

MEMORANDUM

Planning Department



Date: May 22, 2025
To: Zoning Administrator
From: Sean Manalo, Associate Planner

Subject: **MODIFICATION AND EXTENSION OF AN EXISTING EIGHT-FOOT CHAIN LINK FENCE, AND INSTALLATION OF A NEW SIX-FOOT CHAIN LINK FENCE - 1801 McCarthy Blvd. - P-MS25-0068** – A Minor Site Development Permit to increase the height of an existing eight-foot chain link fence up to an additional four-feet in linear height, resulting in a 12-foot-tall open chain link fence, and install a new six-foot privacy slatted chain link fence along the rear-side property line on a 4.30 acre site in the Business Park/Research and Development (BPRD) Zoning District at 1801 McCarthy Blvd. The project is categorically exempt from further environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Small structures), subdivision (e) (Accessory Structures including garages, carports, patios, swimming pools, and fences) and as a separate and independent basis, CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

Location: 1801 McCarthy Blvd. (APN: 083-31-043)

Zoning/GP: Business Park/Research and Development (BPRD) /
Business Park/Research and Development (BPRD)

APPLICATION

On March 6, 2025, Sachiko Shimizu (Applicant) applied on behalf of Super Micro Computer (Supermicro), to obtain a Minor Site Development Permit (MSDP) to increase the height of an existing chain link fence and install additional chain link fencing at the rear of the property (Project). This application is submitted pursuant to Milpitas Municipal Code (MMC) Section XI-10-57.03(G) and Table XI-10-57.03-1, which require a Minor Site Development permit for approval by the Zoning Administrator for chain link fencing in commercial and industrial districts.



BACKGROUND

Supermicro is an information technology company that designs and builds high-performance servers, storage systems, software, and other information technology infrastructure to support various markets including enterprise data centers, cloud computing, 5G, and edge computing. Supermicro recently acquired the subject site at 1801 McCarthy Blvd. to expand their operations. The 4.30-acre site contains one existing vacant building that is approximately 63,177 sq. ft.

The applicant, on behalf of Supermicro, has requested to erect a visual barrier to provide safety and security for guests and employees from users of the adjacent Coyote Creek Trail located at the rear of the property.

Prior to constructing chain link fencing and obtaining a building permit, the Applicant must obtain a MSDP. In October 2009, the City of Milpitas Planning Commission Subcommittee approved the Minor Site Development Permit No. MS09-0010 for the existing chain link fence.

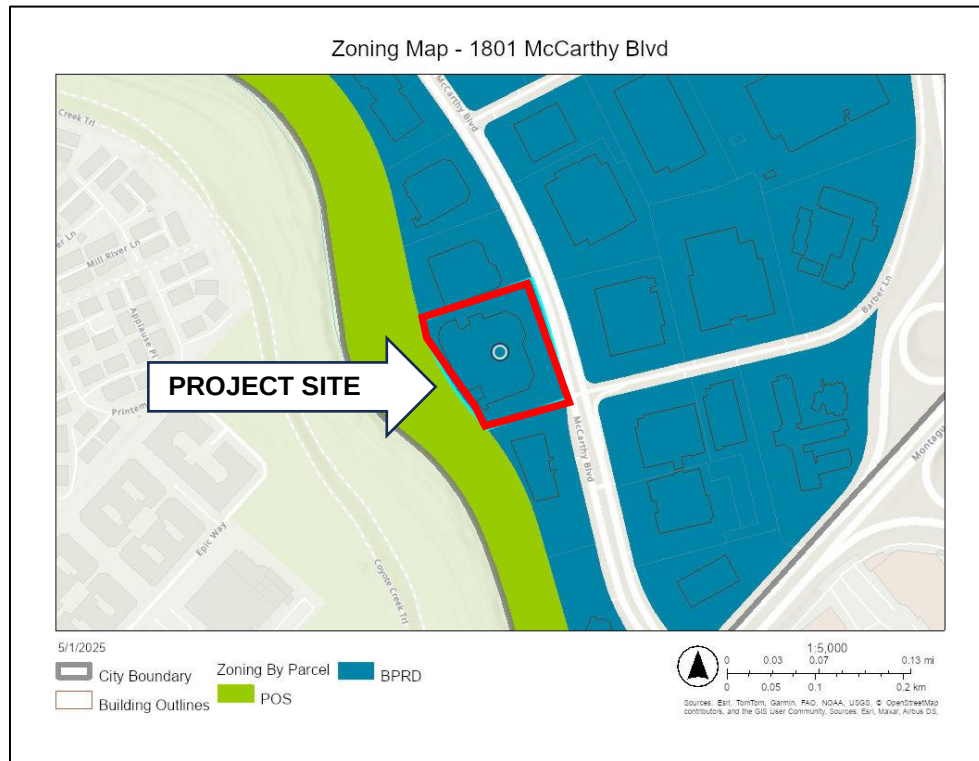
The following is a summary of the applicant's request:

- *Minor Site Development Permit* to allow the following along the rear-side property line:
 1. Modification and extension of an existing eight-foot open chain link fence to increase the linear height an additional four-feet, resulting in a 12-foot-tall open chain link fence.
 2. Installation of a new, six-foot privacy slatted chain link fence.

LOCATION AND CONTEXT

The project site is surrounded by other parcels also zoned for Business Park/Research and Development (BPRD) to the north, east, and south. Parks Open Space (POS) with the Coyote Creek Trail is located to the west as demonstrated in Map 1: Project Zoning, Map 2: Aerial View, and Table 1: Surrounding Zoning and Land Uses. The section of the Coyote Creek Trail (Coyote Creek Trail Reach 1) adjacent to the subject property and extending from North McCarthy Blvd to Montague Expressway is owned by the Santa Clara Valley Water District and is under a joint use agreement with the City of Milpitas. The trail is elevated approximately 3.5-ft above the subject site.

Map 1 – Project Zoning – 1801 McCarthy Blvd.



Map 2 – Aerial Map – 1801 McCarthy Blvd.

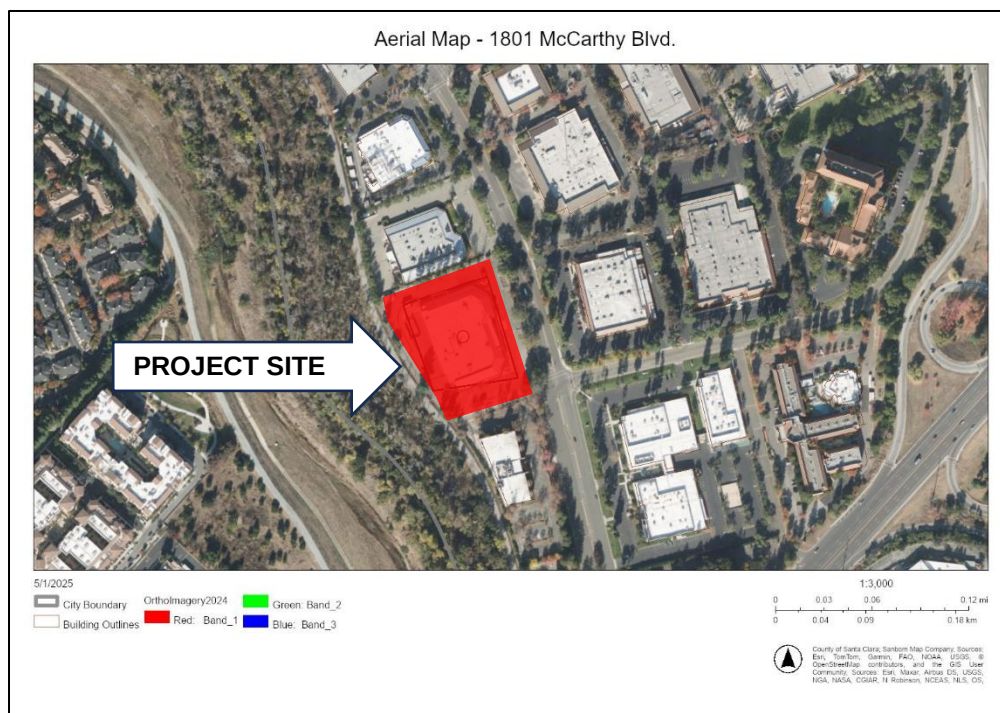


Table 1: Surrounding Zoning and Land Uses

	General Plan	Zoning	Existing Uses
Subject Site	Business Park/Research and Development (BPRD)	Business Park/Research and Development (BPRD)	Vacant Space, (Supermicro Computer)
North	Business Park/Research and Development (BPRD)	Business Park/Research and Development (BPRD)	MVINIX, Airgard Inc.
South	Business Park/Research and Development (BPRD)	Business Park/Research and Development (BPRD)	California College of Nursing
West	Park Open Space (POS)	Permanent Open Space (POS)	Coyote Creek Trail (Santa Clara Valley Water District)
East	Business Park/Research and Development (BPRD)	Business Park/Research and Development (BPRD)	Micross Milpitas – Silicon Valley Turnkey Solutions (STS)

PROJECT DESCRIPTION

The Applicant is requesting an extension of an existing eight-foot open chain link fence located at the rear of the property to increase the lineal height an additional four feet, resulting in a 12-foot-tall open chain link fence. This modified fence will also supplement the installation of a new, six-foot grey metal privacy slatted fence also located along the rear property line. Each galvanized chain link fence will extend approximately 596 feet along the length of the rear property line. Map 3 below provides the proposed site plan with the proposed fence locations in red. Figure 1 and Figure 2 display the elevations of the proposed fences.

