MILPITAS PLANNING COMMISSION
STAFF REPORT

June 10, 2026

APPLICATION:	**Zoning Text Amendment for Tobacco Retail Buffers – Citywide – P-ZA26-0001:** A City-initiated Zoning Ordinance Text Amendment to modify and add regulations to limit the concentration of tobacco retailers within the City and encourage responsible tobacco retailing. The proposed amendments would specifically prohibit new tobacco retailers from locating within a certain distance from existing tobacco retailers and youth-sensitive areas (schools), prohibit the sale of flavored tobacco products, and adopt other local regulatory standards.
RECOMMENDATION:	Staff recommends that the Planning Commission conduct a public hearing and adopt resolution No. 26-004, recommending that the City Council approve Zoning Text Amendment No. ZA26-0001, amending the Milpitas Municipal Code Title XIII, Chapters B.6, B.8, C.10, and E.4 relating to the regulation of tobacco retailers within the City.
PROJECT LOCATION:	Citywide
PROJECT STAFF:	Lillian VanHua, AICP, Principal Planner
LAND USE:	
General Plan Designation:	Citywide
Zoning District:	Citywide
ENVIRONMENTAL REVIEW:	Exempt from further environmental review pursuant to CEQA Guidelines Section 15183 (Projects Consistent with General Plan). As a separate and independent basis, the Project is also exempt from further environmental review pursuant to CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption).

EXECUTIVE SUMMARY

This staff report presents work completed as part of the Santa Clara County Public Health Department Tobacco-Free Communities Program. The City was awarded a grant of $22,997 from the Santa Clara County Public Health Department (PHD) to reduce the density of tobacco retailers and location of tobacco retailers near sensitive areas (schools) within the city. Specifically, the proposed zoning ordinance amendment adds a new subsection regulating the density of tobacco retailers, new performance standards for tobacco retailers, prohibiting the sale of flavored tobacco products, and requires businesses that conduct accessory tobacco sales to obtain a Minor Conditional Use Permit to Chapter C.10 of Title XIII (Zoning). Minor amendments to various other sections of Title XIII are proposed concurrently with this update. These minor revisions relate to updating the references within the Commercial and Mixed Use tables (Table B.6.20-A

and Table B.8.20-A) and adding new definitions to the Definition of Uses (Chapter E.4).

BACKGROUND

Tobacco use remains the number one preventable cause of death and disease in California, causing nearly 40,000 deaths in California every year. More than 22 percent of all adult cancer deaths in California are attributable to smoking. In Santa Clara County, one in eight deaths annually is attributed to smoking-related illness or diseases, such as cancer, heart disease, and respiratory diseases. More than one in ten youth in the County currently use tobacco products, including electronic smoking devices, and nearly one in three Santa Clara County teens report that they have used an e-cigarette at least once.

In 2019-20, 25.3 percent of Santa Clara County high school students have used a tobacco product and 8.6 percent used tobacco in the last 30 days. E-cigarettes are the most popular tobacco products, with 23 percent of high school students having used them and 7.7 percent being current users. Mentholated and flavored products have been shown to be "starter" products for youth who begin using tobacco, helping to establish tobacco habits that can lead to long-term addiction. Studies show that youth believe flavored tobacco products are safer and less addictive than non-flavored varieties. Moreover, the vast majority (93.1 percent) of current Santa Clara County teen tobacco users report using a flavored tobacco product, with flavored vape and hookah use being the highest (96.3 percent and 83.4 percent, respectively).

In 2019, more than 86 percent of Santa Clara County tobacco retailers near schools sold flavored non-cigarette tobacco products, such as e-cigarettes. More than half (52.9 percent) of Santa Clara teens who currently vape reported purchasing their own vaping product, with over 1 in 5 of this group saying they buy them directly from a store. Among those who purchase their vaping products in a store, 71 percent purchased them at a tobacco shop, smoke shop, and vape shop.

The retail sale of tobacco at pharmacies reinforces positive social perceptions of smoking, convey tacit approval of tobacco use, and sends a message that it is not dangerous to smoke. Tobacco-free pharmacy sales policies decrease the availability of tobacco products by reducing tobacco retailer density by up to three times compared with communities that do not have such policies.

To date, some jurisdictions have passed more comprehensive restrictions on the sale of tobacco products. The City of Beverly Hills prohibits the sale of all tobacco products (with an exception for hotels and high-end cigar clubs/lounges). The City of Livermore prohibits the sale of all e-cigarettes, while the City and County of San Francisco prohibits the sale of e-cigarettes that contains nicotine.

Recent State and Federal Laws

On August 28, 2020, California passed a law prohibiting the sale of most flavored tobacco products (Senate Bill (SB) 793). The state law contains three exemptions:

1. Hookah and shisha products (if sold by an adult-only hookah tobacco retailer);
2. Premium cigars with a wholesale price of no less than $12; and
3. Loose leaf tobacco (other than tobacco for roll-your-own-cigarettes).

On November 8, 2022, California voters upheld SB 793, prohibiting a tobacco retailer, or any of the tobacco retailer's agents or employees, from selling, offering for sale, or possessing with the intent to sell or offer for sale, most flavored tobacco products including flavored e-cigarettes and menthol cigarettes, as well as tobacco product flavor enhancers in retail locations. On October 7, 2023,

Governor Newsom signed into law Assembly Bill (AB) 935, strengthening the enforcement of the flavored tobacco retail law, and broadening the definition of a retail location. These laws specifically provide that local jurisdictions may adopt more restrictive regulations on the sale of tobacco products, including flavored tobacco products.

Previous Work

The Santa Clara County's Healthy Cities Program seeks to address tobacco-related health concerns by promoting policies and practices to provide tobacco-free and smoke-free communities. Tobacco prevention priority areas known to have the greatest impact on reducing tobacco-related disparities and inequities include:

- Reducing secondhand smoke exposure within multi-unit housing and other outdoor public spaces.
- Establishing a local Tobacco Retail License (TRL) Program to restrict and monitor the sale of tobacco products, flavored tobacco products.
- Reducing the overall density/concentration of tobacco retailers, including prohibiting new tobacco retailers from operating near schools.
- Prohibiting the sale of e-cigarettes and vaping products, or other types of tobacco products.

The Santa Clara County Public Health Department (PHD) has provided funding to cities to support these tobacco prevention strategies known to have the highest impact on reducing tobacco-related disparities and inequities. Following the City Council's request to explore policies to discourage tobacco use and vaping by teens, on July 20, 2020, the City executed a grant agreement in the amount of $37,560 with the PHD to explore tobacco prevention policies shown to reduce youth access and exposure to tobacco products. The City of Milpitas had previously adopted ordinances to prohibit smoking in parks and trails in 2012 and outdoor dining areas in 2017. In June 2021, the City adopted an ordinance to prohibit smoking in multi-unit residences and many outdoor areas to reduce exposure to secondhand smoke.

The City of Milpitas had previously adopted ordinances to prohibit smoking in parks and trails in 2012 and outdoor dining areas in 2017. In June 2021, the City adopted an ordinance to prohibit smoking in multi-unit residences and many outdoor areas to reduce exposure to secondhand smoke. On March 16, 2021, the City was awarded a grant from the PHD to educate youth on the dangers of tobacco, reduce the number of tobacco retailers, and develop a licensing program for tobacco retail sales. On October 5, 2021, staff presented policy options to regulate tobacco retail permitting (TRP), flavored tobacco, electronic cigarette products, and tobacco retail location limits for future Council consideration and adoption. At a follow up meeting on June 21, 2022, Council directed staff to develop a tobacco retail permitting program in partnership with Santa Clara County to regulate tobacco retail locations and prohibit the sale of flavored tobacco and electronic cigarette products in Milpitas. However, due to the County's enforcement requirements related to the licensing program and staffing constraints, the City ultimately did not enter into an agreement with the County.

On March 29, 2024, the City was awarded a grant of $22,997 from the PHD Tobacco-Free Communities Program to reduce the density of tobacco retailers and location of tobacco retailers near sensitive receptors (schools) within the city.

ANALYSIS

To reduce youth access to tobacco products, staff explored the following best practices:

1. Reducing the availability of tobacco by:

a. Prohibiting new tobacco retailers from locating within a certain distance from schools (e.g. 1,000 feet)
b. Prohibiting new tobacco retailers from locating within a certain distance from existing tobacco retailers (e.g. 500 feet)
c. Prohibiting the sale of tobacco products at pharmacies.

2. Codifying the prohibition of sales of flavored tobacco products throughout the City

These options are discussed in more detail below and are proposed as part of the zoning text amendment.

Limit the Location of Tobacco Retailers

There are currently 38 tobacco retailers within the City. The majority of the retailers are liquor stores, gas stations and grocery stores. Three of these retailers are standalone smoke/tobacco shops. There are areas of high concentration of tobacco retailers along N Milpitas Blvd and Dixon Landing, north of W Calaveras Blvd and adjacent to I-880, and E Calaveras Blvd and S Park Victoria Dr (see Attachment B).

Research has shown that the density of tobacco retailers, particularly in neighborhoods around schools, is associated with increased youth smoking rates. Tobacco retailers near schools with high smoking rates have also been shown to have lower cigarette prices and more in-store promotions. A high density of tobacco retailers has been associated with increased smoking rates, particularly among youth. A study of California neighborhoods found that the density and proximity of tobacco retailers influenced smoking behaviors, including number of cigarettes smoked per day. Excessive tobacco retailer density may exacerbate disparities in tobacco use and tobacco-related harm. Research also shows that the presence of tobacco in retail settings normalizes the use of tobacco products and triggers smoking urges among former smokers and those attempting to quit. Additionally, children are more likely to experiment with, and use, tobacco products when tobacco retailers are located near homes.

In Santa Clara County, Cupertino, Gilroy, Los Altos, Los Gatos, Palo Alto, and Saratoga and the unincorporated area restrict the location of new tobacco retailers. More than 50 local governments in California restrict the location of tobacco retailers within a certain distance of schools. The most common buffer zone in such laws is 1,000 feet. With the exception of Gilroy, these jurisdictions also require that new tobacco retailers must be at least 500 feet away from other tobacco retailers. The proposed ordinance seeks to adopt tobacco prevention strategies that have been shown to reduce youth access and exposure to tobacco products. The ordinance would prohibit new businesses from selling tobacco near schools (e.g. 1,000 feet away) and prohibit the citing of new tobacco retailers in close proximity of existing tobacco retailers (e.g. 500 feet away). The goal of the ordinance is to reduce tobacco density across the city.

Another strategy to reduce the availability of tobacco products is to prohibit the sale of tobacco products by a certain type of retailer, such as pharmacies. In Santa Clara County, Los Gatos, Palo Alto, Saratoga, and the unincorporated County prohibit the sale of tobacco products in pharmacies. Notably, CVS discontinued the sale of tobacco in pharmacies in 2014. Research has shown that cigarette purchases declined nationally after CVS implemented its policy change and that smokers who had previously purchased their cigarettes exclusively at CVS were more likely to stop buying cigarettes entirely.

Sales of tobacco products in pharmacies may present an inherent conflict of interest and send mixed messages about the health risks posed by tobacco. By selling tobacco products, pharmacies reinforce positive social perceptions of smoking, convey implied approval of tobacco use, and may send a message that it is safe to smoke. The Tobacco Education and Research Oversight Committee for California, the American Pharmacists Association, the California Pharmacists Association, and the California Medical Association have called for the adoption of state and local prohibitions of tobacco sales in drug stores and pharmacies.

Research has shown that more than 95 percent of consumers have said they would continue shopping at drugstores that became tobacco-free much or more often. Communities that have adopted policies prohibiting tobacco sales in pharmacies have experienced up to three times greater reduction in tobacco retailer density compared with communities without such policies, even after controlling for the presence of policies restricting tobacco density and location.

Prohibit the Sale of Flavored Tobacco Products

To be in line with recent state legislation (SB 793 and AB 935), staff has also proposed codifying the prohibition of the sale of flavored tobacco products. Such a prohibition would apply to flavored e-cigarettes, e-liquids, flavored cigars, little cigars, flavored hookah and shisha products, and menthol cigarettes. E-liquids are nicotine solutions that are used with e-cigarettes. These liquid solutions are available in thousands of flavors that are attractive to youth, such as gummy bear and cotton candy.

Flavored tobacco products are considered "starter" products for youth who begin to use tobacco, establishing tobacco habits that can lead to long-term addition. Nearly 81 percent of youth ages 12 to 17 who use tobacco products report that the first product they used was flavored. Youth believe that flavored tobacco products are safer and less addictive than non-flavored varieties. The most comprehensive approach to addressing the availability of flavored tobacco and nicotine products is to prohibit the sale of such products in the city.

In Santa Clara County, the cities of Cupertino, Los Altos, Los Gatos, Morgan Hill, Palo Alto, Saratoga, Sunnyvale, and the County of Santa Clara prohibit the sale of flavored tobacco products in their Municipal Codes.

Permitting Requirements for All Types of Sales of Tobacco

Presently retail stores can sell tobacco products as an accessory use and smoke shops are allowed in certain commercial zoning districts with a Conditional Use Permit (CUP) without any required buffers from sensitive land uses. In lieu of a formal tobacco retail permitting (TRP) program, staff is recommending that business owners obtain a Minor Conditional Use Permit (MCUP) for accessory tobacco retail sales from the Planning Department. Although the State of California requires a license to sell tobacco products, more than 150 cities and counties also require a local tobacco retailer permit. Requiring a Minor Conditional Use Permit will allow staff to regulate the concentration of tobacco retailers and ensure that certain performance standards are maintained citywide.

The ordinance reflects other measures to be consistent with the County and the ordinances of neighboring cities such as Palo Alto, Los Gatos, and Cupertino:

- Require retailers to post a notice saying that the sale of tobacco products to anyone under 21 years of age is illegal and subject to penalties.

- Require retailers to check the identification for any purchaser.
- Prohibit retailers from covering more than 15 percent of windows and clear doors with any type of ads or signs.
- Prohibit mobile tobacco retailing or tobacco retailing at a temporary event.
- Prohibit tobacco retailing at pharmacies.

Proposed Amendments to the Zoning Ordinance

The proposed ordinance includes the following amendments to Title XIII of the Milpitas Municipal Code:

- Add section C.10.225 Smoke/Tobacco Uses to Chapter C.10 Specific to Uses to establish proximity limits for all tobacco retailers to schools and other existing tobacco retailers. Other prohibitions include a ban on flavored tobacco products. The subsection would also define legal non-conforming requirements with existing retailers as appropriate. Additionally, the subsection would establish application procedures for Minor Conditional Use Permits and performance standards for all tobacco retailers.
- Amend Table B.6.20-A Commercial Zones Use Regulations to include reference to the new subsection.
- Amend Table B.8.20-A Mixed Use Zones Use Regulations to include reference to the new subsection.
- Amend Chapter E.4 to add clarifying definitions.

Anticipated outcomes of the proposed ordinance amendment include:

- No tobacco retailer would be allowed to open a business within 1,000 feet of a school or within 500 feet or an existing tobacco retailer.
- New retailers proposing to sell accessory tobacco products would be required to obtain a Minor Conditional Use Permit from the Planning Department.
- Make any existing retailers within these buffers non-conforming uses.
- Adopt regulatory standards governing tobacco retailers, including prohibitions on flavored tobacco products and conduct violative of various laws, including sales to minors and smoking within a workplace.

General Plan Conformance

The City's General Plan is the primary long-range planning document that provides the vision for the future growth and development of Milpitas. The proposed zoning text amendments for regulation of tobacco retailers conform to the policies and standards in the City's General Plan, as demonstrated in the following table:

Table 1: General Plan Consistency

Policy / Actions	Conformance
Community Health and Wellness Policy CHW 1-1: Recognize that community health is a topic that is influenced and affected by local policies and practices and nearly all elements of the Milpitas	**Consistent.** The proposed zoning text amendment would regulate the proximity of tobacco retailers to schools and limit their concentration, as well as adopt regulatory standards governing tobacco retailers, including the prohibitions on flavored

General Plan and identify indicators and legitimate data that can be measured to gauge and ultimately improve human health, safety and equity.	tobacco products. This ordinance satisfies each element of this policy by exercising local regulatory authority over a land use with documented public health consequences. It also relies on measurable spatial indicators (buffer distances from schools and minimum separation between retailers). The ordinance also advances health equity by protecting youth and vulnerable populations from disproportionate tobacco exposure.
Community Health and Wellness Policy CHW 7-2: Reduce exposure to second- and third-hand tobacco smoke and vaping through policies and regulations that limit smoking and vaping of all products.	**Consistent.** The proposed zoning text amendment would implement a buffer to reduce the density of retail access points and create performance standards for tobacco retailers, thereby reducing exposure to second- and third-hand tobacco smoke and limiting the sales of smoking and vaping products.
Community Health and Wellness Action CHW-7e: Annually review policies related to nicotine and tobacco use to ensure that all policies and regulations are consistent with novel products and emerging guidelines.	**Consistent.** Adopting a buffer ordinance and requiring all tobacco retailers to obtain a Minor Conditional Use Permit for tobacco sales to maintain certain performance standards are a direct outcome of this ongoing review process.

FINDINGS FOR APPROVAL (OR DENIAL)

A finding is a statement of fact relating to the information that the Planning Commission has considered in making a decision. Findings shall identify the rationale behind the decision to take a certain action.

Zoning Ordinance Text Amendments (Milpitas Municipal Code Section XIII, Chapter D.6.050)

a. *The proposed Zoning Amendment is consistent with and conforms to the goals and policies of the General Plan.*

The proposed zoning text amendment is consistent with and conforms to the goals and policies of the Milpitas General Plan 2040. The General Plan's Community Health and Wellness (CHW) Element employs a "Health in All Policies" (HiAP) framework, which stresses the importance of infusing health awareness into all governmental programs, functions, and responsibilities. The proposed ordinance advances several General Plan goals and policies, specifically CHW Policy 1-1, CHW Policy 7-2, and CHW Action 7e. The proposed zoning text amendment would regulate the proximity of tobacco retailers

to schools and limit their concentration, as well as adopt regulatory standards governing tobacco retailers, including the prohibitions on flavored tobacco products. This ordinance satisfies each element of these policies by exercising local regulatory authority over a land use with documented public health consequences. It also relies on measurable spatial indicators (buffer distances from schools and minimum separation between retailers). The ordinance also advances health equity by protecting youth and vulnerable populations from disproportionate tobacco exposure. The proposed zoning text amendment would implement a buffer to reduce the density of retail access points and create performance standards for tobacco retailers, thereby also reducing exposure to second- and third-hand tobacco smoke and limiting the sales of smoking and vaping products. Moreover, adopting a buffer ordinance and requiring all tobacco retailers to obtain a Minor Conditional Use Permit for tobacco sales to maintain certain performance standards are a direct outcome of an ongoing review process to ensure that all policies and regulations are current.

b. *The proposed Zoning Amendment is consistent with and conforms to the goals and policies of any Specific Plan, if applicable;*

The proposed zoning text amendment would apply citywide as it is primarily regulating the location of tobacco retail uses and adopts regulatory standards governing tobacco retailers, including the prohibitions on flavored tobacco products. This ordinance is consistent with and conforms to the goals and policies of both the Gateway-Main Street Specific Plan (Gateway) and the Milpitas Metro Specific Plan (Metro). The Gateway Plan's vision includes creating a walkable, mixed-use urban village accessible from the surrounding community. One of the guiding principles of the Gateway Plan is to integrate a mix of uses that serve the community's needs. The ordinance does not prohibit tobacco retail uses outright, but it does regulate their spatial relationship to sensitive uses (schools) and to each other, as well as prohibiting the sale of tobacco at pharmacies, which is consistent with the Gateway's intent to create a healthy, livable community. The Metro Plan's core vision is to create a complete and unique urban neighborhood. Regulating tobacco retail density and adopting regulatory standards for tobacco retailers within the Metro Plan area is consistent with a complete neighborhood that prioritizes the health and well-being of its residents.

c. *The proposed Zoning Amendment will not be detrimental to the public health, safety, convenience, and general welfare;*

The proposed zoning amendment will protect the public interest, health, safety, convenience, and general welfare by establishing land use regulations intended to reduce youth access to tobacco products, decrease the normalization of tobacco use near schools and across the city, and advance the City's General Plan goals for community health and wellness. Therefore, the ordinance will not adversely affect the public health, safety, convenience, and general welfare.

d. *The proposed Zoning Amendment is in compliance with the provisions of California Environmental Quality Act;*

Pursuant to Section 15061(b)(3) of the California Code of Regulations (CEQA Guidelines), zoning amendment is not subject to review under CEQA. CEQA Guidelines

Section 15061(b)(3), also known as the "common sense exemption," states that CEQA only applies to projects that have the potential for causing a significant effect on the environment, and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. A "significant effect on the environment" means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project. This ordinance would create new regulations related to tobacco retailers. Such uses have been previously allowed, and this ordinance would not affect the densities or intensities of use previously allowed. It would enact standards for the location of tobacco retailers that are comparable to standards for other commercial land uses, and City staff review would be required to ensure that tobacco retailers comply with all applicable requirements. Therefore, it can be seen with certainty that there is no possibility that the ordinance in question would have a significant effect on the environment; accordingly, the ordinance is exempt from CEQA review.

As a separate and independent basis, the project is also exempt from further environmental review under CEQA Guidelines Section 15183 (Project Consistent with General Plan, Community Plan, or Zoning), which applies to projects which are consistent with the General Plan for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or site. The project is consistent with and conforms to the goals and policies of the Milpitas General Plan 2040. The General Plan's Community Health and Wellness (CHW) Element employs a "Health in All Policies" (HiAP) framework, which stresses the importance of infusing health awareness into all governmental programs, functions, and responsibilities. The proposed ordinance would regulate the proximity of tobacco retailers to schools and limit their concentration, as well as allow the City to enforce performance standards for all tobacco retailers via the requirement of a Minor Conditional Use Permit and prohibit the sale of flavored tobacco products. The project advances several General Plan goals and policies, specifically CHW Policy 1-1, CHW Policy 7-2, and CHW Action 7e. This ordinance satisfies each element of these policies by exercising local regulatory authority over a land use with documented public health consequences. It also relies on measurable spatial indicators (buffer distances from schools and minimum separation between retailers). The ordinance also advances health equity by protecting youth and vulnerable populations from disproportionate tobacco exposure.

e. *When considering a reduction of residential density, ensure compliance with California Government Code section 65863 by either finding that the remaining sites identified in the Housing Element are adequate to accommodate the City's share of the regional housing need or by identifying sufficient additional, adequate, and available sites with an equal or greater density so that there is no net loss in residential density; and*

   This finding is not applicable. The zoning text amendment is not reducing residential density.

f. *The proposed Zoning Amendment would not result in a net loss of potential housing units.*

This finding is not applicable. The zoning text amendment is not reducing potential housing units.

g. *The proposed Zoning Amendment is internally consistent with other applicable provisions of this Title.*

The purpose of the Milpitas Zoning Ordinance is to "promote public health, safety, comfort, and general welfare, and to enable appropriate and orderly development." The proposed zoning amendment directly advances this stated purpose by using the City's land use authority to regulate the proximity of tobacco retailers to schools, limit the density of tobacco retail outlets, prohibit the sale of flavored tobacco products, and empower the City to require Minor Conditional Use Permits for all tobacco retailers and enforce performance standards. These are recognized public health interventions designed to reduce youth access to tobacco products. Tobacco retail establishments are currently regulated as commercial uses subject to the City's standard use permit and business licensing requirements. The proposed buffer and density provisions, as well as the additional Planning permitting requirements will supplement those existing requirements. The amendments are consistent with the Zoning Ordinance as a whole and do not create any internal inconsistencies.

ENVIRONMENTAL REVIEW

Pursuant to Section 15061(b)(3) of the California Code of Regulations (CEQA Guidelines), staff has determined that the introduction and adoption of this ordinance is not subject to review under CEQA. CEQA Guidelines Section 15061(b)(3), also known as the "common sense exemption," states that CEQA only applies to projects that have the potential for causing a significant effect on the environment, and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. A "significant effect on the environment" means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project. This ordinance would create new regulations related to tobacco retailers. Such uses have been previously allowed, and this ordinance would not affect the densities or intensities of use previously allowed. It would enact standards for the location of tobacco retailers that are comparable to standards for other commercial land uses, and City staff review would be required to ensure that tobacco retailers comply with all applicable requirements. Therefore, it can be seen with certainty that there is no possibility that the ordinance in question would have a significant effect on the environment; accordingly, the ordinance is exempt from CEQA review.

As a separate and independent basis, the project is also exempt from further environmental review under CEQA Guidelines Section 15183 (Project Consistent with General Plan, Community Plan, or Zoning), which applies to projects which are consistent with the General Plan for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or site. The project is consistent with and conforms to the goals and policies of the Milpitas General Plan 2040. The General Plan's Community Health and Wellness (CHW) Element employs a "Health in All Policies" (HiAP) framework, which stresses the importance of infusing health awareness into all governmental programs, functions, and responsibilities. The proposed ordinance would regulate the proximity of tobacco retailers to schools and limit their concentration, as well

as allow the City to enforce performance standards for all tobacco retailers via the requirement of a Minor Conditional Use Permit and prohibit the sale of flavored tobacco products. The project advances several General Plan goals and policies, specifically CHW Policy 1-1, CHW Policy 7-2, and CHW Action 7e. This ordinance satisfies each element of these policies by exercising local regulatory authority over a land use with documented public health consequences. It also relies on measurable spatial indicators (buffer distances from schools and minimum separation between retailers). The ordinance also advances health equity by protecting youth and vulnerable populations from disproportionate tobacco exposure.

PUBLIC COMMENT/OUTREACH

The City conducted an online community survey as part of a previous grant award to explore tobacco prevention policies. The survey was open from July 15 to August 31, 2020 to gather feedback from the community about tobacco-related policies. The survey asked about policies to regulate tobacco retailers. The survey was advertised through the City website, social media, and postcard notices, which were mailed directly to all multi-unit properties in the City and distributed at the Senior Center and summer camps hosted by the Recreation and Community Services Department.

The survey received 125 responses. 69% of respondents said they think flavored tobacco products are more appealing to youth than unflavored tobacco products. Nearly 40% of respondents reported that they think it is easy for youth under the age of 21 to buy flavored tobacco products in Milpitas.

Staff also conducted outreach to all 38 tobacco retailers within the City. Staff visited each retailer and dropped off community meeting flyers informing the business community of an online community meeting. The meeting was held on April 29, 2026 from 4:00 to 5:00pm. No members of the community participated in the meeting.

A notice of this hearing was published in the Milpitas Post on May 15, 2026, and posted at City Hall and on the City's website at www.milpitas.gov. At the time of writing this report, no comments have been received regarding the proposed zoning ordinance amendment.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Open the Public Hearing to receive comments;
2. Close the Public Hearing; and
3. Adopt Resolution No. 26-004, recommending that the City Council approve Zoning Text Amendment No. ZA26-0001, amending the Milpitas Municipal Code Title XIII, Chapters B.6, B.8, C.10, and E.4 relating to the regulation of tobacco retailers within the City.

ATTACHMENTS:

A: Planning Commission Resolution No. 26-004
Exhibit 1: Draft Zoning Text Amendment Ordinance
B: Tobacco Retailer Buffer and Density Map

RESOLUTION NO. 26-004

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MILPITAS RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING TEXT AND MAP AMENDMENT ZA26-0001, AMENDING THE MILPITAS MUNICIPAL CODE TITLE XIII, CHAPTER B.6, B.8, C.10, AND E.4 RELATING TO THE REGULATION OF TOBACCO RETAILERS

WHEREAS, the City of Milpitas, California (the "City") is a municipal corporation, duly organized under the constitution and laws of the State of California; and

WHEREAS, tobacco use remains the number one preventable cause of death and disease in California, causing nearly 40,000 deaths in California every year. More than 22% of all cancer deaths in California are attributable to smoking; and

WHEREAS, in Santa Clara County (County), one in eight deaths annually is attributed to smoking-related illness or diseases, such as cancer, heart disease, and respiratory diseases; and

WHEREAS, in 2019-20, 25.3% of Santa Clara County high school students have used a tobacco product and 8.6% used tobacco in the last 30 days. E-cigarettes are the most popular tobacco product, with 23.0% of high school students having used them and 7.7% being current users; and

WHEREAS, in August 2020, the state of California adopted SB 793, which prohibits the sale of most flavored tobacco products. SB 793 specifically provides that a municipality may adopt a stricter local ordinance; and

WHEREAS, in September 2024, the state of California adopted AB 3218, which requires the creation of Unflavored Tobacco List by the California Attorney General to clearly define which products are legally allowed to be sold by retailers, wholesalers, distributors and delivery sellers in California; and

WHEREAS, mentholated and flavored products have been shown to be "starter" products for youth who begin using tobacco, helping to establish tobacco habits that can lead to long-term addiction; and

WHEREAS, studies show that youth believe flavored tobacco products are safer and less addictive than non-flavored varieties; and

WHEREAS, the vast majority of current Santa Clara County teen tobacco users report using a flavored tobacco product (93.1%), with flavored vape and hookah use being the highest (96.3% and 83.4%, respectively); and

WHEREAS, in 2019, more than 86% of Santa Clara County tobacco retailers near schools sold flavored non-cigarette tobacco products, such as e-cigarettes; and

WHEREAS, more than half of Santa Clara teens who currently vape reported purchasing their own vaping product (52.9 percent), with over 1 in 5 of this group saying they buy them directly from a

store. Among those who purchase their vaping products in a store, 71 percent purchased them at a tobacco shop, smoke shop, and vape shop; and

WHEREAS, by selling tobacco products, pharmacies reinforce positive social perceptions of smoking, convey tacit approval of tobacco use, and send a message that it is not so dangerous to smoke; and

WHEREAS, tobacco-free pharmacy sales policies decrease the availability of tobacco products by reducing tobacco retailer density by up to three times compared with communities that do not have such policies; and

WHEREAS, research indicates that the density and proximity of tobacco retailers increase smoking behaviors. In particular, children are more likely to smoke when they live or go to school in neighborhoods with a high density of tobacco retailers; and

WHEREAS, state law prohibits the sale or tobacco products to anyone under the age of 21 and requires all tobacco retailers to be licensed by the Department of Tax and Fee Administration; and

WHEREAS, this ordinance seeks to adopt tobacco prevention strategies that have been shown to reduce youth access and exposure to tobacco products; and

WHEREAS, this ordinance would prohibit new businesses from selling tobacco near schools and reduce tobacco density; and

WHEREAS, this ordinance and the regulations adopted herein are a lawful exercise of the City's zoning and police powers and are necessary for the preservation of the public health, safety, and welfare, including to protect against preventable nicotine deaths and addiction, reduce tobacco related deaths and addition among the youth and the consequent long term public health and society costs associated thereto, encourage responsible tobacco retailing, and discourage the violation of laws and regulations governing the sale of tobacco products; and

WHEREAS, the Planning Commission made and accepted as its own the findings set forth in this resolution; and

WHEREAS, the Planning Commission is an advisory body to the City Council; and

WHEREAS, the City Council is the final authority on General Plan, Specific Plan, and Zoning amendments; and

WHEREAS, on June 10, 2026, the Planning Commission held a duly noticed public hearing on the Zoning Text Amendments related to the regulation of tobacco retailers and considered all written and oral reports of staff and public testimony on the matter, and such other matters as are reflected in the record of this matter; and

WHEREAS, the Planning Commission has considered all the written and oral testimony presented at the public hearing in making its decision; and

WHEREAS, all legal prerequisites to the adoption of this resolution and the Planning Commission's review, recommendation, and approval of the Zoning amendments and CEQA review contained herein have been met.

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

SECTION 1. Recitals

The Planning Commission has duly considered the full record before it, which may include but is not limited to such things as the City staff report, testimony by staff and the public, and other materials and evidence submitted or provided to the Planning Commission. Furthermore, the recitals set forth above are found to be true and correct and are incorporated herein by reference.

SECTION 2. CEQA Finding

The Planning Commission finds, pursuant to Government Code Section 15061(b)(3), the provisions of this zoning ordinance text amendment are not subject to review under the California Environmental Quality Act. CEQA Guidelines Section 15061(b)(3), also known as the "common sense exemption," states that CEQA only applies to projects that have the potential for causing a significant effect on the environment, and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. A "significant effect on the environment" means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project. This ordinance would create new regulations related to tobacco retailers. Such uses have been previously allowed, and this ordinance would not affect the densities or intensities of use previously allowed. It would enact standards for the location of tobacco retailers that are comparable to standards for other commercial land uses, and City staff review would be required to ensure that tobacco retailers comply with all applicable requirements. Therefore, it can be seen with certainty that there is no possibility that the ordinance in question would have a significant effect on the environment; accordingly, the ordinance is exempt from CEQA review.

As a separate and independent basis, the Ordinance is also exempt from further environmental review under CEQA Guidelines Section 15183 (Project Consistent with General Plan, Community Plan, or Zoning), which applies to projects which are consistent with the General Plan for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or site. The project is consistent with and conforms to the goals and policies of the Milpitas General Plan 2040. The General Plan's Community Health and Wellness (CHW) Element employs a "Health in All Policies" (HiAP) framework, which stresses the importance of infusing health awareness into all governmental programs, functions, and responsibilities. The proposed ordinance would regulate the proximity of tobacco retailers to schools and limit their concentration, as well as allow the City to enforce performance standards for all tobacco retailers via the requirement of a Minor Conditional Use Permit and prohibit the sale of flavored tobacco products. The project advances several General Plan goals and policies, specifically CHW Policy 1-1, CHW Policy 7-2, and CHW Action 7e. This ordinance satisfies each element of these policies by exercising local regulatory authority over a land use with documented public health consequences. It also relies on measurable spatial indicators (buffer distances from schools and minimum separation between

retailers). The ordinance also advances health equity by protecting youth and vulnerable populations from disproportionate tobacco exposure.

SECTION 3. Findings for Zoning Ordinance Text and Map Amendment (Milpitas Municipal Code, Subsection XIII-D.6.050)

The Planning Commission finds based upon the full record before it that all findings and prerequisites required for the Zoning Text amendment proposed have been met, including those set forth in the Government Code, including Sections 65850 et seq., and the Milpitas Municipal Code, including Subsection XIII-D.6. The Planning Commission makes the following further and specific findings based on the evidence in the public record in support of Zoning Text and Zoning Map Amendment No. ZA26-0001:

a) The proposed Zoning Amendment is consistent with and conforms to the goals and policies of the General Plan;

The proposed zoning text amendment is consistent with and conforms to the goals and policies of the Milpitas General Plan 2040. The General Plan's Community Health and Wellness (CHW) Element employs a "Health in All Policies" (HiAP) framework, which stresses the importance of infusing health awareness into all governmental programs, functions, and responsibilities. The proposed ordinance advances several General Plan goals and policies, specifically CHW Policy 1-1, CHW Policy 7-2, and CHW Action 7e. The proposed zoning text amendment would regulate the proximity of tobacco retailers to schools and limit their concentration, as well as adopt regulatory standards governing tobacco retailers, including the prohibitions on flavored tobacco products. This ordinance satisfies each element of these policies by exercising local regulatory authority over a land use with documented public health consequences. It also relies on measurable spatial indicators (buffer distances from schools and minimum separation between retailers). The ordinance also advances health equity by protecting youth and vulnerable populations from disproportionate tobacco exposure. The proposed zoning text amendment would implement a buffer to reduce the density of retail access points and create performance standards for tobacco retailers, thereby also reducing exposure to second- and third-hand tobacco smoke and limiting the sales of smoking and vaping products. Moreover, adopting a buffer ordinance and requiring all tobacco retailers to obtain a Minor Conditional Use Permit for tobacco sales to maintain certain performance standards are a direct outcome of an ongoing review process to ensure that all policies and regulations are current.

b) The proposed Zoning Amendment is consistent with and conforms to the goals and policies of any Specific Plan, if applicable;

The proposed zoning text amendment would apply citywide as it is primarily regulating the location of tobacco retail uses and adopts regulatory standards governing tobacco retailers, including the prohibitions on flavored tobacco products. This ordinance is consistent with and conforms to the goals and policies of both the Gateway-Main Street Specific Plan (Gateway) and the Milpitas Metro Specific Plan (Metro). The Gateway Plan's vision includes creating a walkable, mixed-use urban village accessible from the surrounding community. One of the guiding principles of the Gateway Plan is to integrate a mix of uses that serve the community's needs. The ordinance does not prohibit tobacco retail uses outright, but it does regulate their spatial relationship to sensitive uses (schools)

and to each other, as well as prohibiting the sale of tobacco at pharmacies, which is consistent with the Gateway's intent to create a healthy, livable community. The Metro Plan's core vision is to create a complete and unique urban neighborhood. Regulating tobacco retail density and adopting regulatory standards for tobacco retailers within the Metro Plan area is consistent with a complete neighborhood that prioritizes the health and well-being of its residents.

c) *The proposed Zoning Amendment will not be detrimental to the public interest, health, safety, convenience, and general welfare;*

The proposed zoning amendment will protect the public interest, health, safety, convenience, and general welfare by establishing land use regulations intended to reduce youth access to tobacco products, decrease the normalization of tobacco use near schools and across the city, and advance the City's General Plan goals for community health and wellness. Therefore, the ordinance will not adversely affect the public health, safety, convenience, and general welfare.

d) *The proposed Zoning Amendment is in compliance with the provisions of California Environmental Quality Act;*

Pursuant to Section 15061(b)(3) of the California Code of Regulations (CEQA Guidelines), zoning amendment is not subject to review under CEQA. CEQA Guidelines Section 15061(b)(3), also known as the "common sense exemption," states that CEQA only applies to projects that have the potential for causing a significant effect on the environment, and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. A "significant effect on the environment" means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project. This ordinance would create new regulations related to tobacco retailers. Such uses have been previously allowed, and this ordinance would not affect the densities or intensities of use previously allowed. It would enact standards for the location of tobacco retailers that are comparable to standards for other commercial land uses, and City staff review would be required to ensure that tobacco retailers comply with all applicable requirements. Therefore, it can be seen with certainty that there is no possibility that the ordinance in question would have a significant effect on the environment; accordingly, the ordinance is exempt from CEQA review.

As a separate and independent basis, the project is also exempt from further environmental review under CEQA Guidelines Section 15183 (Project Consistent with General Plan, Community Plan, or Zoning), which applies to projects which are consistent with the General Plan for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or site. The project is consistent with and conforms to the goals and policies of the Milpitas General Plan 2040. The General Plan's Community Health and Wellness (CHW) Element employs a "Health in All Policies" (HiAP) framework, which stresses the importance of infusing health awareness into all governmental programs, functions, and responsibilities. The proposed ordinance would regulate the proximity of tobacco retailers to schools and limit their concentration, as well as allow the City to enforce performance standards for all tobacco retailers via the requirement of a Minor Conditional Use Permit and prohibit the sale of flavored tobacco products. The project advances several General Plan goals and policies, specifically CHW Policy 1-1, CHW Policy 7-2, and CHW Action 7e. This

ordinance satisfies each element of these policies by exercising local regulatory authority over a land use with documented public health consequences. It also relies on measurable spatial indicators (buffer distances from schools and minimum separation between retailers). The ordinance also advances health equity by protecting youth and vulnerable populations from disproportionate tobacco exposure.

e) When considering a reduction of residential density, ensure compliance with California Government Code Section 65863 by either finding that the remaining sites identified in the Housing Element are adequate to accommodate the City's share of the regional housing need or by identifying sufficient additional, adequate, and available sites with an equal or greater density so that there is no net loss in residential density;

This finding is not applicable. The zoning text amendment is not reducing residential density.

f) The proposed Zoning Amendment would not result in a net loss of potential housing units;

This finding is not applicable. The zoning text amendment is not reducing potential housing units.

g) The proposed Zoning Ordinance Text Amendment is internally consistent with other applicable provisions of this Title;

The purpose of the Milpitas Zoning Ordinance is to "promote public health, safety, comfort, and general welfare, and to enable appropriate and orderly development." The proposed zoning amendment directly advances this stated purpose by using the City's land use authority to regulate the proximity of tobacco retailers to schools, limit the density of tobacco retail outlets, prohibit the sale of flavored tobacco products, and empower the City to require Minor Conditional Use Permits for all tobacco retailers and enforce performance standards. These are recognized public health interventions designed to reduce youth access to tobacco products. Tobacco retail establishments are currently regulated as commercial uses subject to the City's standard use permit and business licensing requirements. The proposed buffer and density provisions, as well as the additional Planning permitting requirements will supplement those existing requirements. The amendments are consistent with the Zoning Ordinance as a whole and do not create any internal inconsistencies.

SECTION 4: Planning Commission Action

The Planning Commission of the City of Milpitas hereby adopts Resolution No. 26-004 recommending that the City Council approve Zoning Amendment No. ZA26-0001 and adopt the proposed ordinance in Exhibit 1 hereto, to enact regulations limiting the concentration of tobacco retailers within the City and adopt other tobacco retailer regulations including local prohibitions on the sale of flavored tobacco products, based on the above Findings and the full record before it.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Milpitas on June 10, 2026.

Parveen Gupta, 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 June 10, 2026, and carried by the following roll call vote:

COMMISSIONER	AYES	NOES	ABSENT	ABSTAIN
Parveen Gupta				
Michael Caulkins				
Alexander Galang				
Dipak Awasthi				
Chia Ling Kong				
Dawn Brown				
Olania Castillo				

EXHIBITS

1: Draft Zoning Text Amendment Ordinance

EXHIBIT 1

REGULAR

NUMBER: XX.XXX

TITLE: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MILPITAS AMENDING THE MILPITAS MUNICIPAL CODE TITLE XIII, CHAPTERS B.6, B.8, C.10, AND E.4 RELATING TO THE REGULATION OF TOBACCO RETAILERS

HISTORY: This Ordinance was introduced (first reading) by the City Council at its meeting of _____, upon motion by_____ and was adopted (second reading) by the City Council at its meeting of _____, upon motion by _____. The Ordinance was duly passed and ordered published in accordance with law by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

_____
Suzanne Guzzetta, City Clerk

APPROVED:

_____
Carmen Montano, Mayor

APPROVED AS TO FORM:

_____
Christian Curtis, City Attorney

EXHIBIT 1

RECITALS AND FINDINGS:

WHEREAS, the City of Milpitas, California (the "City") is a municipal corporation, duly organized under the constitution and laws of the State of California; and

WHEREAS, tobacco use remains the number one preventable cause of death and disease in California, causing nearly 40,000 deaths in California every year. More than 22% of all adult cancer deaths in California are attributable to smoking; and

WHEREAS, in Santa Clara County ("County"), one in eight deaths annually is attributed to smoking-related illness or diseases, such as cancer, heart disease, and respiratory diseases; and

WHEREAS, in 2019-20, 25.3% of Santa Clara County high school students have used a tobacco product and 8.6% used tobacco in the last 30 days. E-cigarettes are the most popular tobacco product, with 23.0% of high school students having used them and 7.7% being current users; and

WHEREAS, in August 2020, the state of California adopted SB 793, which prohibits the sale of most flavored tobacco products. SB 793 specifically provides that a municipality may adopt a stricter local ordinance; and

WHEREAS, in September 2024, the state of California adopted AB 3218, which requires the creation of Unflavored Tobacco List by the California Attorney General to clearly define which products are legally allowed to be sold by retailers, wholesalers, distributors and delivery sellers in California; and

WHEREAS, mentholated and flavored products have been shown to be "starter" products for youth who begin using tobacco, helping to establish tobacco habits that can lead to long-term addiction; and

WHEREAS, studies show that youth believe flavored tobacco products are safer and less addictive than non-flavored varieties; and

WHEREAS, the vast majority of current Santa Clara County teen tobacco users report using a flavored tobacco product (93.1%), with flavored vape and hookah use being the highest (96.3% and 83.4%, respectively); and

WHEREAS, in 2019, more than 86% of Santa Clara County tobacco retailers near schools sold flavored non-cigarette tobacco products, such as e-cigarettes; and

WHEREAS, more than half of Santa Clara teens who currently vape reported purchasing their own vaping product (52.9 percent), with over 1 in 5 of this group saying they buy them directly from a store. Among those who purchase their vaping products in a store, 71 percent purchased them at a tobacco shop, smoke shop, and vape shop; and

WHEREAS, by selling tobacco products, pharmacies reinforce positive social perceptions of smoking, convey tacit approval of tobacco use, and send a message that it is not so dangerous to smoke; and

WHEREAS, tobacco-free pharmacy sales policies decrease the availability of tobacco products by reducing tobacco retailer density by up to three times compared with communities that do not have such policies; and

WHEREAS, research indicates that the density and proximity of tobacco retailers increase smoking behaviors. In particular, children are more likely to smoke when they live or go to school in neighborhoods with a high density of tobacco retailers; and

WHEREAS, state law prohibits the sale or tobacco products to anyone under the age of 21 and requires all tobacco retailers to be licensed by the Department of Tax and Fee Administration; and

WHEREAS, this ordinance seeks to adopt tobacco prevention strategies that have been shown to reduce youth access and exposure to tobacco products; and

WHEREAS, this ordinance would prohibit new businesses from selling tobacco near schools and reduce tobacco density; and

WHEREAS, this ordinance and the regulations adopted herein are a lawful exercise of the City's zoning and police powers and are necessary for the preservation of the public health, safety, and welfare, including to protect against preventable nicotine deaths and addiction, reduce tobacco related deaths and addition among the youth and the consequent long term public health and society costs associated thereto, encourage responsible tobacco retailing, and discourage the violation of laws and regulations governing the sale of tobacco products; and

WHEREAS, the Planning Commission is an advisory body to the City Council; and

WHEREAS, the City Council is the final authority on General Plan, Specific Plan, and Zoning amendments, including amendments to the Zoning Ordinance; and

WHEREAS, on June 10, 2026, the Planning Commission held a duly noticed public hearing and having duly considered testimony and written materials provided recommended the adoption of this ordinance to the City Council; and

WHEREAS, on _____, the City Council held a lawfully-noticed public hearing and after considering all testimony and written materials provided in connection with that hearing introduced this ordinance and waived the reading thereof beyond the title.

NOW, THEREFORE, the City Council of the City of Milpitas does ordain as follows:

SECTION 1. RECORD AND BASIS FOR ACTION

The City Council has duly considered the full record before it, which may include but is not limited to such things as the City staff report, testimony by staff and the public, and other materials and evidence submitted or provided to the City Council. Furthermore, the recitals set forth above are found to be true and correct and are incorporated herein by reference.

SECTION 2. AMENDMENT OF MILPITAS MUNICIPAL CODE TITLE XIII, CHAPTER B.6, SECTION B.6.020, TABLE B.6.020-A

EXHIBIT 1

Title XIII, Chapter B.6, Section B.6.020, Table B.6.020-A (Commercial Zones Use Regulations) of the Milpitas Municipal Code is hereby amended to read as follows:

Table B.6.020-A: Commercial Zones Use Regulations

"P" = Permitted Use | "MC" = Minor Conditional Use Permit approved by Zoning Administrator required | "MCS" = Minor Conditional Use Permit approved by Director required | "C" = Conditional Use Permit required |"-" = Not Allowed

Use	CO	C1	C2	HS	Additional Regulations
Commercial Uses					
Adult-Oriented Business	-	-	-	MCS	C.10.040 (Adult-Oriented Businesses)
Animal Care and Services					
Kennel	-	-	C	-	Milpitas Municipal Code Section V-210-11 (Permits for Animal Facilities and Animal Adoption Organizations)
Pet Day Care and Sales	-	P	P	P	
Veterinary Clinic	C	P	P	P	
Veterinary Hospital or Services	-	C	P	P	
Commissary or Catering	P	P	P	P	n/a
Drive-Through Facility	-	C	C	C	Section C.10.090 (Drive-Through Facilities)
Eating and Drinking Establishment					
Bar or Nightclub	-	-	C	C	Section C.10.100 (Eating and Drinking Establishments)
Microbreweries	-	-	MC	MC	
Mobile Food Park	MCS	MCS	MCS	MCS	Section C.10.170 (Mobile Food Vending)
Mobile Food Vending (Individual Vehicle)	P	P	P	P	
Restaurant					
Restaurant, Full Service	C [1]	P	P	P	Section C.10.100 (Eating and Drinking Establishments)
Restaurant, Limited Service	C	P	P	P	
Restaurant with Alcohol Service	-	MC	MC	MC	
Entertainment and Recreation, Commercial					
Commercial Athletic Facility	-	C	MCS	MCS	n/a
Indoor Entertainment	-	-	P	P	n/a
Indoor Sports and Recreation	-	C	P	P	n/a
Outdoor Entertainment	-	-	C	C	n/a
Outdoor Sports and Recreation	-	C	C	C	n/a

EXHIBIT 1

Table B.6.020-A: Commercial Zones Use Regulations					
"P" = Permitted Use | "MC" = Minor Conditional Use Permit approved by Zoning Administrator required | "MCS" = Minor Conditional Use Permit approved by Director required | "C" = Conditional Use Permit required |"-" = Not Allowed					
Use	**CO**	**C1**	**C2**	**HS**	**Additional Regulations**
Financial Institution					
Bank and Credit Union	P	P	P	P	n/a
Check Cashing Business	-	-	MCS	MCS	n/a
Pawnbroker	-	-	MCS	MCS	n/a
Food and Beverage Retail Sales					
Alcoholic Beverage Sales	C [1]	C	C	C	n/a
Convenience Store	-	C	C	C	n/a
Grocery Store, Large	-	P	P	p	n/a
Grocery Store, Small	-	P	P	p	n/a
Home Occupation	-	-	-	P	Section C.10.130 (Home Occupations)
Hospital	C	-	C	C	n/a
Lodging					
Hotel	-	-	P	P	n/a
Motel	-	-	C	P	n/a
Medical Support Laboratory	P	C	C	C	n/a
Offices					
Business and Professional Office	P	p	p	p	n/a
Medical Office/Clinic	P	P	P	-	n/a
Retail					
Firearms Dealer	-	-	C	C	n/a
Large Format Retail	-	-	P	P	n/a
Nursery and Garden Center	-	-	P	P	n/a
Retail, Limited	MCS	P	P	P	n/a
Retail, Accessory Tobacco Product Sales	-	MCS	MCS	MCS	Section C.10.225 (Smoke/Tobacco Uses)
Retail Store, General Merchandise	-	P	P	p	n/a
Smoke/Tobacco Shop	-	C	C	C	~~n/a~~ Section C.10.225 (Smoke/Tobacco Uses)
Services					
Business Support Services	-	-	P	P	n/a
Maintenance and Repair Services	-	-	P	P	n/a

EXHIBIT 1

Table B.6.020-A: Commercial Zones Use Regulations

"P" = Permitted Use | "MC" = Minor Conditional Use Permit approved by Zoning Administrator required | "MCS" = Minor Conditional Use Permit approved by Director required | "C" = Conditional Use Permit required |"-" = Not Allowed

Use	CO	C1	C2	HS	Additional Regulations
Massage Establishment	-	-	MC	MC	Section C.10.160 (Massage Establishments)
Massage Establishment, Accessory	-	-	MCS	MCS	
Personal Services [2]	-	P	P	P	n/a
Repair/Cleaning/General Services, Small	-	P	P	P	n/a
Vehicle-Related Uses					
Auto Broker	MCS	MCS	MCS	-	Section C.10.070 (Auto Broker)
Commercial Fueling Facility	-	-	-	C	n/a
Fleet-Based Service	-	-	MCS	P	n/a
Mobile Fueling [3]	P/-	P/-	P/-	P/-	Milpitas Municipal Code Chapter V-300 (Fire Code)
Service Station	C	C	P	P	Section C.10.190 (Service Stations and Car Washes)
Vehicle Rental	-	-	P	P	n/a
Vehicle Repair and Maintenance					
Major	-	-	C	MCS	n/a
Minor	-	-	MCS	P	n/a
Vehicle Sales, Limited	-	-	MCS	-	n/a
Vehicle Sales and Leasing	-	-	C	C	n/a
Vehicle Washing	-	-	C	C	Section C.10.190 (Service Stations and Car Washes)
Industrial Uses					
Custom and Artisan Manufacturing	-	-	MCS	-	n/a
Data Center	C	-	-	-	n/a
Mini-Storage or Self-Storage	-	-	C	C	n/a
Recycling Facility					
Collection Facility	-	-	MCS	P	n/a
Public, Institutional, and Recreational Uses					
Child Care					
Child Care Center	MC	MC	MC	MC	Section C.10.140 (Large Family Child Care and Child Care Centers)

EXHIBIT 1

Table B.6.020-A: Commercial Zones Use Regulations					
"P" = Permitted Use | "MC" = Minor Conditional Use Permit approved by Zoning Administrator required | "MCS" = Minor Conditional Use Permit approved by Director required | "C" = Conditional Use Permit required |"-" = Not Allowed					
Use	**CO**	**C1**	**C2**	**HS**	**Additional Regulations**
Civic/Government	P	P	P	-	n/a
Community Assembly					
Major	C	C	C	C	n/a
Minor	P	P	P	p	n/a
Community Garden	P	P	P	P	n/a
Educational Institution					
Trade and Vocational School	C	-	P	P	n/a
Farmers' Market	-	MCS	MCS	MCS	Section C.10.120 (Farmers' Markets)
Funeral Parlor and Mortuary	-	-	C	C	n/a
Instruction Services					
Group	MCS	MCS	MCS	MCS	n/a
Private/Small Group	P	P	P	P	n/a
Library/Museum	-	P	P	-	n/a
Park/Playground	P	P	P	P	n/a
Public Utility	-	-	-	C	n/a
Resilience Hub	P	P	P	-	See Subsection C.10.230.D.6 regarding Temporary Resilience Hubs.
Transportation Passenger Terminal/Facility	-	-	C	C	n/a
Wireless Telecommunications Facility	See Section C.10.240 (Wireless Telecommunications Facilities).				
Residential Uses					
Emergency Shelter	-	-	P	P	Section C.10.110 (Emergency Shelters)
Single-Room Occupancy Residences	-	-	-	C	Section C.10.220 (Single Room Occupancy Residences)
Unclassified Uses					
Accessory Use	P	P	P	P	n/a
Parking Lot [4]	MCS	MCS	MCS	P	n/a
Parking Structure [4]	C	C	MCS	P	n/a

EXHIBIT 1

Table B.6.020-A: Commercial Zones Use Regulations					
"P" = Permitted Use | "MC" = Minor Conditional Use Permit approved by Zoning Administrator required | "MCS" = Minor Conditional Use Permit approved by Director required | "C" = Conditional Use Permit required |"-" = Not Allowed					
Use	**CO**	**C1**	**C2**	**HS**	**Additional Regulations**
Temporary Use	See Section C.10.230 (Temporary Uses and Structures)				

Table Notes:

[1] When intended to serve the occupants and patrons of the primary use and conducted from within the building. Entrance to the use must be provided internally or within the building, and no exterior display of advertising is allowed.

[2] When located on the ground floor, retail sales of products related to the personal services provided must be offered at the front of the premises near the pedestrian entrance and must comprise at least 10% of the floor area of the business establishment.

[3] Mobile fueling is permitted when fueling service is ordered by an individual vehicle owner and the amount of fuel dispensed as part of any individual order does not exceed 50 gallons. Mobile fueling for fleet vehicles is not permitted.

[4] Applies to parking lots or structures that are primary uses, as defined in Part XIII-E (Definitions).

SECTION 3. AMENDMENT OF MILPITAS MUNIICPAL CODE TITLE XIII, CHAPTER B.8, SECTION B.8.020, TABLE B.8.020-A

Title XIII, Chapter B.8, Section B.8.020, Table B.8.020-A (Mixed Use Zones Regulations) of the Milpitas Municipal Code is hereby amended to read as follows:

Table B.8.020-A: Mixed Use Zones Use Regulations					
"P" = Permitted Use | "MC" = Minor Conditional Use Permit approved by Zoning Administrator required | "MCS" = Minor Conditional Use Permit approved by Director required | "C" = Conditional Use Permit required |"-" = Not Allowed					
Use	**MXD**	**MXD3**	**NCMU 1, 2, 3**	**TC 1, 2, 3**	**Additional Regulations**
Commercial Uses					
Animal Care and Services					
Pet Day Care and Sales	MCS	MCS	-	P	Milpitas Municipal Code Section V-210-11 (Permits for Animal Facilities and Animal Adoption Organizations)
Veterinary Clinic	P	P	-	P	
Commissary or Catering	MCS	MCS	-	P	n/a
Drive-Through Facility	-	-	-	C	Section C.10.090 (Drive-Through Facilities)
Eating and Drinking Establishment					
Bar or Nightclub	C	C	C	C	Section C.10.100 (Eating and Drinking Establishments)
Microbreweries	MC	MC	MC	MC	
Mobile Food Park	MCS	MCS	-	MC	Section C.10.170 (Mobile Food Vending)
Mobile Food Vending (Individual Vehicle)	P	P	P	P	
Restaurant					

EXHIBIT 1

Table B.8.020-A: Mixed Use Zones Use Regulations

"P" = Permitted Use | "MC" = Minor Conditional Use Permit approved by Zoning Administrator required | "MCS" = Minor Conditional Use Permit approved by Director required | "C" = Conditional Use Permit required |"-" = Not Allowed

Use	MXD	MXD3	NCMU 1, 2, 3	TC 1, 2, 3	Additional Regulations
Restaurant, Full Service	P	P	P	P	Section C.10.100 (Eating and Drinking Establishments)
Restaurant, Limited Service	P	P	P	P	
Restaurant with Alcohol Service	P	P	P	P	
Entertainment and Recreation, Commercial					
Commercial Athletic Facility	P	P	MCS [1] / P	P	n/a
Indoor Entertainment	C	C	C	C	n/a
Indoor Sports and Recreation	C	C	C	C	n/a
Outdoor Entertainment	C	C	C	C	n/a
Outdoor Sports and Recreation	C	C	C	C	n/a
Financial Institution					
Bank and Credit Union	P	P	P	P	n/a
Check Cashing Business	MCS	MCS	-	-	n/a
Pawnbroker	C [2]	C [2]	-	-	n/a
Food and Beverage Retail Sales					
Alcoholic Beverage Sales	C	C	C	C	n/a
Convenience Store	MCS	MCS	MCS	MCS	n/a
Grocery Store, Large	MCS	MCS	C [3]	C [3]	n/a
Grocery Store, Small	P	P	P [3]	P [3]	n/a
Home Occupation	P	P	P	P	Section C.10.130 (Home Occupations)
Hospital	C [2]	C [2]	-	C	n/a
Lodging					
Bed and Breakfast	P	P	-	-	n/a
Hotel	P	P	C	P	n/a
Motel	P	P	-	-	n/a
Short-Term Rental	See C.10.190 (Short-Term Rentals)				
Medical Support Laboratory	P	P	-	C	n/a
Office					
Business and Professional Office	P [4]	P [4]	C	P	n/a
Medical Office/Clinic	P	P	P / MCS [5]	P	n/a
Retail					
Large Format Retail	C	C	-	C	n/a

EXHIBIT 1

Table B.8.020-A: Mixed Use Zones Use Regulations					
"P" = Permitted Use | "MC" = Minor Conditional Use Permit approved by Zoning Administrator required | "MCS" = Minor Conditional Use Permit approved by Director required | "C" = Conditional Use Permit required |"-" = Not Allowed					
Use	**MXD**	**MXD3**	**NCMU 1, 2, 3**	**TC 1, 2, 3**	**Additional Regulations**
Retail, Limited	P [4]	P [4]	P	P	n/a
Retail, Accessory Tobacco Product Sales	-	MCS	MCS	MCS	Section C.10.225 (Smoke/Tobacco Uses)
Retail Store, General Merchandise	P [4]	P [4]	P	P	n/a
Smoke/Tobacco Shop	-	-	C	C	~~n/a~~ Section C.10.225 (Smoke/Tobacco Uses)
Services					
Business Support Services	P [4]	MCS [4]	MCS	MC	n/a
Massage Establishment	MC	MC	MC	MC	Milpitas Municipal Code III-6 (Massage Establishments and Practitioners); Section C.10.160 (Massage Establishments)
Massage Establishment, Accessory	MCS	MCS	MCS	MCS	
Personal Services [6]	P [4]	P [4]	P	P	n/a
Repair/Cleaning/General Services, Small	P [4]	P [4]	MC	P	n/a
Vehicle-Related Uses					
Auto Broker	MCS	MCS	-	MCS	Section C.10.070 (Auto Broker)
Fleet-Based Service	-	-	-	C	n/a
Mobile Fueling	P/- [7]	P/- [7]	P/- [7]	P/- [7]	Milpitas Municipal Code Chapter V-300 (Fire Code)
Service Station	C	C	-	C	Section C.10.190 (Service Stations and Car Washes)
Vehicle Rental [8]	MCS	MCS	-	-	n/a
Vehicle Sales, Limited	MCS	MCS	-	MCS	n/a
Vehicle Sales and Leasing [8]	C	C	-	-	n/a
Industrial & Research and Development Uses					
Custom and Artisan Manufacturing	MCS	MCS	MCS	MCS	n/a
Public, Institutional, and Recreational Uses					
Child Care					
Child Care Center	MC	MC	C	C	Section C.10.140 (Large Family Child Care and Child Care Centers)

EXHIBIT 1

Table B.8.020-A: Mixed Use Zones Use Regulations					
"P" = Permitted Use | "MC" = Minor Conditional Use Permit approved by Zoning Administrator required | "MCS" = Minor Conditional Use Permit approved by Director required | "C" = Conditional Use Permit required |"-" = Not Allowed					
Use	**MXD**	**MXD3**	**NCMU 1, 2, 3**	**TC 1, 2, 3**	**Additional Regulations**
Large Family Child Care Home	P	P	P	P	Section C.10.140 (Large Family Child Care and Child Care Centers)
Small Family Child Care Home	P	P	P	P	n/a
Community Assembly					
Major [9]	C [2]	C [2]	C	C	n/a
Minor [9]	MCS [2]	MCS [2]	MC	MC	n/a
Community Garden	P	P	P	P	n/a
Educational Institutions					
College/University, Private	C [2]	C [2]	-	C	n/a
School, Private	C [2]	C [2]	C	C	
Trade and Vocational School	C [2, 10]	C [2, 10]	-	C	n/a
Farmers' Market	MCS	MCS	MC	MC	Section C.10.120 (Farmers' Market)
Instruction Services					
Group	P	-	P	P	n/a
Private/Small Group	P	P	P	P	n/a
Park/Playground	P	P	P	P	n/a
Public Utility	C	C	C	C	n/a
Resilience Hub	P	P	P	P	See Subsection C.10.230.D.6 regarding Temporary Resilience Hubs.
Transportation Passenger Terminal/Facility	C	C	-	C	n/a
Wireless Telecommunications Facility	See Section C.10.240 (Wireless Telecommunications Facilities)				
Residential Uses					
Accessory Dwelling Unit and Junior Accessory Dwelling Unit	P	P	P	P	Section C.10.030 (Accessory Dwelling Units and Junior Accessory Dwelling Units)
Boarding House	C	C	C	C	n/a
Court Dwelling	P	P	-	-	n/a
Elderly and Long-Term Care	MC	MC	MC	MC	n/a
Emergency Shelter	-	P	-	-	Section C.10.110 (Emergency Shelters)
Group Living Accommodation	C	C	C	C	n/a

EXHIBIT 1

Table B.8.020-A: Mixed Use Zones Use Regulations

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Use	MXD	MXD3	NCMU 1, 2, 3	TC 1, 2, 3	Additional Regulations
Live-Work Unit	MCS	MCS	MCS	MCS	Section C.10.150 (Live-Work Units)
Low Barrier Navigation Center	P	P	-	-	California Government Code § 65660
Multi-Family Dwelling	P	P	P [11]	P	n/a
Residential Care Facility	P	P	P	P	n/a
Single-Room Occupancy Residences	P	P	P	P	Section C.10.220 (Single Room Occupancy Residences)
Supportive Housing	P	P	P [11]	P	California Government Code § 65582
Transitional Housing	P	P	P [11]	P	California Government Code § 65582
Unclassified Uses					
Accessory Use	P	P	P	P	n/a
Parking Lot [12]	MCS	MCS	-	-	n/a
Parking Structure [12]	MCS	MCS	MCS	MCS	n/a
Temporary Use	See Section C.10.230 (Temporary Uses and Structures)				

Table Notes:

[1] Commercial athletic facilities may be permitted with approval of a Minor Conditional Use Permit (Director level) in the NCMU1 subzone, in accordance with Subsection D.4.030 (Use Permits), and are permitted in the NCMU2 and NCMU3 subzones.

