develop the approved project in conformance with the approved plans approved by the Planning Commission on May 11, 2011 in accordance with these Conditions of Approval.

Any deviation from the approved site plan, floor plans, elevations, materials, colors, landscape plan, or other approved submittal shall require that, prior to the issuance of building permits, the owner or designee shall submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the Planning Director or Designee. If the Planning Director or designee determines that the deviation is significant, the owner or designee shall be required to apply for review and obtain approval of the Planning Commission, in accordance with the Zoning Ordinance.

UP #11-0007 shall become null and void if the project is not commenced within 18 months from the date of approval. Pursuant to Section 64.06(2) of the Zoning Ordinance of the City of Milpitas: If the project requires the issuance of a building permit, the project shall be deemed to have commenced when the date of the building permit is issued and/or a foundation is completed, if a foundation is a part of the project. If the project does not require the issuance of a building permit, the project shall be deemed to have commenced when dedication of any land or easement is required or complies with all legal requirements necessary to commence the use, or obtains an occupancy permit, whichever is sooner. (P)

2. Pursuant to Section 64.06(1), the owner or designee shall have the right to request an extension of UP#11-0007 if said request is made, filed and approved by the Planning Commission prior to expiration dates set forth herein. (P)
3. Prior to the issuance of building permits, the owner or designee shall include within the four first pages of the working drawings for a plan check, a list of all conditions of approval imposed by the final approval of the project. (P)
4. If at the time of application for a certificate of occupancy there is a project job account balance due to the City for recovery of review fees, a certificate of occupancy shall not be issued until the balance is paid in full. (P)
5. No sign(s) are approved with this Conditional Use Permit. All signs shall be reviewed in accordance with the City's Zoning Ordinance. (P)

(P) = Planning

To the project planner

Yoga is the way to wellness for the population of all ethnic and age groups. As one of the practitioners, I, Susan Nguyen, would like to build a premier Yoga Studio where we offer classes of various types of Yoga and related workshops to kids, adults and seniors

I believe this project will promote better health in the mind, body and spirit to Milpitas residents and neighbors

Sincerely,

Susan Nguyen

Susan Nguyen

(408) 838-8332

61 Serra Way # 212

Milpitas Ca 95035

YOGA PLACE CONDITIONAL USE PERMIT

61 SERRA WAY #208 MILPITAS, CALIFORNIA 95035

JOHN HA, AIA
 1288, KIEFER ROAD,
 SUITE # 207
 SUNNYVALE, CA94086
 TEL: (408) 245-0991
 TEL: (408) 245-0319

- DRAWING INDEX**
- A-0 TITLE SHEET, VICINITY PLAN
 - A-1 EXISTING SITE PLAN, 1ST FLOOR PLAN, AND CURRENT PARKING ANALYSIS
 - A-2 EXISTING 2ND FLOOR PLAN,
 - A-3 PROPOSED YOGA PARKING ANALYSIS PROPOSED YOGA FLOOR PLAN AND AREA CALCULATION.

PLANNING COMMENTS **APRIL 2011**

OWNER:

DR. SXUAN NGUYEN, DDS
 61 SERRA WAY, #212
 MILPITAS, CA 95035
 TEL: (408) 262-1181

PROJECT DESCRIPTIONS

EXISTING IS AN EXISTING MEDICAL OFFICE/RETAIL 2-STORY BUILDING WITH PARKING.
 THE PROPOSED PROJECT IS TO APPLY CONDITIONAL USE PERMIT FOR A 2,530 SF YOGA PLACE ON THE SECOND FLOOR OF THE BUILDING. NO CHANGE WILL BE MADE TO THE EXTERIOR.