No landscaping would be affected or removed by the development of the proposed fence. The proposed fencing will also not impact or reduce the amount of surface parking for the site and will therefore be compliant with the MMC parking standards. Figure 3 presents the existing conditions of the subject site.

Map 3 – Site Map – 1801 McCarthy Blvd.

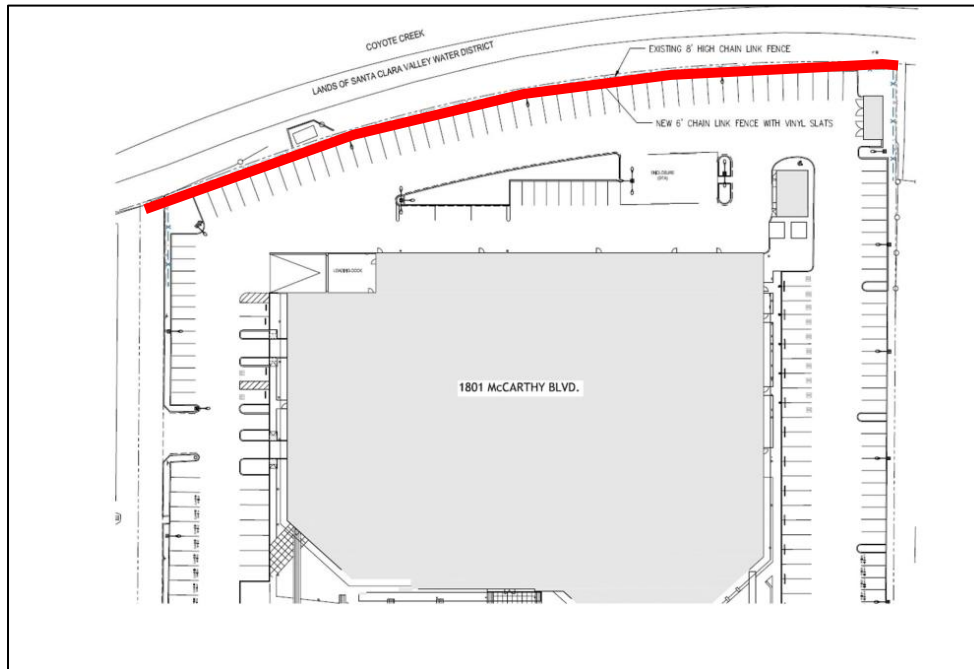
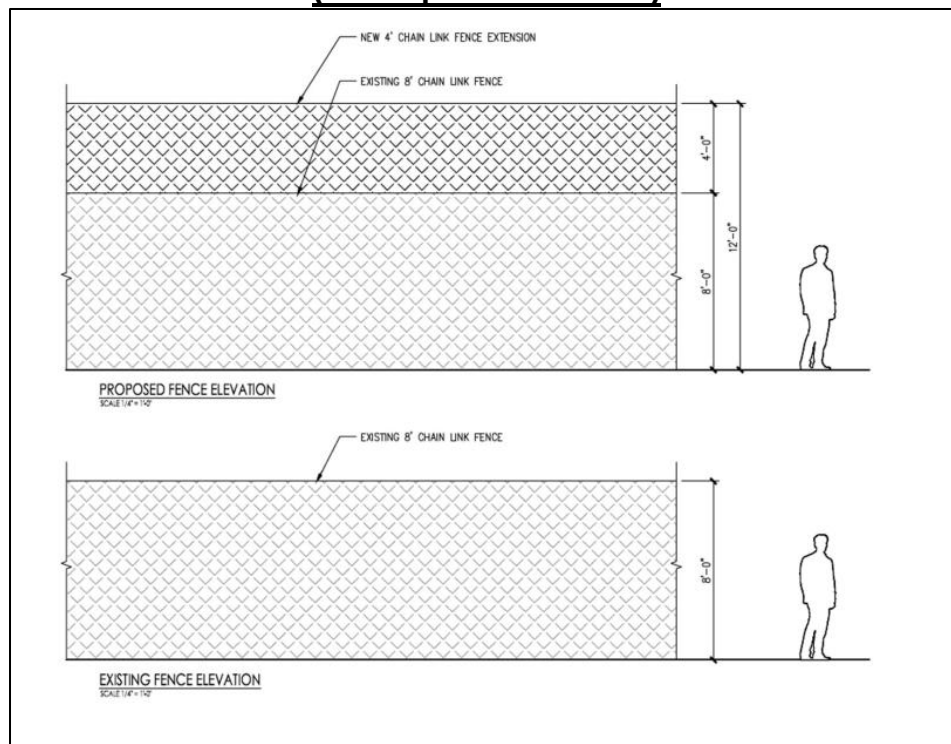


Figure 1 – Elevations – Existing 8-ft Fence / Proposed Extended 12-ft Fence (with Open Chain Link)



**Figure 2 – Elevations – Existing 8-ft Fence / Proposed 6-ft Fence
(With Privacy Slats)**

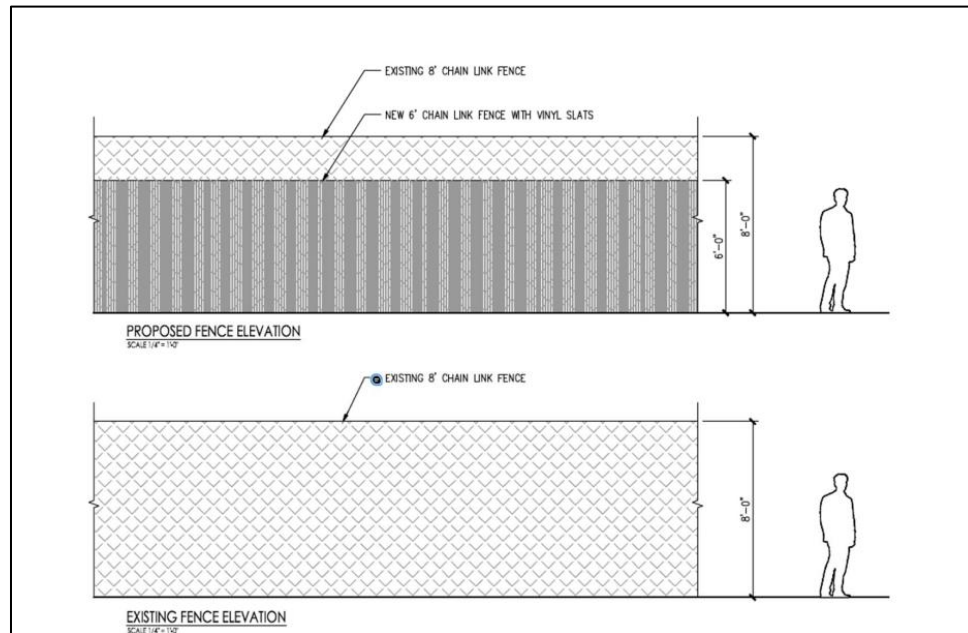


Figure 3 – Existing Conditions, Rear Property Line



PROJECT ANALYSIS

Zoning Conformance

The proposed project would allow an extension of an existing eight-foot open chain link fence located at the rear of the property to increase the linear height an additional four feet, resulting in a 12-foot tall open chain link fence, as well as the installation of a new, six-foot grey metal privacy slatted fence also located along the rear property line. Pursuant to MMC Section XI-10-54.10(C)(1), fences and walls shall not exceed six feet (6-ft) in height at the rear yard. Additionally, pursuant to Section XI-10-54.10-(C)(2-b), fences at the rear yard adjacent to recreational areas may be a 12-ft maximum height provided that the portion of the fence higher than the six (6) feet is of approved openwork. Chain link fences located in industrial and commercial zones must also comply with additional standards as outlined in Table XI-10-57.03-1-1b related to Minor Site Development Permits.