[2] These uses shall not be located within 1,000 ft of the same use.

[3] In the NCMU and TC zones only, small grocery stores up to 15,000 square feet are permitted and grocery stores exceeding 15,000 square feet may be permitted subject to approval of a Conditional Use Permit consistent with Subsection D.4.030 (Use Permits). In all other zones, small and large grocery stores are defined and permitted according to the size thresholds stated in Chapter E.4 (Definitions of Uses).

[4] These uses may be allowed provided they are: no more than 10,000 sf in gross floor area if located on the ground floor and are not open past 10:00 p.m.

[5] Medical offices and clinics are permitted in the NCMU Zones when located on upper floors, and may be permitted with approval of a Minor Conditional Use Permit (Director level) in accordance with Subsection D.4.030 (Use Permits) when located on the ground floor.

[6] When located on the ground floor, retail sales of products related to the personal services provided shall be offered at the front of the premises near the pedestrian entrance and shall comprise at least 10% of the floor area of the business establishment.

[7] Mobile fueling is permitted when fueling service is ordered by an individual vehicle owner and the amount of fuel dispensed as part of any individual order does not exceed 50 gallons. Mobile fueling for fleet vehicles is not permitted.

[8] Excluding long-term parking and storage of vehicles for rent, sale, or lease, must be fully enclosed within a building.

[9] Churches and religious institutions are permitted in any location within the MXD, MXD3, NCMU, and TC Zones.

[10] Trade and vocational schools may be permitted subject to approval of a Conditional Use Permit consistent with Subsection D.4.030 (Use Permits), provided that they are not found objectionable due to noise, odor, vibration or other similar factors related to health, safety and welfare.

[11] Spaces serving upper-floor residential uses, such as common gathering space, lobby, and resident services, may be allowed as ground floor uses where residential uses would otherwise not be permitted.

[12] Applies to parking lots or structures that are primary uses, as defined in Part XIII-E (Definitions).

SECTION 4. AMENDMENT OF MILPITAS MUNICIPAL CODE TITLE XIII, CHAPTER C.10

Title XIII, Chapter C.10 of the Milpitas Municipal Code is hereby amended to add section C.10.225 Smoke/Tobacco Uses to Chapter C.10 Specific to Uses and reads as follows:

A. Purpose. The purpose of this Section is to encourage responsible retailing of tobacco products and protect the public health, safety, and welfare by regulating the establishment, location, and operation of tobacco retailers.

B. Definitions. Terms used in this Section are defined in Chapter E.4 (Definitions of Terms).

C. Location and Distance Requirements.

1. No tobacco retailer shall be allowed:

    a. Within 1,000 feet of any school; or

    b. Within 500 feet of any other tobacco retailer.

2. The distance between any two tobacco retailer premises shall be measured in a straight line, without regard to intervening structures or objects, from the nearest entrance of a tobacco retailer to the nearest entrance of the second tobacco retailer. The distance between any tobacco retailer and any school shall also be measured in a straight line, without regard to intervening structures or objects, from the nearest entrance of the tobacco retailer to the nearest property line of a school.

D. Exemption to Location and Distance Requirements. The prohibitions on location and distance contained in Subsection C.10.225.C shall not apply to the following:

1. Any tobacco retailer operating lawfully under the Milpitas Municipal Code on the date immediately prior to this Section first becoming effective.

2. Any tobacco retailer operating lawfully under the Milpitas Municipal Code is not in violation of these regulations by the subsequent establishment of a school or another tobacco retailer.

3. Tobacco retailers operating under these exemptions shall be a nonconforming use that may not be continued, expanded, changed, or replaced except in conformity with Section C.18.030 (Nonconforming Uses). These exemptions do not apply to tobacco retailers whose nonconforming use is discontinued under Subsection C.18.030.A.2 (Discontinuation of Nonconforming Use). Tobacco retailers operating under these exemptions may not expand the nonconforming use under Subsection C.18.030.A.5 (Expansion of Nonconforming Use) or re-establish that use once discontinued under Subsection C.18.030. B (Re-establishment of Discontinued Nonconforming Uses Within the Midtown and Metro Specific Plan Areas).

E. Other prohibitions.

1. Flavored tobacco products.

    a. No person or entity shall sell a tobacco product containing, as a constituent or additive, an artificial or natural flavor or aroma (other than tobacco) or an herb or spice, including but not limited to strawberry, grape, orange, clove, cinnamon, pineapple, vanilla, coconut, licorice, cocoa, chocolate, cherry, mint, menthol, or coffee, that is a characterizing flavor or aroma of the tobacco product, smoke, or vapor produced by the tobacco product. Prohibited flavored tobacco products also include all tobacco products or flavor enhancements otherwise prohibited by applicable law, including Section 104559.5 of the California Health and Safety Code, as it may be amended or superseded, and any tobacco product not appearing on the most current Unflavored Tobacco List maintained by the California Attorney General's Office.

    b. A tobacco product shall be subject to a rebuttable presumption that the product is prohibited by paragraph (a) of this subsection if:

        1. The product's manufacturer or any other person associated with the manufacture or sale of tobacco products makes or disseminates public statements or claims to the effect that the product has or produces a characterizing flavor or aroma, other than tobacco; or

        2. The product's label, labeling, or packaging includes a statement or claim–including any text and/or images used to communicate information–that the product has or produces a characterizing flavor or aroma, other than tobacco.

F. Application Procedure.

1. Minor Conditional Use Permit. The owner of a retail store, general merchandise or retail, limited store may sell tobacco products, subject to approval of a Minor Conditional Use Permit (Director review) pursuant to Subsection D.4.030.D (Use Permits – Authority).

2. Conditional Use Permit. The owner of a smoke/tobacco shop business must apply for and obtain a Conditional Use Permit before operating the business establishment. The Conditional Use Permit is subject to the provisions and issued in accordance with the Conditional Use Permit process in Section D.4.30 (Use Permits).

G. Additional eligibility requirements.

1. No permit may be issued to authorize retailing tobacco products at or from other than a fixed location. For example, retailing by persons on foot or from vehicles is prohibited.

2. No permit may be issued to authorize the retail of tobacco products at a temporary or recurring temporary event. For example, retailing at flea markets and farmers' markets is prohibited.

3. No permit may be issued to authorize retailing tobacco products at any location where the profession of pharmacy is practiced by a pharmacist licensed by the State in accordance with the Business and Professions Code and where prescription drugs are offered for sale.

H. General Standards. The following standards shall apply to all tobacco retailers.

1. Tobacco retailers shall not:

    a. Violate any local, state, or federal law applicable to tobacco products or the retailing of such tobacco products.

    b. Fail to possess and maintain in a presently valid condition all licenses, permits, and approvals otherwise necessary for their use or otherwise necessary in order to sell tobacco products in the State, including, as applicable, a Cigarette and Tobacco Product Retailer's License from the California Department of Tax and Fee Administration**.**

    c. Allow or tolerate smoking or the use of electronic smoking devices in places where smoking is prohibited, including within the retail outlet or area where the tobacco retailer is located and within workplaces or enclosed places.

    d. Cover more than 15 percent of the square footage of the windows and clear doors of a physical storefront used for tobacco retailing with any type of advertising or signs.

    e. Sell or distribute tobacco products to anyone prohibited by applicable law from purchasing such products, including persons under the age of 21.

    f. Sell or distribute a tobacco product without first examining identification to confirm that the age of the purchaser is at least the minimum age required under state law to purchase and possess the tobacco product.

2. Tobacco retailers shall:

    a. Post conspicuously, at each point of purchase, a clear and prominent notice stating that selling Tobacco Products to anyone under 21 years of age is illegal and subject to penalties.

    b. Post conspicuously clear and prominent notice at each entrance to the building or structure stating "No smoking" where smoking is prohibited throughout the building or "Smoking is prohibited except in designated areas" where smoking is permitted only in designated areas of the building or structure.

I. Violation of Regulations. Violation of any provision of this Section is a public nuisance and injurious to the public health, safety, and welfare and in addition to all other remedies allowed by applicable law, including this Code, is grounds for enforcement action including modification, revocation, or suspension of any underlying use permit in accordance with Chapter D.18 (Enforcement and Penalty).

SECTION 5. AMENDMENT OF MILPITAS MUNICIPAL CODE TITLE XIII, CHAPTER E.4

Title XIII, Chapter E.4 (Definitions of Use) of the Milpitas Municipal Code is hereby amended to read as follows:

Chapter E.4 Definitions of Uses

This Chapter provides definitions for all uses established in the use tables in Part XIII-B (Zone Regulations).

Accessory Dwelling Unit (ADU). As defined by California Government Code section 66313, an ADU is an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. An ADU also includes an efficiency unit as defined in California Health and Safety Code section 17958.1 and a manufactured home as defined by California Health and Safety Code section 18007.

Accessory Dwelling Unit, Junior (JADU). A type of accessory dwelling unit defined by California Government Code section 66313 as a residential unit that is consistent with the following:

- Is no more than 500 square feet in size;
- Is contained entirely within an existing or proposed single-family structure;
- Includes its own separate sanitation facilities or shares sanitation facilities with the existing or proposed primary dwelling; and
- Includes an efficiency kitchen.

Accessory Use. A use that is customarily associated with, and is incidental and subordinate to, the primary use and located on the same lot as the primary use.

Adult-Oriented Business. See "adult-oriented business terms" in Chapter E.2 (Definitions of Terms).

Advanced Manufacturing. The use of innovative technologies to create existing and new products or to improve products and processes. Advanced manufacturing focuses on the rapid transfer of science and technology into production activities and may incorporate high technology elements such as information, automation, computation, software, sensing, artificial intelligence, machine learning, and networking. Advanced manufacturing may include storage space for raw materials and/or finished goods that actively supports the primary use.

Agriculture. See “cultivated agriculture.”

Agricultural Processing Plant, Commercial. Facility that transforms, processes, and packages livestock or livestock products, or agricultural commodities, into goods that are used for intermediate or final consumption including goods for nonfood use. Includes animal slaughter.

Agricultural Supply Sales. An establishment or place of business primarily engaged in the retail or wholesale sale from the premises of farm supply, feed, grain, fertilizers, pesticides, and similar goods as well as the provision of agriculturally related services with incidental storage on a lot other than where the service is rendered.

Alcoholic Beverage Sales. Any beverage sales use that includes the sale of alcoholic beverages for off-premise consumption. This includes retail sales of liquor, beer, wine, and spirits and can be combined with a retail sales establishment such as a grocery store or convenience store, or it can be a stand-alone liquor store or wine shop.

Animal Husbandry. The care and raising of large livestock, including horses, cattle, swine, goats, sheep, alpacas, and similar animals. This includes any animal-related production uses incidental to the foregoing, such as grazing, grooming, shearing, and milking, but excludes animal slaughter, meat cutting and packing, stockyards or the commercial feeding of garbage or offal to swine or other animals.

Assembly. See “community assembly”.

Auto Broker. An auto dealer or auto buying service as defined in California Vehicle Code section 166, who engages in the business of arranging, negotiating, assisting, or effectuating the purchase of a new or used motor vehicle, not owned by the dealer, on behalf of another. This use is limited to office work and does not include storage or parking of vehicles onsite.

Bank and Credit Union. Financial institutions, including federally-chartered banks, savings associations, industrial loan companies, and credit unions that provide retail banking services to individuals and businesses. Includes only those institutions engaged in the on-site circulation of money, and whose deposits are insured by the state or federal government and/or a state or federal sponsored entity, including credit unions.

Bar or Nightclub. Businesses serving beverages for consumption on the premises as a primary use, including serving alcohol such as beer, wine, and spirits. Dancing and live entertainment may also be conducted within the establishment. This use does not include microbreweries. See "food preparation" for tasting rooms that are accessory and subordinate to a brewery, winery, or distillery.

Bed and Breakfast. A residential property with one or more bedrooms dedicated to rental for a fee for overnight lodging of periods of 30 consecutive days or fewer and where meals may be provided to guests. A bed and breakfast is typically either owner-occupied or has the manager or proprietor of the lodging business living on the premises. This use type excludes short-term rentals.

Boarding House. An establishment where housing is provided for compensation, generally for stays of more than 30 days, for up to eight persons. Boarding houses typically have individual rooms for guests, shared bathroom facilities, and a single common kitchen. Meals may be served for guests and included as part of the cost of lodging.

Breweries, Distilleries, and Wineries. An establishment engaged in the brewing, distilling, and production of beer, wine, or other spirits. Tasting rooms that are accessory and subordinate to a brewery, winery, or distillery may be included in this use. This use does not include microbreweries.

Business and Professional Office. Offices of firms or organizations providing professional, executive, business, management, or administrative services, including but not limited to accounting, architectural, computer software design, engineering, consulting, graphic design, insurance, interior design, real estate, legal, and tax preparations offices. Also includes co-working spaces designed to accommodate individuals and organizations that provide such services.

Business Support Services. Establishments primarily within structures that provide other businesses with ancillary services that further or facilitate the other businesses' primary activity, including but not limited to commercial art and design (production); copying and quick-printing services; equipment rental businesses within structures; janitorial services; mailbox rentals; mail advertising services (reproduction and shipping); outdoor advertising services; protective services (other than office-related); rental, repairs and distribution of office or business equipment; and window cleaning.

Caretaker's Residence. A dwelling unit occupied by employees or caretakers of the primary use on the site.

Cemetery. Land used for the burial of the dead and dedicated for cemetery purposes, including crematories, mausoleums, and mortuaries only when operated in conjunction with and within the boundary of such cemetery.

Check Cashing Business. Establishments that, for compensation, engage in the business of cashing checks, warrants, drafts, money orders, or other commercial paper serving the same purpose. This classification also includes the business of deferred deposits, whereby the check casher refrains from depositing a personal check written by a customer until a specific date pursuant to a written agreement as provided in Civil Code section 1789.33. Check cashing

businesses do not include state or federally chartered banks, savings associations, credit unions, or industrial loan companies. They also do not include retail sellers engaged primarily in the business of selling consumer goods, such as consumables to retail buyers, that cash checks or issue money order incidental to their main purpose or business.

Child Care Center. Establishments providing non-medical care for children on a less than 24-hour basis other than large/small family child care homes. This classification includes licensed nursery schools, preschools, and day care facilities for children, and any other day care facility licensed by the State of California. This use does not include after school program, summer camp, and tutoring facilities.

Civic/Government. Governmental facilities not otherwise included in other land use types, such as court facilities and post offices, together with storage and maintenance of City and public agency vehicles.

Collection Facility. A center for the acceptance, by donation, redemption, or purchase, of recyclable materials from the public where limited sorting and storing of such items is conducted on-site.

College/University, Private. A private college or university, excluding trade or vocational schools.

Commercial Athletic Facility. A facility for physical fitness training or athletic type games and sports, such as but not limited to, health clubs, tennis, gymnasiums, handball courts, racquetball courts; also including ancillary uses when incidental to the primary use, such as but not limited to, steam baths, weight training, aerobic classes, massage, saunas, and the retailing of athletic supplies to be used in the facility.

Commercial Fueling Facility. See “fueling facility, commercial”.

Commissary or Catering. A fixed-location kitchen where food is stored and prepared for off-site vending or delivery. Commissaries may include shared-use commercial kitchens, private commercial kitchens, restaurant kitchens, and kitchens associated with civic and community organizations such as churches or social clubs. Also, includes catering service establishments.

Community Assembly. A facility for public or private meetings including clubs and lodges, community centers, senior centers, religious assembly facilities, convention centers, civic and private auditoriums, union halls, meeting halls for clubs and other membership organizations. This includes functionally related facilities for the use of members and attendees such as kitchens, multi-purpose rooms, and storage. It does not include gymnasiums or other sports facilities (see indoor sports and recreation) or facilities such as day care centers and schools, which are separately defined.

Major. Community assembly use that is over 2,000 gross square feet and has capacity for more than 200 seats.

Minor. Community assembly use that is 2,000 gross square feet or less and has capacity for no more than 200 seats.

Community Garden. Use of land for the cultivation, growing and harvesting of vegetables, herbs, flowers, and fruits, including the cultivation and tillage of soil and the production, cultivation, growing, and harvesting of any agricultural, floricultural, or horticultural commodity. Community gardens are typically owned and operated by public or non-profit agencies, and each garden plot is used and kept by an individual or a household. Excludes animal keeping or animal husbandry.

Construction Yard and Equipment Rental. Storage of construction materials or equipment on a site other than a construction site. Includes rental of large construction equipment and machinery. This classification may include parking/storage of contractor vehicles.

Convenience Store. A retail establishment selling food, beverages, and small convenience items such as personal hygiene products, cigarettes, magazines, and other everyday consumer items. Food and beverage products sold primarily consist of packaged and canned goods, prepared foods and hot drinks for immediate consumption, fountain beverages, etc., with less than 10 percent of net retail floor area allocated for the sale of fresh fruits, fresh vegetables, fresh meat and dairy products, and other similar perishable items. Convenience stores are smaller in floor area than supermarkets/grocery stores (typically 4,000 square feet or less) and have long or late hours of operation (open before 7:00 a.m. or after 10:00 p.m.).

Correctional Facility. A facility where people are held, generally as punishment for various crimes. This includes the detention/incarceration of people awaiting trial and/or who have been convicted of civil or criminal offenses; inmates and detainees under 24-hour supervision by the California Department of Corrections and Rehabilitation; and juvenile detention facilities. This use also includes parole offices.

Court Dwelling. See “dwelling, court”.

Cultivated Agriculture. The planting, growing, and harvesting of crops or plants, or the preparation of land for this purpose, of more than one-half acre of land for viticulture, horticulture, pasturage, floriculture, or similar farming where a crop or final product is produced (but not necessarily offered for sale) for consumption. This use excludes community gardens.

Custom and Artisan Manufacturing. An establishment primarily engaged in on-site production of goods by hand manufacturing or artistic endeavor, which involves only the use of hand tools or small mechanical equipment and the incidental direct sale to consumers of only those goods produced on site. Includes, but is not limited to metalworking, pottery and ceramic studios, film processing, photo finishing, printmaking, lithography, glass furnace, or woodworking.

Data Center. A facility dedicated to the storage of computer and information technology systems and associated components for the storage, retrieval, and transmittal of electronic information.

Drive-Through Facility. A motor vehicle drive-through facility which is a commercial building or structure or portion thereof which is designed and/or used to provide goods and services to drivers while they remain seated in their vehicles. It includes, but is not limited to, banks and other financial institutions, fast food establishments, and pharmacies, but shall not include drive-in movies, service stations, or car wash operations.

Dwelling, Court. A residential development in which there are several freestanding single-family or two-family dwellings with separate walls clustered on a single lot. Units are typically arranged to face around a common open space or drive aisle. If subdivided, a maintenance agreement or homeowners association may govern common areas like driveways or open space.

Dwelling, Multi-Family. A building containing three or more dwelling units.

Dwelling, Single-Family. A dwelling unit designed for occupancy by one household, where all rooms are internally connected and internally accessible via habitable space, located on a separate lot from any other unit (except accessory dwelling units, where permitted), and have only one kitchen. This includes individual manufactured housing units installed on a foundation system pursuant to California Health and Safety Code section 18551, and the use of a single-family residential structure as employee housing for six or fewer employees consistent with California Health and Safety Code section 17021.5.

Dwelling, Two-Family. A residential building containing two dwelling units, both of which are located on a single parcel. The dwelling units are attached and may be located on separate floors or side-by-side. Excludes accessory dwelling units (see "accessory dwelling unit").

Elderly and Long-term Care. Establishment that provides 24-hour medical, convalescent, or chronic care to individuals who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves, and is licensed by the California Department of Public Health. Includes, but is not limited to skilled nursing facilities, rest homes, and convalescent hospitals. Does not include a residential care facility or hospital.

Electronic smoking device. Any device that may be used to deliver any aerosolized or vaporized substance to the person inhaling from the device, including, but not limited to, an e-cigarette, e-cigar, e-pipe, vape pen, electronic heated tobacco products, or e-hookah. Electronic smoking device includes any component, part, or accessory of the device, and also includes any substance that may be aerosolized or vaporized by such device, whether or not the substance contains nicotine. Electronic smoking device does not include any nicotine cessation product that has been approved by the U.S. Food and Drug Administration to be marketed and for sale as "drugs," "devices," or "combination products," as defined in the Federal Food, Drug, and Cosmetic Act.

Emergency Shelter. Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay as set forth in the California Health and Safety Code section 50801(e), as may be amended.

Employee/Farmworker Housing. As described in California Health and Safety Code section 17021.6 and 17008, any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household.

Family Child Care Home, Large. As defined by Health and Safety Code section 1596.78, a home in which the provider regularly provides care, protection, and supervision for up to 14 children for less than 24 hours per day.

Family Child Care Home, Small. As defined by Health and Safety Code section 1596.78, a home in which the provider regularly provides care, protection, and supervision for eight or fewer children for less than 24 hours per day.

Farmers' Market. An establishment offering for sale produce, prepared food items, and other artisan/craft goods and merchandise by certified growers and producers authorized to sell, directly to consumers, products that are produced on land the producer controls or taken in consignment from other producers. Excludes flea markets.

Firearms Dealer. An establishment engaged in the selling, dealing in, trading, or transferring firearms.

Fleet-Based Service. Passenger transportation services, local delivery services, medical transport, and other businesses that rely on fleets of three or more vehicles. This includes parking, dispatching, and offices for taxicab and limousine operations, ambulance services, non-emergency medical transport, home cleaning services, pedicab services, and similar businesses. This does not include towing operations (see "vehicle storage"), taxi or delivery services with two or fewer fleet vehicles on-site (see "business support services"), facilities that handle third party goods for local or worldwide delivery (see "freight and trucking yard") or last mile parcel processing/redistribution facilities (see "parcel hub").

Food and Beverage Processing and Preparation. Cooking, processing, packaging, bottling, and shipping of food products and/or non-alcoholic beverages for off-site sales. This does not include

breweries, wineries, and distilleries; the slaughtering of live animals; or large-scale operations (see "commercial agricultural processing plant").

Freight and Trucking Yard. Facilities that handle third party goods for local or worldwide freight, courier, local messenger, and postal services by truck or rail. This includes fulfillment centers and parcel sorting centers, which provide storage and distribution of e-commerce products to consumers or end-users, either directly or through a parcel hub.

Fueling Facility, Commercial. A fueling facility designed for commercial customers which dispenses gasoline, diesel, or similar vehicle fuels, and which is not open to the general public, has no cash sales and provides no personal services on-site. This excludes mobile fueling.

Funeral Parlor and Mortuary. An establishment primarily engaged in the provision of services involving the care, preparation, or disposition of human remains and conducting memorial services. Typical uses include a crematory or mortuary. This use does not include cemeteries.

Grocery Store, Large. Retail establishments that primarily sell food, but also may sell other convenience and household goods, and may include a delicatessen or specialty food shop, baked goods, frozen foods, fruits, vegetables, meats, cheeses, dairy, and prepared food, and which occupy more than 25,000 square feet of gross floor area, but not more than 80,000 square feet of gross floor area.

Grocery Store, Small. Retail establishments with gross floor area less than 25,000 square feet that primarily sell food products, such as fresh fruits and vegetables, meats and seafood, dairy products, baked goods, packaged and prepared foods, and frozen foods, but that may also sell other convenience and household goods. May also include a delicatessen or other specialty food shop.

Group Living Accommodation. A building or portion of a building designed for or accommodating a residential use by persons not living together as a household. This use includes dormitories, convents and monasteries, and other types of organizational housing. This use does not include residential care facilities, nursing homes, hotels, single-room occupancy residences, or boarding houses, which are defined separately. Group living accommodations typically provide shared living quarters without separate kitchen or bathroom facilities for each room or unit.

Guest Ranch. Short-term lodging provided to visitors on property where agricultural activities take place (e.g., animal husbandry, cultivated agriculture) and that is not considered to be another lodging uses.

Home Occupation. A commercial use conducted on residential property by the inhabitants of the subject residence, which is incidental and secondary to the residential use of the dwelling.

Hospital. A state-licensed facility providing medical, psychiatric, or surgical services for sick or injured persons primarily on an in-patient basis, and including ancillary facilities for outpatient and emergency treatment, diagnostic services, training, research, administration, and services to patients, employees, or visitors.

Hotel. A commercial establishment providing lodging accommodations for a fee for transient guests, generally for stays of 30 days or fewer, with access to rooms or units primarily from interior lobbies, courts or halls. A hotel may include limited facilities for storage and preparation of food and beverages within individual rooms, such as coffee makers, mini refrigerators and microwave ovens.

Indoor Entertainment. Predominantly spectator uses conducted within an enclosed building. Typical uses include movie theaters, enclosed sports arenas, live performing arts venues, escape rooms, and video game activities and competitions such as e-sports.

Indoor Sports and Recreation. Predominantly participant sports conducted within an enclosed building. Typical uses include indoor bowling alleys, billiard parlors, ice and roller skating rinks, go-kart tracks, indoor shooting ranges, and trampoline parks. Excludes operations where activities are primarily class- or appointment-based such as yoga studios and personal trainers.

Industry, General. Manufacturing of products from extracted or raw materials or recycled or secondary materials, or bulk storage and handling of such products and materials, where operations are conducted primarily within an enclosed building. Includes, but is not limited to operations such as biomass energy conversion; textile mills; furniture and related product manufacturing; photographic processing plants; leather and allied product manufacturing; wood product manufacturing; paper manufacturing; plastics and rubber products manufacturing; and nonmetallic mineral product manufacturing.

Industry, Heavy. Manufacturing of products that include petroleum products, metals and/or metal processing, and hazardous chemicals. Includes automobile assembly and manufacturing and tire retreading or recapping.

Industry, Light. Establishments engaged in light industrial activities taking place primarily within enclosed buildings and producing minimal impacts on nearby properties. Includes, but is not limited to, operations such as manufacturing finished parts or products primarily from previously prepared materials; commercial laundries and dry cleaning plants; mobile home manufacturing; monument works; printing, engraving and publishing; electronics manufacturing not included under advanced manufacturing; and production apparel manufacturing.

Instruction Services. An establishment that offers specialized programs in improvement, information, and personal growth and development such as photography, fine arts, crafts, music, yoga, martial arts, dance, driving schools, health and wellness, and academic tutoring. Attendance is typically limited to hourly classes rather than full-day instruction. These establishments do not grant diplomas or degrees, though instruction may provide credits for diplomas or degrees granted by other institutions. Retail sales are permitted as an accessory use.

Group. Group instruction includes 10 or more students or clients at any one time.

Private/Small Group. Private instruction includes fewer than 10 students or clients at any one time.

Intermediate Processing Facility. A facility that receives, sorts, compresses or bales, and stores recyclable materials for efficient transfer to other processing facilities or to an end user.

Junior Accessory Dwelling Unit. See Accessory Dwelling Unit, Junior.

Kennel. Facilities for keeping, boarding, training, breeding, or maintaining for commercial purposes, four or more dogs, cats, or other household pets more than four months of age and not owned by the kennel owner or operator for 24 hours or more.

Large Format Retail. Retail establishments over 80,000 square feet in size that sell merchandise and/or bulk goods primarily for individual consumption, including, but not limited to, department stores, home improvement stores, membership warehouses which emphasize bulk sales to the general public as well as to other businesses, and other big box format stores. Large format retail uses may include a grocery store sales component. Excludes home improvement stores with outdoor nursery or garden centers (see nursery and garden center).

Library/Museum. Public or quasi-public facilities primarily engaged in the display or preservation of objects of interest in the arts or sciences that are open to the public on a regular basis. Includes, but is not limited to aquariums, arboretums, art galleries and exhibitions, botanical gardens, historic sites and exhibits, libraries, and museums. May also include accessory retail uses such as gift/book shops, and restaurants.

Live-Work Unit. An integrated housing unit and working space that has been constructed for such use or converted from commercial or industrial use and structurally modified to accommodate residential occupancy and work activity in compliance with the California Building Code. Living space includes, but is not limited to, a sleeping area, a food preparation area, and a full bathroom. The working space is reserved for and regularly used by one or more occupants of the unit.

Low Barrier Navigation Center. Consistent with California Government Code section 65660, a service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health, shelter, and housing services.

Maintenance and Repair Services. Establishments engaged in the maintenance or repair of office machines, household appliances, furniture, and similar large items. This classification excludes maintenance and repair of vehicles or boats (see vehicle repair and maintenance) and personal items such as apparel, shoes, and jewelry (see Repair/Cleaning/General Services, Small).

Massage Establishment. Any establishment having a fixed place of business where any person, firm, association, partnership, corporation, or other entity engages in, conducts, or carries on, or permits to be engaged in, conducted or carried on, any massage for compensation. Also includes, but is not limited to, any business providing off-premises massage services.

Massage Establishment, Accessory. An establishment that provides massage which is incidental to the primary business, where the owner of the primary business is responsible for the massage services and conduct of the massage technician(s) employed at the location.

Medical Office/Clinic. Office use providing consultation, diagnosis, therapeutic, preventive, or corrective medical treatment services by doctors, dentists, chiropractors, optometrists, psychotherapists, alternative healing practitioners such as acupuncturists, and similar practitioners of medical and healing arts for humans licensed for such practice by the State of California. Incidental medical and/or dental laboratories and research within the office that supports the on-site patient services is considered part of the office use. This use includes urgent care facilities. Excludes independent research laboratory facilities and hospitals (see medical support laboratory and see hospital).

Medical Support Laboratory. A facility for scientific laboratory analysis of medical resources. The analysis is generally performed for medical providers to support the medical provider's work on behalf of patients.

Microbreweries. A limited production brewery where beer is brewed, sold, and consumed on site and meets all applicable California Department of Alcoholic Beverage Control regulations. This use includes tasting rooms where alcoholic beverages are sold and consumed on site. Food service is subordinate to the sale of alcoholic beverages.

Mini-Storage or Self-Storage. Facilities offering enclosed storage with individual access for personal affects, furniture, and household goods. Typical provided in small individual units (e.g., 400 square feet or less) that are available for rental by the general public.

Mining and Quarrying. An operation that extracts gravel, sand, other construction aggregates, or minerals from the ground. Includes quarries and gravel pits.

Mobile Food Vending. The selling or offering to sell products from a mobile food vehicle, which includes the following uses:

Ice Cream Truck. A motorized vehicle selling ice cream or other frozen dairy or non-dairy dessert products on streets and in other public places.

Mobile Food Park. Site with two or more mobile food vehicles located together on the same parcel and operating at the same time for more than seven consecutive days.

Mobile Food Vending (Individual Vehicle). A motorized, wheeled vehicle or towed vehicle designed and equipped to store, prepare, serve and sell food, but which does not include ice cream trucks or mobile food vending wagons or pushcarts as regulated in Milpitas Municipal Code Subsection V-100-10.11 (Unlawful Parking—Peddlers, Vendors).

Mobile Fueling. A commercial service that offers on-demand fueling of motor vehicles at a specified location instead of at a service station. Mobile fueling may be provided to individual customers via the use of a mobile app, with fuel delivered to a home, office, or other location requested by the customer. Mobile fueling may also be provided for operators of fleet vehicles at a fixed, semi-permanent or permanent location.

Mobile Home Park. A development designed for and occupied by manufactured/mobile housing units consistent with the requirements of California Health and Safety Code section 18200 to 18700. A mobile home park includes facilities and amenities used in common by occupants who rent, lease, or own spaces for mobile home units/spaces through a subdivision, cooperative, condominium, or other form of resident ownership.

Motel. A building or group of attached or detached buildings providing lodging accommodations for a fee for transient guests, for stays of 30 days or fewer, with access to each room or unit through an exterior door. Motels are distinguished from hotels primarily in that the former provide direct independent access to, and adjoining parking for, guest rooms and do not provide 24-hour guest services.

Multi-Family Dwelling. See “dwelling, multi-family”.

Nursery and Garden Center. An establishment primarily engaged in selling nursery and garden products, such as trees, shrubs, plants, seeds, bulbs, and sod that are predominantly grown offsite. This classification includes commercial and wholesale greenhouses and nurseries offering plants for sale.

Outdoor Entertainment. Predominantly spectator uses conducted in open or partially enclosed or screened facilities. Typical uses include outdoor theaters, partially enclosed sports arenas, racing facilities, outdoor concert facilities, amphitheaters, drive-in movie theaters, aquatic parks, and amusement parks.

Outdoor Sports and Recreation. Predominantly participant sports conducted in open or partially enclosed or screened facilities. Typical uses include commercial driving ranges, outdoor shooting and/or archery ranges, miniature golf courses, golf courses, outdoor go-karts, swimming pools, and tennis courts. This use excludes public golf courses, public swimming pools, and public tennis court or other public sport court facilities (e.g., basketball, pickleball, etc.) (see “park/playground”); and excludes common recreational facilities as accessory to a multi-family residential project or use.

Parcel Hub. A ‘last mile’ facility warehouse or similar establishment for the processing and/or redistribution of parcels or products to end-user customers. A parcel hub’s primary function is moving a shipment from one mode of transport to vehicles with rated capacities less than 10,000 pounds, for delivery directly to consumers or end-users primarily within a 10-mile radius.

Park/Playground. Parks, playgrounds, trails, wildlife preserves, and related open spaces. This includes public playing fields, sports courts, picnic facilities, and related food concessions or community recreational buildings and structures.

Parking Lot. Open parking area(s) provided on property other than a public street, alley, or right-of-way that is the primary use on the lot (i.e., the parking lot is not providing the required off-street parking for land uses on the lot). May include park and ride lots. Use of the parking lot may be subject to a fee.

Parking Structure. A building or structure containing parking spaces that is the primary use on the lot (i.e., the parking structure is not providing the required off-street parking for land uses on the lot). May be located above or below grade, and use of the parking structure may be subject to a fee. May include park and ride structures.

Pawnbroker. A place of business where personal property is received and for which money is advanced, with the right of privilege granted to the person to whom said money is advanced to reclaim such property upon repayment of said money.

Personal Services. A commercial establishment which provides services of a personal or aesthetic nature directly to consumers, including but not limited to barber and beauty shops, nail salons, tanning salons, hair removal salons, tattoo and body piercing studios, spa/wellness center (excluding massage establishments), medical spas, and personal trainers.

Pet Day Care and Sales. Facilities for providing non-medical care for four or more dogs, cats, or other household pets not owned by the pet day care owner or operator, included but not limited to grooming services, on a less than 24-hour basis. This use includes retail sales of household pets and pet supplies, but excludes pet supply stores that do not sell animals or provide on-site animal services. Also excludes home-based pet day care services for a fee, such as dog walking services.

Primary Processing Facility. A facility that processes recyclable materials and acts as a final destination for recyclable materials.

Public Safety. Facilities providing public safety and emergency response services, including police and fire protection, with incidental storage, training, and maintenance facilities.

Public Utility. Facilities for the production, storage, treatment, transmission and/or distribution of electricity, natural gas, water, wastewater, and telecommunications and other similar essential services. Also includes service facilities, electric transmission and distribution substations, and public utility service centers.

Repair/Cleaning/General Services, Small. A commercial establishment that performs cleaning, repair, and alteration of small consumer and household items, including but not limited to dry cleaning pick-up stores without equipment that uses chemical solvents, laundromats (self-service laundries), photocopying and photo finishing services, tailor shops, watch and jewelry repair, shoe repair, home electronics repair, and locksmiths. Does not include repair of vehicles or boats (see vehicle repair and maintenance), personal services (see personal services), or maintenance and repair of large or bulky items (see maintenance and repair services).

Research and Development (R & D). Industrial or scientific research for the design, development, engineering and testing of high technology, clean technology, industrial, or scientific products. May include limited manufacturing as necessary for the production of prototypes, but excludes the full-scale manufacturing of final products. May also include storage space for raw materials and/or finished goods that actively supports the primary use.

Residential Care Facility. Consistent with Health and Safety Code section 1502, a facility licensed by the State of California to provide living accommodations and 24-hour care for persons requiring personal services, supervision, protection, or assistance for sustaining the

activities of daily living. Living accommodations are group homes or shared living quarters with or without separate kitchen or bathroom facilities for each room or unit. This classification includes facilities that are operated for profit as well as those operated by public or not-for-profit institutions.

Resilience Hub. A community-serving facility designed to support residents and coordinate resource distribution and services before, during, or after a natural hazard event. Resilience hubs provide information as well as services and supplies, including but not limited to community gathering space, emergency supplies, basic medical care, internet access, and electronic device charging. They are typically outfitted with a solar and back-up battery storage system that can operate off the power grid and maintain power to the facility during grid outages.

Restaurant, Full Service. Restaurants that provide cooked-to-order food and beverage services to patrons who order and are served while seated and pay after eating. Takeout service may also be provided.

Restaurant, Limited Service. Establishments where food and beverages may be consumed on the premises, taken out, or delivered, but where no table service is provided. This includes, but is not limited to cafeterias, fast-food restaurants, carryout sandwich shops, limited-service pizza parlors and delivery shops, self-service restaurants, snack bars, and takeout restaurants. This use includes cafes, coffee shops, and bakeries with a retail storefront component.

Restaurant with Alcohol Service. Either a full service or limited service restaurant that includes alcohol service for on-site consumption.

Retail, Limited. An establishment which offers the sale of a limited line of merchandise that is generally necessary or desirable for everyday living or everyday business activities. Examples include small grocery stores offering primarily prepared or pre-packaged food and beverage items, small drugstores and variety stores, small stationery, office supply stores, shops selling other small household goods, and walk-out retail stores. This classification excludes convenience stores.

Retail Stores, General Merchandise. The retail sale or rental of merchandise not specifically listed under another use definition. This includes department stores, clothing stores, furniture stores, pharmacies, pet supply stores, flower shops (florist), art supply stores, music stores, book stores, and other businesses retailing (or renting) toys, hobby materials, handcrafted items, formalwear, music equipment and instruments, jewelry, cameras, candy, gifts and novelties, electronic equipment, sporting goods, hardware, appliances, antiques, art, paint and wallpaper, carpeting and floor covering, office supplies, bicycles, and new automotive parts and accessories, excluding vehicle service and installation (see vehicle repair and maintenance). Excludes large format retail and other sales-related uses more specifically described in other use definitions.

Riding Academy and Public Stables. Stables leased for the keeping of horses which may also include areas for horse riding and horse riding lessons.

Salvage and Wrecking. The dismantling of wrecked or decommissioned vehicles, appliances, or other metal products where usable parts are sold for use in operating vehicles and the unusable metal parts are sold to metal-recycling companies.

School, Private. A private institution of learning for students offering instruction in those courses of study required by the California Education Code and maintained in compliance with the standards set by the State Board of Education. This use includes kindergarten, elementary school, middle or junior high school, or high school.

School, Public. A public institution of learning for students offering instruction in those courses of study required by the California Education Code and maintained in compliance with the

standards set by the State Board of Education. This use includes kindergarten, elementary school, middle or junior high school, and high school.

Service Station. Any premises used for supplying automotive fuel and oil at retail, direct to the customer, including minor accessories and services for automobiles such as tire air pumps and window washing, but not including automobile repairs.

Short-Term Rental (STR). The use of a dwelling unit, including, without limitation, a single-family, two-family, or multi-family dwelling unit, mobile home, or any portion of such dwellings, rented for occupancy for dwelling, lodging, or sleeping purposes for a period of 30 or fewer calendar days, counting portions of days as full calendar days.

Single-Family Dwelling. See "dwelling, single-family".

Single-Room Occupancy (SRO) Residence. A multi-tenant building consisting of single room dwelling units that are the primary residence of its occupants, containing either individual or shared kitchen and bathroom facilities. These units are small, generally less than 350 square feet.

Smoke/Tobacco Shop. A retail establishment primarily engaged in the selling of smoking ~~and~~ or tobacco products, ~~and~~ accessories, or paraphernalia ~~and~~ or any other products, devices, ~~and~~ or components reasonably assumed to be used for smoking and/or the inhalation or ingestion of any substance. ~~Tobacco products may include but are not limited to cigarettes, cigars, loose leaf tobacco, tobacco pipes, electronic smoking devices and accessories, vaporizers and accessories and any other product, device or component used in the inhalation of tobacco, nicotine or other substance.~~ See "tobacco product" and "tobacco accessories or paraphernalia". For the purposes of this definition only, "primarily engaged" means when 30 percent or more of products sold at the retail establishment are smoking or tobacco products, accessories, or paraphernalia or any other products, devices, or components reasonably assumed to be used for smoking and/or the inhalation or ingestion of any substance.

Supportive Housing. Consistent with California Health and Safety Code section 50675.14, housing with no limit on length of stay, that is occupied by the target population as defined in U.S.C. section 11302 of Title 42, and that is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving their health status, and maximizing their ability to live and, when possible, work in the community.

Temporary Use. A use established for a specified period of time, with the intent to discontinue the use at the end of the designated time period.

Tobacco accessories or paraphernalia. Devices or instruments for smoking, heating, chewing, absorbing, dissolving, inhaling, snorting, sniffing, or ingesting by any other means tobacco products or other controlled substances.

Tobacco product.

- Any product containing, made of, or derived from nicotine or tobacco that is intended for human consumption or is likely to be consumed, whether smoked, heated, chewed, absorbed, dissolved, inhaled, snorted, sniffed, or ingested by any other means, including but not limited to, a cigarette, a cigar, pipe tobacco, chewing tobacco, snuff, or snus;
- Any electronic smoking device and any substances that may be aerosolized or vaporized by such device and that contains nicotine; or
- Any component, part, or accessory of (1) or (2), whether or not sold separately and whether or not they contain nicotine or tobacco, including but not limited to filters, rolling papers, blunt or hemp wraps, hookahs, mouthpieces, and pipes.

- Tobacco product does not include any nicotine cessation product that has been approved by the U.S. Food and Drug Administration to be marketed and for sale as "drugs," "devices," or "combination products," as defined in the Federal Food, Drug, and Cosmetic Act

Tobacco retailer. A tobacco retailer is any person or business that sells, offers for sale or distribution, exchanges, or offers to exchange for any form of consideration, tobacco, tobacco products, or tobacco accessories or paraphernalia.

Trade and Vocational School. An establishment where postsecondary education or training is received in a trade or craft, business, commerce, language, or other similar activity or occupational pursuit that is not otherwise described as a college/university, school, or instruction services. This use includes culinary schools.

Transitional Housing. Consistent with California Government Code section 65582, buildings configured as rental housing developments but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.

Transportation Passenger Terminal/Facility. Facilities for passenger transportation operations, including rail stations, bus terminals, and associated service facilities, but does not include terminals serving airports or heliports.

Two-Family Dwelling. See "dwelling, two-family".

Vehicle Rental. Establishment providing for the rental of automobiles. Includes rental of passenger vehicles and light trucks/vans under 14,000 pounds and incidental repair/servicing and cleaning of rental vehicles. This use does not include car-sharing operations.

Vehicle Repair and Maintenance, Major. Repair of automobiles, trucks, motorcycles, motor homes, boats and recreational vehicles, including the sale, installation, and servicing of related equipment and parts. This classification includes the servicing and repair of engines, body and fender, transmission, axels, wheels and brake, tire sales and installation, tire treading and recapping, and vehicle painting. Excludes vehicle dismantling or salvaging (see "salvage and wrecking") and tire retreading or recapping (see "industry, heavy"). All activities listed under Vehicle Repair and Maintenance, Minor may also be included in major uses.

Vehicle Repair and Maintenance, Minor. The service and repair of automobiles, light-duty trucks, boats, and motorcycles, including the sale, installation, and servicing of related equipment and parts. This classification includes the replacement of small automotive parts and liquids as an accessory use to an automotive accessories and supply store, and quick-service oil, tune-up and brake and muffler shops, auto glass sales and replacement, window tinting, stereo and alarm sales, and tire sales where repairs are made or service provided in enclosed bays and no vehicles are stored overnight. This classification excludes disassembly, removal or replacement of major components such as engines, drive trains, transmissions or axles; automotive body and fender work, vehicle painting or other operations that generate excessive noise, objectionable odors, or hazardous materials, and repair of heavy trucks, limousines, or construction vehicles (see "vehicle repair and maintenance, major"). It also excludes towing services (see "vehicle storage") and fueling stations (see "service station").

Vehicle Sales and Leasing. Sale or lease, retail or wholesale, of automobiles, light trucks, motorcycles, motor homes, and trailers, together with associated incidental repair services and parts sales, but excluding body repair and painting. Includes, but is not limited to, automobile dealers and recreational vehicle sales agencies.

Vehicle Sales, Limited. A small-format showroom for the retail sale of automobiles and light trucks, typically within a retail storefront setting. Uses can include storage of no more than five vehicles onsite for display and/or test driving, which may be stored either indoors or outdoors on the same lot. Incidental vehicle repair services and parts sales are not permitted.

Vehicle Storage. The use of a site for the short-or long-term storage of automobiles, trucks, motorcycles, and/or other vehicles. Includes towing and impound lots.

Vehicle Washing. Washing, waxing, detailing, and/or cleaning of automobiles or similar light vehicles, including self-serve washing facilities.

Veterinary Clinic. Medical care for household pets on a commercial basis with no overnight (24-hour) accommodation of animals.

Veterinary Hospital or Services. Medical care for household pets on a commercial basis with 24-hour accommodation of animals, but does not include kennels. Also includes overnight (24-hour) accommodation of small animals for grooming services.

Warehousing and Distribution. A facility, primarily within an enclosed building, for the storage of commercial or industrial goods, products and materials and the associated on-site sorting, packing, staging, shipping, receiving, and distributing of goods to wholesale and retail outlets, including ancillary truck parking and dispatching. Also includes long-term, passive storage of furniture, household goods, or other commercial goods; and of industrial equipment, products, and materials. Warehousing and distribution facilities may include, but are not limited to, wholesale distribution, distribution centers, moving and transfer storage, cross-dock facilities, package handling centers, order fulfilment centers, and logistics centers. Excludes storage of raw materials and/or finished products as part of an active primary use (e.g., advanced manufacturing uses; general industry uses; light industry uses; research and development uses). Excludes parcel hubs.

Wholesale Sales. The selling and/or distributing of merchandise to retailers; industrial, commercial, or institutional buyers; or other wholesalers; or acting as agents or brokers in the buying and selling of merchandise to or for such entities.

Wireless Telecommunications Facility. A facility that transmits and/or receives electromagnetic signals. It includes antennas, microwave dishes, horns, and other types of equipment for the transmission or receipt of such signals, equipment, switches, wiring, cabling, power sources, shelters or cabinets associated with an antenna, telecommunication towers or similar structures supporting the equipment, equipment buildings, parking area and other accessory development. Also see wireless telecommunications terms in Chapter E.2 (Definitions of Terms).

SECTION 6. CALIFORNIA ENVIRONMENTAL QUALITY ACT

The City Council finds, pursuant to Title 14 of the California Code of Regulations, Section 15061(b)(3), that this Ordinance is not subject to review under CEQA. CEQA Guidelines Section 15061(b)(3), also known as the "common sense exemption," states that CEQA only applies to projects that have the potential for causing a significant effect on the environment, and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. A "significant effect on the environment" means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project. This ordinance would create new regulations related to tobacco retailers. Such uses have been previously allowed, and this ordinance would not affect the densities or intensities of use previously allowed. It would enact standards for the location of tobacco retailers that are comparable to standards for other commercial land uses, and City staff review would be required to ensure that tobacco retailers comply with all applicable requirements.

Therefore, it can be seen with certainty that there is no possibility that the ordinance in question would have a significant effect on the environment; accordingly, the ordinance is exempt from CEQA review.

As a separate and independent basis, the Ordinance is also exempt from further environmental review under CEQA Guidelines Section 15183 (Project Consistent with General Plan, Community Plan, or Zoning), which applies to projects which are consistent with the General Plan for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or site. The project is consistent with and conforms to the goals and policies of the Milpitas General Plan 2040. The General Plan's Community Health and Wellness (CHW) Element employs a "Health in All Policies" (HiAP) framework, which stresses the importance of infusing health awareness into all governmental programs, functions, and responsibilities. The proposed ordinance would regulate the proximity of tobacco retailers to schools and limit their concentration, as well as allow the City to enforce performance standards for all tobacco retailers via the requirement of a Minor Conditional Use Permit and prohibit the sale of flavored tobacco products. The project advances several General Plan goals and policies, specifically CHW Policy 1-1, CHW Policy 7-2, and CHW Action 7e. This ordinance satisfies each element of these policies by exercising local regulatory authority over a land use with documented public health consequences. It also relies on measurable spatial indicators (buffer distances from schools and minimum separation between retailers). The ordinance also advances health equity by protecting youth and vulnerable populations from disproportionate tobacco exposure.

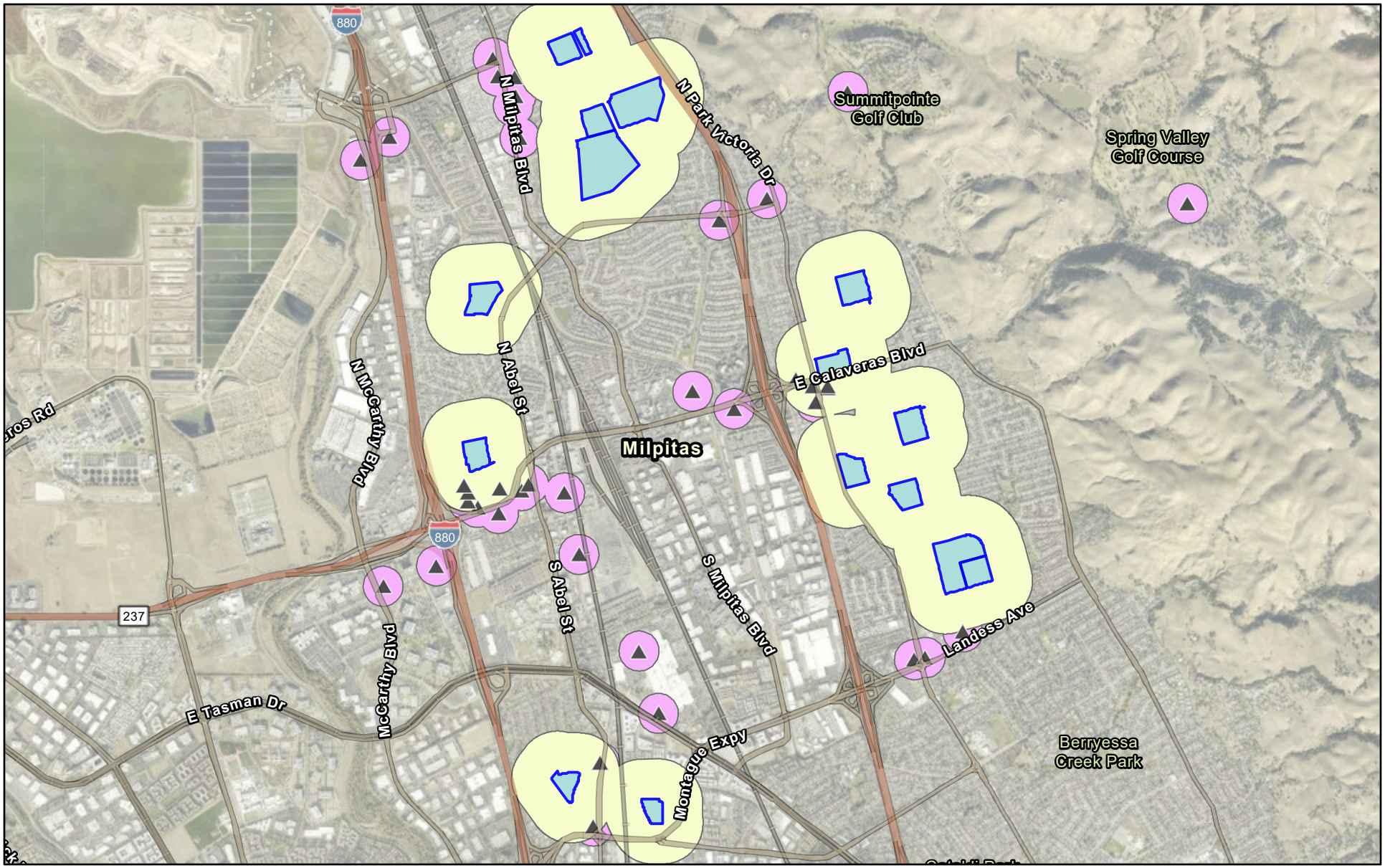
SECTION 7. SEVERABILITY

The provisions of this Ordinance are separable, and the invalidity of any phrase, clause, provision, or part has no effect on the validity of the remainder.

SECTION 8. EFFECTIVE DATE AND POSTING

In accordance with Section 36937 of the Government Code of the State of California, this Ordinance takes effect 30 days from the date of its passage. The City Council hereby directs the City Clerk to cause this Ordinance or a summary thereof to be published in accordance with Section 36933 of the Government Code of the State of California.

Tobacco Retailer Buffer and Density Map



6/2/2026

Schools

List of Tobacco retailers Feb 2026

Tobacco Schools Buffer - TobaccoSchools Buffer

Schools

Tobacco

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

9.6m Resolution Metadata

1:52,110

0 0.35 0.7 1.4 mi

0 0.5 1 2 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Copyright © City of Milpitas 2020,

MILPITAS PLANNING COMMISSION
STAFF REPORT

June 10, 2026

APPLICATION:

NEW BUSINESS PARK RESEARCH AND DEVELOPMENT BUILDINGS – 710-790 SYCAMORE DRIVE, 1511 BUCKEYE DRIVE, AND 1610-1630 MCCARTHY BLVD – SD25-0007, EA26 0002, and MASTER SIGN PROGRAM SD25-0009: A request for a Site Development Permit, Environmental Assessment, and Sign Program to allow redevelopment of an approximately 16.79-acre site located at 710–790 Sycamore Drive, 1511 Buckeye Drive, and 1610–1630 McCarthy Boulevard within the Business Park Research and Development (BPRD) Zoning District. The project proposes construction of three new two-story speculative industrial buildings with ancillary office space, totaling approximately 330,718-square feet, including 293,218-square feet of industrial warehouse space and 37,500-square feet of office space, consistent with the BPRD land use designation. The maximum building height would be approximately 40-feet to the top of parapet. Site improvements include new internal roadways, landscaping, off-site public improvements, and seven driveway access points. The project would provide a surface parking lot with 432 vehicle parking spaces, six drive-in doors, and 39 loading dock doors. The Sign Program includes installation of 22 signs, consisting of five primary building identification signs, two monument signs, seven wayfinding totem signs, three building address signs, and five tenant identification signs.

RECOMMENDATION:

Staff recommends that the Planning Commission open and close the public hearing, consider the exemption from further environmental review pursuant to CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning), and adopt Resolution 26-012, approving Site Development Permit No. SD25-0007, Environmental Assessment No. 24-0002~~,~~ , and Master Sign Program SD25-0009 subject to the findings and Conditions of Approval.

PROJECT LOCATION:

Addresses and Assessor's Parcel Number (APN): 710-790 Sycamore Drive, 1511 Buckeye Drive, 1610-1630 McCarthy Blvd.
(083-31-012, 083-31-011, 083-31-010, 083-31-020, 083-31-019)

Area of City: West of Interstate 880, South and East of Tasman Drive

PEOPLE:

Project Applicant on behalf of Property Owner: Will Parker and Ward Mace

	Goodman North America
Consultant(s):	Architect: HPA Inc. Oakland, CA Civil Engineer: Kier + Wright, Livermore, CA Landscape: Yamasaki Landscape Architecture, Auburn, CA
Project Planner:	Sean Manalo, Associate Planner

LAND USE:

General Plan Designation:	Business Park Research and Development (BPRD)
Zoning District:	Business Park Research and Development (BPRD)

ENVIRONMENTAL: The project is categorically exempt from environmental review under the California Environmental Quality act (CEQA) pursuant to the CEQA Guidelines Section 15183 (projects consistent with a Community Plan, General Plan, or Zoning) and no further environmental analysis pursuant to CEQA is required.

EXECUTIVE SUMMARY

The Applicant, Goodman North America, on behalf of the current property owner, requests Planning Commission approval of the following planning entitlements to develop three, new business park research and development buildings totaling 330,718-square feet with associated site improvements for future tenants at 710-790 Sycamore Drive, 1511 Buckeye Drive, 1610-1630 McCarthy Blvd. (083-31-012, 083-31-011, 083-31-010, 083-31-020, 083-31-019) (the "Project"). The following is a summary of the Applicant's request:

- Site Development Permit (P-SD25-0007): Develop three new two-story speculative industrial buildings with ancillary office space, totaling approximately 330,718-square feet, including 293,218-square feet of industrial warehouse space and 37,500-square feet of office space, consistent with the BPRD land use designation. The maximum building height would be approximately 40 feet to the top of parapet. Site improvements include new internal roadways, landscaping, off-site public improvements, and seven driveway access points. The project would provide a surface parking lot with 432 vehicle parking spaces, six drive-in doors, and 39 loading dock doors.
- Master Sign Program (P-SD25-0009): Installation of 22 signs, consisting of five primary building identification signs, two monument signs, seven wayfinding totem signs, three building address signs, and five tenant identification signs, pursuant to Milpitas Municipal Code (MMC) Section XIII-D.4.080.

Although not an entitlement, Environmental Assessment No. EA26-0002 was prepared with a project-specific Environmental checklist to establish CEQA compliance to consider the Project's exemption pursuant to CEQA Guidelines Section 15183 (projects consistent with a Community Plan, General Plan, or Zoning).

Consistent with Section XIII-D.2.040(B)(3) of the Zoning Code (Title XIII), projects involving multiple applications may be consolidated for final action and heard by the highest Review

Authority required for any of the applications. Here, that review authority is the Planning Commission.

To support the proposed project, the following staff-level permits are also required:

- Lot Line Adjustment (P-LLA26-0001) / Lot Merger Combination (P-MT25-0002): To reconfigure five existing parcels into three new parcels; and
- Tree Removal Permit (P-TR25-0022): To remove 148-ordinance sized protected trees to be replaced with 302 trees pursuant to Section X-2-4.02 of the Milpitas Municipal Code.

Staff has found that the required entitlements subject to Planning Commission review comply with the policies, standards, and processes outlined in the City of Milpitas 2040 General Plan, the Zoning Ordinance, and other provisions of the Milpitas Municipal Code (MMC). Staff recommends that the Planning Commission conduct a public hearing and adopt Resolution No. 26-012, approving Site Development Permit No. SD25-0007, Environmental Assessment No. EA25-0002, and Master Sign Permit No. SD25-0009 subject to the findings and attached Conditions of Approval.

BACKGROUND

History

The project site was historically developed as a corporate campus consisting of five business park research and development office buildings, totaling approximately 319,835 square feet, along with surface parking, ancillary structures, and associated landscaping. The buildings were originally constructed beginning in 1980 across the five parcels, with subsequent improvements including building expansions, equipment enclosures, and parking lot modifications. Analog Devices, a semiconductor research and development company, was the most recent operator and occupied the site until ceasing operations in 2021. Analog Devices acquired the campus in 2017.

The City of Milpitas' building permit records indicate only minimal, short-term activity and no major long-term tenants on the site since 2021. As such, the project site has remained effectively vacant since that time.

PROJECT DESCRIPTION

Overview of Proposed Project's Planning Entitlements

On July 16, 2025, Goodman North America (Applicant), submitted a development application for a Site Development Permit, Environmental Assessment, and Tree Removal Permit to construct a new research and development campus, totaling 330,718-square feet in size, with associated site improvements including new internal roadways and surface parking lots, landscaping, and offsite public improvements across five properties at 710-790 Sycamore Drive, 1511 Buckeye Drive, 1610-1630 McCarthy Blvd. Although the Applicant/Property Owner has not yet identified tenants for the proposed Goodman Innovation Center (GIC), the project is intended to accommodate uses consistent with the BPRD Zoning District. These uses include business park and research and development activities, as well as warehousing, advanced manufacturing, logistics, and data centers, all of which are permitted within the BPRD Zoning

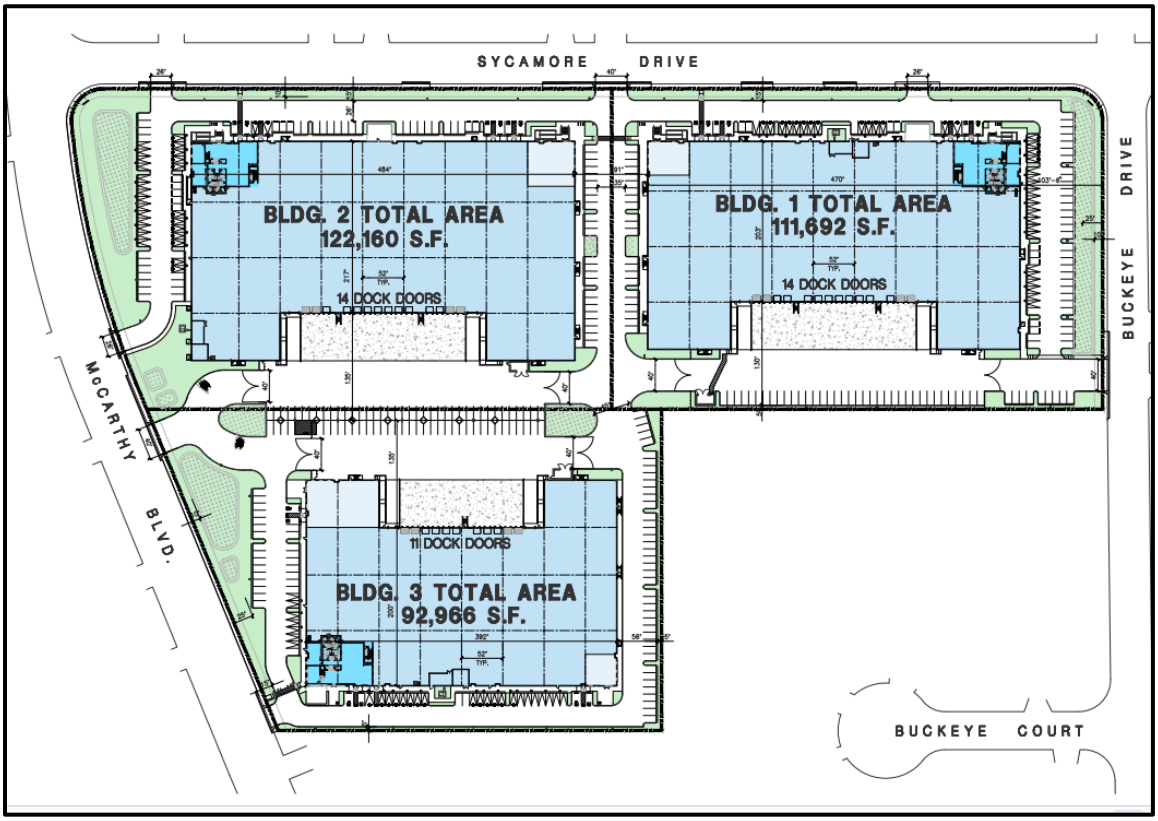
District.