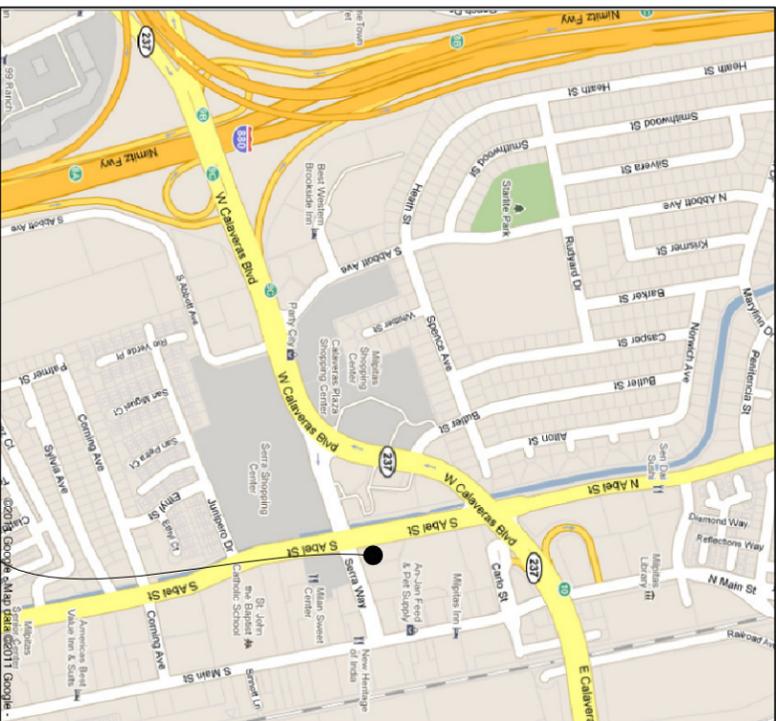
YOGA OPERATION

THERE ARE TWO YOGA STUDIOS PROPOSED. ONE IS 1,139 SF ONE IS 354 SF. THE PROPOSED YOGA CLASS WILL BE 9:00-10:30AM, 10:45-11:45PM, 2:00-2:30PM, 3:45-4:45PM, MONDAY-SUNDAY. 5:30-7:00PM MONDAY-FRIDAY. EACH CLASS WILL HAVE ONE INSTRUCTOR WITH TEN STUDENTS AND ONE RECEPTIONIST.

TABULATION

APN:	022-24-049	
PROJECT ADDRESS:	61 SERRA WAY MILPITAS, CA 95035	
LOT AREA	1.98 ACRE	SQ. FT.
TYPE OF CONSTRUCTION:	V-B (E)	
OCCUPANCY	M/B	
USE ZONE	MXD (MIXED USE)	
ALLOWED BUILDING HEIGHT	EXISTING	
SETBACK	EXISTING	
BUILDING COVERAGE	EXISTING	
BUILDING A		BUILDING B
BUILDING AREA:	8,419 SF (1ST FLOOR)	4,074 SF
	7,821 SF (2ND FLOOR)	
SUB TOTAL:	16,240 SF	4,074 SF
OCCUPANCY:	M/B	M
BUILDING TYPE:	V-B	V-B
FIRE SPRINKLER:	YES	YES
# OF STORIES	2	1
AREA OF IMPROVEMENT	2,530 APPROX.	SQ. FT.
PREVIOUS USE	REAL ESTATE OFFICE	
PROPOSED USE	YOGA	
IMPROVEMENT LOCATION	2ND FLOOR OF BUILDING A	
C.B.C	2010	
C.F.C	2010	
C.P.C	2010	
C.E.C	2010	
CALIFORNIA TITLE 24	2008	
C.M.C.	2010	

VICINITY MAP



PROJECT LOCATION

SITE PHOTO



WORK AREA



YOGA PLACE CONDITIONAL USE PERMIT

61 SERRA WAY #208 MILPITAS, CALIFORNIA 95035

JOHN HA, AIA
 1288, KIEFER ROAD,
 SUITE # 207
 SUNNYVALE, CA94086
 TEL: (408) 245-0991
 TEL: (408) 245-0319

PARKING ANALYSIS-2

PROPOSED YOGA PARKING REQUIREMENTS

TOTAL YOGA BUILDING AREA: 2,530 S.F. (INCLUDE UTILITY).
 INSTRUCTIONAL STUDIO: 1,139+354=1,493 SF
 RESTROOMS, HALLWAY, & SHOWERS: 1,882 SF