Table 3 demonstrates the Project's consistency with the applicable development standards of fences and walls within the subject zoning district.

Table 3: Zoning Conformance

Standards	Required	Proposed	Complies?
Fence Height ¹	Height Limitations. Fences and walls shall not exceed six (6) feet in height at the rear and side yards, and forty-two (42) inches in height at the front yard. Fences at the rear or side yard adjacent to recreational areas, athletic fields or courts may be twelve (12) feet maximum height provided that the portion of the fence higher than six (6) feet is of approved openwork	12-ft Fence: 12-ft Open Chain Link 6-ft Fence (New): 6-ft Installation of Vinyl Clad Privacy Slats	Yes

Chain Link Fencing – Commercial / Industrial Districts - Location ²	Fencing shall be at the rear or interior side of the site	Rear	Yes
Chain Link Fencing – Commercial / Industrial Districts - Material ²	The fencing shall consist of vinyl clad chain link with or without vinyl slats.	12-ft Fence: Open Chain Link 6-ft Fence (New): Installation of Vinyl Clad Privacy Slats	Yes
Chain Link Fencing – Commercial / Industrial Districts – Material ²	Fencing material and color shall be compatible with surrounding development.	12-ft Fence: Open Chain Link 6-ft Fence (New): Installation of Vinyl Clad Privacy Slats (Grey)	Yes
Chain Link Fencing – Commercial / Industrial Districts – Fire Safety ²	Parking lot fencing/gates shall be approved by the City's Fire Department.	Yes	Yes, also reviewed with building permit
Landscaping	None	None	Yes, no change from existing

¹ Section XI-10-54.10-(C)(1) and Section XI-10-54.19-(C)(D-b)

² Table XI-10-57.03-1-1a thru Table XI-10-57.03-1-1d

FINDINGS FOR APPROVAL

In accordance with Section XI-10.57.03 (G) of the Milpitas Municipal Code, the Zoning Administrator may consider and approve a Minor Site Development if the required findings can be made. Findings shall identify the rationale behind the decision to take a certain action, and have been analyzed below:

1. *The development recognizes and respects the nature of the neighborhood and site, development patterns, materials used, and the expectations of those who will see and use the building.*



The project site abuts public open space at the rear and is surrounded in three directions by similar business park / research development uses. The proposed project does not change the character of the existing building or the character of the neighborhood. The proposed fence matches existing fences in the immediate neighborhood. The proposed fence provides security and privacy to the property owner and beautifies the site. Therefore, the new fence recognizes and respects the nature of the neighborhood and site, development patterns, materials used, and the expectations of those who will see and use the building.

2. *The development assures that modifications satisfy functional requirements and are screened with appropriate compatible materials.*

The project's proposed scope of work satisfies functional requirements, as the purpose of the extension in height of the existing fence and the addition of a new six-foot (6') fence is to enhance the property's security and privacy. The fences and their materials match the existing fences in the immediate neighborhood.

3. *The development assures that the modification will not interfere with the privacy, quiet enjoyment or view of the surrounding properties.*

The development will increase the subject property's privacy and quiet enjoyment of surrounding properties and will be consistent with existing fencing enjoyed by adjacent neighbors. The subject property's location and unique topography assure that the modifications will not interfere with the surrounding properties' privacy, quiet enjoyment, or view.

California Environmental Quality Act (CEQA):

The proposed project is categorically exempt from environmental review under CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures), subdivision (e) (Accessory structures including garages, carports, patios, swimming pools, and fences). The proposed project involves modifying an existing fence and constructing a new fence, both considered accessory structures under Section 15303. As a separate and independent basis, the project is consistent with Section 15183 (Projects Consistent with a Community Plan or Zoning) of the CEQA Guidelines, as the project is consistent with the Milpitas General Plan. Therefore, no further environmental review is required.

Recommendation:

Staff recommends that the Zoning Administrator approve P-MS25-0068 to increase the height of an existing eight-foot chain link fence up to an additional four-feet in linear height, resulting in a 12-foot-tall open chain link fence, and install a new six-foot privacy slatted chain link fence along the rear-side property line on a 4.30 acre site in the Business Park/Research and Development (BPRD) Zoning District at 1801 McCarthy Blvd. subject to the findings outlined in this report and the attached Conditions of Approval.

Attachments:

- A. Conditions of Approval
- B. Project Plans

ATTACHMENT A

**MINOR SITE DEVELOPMENT PERMIT NO. P-MS25-0068
SUPERMICRO
1801 MCCARTHY BOULEVARD (APN 083-31-043)**

The City of Milpitas Zoning Administrator approves Minor Site Development Permit No. P-MS25-0068 in accordance with Section XI-10-57.053 of the Milpitas Municipal Code, subject to and conditioned upon all applicable State and local laws and regulations and the Conditions of Approval as outlined below. The Minor Site Development Permit entitlement is to allow the applicant to increase the height of an existing eight-foot chain link fence up to an additional four-feet in linear height, resulting in a 12-foot-tall open chain link fence, and install a new six-foot privacy slatted chain link fence along the rear-side property line on a 4.30 acre site in the Business Park/Research and Development (BPRD) Zoning District at 1801 McCarthy Blvd. subject to all necessary reviews, approvals, studies, and inspections for the issuance of such building permits, if required:

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL

General Conditions:

1. General Compliance. The applicant, including all successors in interest (collectively "Permittee") shall comply with each and every condition set forth in this Permit. This Minor Site Development Permit No. MS25-0068 ("Permit") shall have no force or effect and no building permit shall be issued unless and until all things required by the below-enumerated precedent conditions have been performed or caused to be performed. **(P)**
2. Effective Date. Unless there is a timely appeal filed in accordance with the Milpitas Zoning Code, the date of approval of this Permit is the date on which the decision-making body approved this Permit. **(P)**
3. Acceptance of Permit. Should Permittee fail to file a timely appeal within twelve (12) calendar days of the date of approval of this Permit, inaction by Permittee shall be deemed to constitute each of the following: **(P)**
 - i. Acceptance of this Permit by Permittee; and
 - ii. Agreement by the Permittee to be bound by, comply with, and to do all things required of or by Permittee pursuant to all of the terms, obligations, and conditions of this Permit.
4. Permit Expiration. Pursuant to Section XI-10-64-06 of the Milpitas Zoning Code, this Permit shall become null and void if the activity permitted by this Permit is not commenced within two (2) years from the date of approval, or for a project submitted with a tentative map, within the time limits of the approved tentative map. Pursuant to

Section XI-10-64.06(B) of the Milpitas Zoning Code, an activity permitted by this Permit shall be deemed to have commenced when the project: **(P)**

- i. Completes a foundation associated with the project; or
 - ii. Dedicates any land or easement as required from the zoning action; or
 - iii. Complies with all legal requirements necessary to commence the use, or obtains an occupancy permit, whichever is sooner.
5. Time Extension. Pursuant to Section XI-10-64.07 of the Milpitas Zoning Code, unless otherwise provided by State law, Permittee shall have the right to request a one-time extension of the Permit if the request is made in writing to the Planning Division prior to the expiration date of the approval. **(P)**
6. Notice. Pursuant to California Government Code Section 66020, any protest filed in court relating to the imposition of fees, dedication, reservations, or other exactions to be imposed on the development project shall be filed within ninety (90) days after the date of the approval of this Permit. This provision serves as notice from the local agency to the Permittee that the ninety (90) day period in which the applicant may file a protest has begun under California Government Code Section 66020(d)(1). **(CA)**
7. Cost and Approval. Permittee shall fully complete and satisfy each and every condition set forth in this Permit and any other condition applicable to the project to the sole satisfaction of the City. Additionally, Permittee shall be solely responsible and liable for the cost to satisfy each and every condition. Permittee shall pay all required fees and charges to the City at the rate in effect at time of building permit issuance, or, the rate in effect when the fees and charges are due and paid in full to the City. There is no vesting of any fees or charges with the approval of this Permit. **(P)**
8. Conditions. Each and every condition set forth in this Exhibit shall apply to the project and continue to apply to the project so long as the Permittee is operating the project under the permits and approvals in this Permit. **(P)**
9. Compliance with Laws. The construction, use, and all related activity authorized under this Permit shall comply with all applicable local, state, and federal laws, rules, regulations, guidelines, requirements, and policies. **(CA/P)**
10. Previous Approvals. Permittee shall abide and continue to comply with all previous City approvals, permits, or requirements relating to the subject property, unless explicitly superseded or revised by this Permit. **(P)**
11. Indemnification. To the fullest extent permitted by law, Permittee shall indemnify, defend with counsel of the City's choosing, and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to (i) City's approval of the project, including but not limited to, the approval of the

discretionary permits, maps under the Subdivision Map Act, and/or the City's related determinations or actions under the California Environmental Quality Act, and (ii) Permittee's construction, operation, use, or related activity under this Permit. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. Permittee shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. Permittee shall pay to the City upon demand or, as applicable, to counsel of City's choosing, any amount owed pursuant to the indemnification requirements prescribed in this condition. **(CA)**