The application for a Site Development Permit is submitted pursuant to MMC Section XIII-D.4.020-A, which requires Planning Commission approval for new nonresidential development over 50,000-square feet of new or expanded gross floor area in industrial zones not adjacent to any residential zones. Additionally, a Sign Program pursuant to MMC Section XIII-D.4.080 is required for new industrial complexes that are four or more acres in size; have a gross floor area of 40,000-square feet or larger; include multi-tenant buildings; and are two stories or taller.

The Project proposes the development of three new lots with the construction of three new two-story speculative industrial buildings with ancillary office space, totaling approximately 330,718-square feet, including 293,218-square feet of industrial warehouse space and 37,500-square feet of office space, consistent with the BPRD land use designation. The maximum building height would be approximately 40 feet to the top of parapet. Site improvements include new internal roadways, landscaping, off-site public improvements, and seven driveway access points. The Project would provide a surface parking lot with 432 vehicle parking spaces, six drive-in doors, and 39 loading dock doors.

The Project's new landscaping improvements are proposed around the perimeter of the lot and within portions of the new surface parking lot with new grasses, shrubs, perennials, and trees. Additionally, new stormwater detention basins will be constructed on the site. Sheets L1, L2, and L4.1of the Landscape Plans (Attachment C) shows details of the proposed landscaping on site. Figure 1 shows the proposed Project's site plan, and additional specific details of the proposed site and architectural design, access and circulation, and more are discussed under the Project Analysis section.

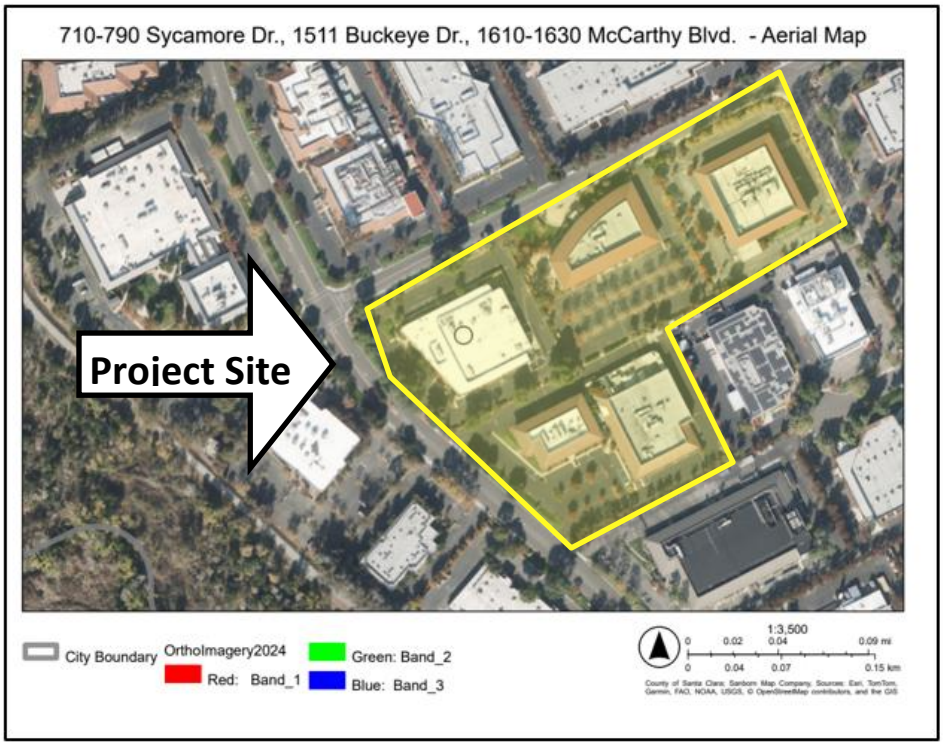
Figure 1: Proposed Project Site Plan



Location and Context

The Project site is located within the south-west portion of the City, bounded by McCarthy Boulevard to the west, Sycamore Drive to the north, Buckeye Drive to the east, and by a multi-tenant office building in all directions on a 16.79-acre site spanning five lots in the Business Park Research and Development (BPRD) Zoning District. The site is surrounded by a mix of one- and two- story business park research and development and commercial office buildings. Map 1 shows an aerial view of the area and Map 2 shows the existing zoning around the Project site, and Table 1 summarizes the General Plan land use designations and zoning for the Project site and surrounding area.

Map 1: Project Site with Aerial View



Map 2: Project Site with Zoning Map

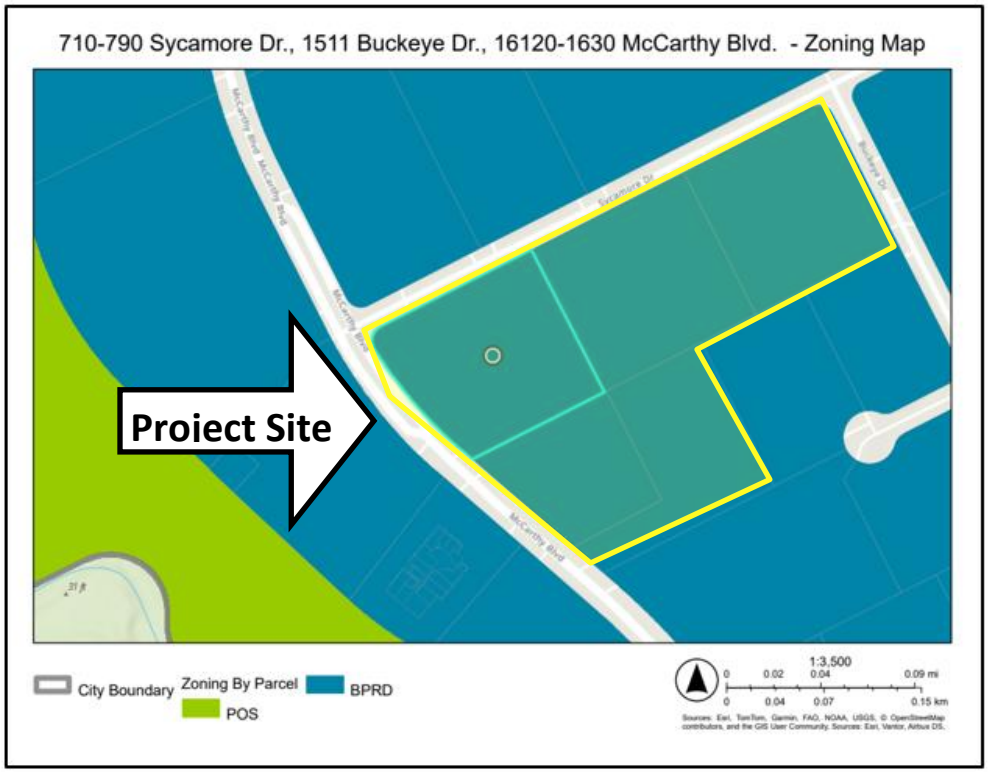


Table 1: Surrounding Zoning and Land Uses

	General Plan	Zoning	Uses
Subject Sites	Business Park Research and Development (BPRD)	Business Park Research and Development (BPRD)	Vacant; Business Park/Commercial Office Campus |*(Formerly Analog Devices)*
North	Business Park Research and Development (BPRD)	Business Park Research and Development (BPRD)	Business Park/Multi-Tenant Commercial Office Building
South	Business Park Research and Development (BPRD)	Business Park Research and Development (BPRD)	Business Park/Multi-Tenant Commercial Office Building
East	Business Park Research and Development (BPRD)	Business Park Research and Development (BPRD)	Business Park/Commercial Office Building
West	Business Park Research and Development (BPRD)	Business Park Research and Development (BPRD)	Business Park/Commercial Office Building

PROJECT ANALYSIS

General Plan and Zoning Ordinance Conformance

Milpitas 2040 General Plan

The City's 2040 General Plan land use designation for the Project site is Business Park Research and Development (BPRD). The General Plan details the goals, objectives, and policies for the City's BPRD land use designation, which encompasses a variety of office park, research and development, office, warehouse, and light manufacturing uses, and ancillary support uses at a Floor Area Ratio (FAR) up to 2.5. The proposed Project is in conformance with the applicable policies and standards in the City's General Plan, as outlined in Table 2:

Table 2: General Plan Consistency

Policy	Consistency Finding
ED Policy 1-3: *Strengthen the City's position as a premier regional location for high-tech industrial and advanced manufacturing uses in Silicon Valley.*	**Consistent:** The City embarked on a multi-year process to update the City's General Plan in 2016, which included several consultant-prepared studies including economic development projections, which at the time saw increasing potential growth of attracting new high-tech industrial and advanced manufacturing uses in the City.

	Approval of the proposed Project would attract research and development oriented or similar prospective tenants to invest in the site and City for related office park, research and development, office, warehouse and light manufacturing uses and ensure the lot remains as BPRD use, which will strengthen the City's position as a premier regional location in Silicon Valley. The Project site is also strategically located near major freeways.
ED Policy 1-5: *Make Milpitas a more predictable place for companies to do business by reducing impediments to growth and actively planning to provide adequate space for companies to meet long-term growth needs.*	**Consistent:** The proposed Project's intends to program and design the buildings for future tenants to accommodate R&D, advanced manufacturing, warehousing, distribution centers, and related uses. The CEQA 15183 Consistency Checklist (Attachment A, Exhibit 2) estimates the Project to generate up to 1,251 employees. The 16.79-acre site has been vacant and underutilized since 2022, and the City's General Plan 2040 prioritizes the maintenance of its BPRD lands with active uses and tenants that are consistent with the intent of the Business Park Research and Development land use designation. Additionally, the City's Office of Economic Development provided a letter of support for the Project (Attachment D).
LU Policy 7-3: *Encourage the development of new industrial, manufacturing, and business park areas and the redevelopment of existing older or marginal areas with new similar uses, especially those in locations which facilitate efficient multi-modal commute patterns. Use available public financing to provide necessary infrastructure improvements to encourage economic development and revitalization.*	**Consistent:** The redevelopment of the existing, outdated, and underutilized site will lead to a new state-of-the-art modern business park research and development space with warehousing capacity with careful site planning, such as locating all oversized trucks and trailers to be separated by different entry points, while ensuring adequate parking, access and circulation remains for other passenger vehicle types with new improved pedestrian walkways. Through these ongoing coordination efforts with City staff, the Applicant has agreed to several off-street public improvements including, but not limited to, pavement restoration along portions of McCarthy Blvd

	and Sycamore Drive., sidewalk replacements along perimeter of the lot to meet ADA requirements, and operational upgrades to traffic signals at the McCarthy Blvd and Sycamore Drive intersections. The improvements will be coordinated by the City's Engineering Division with the Applicant and are included as Conditions of Approval (Exhibit 1 to Resolution 26-012).
CD 1-2: *Encourage infill development projects to accommodate contemporary uses and design and planning approaches and requirements in manner that minimizes conflicts with the surrounding existing development.*	**Consistent:** This infill Project will accommodate a new warehouse/distribution building to serve the needs of a contemporary business that would be constructed with a modern design to replace a vacant business park research and development campus site that was constructed over 45 years ago and has been vacant since 2021. The Project site is surrounded by a mix of other BPRD, commercial, office, manufacturing, and light industrial uses and the Project will retain its BPRD land use. Therefore, the proposed Project will not create a conflict with the surrounding development and will add to the diversity of contemporary building types in the area.

Zoning Ordinance

The zoning designation for the Project site is Business Park Research and Development (BPRD), defined by the Zoning Ordinance per Section XIII-B.10.020. The purpose of the Business Park Research and Development (BPRD) Zone is to designate specific areas of the city as important employment centers, especially for jobs in the high-tech industry. The BPRD Zone is intended to accommodate business parks, high-intensity office buildings, advanced manufacturing, and other light industrial uses, and to enable the integration and growth of research and development, office, warehouse, and light manufacturing uses on consolidated sites. The Project is consistent with the City's development standards for the BPRD Zoning District, as outlined in Tables 3 and 4.

Table 3: BPRD Zoning District Development Standards

Standards	BPRD Requirements	Proposed	Conformance
Front Setback (Min.)	10 feet	***Building 1:*** 103 feet ***Building 2:*** Appx 100 feet ***Building 3***: 40 feet	**Yes**

Standards	BPRD Requirements	Proposed	Conformance
Street Side Setback (Min.)	10 feet	***Building 1***: 66 feet ***Building 2:*** 66 feet ***Building 3***: N/A	**Yes**
Interior Side Setback (Min.)	N/A	***Building 1:*** 52 feet ***Building 2***: 57 feet ***Building 3***: 57 feet / 51 feet	**Yes**
Rear Setback (Min.)	None; 20 feet where abutting a residential zone	***Building 1***: 45 feet ***Building 2:*** 46 feet ***Building 3***: 49 feet	**Yes**
Floor Area Ratio (FAR)	Min: 0.35 Max: 2.5	***Building 1:*** 0.45 ***Building 2***: 0.47 ***Building 3***: 0.406	**Yes**
Parking	Office: 1 per 350 sq. ft. Research and Development Uses:1 per 2,000 sq. ft. Building 1: 77 Stalls Building 2: 82 Stalls Building 3: 66 Stalls Total: 225 Stalls	***Building 1:*** 102,996 sq. ft. R&D / Warehouse 8,696 sq. ft. Office Parking provided: 154 Stalls ***Building 2:*** 113,464 sq. ft. R&D / Warehouse 8,696 sq. ft. Office Parking provided: 140 Stalls ***Building 3:*** 84,633 sq. ft. R&D / Warehouse 8333 sq. ft. Office Parking provided: 138 Stalls	**Yes, Total 432 Stalls across 3 sites**
Bicycle Parking	Industrial / Research and Development Uses: 1 per 20,000 sq. ft 75% Long-Term Spaces 25% Short-Term Spaces Building 1: 5 Spaces Building 2: 6 Spaces Building 3: 4 Spaces Total: 15 Spaces	***Building 1:*** 20 Short-Term: 10 / Long-Term: 10 ***Building 2***: 14 Short-Term: 7 / Long-Term: 7 ***Building 3***: 15 Short-Term: 8 / Long-Term: 8	**Yes, Total 49 Spaces across 3 sites**

Standards	BPRD Requirements	Proposed	Conformance
Building Height (Max.)	80 feet; 5 stories	***Building 1***: 40 feet, 2 stories ***Building 2:*** 40 feet, 2 stories ***Building 3:*** 40 feet, 2 stories	**Yes**

Table 4: BPRD Zoning District Supplemental Development Standards Conformance (Section XIII-B.10.040-(B-D))

Standards	BPRD Requirements	Proposed	Conformance
All Uses in the BPRD Zone	All uses and activities to take place within an enclosed building	All uses and activities to take place within an enclosed building	Yes
Special Design Standards in the BPRD Zone			
Building Entrances	At least one building entrance must be provided along the primary street frontage. The primary building entrance must incorporate a projection, recess, or combination of projection and recess at least 40 square feet in area and with a minimum depth of five feet.	All buildings provide a primary building entrance along the primary street frontage that incorporates a projection exceeding 40 square feet in area with a minimum depth of five feet	Yes
Façade Design and Articulation	Facades within 20 feet of a front or street-side property line must provide a minimum of 40 percent transparency (windows, doors, or glazing) along portions within 75 feet of the main street-facing entry; avoid uninterrupted street-facing facades longer than 90 feet without openings; and incorporate architectural articulation,	All building facades exceed 20-feet requirement for transparency, and avoid long uninterrupted wall planes, and include a variety of architectural features, materials, textures, and changes in plane that provide visual interest and articulation.	Yes

Standards	BPRD Requirements	Proposed	Conformance
	including window trim or recesses, varied materials, textures, colors, and changes in plane to enhance visual interest.		
Pedestrian and Bicycle Circulation	Pedestrian walkways must connect primary building entrances to each other, parking areas, open space, and transit stops; be as direct as feasible (generally within 125 percent of the straight-line route); consist of hard-surfaced, visually distinct materials; be clearly delineated where crossing vehicular areas; and be raised or physically separated when adjacent to vehicle travel lanes.	The proposed campus provides an integrated network of pedestrian walkways across the 16-acre site that connects the three buildings to each other, on-site parking areas, and site amenities. The walkways are designed to be direct and efficient, constructed of visually distinct paving materials, clearly delineated at vehicular crossings, and raised or otherwise separated from adjacent vehicle travel lanes to ensure pedestrian safety.	Yes
Site Design for Large Projects	Projects over 80,000 square feet must provide at least 10 percent of the site as landscaped and usable open space with seating, recreational opportunities, and amenities; include a minimum 400-square-foot outdoor employee eating area with tables, seating, and weather protection; ensure separation from parking areas; incorporate stormwater treatment within landscaping; and provide coordinated lighting, landscaping, and signage for common areas.	Each lot exceeds the minimum 10% requirement for landscaped and usable open space (Lot 1: 12%; Lot 2: 15%; Lot 3: 12%), including seating and site amenities such as compliant outdoor employee eating areas. These spaces are appropriately separated from parking, incorporate stormwater features, and are supported by coordinated lighting, landscaping, and signage.	Yes

Proposed Project Details

Specific details about the proposed Project are provided below to aid the Planning Commission in making its decision:

<u>Site & Architectural Design</u>

The Applicant has maintained a modern and contemporary design concept which will improve the architectural design on the site when compared to the existing onsite buildings and surrounding area. The Project will support three, two-story buildings with prominent main entry for offices for employees and visitors as seen from public streets (Figures 3-5). Wood and block panel elements are used as accent pieces and multi-colored paint patterning breaks down the scale of the walls on all elevations of the buildings.

The architectural expression for the proposed buildings is defined by a restrained modern palette that balances industrial utility with refined aesthetics. As such, the proposed Project's façade includes a total of five different paint colors including three contrasting gray shades and one black of night accent shade. Two different glass materials would be included, providing contrasting glazing colors as a darker color (black) and a lighter color (grey), adding additional visual appeal to the proposed buildings and enhance natural lighting. Additional elevation drawings are provided in Sheets 2-5 of the Project Plans (Attachment B). Figures 2 provide renderings of the proposed Project's design and massing. The proposed Project will also feature outdoor eating areas, EV charging stations, intentional vehicle circulation patterns,

Overall, the proposed Project incorporates high-quality site planning, materials, and building design so the Project meets the intent of the General Plan goals and policies and the development standards of the BPRD Zoning District.

Figure 2: Enlarged Elevations/Renderings, Building 1 / Lot 1



Transportation (Local Transportation Analysis (LTA) and Vehicle Miles Traveled (VMT)) Analysis

In compliance with the City's Transportation Analysis Guidelines and CEQA Guidelines Section 15064.3(b), the proposed Project had a Transportation analysis prepared by the traffic engineering and transportation firm, Hexagon Transportation Consultants (Attachment A, Appendix G).

The LTA and VMT reports confirm that the proposed Project aligns with the City's 2040 General Plan, Valley Transportation Authority (VTA) standards, and Plan Bay Area 2040, with no conflicts in circulation systems for vehicles, bicycles, pedestrians, or transit. The Project incorporates 50 bicycle parking spaces, ADA-compliant pedestrian connections, and is located in close proximity to the ACE Violet Line shuttle stop at McCarthy Blvd and Sycamore Drive, which is within walking distance of the Project site, as well as to the Alder LRT station (0.7-miles away), to support multimodal access.

The LTA evaluated intersection level of service (LOS) and queuing at nine study intersections and determined that all would continue to operate at acceptable conditions under plus-project scenarios, with only minimal increases in delay. Emergency access would be maintained via seven driveways with adequate turning radii. Consistent with City standards, signalized intersections are required to operate at LOS D or better; all study intersections, both signalized and unsignalized, are projected to meet or exceed LOS D during the AM and PM peak hours. No geometric design hazards were identified.

The City of Milpitas Transportation Analysis Guidelines include CEQA screening criteria that exempt certain projects from detailed VMT analysis based on project type, characteristics, and location. Projects that meet these criteria are presumed to result in less-than-significant VMT impacts. The proposed project qualifies under the City's screening threshold for small projects generating 110 or fewer daily trips; therefore, its VMT impact would be considered less than significant, and no further CEQA VMT analysis is required.

Access, Circulation, and Parking

The access and circulation for the Project have been designed to ensure the safe and efficient movement of cars and trucks throughout the site, including designated areas for trucks/loading, and employee/visitor parking. A total of seven driveways ranging in widths of 26- to 40-feet would be provided access to the site (three on Sycamore Drive, three on McCarthy Blvd., and one on Buckeye Dr.). Dock doors and truck loading areas will be located at the rear of each building and concentrated at the center of the Project site. These areas will be separated from employee/visitor parking and accessed at two points on each lot via 40-foot-wide gates. No other internal driveways would be gated.

On-site circulation is designed to meet City standards and accommodate both passenger vehicles and trucks through a network of three north-south and three east-west drive aisles serving the three buildings. Pedestrian access is provided along site frontages.

Figure 2 shows the site plan and the aforementioned designated areas for parking and circulation between the employees/visitors and trucks.

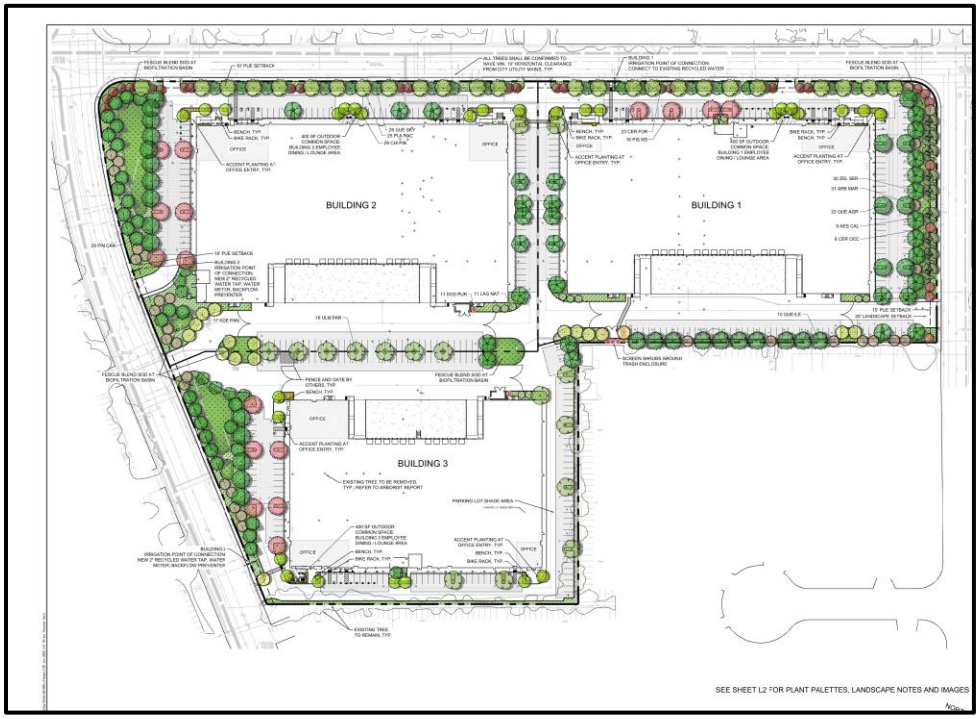
As demonstrated in Table 3 above, the Project requires a minimum total of 225 parking stalls. However, the proposed Project provides 432 surface parking stalls, resulting in a surplus of 207 parking stalls. Of these parking stalls, 91 stalls would be prepared as Electric Vehicle Capable Charging Station (EVSE). In addition, the Project includes 14 loading docks, and 49 bicycle parking stalls (25 short-term, 25-long term) with the exterior of the building flexibly designed in consideration of future tenant needs.

The City's Transportation and Traffic Engineering Division and Fire Prevention Division reviewed the proposed site plan, including circulation and ingress/egress, for compliance with minimum requirements and incorporation of recommendations from the aforementioned Transportation Analysis Report, and have provided conditional approval of the Project, as reflected from Attachment A, Appendix G.

Landscaping

The proposed Project's landscaping plan as shown in Figure 3 is in compliance as it places heavy emphasis on a strong street frontage tree layout with new and existing trees and retains existing groundcover landscaping along the perimeter of the lot, as well as incorporates landscaping improvements at driveway and pedestrian entries. Pursuant to MMC Title X, Chapter 2 (Tree Maintenance and Protection), the Project must plant a minimum of two replacement trees for every one ordinance sized tree that is removed, and requires a staff level approval of Tree Removal Permit No. TR5-0022 by the City's Public Works Department with replacement trees determined by the Planning Director or designee. A total of 152 trees, of which 148 are ordinance sized-protected trees) will be removed and replaced onsite at a two to one ratio, bringing the total number of proposed onsite trees to 302. Additional new landscaping improvements to complement the new tree planting include installation of various native and drought-tolerant plants with a collection of shrubs, grasses, perennials, and groundcovers with a new efficient irrigation system is detailed in the landscaping sheets of the Project Plans (and Attachment C). Additionally, stormwater infrastructure, in the form of detention basins, would be incorporated into onsite landscaping and open space with larger basins located along the Project site's boundaries adjacent to public streets.

Figure 3: Proposed Landscaping Plan



Lighting

The exterior lighting on site is required per MMC Section XIII-C.2.070 to be shielded or recessed so that direct glare and reflections are contained within the boundaries of the parcel and directed downward and away from adjoining properties and public rights-of-way, which is demonstrated on Sheets EP1.0 of the Project Plans (Attachment B). The Project further complies with nonresidential building lighting standards related to required light fixtures for pedestrian and bike paths, open parking lots, and exterior doors.

Offsite Public Improvements

The Project includes a comprehensive set of public infrastructure and frontage improvements in accordance with City standards. These improvements consist of new and upgraded utility connections, including domestic water, fire service, sanitary sewer, and storm drainage systems, as well as the relocation of an existing 36-inch storm drain to accommodate development.

Frontage improvements will be constructed along McCarthy Boulevard, Sycamore Drive, and Buckeye Drive, including new and reconstructed sidewalks, curb and gutter, and driveways, all designed to meet current ADA requirements. Existing pedestrian facilities will be upgraded, including curb ramps and pedestrian push buttons at key intersections, to ensure accessibility compliance.

Additional improvements include installation of street lighting, pavement restoration based on pre- and post-construction condition assessments, and implementation of traffic control measures. The Project also provides for utility coordination, abandonment or relocation of existing facilities as needed, and installation of new service connections and metering infrastructure. All public

improvements will be designed and constructed in compliance with applicable City standards and subject to review and approval through the City's engineering and encroachment permit processes.

Drainage

The proposed Project would include the construction of new detention basins and storm drain facilities that would connect to existing storm drain infrastructure both on-site and within adjacent public streets. The Project would incorporate Low Impact Development (LID) stormwater management features, including bioretention basins ranging in size from approximately 365-square feet to 7,192-square feet, as well as self-retaining pervious pavement areas. These features are designed to promote infiltration, treat stormwater, and reduce runoff from the site.

As shown in the proposed civil and landscape plans, a total of 10 on-site drainage management areas, located along the perimeter of the Project site and integrated with landscaping, would be used to manage stormwater runoff. All drainage improvements would be designed to comply with the C.3 requirements of the Santa Clara Valley Urban Runoff Pollution Prevention Program. Detailed review and verification of compliance would occur during the City's building permit review process.

Sign Program

Consistent with Section XIII-D.4.080, the Applicant is requesting a Sign Program to install the following 22 signs across the Project site:

- Two (2) Freestanding Monument Signs as M1
- Five (5) Main Logo Building Wall Signs as G1
- Five (5) Tenant/Customer Wall Signs as C1
- Three (3) Building Address Wall Signs as B1 *(These are exempt as they are signs identifying an address from the street to facilitate emergency response and when compliant with City Requirements)*
- Seven (7) Wayfinding Totem Signs as S3

The consolidated Sign Program plan, provided as Attachment E, illustrates sign locations, color and material palettes, and design specifications for each of the five sign types. Table 5 provides a summary of the proposed signs conformance with the City's Permanent Sign Standards, per Section XIII -C.8.050All proposed signage associated with the Project are permitted within the Industrial Zoning District pursuant to Section XIII-C.8.050(A).

Table 5: Permanent Sign Standards Conformance (Section XIII.C.8.050)

Sign	MMC Sign Type	Sign Requirements	Proposed	Complies
S3 *Lot 1: 2* *Lot 2: 4* *Lot 3: 1*	Directional Sign	Sign Area: Max 3 square feet Maximum Height: 6 feet Sign Placement: Maximum 10 feet, and located in a landscape area Number of Signs: Maximum 1 per driveway entrance, and 6 signs per site	All Signs adhere to maximum height, sign area, and site requirements. Each lot maintains 1 sign per driveway entrance, and do not exceed 6 signs per lot.	**Yes**
C1 *Lot 1: 2* *Lot 2: 2* *Lot 3: 1*	Wall Sign	Maximum Total Permanent Sign Area per XIII-C.8.050-B Sign Placement: Parallel to the Wall Sign Depth: 1 -foot	All signs to not exceed permanent sign area associated with the lot, to be placed parallel to the wall, with a 1-ft sign depth	**Yes**
G1 *Lot 1: 2* *Lot 2: 2* *Lot 3: 1*	Wall Sign	Maximum Total Permanent Sign Area per XIII-C.8.050-B Sign Placement: Parallel to the Wall Sign Depth: 1 -foot	All signs to not exceed permanent sign area associated with the lot, to be placed parallel to the wall, with a 1-ft sign depth	**Yes**
B1 *Lot 1: 1* *Lot 2: 1* *Lot 3: 1*	Address Sign	Government signs, including addresses from the street to facilitate emergency response, are exempt per XIII-C.8.020-G(2)(a)	Varies, 4-ft x (10 ft)	Exempt

Sign	MMC Sign Type	Sign Requirements	Proposed	Complies
M1 *Lot 1: 1* *Lot 2: 1* *Lot 3: 1*	Monument Sign	Sign Height: 1 ft of height per 8 lf of public street frontage Max. 25 ft For any second sign allowed, only the lf over 300 ft shall be used to determine height Number of Signs: Max. 1 per public street frontage; none allowed on the street frontage if a post sign is located on that street frontage 1 additional sign allowed for lots with more than 300 ft of street frontage Sign Placement: Only located along a property frontage facing a public street Other Requirements: The sign base must be at least 60% of the width of the sign. The sign base shall be min. 12 inches in height from finished grade. Must be located in a landscape area, consisting of shrubs and/or perennial ground cover plants, that extends min. 3 ft from the base of the sign in all directions and is defined by a vertical curb to protect the sign.	2 monument signs total, on 2 corner lots (1 per lot), where building frontage facing a street exceeds 470 lf each. Sign Height: 6 feet Sign Placement located in landscape areas along property frontage facing a public streeet, exceeds 12 inches in height from finished grade	**Yes**

Additionally, the proposed Sign Program adheres to the sign design standards as described in Section XIII-C.8.060 related to general design (brief messages, avoidance or overly intricate fonts, emphasis of one line of text, limit on fonts, and contrast between background and letters/symbols), proportion, scale, and rhythm, complementary site design, and artistry and innovation.

All proposed signage will be required to obtain a separate permit for their wall signs in compliance with the Zoning Code, the Master Sign Program, and applicable provisions of the California Building Code.

Development Fees

The Project is subject to the following impact fees and have been added as Conditions of Approval:

Public Art Fee
The Project will comply with the City's Public Art Requirements for Private Development, as set forth in MMC Section XI-10-14. This fee is currently set at one-half of one percent of building development costs. The proposed Project will pay the fee based on the construction valuation at the building permit issuance.

Non-Residential Affordable Housing Impact Fee
In accordance with MMC Sections XII-1-5.01 and XII-1-5.02, the Applicant is required to pay a non-residential affordable housing impact fee, which shall be paid prior to issuance of the building permit. This fee is subject to change and will be officially calculated during the building permit review process once the gross non-residential space is finalized and the building permit is close to approval.

Engineering Division Impact Fees
The Applicant will have to pay for any necessary utility connection fees as required by the City's Engineering Division and detailed in the attached Conditions of Approval as applicable, including but not limited to water, sewer, and wastewater treatment. The fee rates are subject to change and the exact fee amount is calculated at the time of building permit issuance. All fees must be paid prior to building permit issuance.

FINDINGS FOR APPROVAL

A finding is a statement of fact relating to the information that the Planning Commission has considered in making a decision. Findings shall identify the rationale behind the decision to take a certain action.

Site Development Permit
To approve the Site Development Permit for the new building, the following findings must be made pursuant to MMC Section XIII-D.4.020:

1. *The proposed project is consistent with this Title.*

The proposed Business Park Research and Development Campus to replace an existing Business Park Research and Development Campus use is a principally permitted use in the Business Park and Research Development (BPRD) Zoning District per Milpitas Municipal Code Section XIII-B.10.020-A and complies with the applicable development standards associated with the BPRD Zoning District as demonstrated in Tables 3 and 4 set forth in Milpitas Municipal Code Section XIII-B.10.020-B.10.040.

2. The proposed use and project are consistent with the goals and policies of the General Plan.

The proposed Project is consistent with the Milpitas General Plan, as demonstrated and outlined in Table 2, and particularly Policy *ED 1-5*, which wants to make Milpitas a more predictable place for companies to do business by reducing impediments to growth and actively planning to provide adequate space for companies to provide long-term growth needs, and Policy LU 7-3, which encourages the development of new industrial areas and the redevelopment of existing older or marginal areas with new similar uses, especially those in locations which facilitate efficient multi-modal commute patterns. The proposed Project will be developed on an existing corporate business park research and development campus lot spawning 16.79-acres that has been underutilized and vacant since 2021 and is over 45 years old. The Project is also considered an infill development on previously developed land and will be served by existing utilities and will ensure the land continues to be used as an business park research development use, providing a desired manufacturing land use as a warehousing and distribution center that is specifically listed in the General Plan's description for Business Park Research and Development (BPRD). The City's Office of Economic Development has also provided a letter of support as Attachment D. Furthermore, reinvestment into the Project site will help promote additional economic activity into the area and create employment opportunities, as well as provide offsite public improvements that was coordinated closely with the Applicant and City's Engineering Division.

3. The project will not be detrimental to public health, safety, and general welfare; and,

The proposed use, 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 because the applicant has demonstrated compliance with the generally applicable development standards in the BPRD zone. The proposed construction will take place within an existing Business Park Research and Development campus commercial center and is adjacent to other BPRD-related uses. The project is not anticipated to result in significant impacts related to transportation, as it will be served by the existing circulation network and is consistent with prior traffic assumptions for the site. Additionally, the project will be required to comply with all applicable fire and life safety standards, including adequate emergency access and fire protection measures, as verified during the building permit review process. Adequate public utilities, including water, sewer, and storm drainage infrastructure, are available to serve the site, and no deficiencies have been identified that would adversely affect service. As per the Conditions of Approval, applicable life and safety codes shall be applied and implemented through the future building permit process with review by all relevant City departments.

4. *The proposed project is in compliance with the provisions of the California Environmental Quality Act.*

The proposed project is exempt from further environmental review under CEQA pursuant to Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning). A Section 15183 Project Consistency Checklist, prepared by First Carbon Solutions and reviewed by City staff, is included as Exhibit 2 to the Resolution (Attachment A) and, together with supporting technical reports, provides substantial evidence for this exemption. The Checklist confirms that there are no new or more severe significant impacts, no new offsite or cumulative impacts, and no effects peculiar to the project or site beyond those evaluated in the City's 2040 General Plan Final EIR.

The project site is within an established Business Park Research and Development area, and the proposed development is consistent with surrounding uses, existing zoning, and General Plan designations, representing growth that was already anticipated and analyzed in the 2040 General Plan FEIR. The project would not cause a cumulatively considerable net increase in criteria air pollutants in a nonattainment area and would not introduce unusual or incompatible land uses; therefore, no additional mitigation or environmental review under CEQA is required.

Sign Program Permit

To approve the Sign Program Permit for the new building, the following findings must be made pursuant to MMC Section XIII-D.4.080.

1. *The provisions of the Sign Program are consistent with the intent of the General Plan, Chapter C.8 Signs of this Title, and any Specific Plan, if applicable*

The proposed Sign Program consisting of two freestanding monument signs, five main logo building wall signs, five tenant customer wall signs, three building address wall signs, seven wayfinding totem signs are consistent with the intent of the General Plan and Chapter C.8 (Signs) of the Zoning Code. The Program establishes standards for sign design, placement, scale, and illumination that promote high-quality visual character, effective wayfinding, and compatibility with surrounding development. Signage is designed to complement the Project's architectural features and site layout while avoiding visual clutter and maintaining an orderly appearance. The Program also adheres to applicable regulatory requirements and guidelines, and no Specific Plan applies to the Project site. Accordingly, the Sign Program is consistent with the applicable plans and regulations and satisfies this finding.

2. *The provisions of the Sign Program ensure consistency in design and style of all new signs*

The proposed Sign Program ensures consistency in the design and style of all new signage through uniform standards for typography, color, and materials.

The Program also complies with the development standards in Table 5 and the design criteria in Section XIII-C.8.060, including requirements for legibility, limited typography, appropriate contrast, and cohesive proportion and scale. Together, these standards establish a unified and consistent signage system, satisfying this finding.

3. *The provisions of the Sign Program address compatibility of the design and style of any existing signs on the building or site;*

The proposed Sign Program satisfies this finding, as all existing buildings and associated signage on the project site will be demolished as part of project implementation. Accordingly, no existing signs will remain that would require consideration for compatibility.

4. *The provisions of the Sign Program address compatibility of the design and style of new signs with the site layout, building configuration, and design and architectural style of building(s)*

The proposed Sign Program is designed to ensure that all signage is compatible with the overall site layout, building configuration, and architectural character of the development. Sign types, placement, scale, materials, and illumination standards are coordinated with the Project's building design and circulation patterns to create a cohesive visual environment. The program establishes consistent design criteria that reinforce the architectural style of the buildings while maintaining appropriate visibility and wayfinding throughout the site. As a result, the Sign Program effectively integrates signage with the Project's overall design, thereby satisfying the required compatibility standards.

ENVIRONMENTAL REVIEW

The project is categorically exempt from environmental review under the California Environmental Quality act (CEQA) pursuant to the CEQA guidelines section 15183 (projects consistent with a Community Plan, General Plan, or Zoning). A CEQA Guidelines Section 15183 Project Consistency Checklist prepared by First Carbon Solutions (FCS) and reviewed by City Staff is included as Exhibit 2 to the Resolution (Attachment A) The Checklist, together with the supporting technical reports, provides substantial evidence supporting reliance on the CEQA exemption. The Project specific Checklist documents that: 1)There are no new significant effects peculiar to the proposed project or its site; 2. There are no new significant effects that were not previously evaluated in the 2040 General Plan FEIR; 3. There are no new significant off-site or cumulative impacts that were not analyzed in the 2040 General Plan FEIR, and 4. There are no adverse impacts that are more severe than those previously identified in the 2040 General Plan FEIR.

The proposed project would further not result in a cumulatively considerable net increase in criteria pollutants in a nonattainment area during construction or operation. The project site is located within an established employment area characterized by office, R&D, and warehouse uses, and the proposed development is consistent with surrounding land uses, zoning, and General Plan designations. As such, the project represents development that was anticipated and evaluated at a programmatic level in the 2040 General Plan FEIR. The project would not introduce unusual or incompatible land uses, nor would it result in site-specific impacts that are peculiar or more severe than those previously analyzed. Accordingly, no additional mitigation is required.

PUBLIC COMMENT/OUTREACH

Staff provided public notice of the application in accordance with City and State public noticing requirements. A notice was published in the Milpitas Post on May 22, 2026. In addition, notices were sent to all owners and occupants within 300 feet of the Project site. A public notice was also posted at the Project site, on the City's Website, www.milpitas.gov, and at City Hall. At the time of publishing this report, no public comments have been received.

RECOMMENDATION

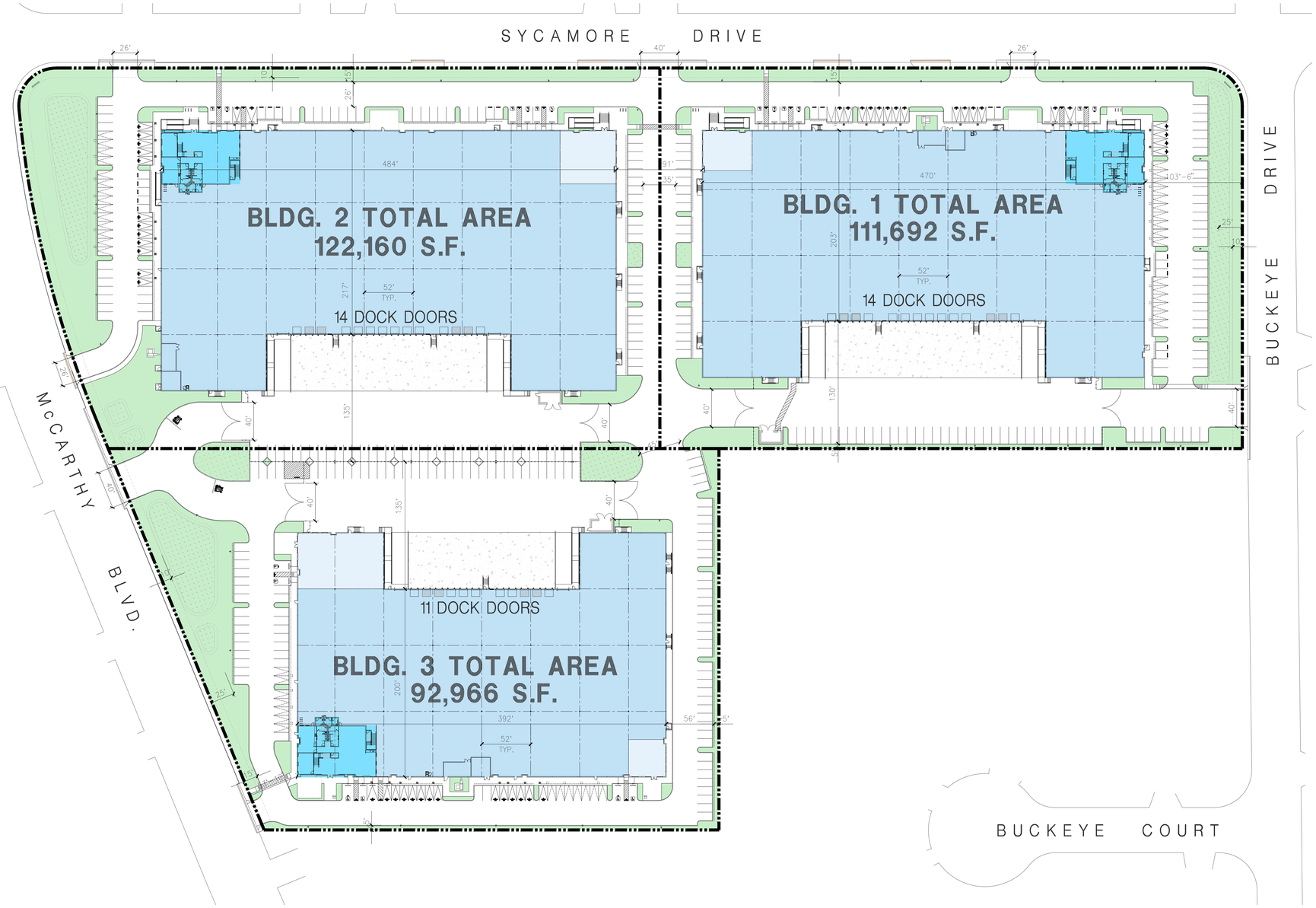
Staff recommends that the Planning Commission:

1. Open the Public Hearing to receive comments; and
2. Close the Public Hearing; and
3. Consider the exemptions in accordance with CEQA; and
4. Adopt Resolution No. 26-012, approving Site Development Permit No. SD25-0007, Environmental Assessment No. EA26-0002, and Master Sign Program SD25-0009, subject to the findings and attached Conditions of Approval.

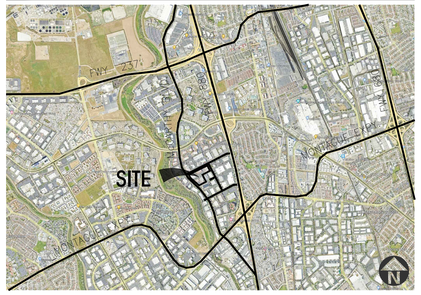
ATTACHMENTS

A: Resolution No. 26-012, with:
Exhibit 1: Conditions of Approval;
Exhibit 2: CEQA Exemption 15183 Project Consistency Checklist Assessment
Exhibit 3: CEQA Exemption Supporting Technical Studies
B: Project Plans (dated April 14, 2026)
C: Consolidated Landscape Plans (dated April 13, 2026)
D: Project Letter of Support from the City’s Office of Economic Development
E: Consolidated Sign Program Plans (dated April 14, 2026)

CAUTION: IF THIS SHEET IS NOT 30"X42", IT IS A REDUCED PRINT



Aerial Map



Tabulation

	BLDG. 1	BLDG. 2	BLDG. 3	TOTAL	
SITE AREA					
In s.f.	249,619	261,293	229,260	740,172	sf
In acres	5.73	6.00	5.26	16.99	ac
BUILDING AREA					
Office - 1st Floor	4,984	4,984	4,767	14,734	sf
Office - 2nd Floor	3,712	3,712	3,566	10,991	sf
Warehouse	102,996	113,464	84,633	301,094	sf
TOTAL	**111,692**	**122,160**	**92,966**	**326,819**	sf
Footprint	**107,980**	**118,448**	**89,400**	**315,828**	sf
FLOOR AREA RATIO					
Minimum Allowed		0.35			
Maximum Allowed		2.50			
Actual	0.45	0.47	0.406	0.44	
AUTO PARKING REQUIRED					
Office: 1/350 s.f.	25	25	24	74	stalls
Whse/mfg.: 1/1,500 s.f.	69	76	57	202	stalls
TOTAL	**94**	**101**	**81**	**276**	stalls
EV AUTO REQUIRED					
EV Capable	35	25	25	85	stalls
~EV capable without EVSE	[26]	[19]	[19]		
~EV capable with EVSE	[7]	[4]	[4]		
~Accessible EV parking (9' x 18'+5' Aisle)	[1]	[1]	[1]		
~Accessible EV Van parking (12' x 18'+5' Aisle)	[1]	[1]	[1]		
AUTO PARKING PROVIDED					
Standard (9' x 18')	9	96	104	209	stalls
Compact (9' x 15')	104	10	0		
Accessible parking (9' x 18'+5' Aisle)	3	3	3	9	stalls
Accessible Van parking (12' x 18'+5' Aisle)	3	3	3	9	stalls
EV Capable	35	28	28	91	stalls
~EV capable without EVSE (9' x 18')	[17]	[14]	[14]		
~EV capable with EVSE (9' x 18')	[16]	[12]	[12]		
~Accessible EV parking (9' x 18'+5' Aisle)	[1]	[1]	[1]		
~Accessible EV Van parking (12' x 18'+5' Aisle)	[1]	[1]	[1]		
TOTAL	**154**	**140**	**138**	**432**	stalls
BICYCLE PARKING REQUIRED					
Short term (5% per Calgreen)	8	7	7	22	stalls
Long term (5% per Calgreen)	8	7	7	22	stalls
TOTAL	16	14	14	44	stalls
BICYCLE PARKING PROVIDED					
Short term (5% per Calgreen)	10	7	8	25	stalls
Long term (5% per Calgreen)	10	7	8	25	stalls
TOTAL	20	14	16	50	stalls

ZONING ORDINANCE
Zoning - Industrial - Industrial Park (BPRD)

MAXIMUM BUILDING HEIGHT ALLOWED
Height - 80' / 5 Stories

LANDSCAPE AND OUTDOOR OPEN SPACE REQUIREMENT
Percentage - 10%

SETBACKS
Per City of Milpitas Zoning Code

Building	Parking	Landscape
Front/Street - 10'	Parking from street - 10'	Front/Street - 10'
Side (interior) - None	Truck or bus parking from street - 40'	
Rear - None		

WAREHOUSING
Permitted up to 150,000 s. f.

north

1" = 50'
0 50 100 150

Legend

- POTENTIAL OFFICE
- POTENTIAL OFFICE WITH 2ND FLOOR
- WAREHOUSE
- LANDSCAPE

HPA architecture

Goodman

Conceptual Site Plan

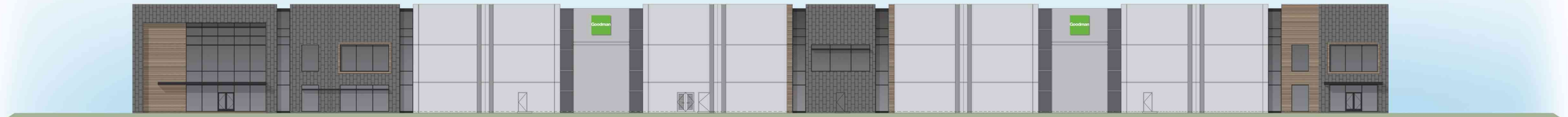
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Milpitas, CA

April 28, 2026 / Job #23090

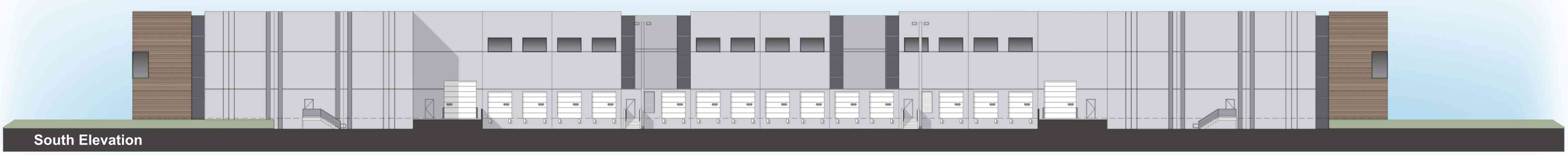
Scheme 24



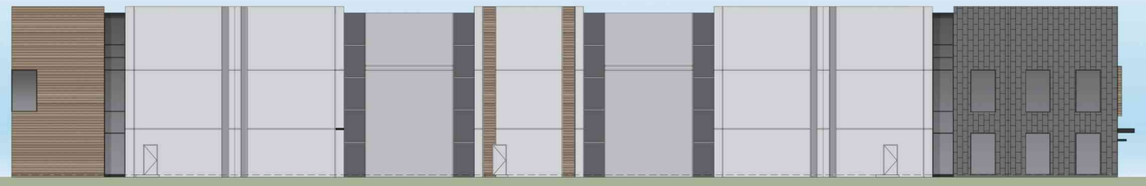
North Elevation



West Elevation



South Elevation



East Elevation

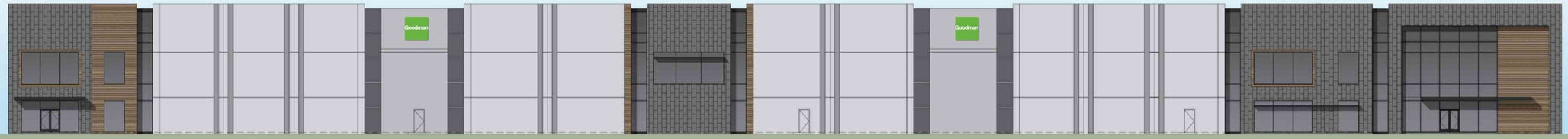
Conceptual Elevations - BLDG. 1

Goodman Innovation Center Milpitas

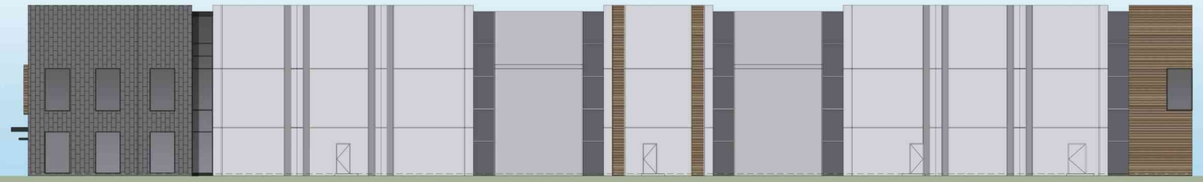
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HPA architecture SINCE 1980

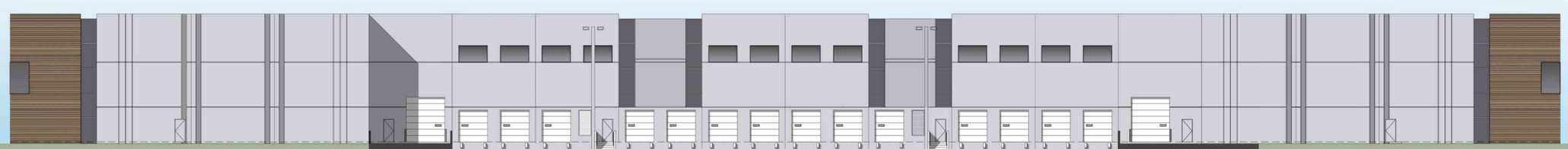
Goodman



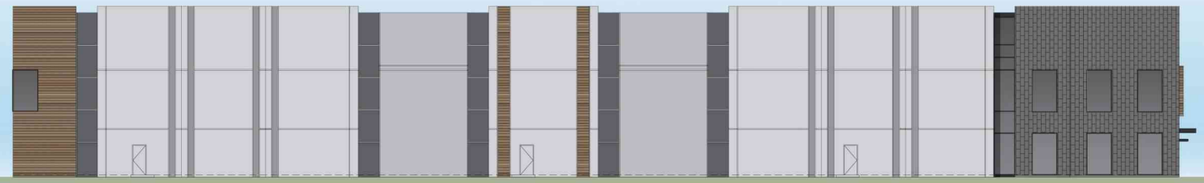
North Elevation



West Elevation



South Elevation

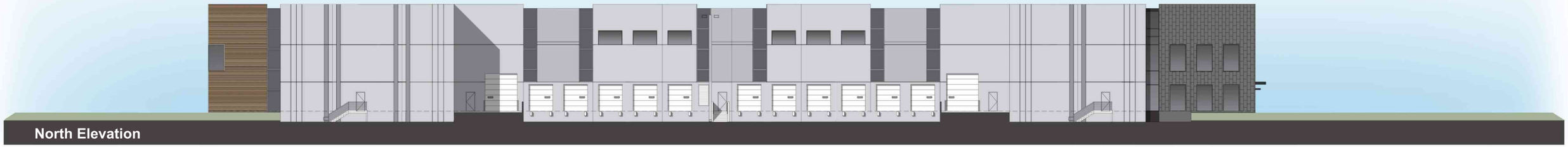


East Elevation

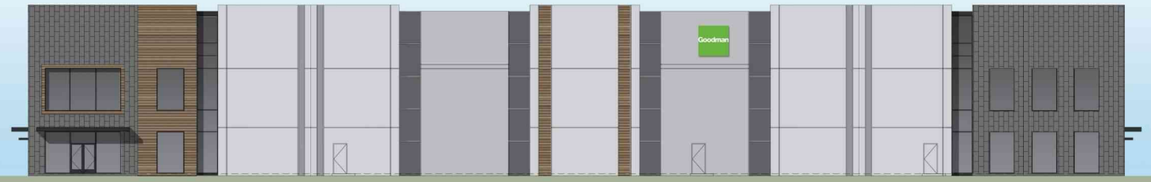
Conceptual Elevations - BLDG. 2

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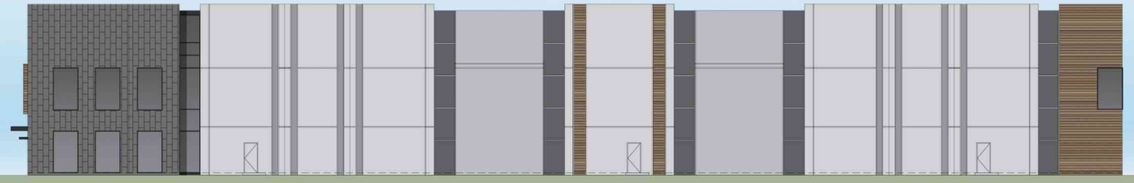
North Elevation



West Elevation



South Elevation



East Elevation

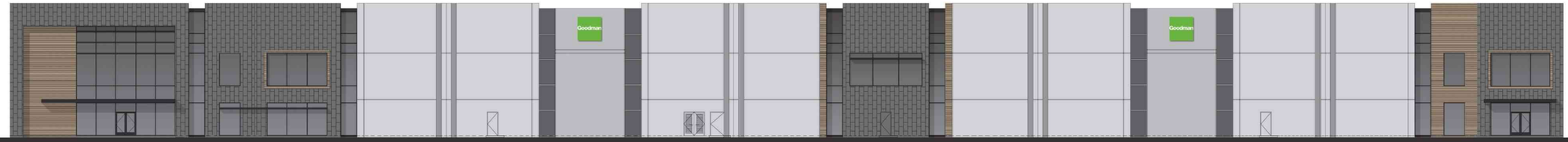
HPA architecture SINCE 1980

Conceptual Elevations - BLDG. 3

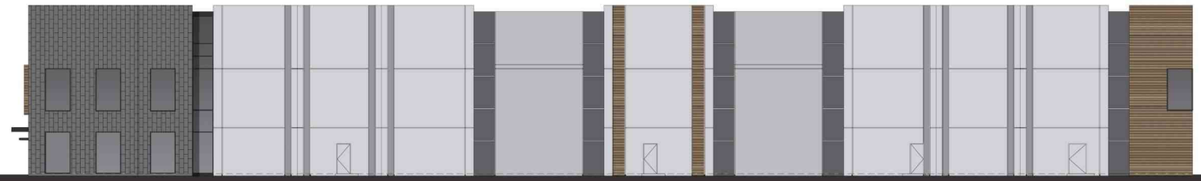
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Milpitas,, California | #23090 | 10.20.2025

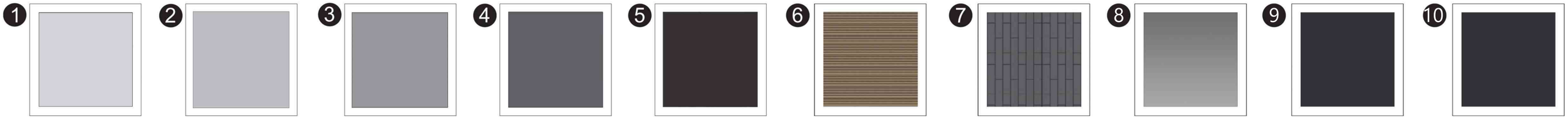
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North Elevation - BLDG 1



West Elevation - BLDG 2



1 Sherwin Williams SW 9551 Skipping Rocks Emerald Designer Edition

2 Sherwin Williams SW 9553 Allegory Emerald Designer Edition

3 Sherwin Williams SW 9554 Going Grey Emerald Designer Edition

4 Sherwin Williams SW 9555 Storm Warning Emerald Designer Edition

5 Sherwin Williams SW 6993 Black of Night 251-C5

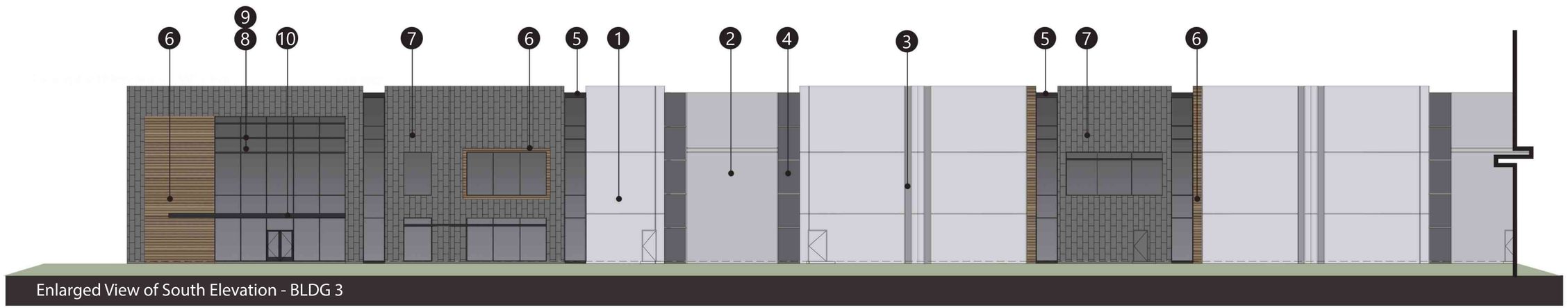
6 Fitzgerald Formliner Pattern 16920 Random Wood

7 Spec Formliner 12"x24" Smooth Face Block

8 Grey Glazing

9 Black Millions

10 Canopy



Enlarged View of South Elevation - BLDG 3

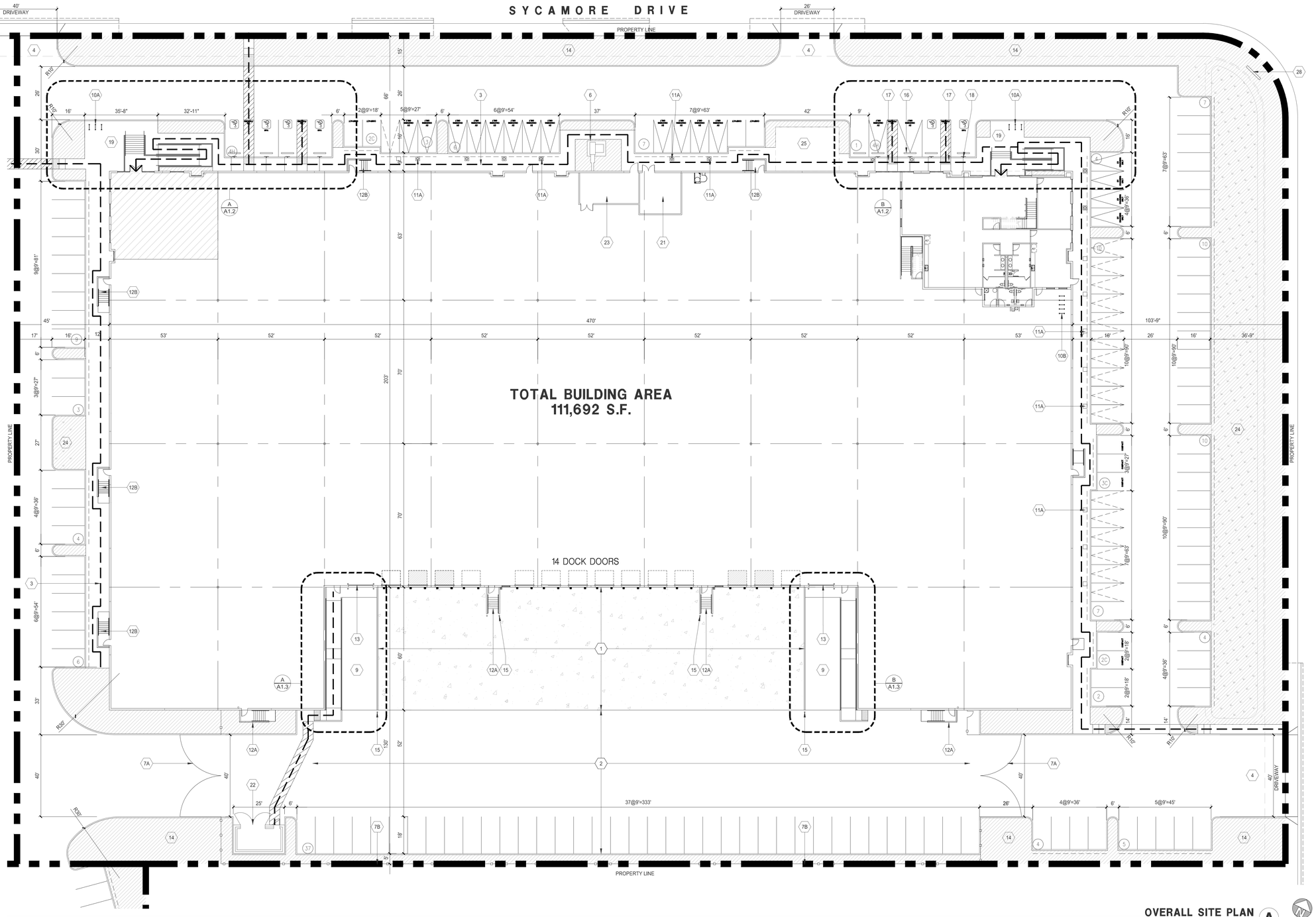
HPA architecture SINCE 1980

Material Board

Goodman Innovation Center Milpitas

Milpitas, California #23090 | 10.21. 2025

Goodman



OVERALL SITE PLAN

scale: 1" = 20'-0"

TRUE NORTH / PLAN NORTH

SITE PLAN KEYNOTES

1. HEAVY BROOM FINISH CONCRETE PAVEMENT. SEE "C" AND "S" DRAWINGS.
2. ASPHALT CONCRETE (AC) PAVING.
3. ACCESSIBLE PATH OF TRAVEL.
4. DRIVEWAY APRONS. TO BE CONSTRUCTED PER "C" AND "L" DWGS.
5. 5'-6" x 5'-6" x 4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH SLOPE TO BE 1/4" : 12" MAX.
6. APPROXIMATE LOCATION OF TRANSFORMER. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY.
7A. 8' HIGH METAL SWING GATE W / KNOX-BOX PER FIRE DEPARTMENT. SEE DETAILS 5, 6, 7 /AD.1.1.
7B. 8' HIGH CHAIN LINK FENCE. SEE DETAIL 10/AD.1.2.
8. CONCRETE WALKWAY, MEDIUM BROOM FINISH.
9. CONCRETE RAMP WITH CONCRETE GUARD WALL. SEE "S" DRAWINGS FOR GUARDWALL.
10A. SHORT TERM BIKE RACK. SEE 18/AD.1 FOR DETAILS.
10B. LONG TERM BIKE RACK. SEE 18/AD.1 FOR DETAILS.
11A. ELECTRIC VEHICLE CHARGER. SEE "E" DRAWING FOR CONDUIT.
11B. FUTURE ELECTRIC VEHICLE CHARGER AT EV CAPABLE STALL.
12A. ALUMINUM STAIR. SEE AD.2.1 FOR DETAILS.
12B. CONCRETE STAIR. SEE AD.2.2 FOR DETAILS.
13. DRIVE-IN DOOR. SEE A5.1.
14. LANDSCAPE. ALL LANDSCAPE AREAS INDICATED BY SHADING.
15. CONC. FILLED GUARD POST 6" DIA. 48" H. U.N.O. SEE 8/AD.1.
16. PRE-CAST CONC. WHEEL STOP. SEE 3/AD.1 FOR DETAILS.
17. TRUNCATED DOMES. SEE 7/AD.1 FOR DETAILS.
18. ACCESSIBLE PARKING STALL SIGN. SEE 13/AD.1 FOR DETAILS.
19. HARDSCAPE AT ENTRANCE. SEE "L" DRAWINGS.
20. ACCESSIBLE ENTRY SIGN. SEE 15/AD.1 FOR DETAILS.
21. PUMP ROOM. SEE A2.2 FOR ENLARGED PLANS.
22. TRASH ENCLOSURE. SEE A1.1 FOR LOCATIONS & AD.8 FOR DETAILS.
23. ELECTRICAL ROOM. SEE "E" DRAWINGS FOR DETAILS.
24. STORM TREATMENT SEE CIVIL DRAWINGS.
25. OUTDOOR EATING AREA. SEE LANDSCAPE DRAWING.
26. PROVIDE "NO SMOKING" SIGN. SIGNAGE SHALL BE APPROX. 5" x 7" AND LOCATED AT ALL POINTS OF ENTRY. MOUNT AT +48"AFF.
27. EXTERIOR PARKING LIGHT POLE. SEE "E" DRAWINGS AND DETAIL. SEE 1/AD.1 FOR DETAILS.
28. PROVIDE CONDUIT FOR FUTURE MONUMENT SIGN.
29. APPROXIMATE LOCATION OF FIRE HYDRANT. SEE "C" AND "FP" DWGS. PROVIDE CONCRETE BOLLARD PROTECTION AS REQUIRED.
30. APPROXIMATE LOCATION OF RECESSED KNOX-BOX. PROVIDE KEY BOXES AT THE MAIN ENTRANCE & ANY RESTRICTED ACCESS TO THE BUILDING. ALL KNOX-BOXES SHALL BE PURCHASED BY THE APPLICANT AS DIRECTED BY THE FD BUREAU OF FIRE PREVENTION. THE BOXES SHALL BE INSTALLED IN ACCORDANCE W/ THE INSTRUCTIONS PROVIDED W/ THE BOX AND DIRECTIVES OF FD.