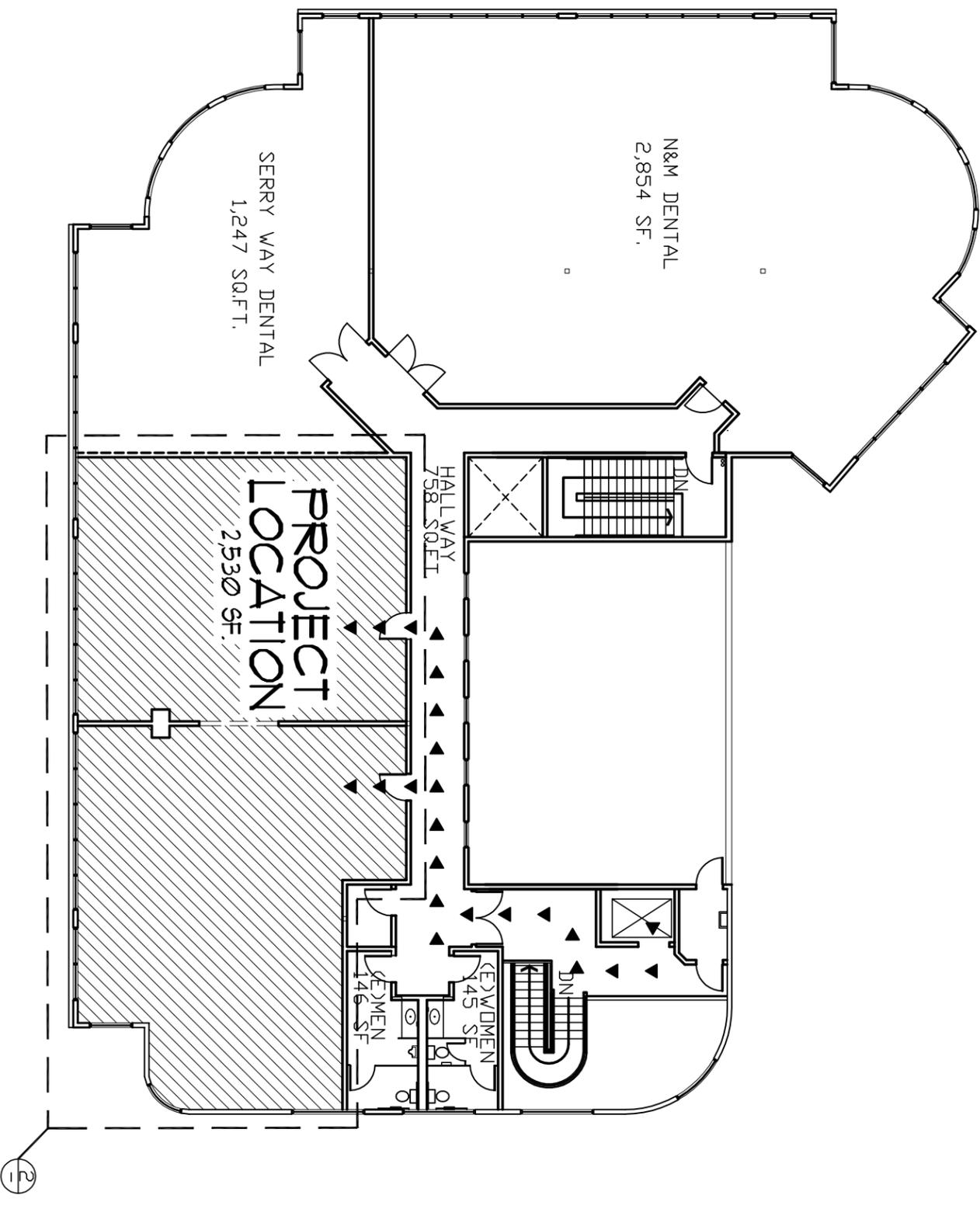
REQUIRED PARKING:

RETAIL PARKING (3.3 PER 1000 SF): $(2,795/1000) \times 3.3 = 10$ STALLS
 DENTAL OFFICE PARKING (1 PER 225 SF): $4,101/225 = 19$ STALLS
 YOGA PARKING FOR STUDENTS (1 PER 150 SF): $1,493/150 = 10$ STALLS
 YOGA PARKING FOR EMPLOYEES (1 PER ONE EMPLOYEE): $1 \times 3 = 3$ STALLS
 RESTAURANTS: DINING AREA $50\% \times 6,089 = 3,044$ SF (50% OF TOTAL)
 (1 PER 39 SF OF DINING AREA): $3,044/39 = 78$ STALLS
 TAKEOUT: $[22/2.5+100/60]+[10/2.5+60/60]=16$ STALLS
 TOTAL PARKING REQUIRED: $10+19+10+3+78+16=136$ STALLS

PROVIDED PARKING (EXISTING)

STANDARD	138	STALLS
HANDICAP	4	STALLS
HANDICAP (VAN ACCESSIBLE)	2	STALLS
PARKING TOTAL	144 > REQUIRED	STALLS

NOTE: REFER EXISTING FLOOR PLANS AND PROPOSED YOGA FLOOR PLAN FOR BUILDING AREAS.



(E) 2ND FLOOR PLAN-BUILDING A

1/16"=1'-0"

YOGA PLACE CONDITIONAL USE PERMIT

61 SERRA WAY #208 MILPITAS, CALIFORNIA 95035

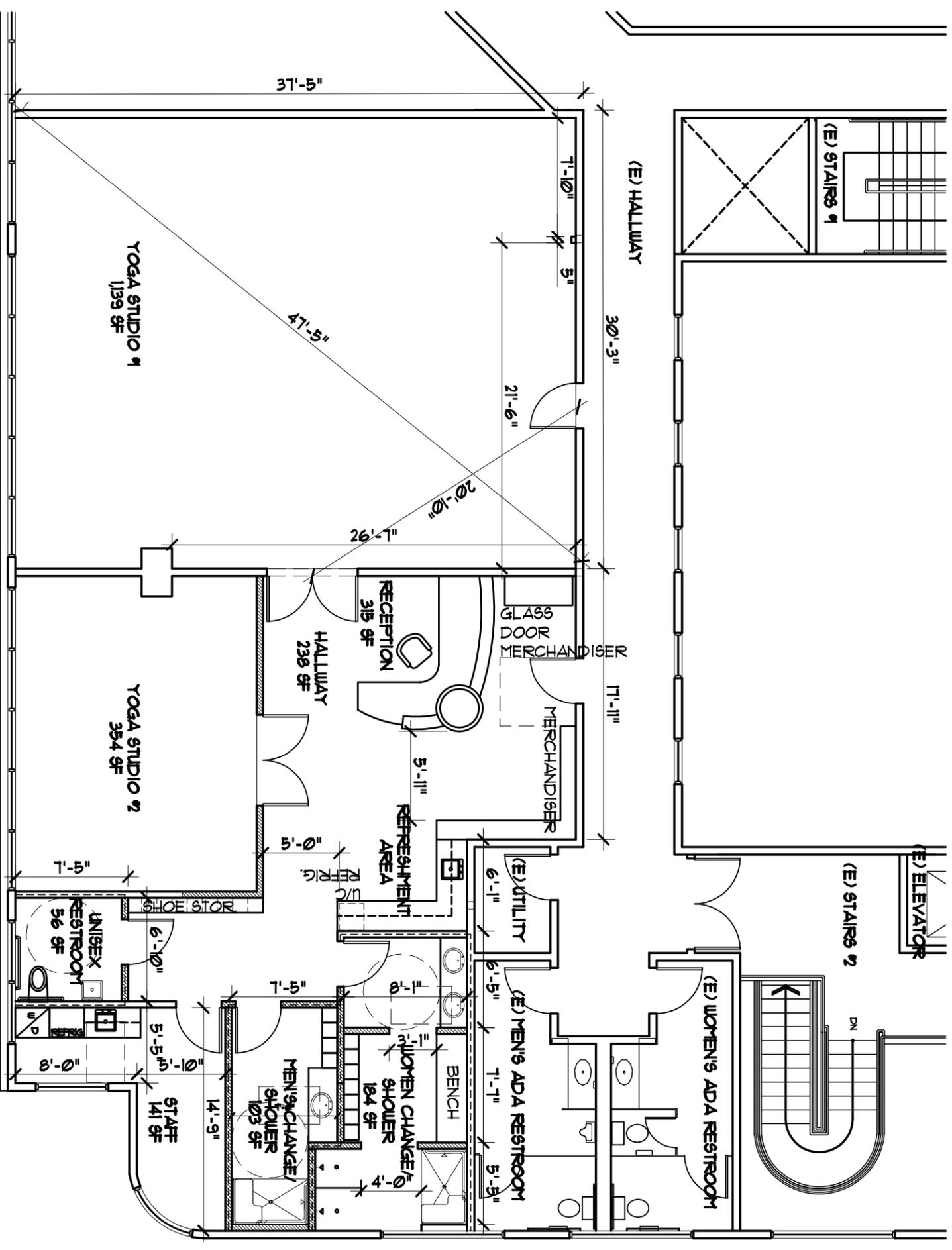
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PARKING ANALYSIS-3