12. Written Response to Conditions. The Permittee shall provide a written response to the Conditions of Approval indicating how each condition has been addressed with the building permit application submittal. **(ALL)**

13. Revocation, Suspension, Modification. This Permit may be suspended, revoked, or modified in accordance with Section XI-10-63.06 of the Milpitas Zoning Code. **(P)**

14. Severability. If any term, provision, or condition of this Permit is held to be illegal or unenforceable by the Court, such term, provision, or condition shall be severed and shall be inoperative, and the remainder of this Permit shall remain operative, binding, and fully enforceable. **(CA)**

15. Permittee shall develop the approved project in conformance with the approved plans (date stamped May 22, 2025 approved by the Zoning Administrator in accordance with these Conditions of Approval. **(P)**

Any deviation from the approved site plan, elevations, materials, colors, landscape plan, or other approved submittal shall require that, prior to the issuance of building permits, the Permittee 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 Zoning Administrator or City Council, as applicable, in accordance with the Milpitas Zoning Code. **(P)**

16. Fire Department

The project/development shall comply with the requirements of the Fire Department and the California Fire Code. Changes to the site plan and/or internal circulation shall be reviewed and approved by the Fire Department. **(F)**

- a. **FIRE PROTECTION REQUIREMENTS.** Fire apparatus access roads or a water supply for fire protection are required to be installed. Such protection (roads and water supply) shall be installed and made serviceable prior to and during the time of construction. Combustible construction shall not begin until

water mains and hydrants are operational and fire apparatus access roads are installed. FIRE ACCESS ROADS SHALL BE MAINTAINED CLEAR AT ALL PHASES OF CONSTRUCTION AND OCCUPANCY. FIRE ACCESS ROADS SHALL BE PROVIDED AS PER THE APPROVED SITE IMPROVEMENTS PERMIT, OR AS DIRECTED BY THE FIRE CODE OFFICIAL, BUT NOT LESS THAN 20 FEET IN WIDTH. [Ref.: CFC 501.4]

- b. ADJACENT ACCESS. No source of access from lands adjoining a property to be developed shall be considered fire apparatus access roads, unless there is obtained the irrevocable and unobstructed rights and recorded as an ingress/egress access easement with the County of Santa Clara. [Ref.: CFC 503.7, added by MMC V-300-2.51]
- c. ACCESS CONTROL DEVICES. When access control devices including bars, grates, gates, electric or magnetic locks or similar devices, which would inhibit rapid fire department emergency access to the building, are installed, such devices shall be approved by the fire code official. All access control devices shall be provided with an approved means for deactivation or unlocking by the fire department. Access control devices shall also comply with Chapter 10 Egress. (Knox box location shall be at 6 feet above the finish floor, or fire access walkway or road). [Ref.: CFC 504.6, added by MMC V-300-2.54.]

17. Building Department

The project/development shall comply with the requirements of the Building Department and the International Building Code. **(B)**

18. Engineering

The project/development shall comply with the requirements of the Engineering Division, and as may be amended by the City of Milpitas. **(LD)**

(P) = Planning
(F) = Fire Prevention
(B) = Building
(LD) = Land Development
(CA) = City Attorney

Jay Lee, AICP
Planning Director

Date: _____

ACCEPTANCE

Permittee/Property Owner

The undersigned agrees to each and every condition of approval and acknowledges the NOTICE OF RIGHT TO PROTEST and hereby agrees to use the project property on the terms and conditions set forth in this resolution.

Signature: _____

Printed Name: _____

Title: _____

Date: _____

NOTICE OF RIGHT TO PROTEST

The Conditions of Project Approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. You are hereby further notified that the 90-day approval period in which you may protest these fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020(a), began on date of adoption of this resolution. If you fail to file a protest within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such exactions.

Application for Additional Fencing at 1801 McCarthy Blvd, Milpitas, CA 95035

File created March 2025

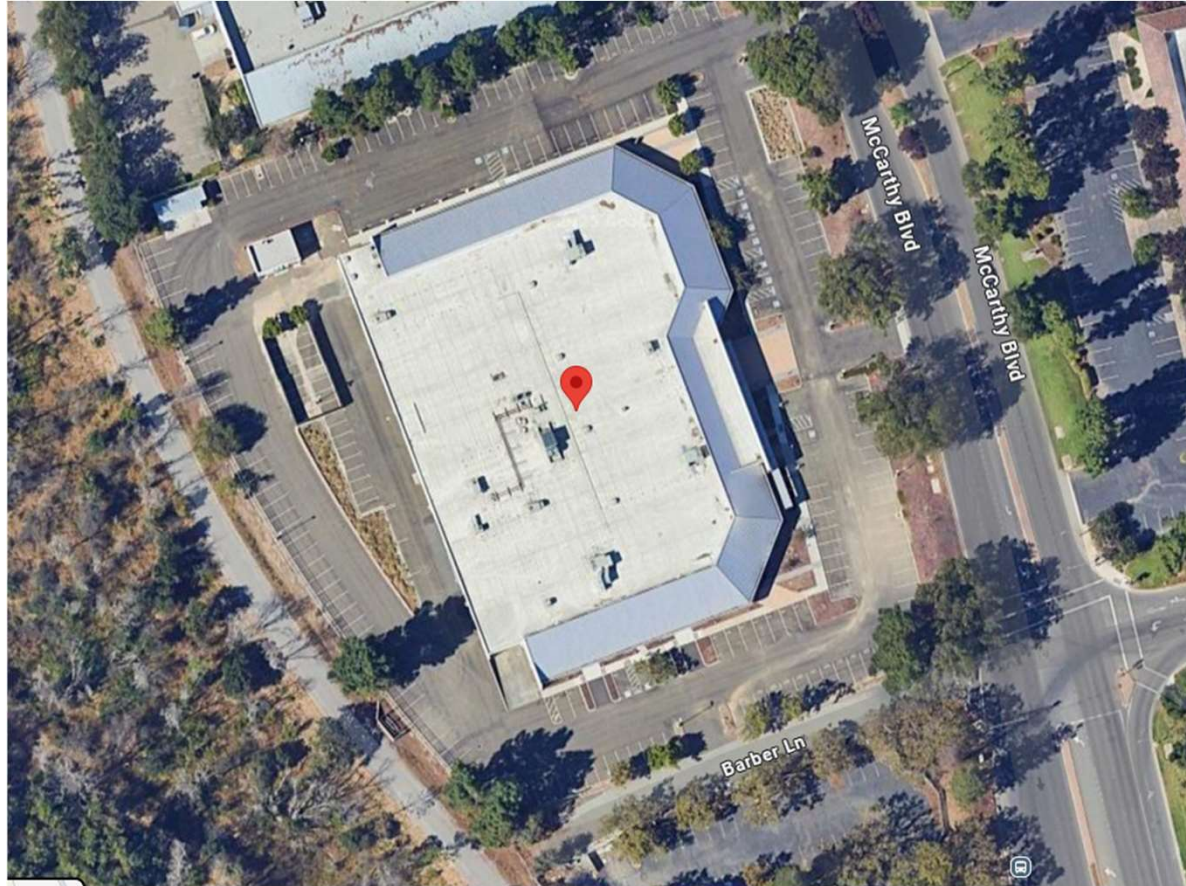
Super Micro Computer, Inc.