SITE PLAN GENERAL NOTES

1. THE SITE PLAN IS BASED ON THE SOILS REPORT PREPARED BY CORNERSTONE EARTH GROUP, MARCH 26, 2025, PROJECT NUMBER #1292-6-4
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE.
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES.
5. SEE "C" DRAWINGS FOR POINTS OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
6. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
7. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
8. SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
9. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY W/ 1:20 MAX. SLOPE. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH.
10. PROVIDE RECESSED KNOX BOXES AT ALL OFFICE ENTRANCES.
11. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
12. ON-SITE FIRE MAIN, FIRE SPRINKLER, AND SPRINKLER MONITORING SYSTEM SHALL BE SUBMITTED SEPARATELY TO THE FIRE DEPARTMENT FOR REVIEW AND PERMITTING.
13. ALL VERTICAL MOUNTING POLES OF FENCING SHALL BE CAPPED.
14. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB. CONCRETE CURB AT TRUCK YARD SHALL BE (12") HIGH.
15. ALL INTERIOR AND EXTERIOR WALK SURFACES TO BE NON-SLIP TYPE.

SITE LEGEND

- STANDARD PARKING STALL 9'x18'
- ACCESSIBLE PARKING STALL, W/ ACCESSIBLE PARKING STALL SIGN ON POST AND INTERNATIONAL SYMBOL OF ACCESSIBILITY MARKING. 9'x18' +5' ACCESSIBLE AISLE
- VAN ACCESSIBLE PARKING STALL, W/ VAN ACCESSIBLE PARKING STALL SIGN ON POST AND INTERNATIONAL SYMBOL OF ACCESSIBILITY MARKING. 12'x18' +5' W/ ACCESSIBLE AISLE
- STANDARD EVCS WITH CHARGER, EV CHARGING SIGN ON POST AND MARKING "EV CHARGING ONLY" 9'x18'
- STANDARD ACCESSIBLE EVCS WITH EVCS SIGN ON POST AND MARKING "EV CHARGING ONLY", 9'x18' +5' W/ ACCESSIBLE AISLE
- VAN ACCESSIBLE EVCS WITH CHARGER, MARKING "EV CHARGING ONLY", EV CHARGING POST SIGN AND VAN ACCESSIBLE PARKING STALL POST SIGN, SIZE 12'x18' +5' W/ ACCESSIBLE AISLE
- EV CAPABLE SPACE WITHOUT EVSE (CONDUIT ONLY) SIZE 9'x18'
- LANDSCAPED AREA
- AC. PAVING - SEE "C" DRAWINGS. FOR THICKNESS
- CONCRETE PAVING SEE "C" DRWGS. FOR THICKNESS
- LANDSCAPE FINGER PER LOCAL JURISDICTION STANDARD
- PROPERTY LINE
- ACCESSIBILITY PATH OF TRAVEL 48" MIN WIDE, 5% MAX SLOPE, 2% MAX CROSS SLOPE
- 26' MIN FIRE LANE, CLEAR TO SKY
- LIGHT POLE
- FIRE HYDRANT -APPROXIMATE LOCATION
- EV CHARGER
- EV CONDUIT FOR FUTURE CHARGER

1. ACCESSIBLE AISLE FOR ACCESSIBLE EVCS PARKING STALLS SHALL BE PAINTED WHITE OR PER LOCAL REGULATION. BLUE PAINT NOT TO BE USED.
2. EVCS STALLS TO BE IDENTIFIED BY SIGNS PER SECTION 2B.46 OF CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
3. VERIFY LOCAL REGULATIONS FOR ADDITIONAL SIGNAGE AND MARKING REQUIREMENT FOR IDENTIFICATION OF EVCS PARKING STALLS

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ELECTRCIAL	ACIES
LANDSCAPE	YAMASAKI
FIRE	-
SOILS	-

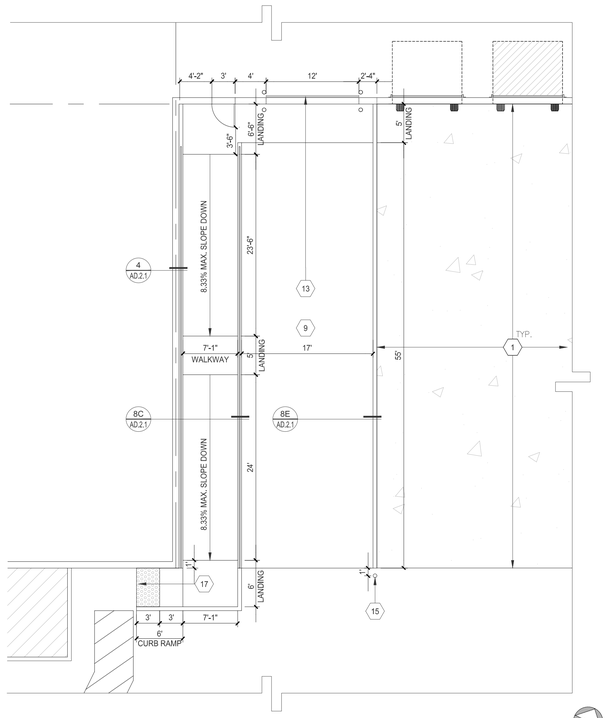
TITLE OVERALL SITE PLAN

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Drawn By:	KZ
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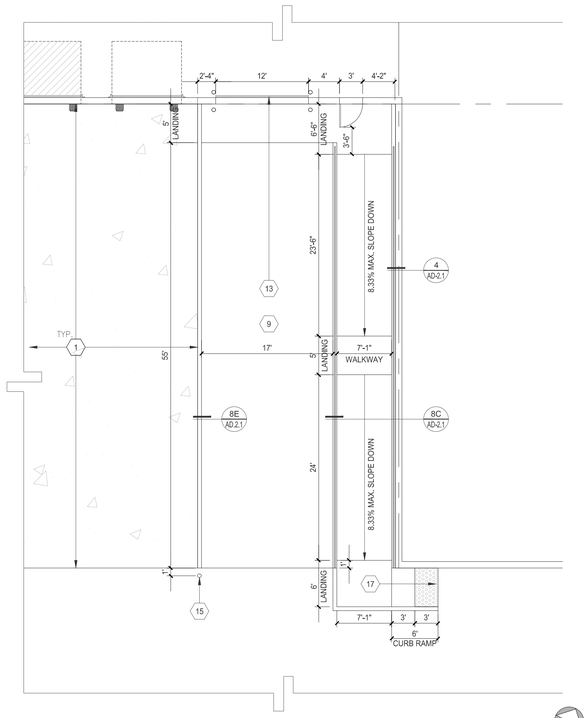
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ENLARGED SITE PLAN A

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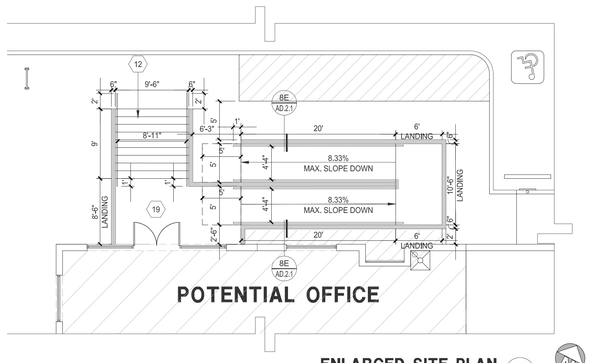
TRUE NORTH · PLAN NORTH



ENLARGED SITE PLAN B

scale: 1/8" = 1'-0"

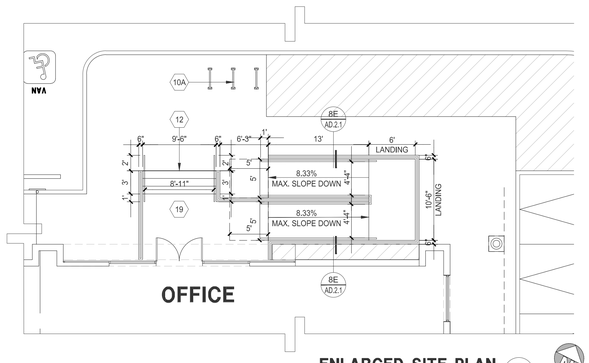
TRUE NORTH · PLAN NORTH



ENLARGED SITE PLAN C

scale: 1/8" = 1'-0"

TRUE NORTH · PLAN NORTH



ENLARGED SITE PLAN D

scale: 1/8" = 1'-0"

TRUE NORTH · PLAN NORTH

SITE PLAN KEYNOTES

1. HEAVY BROOM FINISH CONCRETE PAVEMENT. SEE "C" AND "S" DRAWINGS.
2. ASPHALT CONCRETE (AC) PAVING.
3. ACCESSIBLE PATH OF TRAVEL.
4. DRIVEWAY APRONS. TO BE CONSTRUCTED PER "C" AND "L" DWGS.
5. 5'-6" x 5'-6" x 4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH SLOPE TO BE 1/4" : 12" MAX.
6. APPROXIMATE LOCATION OF TRANSFORMER. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY.
7A. 8' HIGH METAL SWING GATE W / KNOX-BOX PER FIRE DEPARTMENT. SEE DETAILS 5, 6, 7 /AD.1.1.
7B. 8' HIGH CHAIN LINK FENCE. SEE DETAIL 10/AD.1.2.
8. CONCRETE WALKWAY, MEDIUM BROOM FINISH.
9. CONCRETE RAMP WITH CONCRETE GUARD WALL. SEE "S" DRAWINGS FOR GUARDWALL.
10A. SHORT TERM BIKE RACK. SEE 18/AD.1 FOR DETAILS.
10B. LONG TERM BIKE RACK. SEE 18/AD.1 FOR DETAILS.
11A. ELECTRIC VEHICLE CHARGER. SEE "E" DRAWING FOR CONDUIT.
11B. FUTURE ELECTRIC VEHICLE CHARGER AT EV CAPABLE STALL.
12A. ALUMINUM STAIR. SEE AD.2.1 FOR DETAILS.
12B. CONCRETE STAIR. SEE AD.2.2 FOR DETAILS.
13. DRIVE-IN DOOR. SEE A5.1.
14. LANDSCAPE. ALL LANDSCAPE AREAS INDICATED BY SHADING.
15. CONC. FILLED GUARD POST 6" DIA. 48" H. U.N.O. SEE 8/AD.1.
16. PRE-CAST CONC. WHEEL STOP. SEE 3/AD.1 FOR DETAILS.
17. TRUNCATED DOMES. SEE 7/AD.1 FOR DETAILS.
18. ACCESSIBLE PARKING STALL SIGN. SEE 13/AD.1 FOR DETAILS.
19. HARDSCAPE AT ENTRANCE. SEE "L" DRAWINGS.
20. ACCESSIBLE ENTRY SIGN. SEE 15/AD.1 FOR DETAILS.
21. PUMP ROOM. SEE A2.2 FOR ENLARGED PLANS.
22. TRASH ENCLOSURE. SEE A1.1 FOR LOCATIONS & AD.8 FOR DETAILS.
23. ELECTRICAL ROOM. SEE "E" DRAWINGS FOR DETAILS.
24. STORM TREATMENT SEE CIVIL DRAWINGS.
25. OUTDOOR EATING AREA. SEE LANDSCAPE DRAWING.
26. PROVIDE "NO SMOKING" SIGN. SIGNAGE SHALL BE APPROX. 5" x 7" AND LOCATED AT ALL POINTS OF ENTRY. MOUNT AT +48"AFF.
27. EXTERIOR PARKING LIGHT POLE. SEE "E" DRAWINGS AND DETAIL. SEE 1/AD.1 FOR DETAILS.
28. PROVIDE CONDUIT FOR FUTURE MONUMENT SIGN.
29. APPROXIMATE LOCATION OF FIRE HYDRANT. SEE "C" AND "FP" DWGS. PROVIDE CONCRETE BOLLARD PROTECTION AS REQUIRED.
30. APPROXIMATE LOCATION OF RECESSED KNOX-BOX. PROVIDE KEY BOXES AT THE MAIN ENTRANCE & ANY RESTRICTED ACCESS TO THE BUILDING. ALL KNOX-BOXES SHALL BE PURCHASED BY THE APPLICANT AS DIRECTED BY THE FD BUREAU OF FIRE PREVENTION. THE BOXES SHALL BE INSTALLED IN ACCORDANCE W/ THE INSTRUCTIONS PROVIDED W/ THE BOX AND DIRECTIVES OF FD.

SITE PLAN GENERAL NOTES

1. THE SITE PLAN IS BASED ON THE SOILS REPORT PREPARED BY CORNERSTONE EARTH GROUP, MARCH 26, 2025, PROJECT NUMBER #1292-6-4
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE.
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES.
5. SEE "C" DRAWINGS FOR POINTS OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
6. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
7. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
8. SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
9. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY W/ 1:20 MAX. SLOPE. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH.
10. PROVIDE RECESSED KNOX BOXES AT ALL OFFICE ENTRANCES.
11. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
12. ON-SITE FIRE MAIN, FIRE SPRINKLER, AND SPRINKLER MONITORING SYSTEM SHALL BE SUBMITTED SEPARATELY TO THE FIRE DEPARTMENT FOR REVIEW AND PERMITTING.
13. ALL VERTICAL MOUNTING POLES OF FENCING SHALL BE CAPPED.
14. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB. CONCRETE CURB AT TRUCK YARD SHALL BE (12") HIGH.
15. ALL INTERIOR AND EXTERIOR WALK SURFACES TO BE NON-SLIP TYPE.

SITE LEGEND

- STANDARD PARKING STALL 9'x18'
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- EV CONDUIT FOR FUTURE **CHARGER**

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ELECTRCIAL	ACIES
LANDSCAPE	YAMASAKI
FIRE	-
SOILS	-

TITLE ENLARGED SITE PLAN

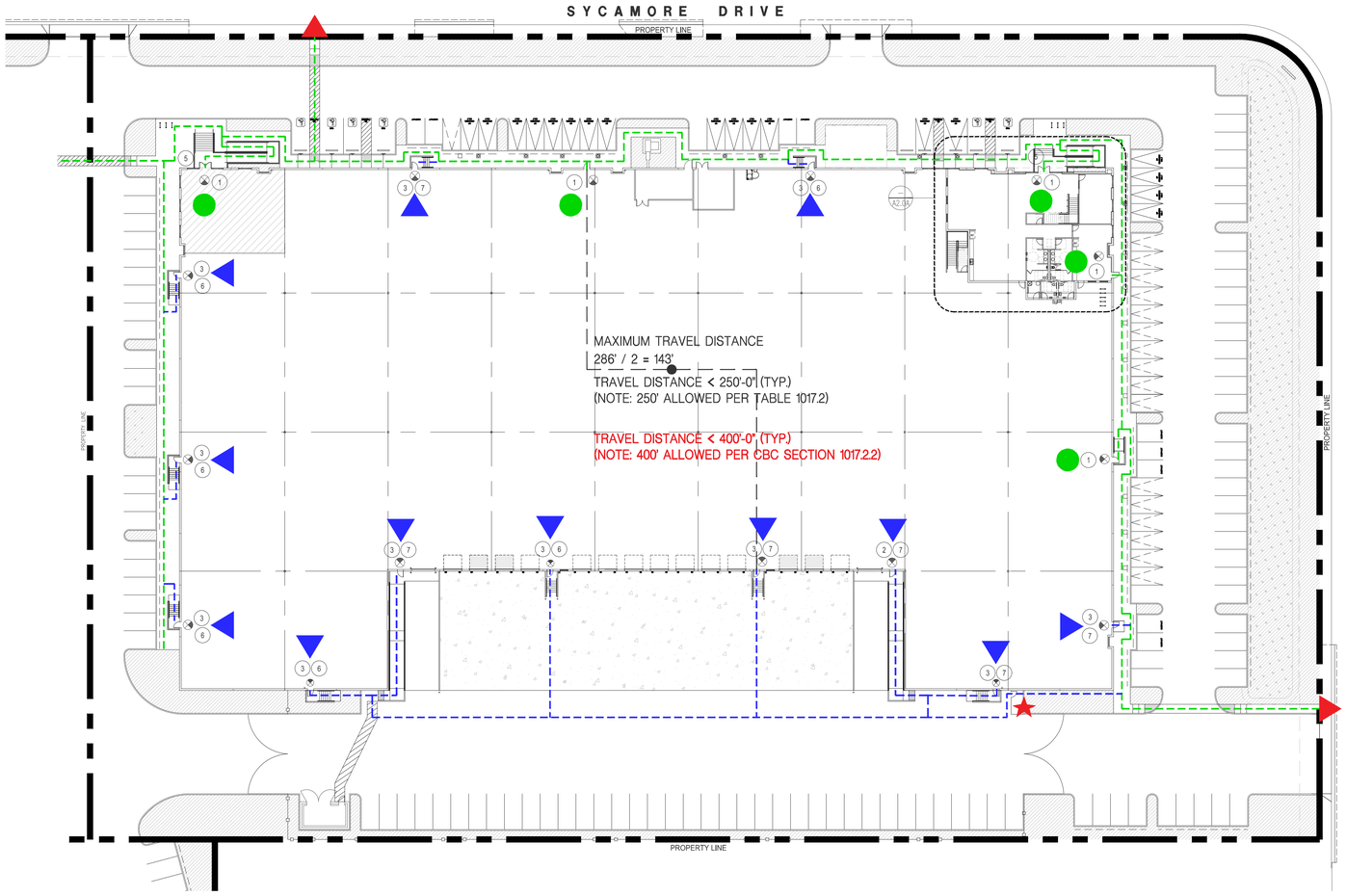
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OVERALL SITE PLAN

scale: 1" = 30'-0"

A

TRUE NORTH

PLAN NORTH

MEANS OF EGRESS NOTES

1. EGRESS SHALL NOT PASS THROUGH ROOMS WHICH ARE NOT ACCESSORY USE OR HIGH HAZARD. PER SECTION 1016.2
2. EGRESS DOORS SHALL COMPLY WITH SECTION 1010.
   - READILY DISTINGUISHABLE
   - 32" CLEAR OPENING
   - HINGED DOORS
   - THE FORCE FOR OPENING SHALL NOT EXCEED 5 POUNDS OTHER THAN FIRE DOORS.
3. ELEMENTS SHALL NOT PROJECT WITHIN THE REQUIRED CIRCULATION WIDTH MORE THAN 4". PER SECTION 1003.3.
4. EGRESS PATH OF TRAVEL SHALL HAVE EXIT SIGNS POSTED IN ACCORDANCE WITH SECTION 1013.
5. EXIT SIGNS SHALL BE ILLUMINATED PER SECTION 1013.3 AND CHAPTER 17 - SEE ELECTRICAL.
6. ANY TIME THE BUILDING OR A PORTION OF THE BUILDING IS OCCUPIED THE MEANS OF EGRESS SERVING THE OCCUPIED PORTION SHALL BE ILLUMINATED AT AN INTENSITY OF 1 FOOT CANDLE AT THE WALKING SURFACE.
7. POWER SUPPLY FOR EGRESS LIGHTING SHALL BE PROVIDED AND ALSO ON EMERGENCY BACK UP PER SECTION 1008.3 - SEE ELECTRICAL.
8. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES UNIT EQUIPMENT OR AN ON-SITE GENERATOR. PER SECTION 1008.3.
9. WHERE A KEY IS NEEDED TO OPERATE A DOOR IN THE EGRESS PATH A SIGN SHALL BE POSTED "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED".
10. EGRESS DOORS OR GATES SHALL OPEN FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE PER CHAPTER 10.
11. DOOR THRESHOLDS SHALL NOT EXCEED 1/2".
12. LANDINGS ON EACH SIDE OF THE DOOR SHALL BE LEVEL.
13. PER CHAPTER 10 DOOR INTO STAIR LANDING IN FULLY OPEN POSITION SHALL NOT REDUCE THE REQUIRED DIMENSION MORE THAN 7".
14. ALL SIGNAGE SHALL BE ON THE STRIKE OF THE DOOR, AND WITH DOUBLE DOORS SHOW THE SIGNAGE ON THE RIGHT SIDE OF THE DOOR.
15. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON DOORS AND GATES SHALL COMPLY WITH CURRENT CODE REQUIREMENTS. SEE A0.3.
16. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES MINIMUM AND 44 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. CHAPTER 10

EGRESS PLAN SYMBOL / LEGEND

PATH OF TRAVEL TO EXIT DOORS

DIRECT AND UNOBSTRUCTED PATH OF TRAVEL TO PUBLIC WAY

DIRECT AND UNOBSTRUCTED ACCESSIBLE ROUTE TO PUBLIC WAY

PUBLIC WAY

EXIT GATE
OPERABLE HARDWARE SHALL COMPLY WITH SECTION 11B-309.4 AND 11B-404.2.7

ACCESSIBLE EXIT DOOR
REQUIRED ACCESSIBLE EXIT DOOR
DOOR AS ACCESSIBLE MEANS OF EGRESS TO BE CONNECTED TO PATH OF TRAVEL.
A TACTILE EXIT SIGN 1 WITH THE WORD "EXIT" SHALL BE PROVIDED.

NOT ACCESSIBLE EXIT DOOR
SEE PLAN FOR TACTILE EXIT SIGNS TYPE

EXIT SIGN
THE PATH OF TRAVEL TO AND WITHIN EXITS IN A BUILDING SHALL BE IDENTIFIED BY EXIT SIGNS CONFORMING TO THE REQUIREMENTS OF SECTION 1013. EXIT SIGNS SHALL BE READILY VISIBLE FROM THE DIRECTION OF APPROACH. EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO INDICATE THE DIRECTION OF EGRESS TRAVEL.
EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.

(#) EGRESS SIGNAGE NUMBER

(FE) MULTIPURPOSE DRY-CHEMICAL TYPE;
UL-RATED 4A-80-BC (10LBS) NOMINAL CAPACITY
FIRE EXTINGUISHERS FOR WAREHOUSE.

FE PROVIDE SEMI-RECESSED FIRE EXTINGUISHER CABINETS WITH VERTICAL DUO PANEL DOOR AND BAKED ENAMEL FINISH IN OFFICE AREA.
FE TYPE: 2A-10BC (5LBS) FOR OFFICE

FE SHALL BE INSTALLED THROUGHOUT WITH MAXIMUM 75 FEET OF TRAVEL OR IN AREAS REQUIRED BY THE FIRE DEPARTMENT.
SIGNAGE SHALL BE PROVIDED FOR EACH PORTABLE FIRE EXTINGUISHER AND SHALL BE ACCEPTABLE TO THE FIRE DEPARTMENT.

SINGLE DOOR
DOOR WIDTH 36" W/ 32" CLEAR
TOTAL # OF OCCUPANTS PERMITTED 160

DOUBLE DOOR
DOOR WIDTH 72" W/ 64" CLEAR
TOTAL # OF OCCUPANTS PERMITTED 320

EXITING CALCULATION

ROOM NAME	AREA SF	OCC TYPE	EGRESS OLF	OCCUPANT LOAD
WAREHOUSE	102,996	S-1	500(GROSS)	206 OCC
OFFICE - SEE A2.0A				

EXITING CALCULATION AND ACCESSIBLE EGRESS

REQUIRED NUMBER OF ACCESSIBLE EXITS: 2

PROVIDED 5 ACCESSIBLE EXIT

PROVIDED 12 NOT ACCESSIBLE EXITS

TOTAL EXIT PROVIDED: 17 EXITS

PER SECTION 1005.3.2
REQUIRED EXIT DOOR WIDTH 0.2" PER OCCUPANT
284 x 0.2= 52.8" REQUIRED
PROVIDED (17) 32" CLEAR DOORS AND (2) 64" CLEAR DOOR

EGRESS SIGNAGE

SEE L/A0.3 FOR DIMENSIONS AND DETAILS.

1 — EXIT (BRAILLE)

2 — EXIT RAMP DOWN (BRAILLE)

3 — EXIT STAIRS DOWN (BRAILLE)

4 — NOT ACCESSIBLE EXIT (BRAILLE)

5 — INTERNATIONAL ACCESSIBILITY SYMBOL
TO BE PLACED AT ALL ACCESSIBLE ENTRANCES PER CBC SECTION 11B-206.4/11B-216.6.
SIGN SHALL COMPLY WITH CBC SECTION 11B-703.7.
SEE 14/AD.1 FOR DETAIL

6 — TO ACCESSIBLE EXIT (BRAILLE)

7 — TO ACCESSIBLE EXIT (BRAILLE)

PROVIDE DIRECTIONAL SIGNAGE COMPLYING WITH CBC CHAPTER 11B, SECTION 11B-703.5 INDICATING THE LOCATION OF ALL OTHER MEANS OF EGRESS AND WHICH OF THOSE ARE ACCESSIBLE MEANS OF EGRESS SHALL BE PROVIDED AT EXITS SERVING A REQUIRED ACCESSIBLE SPACE BUT NOT PROVIDING AN APPROVED ACCESSIBLE MEANS OF EGRESS.

8 — EXIT ROUTE (BRAILLE)

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TITLE OVERALL EXIT PLAN

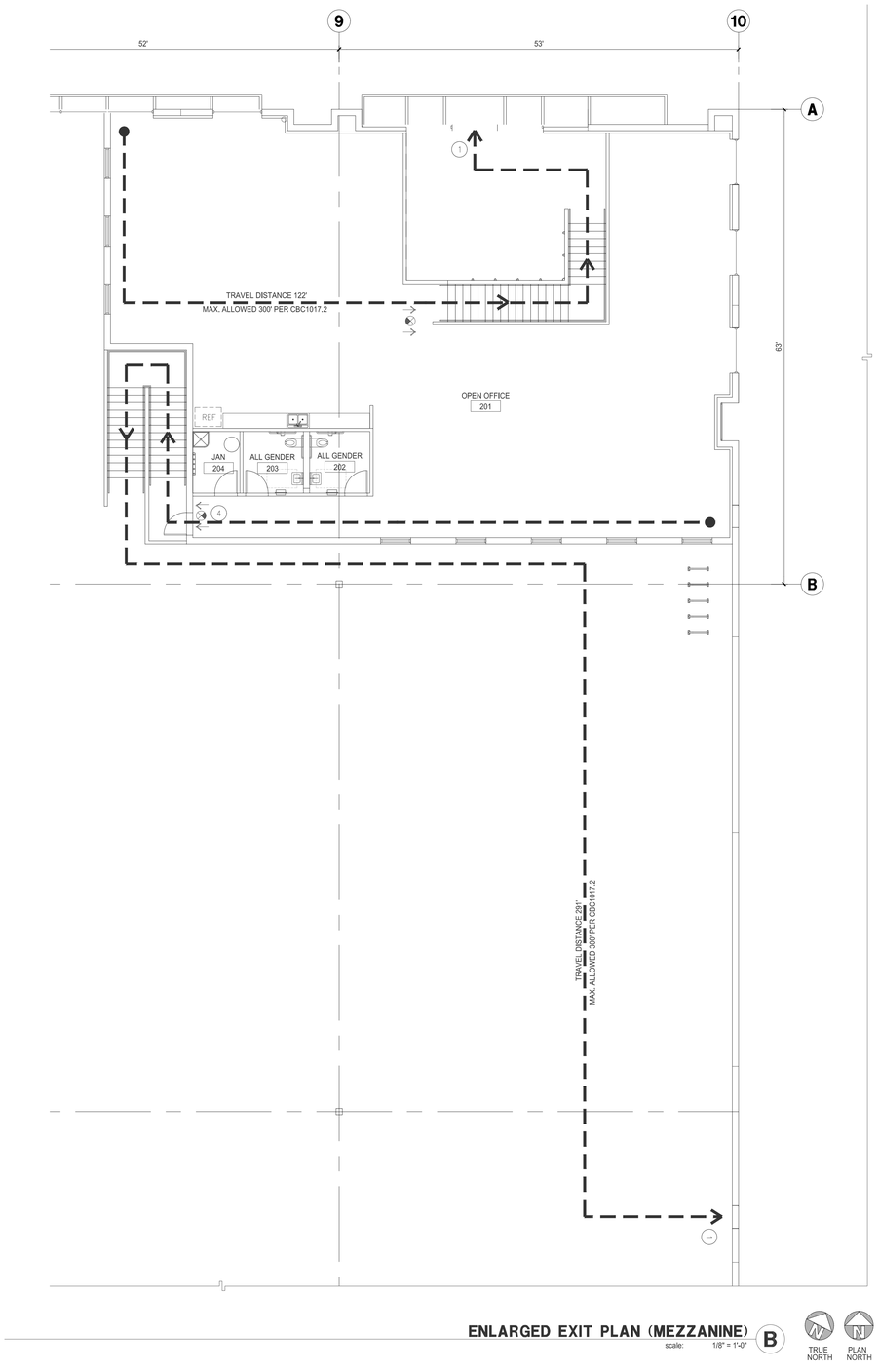
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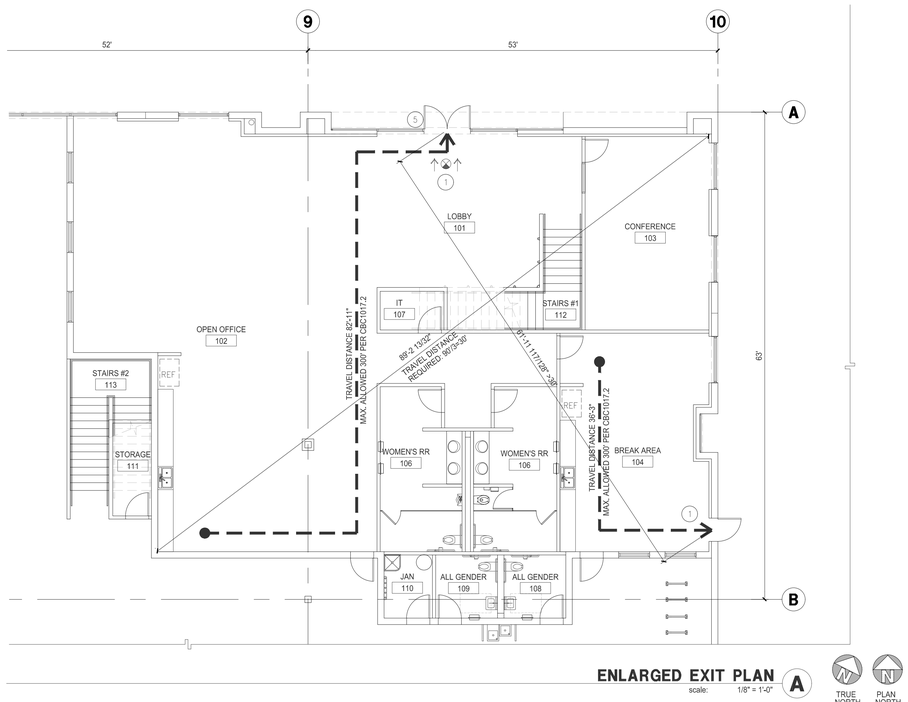
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ENLARGED EXIT PLAN (MEZZANINE) B
scale: 1/8" = 1'-0"

TRUE NORTH

PLAN NORTH



ENLARGED EXIT PLAN A
scale: 1/8" = 1'-0"

TRUE NORTH

PLAN NORTH

EXITING CALCULATION

1ST FLOOR OFFICE: 4,984 SF

101 LOBBY (1/150 SF) = 758/150= 6 OCC
102 OPEN OFFICE (1/150 SF) = 1,964/150 = 14 OCC
103 CONFERENCE ROOM (1/15 SF) = 484/15 = 33 OCC
104 BREAK ROOM (1/15 SF) = 586/15 = 40 OCC
107 IT ROOM (1/300 SF) = 50/300 = 1 OCC

STAIRS + RR + HALLWAY + JANITOR = 1,142 SF

TOTAL OCCUPANCY LOAD = 94 OCC

REQUIRED NUMBER OF EXITS: 2
PROVIDED NUMBER OF EXITS: 2

2ND FLOOR OFFICE: 3,712 SF

201 OPEN OFFICE (1/150 SF) = 3,712/150 = 25 OCC

REQUIRED NUMBER OF EXITS: 2
PROVIDED NUMBER OF EXITS: 2

EGRESS SIGNAGE

SEE L/A0.3 FOR DIMENSIONS AND DETAILS.





INTERNATIONAL ACCESSIBILITY SYMBOL TO BE PLACED AT ALL ACCESSIBLE ENTRANCES PER CBC SECTION 11B-206.4/11B-216.6.
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TITLE ENLARGED EXIT PLAN

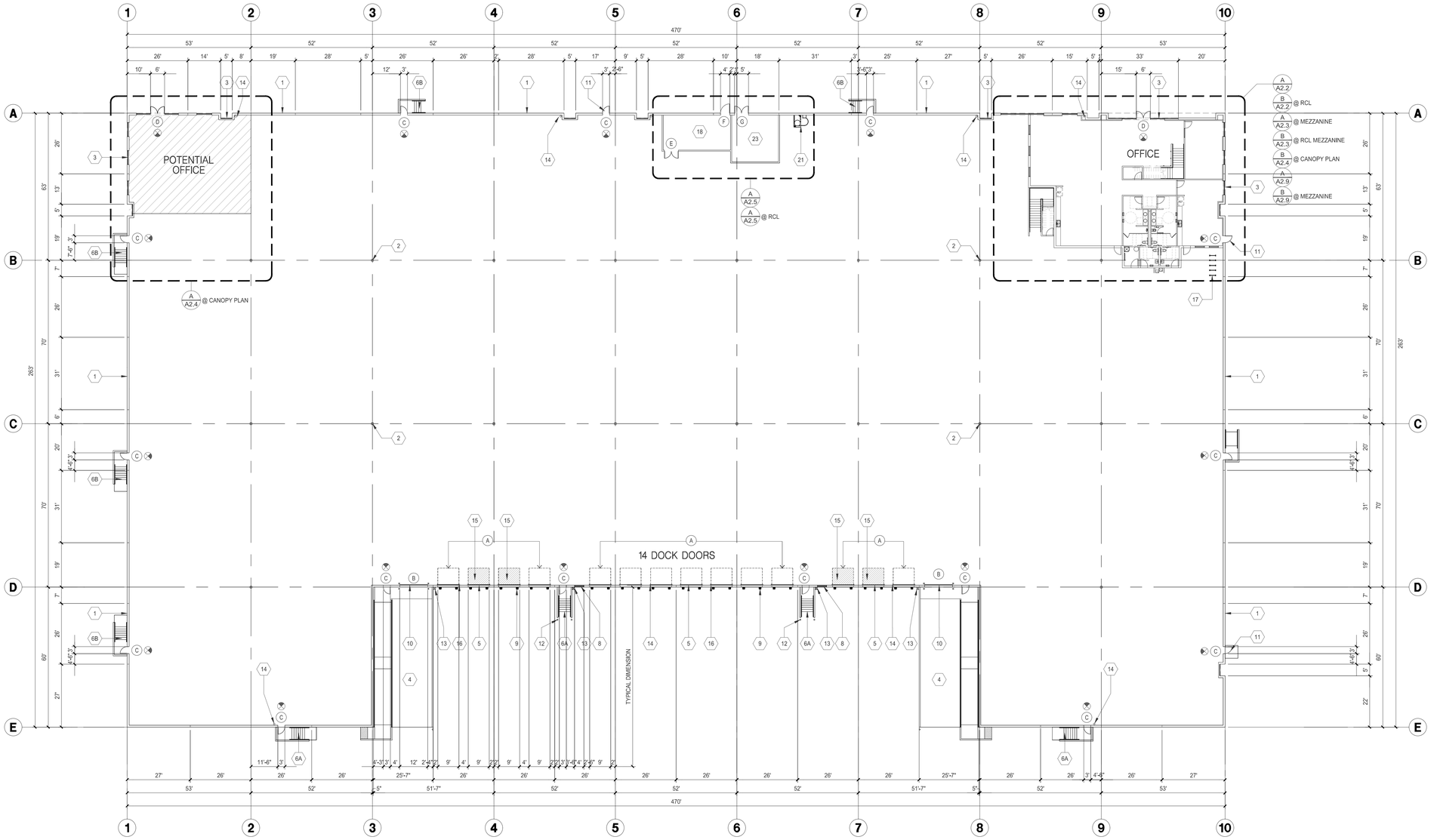
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OVERALL FLOOR PLAN A — scale: 1" = 20'-0" — TRUE NORTH — PLAN NORTH

KEYNOTES - FLOOR PLAN

1. CONCRETE TILT-UP PANEL. SEE "S" DRAWINGS FOR THICKNESS & ADDITIONAL REQUIREMENTS.
2. STRUCTURAL STEEL COLUMN. SEE "S" DRAWINGS FOR SIZE.
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE ENLARGED PLANS AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. CONCRETE RAMP W/ 42" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDES OF RAMP. SEE "S" DWG FOR DETAIL.
5. 9' x 10' DOCK DOOR, SECTIONAL O.H., STANDARD GRADE.
6A. ALUMINUM STAIR. SEE AD.2.1 FOR DETAILS.
6B. CONCRETE STAIR. SEE AD.2.2 FOR DETAILS.
7. 5'-6" x 5'-6" x 4" THICK CONCRETE EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREA. FINISH TO BE MEDIUM BROOM FINISH. SLOPE TO BE LESS THAN 2% IN ALL DIRECTIONS.
8. 4' x 8' METAL LOUVER. SEE 8/AD.4 FOR DETAILS.
9. DOCK DOOR BUMPER. SEE 4/AD.4 FOR DETAILS.
10. 12' x 14' DRIVE THRU. SECTIONAL O.H., STANDARD GRADE.
11. HOLLOW METAL EXTERIOR DOOR. SEE A5.1 FOR SIZE
12. CONC. FILLED GUARD POST. 6" DIA. 48"H. U.N.O. SEE 8/AD.1 FOR DETAILS.
13. EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPER. SEE 10, 13, 15/AD.3 FOR DETAILS.
14. INTERIOR ROOF DRAIN & OVERFLOW SCUPPERS. SEE 11, 12, 13, 14/AD.3 FOR DETAILS.
15. DOCK LEVELER.
16. Z GUARD. SEE DETAIL 1/AD.4
17. INTERIOR BIKE RACK. SEE 18/AD.1 FOR DETAILS.
18. ELECTRICAL ROOM. SEE "E" DRAWINGS FOR DETAILS.
19. METAL CANOPY ABOVE. SEE AD.5 FOR DETAILS.
20. RECESSED KNOX BOXES SHALL BE INCLUDED AS REQUIRED BY CODE.
21. ROOF ACCESS LADDER. SEE AD.6 FOR DETAILS.
22. APPROXIMATE LOCATION OF FIRE RISERS. SEE "FP" DRAWINGS.
23. PUMP ROOM
24. LINE OF SOFFIT ABOVE.
25. LEED PROJECTS: BUILDING RECYCLING COLLECTION AREA FOR MIXED PAPER, CORRUGATED CARDBOARD, GLASS, PLASTICS & METALS. PAINT BOUNDARY STRIP WHITE.

GENERAL NOTES - FLOOR PLAN

1. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS DOORS AT 125' +/-. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYOR SYSTEMS. ENSURE HEAT AND SMOKE VENTS AS REQ'D COMPLY WITH TABLE 910.3 AND CHAPTER 32.
2. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
3. SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
4. PROVIDE 6" DIA. CONCRETE BOLLARD AT ALL FIRE RISERS AND UNPROTECTED INTERIOR ROOF DRAIN.
5. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRID LINE, OR FACE OF STUD U.N.O.
6. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. SEE PLUMBING/ELECTRICAL COORDINATION.
7. FOR DOOR TYPES AND SIZES, REFER TO DOOR SCHEDULE.
8. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN.
9. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIALS SHALL NOT BE USED OR STORED IN THIS BUILDING.
10. PROVIDE FIRE EXTINGUISHERS AT LOCATIONS DETERMINED BY FIRE DEPARTMENT,
11. ALL INTERIOR AND EXTERIOR WALKING SURFACES TO BE NON-SLIP TYPE.
12. ALL DOORS TO BE DESIGNED TO RESIST CITY REQUIRED WIND SPEED, SEE A0.1.
13. PROVIDE FIRE EXTINGUISHERS PER FIRE DEPARTMENT REQUIREMENT. SEE A1.1F.

PAINT NOTE

INTERIOR GYP.BD. WALLS :SINGLE COAT OF ACRYLIC PAINT FRAZEE "WHITE" ON INTERIOR WALLS.

ALL STRUCTURAL STEEL MEMBER INC. COLUMNS, LEDGERS, JOISTS, & GIRDERS SHALL HAVE LIGHT GRAY SHOP PRIMER.

INTERIOR STEEL COLUMNS : PAINT OSHA YELLOW 10'A.F.F. ABOVE 12'APPLY ONE COAT OF WHITE PAINT.

PIPE BOLLARDS SHALL HAVE TWO COATS OF ENAMEL "OSHA YELLOW " EXTERIOR CONCRETE WALLS WILL HAVE ONE COAT OF PRIMER AND ONE FINISH COAT OF PAINT.

ALL EXTERIOR HOLLOW METAL DOORS AND DOCK DOORS TO HAVE ONE COAT OF EXTERIOR PRIMER AND TWO COATS OF ACRYLIC PAINT TO MATCH ADJACENT SURFACE COLORS. PIPE STEEL HANDRAILS SHALL HAVE TWO COATS OF LATEX PAINT.

FLOOR SLAB AND POUR STRIPS REQ.

THESE NOTES ARE MINIMUM REQUIREMENTS.
SEE "S" DWGS FOR ADDITIONAL REQUIREMENTS.

1. FOR BUILDING COMPACTION CRITERIA, SEE STRUCTURAL DRAWINGS AND GEOTECHNICAL REPORT.
2. FOR SITE COMPACTION CRITERIA, SEE CIVIL DRAWINGS AND GEOTECHNICAL REPORT. FOR BUILDING FLOOR SLAB COMPACTION CRITERIA: SEE STRUCTURAL DRAWINGS FOR DETAILS.
3. CONTRACTOR TO BUILD FOR CLASS V FLOOR PER A.C.I. 302.1R.
4. CONCRETE SLAB TO HAVE STEEL FLOAT HARD TROWEL BURNISHED FINISH.
5. CONTRACTOR TO CURE SLAB BY WET CURING USING BURLAP FOR 7 DAYS MIN. OR APPROVED CURING COMPOUND (WEATHER DEPENDENT). SEE STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
6. ALL EQUIPMENT & MOVING VEHICLES SHALL BE DIAPERED.
7. NO CRANES, CONCRETE TRUCKS, OR ANYTHING HEAVIER SHALL BE PLACED ON THE SLAB. CONCRETE TRUCKS, PUMPS, HEAVY MACHINERY, OR CRANES WILL NOT BE PERMITTED ON SLAB AT ANY TIME.
8. SLAB TO BE FF50 FL35 MEASURED WITHIN 24 HOURS.
9. THE MAXIMUM FLY ASH CONTENT ALLOWED IN CONCRETE SHALL BE PER STRUCTURAL DRAWINGS.
10. WHERE [hatch] INDICATED, PROVIDE VAPOR BARRIER (15 MIL STEGO OR EQUAL) CONFORMING TO ASTM E 1745 UNDER THE CONCRETE SLAB WITH A 4" MIN. CAPILLARY BREAK ROCK. CONFIRM REQUIREMENTS WITH GEOTECHNICAL REPORT, CIVIL AND STRUCTURAL DRAWINGS. SHURESEAL, LAPIDOLITH OR APPROVED EQUAL FLOOR SEALER SHALL BE APPLIED ONE COAT AT END OF JOB IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION.
11. NO PERMANENT GREASE PEN PANEL MARKS ON FLOOR SLAB. NO RED CHALK MARKS. ALL CONSTRUCTION MARKS TO BE REMOVED BEFORE SEALING.
12. POUR STRIP, SEE STRUCTURAL DRAWINGS.
13. ALL FLOOR SLAB NAIL OR BRACE FRAME HOLES FILLED WITH APPROVED 2 PART EPOXY COMPOUND TO MATCH CONCRETE COLOR. PEGA BOND LV 2000, BURKE EPOXY INJECTION RESIN OR EQUAL.
14. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
15. THE BUILDING FLOOR SLAB IS FLAT, SEE CIVIL.
16. PRICE AS ADDITIONAL ALTERNATE: MM-80 EPOXY JOINT FILLER AT SPEED BAY ONLY.

WALL LEGEND - SHELL FLOOR PLANS

1. CONCRETE TILT-UP WALL. SEE "S" DRAWINGS FOR PANEL THICKNESS.
2. STOREFRONT SYSTEM WITH VISION GLASS. SEE DETAIL 16/AD.4
3. STOREFRONT SYSTEM WITH SPANDREL GLASS. SEE DETAIL 20/AD.4
4. FULL HEIGHT WALL : 8" METAL STUDS, U.N.O. W/ 5/8" TYPE "X" GYP. BD. ON BOTH SIDES TO EXTEND TO DECK ABOVE. SEE DETALS 1/AD.7.1
5. 3 5/8", 20GA. METAL STUDS, U.N.O. @ 16" O.C. W/ 5/8" TYPE "X" GYP. BD. TO EXTEND TO 14' A.F.F.. SEE DETAILS 3/AD.7.1 AND STUD SCHEDULE FOR SIZES PER HEIGHT.
6. 8", 20GA. METAL STUDS, U.N.O. @ 12" O.C. W/ 5/8" TYPE "X" GYP. BD. TO EXTEND TO 14' A.F.F.. SEE DETAILS 3/AD.7.1 AND STUD SCHEDULE FOR SIZES PER HEIGHT.
7. PARTIAL HEIGHT PLUMBING CHASE WALL:5/8"GYP. BD.IS OVER 3-5/8" METAL STUDS @ 16" O.C. STAGGERED W/ 3-1/2" SOUND BATT INSULATION EACH SIDE. EXTEND GYP. BD. TO GYP BD.CEILING OR 12" ABOVE ACT CEILING. SEE DETAIL 11/AD.7.2
8. FURRING WALL WITH BATT INSULATION AT DEMISING WALL: 3-5/8"METAL STUDS W/ 5/8" TYPE "X" GYP. BD. ON ONE SIDE TO EXTEND TO 12" ABOVE CEILING.SEE DETAIL 1/AD.7.2

   1HR:1-HOUR FIRE RATED CONSTRUCTION. SEE DETAIL 4/AD.7.1

   PROVIDE BATT INSULATION AT PUMP ROOM FOR NOISE.

NOTES:
1. PROVIDE FIRE DAMPER AT ANY MECHANICAL PENETRATIONS THROUGH GYP. BD WALLS OR CEILING WHERE FIRE RATING IS PROVIDED.
2. PROVIDE FIRE RESISTANT CAULKING AROUND ALL PENETRATIONS, MECHANICAL AND OTHERWISE, THROUGH A FIRE-RATED ENCLOSURE OR ASSEMBLY.
3. SEE A2.0 AND A1.1F FOR EGRESS SIGNAGE AND FIRE EXTINGUISHERS ADDITIONAL REQUIREMENTS.

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LICENSED ARCHITECT TERESA GOODMAN C-37661 1-31-27 RENEWAL DATE STATE OF CALIFORNIA

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Goodman

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San Francisco, CA 94108
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Project:

Goodman Innovation Center Milpitas

Milpitas
CA

Consultants:

CIVIL	KW
STRUCTURAL	HSA
MECHANICAL	ACIES
PLUMBING	ACIES
ELECTRCIAL	ACIES
LANDSCAPE	YAMASAKI
FIRE	-
SOILS	-

TITLE OVERALL FLOOR PLAN

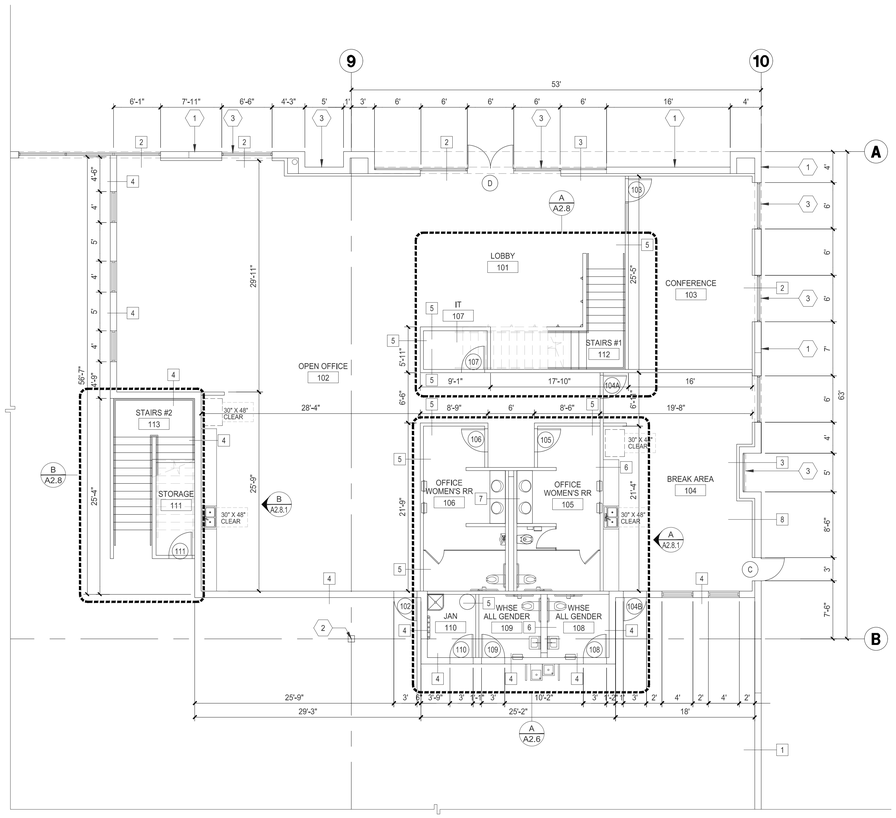
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Date:	04/14/2026

Revision:

Sheet:

A2.1

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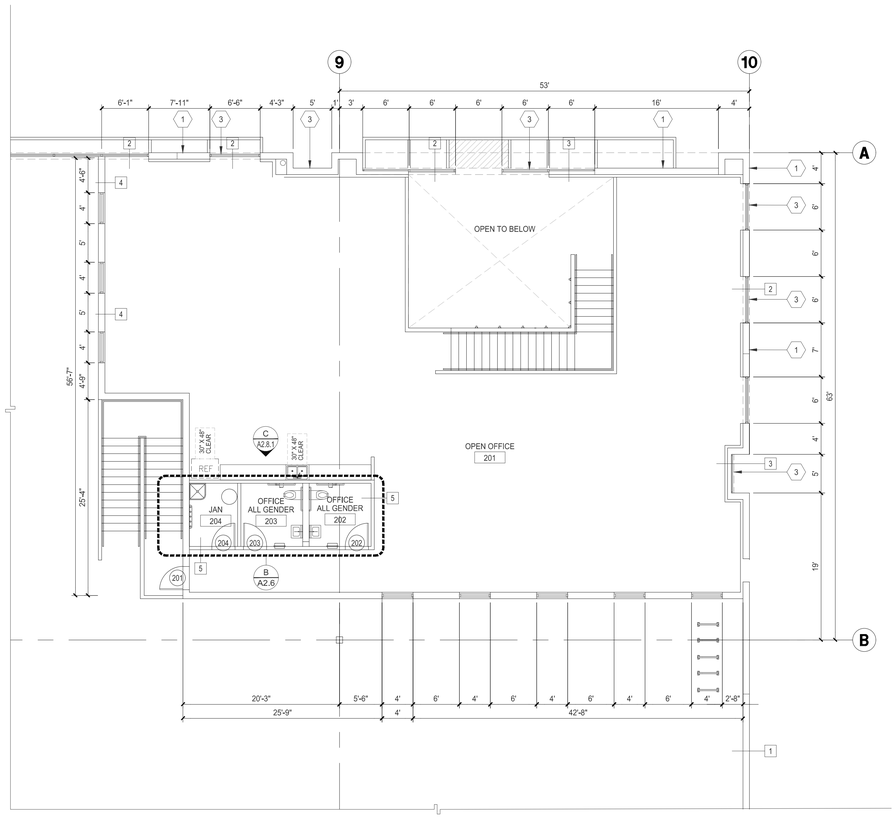


ENLARGED FLOOR PLAN A

scale: 1/8"=1'-0"

TRUE NORTH

PLAN NORTH



ENLARGED FLOOR PLAN @ MEZZANINE B

scale: 1/8"=1'-0"

TRUE NORTH

PLAN NORTH

KEYNOTES - FLOOR PLAN

1. CONCRETE TILT-UP PANEL. SEE "S" DRAWINGS FOR THICKNESS & ADDITIONAL REQUIREMENTS.
2. STRUCTURAL STEEL COLUMN. SEE "S" DRAWINGS FOR SIZE.
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE ENLARGED PLANS AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. CONCRETE RAMP W/ 42" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDES OF RAMP. SEE "S" DWG FOR DETAIL.
5. 9' x 10' DOCK DOOR, SECTIONAL O.H., STANDARD GRADE.
6A. ALUMINUM STAIR. SEE AD.2.1 FOR DETAILS.
6B. CONCRETE STAIR. SEE AD.2.2 FOR DETAILS.
7. 5'-6" x 5'-6" x 4" THICK CONCRETE EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREA. FINISH TO BE MEDIUM BROOM FINISH. SLOPE TO BE LESS THAN 2% IN ALL DIRECTIONS.
8. 4' x 8' METAL LOUVER. SEE 8/AD.4 FOR DETAILS.
9. DOCK DOOR BUMPER. SEE 4/AD.4 FOR DETAILS.
10. 12' x 14' DRIVE THRU. SECTIONAL O.H., STANDARD GRADE.
11. HOLLOW METAL EXTERIOR DOOR. SEE A5.1 FOR SIZE
12. CONC. FILLED GUARD POST, 6" DIA, 48"H, U.N.O. SEE 8/AD.1 FOR DETAILS.
13. EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPER. SEE 10, 13, 15/AD.3 FOR DETAILS.
14. INTERIOR ROOF DRAIN & OVERFLOW SCUPPERS. SEE 11, 12, 13, 14/AD.3 FOR DETAILS.
15. DOCK LEVELER.
16. Z GUARD. SEE DETAIL 1/AD.4
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2. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
3. SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
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8. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN.
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PAINT NOTE

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FLOOR SLAB AND POUR STRIPS REQ.

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2. FOR SITE COMPACTION CRITERIA, SEE CIVIL DRAWINGS AND GEOTECHNICAL REPORT. FOR BUILDING FLOOR SLAB COMPACTION CRITERIA: SEE STRUCTURAL DRAWINGS FOR DETAILS.
3. CONTRACTOR TO BUILD FOR CLASS V FLOOR PER A.C.I. 302.1R.
4. CONCRETE SLAB TO HAVE STEEL FLOAT HARD TROWEL BURNISHED FINISH.
5. CONTRACTOR TO CURE SLAB BY WET CURING USING BURLAP FOR 7 DAYS MIN. OR APPROVED CURING COMPOUND (WEATHER DEPENDENT). SEE STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
6. ALL EQUIPMENT & MOVING VEHICLES SHALL BE DIAPERED.
7. NO CRANES, CONCRETE TRUCKS, OR ANYTHING HEAVIER SHALL BE PLACED ON THE SLAB, CONCRETE TRUCKS, PUMPS, HEAVY MACHINERY, OR CRANES WILL NOT BE PERMITTED ON SLAB AT ANY TIME.
8. SLAB TO BE FF50 FL35 MEASURED WITHIN 24 HOURS.
9. THE MAXIMUM FLY ASH CONTENT ALLOWED IN CONCRETE SHALL BE PER STRUCTURAL DRAWINGS.
10. WHERE [ ] INDICATED, PROVIDE VAPOR BARRIER (15 MIL STEGO OR EQUAL) CONFORMING TO ASTM E 1745 UNDER THE CONCRETE SLAB WITH A 4" MIN. CAPILLARY BREAK ROCK. CONFIRM REQUIREMENTS WITH GEOTECHNICAL REPORT, CIVIL AND STRUCTURAL DRAWINGS. SHURESEAL, LAPIDOLITH OR APPROVED EQUAL FLOOR SEALER SHALL BE APPLIED ONE COAT AT END OF JOB IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION.
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15. THE BUILDING FLOOR SLAB IS FLAT, SEE CIVIL.
16. PRICE AS ADDITIONAL ALTERNATE: MM-80 EPOXY JOINT FILLER AT SPEED BAY ONLY.