YOGA PLACE AREA TABLE	
YOGA STUDIO #1	1,139 SF
YOGA STUDIO #2	354 SF
TOTAL YOGA STUDIOS	1,493 SF
ADA RESTROOM	56 SF
WOMEN'S SHOWER	184 SF
MEN'S SHOWER	103 SF
STAFF	141 SF
RECEPTION	315 SF
HALLWAY	238 SF
TOTAL BUILDING AREA	2,530 SF

LEGEND

- EXISTING WALL TO REMAIN, REPAIR AS NEEDED
- EXISTING WINDOW TO REMAIN
- NEW 3-5/8" X 25 GA. METAL STUDS @24" O.C. AND 6" ABOVE CEILING W/ 3/8" TYPE "X" GYP. BD. BOTH SIDES (U.O.N.)
- NEW 3-5/8" X 25 GA. METAL STUDS @24" O.C. AND 6" ABOVE CEILING W/ 3" SOUND BATT INSULATION AND 5/8" TYPE "X" GYP. BD. BOTH SIDES (U.O.N.)



PROPOSED YOGA PLACE FLOOR PLAN 1/8"=1'-0"



YOGA PLACE CONDITIONAL USE PERMIT

61 SERRA WAY #208 MILPITAS, CALIFORNIA 95035

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CONDITIONS

BUILDING

1. APPLICABLE CODES SHALL BE 2010 CBC, CMC, CEC, CPC, 2008 CALIFORNIA ENERGY CODE AND 2011 MILPITAS MUNICIPAL CODE.
2. IT IS MANDATED TO OBTAIN BUSINESS LICENSE AND CERTIFICATE OF OCCUPANCY PRIOR TO START OF BUSINESS OPERATING.
3. ENGINEER OR ARCHITECT LICENSED IN THE STATE OF CALIFORNIA SHALL PREPARE THE PLANS. STRUCTURAL DESIGN CALCULATIONS AND PLANS SHALL BE WET SIGNED AND STAMPED WHEN APPLYING FOR BUILDING PERMIT.
4. REQUIRED SEPARATION IN BUILDINGS WITH MIXED OCCUPANCIES SHALL BE PER 2010 CBC SEC. 508.
5. SEPARATE TOILET FACILITIES WITH THE SPACE SHALL BE PROVIDED FOR EACH SEX WHEN NUMBER OF CUSTOMERS SERVED EXCEEDS 10 AS PER 2010 CPC SEC. 412.3 OR NUMBER OF PLUMBING FIXTURES IN BUILDING COMMON AREA SHALL BE AS PER 2010 CPC SEC. 412.1 AND TABLE 4-1 FOR ALL BUSINESSES COMBINED.

ACCESSIBILITY

1. PEOPLE WITH DISABILITIES ACCESSIBLE PARKING SHALL BE PROVIDED AS PER 2010 CBC SEC. 1129B.1.
2. ACCESSIBLE PARKING SPACES SHALL BE DISPERSED AND LOCATED CLOSEST TO THE ACCESSIBLE ENTRANCES. ONE IN EVERY EIGHT ACCESSIBLE PARKING SPACES, BUT NOT LESS THAN ONE PARKING SPACE SHALL BE VAN ACCESSIBLE AS PER 2010 CBC SEC. 1129B.3
3. ACCESSIBLE SIGNS SHALL BE PROVIDED AT EVERY PRIMARY PUBLIC ENTRANCE, AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL AND AT BUILDING ENTRANCE THAT ARE ACCESSIBLE AS PER 2010 CBC, SEC. 1127B.3.