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1801 McCarthy Blvd., Milpitas, CA 95035

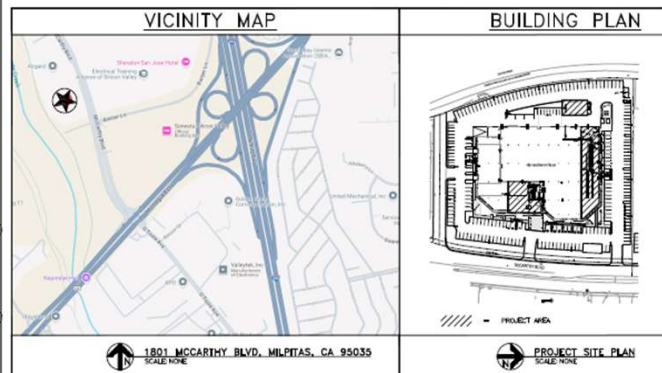
- Google aerial view:



Building Plan and Vicinity Map

SUPERMICRO - 1801 McCarthy Blvd
Phase I

1801 McCarthy Boulevard
Milpitas CA 95035



PROJECT DATA	
ASSESSOR'S PARCEL NUMBER:	83-31-031
OCCUPANCY TYPE:	AS, B, F, SI & U
CONSTRUCTION TYPE:	BI-0
FIRE SPRINKLER STATUS:	FULLY SPRINKLERED
NUMBER OF STORES:	1
BUILDING AREA:	50,326 SF NO INCREASE
AREA OF WORK PER OCCUPANCY:	
A=3	1584+188=2,772 SF
B=3	3636+1626=5,212 SF
F=1	7832+1744=9,576 SF
U	1804+1062=2,831 SF
TOTAL AREA OF WORK:	2,772+5,212+9,576+2,831 =10,123 SF
PARKING REFER TO A-021 EXISTING RENT PLAN	

PROJECT DESCRIPTION
INTERIOR MODIFICATION OF (6) VACANT SPACE, INCLUDING THE ADDITION OF NEW BROW ROOM, 1 TUBLIN IN ROOM, FOR FUTURE SERVER RACKS INSTALLATION, NEW RACK IN OFFICE MEETING ROOM, HANGGLER EXISTING LOCATION, INSTALLATION OF SUPPORTING ELECTRICAL EQUIPMENT IN ELECTRICAL ROOM AND NEW MECHANICAL EQUIPMENT IN EXISTING EXHAUST ENCLOSURE.
DEFERRED SUBMITTALS
DEFERRED SUBMITTALS THAT ARE NOT SUBMITTED AT THE TIME OF THE APPLICATION MUST HAVE THE SIGNATURE OF THE REGISTERED ELECTRICAL ENGINEER, THE REGISTERED DESIGN PROFESSIONAL, IN RESPONSIBLE CHARGE, SHALL BE SUBMITTED TO THE CITY ENGINEER, IN THE CITY ENGINEER'S OFFICE, WITHIN 30 DAYS OF THE DATE OF THE BIDDING OFFICIAL DOCUMENTS FOR DEFERRED SUBMITTALS. THE BIDDING OFFICIAL DOCUMENTS FOR DEFERRED SUBMITTALS SHALL BE SUBMITTED TO THE CITY ENGINEER, IN THE CITY ENGINEER'S OFFICE, WITHIN 30 DAYS OF THE DATE OF THE BIDDING OFFICIAL DOCUMENTS. THE BIDDING OFFICIAL DOCUMENTS SHALL BE SUBMITTED TO THE BIDDING OFFICIAL WITH A NOTATION INDICATING THAT THEY HAVE BEEN RECEIVED AND ARE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BIDDING OFFICIAL.

1. FIRE SPRINKLER
2. FIRE ALARM
3. HAZ. SUPPORT SYSTEM

CODES AND REGULATIONS

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA FIRE CODE

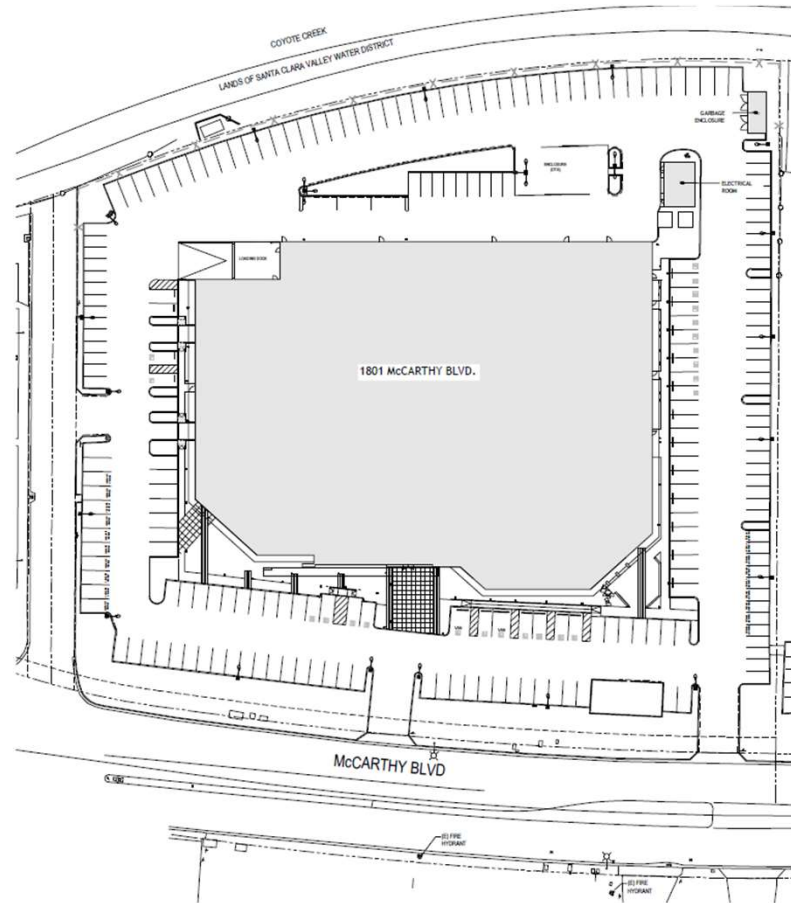
[illegible]

"CONDITIONS OF APPROVAL: A CERTIFIED GREEN BUILDING PROFESSIONAL SHALL PROVIDE PROGRESS INSPECTION REPORTS TO THE CITY INSPECTOR DURING CONSTRUCTION. PRIOR TO FINAL INSPECTION, THE CERTIFIED GREEN BUILDING PROFESSIONAL SHALL PROVIDE A LETTER OF COMPLIANCE TO THE CITY INSPECTOR THAT CERTIFIES THE PROJECT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS ON THE CAL GREEN CHECKLIST ON PLAN."

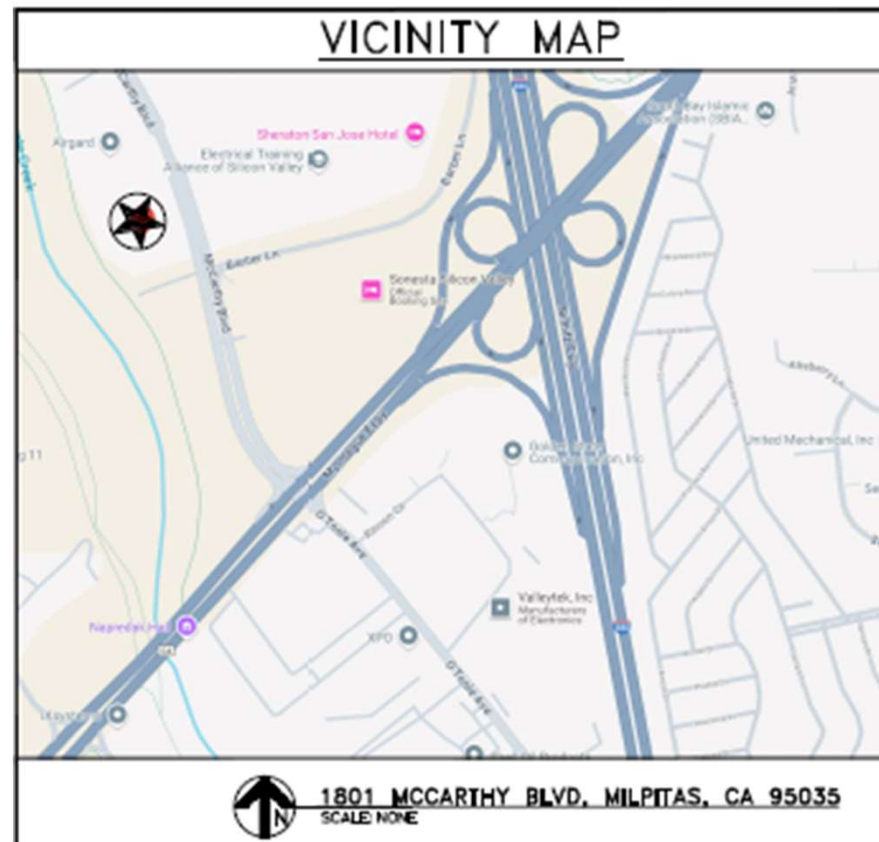
THIS "B" SCOPE WAS ISSUED BUT NOT FINALED UNDER PERMITS 0816-006 & 08-0616-006-001
BE SUBMITTED UNDER SEPARATE PERMIT BY THE OWNER.