WALL LEGEND - SHELL FLOOR PLANS

1. CONCRETE TILT-UP WALL. SEE "S" DRAWINGS FOR PANEL THICKNESS.
2. STOREFRONT SYSTEM WITH VISION GLASS. SEE DETAIL 16/AD.4
3. STOREFRONT SYSTEM WITH SPANDREL GLASS. SEE DETAIL 20/AD.4
4. FULL HEIGHT WALL : 8" METAL STUDS, U.N.O. W/ 5/8" TYPE "X" GYP. BD. ON BOTH SIDES TO EXTEND TO DECK ABOVE. SEE DETAILS 1/AD.7.1
5. 3 5/8", 20GA. METAL STUDS, U.N.O. @ 16" O.C. W/ 5/8" TYPE "X" GYP. BD. TO EXTEND TO 14' A.F.F., SEE DETAILS 3/AD.7.1 AND STUD SCHEDULE FOR SIZES PER HEIGHT.
6. 8", 20GA. METAL STUDS, U.N.O. @ 12" O.C. W/ 5/8" TYPE "X" GYP. BD. TO EXTEND TO 14' A.F.F., SEE DETAILS 3/AD.7.1 AND STUD SCHEDULE FOR SIZES PER HEIGHT.
7. PARTIAL HEIGHT PLUMBING CHASE WALL:5/8"GYP. BD.IS OVER 3-5/8" METAL STUDS @ 16" O.C. STAGGERED W/ 3-1/2" SOUND BATT INSULATION EACH SIDE. EXTEND GYP. BD. TO GYP BD.CEILING OR 12" ABOVE ACT CEILING. SEE DETAIL 11/AD.7.2
8. FURRING WALL WITH BATT INSULATION AT DEMISING WALL: 3-5/8"METAL STUDS W/ 5/8" TYPE "X" GYP. BD. ON ONE SIDE TO EXTEND TO 12" ABOVE CEILING.SEE DETAIL 1/AD.7.2

   1HR:1-HOUR FIRE RATED CONSTRUCTION. SEE DETAIL 4/AD.7.1

   PROVIDE BATT INSULATION AT PUMP ROOM FOR NOISE.

NOTES:
1. PROVIDE FIRE DAMPER AT ANY MECHANICAL PENETRATIONS THROUGH GYP. BD WALLS OR CEILING WHERE FIRE RATING IS PROVIDED.
2. PROVIDE FIRE RESISTANT CAULKING AROUND ALL PENETRATIONS, MECHANICAL AND OTHERWISE, THROUGH A FIRE-RATED ENCLOSURE OR ASSEMBLY.
3. SEE A2.0 AND A1.1F FOR EGRESS SIGNAGE AND FIRE EXTINGUISHERS ADDITIONAL REQUIREMENTS.

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LICENSED ARCHITECT TERESA GOODMAN C-37661 1-31-27 RENEWAL DATE STATE OF CALIFORNIA

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Project:

Goodman Innovation Center Milpitas

Milpitas
CA

Consultants:

CIVIL	KW
STRUCTURAL	HSA
MECHANICAL	ACIES
PLUMBING	ACIES
ELECTRCIAL	ACIES
LANDSCAPE	YAMASAKI
FIRE	-
SOILS	-

TITLE ENLARGED FLOOR PLANS

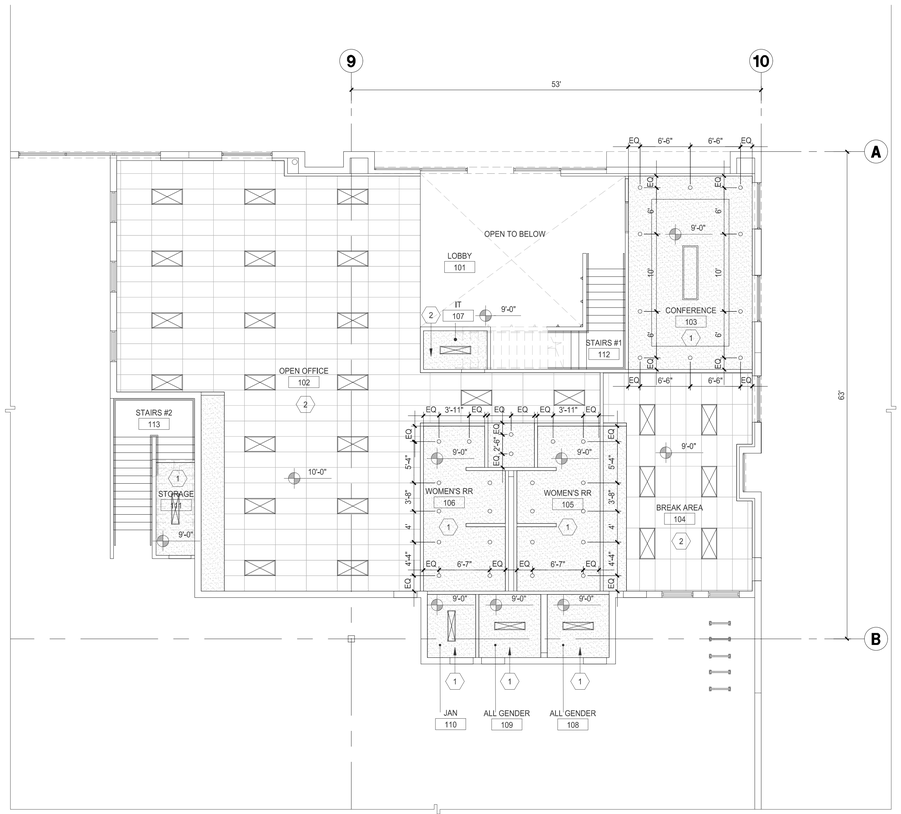
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Drawn By:	KZ
Date:	04/14/2026

Revision:

Sheet:

A2.2

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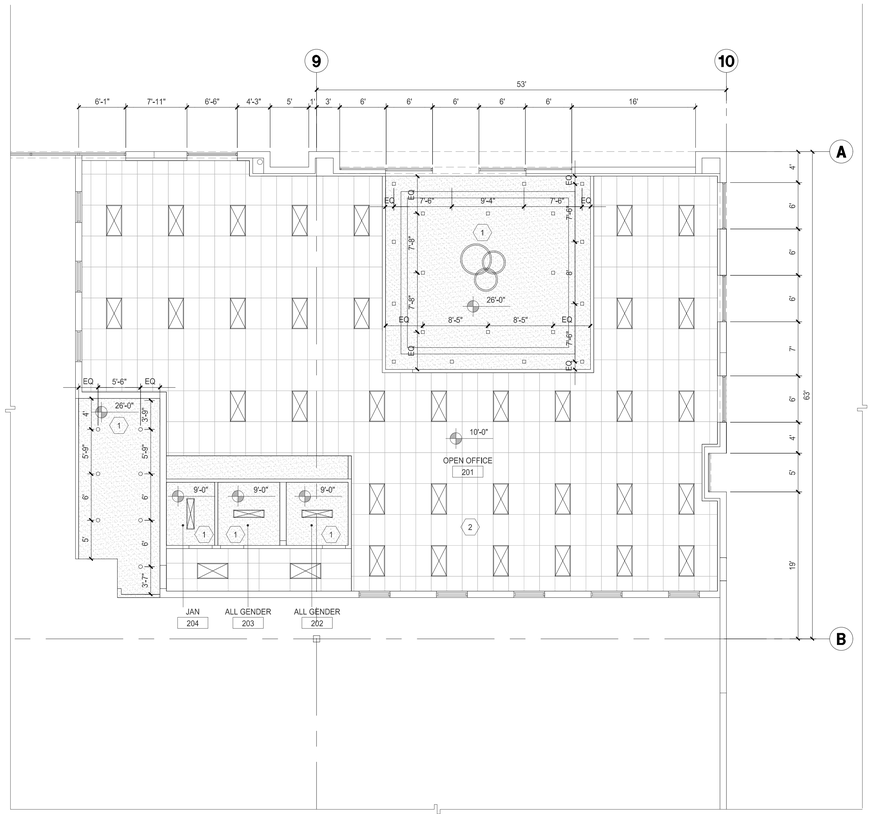
ENLARGED RCP PLAN

scale: 1/8"=1'-0"

A

TRUE NORTH

PLAN NORTH



ENLARGED RCP PLAN @ MEZZANINE

scale: 1/8"=1'-0"

B

TRUE NORTH

PLAN NORTH

LEGEND - REFLECTIVE CEILING PLAN

- 5/8" GYP. BD. UNDER CEILING JOISTS .
- 1'-0" X 4'-0" LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
- 2'-0" X 2'-0" RETURN AIR GRILLE. SEE MECHANICAL DRAWINGS.
- EMERGENCY EXIT LIGHT.
- RECESSED DOWN LIGHT, SEE ELECTRICAL DRAWINGS.
- 2'-0" X 4'-0" LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
- 2'-0" X 4'-0" ACOUSTIC CEILING TILE.

KEYNOTES - REFLECTIVE CEILING PLAN

1. 1 LAYER 5/8" TYPE "X" GYP. BD, ATTACHED TO UNDERSIDE OF CEILING JOIST, SEE DETAIL 17/AD.10.
2. 2' X 4' ACOUSTICAL TILE CEILING IN SUSPENDED T-BAR TRACK SYSTEM.

GENERAL NOTES - REFLECTIVE CEILING PLAN

1. ALL LIGHTS & SPRINKLER HEADS TO BE CENTER OF TILE PATTERN.
2. ALL ROOMS TO HAVE EQUAL TILE PERIMETERS, U.N.O.
3. CONTRACTOR RESPONSIBLE FOR COORDINATION OF ALL LIGHTS, SPRINKLERS, & MECHANICAL REGISTER, DIFFUSERS AND GRILLS.
4. FOR DRYWALL STUD FRAMING SEE DETAIL AD.7
5. PROVIDE CLIP HOLD DOWNS AT GRID TO LIMIT ANY INFILTRATION AND EXFILTRATION.
6. EXCEPT WHERE RIGID BRACES ARE USED TO LIMIT LATERAL DEFLECTIONS, SPRINKLER HEADS AND OTHER PENETRATIONS SHALL A 2" OVERSIZE RING, SLEEVE, OR ADAPTER THROUGH THE CEILING TILE TO ALLOW FOR FREE MOVEMENT OF AT LEAST 1" IN ALL HORIZONTAL DIRECTIONS. ALTERNATIVELY, A SWING JOINT THAT CAN ACCOMMODATE 1" OF CEILING MOVEMENT IN ALL HORIZONTAL DIRECTIONS IS PERMITTED TO BE PROVIDED AT THE TOP OF THE SPRINKLER HEAD EXTENSION.

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LANDSCAPE	YAMASAKI
FIRE	-
SOILS	-

TITLE ENLARGED FLOOR PLANS & REFLECTED CEILING PLAN @ MEZZANINE

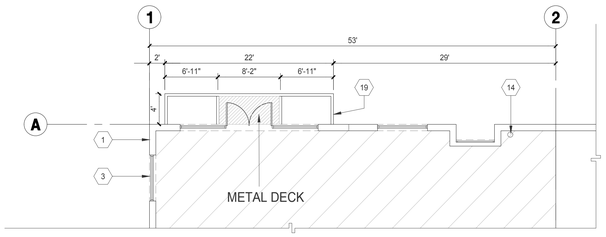
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Drawn By:	KZ
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A2.3

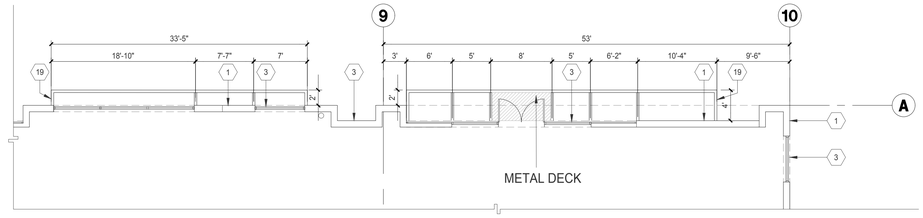
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ENLARGED LOWER CANOPY PLAN A
scale: 1/8"=1'-0"

TRUE NORTH

PLAN NORTH



ENLARGED LOWER CANOPY PLAN B
scale: 1/8"=1'-0"

TRUE NORTH

PLAN NORTH

KEYNOTES - FLOOR PLAN

1. CONCRETE TILT-UP PANEL. SEE "S" DRAWINGS FOR THICKNESS & ADDITIONAL REQUIREMENTS.
2. STRUCTURAL STEEL COLUMN. SEE "S" DRAWINGS FOR SIZE.
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE ENLARGED PLANS AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. CONCRETE RAMP W/ 42" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDES OF RAMP. SEE "S" DWG FOR DETAIL.
5. 9' x 10' DOCK DOOR, SECTIONAL O.H., STANDARD GRADE.
6. EXTERIOR METAL STEEL STAIR. SEE 1, 2, 3, & 5/AD.2.1 FOR DETAILS. FOR STAIR WITH AREA OF REFUGE SEE 19/AD.2.1
7. 5'-6" x 5'-6" x 4" THICK CONCRETE EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREA. FINISH TO BE MEDIUM BROOM FINISH. SLOPE TO BE LESS THAN 2% IN ALL DIRECTIONS.
8. 4' x 8' METAL LOUVER. SEE 8/AD.4 FOR DETAILS.
9. DOCK DOOR BUMPER. SEE 4/AD.4 FOR DETAILS.
10. 12' x 14' DRIVE THRU. SECTIONAL O.H., STANDARD GRADE.
11. HOLLOW METAL EXTERIOR DOOR. SEE A5.1 FOR SIZE
12. CONC. FILLED GUARD POST. 6" DIA. 48"H. U.N.O. SEE 9/AD.1 FOR DETAILS.
13. EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPER. SEE 13, 16/AD.3 FOR DETAILS.
14. INTERIOR ROOF DRAIN & OVERFLOW SCUPPERS. SEE 12, 12A, 14/AD.3 FOR DETAILS.
15. DOCK LEVELER.
16. Z GUARD. SEE DETAIL 2/AD.4
17. INTERIOR BIKE RACK. SEE 13/AD.2 FOR DETAILS.
18. ELECTRICAL ROOM. SEE "E" DRAWINGS FOR DETAILS.
19. METAL CANOPY ABOVE. SEE AD.5 FOR DETAILS.
20. RECESSED KNOX BOXES SHALL BE INCLUDED AS REQUIRED BY CODE.
21. ROOF ACCESS LADDER. SEE 20/AD.2 FOR DETAILS.
22. APPROXIMATE LOCATION OF FIRE RISERS. SEE "FP" DRAWINGS.
23. PUMP ROOM
24. LINE OF SOFFIT ABOVE.
25. LEED PROJECTS: BUILDING RECYCLING COLLECTION AREA FOR MIXED PAPER, CORRUGATED CARDBOARD, GLASS, PLASTICS & METALS. PAINT BOUNDARY STRIP WHITE.

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1-31-27
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Consultants:

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STRUCTURAL	HSA
MECHANICAL	ACIES
PLUMBING	ACIES
ELECTRCIAL	ACIES
LANDSCAPE	YAMASAKI
FIRE	-
SOILS	-

TITLE CANOPY PLAN

Project Number:	23090
Drawn By:	KZ
Date:	04/14/2026

Revision:

Sheet:

A2.4

CAUTION : IF THIS SHEET IS NOT 30"X42" IT IS A REDUCED PRINT

KEYNOTES - FLOOR PLAN

1. CONCRETE TILT-UP PANEL. SEE "S" DRAWINGS FOR THICKNESS & ADDITIONAL REQUIREMENTS.
2. STRUCTURAL STEEL COLUMN. SEE "S" DRAWINGS FOR SIZE.
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE ENLARGED PLANS AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. CONCRETE RAMP W/ 42" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDES OF RAMP. SEE "S" DWG FOR DETAIL.
5. 9' x 10' DOCK DOOR, SECTIONAL O.H., STANDARD GRADE.
6A. ALUMINUM STAIR. SEE AD.2.1 FOR DETAILS.
6B. CONCRETE STAIR. SEE AD.2.2 FOR DETAILS.
7. 5'-6" x 5'-6" x 4" THICK CONCRETE EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREA. FINISH TO BE MEDIUM BROOM FINISH. SLOPE TO BE LESS THAN 2% IN ALL DIRECTIONS.
8. 4' x 8' METAL LOUVER. SEE 8/AD.4 FOR DETAILS.
9. DOCK DOOR BUMPER. SEE 4/AD.4 FOR DETAILS.
10. 12' x 14' DRIVE THRU. SECTIONAL O.H., STANDARD GRADE.
11. HOLLOW METAL EXTERIOR DOOR. SEE A5.1 FOR SIZE
12. CONC. FILLED GUARD POST. 6" DIA. 48"H. U.N.O. SEE 8/AD.1 FOR DETAILS.
13. EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPER. SEE 10, 13, 15/AD.3 FOR DETAILS.
14. INTERIOR ROOF DRAIN & OVERFLOW SCUPPERS. SEE 11, 12, 13, 14/AD.3 FOR DETAILS.
15. DOCK LEVELER.
16. Z GUARD. SEE DETAIL 1/AD.4
17. INTERIOR BIKE RACK. SEE 18/AD.1 FOR DETAILS.
18. ELECTRICAL ROOM. SEE "E" DRAWINGS FOR DETAILS.
19. METAL CANOPY ABOVE. SEE AD.5 FOR DETAILS.
20. RECESSED KNOX BOXES SHALL BE INCLUDED AS REQUIRED BY CODE.
21. ROOF ACCESS LADDER. SEE AD.6 FOR DETAILS.
22. APPROXIMATE LOCATION OF FIRE RISERS. SEE "FP" DRAWINGS.
23. PUMP ROOM
24. LINE OF SOFFIT ABOVE.
25. LEED PROJECTS: BUILDING RECYCLING COLLECTION AREA FOR MIXED PAPER, CORRUGATED CARDBOARD, GLASS, PLASTICS & METALS. PAINT BOUNDARY STRIP WHITE.

WALL LEGEND - SHELL FLOOR PLANS

1. CONCRETE TILT-UP WALL. SEE "S" DRAWINGS FOR PANEL THICKNESS.
2. STOREFRONT SYSTEM WITH VISION GLASS. SEE DETAIL 16/AD.4
3. STOREFRONT SYSTEM WITH SPANDREL GLASS. SEE DETAIL 20/AD.4
4. FULL HEIGHT WALL : 8" METAL STUDS, U.N.O. W/ 5/8" TYPE "X" GYP. BD. ON BOTH SIDES TO EXTEND TO DECK ABOVE. SEE DETAILS 1/AD.7.1
5. 3 5/8", 20GA. METAL STUDS, U.N.O. @ 16" O.C. W/ 5/8" TYPE "X" GYP. BD. TO EXTEND TO 14' A.F.F.. SEE DETAILS 3/AD.7.1 AND STUD SCHEDULE FOR SIZES PER HEIGHT.
6. 8", 20GA. METAL STUDS, U.N.O. @ 12" O.C. W/ 5/8" TYPE "X" GYP. BD. TO EXTEND TO 14' A.F.F.. SEE DETAILS 3/AD.7.1 AND STUD SCHEDULE FOR SIZES PER HEIGHT.
7. PARTIAL HEIGHT PLUMBING CHASE WALL:5/8"GYP. BD.IS OVER 3-5/8" METAL STUDS @ 16" O.C. STAGGERED W/ 3-1/2" SOUND BATT INSULATION EACH SIDE. EXTEND GYP. BD. TO GYP BD.CEILING OR 12" ABOVE ACT CEILING. SEE DETAIL 11/AD.7.2
8. FURRING WALL WITH BATT INSULATION AT DEMISING WALL: 3-5/8"METAL STUDS W/ 5/8" TYPE "X" GYP. BD. ON ONE SIDE TO EXTEND TO 12" ABOVE CEILING.SEE DETAIL 1/AD.7.2

1HR:1-HOUR FIRE RATED CONSTRUCTION. SEE DETAIL 4/AD.7.1

PROVIDE BATT INSULATION AT PUMP ROOM FOR NOISE.

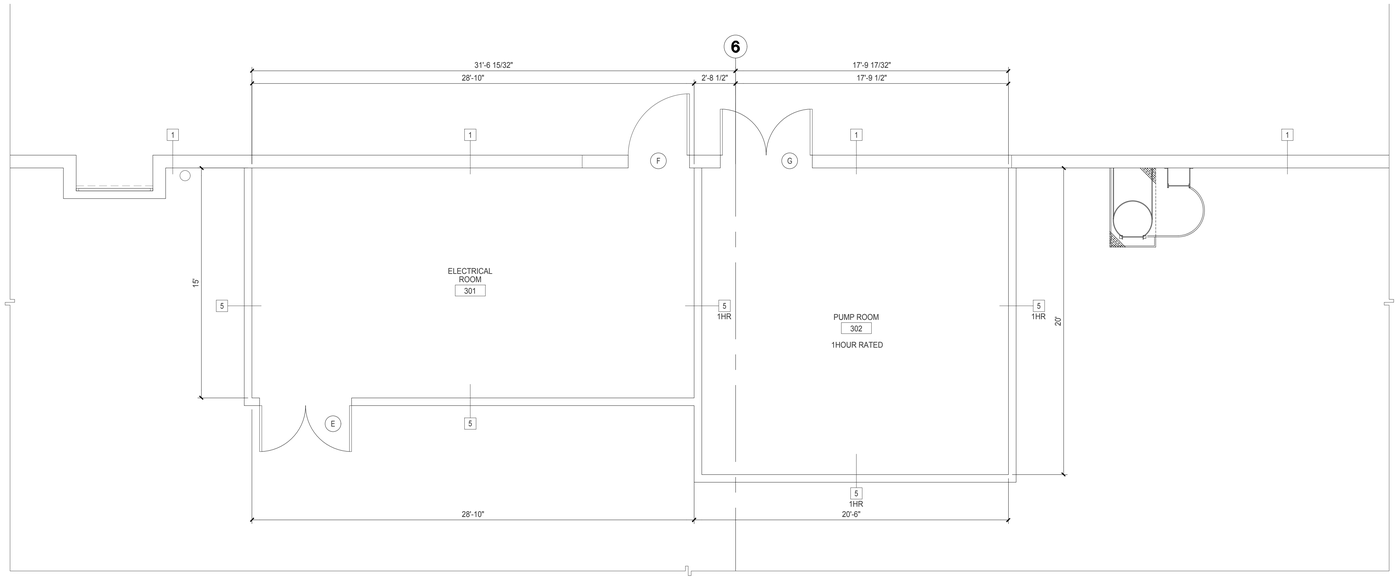
NOTES:
1. PROVIDE FIRE DAMPER AT ANY MECHANICAL PENETRATIONS THROUGH GYP. BD WALLS OR CEILING WHERE FIRE RATING IS PROVIDED.
2. PROVIDE FIRE RESISTANT CAULKING AROUND ALL PENETRATIONS, MECHANICAL AND OTHERWISE. THROUGH A FIRE-RATED ENCLOSURE OR ASSEMBLY.
3. SEE A2.0 AND A1.1F FOR EGRESS SIGNAGE AND FIRE EXTINGUISHERS ADDITIONAL REQUIREMENTS.

KEYNOTES - REFLECTIVE CEILING PLAN

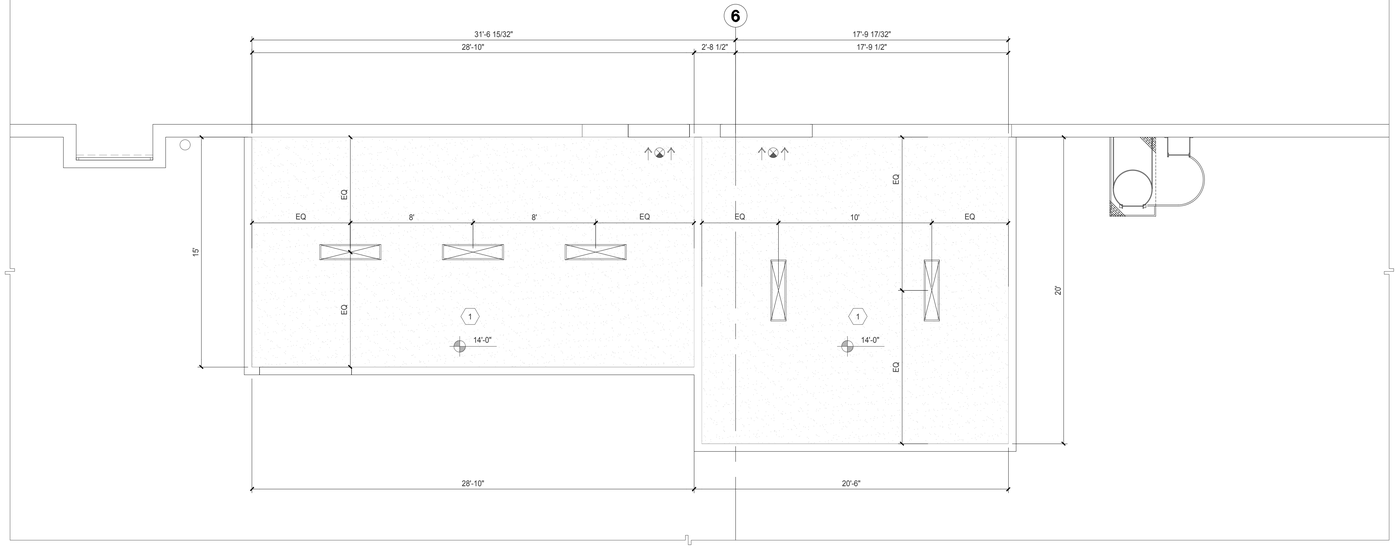
1. 1 LAYER 5/8" TYPE "X" GYP. BD. ATTACHED TO UNDERSIDE OF CEILING JOIST. SEE DETAIL 17/AD.10.
2. 2' X 4' ACOUSTICAL TILE CEILING IN SUSPENDED T-BAR TRACK SYSTEM.

LEGEND - REFLECTIVE CEILING PLAN

- 5/8" GYP. BD. UNDER CEILING JOISTS .
- 1'-0" X 4'-0" LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
- 2'-0" X 2'-0" RETURN AIR GRILLE. SEE MECHANICAL DRAWINGS.
- EMERGENCY EXIT LIGHT.
- RECESSED DOWN LIGHT, SEE ELECTRICAL DRAWINGS.
- 2'-0" X 4'-0" LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
- 2'-0" X 4'-0" ACOUSTIC CEILING TILE.



ENLARGED FOOR PLAN A
scale: 1/4"=1'-0"
TRUE NORTH
PLAN NORTH



REFLECTED CEILING PLAN B
scale: 1/4"=1'-0"
TRUE NORTH
PLAN NORTH

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Milpitas
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Consultants:

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STRUCTURAL	HSA
MECHANICAL	ACIES
PLUMBING	ACIES
ELECTRCIAL	ACIES
LANDSCAPE	YAMASAKI
FIRE	-
SOILS	-

TITLE ENLARGED ELECTRICAL & PUMP ROOM

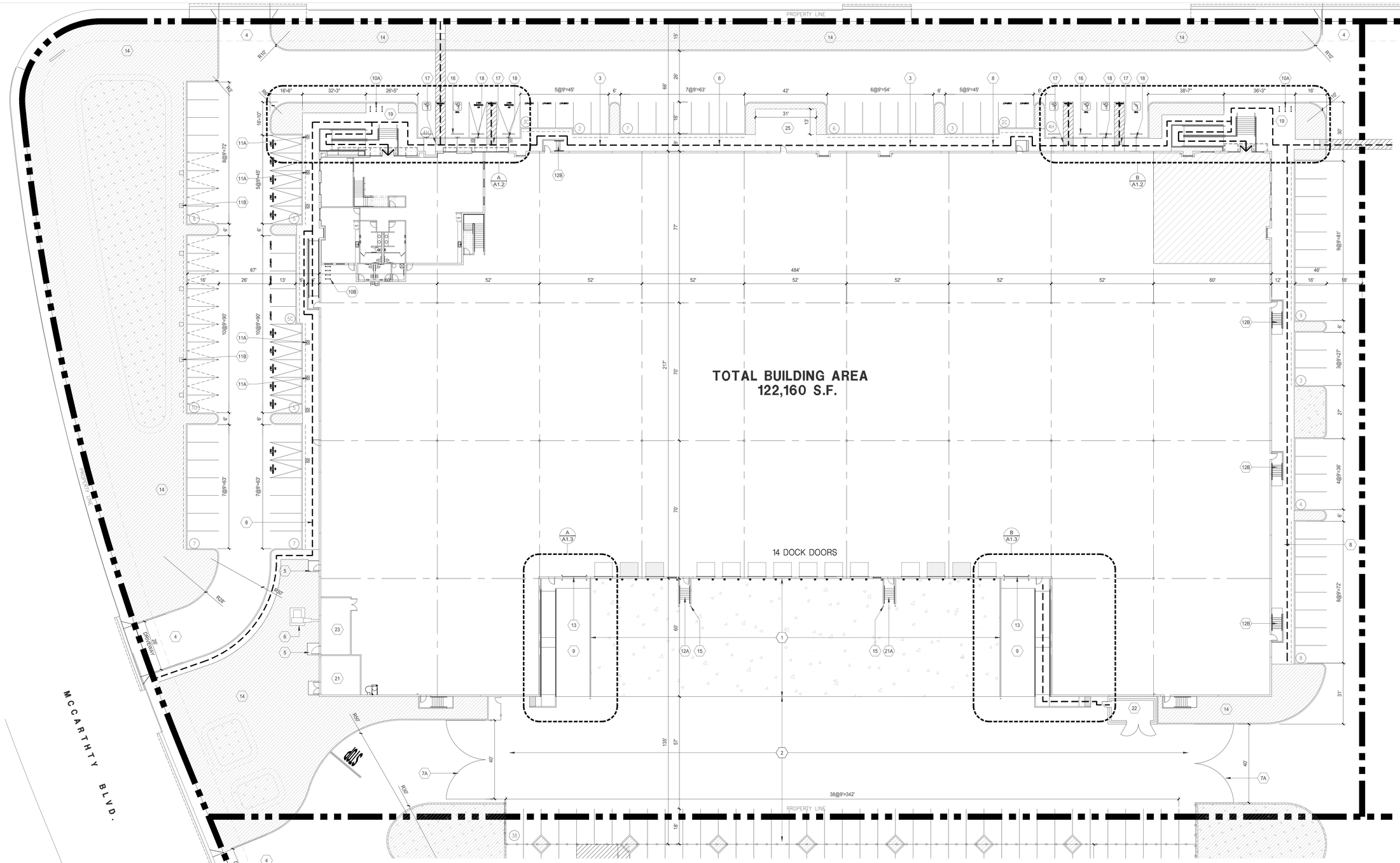
Project Number:	23090
Drawn By:	KZ
Date:	04/14/2026

Revision:

Sheet:

A2.5

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OVERALL SITE PLAN

scale: 1" = 20'-0"

A

TRUE NORTH

PLAN NORTH

SITE PLAN GENERAL NOTES

1. THE SITE PLAN IS BASED ON THE SOILS REPORT PREPARED BY CORNERSTONE EARTH GROUP, MARCH 26, 2025, PROJECT NUMBER #1292-6-4
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE.
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES.
5. SEE "C" DRAWINGS FOR POINTS OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
6. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
7. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
8. SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
9. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY W/ 1:20 MAX. SLOPE. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH.
10. PROVIDE RECESSED KNOX BOXES AT ALL OFFICE ENTRANCES.
11. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
12. ON-SITE FIRE MAIN, FIRE SPRINKLER, AND SPRINKLER MONITORING SYSTEM SHALL BE SUBMITTED SEPARATELY TO THE FIRE DEPARTMENT FOR REVIEW AND PERMITTING.
13. ALL VERTICAL MOUNTING POLES OF FENCING SHALL BE CAPPED.
14. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB. CONCRETE CURB AT TRUCK YARD SHALL BE (12") HIGH.
15. ALL INTERIOR AND EXTERIOR WALK SURFACES TO BE NON-SLIP TYPE.

SITE LEGEND

- STANDARD PARKING STALL 9'x18'
- ACCESSIBLE PARKING STALL, W/ ACCESSIBLE PARKING STALL SIGN ON POST AND INTERNATIONAL SYMBOL OF ACCESSIBILITY MARKING. 9'x18' +5' ACCESSIBLE AISLE
- VAN ACCESSIBLE PARKING STALL, W/ VAN ACCESSIBLE PARKING STALL SIGN ON POST AND INTERNATIONAL SYMBOL OF ACCESSIBILITY MARKING. 12'x18' +5' W/ ACCESSIBLE AISLE
- STANDARD EVCS WITH CHARGER, EV CHARGING SIGN ON POST AND MARKING "EV CHARGING ONLY" 9'x18'
- STANDARD ACCESSIBLE EVCS WITH EVCS SIGN ON POST AND MARKING "EV CHARGING ONLY", 9'x18' +5' W/ ACCESSIBLE AISLE
- VAN ACCESSIBLE EVCS WITH CHARGER, MARKING "EV CHARGING ONLY", EV CHARGING POST SIGN AND VAN ACCESSIBLE PARKING STALL POST SIGN, SIZE 12'x18' +5' W/ ACCESSIBLE AISLE
- EV CAPABLE SPACE WITHOUT EVSE (CONDUIT ONLY) SIZE 9'x18'
- LANDSCAPED AREA
- AC. PAVING - SEE "C" DRAWINGS. FOR THICKNESS
- CONCRETE PAVING SEE "C" DRWGS. FOR THICKNESS
- LANDSCAPE FINGER PER LOCAL JURISDICTION STANDARD
- PROPERTY LINE
- ACCESSIBILITY PATH OF TRAVEL 48" MIN WIDE, 5% MAX SLOPE, 2% MAX CROSS SLOPE
- 26' MIN FIRE LANE, CLEAR TO SKY
- LIGHT POLE
- FIRE HYDRANT -APPROXIMATE LOCATION
- EV CHARGER
- EV CONDUIT FOR FUTURE CHARGER

NOTES:
1. ACCESSIBLE AISLE FOR ACCESSIBLE EVCS PARKING STALLS SHALL BE PAINTED WHITE OR PER LOCAL REGULATION. BLUE PAINT NOT TO BE USED.
2. EVCS STALLS TO BE IDENTIFIED BY SIGNS PER SECTION 2B.46 OF CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
3. VERIFY LOCAL REGULATIONS FOR ADDITIONAL SIGNAGE AND MARKING REQUIREMENT FOR IDENTIFICATION OF EVCS PARKING STALLS

SITE PLAN KEYNOTES

1	HEAVY BROOM FINISH CONCRETE PAVEMENT. SEE "C" AND "S" DRAWINGS.
2	ASPHALT CONCRETE (AC) PAVING.
3	ACCESSIBLE PATH OF TRAVEL.
4	DRIVEWAY APRONS. TO BE CONSTRUCTED PER "C" AND "L" DWGS.
5	5'-6" x 5'-6" x 4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH SLOPE TO BE 1/4" : 12" MAX.
6	APPROXIMATE LOCATION OF TRANSFORMER. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY.
7A	8' HIGH METAL SWING GATE W / KNOX-BOX PER FIRE DEPARTMENT. SEE DETAILS 5, 6, 7 /AD,1.1.
7B	8' HIGH CHAIN LINK FENCE. SEE DETAIL 10/AD.1.2.
8	CONCRETE WALKWAY, MEDIUM BROOM FINISH.
9	CONCRETE RAMP WITH CONCRETE GUARD WALL. SEE "S" DRAWINGS FOR GUARDWALL.
10A	SHORT TERM BIKE RACK. SEE 18/AD.1 FOR DETAILS.
10B	LONG TERM BIKE RACK. SEE 18/AD,1 FOR DETAILS.
11A	ELECTRIC VEHICLE CHARGER. SEE "E" DRAWING FOR CONDUIT.
11B	FUTURE ELECTRIC VEHICLE CHARGER AT EV CAPABLE STALL.
12A	ALUMINUM STAIR. SEE AD.2.1 FOR DETAILS.
12B	CONCRETE STAIR. SEE AD.2.2 FOR DETAILS.
13	DRIVE-IN DOOR. SEE A5.1.
14	LANDSCAPE. ALL LANDSCAPE AREAS INDICATED BY SHADING.
15	CONC. FILLED GUARD POST 6" DIA. 48" H. U.N.O. SEE 8/AD.1.
16	PRE-CAST CONC. WHEEL STOP. SEE 3/AD,1 FOR DETAILS.
17	TRUNCATED DOMES. SEE 7/AD,1 FOR DETAILS.
18	ACCESSIBLE PARKING STALL SIGN. SEE 13/AD.1 FOR DETAILS.
19	HARDSCAPE AT ENTRANCE. SEE "L" DRAWINGS.
20	ACCESSIBLE ENTRY SIGN. SEE 15/AD.1 FOR DETAILS.
21	PUMP ROOM. SEE A2.2 FOR ENLARGED PLANS.
22	TRASH ENCLOSURE. SEE A1.1 FOR LOCATIONS & AD.8 FOR DETAILS.
23	ELECTRICAL ROOM. SEE "E" DRAWINGS FOR DETAILS.
24	STORM TREATMENT SEE CIVIL DRAWINGS.
25	OUTDOOR EATING AREA. SEE LANDSCAPE DRAWING.
26	PROVIDE "NO SMOKING" SIGN. SIGNAGE SHALL BE APPROX. 5" x 7" AND LOCATED AT ALL POINTS OF ENTRY. MOUNT AT +48"AFF.
27	EXTERIOR PARKING LIGHT POLE. SEE "E" DRAWINGS AND DETAIL. SEE 1/AD,1 FOR DETAILS.
28	PROVIDE CONDUIT FOR FUTURE MONUMENT SIGN.
29	APPROXIMATE LOCATION OF FIRE HYDRANT. SEE "C" AND "FP" DWGS. PROVIDE CONCRETE BOLLARD PROTECTION AS REQUIRED.
30	APPROXIMATE LOCATION OF RECESSED KNOX-BOX. PROVIDE KEY BOXES AT THE MAIN ENTRANCE & ANY RESTRICTED ACCESS TO THE BUILDING. ALL KNOX-BOXES SHALL BE PURCHASED BY THE APPLICANT AS DIRECTED BY THE FD BUREAU OF FIRE PREVENTION. THE BOXES SHALL BE INSTALLED IN ACCORDANCE W/

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PLUMBING	ACIES
ELECTRCIAL	ACIES
LANDSCAPE	YAMASAKI
FIRE	-
SOILS	-

TITLE OVERALL SITE PLAN

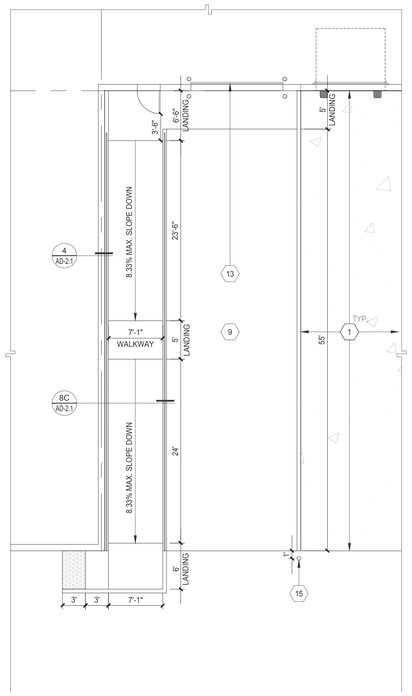
Project Number:	23090
Drawn By:	KZ
Date:	04/14/2026

Revision:

Sheet:

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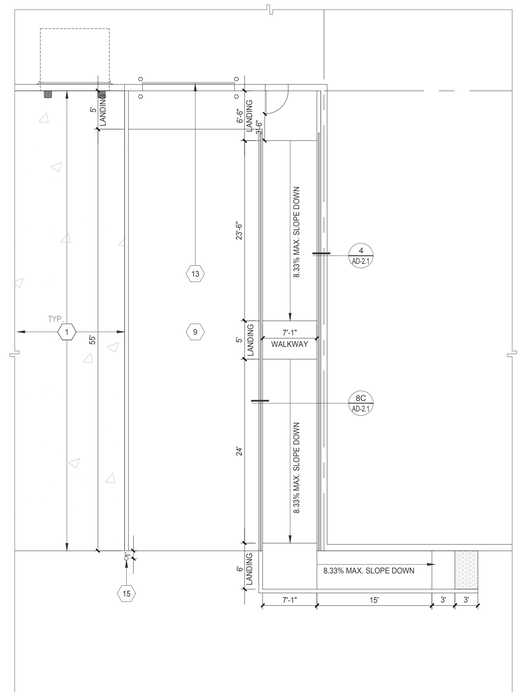


ENLARGED SITE PLAN A

scale: 1/8" = 1'-0"

TRUE NORTH

PLAN NORTH

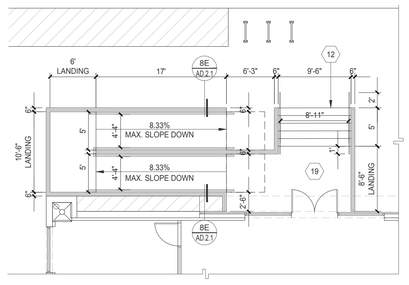


ENLARGED SITE PLAN B

scale: 1/8" = 1'-0"

TRUE NORTH

PLAN NORTH

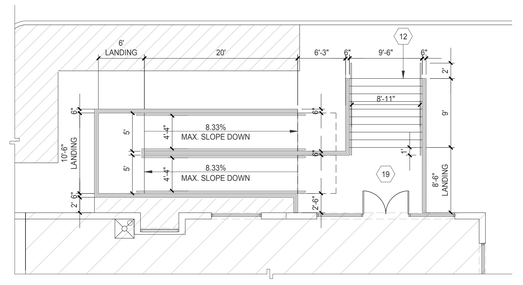


ENLARGED SITE PLAN C

scale: 1/8" = 1' - 0"

TRUE NORTH

PLAN NORTH



ENLARGED SITE PLAN D

scale: 1/8" = 1'-0"

TRUE NORTH

PLAN NORTH

SITE PLAN KEYNOTES

1. HEAVY BROOM FINISH CONCRETE PAVEMENT. SEE "C" AND "S" DRAWINGS.
2. ASPHALT CONCRETE (AC) PAVING.
3. ACCESSIBLE PATH OF TRAVEL.
4. DRIVEWAY APRONS. TO BE CONSTRUCTED PER "C" AND "L" DWGS.
5. 5'-6" x 5'-6" x 4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH SLOPE TO BE 1/4" : 12" MAX.
6. APPROXIMATE LOCATION OF TRANSFORMER. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY.
7A. 8' HIGH METAL SWING GATE W / KNOX-BOX PER FIRE DEPARTMENT. SEE DETAILS 5/AD.1.1.
7B. 8' HIGH CHAIN LINK FENCE.
8. CONCRETE WALKWAY, MEDIUM BROOM FINISH.
9. CONCRETE RAMP WITH CONCRETE GUARD WALL. SEE "S" DRAWINGS FOR GUARDWALL.
10A. SHORT TERM BIKE RACK. SEE 18/AD.1 FOR DETAILS.
10B. LONG TERM BIKE RACK. SEE 17/AD.1 FOR DETAILS.
11A. ELECTRIC VEHICLE CHARGER. SEE "E" DRAWING FOR CONDUIT.
11B. FUTURE ELECTRIC VEHICLE CHARGER AT EV CAPABLE STALL.
12. EXTERIOR METAL STEEL STAIR. SEE 1, 2, 3, & 5/AD.2.1 FOR DETAILS. FOR STAIR WITH AREA OF REFUGE SEE 19/AD.2.1.
13. DRIVE-IN DOOR. SEE A5.1.
14. LANDSCAPE. ALL LANDSCAPE AREAS INDICATED BY SHADING.
15. CONC. FILLED GUARD POST 6" DIA. 48" H. U.N.O. SEE 8/AD.1.
16. PRE-CAST CONC. WHEEL STOP. SEE 3/AD.1 FOR DETAILS.
17. TRUNCATED DOMES. SEE 7/AD.1 FOR DETAILS.
18. ACCESSIBLE PARKING STALL SIGN. SEE 13/AD.1 FOR DETAILS.
19. HARDSCAPE AT ENTRANCE. SEE "L" DRAWINGS.
20. ACCESSIBLE ENTRY SIGN. SEE 15/AD.1 FOR DETAILS.
21. PUMP ROOM. SEE A2.2 FOR ENLARGED PLANS.
22. TRASH ENCLOSURE. SEE A1.1 FOR LOCATIONS & AD.8 FOR DETAILS.
23. ELECTRICAL ROOM. SEE "E" DRAWINGS FOR DETAILS.
24. STORM TREATMENT SEE CIVIL DRAWINGS.
25. OUTDOOR EATING AREA. SEE LANDSCAPE DRAWING.
26. PROVIDE "NO SMOKING" SIGN. SIGNAGE SHALL BE APPROX. 5" x 7" AND LOCATED AT ALL POINTS OF ENTRY. MOUNT AT +48"AFF.
27. EXTERIOR PARKING LIGHT POLE. SEE "E" DRAWINGS AND DETAIL. SEE 1/AD.1 FOR DETAILS.
28. PROVIDE CONDUIT FOR FUTURE MONUMENT SIGN.
29. APPROXIMATE LOCATION OF FIRE HYDRANT. SEE "C" AND "FP" DWGS. PROVIDE CONCRETE BOLLARD PROTECTION AS REQUIRED.
30. APPROXIMATE LOCATION OF RECESSED KNOX-BOX. PROVIDE KEY BOXES AT THE MAIN ENTRANCE & ANY RESTRICTED ACCESS TO THE BUILDING. ALL KNOX-BOXES SHALL BE PURCHASED BY THE APPLICANT AS DIRECTED BY THE FD BUREAU OF FIRE PREVENTION. THE BOXES SHALL BE INSTALLED IN ACCORDANCE W/ THE INSTRUCTIONS PROVIDED W/ THE BOX AND DIRECTIVES OF FD.

SITE PLAN GENERAL NOTES

1. THE SITE PLAN IS BASED ON THE SOILS REPORT PREPARED BY CORNERSTONE EARTH GROUP, MARCH 26, 2025, PROJECT NUMBER #1292-6-4
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE.
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
5. SEE "C" DRAWINGS FOR POINTS OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
6. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
7. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
8. SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
9. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY W/ 1:20 MAX. SLOPE. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH.
10. PROVIDE RECESSED KNOX BOXES AT ALL OFFICE ENTRANCES.
11. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
12. ON-SITE FIRE MAIN, FIRE SPRINKLER, AND SPRINKLER MONITORING SYSTEM SHALL BE SUBMITTED SEPARATELY TO THE FIRE DEPARTMENT FOR REVIEW AND PERMITTING.
13. ALL VERTICAL MOUNTING POLES OF FENCING SHALL BE CAPPED.
14. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB. CONCRETE CURB AT TRUCK YARD SHALL BE (12") HIGH.
15. ALL INTERIOR AND EXTERIOR WALK SURFACES TO BE NON-SLIP TYPE.

SITE LEGEND

- STANDARD PARKING STALL 9'x18'
- ACCESSIBLE PARKING STALL, W/ ACCESSIBLE PARKING STALL SIGN ON POST AND INTERNATIONAL SYMBOL OF ACCESSIBILITY MARKING. 9'x18' +5' ACCESSIBLE AISLE
- VAN ACCESSIBLE PARKING STALL, W/ VAN ACCESSIBLE PARKING STALL SIGN ON POST AND INTERNATIONAL SYMBOL OF ACCESSIBILITY MARKING. 12'x18' +5' W/ ACCESSIBLE AISLE
- STANDARD EVCS WITH CHARGER, EV CHARGING SIGN ON POST AND MARKING "EV CHARGING ONLY" 9'x18'
- STANDARD ACCESSIBLE EVCS WITH EVCS SIGN ON POST AND MARKING "EV CHARGING ONLY", 9'x18' +5' W/ ACCESSIBLE AISLE
- VAN ACCESSIBLE EVCS WITH CHARGER, MARKING "EV CHARGING ONLY", EV CHARGING POST SIGN AND VAN ACCESSIBLE PARKING STALL POST SIGN, SIZE 12'x18' +5' W/ ACCESSIBLE AISLE
- EV CAPABLE SPACE WITHOUT EVSE (CONDUIT ONLY) SIZE 9'x18'
- LANDSCAPED AREA
- AC. PAVING - SEE "C" DRAWINGS. FOR THICKNESS
- CONCRETE PAVING SEE "C" DRWGS. FOR THICKNESS
- LANDSCAPE FINGER PER LOCAL JURISDICTION STANDARD
- PROPERTY LINE
- ACCESSIBILITY PATH OF TRAVEL 48" MIN WIDE, 5% MAX SLOPE, 2% MAX CROSS SLOPE
- 26' MIN FIRE LANE, CLEAR TO SKY
- LIGHT POLE
- FIRE HYDRANT -APPROXIMATE LOCATION
- EV CHARGER
- EV CONDUIT FOR FUTURE CHARGER

NOTES:

1. ACCESSIBLE AISLE FOR ACCESSIBLE EVCS PARKING STALLS SHALL BE PAINTED WHITE OR PER LOCAL REGULATION. BLUE PAINT NOT TO BE USED.
2. EVCS STALLS TO BE IDENTIFIED BY SIGNS PER SECTION 2B.46 OF CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
3. VERIFY LOCAL REGULATIONS FOR ADDITIONAL SIGNAGE AND MARKING REQUIREMENT FOR IDENTIFICATION OF EVCS PARKING STALLS

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LICENSED ARCHITECT TERESA GOODWIN C-37661 1-31-27 RENEWAL DATE STATE OF CALIFORNIA

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Consultants:

CIVIL	KW
STRUCTURAL	HSA
MECHANICAL	ACIES
PLUMBING	ACIES
ELECTRCIAL	ACIES
LANDSCAPE	YAMASAKI
FIRE	-
SOILS	-

TITLE ENLARGED SITE PLAN

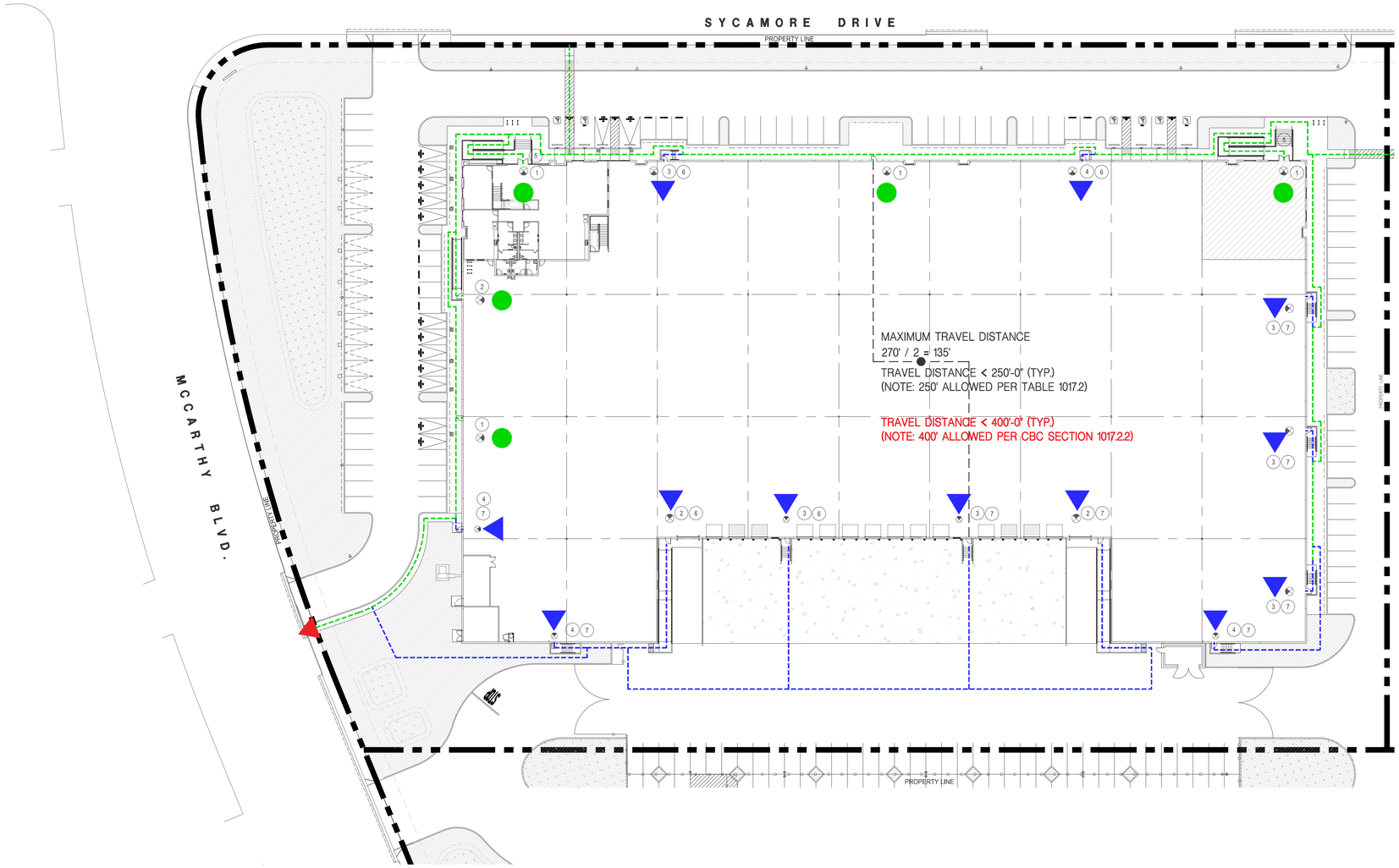
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A1.3

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OVERALL SITE PLAN (A)

scale: 1" = 30'-0"

TRUE NORTH

PLAN NORTH

MEANS OF EGRESS NOTES

1. EGRESS SHALL NOT PASS THROUGH ROOMS WHICH ARE NOT ACCESSORY USE OR HIGH HAZARD. PER SECTION 1016.2
2. EGRESS DOORS SHALL COMPLY WITH SECTION 1010.
   - READILY DISTINGUISHABLE
   - 32" CLEAR OPENING
   - HINGED DOORS
   - THE FORCE FOR OPENING SHALL NOT EXCEED 5 POUNDS OTHER THAN FIRE DOORS.
3. ELEMENTS SHALL NOT PROJECT WITHIN THE REQUIRED CIRCULATION WIDTH MORE THAN 4". PER SECTION 1003.3.
4. EGRESS PATH OF TRAVEL SHALL HAVE EXIT SIGNS POSTED IN ACCORDANCE WITH SECTION 1013.
5. EXIT SIGNS SHALL BE ILLUMINATED PER SECTION 1013.3 AND CHAPTER 17 - SEE ELECTRICAL.
6. ANY TIME THE BUILDING OR A PORTION OF THE BUILDING IS OCCUPIED THE MEANS OF EGRESS SERVING THE OCCUPIED PORTION SHALL BE ILLUMINATED AT AN INTENSITY OF 1 FOOT CANDLE AT THE WALKING SURFACE.
7. POWER SUPPLY FOR EGRESS LIGHTING SHALL BE PROVIDED AND ALSO ON EMERGENCY BACK UP PER SECTION 1008.3 - SEE ELECTRICAL.
8. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES UNIT EQUIPMENT OR AN ON-SITE GENERATOR. PER SECTION 1008.3.
9. WHERE A KEY IS NEEDED TO OPERATE A DOOR IN THE EGRESS PATH A SIGN SHALL BE POSTED "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED".
10. EGRESS DOORS OR GATES SHALL OPEN FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE PER CHAPTER 10.
11. DOOR THRESHOLDS SHALL NOT EXCEED 1/2".
12. LANDINGS ON EACH SIDE OF THE DOOR SHALL BE LEVEL.
13. PER CHAPTER 10 DOOR INTO STAIR LANDING IN FULLY OPEN POSITION SHALL NOT REDUCE THE REQUIRED DIMENSION MORE THAN 7".
14. ALL SIGNAGE SHALL BE ON THE STRIKE OF THE DOOR, AND WITH DOUBLE DOORS SHOW THE SIGNAGE ON THE RIGHT SIDE OF THE DOOR.
15. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON DOORS AND GATES SHALL COMPLY WITH CURRENT CODE REQUIREMENTS. SEE A0.3.
16. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES MINIMUM AND 44 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. CHAPTER 10

EGRESS PLAN SYMBOL / LEGEND

- PATH OF TRAVEL TO EXIT DOORS
- DIRECT AND UNOBSTRUCTED PATH OF TRAVEL TO PUBLIC WAY
- DIRECT AND UNOBSTRUCTED ACCESSIBLE ROUTE TO PUBLIC WAY

PUBLIC WAY

EXIT GATE
OPERABLE HARDWARE SHALL COMPLY WITH SECTION 11B-309.4 AND 11B-404.2.7

ACCESSIBLE EXIT DOOR
REQUIRED ACCESSIBLE EXIT DOOR
DOOR AS ACCESSIBLE MEANS OF EGRESS TO BE CONNECTED TO PATH OF TRAVEL.
A TACTILE EXIT SIGN 1 WITH THE WORD "EXIT" SHALL BE PROVIDED.

NOT ACCESSIBLE EXIT DOOR
SEE PLAN FOR TACTILE EXIT SIGNS TYPE

EXIT SIGN
THE PATH OF TRAVEL TO AND WITHIN EXITS IN A BUILDING SHALL BE IDENTIFIED BY EXIT SIGNS CONFORMING TO THE REQUIREMENTS OF SECTION 1013. EXIT SIGNS SHALL BE READILY VISIBLE FROM THE DIRECTION OF APPROACH. EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO INDICATE THE DIRECTION OF EGRESS TRAVEL.
EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.

(#) EGRESS SIGNAGE NUMBER

(FE) MULTIPURPOSE DRY-CHEMICAL TYPE, UL-RATED 4A-60-BC (10LBS) NOMINAL CAPACITY FIRE EXTINGUISHERS FOR WAREHOUSE.

FE PROVIDE SEMI-RECESSED FIRE EXTINGUISHER CABINETS WITH VERTICAL DUO PANEL DOOR AND BAKED ENAMEL FINISH IN OFFICE AREA.
FE TYPE: 2A-10BC (5LBS) FOR OFFICE

FE SHALL BE INSTALLED THROUGHOUT WITH MAXIMUM 75 FEET OF TRAVEL OR IN AREAS REQUIRED BY THE FIRE DEPARTMENT. SIGNAGE SHALL BE PROVIDED FOR EACH PORTABLE FIRE EXTINGUISHER AND SHALL BE ACCEPTABLE TO THE FIRE DEPARTMENT.

SINGLE DOOR
DOOR WIDTH 36" W/ 32" CLEAR
TOTAL # OF OCCUPANTS PERMITTED 160

DOUBLE DOOR
DOOR WIDTH 72" W/ 64" CLEAR
TOTAL # OF OCCUPANTS PERMITTED 320

EXITING CALCULATION

ROOM NAME	AREA SF	OCC TYPE	EGRESS OLF	OCCUPANT LOAD
WAREHOUSE	113,464	S-1	500(GROSS)	227 OCC
OFFICE - SEE A2.0A				

EXITING CALCULATION AND ACCESSIBLE EGRESS

REQUIRED NUMBER OF ACCESSIBLE EXITS: 2

PROVIDED 5 ACCESSIBLE EXIT

PROVIDED 12 NOT ACCESSIBLE EXITS

TOTAL EXIT PROVIDED: 17 EXITS

PER SECTION 1005.3.2
REQUIRED EXIT DOOR WIDTH 0.2" PER OCCUPANT
284 x 0.2= 52.8" REQUIRED
PROVIDED (17) 32" CLEAR DOORS AND (2) 64" CLEAR DOOR

EGRESS SIGNAGE

SEE L/A0.3 FOR DIMENSIONS AND DETAILS.

(1) EXIT (BRAILLE)

(2) EXIT RAMP DOWN (BRAILLE)

(3) EXIT STAIRS DOWN (BRAILLE)

(4) NOT ACCESSIBLE EXIT (BRAILLE)

(5) INTERNATIONAL ACCESSIBILITY SYMBOL TO BE PLACED AT ALL ACCESSIBLE ENTRANCES PER CBC SECTION 11B-206.4/11B-216.6.
SIGN SHALL COMPLY WITH CBC SECTION 11B-703.7.
SEE 14/AD.1 FOR DETAIL

(6) TO ACCESSIBLE EXIT (BRAILLE)

(7) TO ACCESSIBLE EXIT (BRAILLE)

PROVIDE DIRECTIONAL SIGNAGE COMPLYING WITH CBC CHAPTER 11B, SECTION 11B-703.5 INDICATING THE LOCATION OF ALL OTHER MEANS OF EGRESS AND WHICH OF THOSE ARE ACCESSIBLE MEANS OF EGRESS SHALL BE PROVIDED AT EXITS SERVING A REQUIRED ACCESSIBLE SPACE BUT NOT PROVIDING AN APPROVED ACCESSIBLE MEANS OF EGRESS.

(8) EXIT ROUTE (BRAILLE)

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PLUMBING	ACIES
ELECTRCIAL	ACIES
LANDSCAPE	YAMASAKI
FIRE	-
SOILS	-

TITLE OVERALL EXIT PLAN

Project Number:	23090
Drawn By:	KZ
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EXITING CALCULATION

1ST FLOOR OFFICE: 758 SF LOBBY (1/150 SF) = 758/150= 6 OCC

OFFICE AREA (1/150 SF) = 1,964/150 = 14 OCC

CONFERENCE ROOM (1/15 SF) = 484/15 = 33 OCC

BREAK AREA (1/15 SF) = 586/15 = 40 OCC

IT ROOM (1/300 SF) = 50/300 = 1 OCC

STORAGE + RR + HALLWAY + JANITOR = 1,142 SF

TOTAL OCCUPANCY LOAD = 94 OCC

REQUIRED NUMBER OF EXITS: 2

PROVIDED NUMBER OF EXITS: 2

2ND FLOOR OFFICE: 3,712 SF

OFFICE AREA (1/150 SF) = 3,712/150 = 25 OCC

REQUIRED NUMBER OF EXITS: 2

PROVIDED NUMBER OF EXITS: 2

EGRESS SIGNAGE

SEE L/A0.3 FOR DIMENSIONS AND DETAILS.