4. ALL PRIMARY ENTRANCES AND REQUIRED EXIT DOORS SHALL BE ACCESSIBLE TO PEOPLE WITH DISABILITIES AS PER 2010 CBC SEC. 1114.B.1.3
5. SANITARY FACILITIES, INCLUDING SHOWERS SHALL BE FULLY ACCESSIBLE TO PEOPLE WITH DISABILITIES AS PER 2010 CBC SEC. 1115B.
6. PROVIDE MANEUVERING CLEARANCES AT DOORS AS PER 2010 CBC, SEC. 1133B.2.4.2.
7. AT LEAST 5%, BUT NOT LESS THAN ONE ACCESSIBLE COUNTER SHALL BE PROVIDED FOR THE PUBLIC AND IN GENERAL EMPLOYEE AREA. COUNTER MUST BE 36 IN. LONG MIN. AND NOT MORE 34 INCHES HIGH PER 2010 CBC, SEC. 1122B.
8. SINK IN THE STAFF ROOM SHALL BE ACCESSIBLE AS PER 2010 CBC SEC. 1117B.9

ELECTRICAL

1. EACH TENANT SHALL BE PROVIDED WITH SEPARATE DISCONNECT AS PER CITY POLICY BDP-EL02.

ENGINEERING

1. THE DEVELOPER SHALL SUBMIT A SEWER NEEDS QUESTIONNAIRE AND/OR INDUSTRIAL WASTE QUESTIONNAIRE WITH THE BUILDING PERMIT APPLICATION AND PAY THE RELATED FEES PRIOR TO BUILDING PERMIT ISSUANCE. CONTACT THE LAND DEVELOPMENT SECTION AT 408-586-3329 TO OBTAIN THE FORM(S).
2. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO OBTAIN ANY NECESSARY APPROVALS/PERMITS FROM AFFECTED AGENCIES AND PRIVATE PARTIES. COPIES OF ANY APPROVALS OR PERMITS MUST BE SUBMITTED TO THE CITY OF MILPITAS ENGINEERING DIVISION.
3. PRIOR TO BUILDING PERMIT ISSUANCE, DEVELOPER MUST PAY ALL APPLICABLE DEVELOPMENT FEES, INCLUDING BUT NOT LIMITED TO PLAN CHECK AND INSPECTION DEPOSIT, AND 2.5% BUILDING PERMIT AUTOMATION FEE.