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Site Map/Building Plan



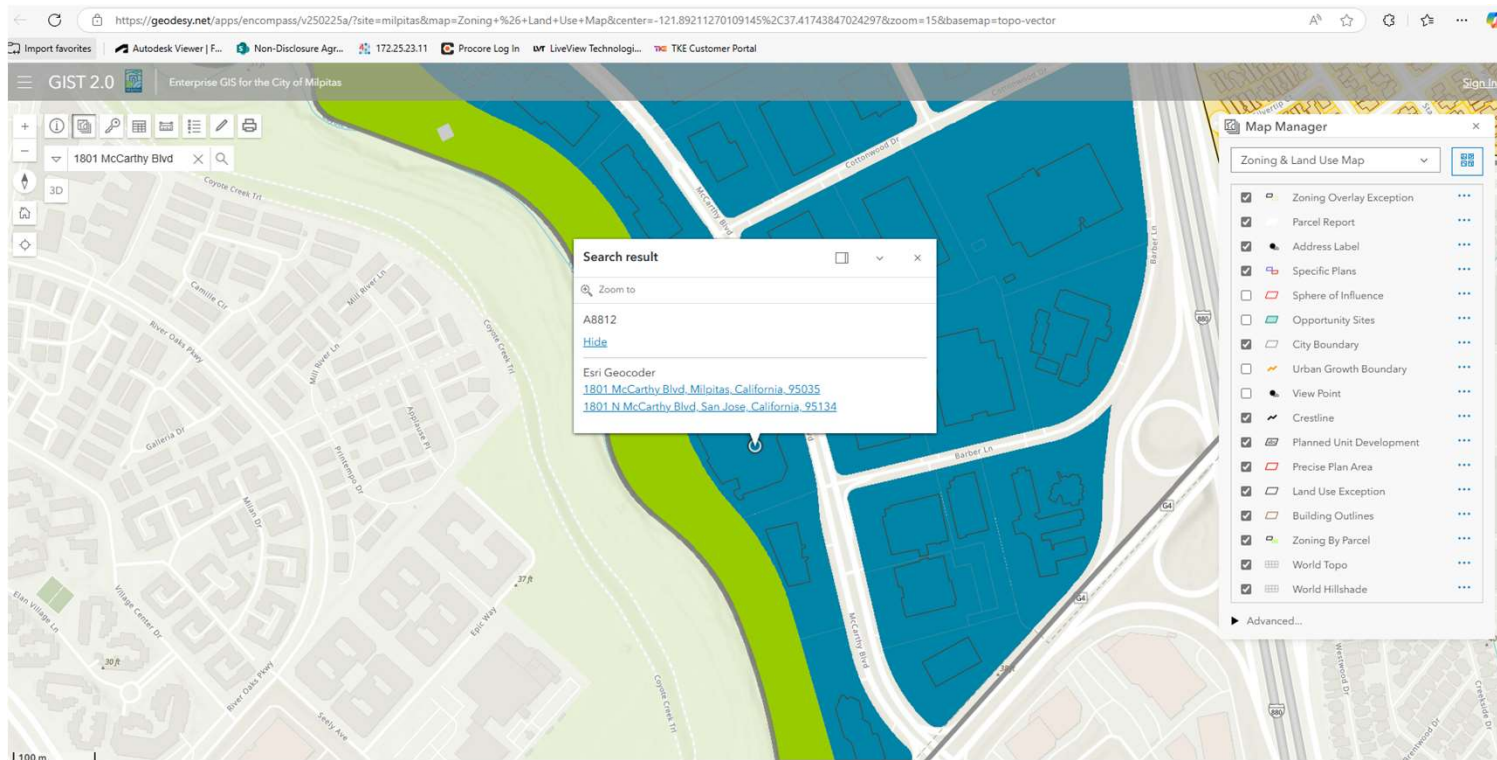
Vicinity Map



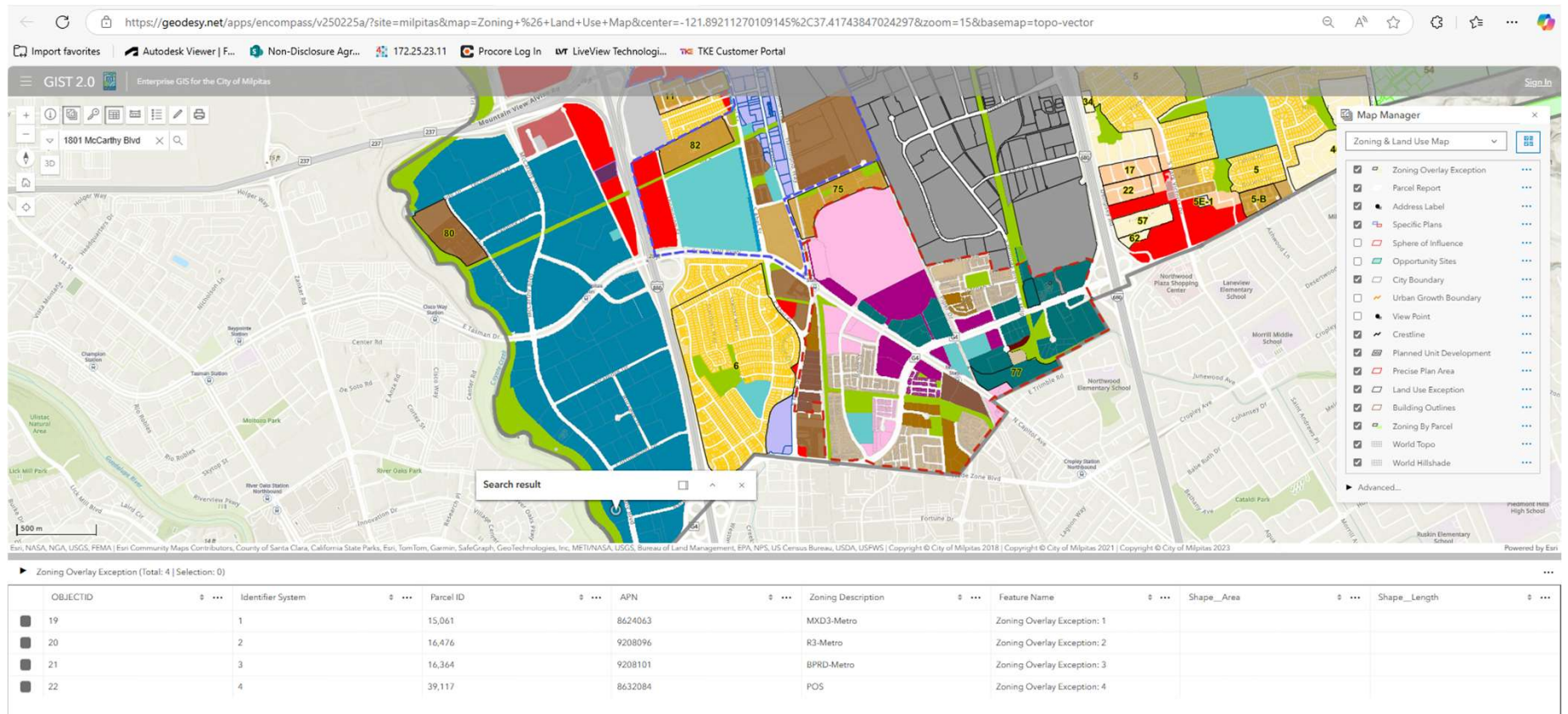
Title Sheet

- Name of project: 1801 McCarthy Blvd. additional fencing
- Location of Project: 1801 McCarthy Blvd., Milpitas, CA 95035
- Existing zoning: A8812