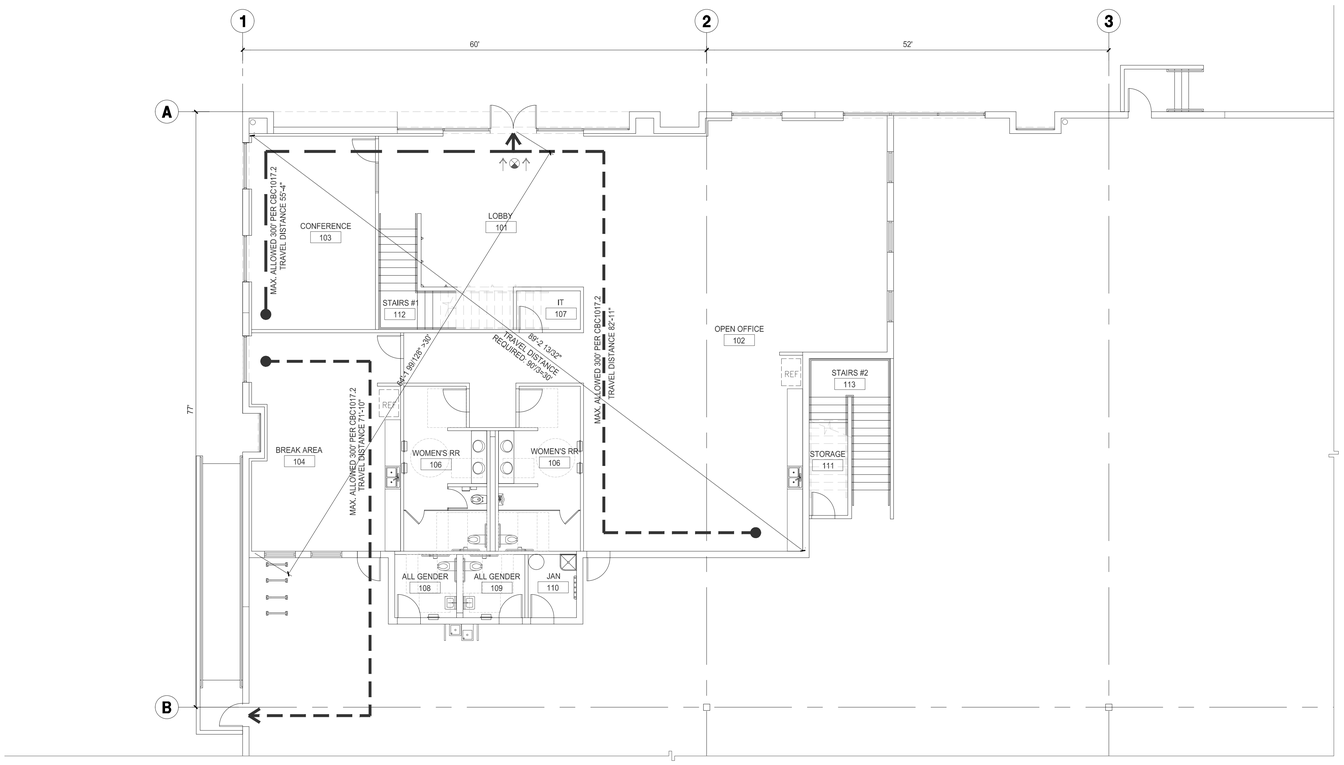


INTERNATIONAL ACCESSIBILITY SYMBOL TO BE PLACED AT ALL ACCESSIBLE ENTRANCES PER CBC SECTION 11B-206.4/11B-216.6. SIGN SHALL COMPLY WITH CBC SECTION 11B-703.7. SEE 14/AD.1 FOR DETAIL



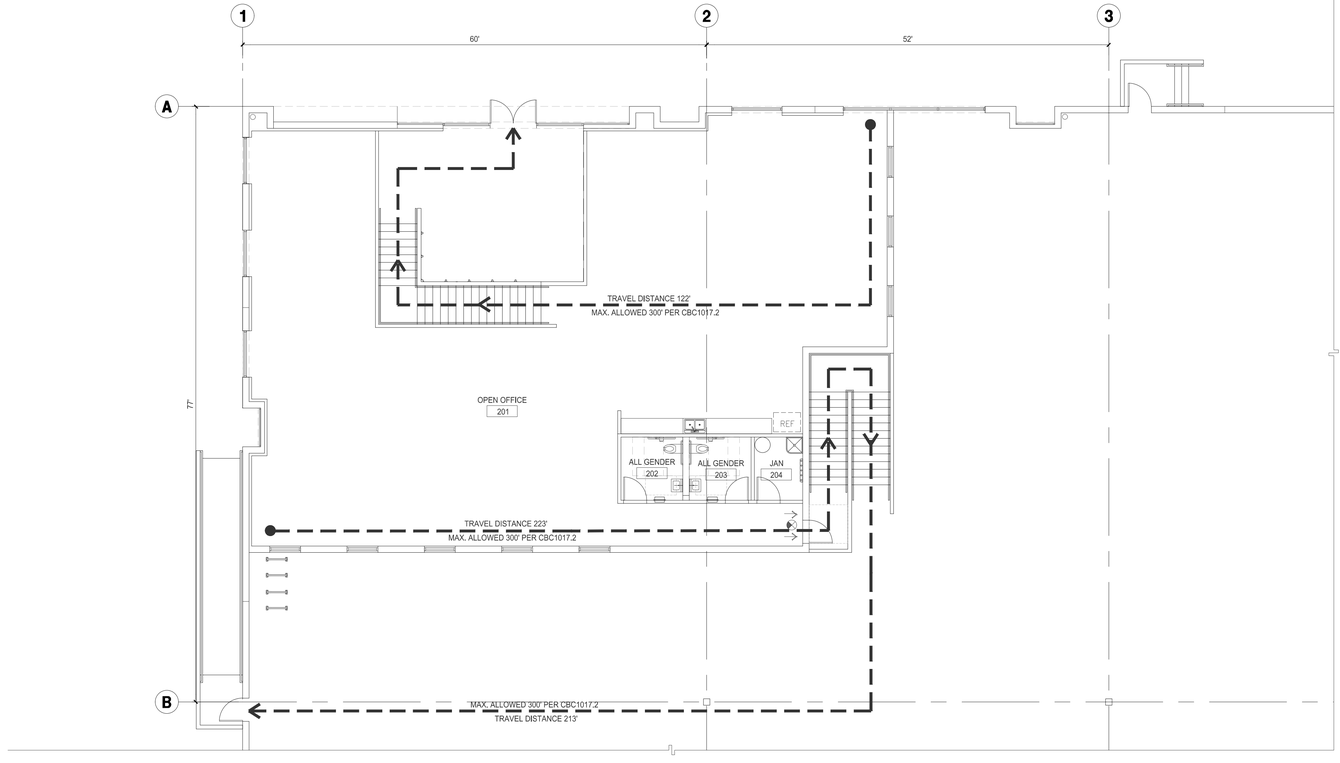
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ENLARGED EXIT PLAN A
scale: 1/8" = 1'-0"

TRUE NORTH PLAN NORTH



ENLARGED EXIT PLAN (MEZZANINE) B
scale: 1/8" = 1'-0"

TRUE NORTH PLAN NORTH

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TITLE ENLARGED EXIT PLAN

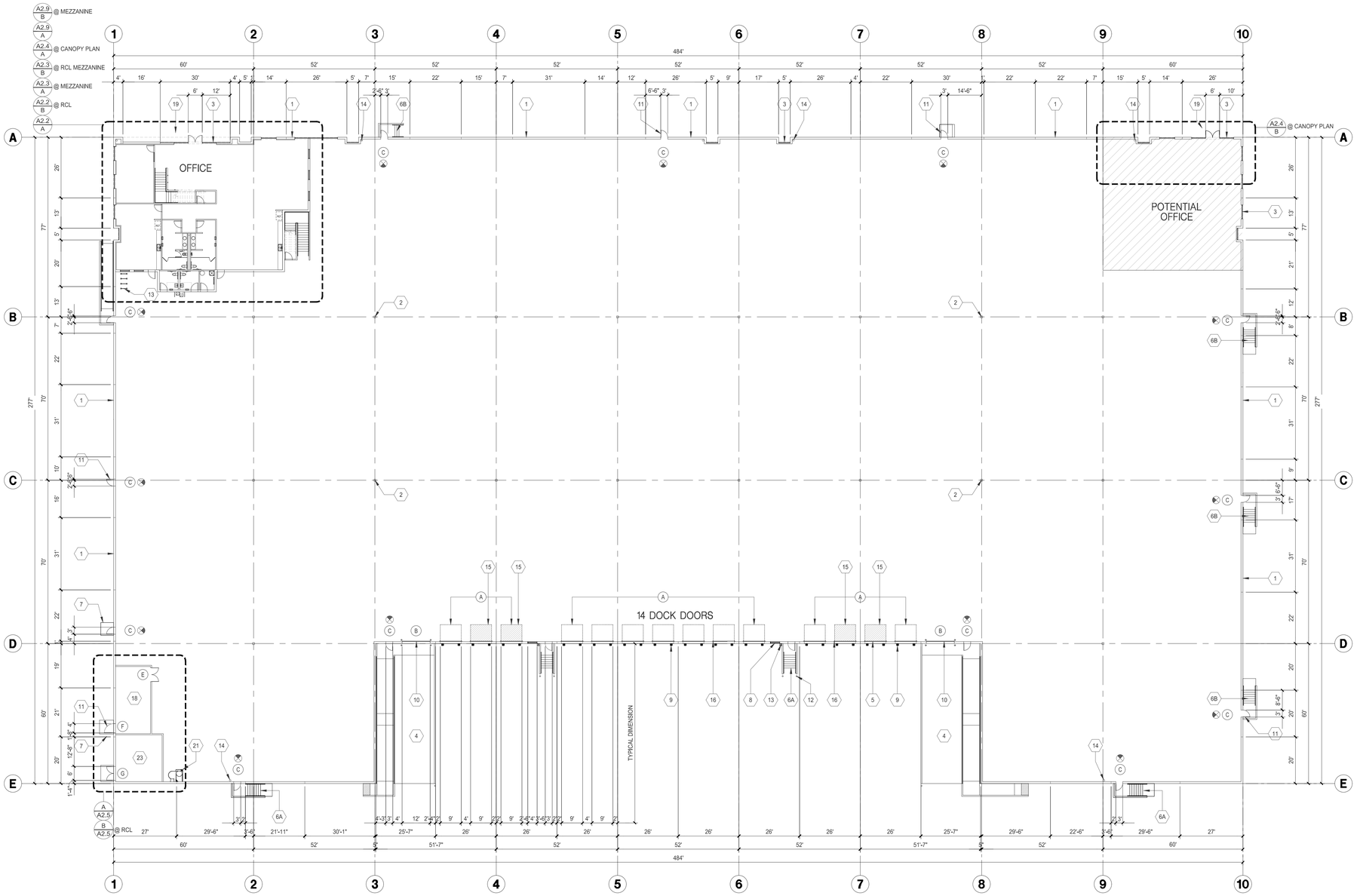
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OVERALL FLOOR PLAN

scale: 1" = 20'-0"

SCALE: 1"=20'-0"

0 20' 40' 60'

TRUE NORTH

KEYNOTES - FLOOR PLAN

1. CONCRETE TILT-UP PANEL. SEE "S" DRAWINGS FOR THICKNESS & ADDITIONAL REQUIREMENTS.
2. STRUCTURAL STEEL COLUMN. SEE "S" DRAWINGS FOR SIZE.
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING, SEE ENLARGED PLANS AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. CONCRETE RAMP W/ 42" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDES OF RAMP. SEE "S" DWG FOR DETAIL.
5. 9' x 10' DOCK DOOR, SECTIONAL O.H., STANDARD GRADE.
6A. ALUMINUM STAIR. SEE AD.2.1 FOR DETAILS.
6B. CONCRETE STAIR. SEE AD.2.2 FOR DETAILS.
7. 5'-6" x 5'-6" x 4" THICK CONCRETE EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREA. FINISH TO BE MEDIUM BROOM FINISH. SLOPE TO BE LESS THAN 2% IN ALL DIRECTIONS.
8. 4' x 8' METAL LOUVER. SEE 8/AD.4 FOR DETAILS.
9. DOCK DOOR BUMPER. SEE 4/AD.4 FOR DETAILS.
10. 12' x 14' DRIVE THRU. SECTIONAL O.H., STANDARD GRADE.
11. HOLLOW METAL EXTERIOR DOOR. SEE A5.1 FOR SIZE
12. CONC. FILLED GUARD POST. 6" DIA. 48"H. U.N.O. SEE 8/AD.1 FOR DETAILS.
13. EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPER. SEE 10, 13, 15/AD.3 FOR DETAILS.
14. INTERIOR ROOF DRAIN & OVERFLOW SCUPPERS. SEE 11, 12, 13, 14/AD.3 FOR DETAILS.
15. DOCK LEVELER.
16. Z GUARD. SEE DETAIL 1/AD.4
17. INTERIOR BIKE RACK. SEE 18/AD.1 FOR DETAILS.
18. ELECTRICAL ROOM. SEE "E" DRAWINGS FOR DETAILS.
19. METAL CANOPY ABOVE. SEE AD.5 FOR DETAILS.
20. RECESSED KNOX BOXES SHALL BE INCLUDED AS REQUIRED BY CODE.
21. ROOF ACCESS LADDER. SEE AD.6 FOR DETAILS.
22. APPROXIMATE LOCATION OF FIRE RISERS. SEE "FP" DRAWINGS.
23. PUMP ROOM
24. LINE OF SOFFIT ABOVE.
25. LEED PROJECTS: BUILDING RECYCLING COLLECTION AREA FOR MIXED PAPER, CORRUGATED CARDBOARD, GLASS, PLASTICS & METALS. PAINT BOUNDARY STRIP WHITE.

GENERAL NOTES - FLOOR PLAN

1. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS DOORS AT 125' +/-. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYOR SYSTEMS. ENSURE HEAT AND SMOKE VENTS AS REQ'D COMPLY WITH TABLE 910.3 AND CHAPTER 32.
2. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
3. SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
4. PROVIDE 6" DIA. CONCRETE BOLLARD AT ALL FIRE RISERS AND UNPROTECTED INTERIOR ROOF DRAIN.
5. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRID LINE, OR FACE OF STUD U.N.O.
6. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. SEE PLUMBING/ELECTRICAL COORDINATION.
7. FOR DOOR TYPES AND SIZES, REFER TO DOOR SCHEDULE.
8. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN.
9. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIALS SHALL NOT BE USED OR STORED IN THIS BUILDING.
10. PROVIDE FIRE EXTINGUISHERS AT LOCATIONS DETERMINED BY FIRE DEPARTMENT.
11. ALL INTERIOR AND EXTERIOR WALKING SURFACES TO BE NON-SLIP TYPE.
12. ALL DOORS TO BE DESIGNED TO RESIST CITY REQUIRED WIND SPEED, SEE A0.1.
13. PROVIDE FIRE EXTINGUISHERS PER FIRE DEPARTMENT REQUIREMENT. SEE A1.1F.

PAINT NOTE

INTERIOR GYP.BD. WALLS :SINGLE COAT OF ACRYLIC PAINT FRAZEE "WHITE" ON INTERIOR WALLS.

ALL STRUCTURAL STEEL MEMBER INC. COLUMNS, LEDGERS, JOISTS, & GIRDERS SHALL HAVE LIGHT GRAY SHOP PRIMER.

INTERIOR STEEL COLUMNS : PAINT OSHA YELLOW 10'A.F.F. ABOVE 12'APPLY ONE COAT OF WHITE PAINT.

PIPE BOLLARDS SHALL HAVE TWO COATS OF ENAMEL "OSHA YELLOW " EXTERIOR CONCRETE WALLS WILL HAVE ONE COAT OF PRIMER AND ONE FINISH COAT OF PAINT.

ALL EXTERIOR HOLLOW METAL DOORS AND DOCK DOORS TO HAVE ONE COAT OF EXTERIOR PRIMER AND TWO COATS OF ACRYLIC PAINT TO MATCH ADJACENT SURFACE COLORS. PIPE STEEL HANDRAILS SHALL HAVE TWO COATS OF LATEX PAINT.

FLOOR SLAB AND POUR STRIPS REQ.

THESE NOTES ARE MINIMUM REQUIREMENTS.
SEE "S" DWGS FOR ADDITIONAL REQUIREMENTS.

1. FOR BUILDING COMPACTION CRITERIA, SEE STRUCTURAL DRAWINGS AND GEOTECHNICAL REPORT.
2. FOR SITE COMPACTION CRITERIA, SEE CIVIL DRAWINGS AND GEOTECHNICAL REPORT. FOR BUILDING FLOOR SLAB COMPACTION CRITERIA: SEE STRUCTURAL DRAWINGS FOR DETAILS.
3. CONTRACTOR TO BUILD FOR CLASS V FLOOR PER A.C.I. 302.1R.
4. CONCRETE SLAB TO HAVE STEEL FLOAT HARD TROWEL BURNISHED FINISH.
5. CONTRACTOR TO CURE SLAB BY WET CURING USING BURLAP FOR 7 DAYS MIN. OR APPROVED CURING COMPOUND (WEATHER DEPENDENT), SEE STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
6. ALL EQUIPMENT & MOVING VEHICLES SHALL BE DIAPERED.
7. NO CRANES, CONCRETE TRUCKS, OR ANYTHING HEAVIER SHALL BE PLACED ON THE SLAB. CONCRETE TRUCKS, PUMPS, HEAVY MACHINERY, OR CRANES WILL NOT BE PERMITTED ON SLAB AT ANY TIME.
8. SLAB TO BE FF50 FL35 MEASURED WITHIN 24 HOURS.
9. THE MAXIMUM FLY ASH CONTENT ALLOWED IN CONCRETE SHALL BE PER STRUCTURAL DRAWINGS.
10. WHERE [ ] INDICATED, PROVIDE VAPOR BARRIER (15 MIL STEGO OR EQUAL) CONFORMING TO ASTM E 1745 UNDER THE CONCRETE SLAB WITH A 4" MIN. CAPILLARY BREAK ROCK. CONFIRM REQUIREMENTS WITH GEOTECHNICAL REPORT, CIVIL AND STRUCTURAL DRAWINGS. SHURESEAL, LAPIDOLITH OR APPROVED EQUAL FLOOR SEALER SHALL BE APPLIED ONE COAT AT END OF JOB IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION.
11. NO PERMANENT GREASE PEN PANEL MARKS ON FLOOR SLAB. NO RED CHALK MARKS. ALL CONSTRUCTION MARKS TO BE REMOVED BEFORE SEALING.
12. POUR STRIP, SEE STRUCTURAL DRAWINGS.
13. ALL FLOOR SLAB NAIL OR BRACE FRAME HOLES FILLED WITH APPROVED 2 PART EPOXY COMPOUND TO MATCH CONCRETE COLOR. PEGA BOND LV 2000, BURKE EPOXY INJECTION RESIN OR EQUAL.
14. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
15. THE BUILDING FLOOR SLAB IS FLAT, SEE CIVIL.
16. PRICE AS ADDITIONAL ALTERNATE: MM-80 EPOXY JOINT FILLER AT SPEED BAY ONLY.

WALL LEGEND - SHELL FLOOR PLANS

1. CONCRETE TILT-UP WALL. SEE "S" DRAWINGS FOR PANEL THICKNESS.
2. STOREFRONT SYSTEM WITH VISION GLASS. SEE DETAIL 16/AD.4
3. STOREFRONT SYSTEM WITH SPANDREL GLASS. SEE DETAIL 20/AD.4
4. FULL HEIGHT WALL : 8" METAL STUDS, U.N.O. W/ 5/8" TYPE "X" GYP. BD. ON BOTH SIDES TO EXTEND TO DECK ABOVE. SEE DETAILS 1/AD.7.1
5. 3 5/8", 20GA. METAL STUDS, U.N.O. @ 16" O.C. W/ 5/8" TYPE "X" GYP. BD. TO EXTEND TO 14' A.F.F., SEE DETAILS 3/AD.7.1 AND STUD SCHEDULE FOR SIZES PER HEIGHT.
6. 8", 20GA. METAL STUDS, U.N.O. @ 12" O.C. W/ 5/8" TYPE "X" GYP. BD. TO EXTEND TO 14' A.F.F., SEE DETAILS 3/AD.7.1 AND STUD SCHEDULE FOR SIZES PER HEIGHT.
7. PARTIAL HEIGHT PLUMBING CHASE WALL:5/8"GYP. BD.IS OVER 3-5/8" METAL STUDS @ 16" O.C. STAGGERED W/ 3-1/2" SOUND BATT INSULATION EACH SIDE, EXTEND GYP. BD. TO GYP BD.CEILING OR 12" ABOVE ACT CEILING. SEE DETAIL 11/AD.7.2
8. FURRING WALL WITH BATT INSULATION AT DEMISING WALL: 3-5/8"METAL STUDS W/ 5/8" TYPE "X" GYP. BD., ON ONE SIDE TO EXTEND TO 12" ABOVE CEILING.SEE DETAIL 1/AD.7.2

1HR:1-HOUR FIRE RATED CONSTRUCTION. SEE DETAIL 4/AD.7.1

PROVIDE BATT INSULATION AT PUMP ROOM FOR NOISE.

NOTES:
1. PROVIDE FIRE DAMPER AT ANY MECHANICAL PENETRATIONS THROUGH GYP. BD WALLS OR CEILING WHERE FIRE RATING IS PROVIDED.
2. PROVIDE FIRE RESISTANT CAULKING AROUND ALL PENETRATIONS, MECHANICAL AND OTHERWISE, THROUGH A FIRE-RATED ENCLOSURE OR ASSEMBLY.
3. SEE A2.0 AND A1.1F FOR EGRESS SIGNAGE AND FIRE EXTINGUISHERS ADDITIONAL REQUIREMENTS.

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LICENSED ARCHITECT TERESA GOODMAN STATE OF CALIFORNIA
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ELECTRCIAL	ACIES
LANDSCAPE	YAMASAKI
FIRE	-
SOILS	-

TITLE OVERALL FLOOR PLAN

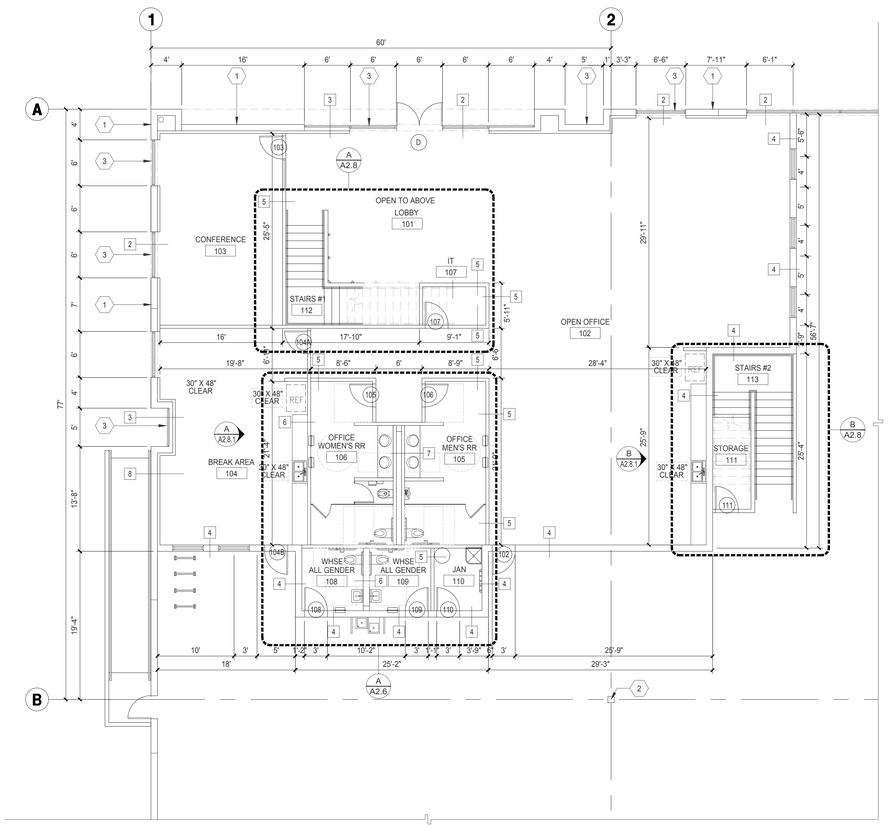
Project Number:	23090
Drawn By:	KZ
Date:	04/14/2026

Revision:

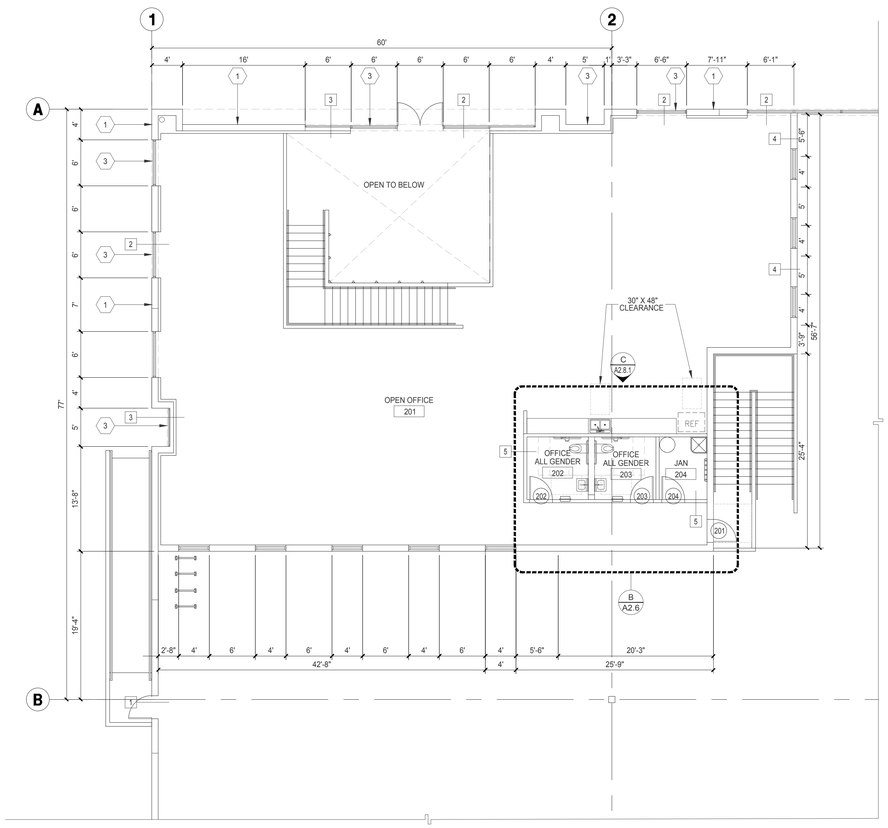
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A2.1

CAUTION : IF THIS SHEET IS NOT 30"X42" IT IS A REDUCED PRINT



ENLARGED FLOOR PLAN A
scale: 1/8"=1'-0"
TRUE NORTH
PLAN NORTH



ENLARGED FLOOR PLAN @ MEZZANINE B
scale: 1/8"=1'-0"
TRUE NORTH
PLAN NORTH

KEYNOTES - FLOOR PLAN

1. CONCRETE TILT-UP PANEL. SEE "S" DRAWINGS FOR THICKNESS & ADDITIONAL REQUIREMENTS.
2. STRUCTURAL STEEL COLUMN. SEE "S" DRAWINGS FOR SIZE.
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE ENLARGED PLANS AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. CONCRETE RAMP W/ 42" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDES OF RAMP. SEE "S" DWG FOR DETAIL.
5. 9' x 10' DOCK DOOR, SECTIONAL O.H., STANDARD GRADE.
6. EXTERIOR METAL STEEL STAIR. SEE 1, 2, 3, & 5/AD.2.1 FOR DETAILS. FOR STAIR WITH AREA OF REFUGE SEE 19/AD.2.1
7. 5'-6" x 5'-6" x 4" THICK CONCRETE EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREA. FINISH TO BE MEDIUM BROOM FINISH. SLOPE TO BE LESS THAN 2% IN ALL DIRECTIONS.
8. 4' x 8' METAL LOUVER. SEE 8/AD.4 FOR DETAILS.
9. DOCK DOOR BUMPER. SEE 4/AD.4 FOR DETAILS.
10. 12' x 14' DRIVE THRU. SECTIONAL O.H., STANDARD GRADE.
11. HOLLOW METAL EXTERIOR DOOR. SEE A5.1 FOR SIZE
12. CONC. FILLED GUARD POST. 6" DIA. 48"H. U.N.O. SEE 9/AD.1 FOR DETAILS.
13. EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPER. SEE 13, 16/AD.3 FOR DETAILS.
14. INTERIOR ROOF DRAIN & OVERFLOW SCUPPERS. SEE 12, 12A, 14/AD.3 FOR DETAILS.
15. DOCK LEVELER.
16. Z GUARD. SEE DETAIL 2/AD.4
17. INTERIOR BIKE RACK. SEE 13/AD.2 FOR DETAILS.
18. ELECTRICAL ROOM. SEE "E" DRAWINGS FOR DETAILS.
19. METAL CANOPY ABOVE. SEE AD.5 FOR DETAILS.
20. RECESSED KNOX BOXES SHALL BE INCLUDED AS REQUIRED BY CODE.
21. ROOF ACCESS LADDER. SEE 20/AD.2 FOR DETAILS.
22. APPROXIMATE LOCATION OF FIRE RISERS. SEE "FP" DRAWINGS.
23. PUMP ROOM
24. LINE OF SOFFIT ABOVE.
25. LEED PROJECTS: BUILDING RECYCLING COLLECTION AREA FOR MIXED PAPER, CORRUGATED CARDBOARD, GLASS, PLASTICS & METALS. PAINT BOUNDARY STRIP WHITE.

GENERAL NOTES - FLOOR PLAN

1. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS DOORS AT 125' +/-. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYOR SYSTEMS. ENSURE HEAT AND SMOKE VENTS AS REQ'D COMPLY WITH TABLE 910.3 AND CHAPTER 32.
2. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
3. SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
4. PROVIDE 6" DIA. CONCRETE BOLLARD AT ALL FIRE RISERS AND UNPROTECTED INTERIOR ROOF DRAIN.
5. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRID LINE, OR FACE OF STUD U.N.O.
6. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. SEE PLUMBING/ELECTRICAL COORDINATION.
7. FOR DOOR TYPES AND SIZES, REFER TO DOOR SCHEDULE.
8. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN.
9. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIALS SHALL NOT BE USED OR STORED IN THIS BUILDING.
10. PROVIDE FIRE EXTINGUISHERS AT LOCATIONS DETERMINED BY FIRE DEPARTMENT.
11. ALL INTERIOR AND EXTERIOR WALKING SURFACES TO BE NON-SLIP TYPE.
12. ALL DOORS TO BE DESIGNED TO RESIST CITY REQUIRED WIND SPEED, SEE A0.1.
13. PROVIDE FIRE EXTINGUISHERS PER FIRE DEPARTMENT REQUIREMENT. SEE A1.1F.

PAINT NOTE

INTERIOR GYP.BD. WALLS :SINGLE COAT OF ACRYLIC PAINT FRAZEE "WHITE" ON INTERIOR WALLS.

ALL STRUCTURAL STEEL MEMBER INC. COLUMNS, LEDGERS, JOISTS, & GIRDERS SHALL HAVE LIGHT GRAY SHOP PRIMER.

INTERIOR STEEL COLUMNS : PAINT OSHA YELLOW 10'A.F.F. ABOVE 12'APPLY ONE COAT OF WHITE PAINT.

PIPE BOLLARDS SHALL HAVE TWO COATS OF ENAMEL "OSHA YELLOW " EXTERIOR CONCRETE WALLS WILL HAVE ONE COAT OF PRIMER AND ONE FINISH COAT OF PAINT.

ALL EXTERIOR HOLLOW METAL DOORS AND DOCK DOORS TO HAVE ONE COAT OF EXTERIOR PRIMER AND TWO COATS OF ACRYLIC PAINT TO MATCH ADJACENT SURFACE
COLORS. PIPE STEEL HANDRAILS SHALL HAVE TWO COATS OF LATEX PAINT.

FLOOR SLAB AND POUR STRIPS REQ.

THESE NOTES ARE MINIMUM REQUIREMENTS.
SEE "S" DWGS FOR ADDITIONAL REQUIREMENTS.

1. FOR BUILDING COMPACTION CRITERIA, SEE STRUCTURAL DRAWINGS AND GEOTECHNICAL REPORT.
2. FOR SITE COMPACTION CRITERIA, SEE CIVIL DRAWINGS AND GEOTECHNICAL REPORT. FOR BUILDING FLOOR SLAB COMPACTION CRITERIA: SEE STRUCTURAL DRAWINGS FOR DETAILS.
3. CONTRACTOR TO BUILD FOR CLASS V FLOOR PER A.C.I. 302.1R.
4. CONCRETE SLAB TO HAVE STEEL FLOAT HARD TROWEL BURNISHED FINISH.
5. CONTRACTOR TO CURE SLAB BY WET CURING USING BURLAP FOR 7 DAYS MIN. OR APPROVED CURING COMPOUND (WEATHER DEPENDENT). SEE STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
6. ALL EQUIPMENT & MOVING VEHICLES SHALL BE DIAPERED.
7. NO CRANES, CONCRETE TRUCKS, OR ANYTHING HEAVIER SHALL BE PLACED ON THE SLAB. CONCRETE TRUCKS, PUMPS, HEAVY MACHINERY, OR CRANES WILL NOT BE PERMITTED ON SLAB AT ANY TIME.
8. SLAB TO BE FF50 FL35 MEASURED WITHIN 24 HOURS.
9. THE MAXIMUM FLY ASH CONTENT ALLOWED IN CONCRETE SHALL BE PER STRUCTURAL DRAWINGS.
10. WHERE [ ] INDICATED, PROVIDE VAPOR BARRIER (15 MIL STEGO OR EQUAL) CONFORMING TO ASTM E 1745 UNDER THE CONCRETE SLAB WITH A 4" MIN. CAPILLARY BREAK ROCK. CONFIRM REQUIREMENTS WITH GEOTECHNICAL REPORT, CIVIL AND STRUCTURAL DRAWINGS. SHURESEAL, LAPIDOLITH OR APPROVED EQUAL FLOOR SEALER SHALL BE APPLIED ONE COAT AT END OF JOB IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION.
11. NO PERMANENT GREASE PEN PANEL MARKS ON FLOOR SLAB. NO RED CHALK MARKS. ALL CONSTRUCTION MARKS TO BE REMOVED BEFORE SEALING.
12. POUR STRIP, SEE STRUCTURAL DRAWINGS.
13. ALL FLOOR SLAB NAIL OR BRACE FRAME HOLES FILLED WITH APPROVED 2 PART EPOXY COMPOUND TO MATCH CONCRETE COLOR. PEGA BOND LV 2000, BURKE EPOXY INJECTION RESIN OR EQUAL.
14. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
15. THE BUILDING FLOOR SLAB IS FLAT, SEE CIVIL.
16. PRICE AS ADDITIONAL ALTERNATE: MM-80 EPOXY JOINT FILLER AT SPEED BAY ONLY.

WALL LEGEND - SHELL FLOOR PLANS

1. CONCRETE TILT-UP WALL. SEE "S" DRAWINGS FOR PANEL THICKNESS.
2. STOREFRONT SYSTEM WITH VISION GLASS. SEE DETAIL 16/AD.4
3. STOREFRONT SYSTEM WITH SPANDREL GLASS. SEE DETAIL 20/AD.4
4. FULL HEIGHT WALL : 8" METAL STUDS, U.N.O. W/ 5/8" TYPE "X" GYP. BD. ON BOTH SIDES TO EXTEND TO DECK ABOVE. SEE DETAILS 1/AD.7.1
5. 3 5/8", 20GA. METAL STUDS, U.N.O. @ 16" O.C. W/ 5/8" TYPE "X" GYP. BD. TO EXTEND TO 14' A.F.F., SEE DETAILS 3/AD.7.1 AND STUD SCHEDULE FOR SIZES PER HEIGHT.
6. 8", 20GA. METAL STUDS, U.N.O. @ 12" O.C. W/ 5/8" TYPE "X" GYP. BD. TO EXTEND TO 14' A.F.F., SEE DETAILS 3/AD.7.1 AND STUD SCHEDULE FOR SIZES PER HEIGHT.
7. PARTIAL HEIGHT PLUMBING CHASE WALL:5/8"GYP. BD.IS OVER 3-5/8" METAL STUDS @ 16" O.C. STAGGERED W/ 3-1/2" SOUND BATT INSULATION EACH SIDE. EXTEND GYP. BD. TO GYP BD.CEILING OR 12" ABOVE ACT CEILING. SEE DETAIL 11/AD.7.2
8. FURRING WALL WITH BATT INSULATION AT DEMISING WALL: 3-5/8"METAL STUDS W/ 5/8" TYPE "X" GYP. BD. ON ONE SIDE TO EXTEND TO 12" ABOVE CEILING.SEE DETAIL 1/TI-AD.7.2

   1HR:1-HOUR FIRE RATED CONSTRUCTION. SEE DETAIL 4/AD.7.1

   PROVIDE BATT INSULATION AT PUMP ROOM FOR NOISE.

NOTES:
1. PROVIDE FIRE DAMPER AT ANY MECHANICAL PENETRATIONS THROUGH GYP. BD WALLS OR CEILING WHERE FIRE RATING IS PROVIDED.
2. PROVIDE FIRE RESISTANT CAULKING AROUND ALL PENETRATIONS, MECHANICAL AND OTHERWISE, THROUGH A FIRE-RATED ENCLOSURE OR ASSEMBLY.
3. SEE A2.0 AND A1.1F FOR EGRESS SIGNAGE AND FIRE EXTINGUISHERS ADDITIONAL REQUIREMENTS.

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LICENSED ARCHITECT TERESA GOODWIN C-37661 1-31-27 RENEWAL DATE STATE OF CALIFORNIA

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Goodman Innovation Center Milpitas

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Consultants:

CIVIL	KW
STRUCTURAL	HSA
MECHANICAL	ACIES
PLUMBING	ACIES
ELECTRCIAL	ACIES
LANDSCAPE	YAMASAKI
FIRE	-
SOILS	-

TITLE ENLARGED FLOOR PLANS

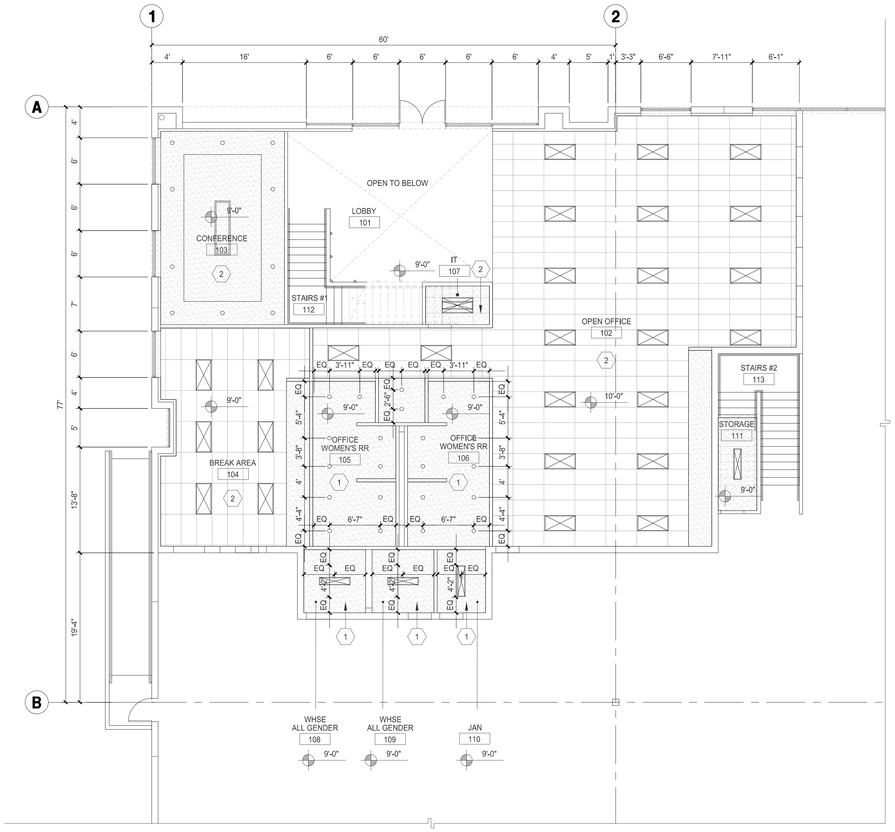
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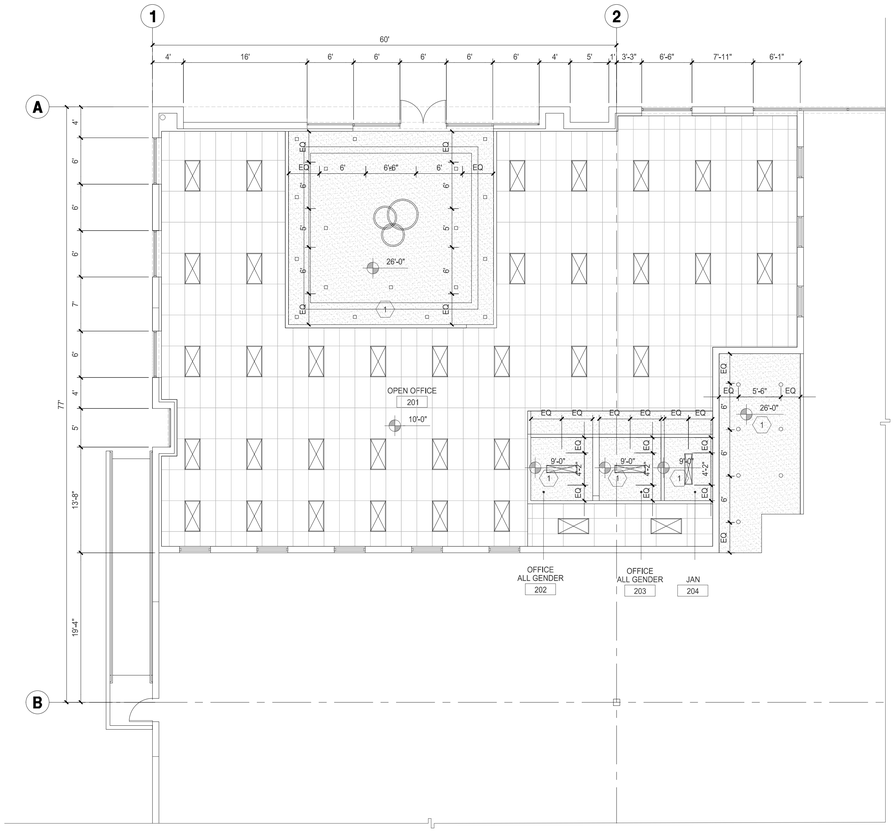


ENLARGED RCP PLAN A

scale: 1/8"=1'-0"

TRUE NORTH

PLAN NORTH



ENLARGED RCP PLAN @ MEZZANINE B

scale: 1/8"=1'-0"

TRUE NORTH

PLAN NORTH

LEGEND - REFLECTIVE CEILING PLAN

- 5/8" GYP. BD. UNDER CEILING JOISTS .
- 1'-0" X 4'-0" LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
- 2'-0" X 2'-0" RETURN AIR GRILLE. SEE MECHANICAL DRAWINGS.
- EMERGENCY EXIT LIGHT.
- RECESSED DOWN LIGHT, SEE ELECTRICAL DRAWINGS.
- 2'-0" X 4'-0" LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
- 2'-0" X 4'-0" ACOUSTIC CEILING TILE.

KEYNOTES - REFLECTIVE CEILING PLAN

1. 1 LAYER 5/8" TYPE "X" GYP. BD, ATTACHED TO UNDERSIDE OF CEILING JOIST. SEE DETAIL 17/AD.10.
2. 2' X 4' ACOUSTICAL TILE CEILING IN SUSPENDED T-BAR TRACK SYSTEM.

GENERAL NOTES - REFLECTIVE CEILING PLAN

1. ALL LIGHTS & SPRINKLER HEADS TO BE CENTER OF TILE PATTERN.
2. ALL ROOMS TO HAVE EQUAL TILE PERIMETERS, U.N.O.
3. CONTRACTOR RESPONSIBLE FOR COORDINATION OF ALL LIGHTS, SPRINKLERS, & MECHANICAL REGISTER, DIFFUSERS AND GRILLS.
4. FOR DRYWALL STUD FRAMING SEE DETAIL AD.7
5. PROVIDE CLIP HOLD DOWNS AT GRID TO LIMIT ANY INFILTRATION AND EXFILTRATION.
6. EXCEPT WHERE RIGID BRACES ARE USED TO LIMIT LATERAL DEFLECTIONS, SPRINKLER HEADS AND OTHER PENETRATIONS SHALL A 2" OVERSIZE RING, SLEEVE, OR ADAPTER THROUGH THE CEILING TILE TO ALLOW FOR FREE MOVEMENT OF AT LEAST 1" IN ALL HORIZONTAL DIRECTIONS. ALTERNATIVELY, A SWING JOINT THAT CAN ACCOMMODATE 1" OF CEILING MOVEMENT IN ALL HORIZONTAL DIRECTIONS IS PERMITTED TO BE PROVIDED AT THE TOP OF THE SPRINKLER HEAD EXTENSION.

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LICENSED ARCHITECT TERESA GOODMAN C-37661 1-31-27 RENEWAL DATE STATE OF CALIFORNIA

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Innovation Center
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Consultants:

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STRUCTURAL	HSA
MECHANICAL	ACIES
PLUMBING	ACIES
ELECTRCIAL	ACIES
LANDSCAPE	YAMASAKI
FIRE	-
SOILS	-

TITLE CANOPY PLANS

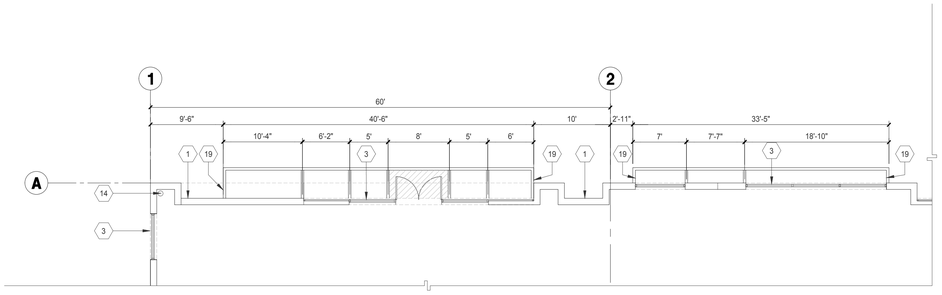
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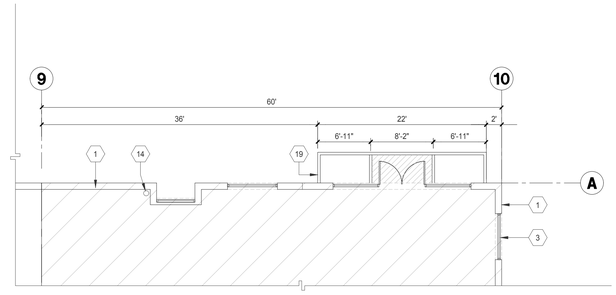
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ENLARGED LOWER CANOPY PLAN A
scale: 1/8"=1'-0"
TRUE NORTH
PLAN NORTH



ENLARGED LOWER CANOPY PLAN B
scale: 1/8"=1'-0"
TRUE NORTH
PLAN NORTH

KEYNOTES - FLOOR PLAN

1. CONCRETE TILT-UP PANEL. SEE "S" DRAWINGS FOR THICKNESS & ADDITIONAL REQUIREMENTS.
2. STRUCTURAL STEEL COLUMN. SEE "S" DRAWINGS FOR SIZE.
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE ENLARGED PLANS AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. CONCRETE RAMP W/ 42" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDES OF RAMP. SEE "S" DWG FOR DETAIL.
5. 9' x 10' DOCK DOOR, SECTIONAL O.H., STANDARD GRADE.
6. EXTERIOR METAL STEEL STAIR. SEE 1, 2, 3, & 5/AD.2.1 FOR DETAILS. FOR STAIR WITH AREA OF REFUGE SEE 19/AD.2.1
7. 5'-6" x 5'-6" x 4" THICK CONCRETE EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREA. FINISH TO BE MEDIUM BROOM FINISH. SLOPE TO BE LESS THAN 2% IN ALL DIRECTIONS.
8. 4' x 8' METAL LOUVER. SEE 8/AD.4 FOR DETAILS.
9. DOCK DOOR BUMPER. SEE 4/AD.4 FOR DETAILS.
10. 12' x 14' DRIVE THRU. SECTIONAL O.H., STANDARD GRADE.
11. HOLLOW METAL EXTERIOR DOOR. SEE A5.1 FOR SIZE
12. CONC. FILLED GUARD POST. 6" DIA. 48"H. U.N.O. SEE 9/AD.1 FOR DETAILS.
13. EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPER. SEE 13, 16/AD.3 FOR DETAILS.
14. INTERIOR ROOF DRAIN & OVERFLOW SCUPPERS. SEE 12, 12A, 14/AD.3 FOR DETAILS.
15. DOCK LEVELER.
16. Z GUARD. SEE DETAIL 2/AD.4
17. INTERIOR BIKE RACK. SEE 13/AD.2 FOR DETAILS.
18. ELECTRICAL ROOM. SEE "E" DRAWINGS FOR DETAILS.
19. METAL CANOPY ABOVE. SEE AD.5 FOR DETAILS.
20. RECESSED KNOX BOXES SHALL BE INCLUDED AS REQUIRED BY CODE.
21. ROOF ACCESS LADDER. SEE 20/AD.2 FOR DETAILS.
22. APPROXIMATE LOCATION OF FIRE RISERS. SEE "FP" DRAWINGS.
23. PUMP ROOM
24. LINE OF SOFFIT ABOVE.
25. LEED PROJECTS: BUILDING RECYCLING COLLECTION AREA FOR MIXED PAPER, CORRUGATED CARDBOARD, GLASS, PLASTICS & METALS. PAINT BOUNDARY STRIP WHITE.

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LICENSED ARCHITECT TERESA GOODWIN STATE OF CALIFORNIA
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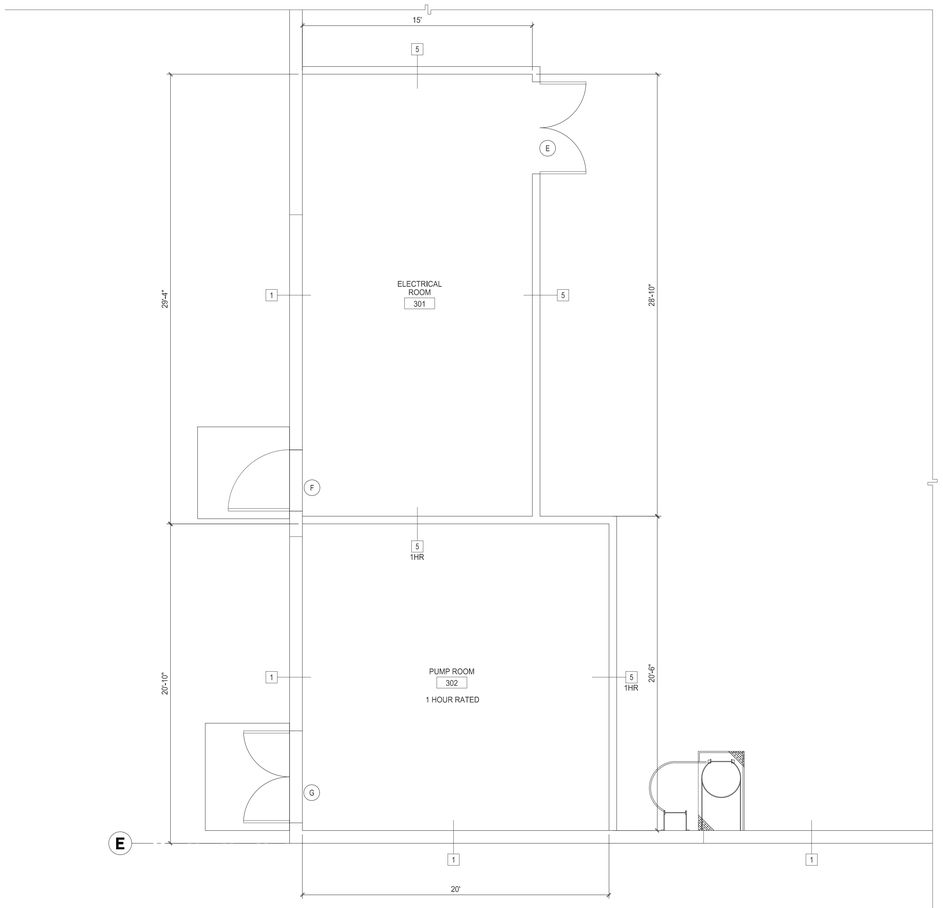
TITLE CANOPY PLANS

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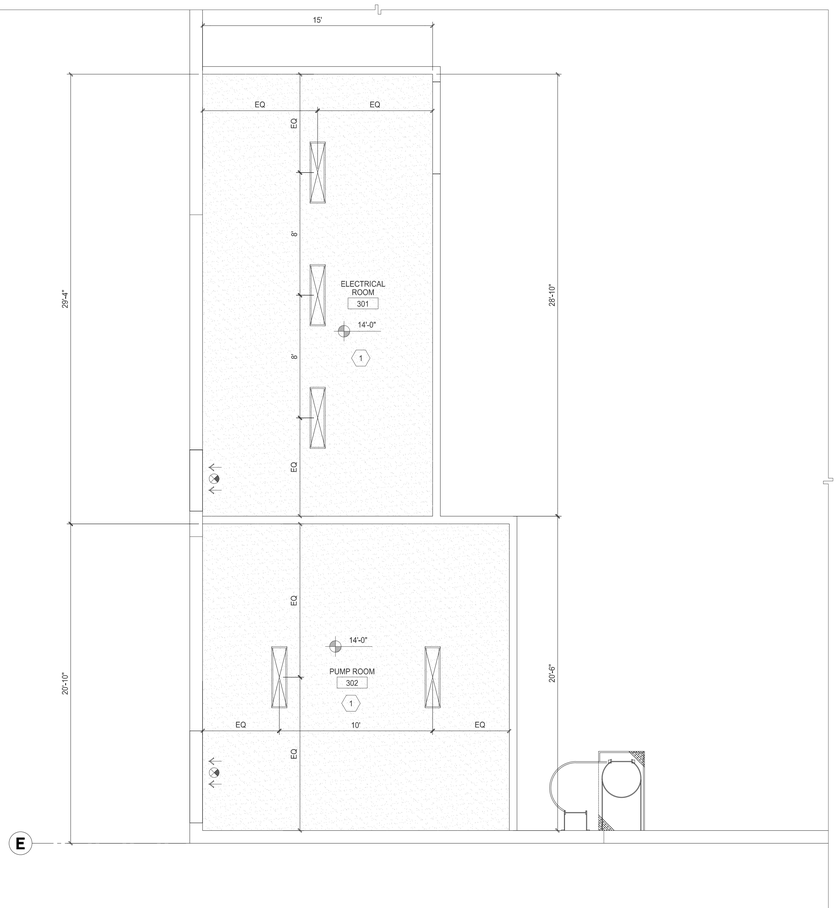


ENLARGED FLOOR PLAN A

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

TRUE NORTH

PLAN NORTH



ENLARGED CEILING PLAN B

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

TRUE NORTH

PLAN NORTH

KEYNOTES - FLOOR PLAN

1. CONCRETE TILT-UP PANEL. SEE "S" DRAWINGS FOR THICKNESS & ADDITIONAL REQUIREMENTS.
2. STRUCTURAL STEEL COLUMN. SEE "S" DRAWINGS FOR SIZE.
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE ENLARGED PLANS AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. CONCRETE RAMP W/ 42" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDES OF RAMP. SEE "S" DWG FOR DETAIL.
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6. EXTERIOR METAL STEEL STAIR. SEE 1, 2, 3, & 5/AD.2.1 FOR DETAILS. FOR STAIR WITH AREA OF REFUGE SEE 19/AD.2.1
7. 5'-6" x 5'-6" x 4" THICK CONCRETE EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREA. FINISH TO BE MEDIUM BROOM FINISH. SLOPE TO BE LESS THAN 2% IN ALL DIRECTIONS.
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11. HOLLOW METAL EXTERIOR DOOR. SEE A5.1 FOR SIZE
12. CONC. FILLED GUARD POST. 6" DIA. 48"H. U.N.O. SEE 9/AD.1 FOR DETAILS.
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14. INTERIOR ROOF DRAIN & OVERFLOW SCUPPERS. SEE 12, 12A, 14/AD.3 FOR DETAILS.
15. DOCK LEVELER.
16. Z GUARD. SEE DETAIL 2/AD.4
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WALL LEGEND - SHELL FLOOR PLANS

1. CONCRETE TILT-UP WALL. SEE "S" DRAWINGS FOR PANEL THICKNESS.
2. STOREFRONT SYSTEM WITH VISION GLASS. SEE DETAIL 16/AD.4
3. STOREFRONT SYSTEM WITH SPANDREL GLASS. SEE DETAIL 20/AD.4
4. FULL HEIGHT WALL : 8" METAL STUDS, U.N.O. W/ 5/8" TYPE "X" GYP. BD. ON BOTH SIDES TO EXTEND TO DECK ABOVE. SEE DETAILS 1/AD.7.1
5. 3 5/8", 20GA. METAL STUDS, U.N.O. @ 16" O.C. W/ 5/8" TYPE "X" GYP. BD. TO EXTEND TO 14' A.F.F.. SEE DETAILS 3/AD.7.1 AND STUD SCHEDULE FOR SIZES PER HEIGHT.
6. 6", 20GA. METAL STUDS, U.N.O. @ 12" O.C. W/ 5/8" TYPE "X" GYP. BD. TO EXTEND TO 14' A.F.F., SEE DETAILS 3/AD.7.1 AND STUD SCHEDULE FOR SIZES PER HEIGHT.
7. PARTIAL HEIGHT PLUMBING CHASE WALL:5/8"GYP. BD IS OVER 3-5/8" METAL STUDS @ 16" O.C. STAGGERED W/ 3-1/2" SOUND BATT INSULATION EACH SIDE. EXTEND GYP. BD. TO GYP BD.CEILING OR 12" ABOVE ACT CEILING. SEE DETAIL 11/AD.7.2
8. FURRING WALL WITH BATT INSULATION AT DEMISING WALL: 3-5/8"METAL STUDS W/ 5/8" TYPE "X" GYP. BD. ON ONE SIDE TO EXTEND TO 12" ABOVE CEILING.SEE DETAIL 1/TI-AD.7.2

1HR:1-HOUR FIRE RATED CONSTRUCTION. SEE DETAIL 4/AD.7.1

PROVIDE BATT INSULATION AT PUMP ROOM FOR NOISE.

NOTES:
1. PROVIDE FIRE DAMPER AT ANY MECHANICAL PENETRATIONS THROUGH GYP. BD WALLS OR CEILING WHERE FIRE RATING IS PROVIDED.
2. PROVIDE FIRE RESISTANT CAULKING AROUND ALL PENETRATIONS, MECHANICAL AND OTHERWISE, THROUGH A FIRE-RATED ENCLOSURE OR ASSEMBLY.
3. SEE A2.0 AND A1.1F FOR EGRESS SIGNAGE AND FIRE EXTINGUISHERS ADDITIONAL REQUIREMENTS.

KEYNOTES - REFLECTIVE CEILING PLAN

1. 1 LAYER 5/8" TYPE "X" GYP. BD. ATTACHED TO UNDERSIDE OF CEILING JOIST. SEE DETAIL 6/AD.7
2. 2' X 4' ACOUSTICAL TILE CEILING IN SUSPENDED T-BAR TRACK SYSTEM SEE DETAILS 3 & 12/T-AD.2.

LEGEND - REFLECTIVE CEILING PLAN

- 5/8" GYP. BD. UNDER CEILING JOISTS .
- 1'-0" X 4'-0" LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
- 2'-0" X 2'-0" RETURN AIR GRILLE. SEE MECHANICAL DRAWINGS.
- EMERGENCY EXIT LIGHT.
- RECESSED DOWN LIGHT, SEE ELECTRICAL DRAWINGS.
- 2'-0" X 4'-0" LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
- 2'-0" X 4'-0" ACOUSTIC CEILING TILE. SEE DETAIL.