ENGINEERING

4. PER CHAPTER 200, SOLID WASTE MANAGEMENT, V-200-3.10, GENERAL REQUIREMENT, APPLICANT OWNER SHALL NOT KEEP OR ACCUMULATE, OR PERMIT TO BE KEPT OR ACCUMULATED, ANY SOLID WASTE OF ANY KIND AND IS RESPONSIBLE FOR PROPER KEEPING, ACCUMULATING AND DELIVERY OF SOLID WASTE. IN ADDITION, ACCORDING TO V-200-3.20 OWNER RESPONSIBLE FOR SOLID WASTE, RECYCLABLE, AND YARD WASTE, APPLICANT OWNER SHALL SUBSCRIBE TO AND PAY FOR SOLID WASTE SERVICES RENDERED. PRIOR TO OCCUPANCY PERMIT ISSUANCE (START OF OPERATION), THE APPLICANT SHALL SUBMIT EVIDENCE TO THE CITY THAT A MINIMUM LEVEL OF REFUSE SERVICE HAS BEEN SECURED USING A SERVICE AGREEMENT WITH ALLIED WASTE SERVICES (FORMALLY BFI) FOR COMMERCIAL SERVICES TO MAINTAIN AN ADEQUATE LEVEL OF SERVICE FOR TRASH AND RECYCLING COLLECTION. AFTER THE APPLICANT HAS STARTED ITS BUSINESS, THE APPLICANT SHALL CONTACT ALLIED WASTE SERVICES COMMERCIAL REPRESENTATIVE TO REVIEW THE ADEQUACY OF THE SOLID WASTE LEVEL OF SERVICES. IF SERVICES ARE DETERMINED TO BE INADEQUATE, THE APPLICANT SHALL INCREASE THE SERVICE TO THE LEVEL DETERMINED BY THE EVALUATION; FOR GENERAL INFORMATION, CONTACT BFI AT 408-432-1234.
5. THE U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) HAS EMPOWERED THE SAN FRANCISCO BAY REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) TO ADMINISTER THE NATIONAL POLLUTION ELIMINATION DISCHARGE SYSTEM (NPDES) PERMIT. THE NPDES PERMIT REQUIRES ALL DISCHARGES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION ACTIVITIES, TO ELIMINATE AS MUCH AS POSSIBLE POLLUTANTS ENTERING OUR RECEIVING WATERS. CONTACT THE RWQCB FOR QUESTIONS REGARDING YOUR SPECIFIC REQUIREMENTS AT 800-794-2482. FOR GENERAL INFORMATION, CONTACT THE CITY OF MILPITAS AT 408-586-3329.
6. THE FLOOD INSURANCE RATE MAP (FIRM) ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) UNDER THE NATIONAL FLOOD INSURANCE PROGRAM SHOWS THIS SITE TO BE IN FLOOD ZONE X. THE ZONE DESIGNATION IS PROVIDED FOR INFORMATION ONLY.

FIRE

1. THE SUBMITTED DRAWINGS ARE NOT REVIEWED NOR APPROVED FOR FIRE PERMITS AND CONSTRUCTION. THESE NOTES ARE PROVIDED TO ASSIST WITH THE FIRE DEPARTMENT PERMIT DURING CONSTRUCTION PERMIT PROCESS. COMMENTS ARE BASED ON THE CURRENT 2007 EDITION OF THE CALIFORNIA FIRE AND BUILDING CODES.
2. PREMISES IDENTIFICATION. NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS AND SHALL BE CONSISTENT WITH MILPITAS STANDARDIZED ADDRESSING GUIDELINES. CALIFORNIA FIRE CODE SEC. 505.1, AMENDED BY MMC V-300-2.17.
3. KEY BOX. THE FIRE DEPARTMENT OFFICIAL IS AUTHORIZED TO REQUIRE A KEY BOX TO BE INSTALLED IN AN APPROVED LOCATION IF NECESSARY FOR LIFE SAVING OR FIRE-FIGHTING PURPOSED. (WHEN REQUIRED, THE KNOX LOX LOCATION SHALL BE AT 6 FEET ABOVE FINISHED FLOOR, OR FIRE ACCESS WALKWAY OR ROAD). CALIFORNIA FIRE CODE SECTION 506.1.
4. PORTABLE FIRE EXTINGUISHERS SHALL BE SELECTED AND MAINTAINED IN ACCORDANCE WITH CFC SECTION 906.2 AND CHAPTER 3, TITLE 19 CALIFORNIA CODE OF REGULATIONS. CFC SEC. 906.2
5. NO APPROVAL IS GRANTED FOR THE USE, STORAGE, SALES, OR HANDLING OF HAZARDOUS MATERIALS. CFC SEC. 2701.5
6. MEANS OF EGRESS SHALL BE PROVIDED IN CONFORMANCE WITH THE CA BUILDING CODE CHAPTER 10. THE OCCUPANCY LOAD SHALL BE DETERMINED BY THE CALIFORNIA BUILDING CODE SEC. 1004.
7. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. 2007 CFC SEC. 1008.1.8.
8. THE MILPITAS FIRE DEPARTMENT SHALL APPROVE NEW INSTALLATION AND/OR MODIFICATIONS TO EXISTING FIRE PROTECTION, ALARM OR MONITORING SYSTEM(S). A SEPARATE SUBMITTAL IS REQUIRED TO THE MILPITAS FIRE DEPARTMENT, FOR REVIEW AND APPROVAL, PRIOR TO THE COMMENCEMENT OF ANY WORK. CFC SEC. 901.2