Zoning and General Plan search



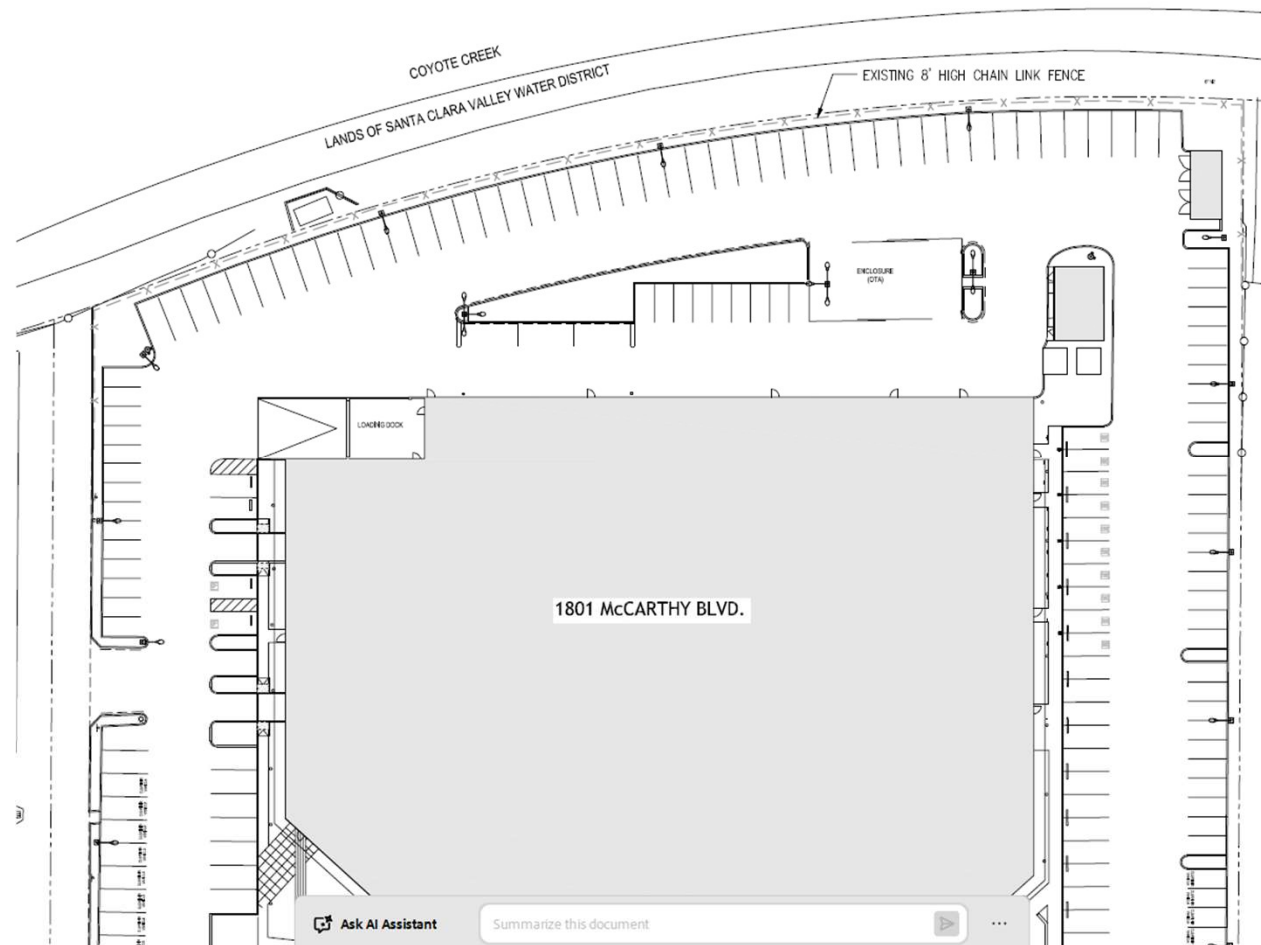
Zoning Overlay Exception



Request for addition 1: Add a separate, 6-foot tall chain link fence inside the existing 8' fence

- Justification: Removing “view in” from Coyote Creek Trail to the property:
The property abuts Coyote Creek Trail on the western side. There is an existing 8' high chain link fence that separates the parking lot and exposes the western side of the building to Coyote Creek Trail. The 8' chain link fence has been cut at least once for the purpose of stealing wiring from the parking lot. As Supermicro moves in and employees come on site, we would like to erect a visual barrier to separate Trail users from observing what is going on at the property.
- Project description as described in Application Form:
#1- INSTALL: 596' OF 6'H 9GA CHAIN LINK FENCE W/ GRAY PRIVACY PLUS PLASTIC SLATS. 2 7/8" POSTS, SET 3' IN CONCRETE. 1 5/8" TOP RAIL. 7GA BOTTOM TENSION WIRE. 10' MAX O/C. (EXISTING 8'H CHAIN LINK FENCE STAYS.)

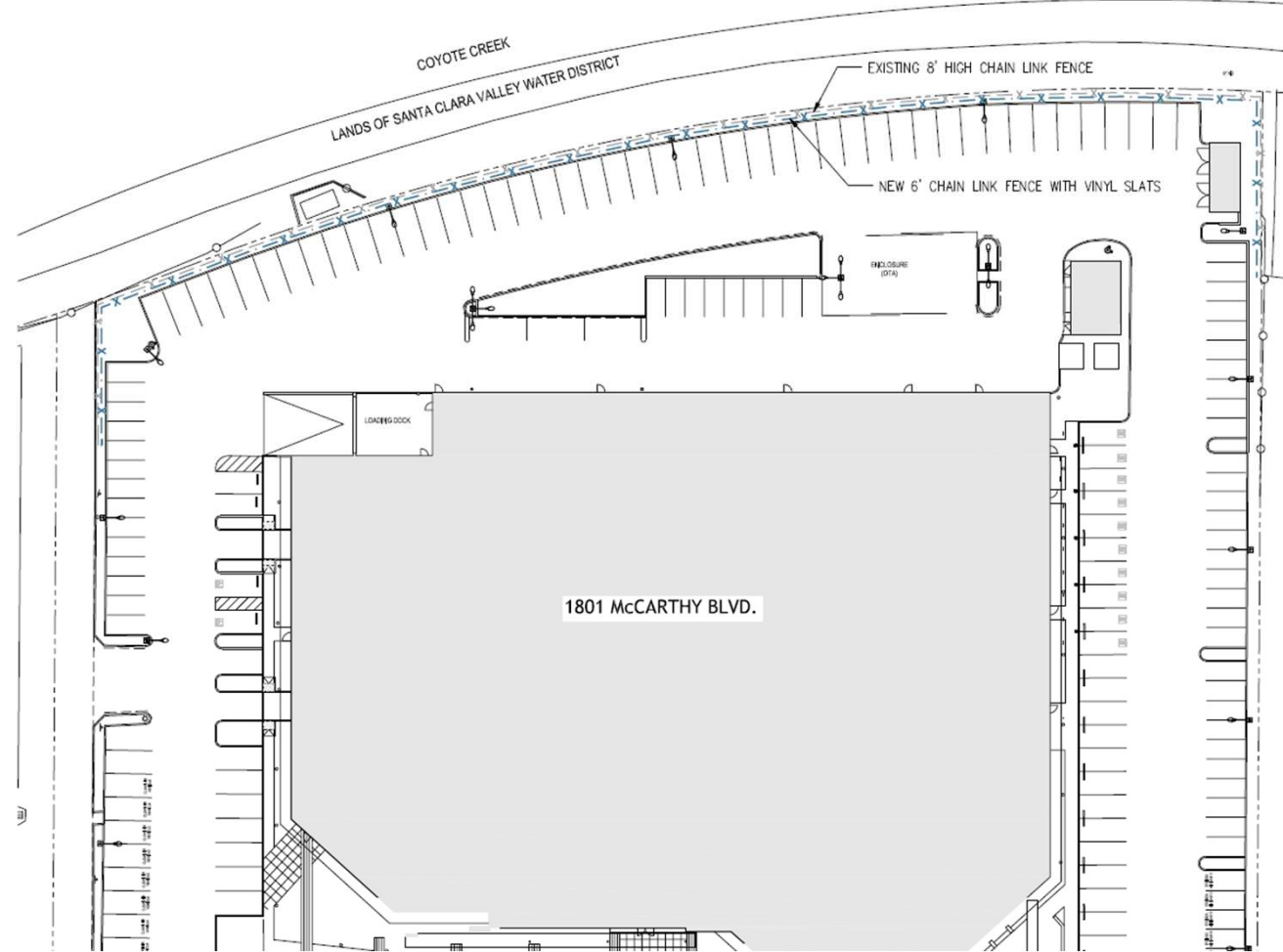
Existing Condition/Floor Plan



Existing Conditions: Ground view of current fencing (facing west toward Coyote Creek Trail)