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LICENSED ARCHITECT TERESA L. GOODWIN C-37661 1-31-27 RENEWAL DATE STATE OF CALIFORNIA

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Project:

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Milpitas
CA

Consultants:

CIVIL	KW
STRUCTURAL	HSA
MECHANICAL	ACIES
PLUMBING	ACIES
ELECTRCIAL	ACIES
LANDSCAPE	YAMASAKI
FIRE	-
SOILS	-

TITLE ENLARGED ELECTRICAL & PUMP ROOM

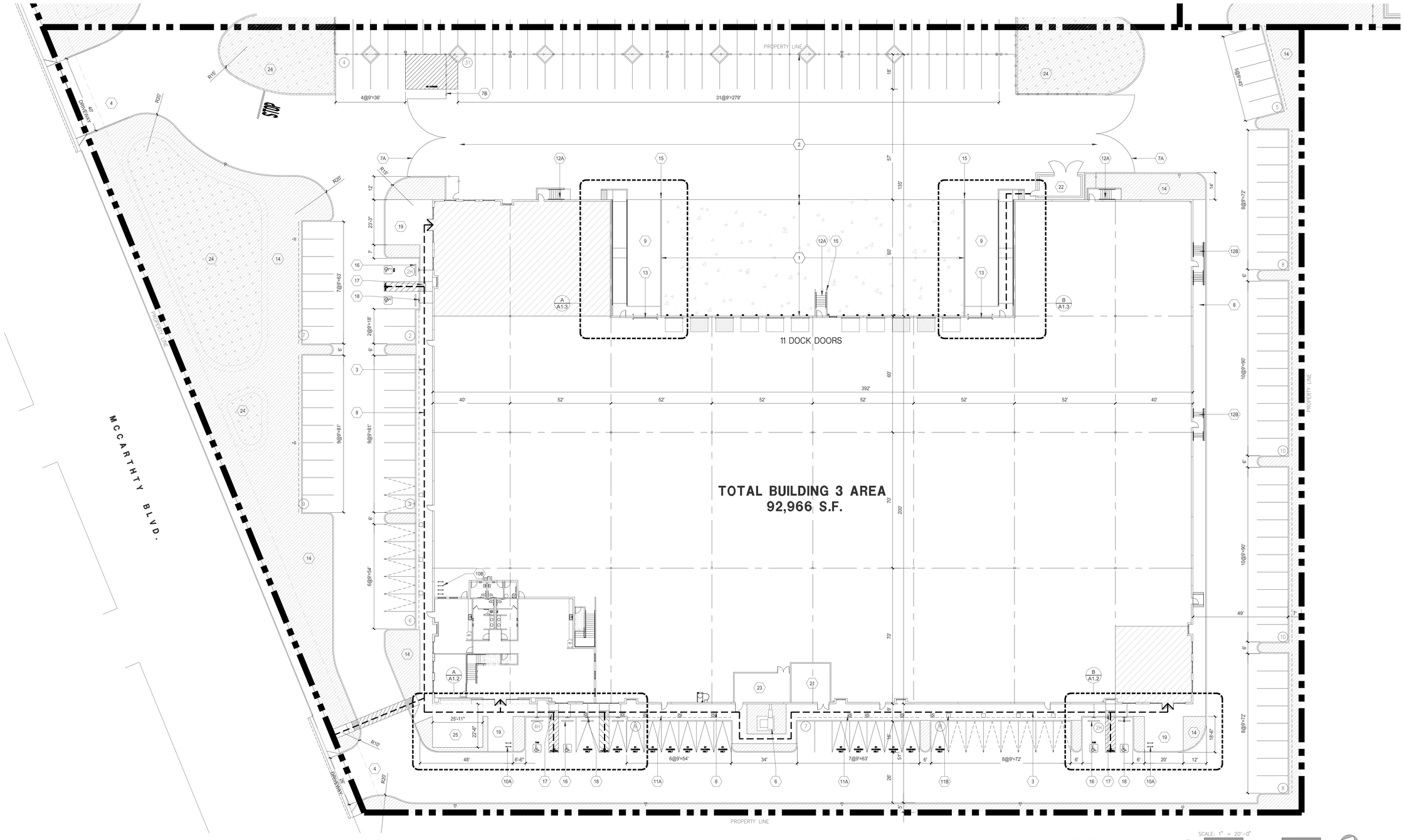
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A2.5

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OVERALL SITE PLAN

scale: 1" = 20'-0"

SCALE: 1" = 20'-0"

0 20' 40' 60' TRUE NORTH

SITE PLAN KEYNOTES

1. HEAVY BROOM FINISH CONCRETE PAVEMENT. SEE "C" AND "S" DRAWINGS.
2. ASPHALT CONCRETE (AC) PAVING.
3. ACCESSIBLE PATH OF TRAVEL.
4. DRIVEWAY APRONS. TO BE CONSTRUCTED PER "C" AND "L" DWGS.
5. 5'-6" x 5'-6" x 4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH SLOPE TO BE 1/4" : 12" MAX.
6. APPROXIMATE LOCATION OF TRANSFORMER, CONTRACTOR TO COORDINATE WITH UTILITY COMPANY.
7A. 8' HIGH METAL SWING GATE W / KNOX-BOX PER FIRE DEPARTMENT. SEE DETAILS 5, 6, 7 /AD.1.1.
7B. 8' HIGH CHAIN LINK FENCE. SEE DETAIL 10/AD.1.2.
8. CONCRETE WALKWAY, MEDIUM BROOM FINISH.
9. CONCRETE RAMP WITH CONCRETE GUARD WALL. SEE "S" DRAWINGS FOR GUARDWALL.
10A. SHORT TERM BIKE RACK. SEE 18/AD.1 FOR DETAILS.
10B. LONG TERM BIKE RACK. SEE 18/AD.1 FOR DETAILS.
11A. ELECTRIC VEHICLE CHARGER. SEE "E" DRAWING FOR CONDUIT.
11B. FUTURE ELECTRIC VEHICLE CHARGER AT EV CAPABLE STALL.
12A. ALUMINUM STAIR. SEE AD.2.1 FOR DETAILS.
12B. CONCRETE STAIR. SEE AD.2.2 FOR DETAILS.
13. DRIVE-IN DOOR. SEE A5.1.
14. LANDSCAPE. ALL LANDSCAPE AREAS INDICATED BY SHADING.
15. CONC. FILLED GUARD POST 6" DIA. 48" H. U.N.O. SEE 8/AD.1.
16. PRE-CAST CONC. WHEEL STOP. SEE 3/AD.1 FOR DETAILS.
17. TRUNCATED DOMES. SEE 7/AD.1 FOR DETAILS.
18. ACCESSIBLE PARKING STALL SIGN. SEE 13/AD.1 FOR DETAILS.
19. HARDSCAPE AT ENTRANCE. SEE "L" DRAWINGS.
20. ACCESSIBLE ENTRY SIGN. SEE 15/AD.1 FOR DETAILS.
21. PUMP ROOM. SEE A2.2 FOR ENLARGED PLANS.
22. TRASH ENCLOSURE. SEE A1.1 FOR LOCATIONS & AD.8 FOR DETAILS.
23. ELECTRICAL ROOM. SEE "E" DRAWINGS FOR DETAILS.
24. STORM TREATMENT SEE CIVIL DRAWINGS.
25. OUTDOOR EATING AREA. SEE LANDSCAPE DRAWING.
26. PROVIDE "NO SMOKING" SIGN. SIGNAGE SHALL BE APPROX. 5" x 7" AND LOCATED AT ALL POINTS OF ENTRY. MOUNT AT +48"AFF.
27. EXTERIOR PARKING LIGHT POLE. SEE "E" DRAWINGS AND DETAIL. SEE 1/AD.1 FOR DETAILS.
28. PROVIDE CONDUIT FOR FUTURE MONUMENT SIGN.
29. APPROXIMATE LOCATION OF FIRE HYDRANT. SEE "C" AND "FP" DWGS. PROVIDE CONCRETE BOLLARD PROTECTION AS REQUIRED.
30. APPROXIMATE LOCATION OF RECESSED KNOX-BOX. PROVIDE KEY BOXES AT THE MAIN ENTRANCE & ANY RESTRICTED ACCESS TO THE BUILDING. ALL KNOX-BOXES SHALL BE PURCHASED BY THE APPLICANT AS DIRECTED BY THE FD BUREAU OF FIRE PREVENTION. THE BOXES SHALL BE INSTALLED IN ACCORDANCE W/

SITE PLAN GENERAL NOTES

1. THE SITE PLAN IS BASED ON THE SOILS REPORT PREPARED BY CORNERSTONE EARTH GROUP, MARCH 26, 2025, PROJECT NUMBER #1292-6-4
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE.
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES.
5. SEE "C" DRAWINGS FOR POINTS OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
6. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
7. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
8. SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
9. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY W/ 1:20 MAX. SLOPE. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4", FINISH TO BE A MEDIUM BROOM FINISH.
10. PROVIDE RECESSED KNOX BOXES AT ALL OFFICE ENTRANCES.
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12. ON-SITE FIRE MAIN, FIRE SPRINKLER, AND SPRINKLER MONITORING SYSTEM SHALL BE SUBMITTED SEPARATELY TO THE FIRE DEPARTMENT FOR REVIEW AND PERMITTING.
13. ALL VERTICAL MOUNTING POLES OF FENCING SHALL BE CAPPED.
14. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB. CONCRETE CURB AT TRUCK YARD SHALL BE (12") HIGH.
15. ALL INTERIOR AND EXTERIOR WALK SURFACES TO BE NON-SLIP TYPE.

SITE LEGEND

- STANDARD PARKING STALL 9'x18'
- ACCESSIBLE PARKING STALL, W/ ACCESSIBLE PARKING STALL SIGN ON POST AND INTERNATIONAL SYMBOL OF ACCESSIBILITY MARKING. 9'x18' +5' ACCESSIBLE AISLE
- VAN ACCESSIBLE PARKING STALL, W/ VAN ACCESSIBLE PARKING STALL SIGN ON POST AND INTERNATIONAL SYMBOL OF ACCESSIBILITY MARKING. 12'x18' +5' W/ ACCESSIBLE AISLE
- STANDARD EVCS WITH CHARGER, EV CHARGING SIGN ON POST AND MARKING "EV CHARGING ONLY"
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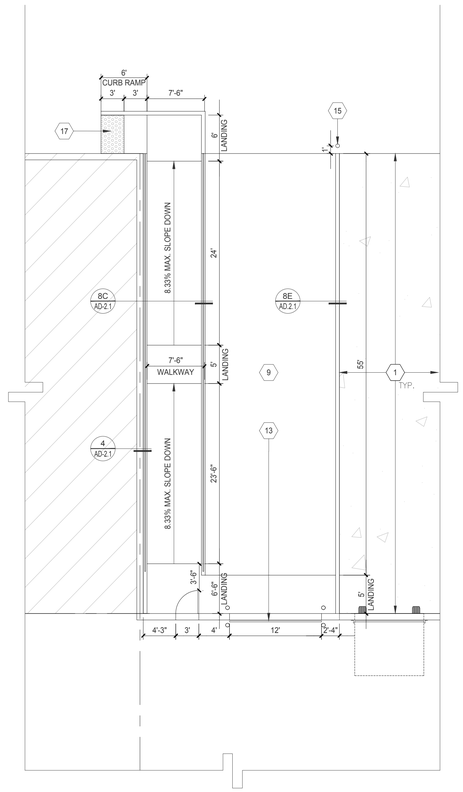
TITLE OVERALL SITE PLAN

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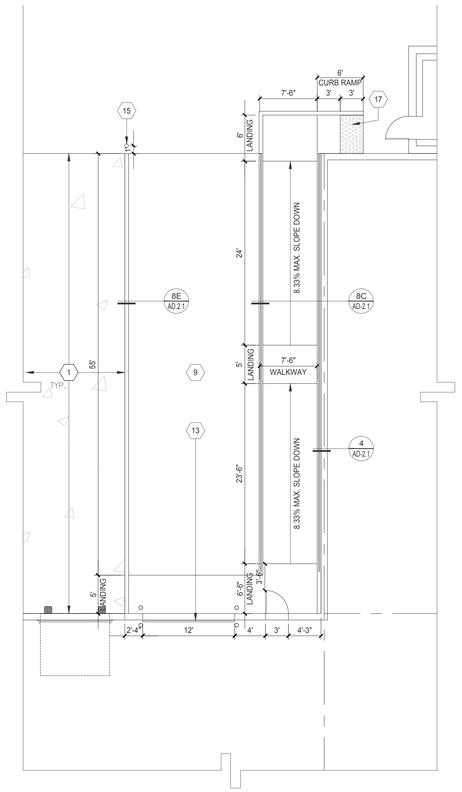


ENLARGED SITE PLAN A

scale: 1/8" = 1'-0"

TRUE NORTH

PLAN NORTH



ENLARGED SITE PLAN B

scale: 1/8" = 1'-0"

TRUE NORTH

PLAN NORTH

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TITLE ENLARGED SITE PLAN

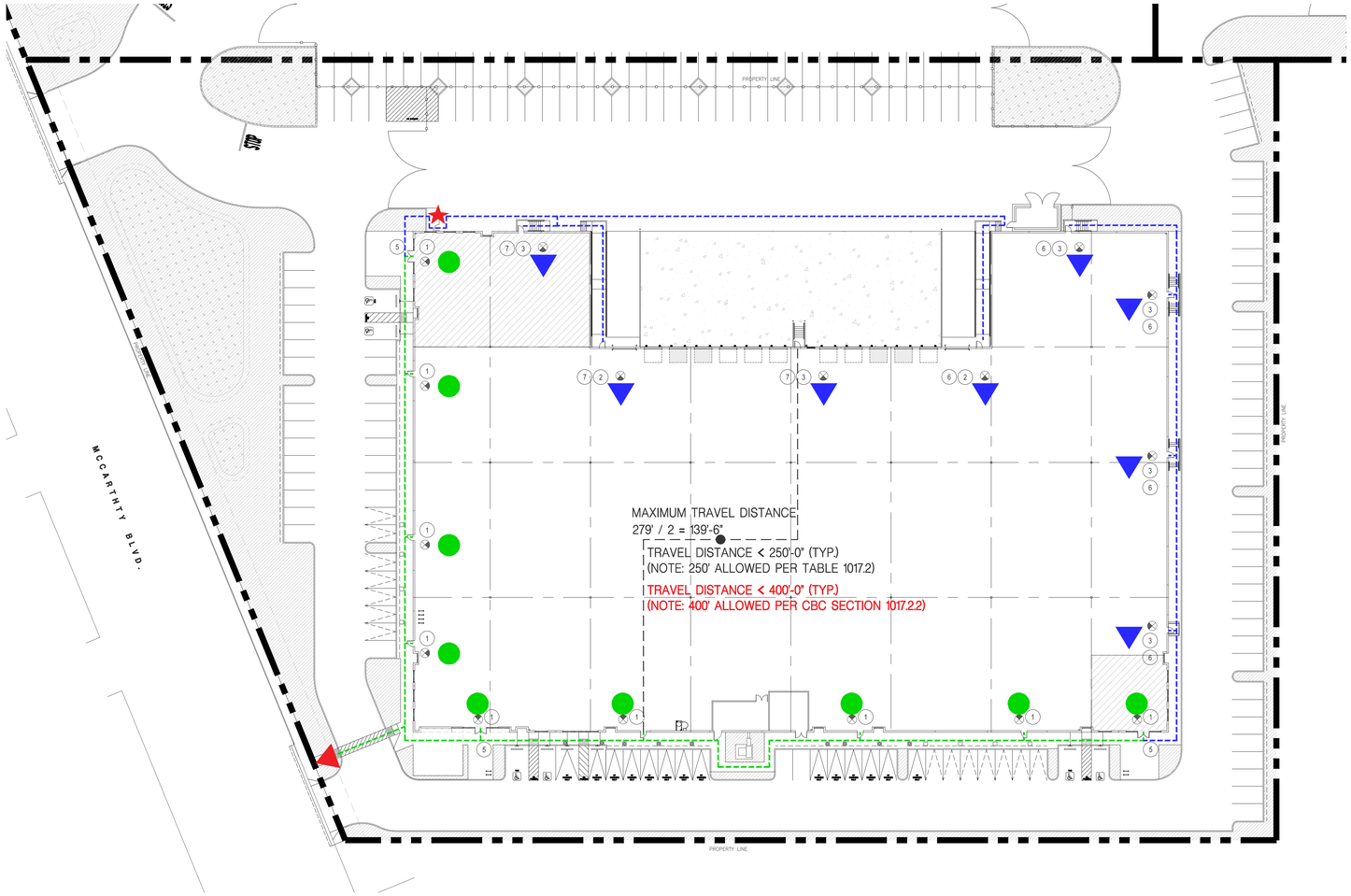
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OVERALL EXIT PLAN

scale: 1" = 30'-0" A TRUE NORTH PLAN NORTH

MEANS OF EGRESS NOTES

1. EGRESS SHALL NOT PASS THROUGH ROOMS WHICH ARE NOT ACCESSORY USE OR HIGH HAZARD. PER SECTION 1016.2
2. EGRESS DOORS SHALL COMPLY WITH SECTION 1010.
   - READILY DISTINGUISHABLE
   - 32" CLEAR OPENING
   - HINGED DOORS
   - THE FORCE FOR OPENING SHALL NOT EXCEED 5 POUNDS OTHER THAN FIRE DOORS.
3. ELEMENTS SHALL NOT PROJECT WITHIN THE REQUIRED CIRCULATION WIDTH MORE THAN 4". PER SECTION 1003.3.
4. EGRESS PATH OF TRAVEL SHALL HAVE EXIT SIGNS POSTED IN ACCORDANCE WITH SECTION 1013.
5. EXIT SIGNS SHALL BE ILLUMINATED PER SECTION 1013.3 AND CHAPTER 17 - SEE ELECTRICAL.
6. ANY TIME THE BUILDING OR A PORTION OF THE BUILDING IS OCCUPIED THE MEANS OF EGRESS SERVING THE OCCUPIED PORTION SHALL BE ILLUMINATED AT AN INTENSITY OF 1 FOOT CANDLE AT THE WALKING SURFACE.
7. POWER SUPPLY FOR EGRESS LIGHTING SHALL BE PROVIDED AND ALSO ON EMERGENCY BACK UP PER SECTION 1008.3 - SEE ELECTRICAL.
8. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES UNIT EQUIPMENT OR AN ON-SITE GENERATOR. PER SECTION 1008.3.
9. WHERE A KEY IS NEEDED TO OPERATE A DOOR IN THE EGRESS PATH A SIGN SHALL BE POSTED "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED".
10. EGRESS DOORS OR GATES SHALL OPEN FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE PER CHAPTER 10.
11. DOOR THRESHOLDS SHALL NOT EXCEED 1/2".
12. LANDINGS ON EACH SIDE OF THE DOOR SHALL BE LEVEL.
13. PER CHAPTER 10 DOOR INTO STAIR LANDING IN FULLY OPEN POSITION SHALL NOT REDUCE THE REQUIRED DIMENSION MORE THAN 7".
14. ALL SIGNAGE SHALL BE ON THE STRIKE OF THE DOOR, AND WITH DOUBLE DOORS SHOW THE SIGNAGE ON THE RIGHT SIDE OF THE DOOR.
15. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON DOORS AND GATES SHALL COMPLY WITH CURRENT CODE REQUIREMENTS. SEE A0.3.
16. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES MINIMUM AND 44 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. CHAPTER 10

EGRESS PLAN SYMBOL / LEGEND

- PATH OF TRAVEL TO EXIT DOORS
- DIRECT AND UNOBSTRUCTED PATH OF TRAVEL TO PUBLIC WAY
- DIRECT AND UNOBSTRUCTED ACCESSIBLE ROUTE TO PUBLIC WAY

PUBLIC WAY

EXIT GATE
OPERABLE HARDWARE SHALL COMPLY WITH SECTION 11B-309.4 AND 11B-404.2.7

ACCESSIBLE EXIT DOOR
REQUIRED ACCESSIBLE EXIT DOOR
DOOR AS ACCESSIBLE MEANS OF EGRESS TO BE CONNECTED TO PATH OF TRAVEL.
A TACTILE EXIT SIGN 1 WITH THE WORD "EXIT" SHALL BE PROVIDED.

NOT ACCESSIBLE EXIT DOOR
SEE PLAN FOR TACTILE EXIT SIGNS TYPE

EXIT SIGN
THE PATH OF TRAVEL TO AND WITHIN EXITS IN A BUILDING SHALL BE IDENTIFIED BY EXIT SIGNS CONFORMING TO THE REQUIREMENTS OF SECTION 1013. EXIT SIGNS SHALL BE READILY VISIBLE FROM THE DIRECTION OF APPROACH. EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO INDICATE THE DIRECTION OF EGRESS TRAVEL.
EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.

(#) EGRESS SIGNAGE NUMBER

(FE) MULTIPURPOSE DRY-CHEMICAL TYPE;
UL-RATED 4A-80-BC (10LBS) NOMINAL CAPACITY
FIRE EXTINGUISHERS FOR WAREHOUSE.

FE PROVIDE SEMI-RECESSED FIRE EXTINGUISHER CABINETS WITH VERTICAL DUO PANEL DOOR AND BAKED ENAMEL FINISH IN OFFICE AREA.
FE TYPE: 2A-10BC (5LBS) FOR OFFICE

FE SHALL BE INSTALLED THROUGHOUT WITH MAXIMUM 75 FEET OF TRAVEL OR IN AREAS REQUIRED BY THE FIRE DEPARTMENT.
SIGNAGE SHALL BE PROVIDED FOR EACH PORTABLE FIRE EXTINGUISHER AND SHALL BE ACCEPTABLE TO THE FIRE DEPARTMENT.

SINGLE DOOR
DOOR WIDTH 36" W/ 32" CLEAR
TOTAL # OF OCCUPANTS PERMITTED 160

DOUBLE DOOR
DOOR WIDTH 72" W/ 64" CLEAR
TOTAL # OF OCCUPANTS PERMITTED 320

EXITING CALCULATION

ROOM NAME	AREA SF	OCC TYPE	EGRESS OLF	OCCUPANT LOAD
WAREHOUSE	84,633	S-1	500(GROSS)	170 OCC
OFFICE - SEE A2.0A				

EXITING CALCULATION AND ACCESSIBLE EGRESS

REQUIRED NUMBER OF ACCESSIBLE EXITS: 2

PROVIDED 9 ACCESSIBLE EXIT
PROVIDED 8 NOT ACCESSIBLE EXITS

TOTAL EXIT PROVIDED: 17 EXITS

PER SECTION 1005.3.2
REQUIRED EXIT DOOR WIDTH 0.2" PER OCCUPANT
226 x 0.2= 52.8" REQUIRED
PROVIDED (15) 32" CLEAR DOORS AND (2) 64" CLEAR DOOR

EGRESS SIGNAGE

SEE L/A0.3 FOR DIMENSIONS AND DETAILS.

1. EXIT (BRAILLE)
2. EXIT RAMP DOWN (BRAILLE)
3. EXIT STAIRS DOWN (BRAILLE)
4. NOT ACCESSIBLE EXIT (BRAILLE)
5. INTERNATIONAL ACCESSIBILITY SYMBOL TO BE PLACED AT ALL ACCESSIBLE ENTRANCES PER CBC SECTION 11B-206.4/11B-216.6.
SIGN SHALL COMPLY WITH CBC SECTION 11B-703.7.
SEE 14/AD.1 FOR DETAIL
6. TO ACCESSIBLE EXIT (BRAILLE)
7. TO ACCESSIBLE EXIT (BRAILLE)
8. EXIT ROUTE (BRAILLE)

PROVIDE DIRECTIONAL SIGNAGE COMPLYING WITH CBC CHAPTER 11B, SECTION 11B-703.5 INDICATING THE LOCATION OF ALL OTHER MEANS OF EGRESS AND WHICH OF THOSE ARE ACCESSIBLE MEANS OF EGRESS SHALL BE PROVIDED AT EXITS SERVING A REQUIRED ACCESSIBLE SPACE BUT NOT PROVIDING AN APPROVED ACCESSIBLE MEANS OF EGRESS.

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LICENSED ARCHITECT TERESA GOODWIN C-37661 1-31-27 RENEWAL DATE STATE OF CALIFORNIA

Owner:

Goodman

600 California St, 11th Floor
San Francisco, CA 94108
Tel : 949-407-0165

Project:

Goodman Innovation Center Milpitas

Milpitas
CA

Consultants:

CIVIL	KW
STRUCTURAL	HSA
MECHANICAL	ACIES
PLUMBING	ACIES
ELECTRCIAL	ACIES
LANDSCAPE	YAMASAKI
FIRE	-
SOILS	-

TITLE OVERALL EXIT PLAN

Project Number: 23090
Drawn By: KZ
Date: 04/14/2026

Revision:

Sheet:

A2.0

CAUTION : IF THIS SHEET IS NOT 30"X42" IT IS A REDUCED PRINT

EXITING CALCULATION

1ST FLOOR OFFICE: 4,676 SF

LOBBY (1/150 SF) = 624/150= 5 OCC

OPEN OFFICE (1/150 SF) = 1,864/150 = 13 OCC

CONFERENCE ROOM (1/15 SF) = 432/15 = 29 OCC

BREAK ROOM (1/15 SF) = 564/15 = 38 OCC

IT ROOM (1/300 SF) = 50/300 = 1 OCC

SOTRAGE + RR + HALLWAY + JANITOR = 1142 SF

TOTAL OCCUPANCY LOAD = 86 OCC

REQUIRED NUMBER OF EXITS: 2

PROVIDED NUMBER OF EXITS: 2

2ST FLOOR OFFICE: 3,566 SF

OFFICE AREA (1/150 SF) = 3,566/150 = 24 OCC

REQUIRED NUMBER OF EXITS: 2

PROVIDED NUMBER OF EXITS: 2

EGRESS SIGNAGE

SEE L/A0.3 FOR DIMENSIONS AND DETAILS.

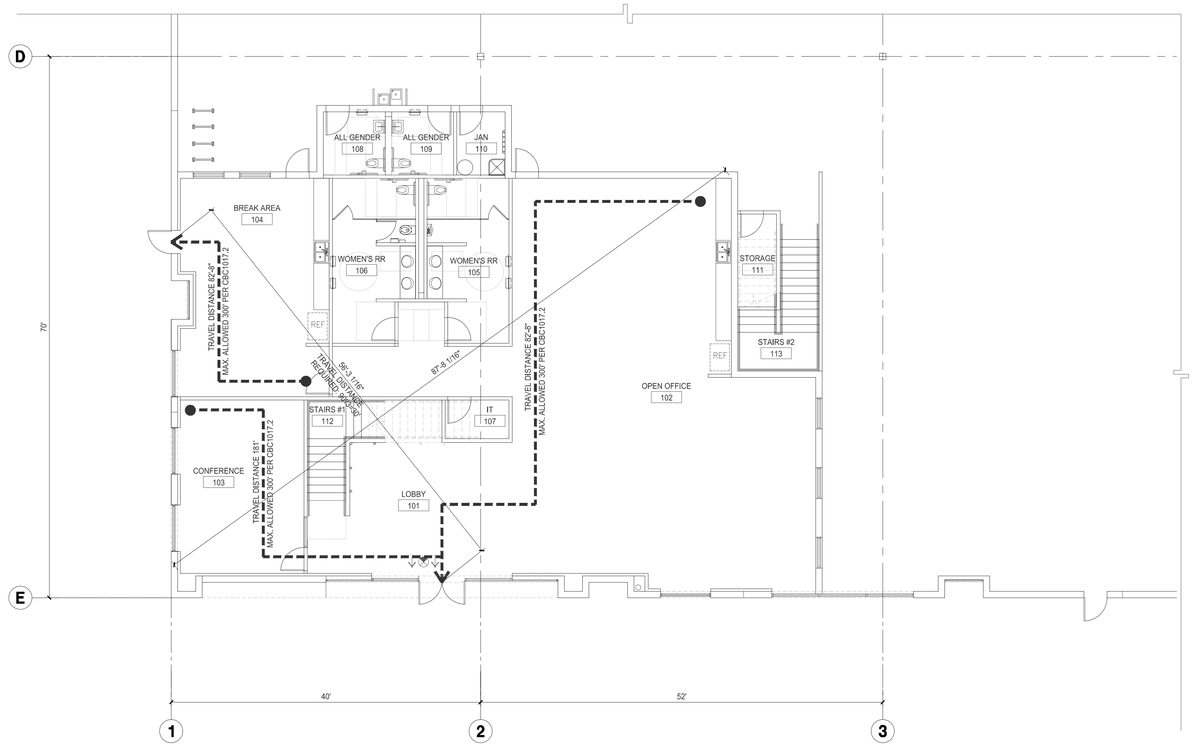




INTERNATIONAL ACCESSIBILITY SYMBOL TO BE PLACED AT ALL ACCESSIBLE ENTRANCES PER CBC SECTION 11B-206.4/11B-216.6. SIGN SHALL COMPLY WITH CBC SECTION 11B-703.7. SEE 14/AD.1 FOR DETAIL

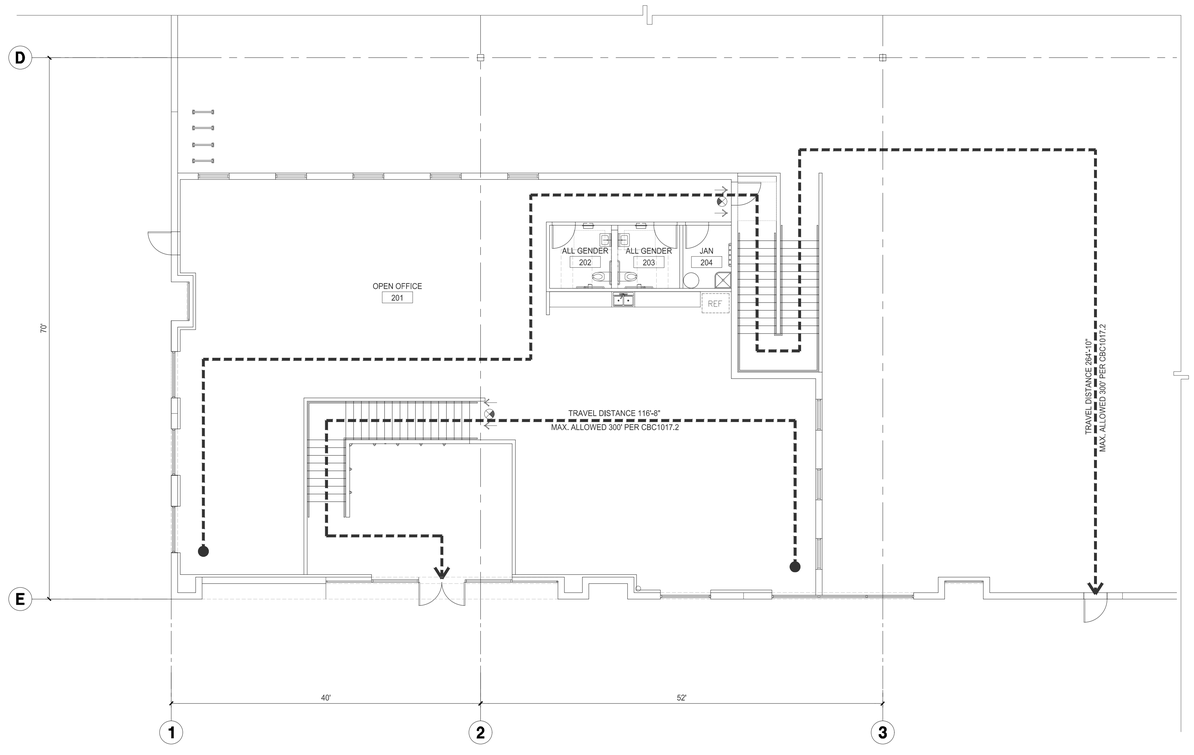
PROVIDE DIRECTIONAL SIGNAGE COMPLYING WITH CBC CHAPTER 11B, SECTION 11B-703.5 INDICATING THE LOCATION OF ALL OTHER MEANS OF EGRESS AND WHICH OF THOSE ARE ACCESSIBLE MEANS OF EGRESS SHALL BE PROVIDED AT EXITS SERVING A REQUIRED ACCESSIBLE SPACE BUT NOT PROVIDING AN APPROVED ACCESSIBLE MEANS OF EGRESS.





ENLARGED EXIT PLAN A
scale: 1/8" = 1'-0"

TRUE NORTH PLAN NORTH



ENLARGED EXIT PLAN (MEZZANINE) B
scale: 1/8" = 1'-0"

TRUE NORTH PLAN NORTH

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LICENSED ARCHITECT TERESA GOODMAN C-37661 1-31-27 RENEWAL DATE STATE OF CALIFORNIA

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PLUMBING	ACIES
ELECTRCIAL	ACIES
LANDSCAPE	YAMASAKI
FIRE	-
SOILS	-

TITLE ENLARGED EXIT PLAN

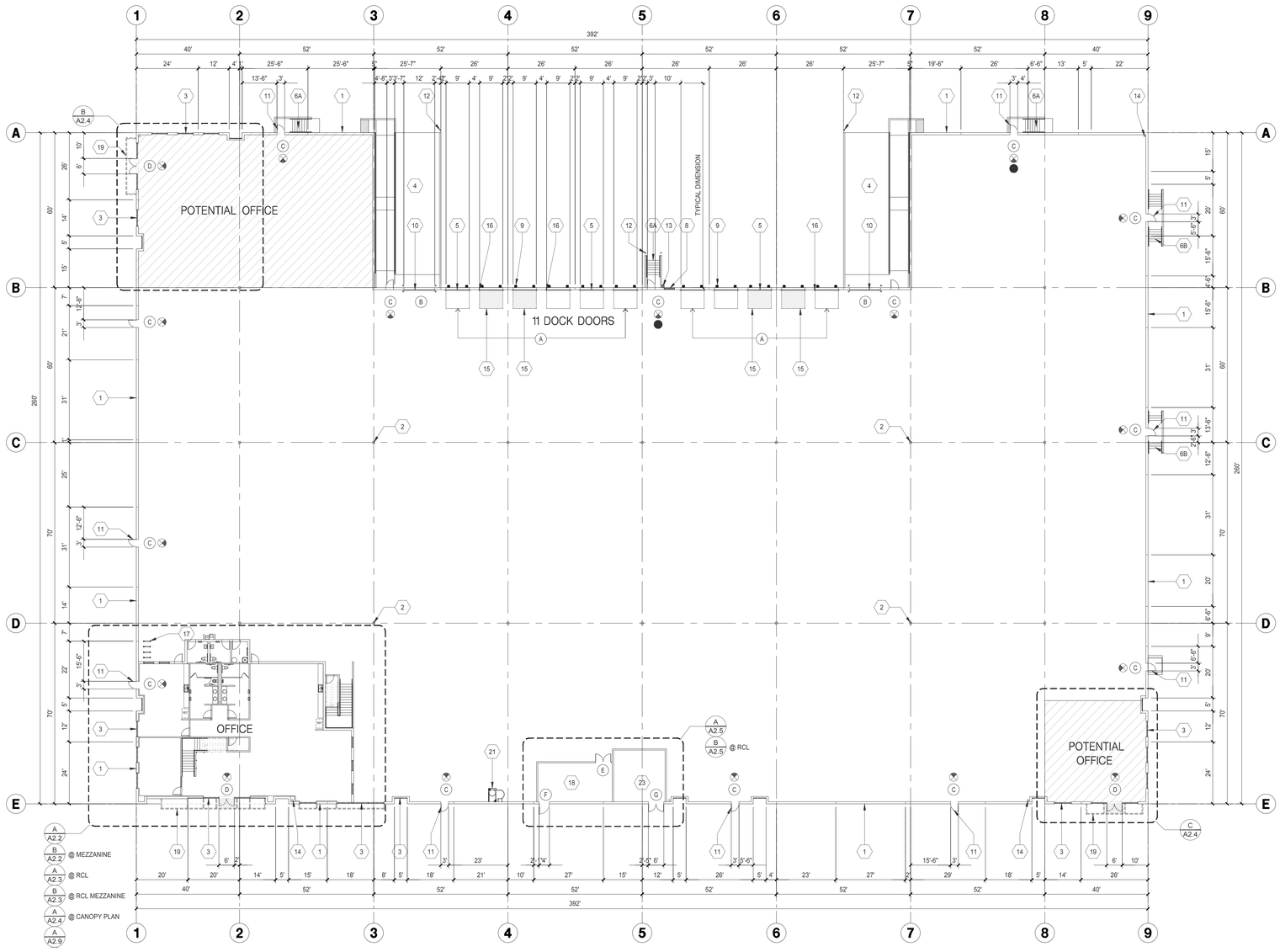
Project Number:	23090
Drawn By:	KZ
Date:	04/14/2026

Revision:

Sheet:

A2.0A

CAUTION : IF THIS SHEET IS NOT 30"X42" IT IS A REDUCED PRINT



OVERALL FLOOR PLAN

scale: 1" = 20'-0"

TRUE NORTH / PLAN NORTH

KEYNOTES - FLOOR PLAN

1. CONCRETE TILT-UP PANEL. SEE "S" DRAWINGS FOR THICKNESS & ADDITIONAL REQUIREMENTS.
2. STRUCTURAL STEEL COLUMN. SEE "S" DRAWINGS FOR SIZE.
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE ENLARGED PLANS AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. CONCRETE RAMP W/ 42" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDES OF RAMP. SEE "S" DWG FOR DETAIL.
5. 9' x 10' DOCK DOOR, SECTIONAL O.H., STANDARD GRADE.
6A. ALUMINUM STAIR. SEE AD.2.1 FOR DETAILS.
6B. CONCRETE STAIR. SEE AD.2.2 FOR DETAILS.
7. 5'-6" x 5'-6" x 4" THICK CONCRETE EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREA. FINISH TO BE MEDIUM BROOM FINISH. SLOPE TO BE LESS THAN 2% IN ALL DIRECTIONS.
8. 4' x 8' METAL LOUVER. SEE 8/AD.4 FOR DETAILS.
9. DOCK DOOR BUMPER. SEE 4/AD.4 FOR DETAILS.
10. 12' x 14' DRIVE THRU. SECTIONAL O.H., STANDARD GRADE.
11. HOLLOW METAL EXTERIOR DOOR. SEE A5.1 FOR SIZE
12. CONC. FILLED GUARD POST. 6" DIA. 48"H. U.N.O. SEE 8/AD.1 FOR DETAILS.
13. EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPER. SEE 10, 13, 15/AD.3 FOR DETAILS.
14. INTERIOR ROOF DRAIN & OVERFLOW SCUPPERS. SEE 11, 12, 13, 14/AD.3 FOR DETAILS.
15. DOCK LEVELER.
16. Z GUARD. SEE DETAIL 1/AD.4
17. INTERIOR BIKE RACK. SEE 18/AD.1 FOR DETAILS.
18. ELECTRICAL ROOM. SEE "E" DRAWINGS FOR DETAILS.
19. METAL CANOPY ABOVE. SEE AD.5 FOR DETAILS.
20. RECESSED KNOX BOXES SHALL BE INCLUDED AS REQUIRED BY CODE.
21. ROOF ACCESS LADDER. SEE AD.6 FOR DETAILS.
22. APPROXIMATE LOCATION OF FIRE RISERS. SEE "FP" DRAWINGS.
23. PUMP ROOM
24. LINE OF SOFFIT ABOVE.
25. LEED PROJECTS: BUILDING RECYCLING COLLECTION AREA FOR MIXED PAPER, CORRUGATED CARDBOARD, GLASS, PLASTICS & METALS. PAINT BOUNDARY STRIP WHITE.

GENERAL NOTES - FLOOR PLAN

1. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS DOORS AT 125' +/-. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYOR SYSTEMS. ENSURE HEAT AND SMOKE VENTS AS REQ'D COMPLY WITH TABLE 910.3 AND CHAPTER 32.
2. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
3. SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
4. PROVIDE 6" DIA. CONCRETE BOLLARD AT ALL FIRE RISERS AND UNPROTECTED INTERIOR ROOF DRAIN.
5. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRID LINE, OR FACE OF STUD U.N.O.
6. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. SEE PLUMBING/ELECTRICAL COORDINATION.
7. FOR DOOR TYPES AND SIZES, REFER TO DOOR SCHEDULE.
8. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN.
9. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIALS SHALL NOT BE USED OR STORED IN THIS BUILDING.
10. PROVIDE FIRE EXTINGUISHERS AT LOCATIONS DETERMINED BY FIRE DEPARTMENT.
11. ALL INTERIOR AND EXTERIOR WALKING SURFACES TO BE NON-SLIP TYPE.
12. ALL DOORS TO BE DESIGNED TO RESIST CITY REQUIRED WIND SPEED, SEE A0.1.
13. PROVIDE FIRE EXTINGUISHERS PER FIRE DEPARTMENT REQUIREMENT. SEE A1.1F.

PAINT NOTE

INTERIOR GYP.BD. WALLS :SINGLE COAT OF ACRYLIC PAINT FRAZEE "WHITE" ON INTERIOR WALLS.

ALL STRUCTURAL STEEL MEMBER INC. COLUMNS, LEDGERS, JOISTS, & GIRDERS SHALL HAVE LIGHT GRAY SHOP PRIMER.

INTERIOR STEEL COLUMNS : PAINT OSHA YELLOW 10'A.F.F. ABOVE 12'APPLY ONE COAT OF WHITE PAINT.

PIPE BOLLARDS SHALL HAVE TWO COATS OF ENAMEL "OSHA YELLOW " EXTERIOR CONCRETE WALLS WILL HAVE ONE COAT OF PRIMER AND ONE FINISH COAT OF PAINT.

ALL EXTERIOR HOLLOW METAL DOORS AND DOCK DOORS TO HAVE ONE COAT OF EXTERIOR PRIMER AND TWO COATS OF ACRYLIC PAINT TO MATCH ADJACENT SURFACE COLORS. PIPE STEEL HANDRAILS SHALL HAVE TWO COATS OF LATEX PAINT.

FLOOR SLAB AND POUR STRIPS REQ.

THESE NOTES ARE MINIMUM REQUIREMENTS.
SEE "S" DWGS FOR ADDITIONAL REQUIREMENTS.

1. FOR BUILDING COMPACTION CRITERIA, SEE STRUCTURAL DRAWINGS AND GEOTECHNICAL REPORT.
2. FOR SITE COMPACTION CRITERIA, SEE CIVIL DRAWINGS AND GEOTECHNICAL REPORT. FOR BUILDING FLOOR SLAB COMPACTION CRITERIA: SEE STRUCTURAL DRAWINGS FOR DETAILS.
3. CONTRACTOR TO BUILD FOR CLASS V FLOOR PER A.C.I. 302.1R.
4. CONCRETE SLAB TO HAVE STEEL FLOAT HARD TROWEL BURNISHED FINISH.
5. CONTRACTOR TO CURE SLAB BY WET CURING USING BURLAP FOR 7 DAYS MIN. OR APPROVED CURING COMPOUND (WEATHER DEPENDENT). SEE STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
6. ALL EQUIPMENT & MOVING VEHICLES SHALL BE DIAPERED.
7. NO CRANES, CONCRETE TRUCKS, OR ANYTHING HEAVIER SHALL BE PLACED ON THE SLAB. CONCRETE TRUCKS, PUMPS, HEAVY MACHINERY, OR CRANES WILL NOT BE PERMITTED ON SLAB AT ANY TIME.
8. SLAB TO BE FF50 FL35 MEASURED WITHIN 24 HOURS.
9. THE MAXIMUM FLY ASH CONTENT ALLOWED IN CONCRETE SHALL BE PER STRUCTURAL DRAWINGS.
10. WHERE ▨ INDICATED, PROVIDE VAPOR BARRIER (15 MIL STEGO OR EQUAL) CONFORMING TO ASTM E 1745 UNDER THE CONCRETE SLAB WITH A 4" MIN. CAPILLARY BREAK ROCK. CONFIRM REQUIREMENTS WITH GEOTECHNICAL REPORT, CIVIL AND STRUCTURAL DRAWINGS. SHURESEAL, LAPIDOLITH OR APPROVED EQUAL FLOOR SEALER SHALL BE APPLIED ONE COAT AT END OF JOB IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION.
11. NO PERMANENT GREASE PEN PANEL MARKS ON FLOOR SLAB. NO RED CHALK MARKS. ALL CONSTRUCTION MARKS TO BE REMOVED BEFORE SEALING.
12. POUR STRIP, SEE STRUCTURAL DRAWINGS.
13. ALL FLOOR SLAB NAIL OR BRACE FRAME HOLES FILLED WITH APPROVED 2 PART EPOXY COMPOUND TO MATCH CONCRETE COLOR. PEGA BOND LV 2000, BURKE EPOXY INJECTION RESIN OR EQUAL.
14. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
15. THE BUILDING FLOOR SLAB IS FLAT, SEE CIVIL.
16. PRICE AS ADDITIONAL ALTERNATE: MM-80 EPOXY JOINT FILLER AT SPEED BAY ONLY.

WALL LEGEND - SHELL FLOOR PLANS

1. CONCRETE TILT-UP WALL. SEE "S" DRAWINGS FOR PANEL THICKNESS.
2. STOREFRONT SYSTEM WITH VISION GLASS. SEE DETAIL 16/AD.4
3. STOREFRONT SYSTEM WITH SPANDREL GLASS. SEE DETAIL 20/AD.4
4. FULL HEIGHT WALL : 8" METAL STUDS, U.N.O. W/ 5/8" TYPE "X" GYP. BD. ON BOTH SIDES TO EXTEND TO DECK ABOVE. SEE DETAILS 1/AD.7.1
5. 3 5/8", 20GA. METAL STUDS, U.N.O. @ 16" O.C. W/ 5/8" TYPE "X" GYP. BD. TO EXTEND TO 14' A.F.F. SEE DETAILS 3/AD.7.1 AND STUD SCHEDULE FOR SIZES PER HEIGHT.
6. 8", 20GA. METAL STUDS, U.N.O. @ 12" O.C. W/ 5/8" TYPE "X" GYP. BD. TO EXTEND TO 14' A.F.F., SEE DETAILS 3/AD.7.1 AND STUD SCHEDULE FOR SIZES PER HEIGHT.
7. PARTIAL HEIGHT PLUMBING CHASE WALL:5/8"GYP. BD.IS OVER 3-5/8" METAL STUDS @ 16" O.C. STAGGERED W/ 3-1/2" SOUND BATT INSULATION EACH SIDE. EXTEND GYP. BD. TO GYP BD CEILING OR 12" ABOVE ACT CEILING. SEE DETAIL 11/AD.7.2
8. FURRING WALL WITH BATT INSULATION AT DEMISING WALL: 3-5/8"METAL STUDS W/ 5/8" TYPE "X" GYP. BD. ON ONE SIDE TO EXTEND TO 12" ABOVE CEILING.SEE DETAIL 1/AD.7.2

   1HR:1-HOUR FIRE RATED CONSTRUCTION. SEE DETAIL 4/AD.7.1

   PROVIDE BATT INSULATION AT PUMP ROOM FOR NOISE.

NOTES:
1. PROVIDE FIRE DAMPER AT ANY MECHANICAL PENETRATIONS THROUGH GYP. BD WALLS OR CEILING WHERE FIRE RATING IS PROVIDED.
2. PROVIDE FIRE RESISTANT CAULKING AROUND ALL PENETRATIONS, MECHANICAL AND OTHERWISE, THROUGH A FIRE-RATED ENCLOSURE OR ASSEMBLY.
3. SEE A2.0 AND A1.1F FOR EGRESS SIGNAGE AND FIRE EXTINGUISHERS ADDITIONAL REQUIREMENTS.

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Project:

Goodman Innovation Center Milpitas

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CA

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CIVIL	KW
STRUCTURAL	HSA
MECHANICAL	ACIES
PLUMBING	ACIES
ELECTRCIAL	ACIES
LANDSCAPE	YAMASAKI
FIRE	-
SOILS	-

TITLE OVERALL FLOOR PLAN

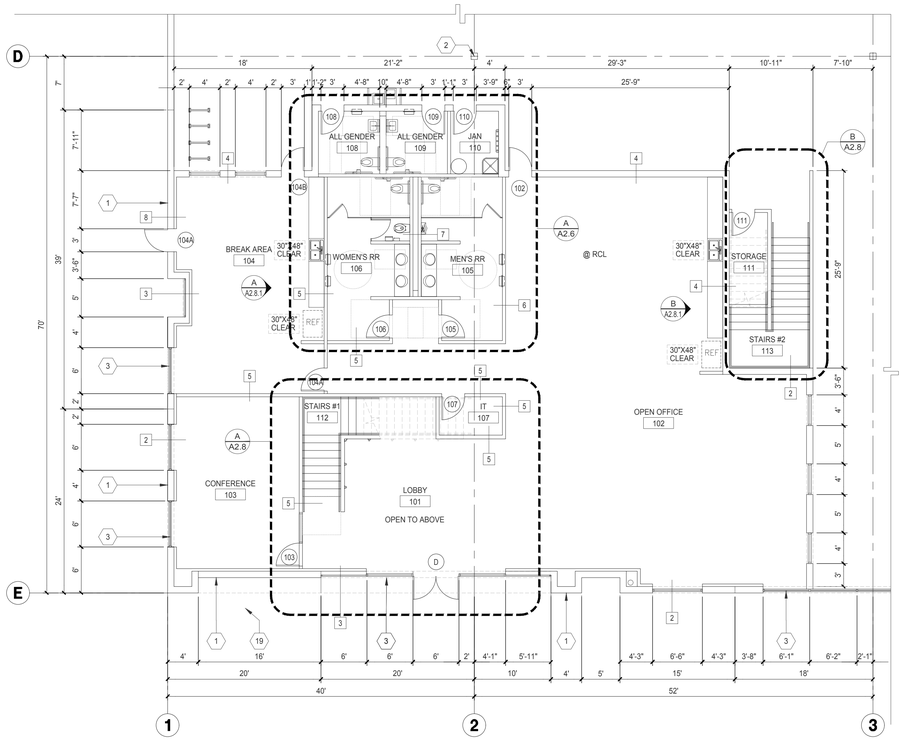
Project Number:	23090
Drawn By:	KZ
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Sheet:

A2.1

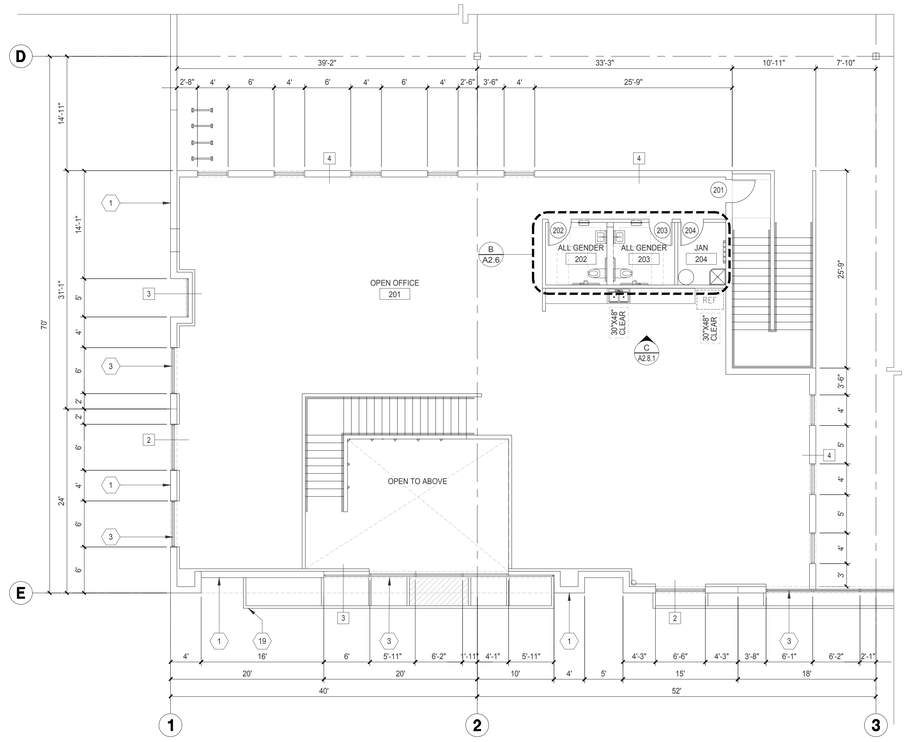
CAUTION : IF THIS SHEET IS NOT 30"X42" IT IS A REDUCED PRINT



ENLARGED FLOOR PLAN A

scale: 1/8" = 1'-0"

TRUE NORTH / PLAN NORTH



ENLARGED MEZZANINE PLAN B

scale: 1/8" = 1'-0"

TRUE NORTH / PLAN NORTH

KEYNOTES - FLOOR PLAN

1. CONCRETE TILT-UP PANEL. SEE "S" DRAWINGS FOR THICKNESS & ADDITIONAL REQUIREMENTS.
2. STRUCTURAL STEEL COLUMN. SEE "S" DRAWINGS FOR SIZE.
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE ENLARGED PLANS AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. CONCRETE RAMP W/ 42" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDES OF RAMP. SEE "S" DWG FOR DETAIL.
5. 9' x 10' DOCK DOOR, SECTIONAL O.H., STANDARD GRADE.
6A. ALUMINUM STAIR. SEE AD.2.1 FOR DETAILS.
6B. CONCRETE STAIR. SEE AD.2.2 FOR DETAILS.
7. 5'-6" x 5'-6" x 4" THICK CONCRETE EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREA. FINISH TO BE MEDIUM BROOM FINISH. SLOPE TO BE LESS THAN 2% IN ALL DIRECTIONS.
8. 4' x 8' METAL LOUVER. SEE 8/AD.4 FOR DETAILS.
9. DOCK DOOR BUMPER. SEE 4/AD.4 FOR DETAILS.
10. 12' x 14' DRIVE THRU. SECTIONAL O.H., STANDARD GRADE.
11. HOLLOW METAL EXTERIOR DOOR. SEE A5.1 FOR SIZE
12. CONC. FILLED GUARD POST. 6" DIA. 48"H. U.N.O. SEE 8/AD.1 FOR DETAILS.
13. EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPER. SEE 10, 13, 15/AD.3 FOR DETAILS.
14. INTERIOR ROOF DRAIN & OVERFLOW SCUPPERS. SEE 11, 12, 13, 14/AD.3 FOR DETAILS.
15. DOCK LEVELER.
16. Z GUARD. SEE DETAIL 1/AD.4
17. INTERIOR BIKE RACK. SEE 18/AD.1 FOR DETAILS.
18. ELECTRICAL ROOM. SEE "E" DRAWINGS FOR DETAILS.
19. METAL CANOPY ABOVE. SEE AD.5 FOR DETAILS.
20. RECESSED KNOX BOXES SHALL BE INCLUDED AS REQUIRED BY CODE.
21. ROOF ACCESS LADDER. SEE AD.6 FOR DETAILS.
22. APPROXIMATE LOCATION OF FIRE RISERS. SEE "FP" DRAWINGS.
23. PUMP ROOM
24. LINE OF SOFFIT ABOVE.
25. LEED PROJECTS: BUILDING RECYCLING COLLECTION AREA FOR MIXED PAPER, CORRUGATED CARDBOARD, GLASS, PLASTICS & METALS. PAINT BOUNDARY STRIP WHITE.

GENERAL NOTES - FLOOR PLAN

1. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS DOORS AT 125' +/- A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYOR SYSTEMS. ENSURE HEAT AND SMOKE VENTS AS REQ'D COMPLY WITH TABLE 910.3 AND CHAPTER 32.
2. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
3. SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
4. PROVIDE 6" DIA. CONCRETE BOLLARD AT ALL FIRE RISERS AND UNPROTECTED INTERIOR ROOF DRAIN.
5. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRID LINE, OR FACE OF STUD U.N.O.
6. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. SEE PLUMBING/ELECTRICAL COORDINATION.
7. FOR DOOR TYPES AND SIZES, REFER TO DOOR SCHEDULE.
8. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN.
9. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIALS SHALL NOT BE USED OR STORED IN THIS BUILDING.
10. PROVIDE FIRE EXTINGUISHERS AT LOCATIONS DETERMINED BY FIRE DEPARTMENT.
11. ALL INTERIOR AND EXTERIOR WALKING SURFACES TO BE NON-SLIP TYPE.
12. ALL DOORS TO BE DESIGNED TO RESIST CITY REQUIRED WIND SPEED, SEE A0.1.
13. PROVIDE FIRE EXTINGUISHERS PER FIRE DEPARTMENT REQUIREMENT. SEE A1.1F.

PAINT NOTE

INTERIOR GYP.BD. WALLS :SINGLE COAT OF ACRYLIC PAINT FRAZEE "WHITE" ON INTERIOR WALLS.

ALL STRUCTURAL STEEL MEMBER INC. COLUMNS, LEDGERS, JOISTS, & GIRDERS SHALL HAVE LIGHT GRAY SHOP PRIMER.

INTERIOR STEEL COLUMNS : PAINT OSHA YELLOW 10'A.F.F. ABOVE 12'APPLY ONE COAT OF WHITE PAINT.

PIPE BOLLARDS SHALL HAVE TWO COATS OF ENAMEL "OSHA YELLOW " EXTERIOR CONCRETE WALLS WILL HAVE ONE COAT OF PRIMER AND ONE FINISH COAT OF PAINT.

ALL EXTERIOR HOLLOW METAL DOORS AND DOCK DOORS TO HAVE ONE COAT OF EXTERIOR PRIMER AND TWO COATS OF ACRYLIC PAINT TO MATCH ADJACENT SURFACE COLORS. PIPE STEEL HANDRAILS SHALL HAVE TWO COATS OF LATEX PAINT.

FLOOR SLAB AND POUR STRIPS REQ.

THESE NOTES ARE MINIMUM REQUIREMENTS.
SEE "S" DWGS FOR ADDITIONAL REQUIREMENTS.

1. FOR BUILDING COMPACTION CRITERIA, SEE STRUCTURAL DRAWINGS AND GEOTECHNICAL REPORT.
2. FOR SITE COMPACTION CRITERIA, SEE CIVIL DRAWINGS AND GEOTECHNICAL REPORT. FOR BUILDING FLOOR SLAB COMPACTION CRITERIA: SEE STRUCTURAL DRAWINGS FOR DETAILS.
3. CONTRACTOR TO BUILD FOR CLASS V FLOOR PER A.C.I. 302.1R.
4. CONCRETE SLAB TO HAVE STEEL FLOAT HARD TROWEL BURNISHED FINISH.
5. CONTRACTOR TO CURE SLAB BY WET CURING USING BURLAP FOR 7 DAYS MIN. OR APPROVED CURING COMPOUND (WEATHER DEPENDENT). SEE STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
6. ALL EQUIPMENT & MOVING VEHICLES SHALL BE DIAPERED.
7. NO CRANES, CONCRETE TRUCKS, OR ANYTHING HEAVIER SHALL BE PLACED ON THE SLAB. CONCRETE TRUCKS, PUMPS, HEAVY MACHINERY, OR CRANES WILL NOT BE PERMITTED ON SLAB AT ANY TIME.
8. SLAB TO BE FF50 FL35 MEASURED WITHIN 24 HOURS.
9. THE MAXIMUM FLY ASH CONTENT ALLOWED IN CONCRETE SHALL BE PER STRUCTURAL DRAWINGS.
10. WHERE [▨] INDICATED, PROVIDE VAPOR BARRIER (15 MIL STEGO OR EQUAL) CONFORMING TO ASTM E 1745 UNDER THE CONCRETE SLAB WITH A 4" MIN. CAPILLARY BREAK ROCK. CONFIRM REQUIREMENTS WITH GEOTECHNICAL REPORT, CIVIL AND STRUCTURAL DRAWINGS. SHURESEAL, LAPIDOLITH OR APPROVED EQUAL FLOOR SEALER SHALL BE APPLIED ONE COAT AT END OF JOB IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION.
11. NO PERMANENT GREASE PEN PANEL MARKS ON FLOOR SLAB. NO RED CHALK MARKS. ALL CONSTRUCTION MARKS TO BE REMOVED BEFORE SEALING.
12. POUR STRIP, SEE STRUCTURAL DRAWINGS.
13. ALL FLOOR SLAB NAIL OR BRACE FRAME HOLES FILLED WITH APPROVED 2 PART EPOXY COMPOUND TO MATCH CONCRETE COLOR. PEGA BOND LV 2000, BURKE EPOXY INJECTION RESIN OR EQUAL.
14. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
15. THE BUILDING FLOOR SLAB IS FLAT, SEE CIVIL.
16. PRICE AS ADDITIONAL ALTERNATE: MM-80 EPOXY JOINT FILLER AT SPEED BAY ONLY.

WALL LEGEND - SHELL FLOOR PLANS

1. CONCRETE TILT-UP WALL. SEE "S" DRAWINGS FOR PANEL THICKNESS.
2. STOREFRONT SYSTEM WITH VISION GLASS. SEE DETAIL 16/AD.4
3. STOREFRONT SYSTEM WITH SPANDREL GLASS. SEE DETAIL 20/AD.4
4. FULL HEIGHT WALL : 8" METAL STUDS, U.N.O. W/ 5/8" TYPE "X" GYP. BD. ON BOTH SIDES TO EXTEND TO DECK ABOVE. SEE DETAILS 1/AD.7.1
5. 3 5/8", 20GA. METAL STUDS, U.N.O. @ 16" O.C. W/ 5/8" TYPE "X" GYP. BD. TO EXTEND TO 14' A.F.F., SEE DETAILS 3/AD.7.1 AND STUD SCHEDULE FOR SIZES PER HEIGHT.
6. 8", 20GA. METAL STUDS, U.N.O. @ 12" O.C. W/ 5/8" TYPE "X" GYP. BD. TO EXTEND TO 14' A.F.F., SEE DETAILS 3/AD.7.1 AND STUD SCHEDULE FOR SIZES PER HEIGHT.
7. PARTIAL HEIGHT PLUMBING CHASE WALL:5/8"GYP. BD.IS OVER 3-5/8" METAL STUDS @ 16" O.C. STAGGERED W/ 3-1/2" SOUND BATT INSULATION EACH SIDE. EXTEND GYP. BD. TO GYP BD.CEILING OR 12" ABOVE ACT CEILING. SEE DETAIL 11/AD.7.2
8. FURRING WALL WITH BATT INSULATION AT DEMISING WALL: 3-5/8"METAL STUDS W/ 5/8" TYPE "X" GYP. BD. ON ONE SIDE TO EXTEND TO 12" ABOVE CEILING.SEE DETAIL 1/AD.7.2

   1HR:1-HOUR FIRE RATED CONSTRUCTION. SEE DETAIL 4/AD.7.1

   PROVIDE BATT INSULATION AT PUMP ROOM FOR NOISE.

NOTES:
1. PROVIDE FIRE DAMPER AT ANY MECHANICAL PENETRATIONS THROUGH GYP. BD WALLS OR CEILING WHERE FIRE RATING IS PROVIDED.
2. PROVIDE FIRE RESISTANT CAULKING AROUND ALL PENETRATIONS, MECHANICAL AND OTHERWISE, THROUGH A FIRE-RATED ENCLOSURE OR ASSEMBLY.
3. SEE A2.0 AND A1.1F FOR EGRESS SIGNAGE AND FIRE EXTINGUISHERS ADDITIONAL REQUIREMENTS.

LEGEND - REFLECTIVE CEILING PLAN

- 5/8" GYP. BD. UNDER CEILING JOISTS .
- 1'-0" X 4'-0" LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
- 2'-0" X 2'-0" RETURN AIR GRILLE. SEE MECHANICAL DRAWINGS.
- EMERGENCY EXIT LIGHT.
- RECESSED DOWN LIGHT, SEE ELECTRICAL DRAWINGS.
- 2'-0" X 4'-0" LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
- 2'-0" X 4'-0" ACOUSTIC CEILING TILE.

KEYNOTES - REFLECTIVE CEILING PLAN

1. 1 LAYER 5/8" TYPE "X" GYP. BD. ATTACHED TO UNDERSIDE OF CEILING JOIST. SEE DETAIL 17/AD.10.
2. 2' X 4' ACOUSTICAL TILE CEILING IN SUSPENDED T-BAR TRACK SYSTEM.