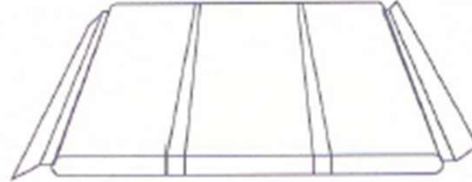
Proposed Additional Fencing (6' high with privacy slats) / Floor Plan



Sample of proposed 6' chain link fence with Privacy Plus slats

VIEWGUARD^{plus}

Isometric View



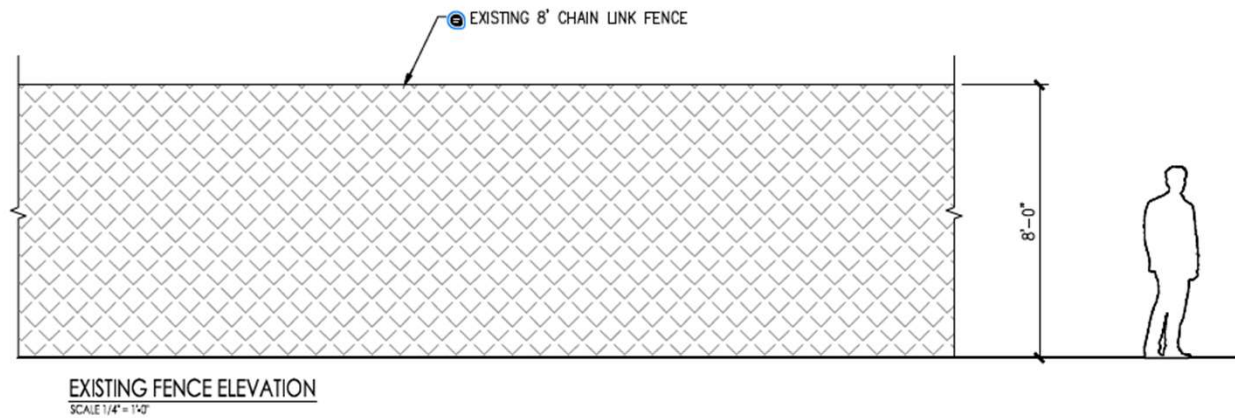
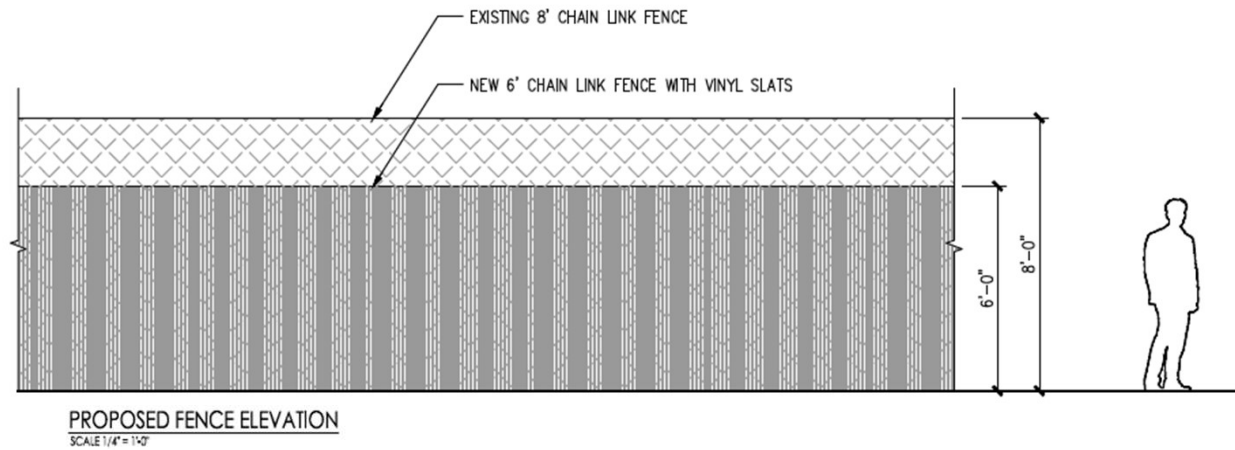
Section View



Galvanized Wire



Elevation Drawing – 8' and 6' fences



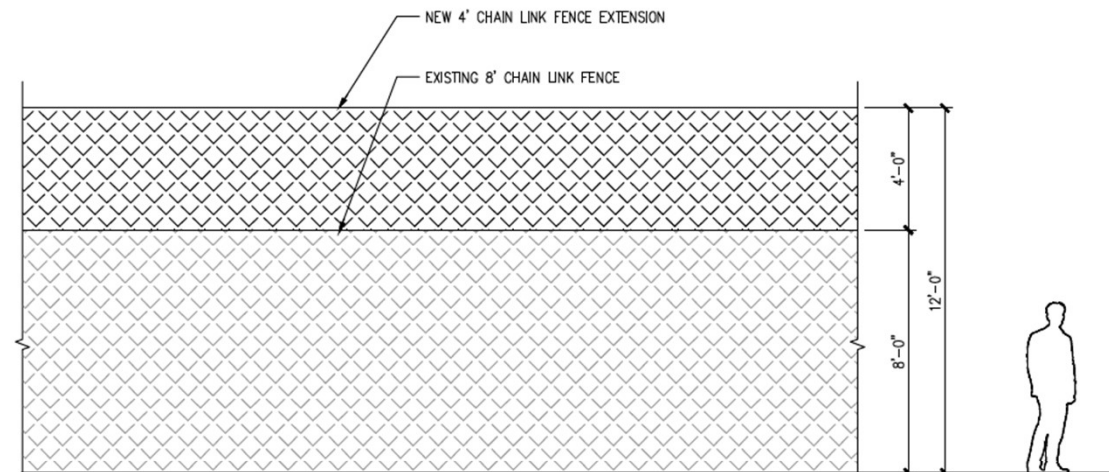
Request for addition 2: Extension of existing 8' chain link fence to 12'

- Justification: Additional degree of difficulty to access the property from Coyote Creek Trail:
The property abuts Coyote Creek Trail on the western side. There is an existing 8' high chain link fence that separates the parking lot and wholly exposed western side of the building to Coyote Creek Trail. The 8' chain link fence has been cut at least once for the purpose of stealing wiring from the parking lot. As the City of Milpitas will not permit us to create a visual barrier taller than 6 feet high, we would like to extend the height of the existing 8-foot chain link fence to 12 feet to further discourage any potentially criminal behavior.
- Project Description as described in Application Form:
#2- EXTEND: 596' OF EXISTING 8'H 9GA CHAIN LINK FENCE TO 12'H.
ADD: 4- 2 7/8" & 57- 2 3/8" 4'H EXTENSIONS TO EXISTING POSTS, AS NEEDED. (RE-USE: EXISTING TOP RAIL.)

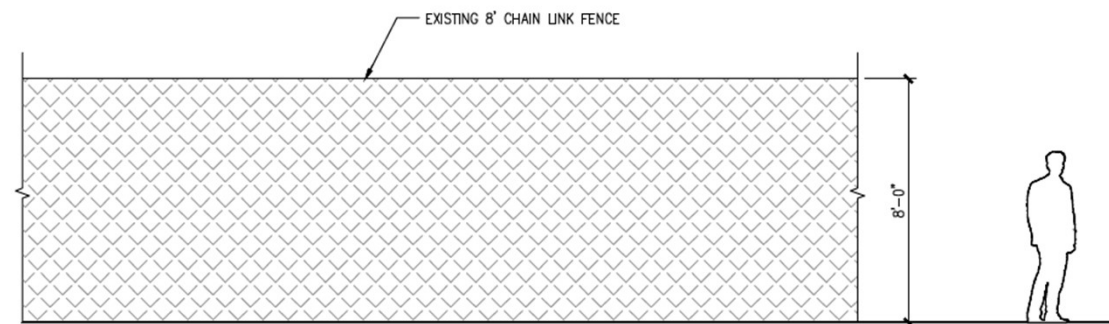
Existing Conditions: Ground view of current 8' fencing (facing west toward Coyote Creek trail)



Proposal to add 4' of chain link above existing 8' fencing (facing west toward Coyote Creek trail)



PROPOSED FENCE ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING FENCE ELEVATION
SCALE: 1/4" = 1'-0"