GENERAL NOTES - REFLECTIVE CEILING PLAN

1. ALL LIGHTS & SPRINKLER HEADS TO BE CENTER OF TILE PATTERN.
2. ALL ROOMS TO HAVE EQUAL TILE PERIMETERS, U.N.O.
3. CONTRACTOR RESPONSIBLE FOR COORDINATION OF ALL LIGHTS, SPRINKLERS, & MECHANICAL REGISTER, DIFFUSERS AND GRILLS.
4. FOR DRYWALL STUD FRAMING SEE DETAIL AD.7
5. PROVIDE CLIP HOLD DOWNS AT GRID TO LIMIT ANY INFILTRATION AND EXFILTRATION.
6. EXCEPT WHERE RIGID BRACES ARE USED TO LIMIT LATERAL DEFLECTIONS, SPRINKLER HEADS AND OTHER PENETRATIONS SHALL A 2" OVERSIZE RING, SLEEVE, OR ADAPTER THROUGH THE CEILING TILE TO ALLOW FOR FREE MOVEMENT OF AT LEAST 1" IN ALL HORIZONTAL DIRECTIONS. ALTERNATIVELY, A SWING JOINT THAT CAN ACCOMMODATE 1" OF CEILING MOVEMENT IN ALL HORIZONTAL DIRECTIONS IS PERMITTED TO BE PROVIDED AT THE TOP OF THE SPRINKLER HEAD EXTENSION.

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Milpitas
CA

Consultants:

CIVIL	KW
STRUCTURAL	HSA
MECHANICAL	ACIES
PLUMBING	ACIES
ELECTRCIAL	ACIES
LANDSCAPE	YAMASAKI
FIRE	-
SOILS	-

TITLE ENLARGED FLOOR PLAN & REFLECTED CEILING PLAN

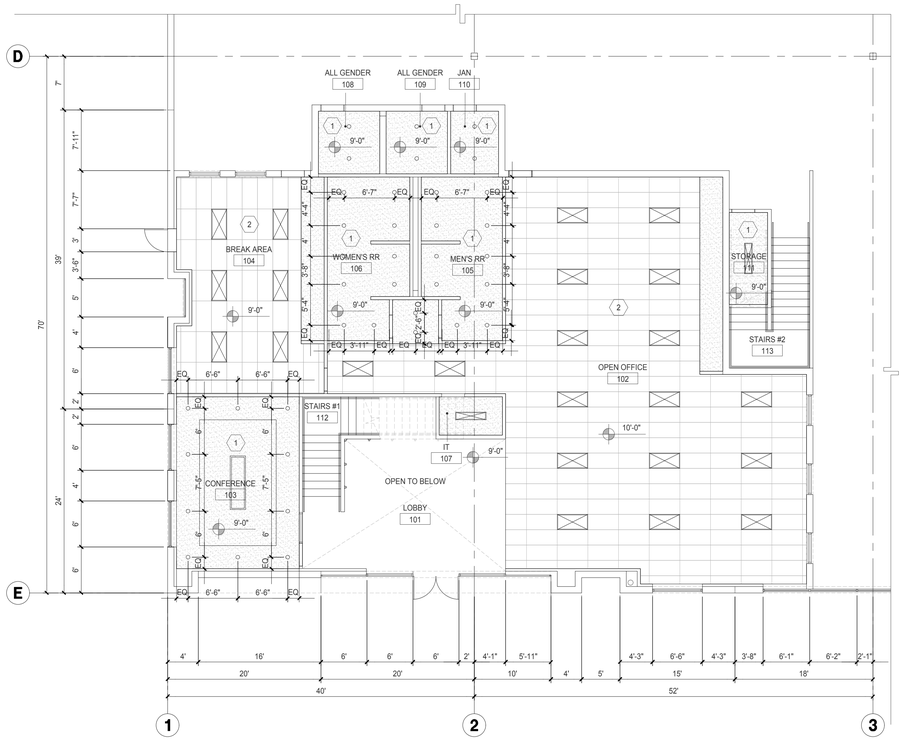
Project Number:	23090
Drawn By:	KZ
Date:	04/14/2026

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A2.2

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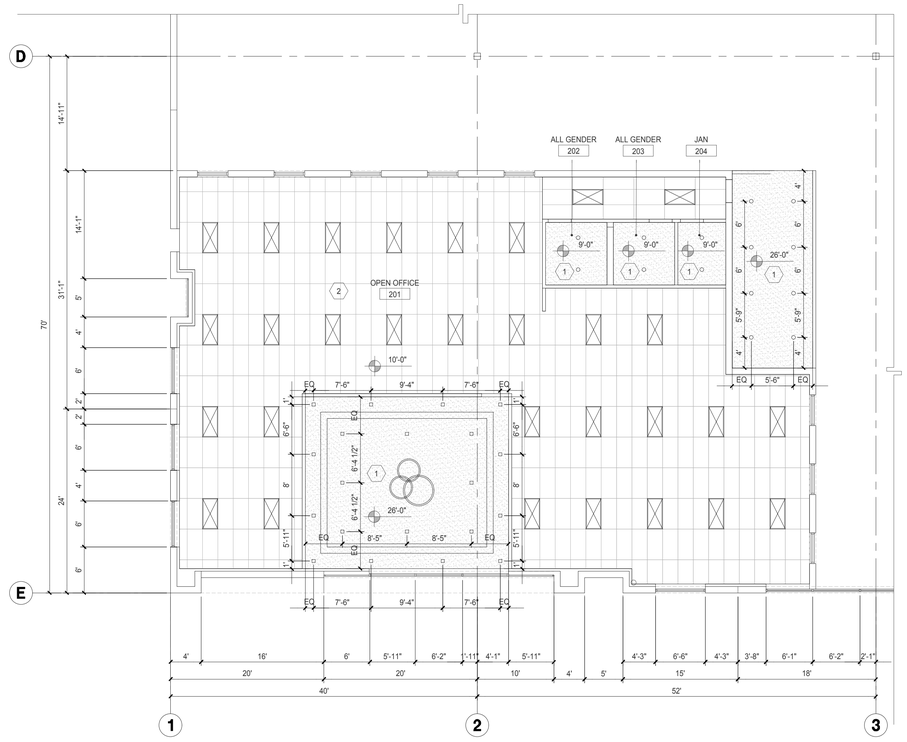


ENLARGED RCP PLAN A

scale: 1/8" = 1'-0"

TRUE NORTH

PLAN NORTH



ENLARGED RCP PLAN @ MEZZANINE B

scale: 1/8" = 1'-0"

TRUE NORTH

PLAN NORTH

LEGEND - REFLECTIVE CEILING PLAN

- 5/8" GYP. BD. UNDER CEILING JOISTS .
- 1'-0" X 4'-0" LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
- 2'-0" X 2'-0" RETURN AIR GRILLE. SEE MECHANICAL DRAWINGS.
- EMERGENCY EXIT LIGHT.
- RECESSED DOWN LIGHT, SEE ELECTRICAL DRAWINGS.
- 2'-0" X 4'-0" LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
- 2'-0" X 4'-0" ACOUSTIC CEILING TILE.

KEYNOTES - REFLECTIVE CEILING PLAN

1. 1 LAYER 5/8" TYPE "X" GYP. BD. ATTACHED TO UNDERSIDE OF CEILING JOIST. SEE DETAIL 17/AD.10.
2. 2' X 4' ACOUSTICAL TILE CEILING IN SUSPENDED T-BAR TRACK SYSTEM.

GENERAL NOTES - REFLECTIVE CEILING PLAN

1. ALL LIGHTS & SPRINKLER HEADS TO BE CENTER OF TILE PATTERN.
2. ALL ROOMS TO HAVE EQUAL TILE PERIMETERS, U.N.O.
3. CONTRACTOR RESPONSIBLE FOR COORDINATION OF ALL LIGHTS, SPRINKLERS, & MECHANICAL REGISTER, DIFFUSERS AND GRILLS.
4. FOR DRYWALL STUD FRAMING SEE DETAIL AD.7
5. PROVIDE CLIP HOLD DOWNS AT GRID TO LIMIT ANY INFILTRATION AND EXFILTRATION.
6. EXCEPT WHERE RIGID BRACES ARE USED TO LIMIT LATERAL DEFLECTIONS, SPRINKLER HEADS AND OTHER PENETRATIONS SHALL A 2" OVERSIZE RING, SLEEVE, OR ADAPTER THROUGH THE CEILING TILE TO ALLOW FOR FREE MOVEMENT OF AT LEAST 1" IN ALL HORIZONTAL DIRECTIONS. ALTERNATIVELY, A SWING JOINT THAT CAN ACCOMMODATE 1" OF CEILING MOVEMENT IN ALL HORIZONTAL DIRECTIONS IS PERMITTED TO BE PROVIDED AT THE TOP OF THE SPRINKLER HEAD EXTENSION.

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STRUCTURAL	HSA
MECHANICAL	ACIES
PLUMBING	ACIES
ELECTRCIAL	ACIES
LANDSCAPE	YAMASAKI
FIRE	-
SOILS	-

TITLE ENLARGED RCP PLAN & REFLECTED CEILING PLAN @ MEZZANINE

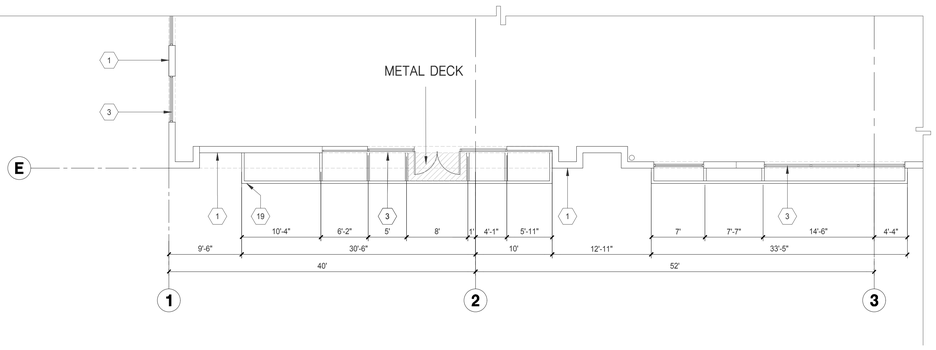
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Drawn By:	KZ
Date:	04/14/2026

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A2.3

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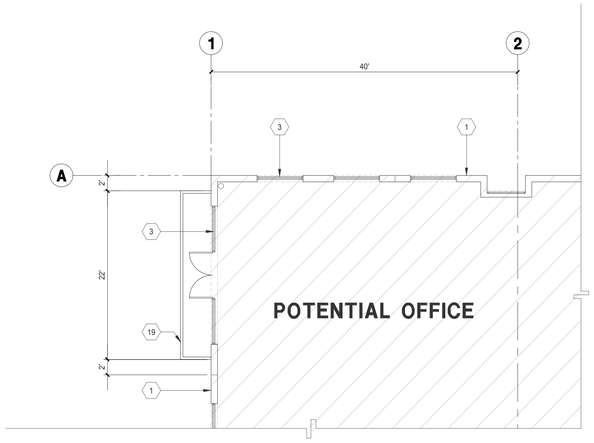


ENLARGED LOWER CANOPY PLAN A

scale: 1/8" = 1'-0"

TRUE NORTH

PLAN NORTH

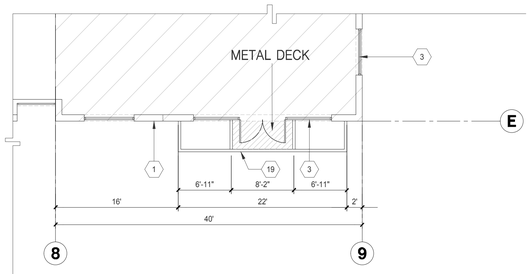


ENLARGED LOWER CANOPY PLAN B

scale: 1/8" = 1'-0"

TRUE NORTH

PLAN NORTH



ENLARGED LOWER CANOPY PLAN C

scale: 1/8" = 1'-0"

TRUE NORTH

PLAN NORTH

KEYNOTES - FLOOR PLAN

1. CONCRETE TILT-UP PANEL. SEE "S" DRAWINGS FOR THICKNESS & ADDITIONAL REQUIREMENTS.
2. STRUCTURAL STEEL COLUMN. SEE "S" DRAWINGS FOR SIZE.
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE ENLARGED PLANS AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. CONCRETE RAMP W/ 42" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDES OF RAMP. SEE "S" DWG FOR DETAIL.
5. 9' x 10' DOCK DOOR, SECTIONAL O.H., STANDARD GRADE.
6A. ALUMINUM STAIR. SEE AD.2.1 FOR DETAILS.
6B. CONCRETE STAIR. SEE AD.2.2 FOR DETAILS.
7. 5'-6" x 5'-6" x 4" THICK CONCRETE EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREA. FINISH TO BE MEDIUM BROOM FINISH. SLOPE TO BE LESS THAN 2% IN ALL DIRECTIONS.
8. 4' x 8' METAL LOUVER. SEE 8/AD.4 FOR DETAILS.
9. DOCK DOOR BUMPER. SEE 4/AD.4 FOR DETAILS.
10. 12' x 14' DRIVE THRU. SECTIONAL O.H., STANDARD GRADE.
11. HOLLOW METAL EXTERIOR DOOR. SEE A5.1 FOR SIZE
12. CONC. FILLED GUARD POST, 6" DIA. 48"H. U.N.O. SEE 8/AD.1 FOR DETAILS.
13. EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPER. SEE 10, 13, 15/AD.3 FOR DETAILS.
14. INTERIOR ROOF DRAIN & OVERFLOW SCUPPERS. SEE 11, 12, 13, 14/AD.3 FOR DETAILS.
15. DOCK LEVELER.
16. Z GUARD. SEE DETAIL 1/AD.4
17. INTERIOR BIKE RACK. SEE 18/AD.1 FOR DETAILS.
18. ELECTRICAL ROOM. SEE "E" DRAWINGS FOR DETAILS.
19. METAL CANOPY ABOVE. SEE AD.5 FOR DETAILS.
20. RECESSED KNOX BOXES SHALL BE INCLUDED AS REQUIRED BY CODE.
21. ROOF ACCESS LADDER. SEE AD.6 FOR DETAILS.
22. APPROXIMATE LOCATION OF FIRE RISERS. SEE "FP" DRAWINGS.
23. PUMP ROOM
24. LINE OF SOFFIT ABOVE.
25. LEED PROJECTS: BUILDING RECYCLING COLLECTION AREA FOR MIXED PAPER, CORRUGATED CARDBOARD, GLASS, PLASTICS & METALS. PAINT BOUNDARY STRIP WHITE.

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Consultants:

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STRUCTURAL	HSA
MECHANICAL	ACIES
PLUMBING	ACIES
ELECTRCIAL	ACIES
LANDSCAPE	YAMASAKI
FIRE	-
SOILS	-

TITLE	CANOPY PLAN
Project Number:	23090
Drawn By:	KZ
Date:	04/14/2026

Revision:

Sheet:

A2.4

CAUTION : IF THIS SHEET IS NOT 30"X42" IT IS A REDUCED PRINT

KEYNOTES - FLOOR PLAN

1. CONCRETE TILT-UP PANEL. SEE "S" DRAWINGS FOR THICKNESS & ADDITIONAL REQUIREMENTS.
2. STRUCTURAL STEEL COLUMN. SEE "S" DRAWINGS FOR SIZE.
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE ENLARGED PLANS AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. CONCRETE RAMP W/ 42" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDES OF RAMP. SEE "S" DWG FOR DETAIL.
5. 9' x 10' DOCK DOOR, SECTIONAL O.H., STANDARD GRADE.
6A. ALUMINUM STAIR. SEE AD.2.1 FOR DETAILS.
6B. CONCRETE STAIR. SEE AD.2.2 FOR DETAILS.
7. 5'-6" x 5'-6" x 4" THICK CONCRETE EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREA. FINISH TO BE MEDIUM BROOM FINISH. SLOPE TO BE LESS THAN 2% IN ALL DIRECTIONS.
8. 4' x 8' METAL LOUVER. SEE 8/AD.4 FOR DETAILS.
9. DOCK DOOR BUMPER. SEE 4/AD.4 FOR DETAILS.
10. 12' x 14' DRIVE THRU. SECTIONAL O.H., STANDARD GRADE.
11. HOLLOW METAL EXTERIOR DOOR. SEE A5.1 FOR SIZE
12. CONC. FILLED GUARD POST. 6" DIA. 48"H. U.N.O. SEE 8/AD.1 FOR DETAILS.
13. EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPER. SEE 10, 13, 15/AD.3 FOR DETAILS.
14. INTERIOR ROOF DRAIN & OVERFLOW SCUPPERS. SEE 11, 12, 13, 14/AD.3 FOR DETAILS.
15. DOCK LEVELER.
16. Z GUARD. SEE DETAIL 1/AD.4
17. INTERIOR BIKE RACK. SEE 18/AD.1 FOR DETAILS.
18. ELECTRICAL ROOM. SEE "E" DRAWINGS FOR DETAILS.
19. METAL CANOPY ABOVE. SEE AD.5 FOR DETAILS.
20. RECESSED KNOX BOXES SHALL BE INCLUDED AS REQUIRED BY CODE.
21. ROOF ACCESS LADDER. SEE AD.6 FOR DETAILS.
22. APPROXIMATE LOCATION OF FIRE RISERS. SEE "FP" DRAWINGS.
23. PUMP ROOM
24. LINE OF SOFFIT ABOVE.
25. LEED PROJECTS: BUILDING RECYCLING COLLECTION AREA FOR MIXED PAPER, CORRUGATED CARDBOARD, GLASS, PLASTICS & METALS. PAINT BOUNDARY STRIP WHITE.

WALL LEGEND - SHELL FLOOR PLANS

1. CONCRETE TILT-UP WALL. SEE "S" DRAWINGS FOR PANEL THICKNESS.
2. STOREFRONT SYSTEM WITH VISION GLASS. SEE DETAIL 16/AD.4
3. STOREFRONT SYSTEM WITH SPANDREL GLASS. SEE DETAIL 20/AD.4
4. FULL HEIGHT WALL : 8" METAL STUDS, U.N.O. W/ 5/8" TYPE "X" GYP. BD. ON BOTH SIDES TO EXTEND TO DECK ABOVE. SEE DETAILS 1/AD.7.1
5. 3 5/8", 20GA. METAL STUDS, U.N.O. @ 16" O.C. W/ 5/8" TYPE "X" GYP. BD. TO EXTEND TO 14' A.F.F.. SEE DETAILS 3/AD.7.1 AND STUD SCHEDULE FOR SIZES PER HEIGHT.
6. 8", 20GA. METAL STUDS, U.N.O. @ 12" O.C. W/ 5/8" TYPE "X" GYP. BD. TO EXTEND TO 14' A.F.F.. SEE DETAILS 3/AD.7.1 AND STUD SCHEDULE FOR SIZES PER HEIGHT.
7. PARTIAL HEIGHT PLUMBING CHASE WALL:5/8"GYP. BD.IS OVER 3-5/8" METAL STUDS @ 16" O.C. STAGGERED W/ 3-1/2" SOUND BATT INSULATION EACH SIDE. EXTEND GYP. BD. TO GYP BD.CEILING OR 12" ABOVE ACT CEILING. SEE DETAIL 11/AD.7.2
8. FURRING WALL WITH BATT INSULATION AT DEMISING WALL: 3-5/8"METAL STUDS W/ 5/8" TYPE "X" GYP. BD. ON ONE SIDE TO EXTEND TO 12" ABOVE CEILING.SEE DETAIL 1/AD.7.2

1HR:1-HOUR FIRE RATED CONSTRUCTION. SEE DETAIL 4/AD.7.1

PROVIDE BATT INSULATION AT PUMP ROOM FOR NOISE.

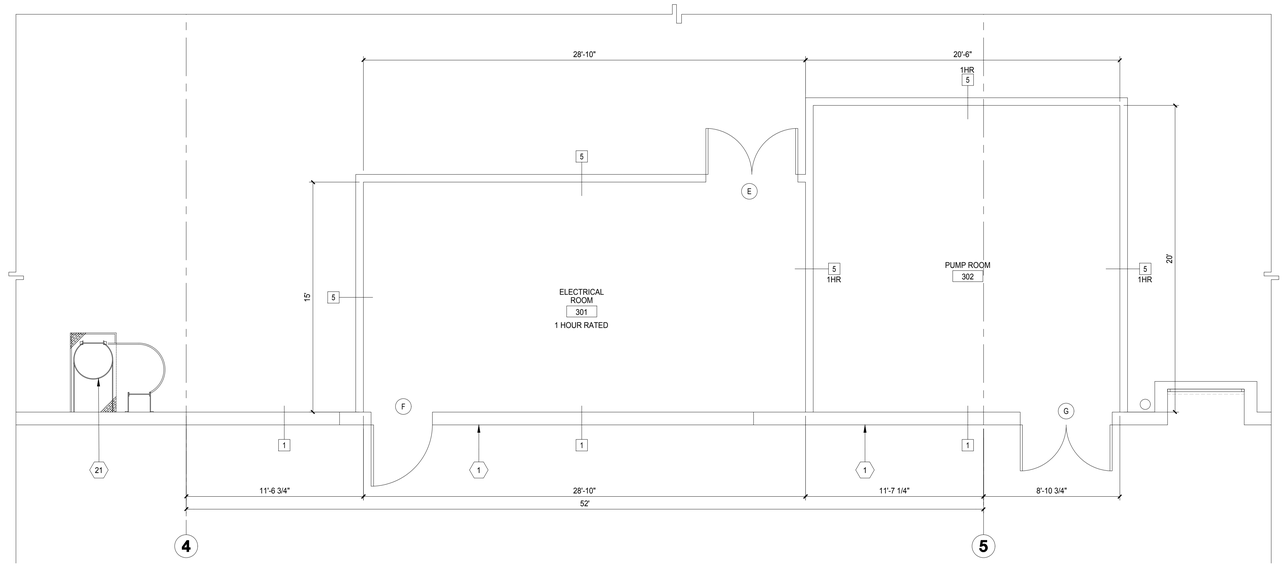
NOTES:
1. PROVIDE FIRE DAMPER AT ANY MECHANICAL PENETRATIONS THROUGH GYP. BD WALLS OR CEILING WHERE FIRE RATING IS PROVIDED.
2. PROVIDE FIRE RESISTANT CAULKING AROUND ALL PENETRATIONS, MECHANICAL AND OTHERWISE, THROUGH A FIRE-RATED ENCLOSURE OR ASSEMBLY.
3. SEE A2.0 AND A1.1F FOR EGRESS SIGNAGE AND FIRE EXTINGUISHERS ADDITIONAL REQUIREMENTS.

KEYNOTES - REFLECTIVE CEILING PLAN

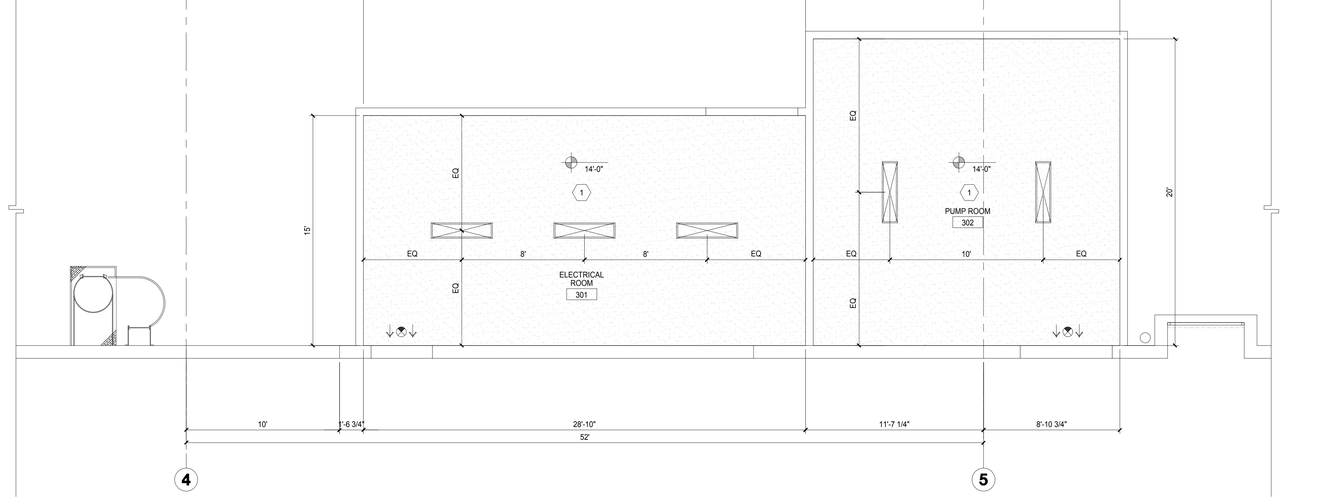
1. 1 LAYER 5/8" TYPE "X" GYP. BD. ATTACHED TO UNDERSIDE OF CEILING JOIST. SEE DETAIL 17/AD.10.
2. 2' X 4' ACOUSTICAL TILE CEILING IN SUSPENDED T-BAR TRACK SYSTEM.

LEGEND - REFLECTIVE CEILING PLAN

- 5/8" GYP. BD. UNDER CEILING JOISTS .
- 1'-0" X 4'-0" LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
- 2'-0" X 2'-0" RETURN AIR GRILLE. SEE MECHANICAL DRAWINGS.
- EMERGENCY EXIT LIGHT.
- RECESSED DOWN LIGHT, SEE ELECTRICAL DRAWINGS.
- 2'-0" X 4'-0" LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
- 2'-0" X 4'-0" ACOUSTIC CEILING TILE.



ENLARGED FLOOR PLAN A
scale: 1/8" = 1'-0"
TRUE NORTH
PLAN NORTH



REFLECTED CEILING PLAN B
scale: 1/4"=1'-0"
TRUE NORTH
PLAN NORTH

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LICENSED ARCHITECT TERESA GOODWIN C-37661 1-31-27 RENEWAL DATE STATE OF CALIFORNIA

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PLUMBING	ACIES
ELECTRCIAL	ACIES
LANDSCAPE	YAMASAKI
FIRE	-
SOILS	-

TITLE ENLARGED ELECTRIAL & PUMP ROOM

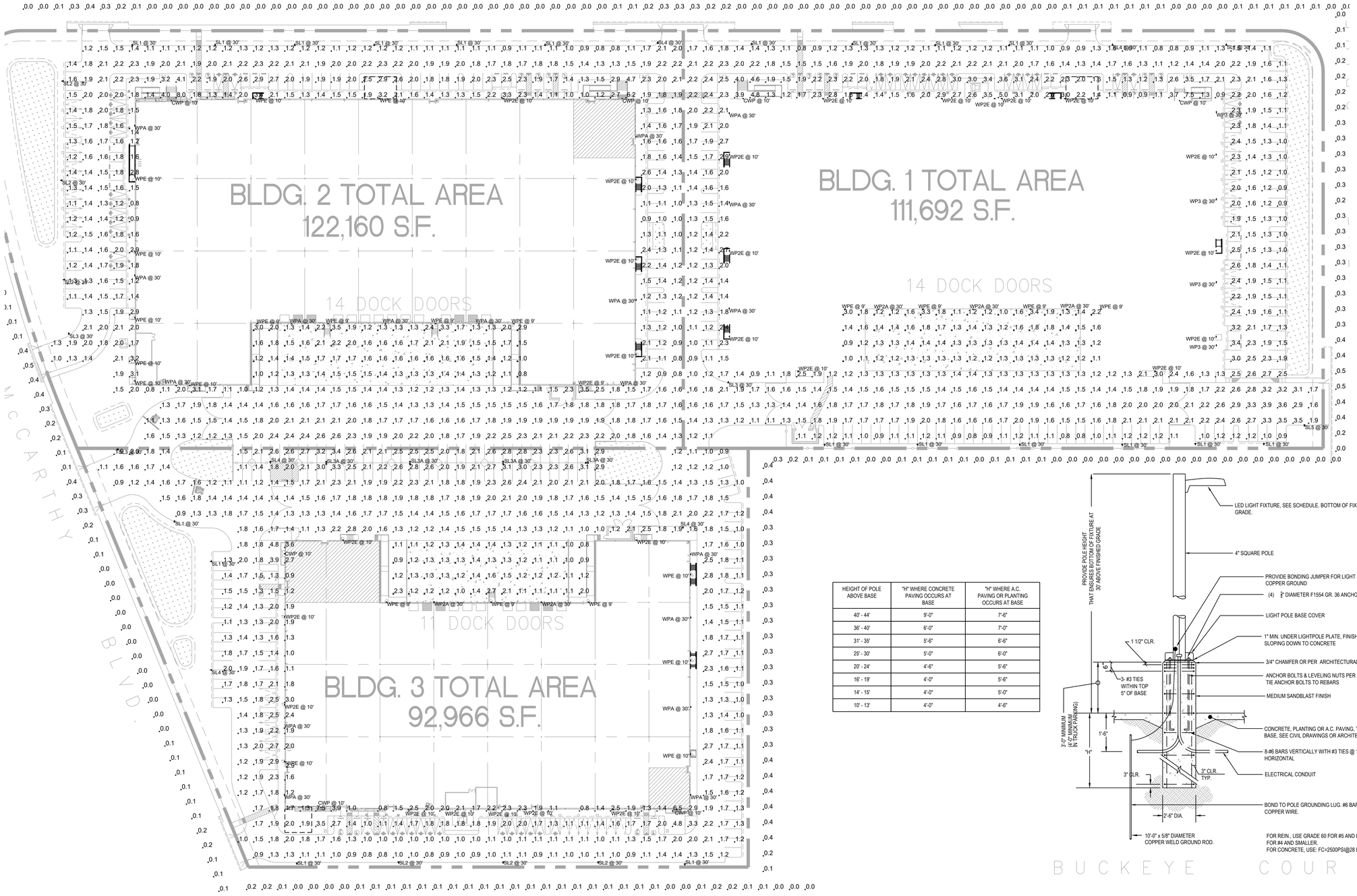
Project Number:	23090
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Revision:

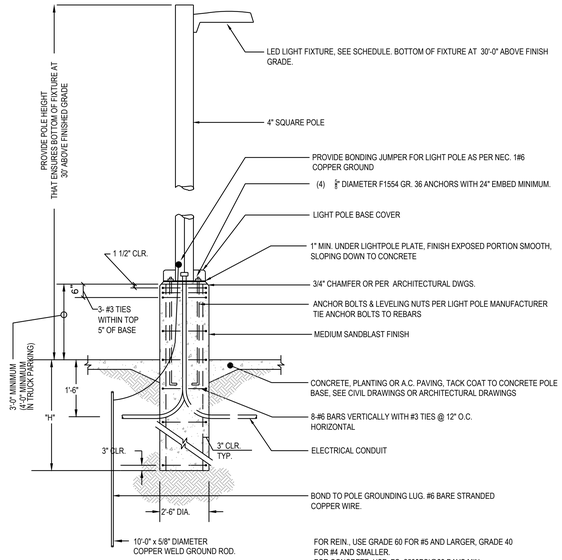
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A2.5

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HEIGHT OF POLE ABOVE BASE	"H" WHERE CONCRETE PAVING OCCURS AT BASE	"H" WHERE A.C. PAVING OR PLANTING OCCURS AT BASE
40' - 44'	9'-0"	7'-6"
36' - 40'	6'-0"	7'-0"
31' - 35'	5'-6"	6'-6"
25' - 30'	5'-0"	6'-0"
20' - 24'	4'-6"	5'-6"
16' - 19'	4'-0"	5'-6"
14' - 15'	4'-0"	5'-0"
10' - 13'	4'-0"	4'-6"



Schedule

Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	SL1	21	DSX0 LED P6 40K 80CRI BLC4	D-Series Size 0 Area Luminaire P6 Performance Package 4000K CCT 80 CRI Type 4 Extreme Backlight Control		1	11811	0.9	137
	SL2	6	DSX0 LED P5 40K 80CRI T2M HS EGS-F	D-Series Size 0 Area Luminaire P5 Performance Package 4000K CCT 80 CRI Type 2 Medium Houseside Shield Forward External Glare Shield		1	6228	0.9	90.12
	SL3	3	DSX0 LED P6 40K 80CRI TFTM HS EGS-F	D-Series Size 0 Area Luminaire P6 Performance Package 4000K CCT 80 CRI Forward Throw Houseside Shield Forward External Glare Shield		1	8044	0.9	137
	SL3A	4	DSX0 LED P6 40K 80CRI TFTM EGS	D-Series Size 0 Area Luminaire P6 Performance Package 4000K CCT 80 CRI Forward Throw External Glare Shield		1	14173	0.9	274
	SL4	5	DSX0 LED P6 40K 80CRI TFTM HS	D-Series Size 0 Area Luminaire P6 Performance Package 4000K CCT 80 CRI Forward Throw Houseside Shield		1	13474	0.9	137
	WPA	18	DSXW1 LED P7 40K 80CRI T2M HS	10000 4000K 80CRI Type 2 Medium		1	8168	0.9	72.52
	WP2A	5	DSXW1 LED P7 40K 80CRI TFTM	10000 4000K 80CRI Forward Throw Medium		1	9391	0.9	72.52
	WP3	4	DSXW2 LED P7 40K 80CRI TFTM	14000 4000K 80CRI Forward Throw Medium		1	13210	0.9	103.84
	SL5	1	DSX0 LED P5 40K 80CRI RCCO EGS	D-Series Size 0 Area Luminaire P5 Performance Package 4000K CCT 80 CRI Right Corner Cutoff Extreme Backlight Control External Glare Shield		1	8073	0.9	90.12

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
BLDG 1 LOADING DOCK	X	1.5 fc	3.4 fc	0.9 fc	3.8:1	1.7:1
BLDG 2 LOADING DOCK	X	1.6 fc	3.5 fc	0.8 fc	4.4:1	2.0:1
BLDG 3 LOADING DOCK	X	1.3 fc	2.7 fc	0.8 fc	3.4:1	1.6:1
EAST SPILLAGE	+	0.2 fc	0.5 fc	0.0 fc	N/A	N/A
NORTH SPILLAGE	+	0.1 fc	0.4 fc	0.0 fc	N/A	N/A
SITE	+	1.7 fc	8.0 fc	0.8 fc	10.0:1	2.1:1
SOUTH SPILLAGE	+	0.1 fc	0.2 fc	0.0 fc	N/A	N/A
WEST SPILLAGE	+	0.1 fc	0.5 fc	0.0 fc	N/A	N/A

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REGISTERED PROFESSIONAL ENGINEER
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Exp. 06/30/27
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PLUMBING	ACIES
ELECTRCIAL	ACIES
LANDSCAPE	YAMASAKI
FIRE	-
SOILS	-

TITLE
SITE PHOTOMETRIC PLAN

Project Number:	23090
Drawn By:	KZ
Date:	04/14/2026

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Sheet:

EP1.0

SITE PHOTOMETRIC PLAN | SCALE 1"=40'-0" | 1

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D-Series Size 1
LED Wall Luminaire

Catalog Number

Notes

Type

Fill the fields above or mouse over the page to see all interactive elements.

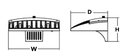
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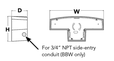
Luminaire

Width: 13-3/4" (34.9 cm)
Weight: 12 lbs (5.4 kg)
Depth: 10" (25.4 cm)
Height: 6-3/8" (16.2 cm)

Back Box (BBW, E20WC)

Width: 13-3/4" (34.9 cm)
Depth: 4" (10.2 cm)
Height: 6-3/8" (16.2 cm)
BBW Weight: 5 lbs (2.3 kg)
E20WC Weight: 10 lbs (4.5 kg)





Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and significant energy savings, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED P2 40K 70CRI T3M MVOLT SRM DDBTXD

DSXW1 LED

Series	Lumen Package	CCT	CRI	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	P1 2000 Lumens P2 2200 Lumens P3 3200 Lumens P4 4300 Lumens P5 5200 Lumens P6 7200 Lumens P7 10000 Lumens	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K 57K 5700K AMBPC Amber PC[1] AMBLW Amber LW[1,2]	70CRI 70CRI 80CRI 80CRI AMCRI Amber CRI	T2S Type 2 Short T2M Type 2 Medium T3LG Type 3 Low Glare[3] T3M Type 3 Medium T4M Type 4 Medium TFTM Forward Throw Medium BLC3 Back Light Control Type 3[4] BLC4 Back Light Control Type 4[4]	MVOLT 120[5] 208[5] 240[5] 277[5] 480[5,6] HVOLT*	**Shipped included** SRM Surface-mounting bracket BBW Surface-mounted back box (for conduit entry)[7]	**Shipped included** PE Photoelectric cell, button type[8] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht[9] PIRH 180° motion/ambient light sensor, 15-30' mtg ht[9] PIRTFCIV Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1%[9] PIRHTFCIV Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1%[9] E20WC 20 Watt Emergency battery backup (includes external component enclosure), CA Title 20 Compliant[10] E10WH 10 Watt Emergency battery backup (includes external component enclosure), CA Title 20 compliant[10]

Other Options		Finish (required)			
Shipped installed	**Shipped separately**[11]	DDBXD Dark bronze	DSSND Sandstone	DWHGXD Textured white	
SF Single fuse (120, 277 or 347V)[12]	BSW Bird-deterrent spikes	DBLXD Black	DDBTXD Textured dark bronze	DSSTXD Textured sandstone	
DF Double fuse (208, 240 or 480V)[12]	VG Vandal guard	DNAXD Natural aluminum	DBLBXD Textured black		
HS House-side shield[13]	DDL Diffused drop lens	DWHXD White	DNATXD Textured natural aluminum		
SPD Separate surge protection					

Accessories

Ordered and shipped separately.

DSXWHS U House-side shield (one per light engine)
DSXWEBBW U Bird-deterrent spikes
DSXWVG U Vandal guard accessory

NOTES

1 Only available with P1 and P6 Packages.
2 Not available with 57K.
3 Only Available with AMCRI.
4 Not available with HS Option.
5 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage.
6 Not available with P1 package. Not available with motion/ambient light sensors (PIR or PIRH). Not Available with DMG.
7 Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory. Not Available with E20WC or E10WH.
8 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
9 Reference Motion Sensor table on page 3. Not available with DMG.
10 Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with SF and DF fusing. Not available with PIR, PIRH, PIRTFCIV or PIRHTFCIV. Emergency components located in back box housing. Not available with SPD.
11 Not available with E20WC and E10WH.
12 Also available as a separate accessory; see Accessories information.

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CUT SHEET: WPA, WP2A, WP3



D-Series Size 0
LED Area Luminaire

Catalog Number

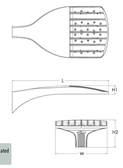
Notes

Type

Fill the fields above or mouse over the page to see all interactive elements.

Specifications

EPA: 0.44 ft² (0.04 m²)
Length: 26.18" (66.5 cm)
Width: 14.06" (35.7 cm)
Height H1: 2.26" (5.7 cm)
Height H2: 7.46" (18.9 cm)
Weight: 23 lbs (10.4 kg)



Design Select options indicated by this color background.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature*	Color Rendering Index	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** P1 P5 P2 P6 P3 P7 P4 **Rotated optics** P10[1] P12[1] P11[1] P13[1]	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare* T4M Type IV medium T4LG Type IV low glare* TFTM Forward throw medium T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control* BLC4 Type IV backlight control* LCCO Left corner cutoff* RCCO Right corner cutoff*	MVOLT (120V-277V)[2] HVOLT (347V-480V)[2,3] XVOLT (277V-480V)[2,3] 120 [4,5] 208 [4,5] 240 [4,5] 277 [4,5] 347 [4,5] 480 [4,5]	**Shipped included** SPA Square pole mounting (4ft drilling, 3.5" min. SQ pole) RPA Round pole mounting (4ft drilling, 3" min. RND pole) SPA5 Square pole mounting (4ft drilling, 3" min. SQ pole)[6] RPA5 Round pole mounting (4ft drilling, 3" min. RND pole)[6] SPA8N Square narrow pole mounting (4ft drilling, 3" min. SQ pole) WBA Wall bracket[6,7] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options		Other options		Finish (required)	
Shipped installed		**Shipped included**		DDBXD Dark Bronze	DNATXD Textured natural aluminum
NLTAIR2 PIRHN	4i gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc[8,9,10,11,12]	HS House-side shield (black finish standard)[13]	PE Photoelectric cell, button type[14]	DBLXD Black	DWHXD White
PIR	High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc[8,9,10,11,12]	L90 Left rotated optics[1]		DNAXD Natural Aluminum	
PER	NEMA twist-lock receptacle only (controls ordered separately)[15]	R90 Right rotated optics[1]		DWHXD White	
PERS	Five-pin receptacle only (controls ordered separately)[15]	CCE Coastal Construction[15]		DDBTXD Textured dark bronze	
		HA 50°C ambient operation[15]		DBLBXD Textured black	
		BAA Buy America(n) Act and/or Build America Buy America Qualified		DNATXD Textured natural aluminum	
		SF Single fuse (120, 277, 347V)[16]		DWHGXD Textured white	
		DF Double fuse (208, 240, 480V)[16]			
		Shipped separately			
		EGSR External Glare Shield (reversible, field install required, matches housing finish)			
		BSDB Bird Spikes (field install required)			

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CUT SHEET: SL1, SL2, SL3, SL3A, SL4, SL5

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LICENSED PROFESSIONAL ENGINEER
KEVIN CHEN
No. E015418
Exp. 06/30/27
ELECTRICAL
STATE OF CALIFORNIA

Owner:

Goodman

600 California St, 11th Floor
San Francisco, CA 94108
Tel : 949-407-0165

Project:

Goodman
Innovation Center
Milpitas

Milpitas
CA

Consultants:

CIVIL	KW
STRUCTURAL	HSA
MECHANICAL	ACIES
PLUMBING	ACIES
ELECTRCIAL	ACIES
LANDSCAPE	YAMASAKI
FIRE	-
SOILS	-

TITLE
FIXTURE DETAILS

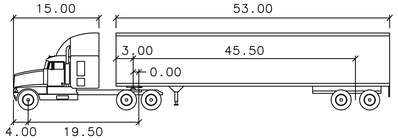
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Drawn By:	KZ
Date:	04/14/2026

Revision:

Sheet:
EP1.1

CAUTION - IF THIS SHEET IS NOT 30"X42" IT IS A REDUCED PRINT

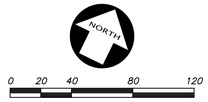
SITE PHOTOMETRIC PLAN
SCALE 1"=40'-0"
1



WB-67

feet

Tractor Width	:8.00	Lock to Lock Time	:6.0
Trailer Width	:8.50	Steering Angle	:28.4
Tractor Track	:8.00	Articulating Angle	:75.0
Trailer Track	:8.50		



SYCAMORE DR

BUILDING 2

BUILDING 1

BUILDING 3

MCCARTHY BLVD

BUCKEYE DR

BUCKEYE CT

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TRUCK ENTRANCE PLAN

ENTITLEMENT PLAN
OF
MCCARTHY BLVD. & SYCAMORE DR.
FOR
GIC MILPITAS LLC
MILPITAS, CALIFORNIA

DRAWN BY: | CHECKED BY: ( ) | DEPARTMENT: ( )

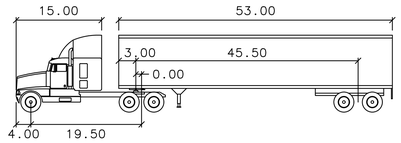
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DATE: 06.02.2025

CURRENT SET ISSUE
DATE: 01.30.2026

DRAWING NUMBER:
C9.1
OF 12 SHEETS

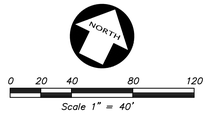
KIER + WRIGHT PROJECT NUMBER: A24128-003

z:\2024\A24128-3\DWG\ENTITLEMENTS\A24128-3-PID-TRUCK ENTRANCE PLAN] Plot: Friday, January 30, 2026 8:51AM BY STUART HARVEY



WB-67

feet			
Tractor Width	:8.00	Lock to Lock Time	:6.0
Trailer Width	:8.50	Steering Angle	:28.4
Tractor Track	:8.00	Articulating Angle	:75.0
Trailer Track	:8.50		



SYCAMORE DR

BUILDING 2

BUILDING 1

BUILDING 3

MCCARTHY BLVD

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TRUCK EXIT PLAN

ENTITLEMENT PLAN
OF
MCCARTHY BLVD. & SYCAMORE DR.
FOR
GIC MILPITAS LLC
MILPITAS, CALIFORNIA

DRAWN BY: | CHECKED BY: ( ) | DEPARTMENT: ( )

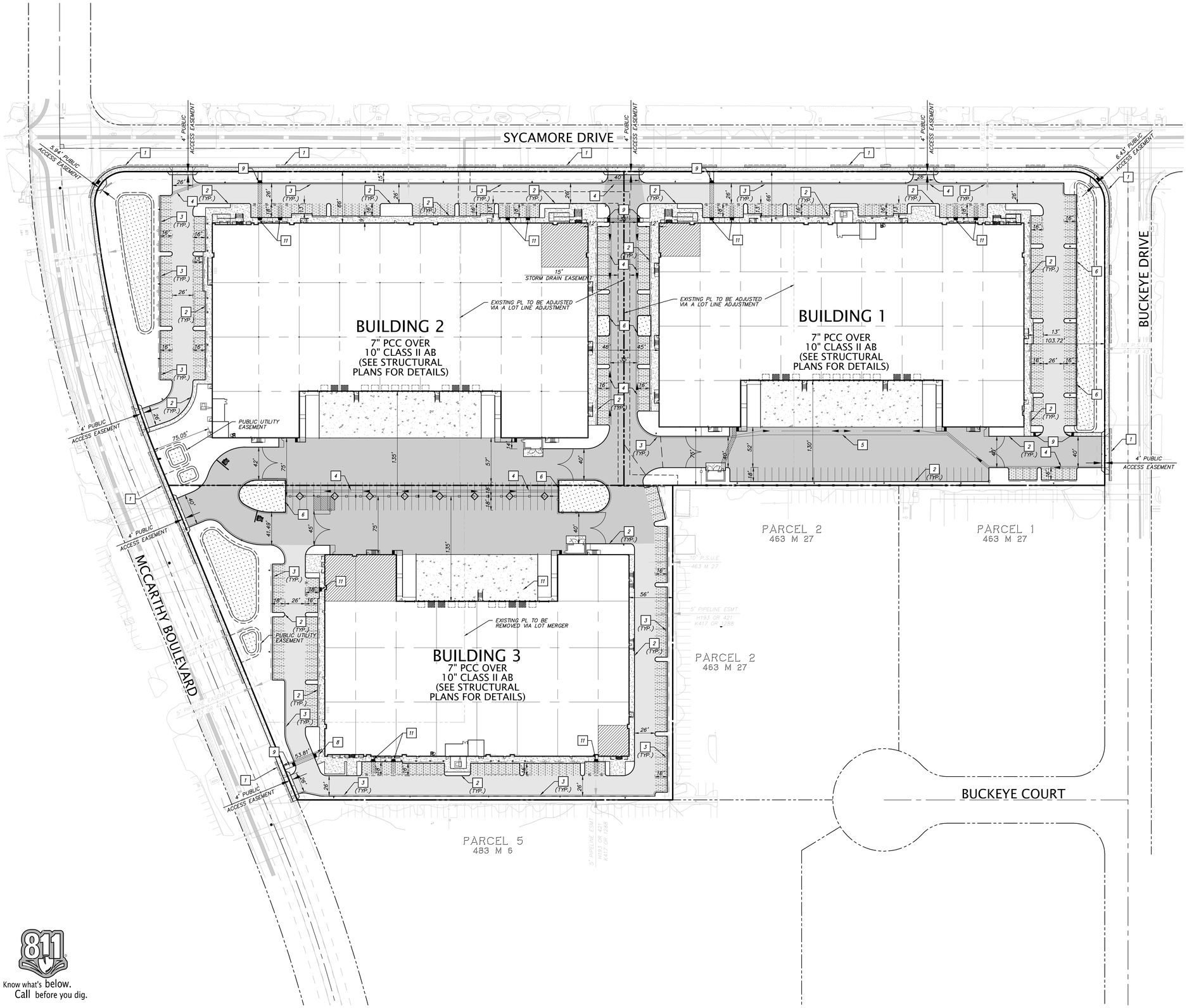
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DATE: 06.02.2025

CURRENT SET ISSUE
DATE: 01.30.2026

DRAWING NUMBER:
C9.2
OF 12 SHEETS

KIER + WRIGHT PROJECT NUMBER: A24128-003

J:\2024\A24128-3\DWG\ENTITLEMENTS\A24128-3 PD TRUCK.dwg [C9.2 TRUCK EXIT PLAN] Plot: Friday, January 30, 2026 STUART HARVEY



NORTH

0 25 50 100 150

Scale 1" = 50'

PAVEMENT LEGEND

	AUTO PARKING AREA T.I.= 4.0, R=5	2.5" ASPHALT CONCRETE OVER 7.5" CLASS II AGGREGATE BASE.
	AUTO DRIVE AISLE T.I.= 5.0, R=5	3.0" ASPHALT CONCRETE OVER 10.0" CLASS II AGGREGATE BASE.
	TRUCK DRIVE AISLE T.I.= 7.5, R=5	4.5" ASPHALT CONCRETE OVER 16.5" CLASS II AGGREGATE BASE.
	TRUCK DOCKS	7" PORTLAND CEMENT CONC. OVER 6" CLASS II AGGREGATE BASE.
	TRASH ENCLOSURE	8" PORTLAND CEMENT CONC. OVER 6" CLASS II AGGREGATE BASE.
	CONCRETE SIDEWALKS	4" PORTLAND CEMENT CONC. OVER 6" CLASS II AGG. BASE

SITE ELEMENT KEYNOTES

1. REFER TO SEPARATE OFFSITE PLANS FOR CONSTRUCTION WITHIN PUBLIC ACCESS EASEMENTS.
2. CONCRETE CURB PER DETAIL 1/C2.0.
3. CONCRETE CURB AND GUTTER PER DETAIL 3/C2.0.
4. 3' WIDE CONCRETE VALLEY GUTTER PER DETAIL 5/C2.0
5. 10' WIDE VALLEY GUTTER
6. BIORETENTION RETAINING WALL
7. NOTCHED CURB WITH SPILLWAY PER DETAILS 4 AND 5/C2.0
8. ADA ACCESSIBLE RAMP PER DETAIL 1/C2.1. SEE GRADING PLAN FOR SPECIFIC LOCATION DETAILED GRADING.
9. ADA ACCESSIBLE RAMP PER DETAIL 2/C.1. SEE GRADING PLAN FOR SPECIFIC LOCATION DETAILED GRADING.
10. ADA ACCESSIBLE RAMP PER DETAIL 3/C2.1. SEE GRADING PLAN FOR SPECIFIC LOCATION DETAILED GRADING.
11. ADA ACCESSIBLE RAMP PER DETAIL 4/C2.1. SEE GRADING PLAN FOR SPECIFIC LOCATION DETAILED GRADING.

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HORIZONTAL CONTROL PLAN

SITE IMPROVEMENT PLANS
OF
MCCARTHY BLVD. & SYCAMORE DR.
FOR
GIC MILPITAS LLC
MILPITAS, CALIFORNIA

DRAWN BY: | CHECKED BY: | DEPARTMENT:

ORIGINAL ISSUE
DATE: 03.18.2026

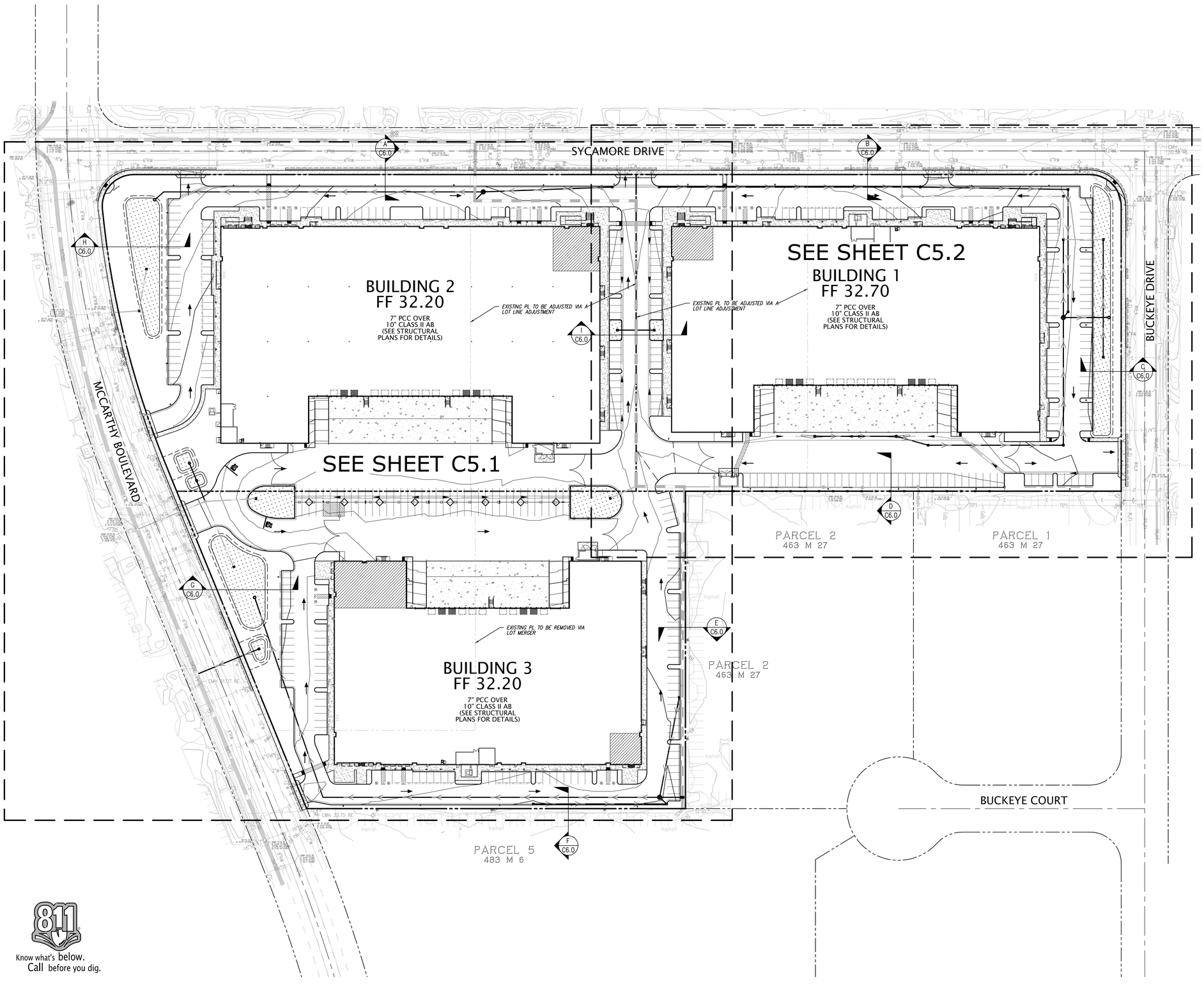
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DATE: 03.18.2026

PERMIT SET / CONSTRUCTION ISSUE

DRAWING NUMBER:
C4.0
OF 20 SHEETS

KIER + WRIGHT PROJECT NUMBER: A24128-3

J:\2024\A24128-3\DWG\CIVIL\BUILDING PERMIT\A24128-3-C05.dwg [C4.0 HORIZONTAL CONTROL PLAN] Plot: Friday, April 10, 2026 STUART HARVEY



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0 25 50 100 150

Scale 1" = 50'

GRADING AND DRAINAGE LEGEND

PROPOSED	EXISTING	DESCRIPTION
100	100	CONTOUR LINE
		LOT LINE
+ 100.00	+ 100.00	SPOT ELEVATION
SDC	SD	STORM DRAIN - MANHOLE AND CATCH BASIN
		THRU CURB DRAIN
AD	AD	AREA DRAIN
BLDG	BLDG	BUILDING
BW	BW	BACK OF WALK
C	C	CONCRETE
CB	CB	CATCH BASIN
DIP	DIP	DUCTILE IRON PIPE
FC	FC	FACE OF CURB
FF	FF	FINISHED FLOOR
GB	GB	GRADE BREAK
HP	HP	HIGH POINT
IE	IE	INVERT ELEVATION
LP	LP	LOW POINT
NEF	NEF	NON EXPANSIVE FILL
OF	OF	OVERFLOW
PV	P	PAVEMENT
R	R	RIDGE
RE	RE	RIM ELEVATION
SDJB	SDJB	STORM DRAIN JUNCTION BOX
SDMH	SDMH	STORM DRAIN MANHOLE
TC	TC	TOP OF CURB
		OVERLAND RELEASE ARROW

NO.	REVISIONS	BY

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GRADING AND DRAINAGE PLAN - OVERALL

SITE IMPROVEMENT PLANS OF MCCARTHY BLVD. & SYCAMORE DR. FOR GIC MILPITAS LLC MILPITAS, CALIFORNIA

DRAWN BY: | CHECKED BY: | DEPARTMENT:

ORIGINAL ISSUE DATE: 03.18.2026

CURRENT SET ISSUE DATE: 03.18.2026

PERMIT SET / CONSTRUCTION ISSUE

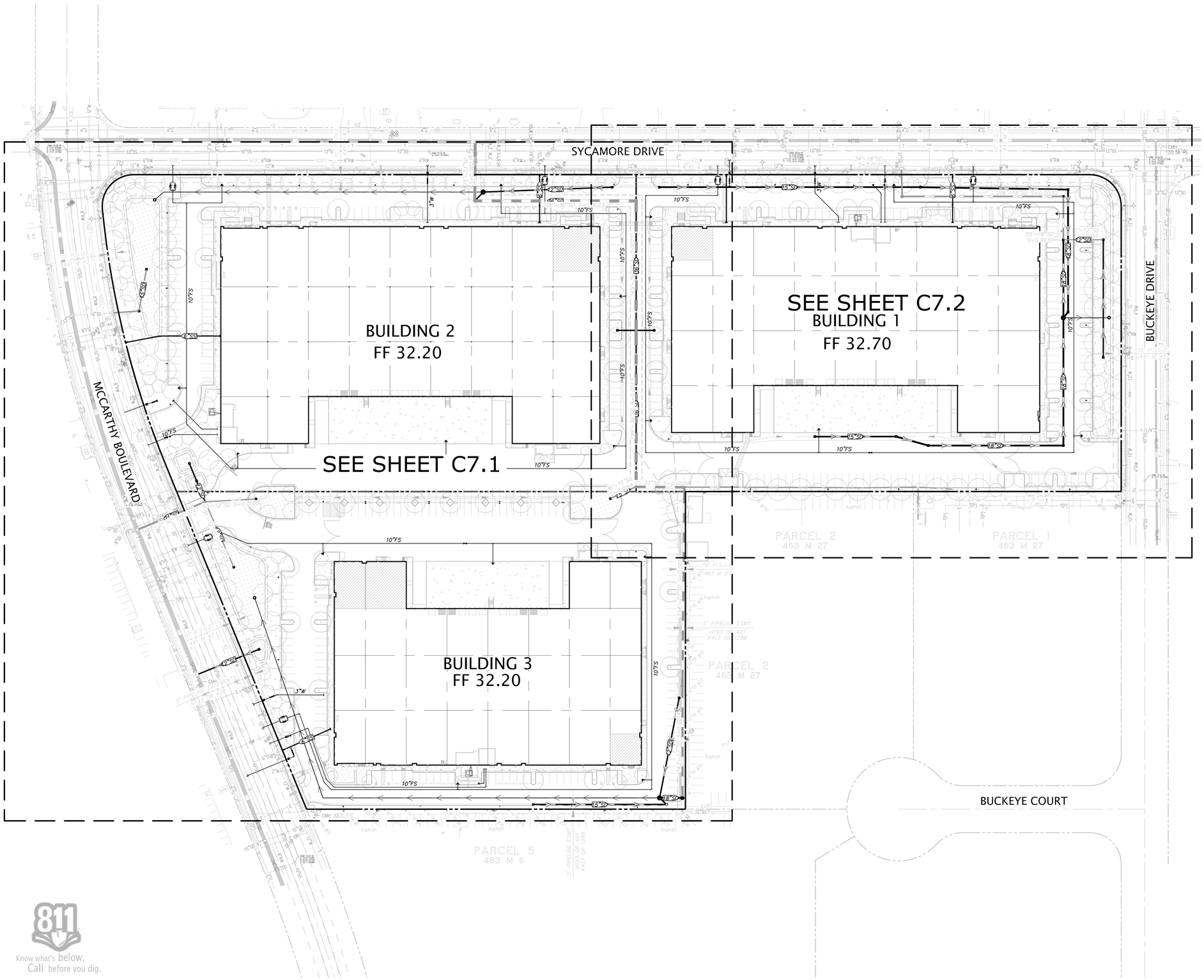
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C5.0

OF 20 SHEETS

KIER + WRIGHT PROJECT NUMBER: A24128-3

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NORTH

0 25 50 100 150

Scale 1" = 50'

NO.	REVISIONS	BY

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UTILITY PLAN - OVERALL

SITE IMPROVEMENT PLANS
OF
MCCARTHY BLVD. & SYCAMORE DR.
FOR
GIC MILPITAS LLC
MILPITAS, CALIFORNIA

DRAWN BY: | CHECKED BY: | DEPARTMENT:

ORIGINAL ISSUE
DATE: 03.18.2026

CURRENT SET ISSUE
DATE: 03.18.2026

PERMIT SET / CONSTRUCTION ISSUE

DRAWING NUMBER:

C7.0

OF 20 SHEETS

KIER + WRIGHT PROJECT NUMBER: A24128-3

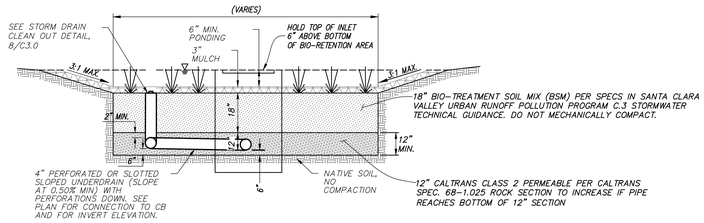
z:\2024\A24128.3\DWG\CIVIL\BUILDING PERMIT\A24128.3-UP.dwg [C7.0 UTILITY PLAN-OVERALL] Plot: Friday, April 10, 2026 STUART HARVEY

Stormwater Quality Analysis Table

Area Number	Surface Types			Bioretention			Sizing Ratio	Treatment Type
	1.5	Impervious Area (sf)	Pervious Area (sf)	Effective Impervious Area (sf)*	Treatment Area Provided (sf)	Ponding Depth Required (in)		
1	233,300	204,900	28,400	207,740	7,010	4.8	3.37%	Bioretention Planter
2	182,800	150,300	32,500	153,550	5,472	4.7	3.56%	Bioretention Planter
3	148,800	127,575	21,225	129,698	4,858	3.2	3.75%	Bioretention Planter
4	78,600	73,550	5,050	74,055	2,462	4.1	3.32%	Bioretention Planter
5	10,700	7,000	3,700	7,370	250	8.7	3.39%	Bioretention Planter
6	54,100	51,525	2,575	51,783	2,114	0.3	4.08%	Bioretention Planter
7	14,200	12,675	1,525	12,828	387	6.8	3.02%	Bioretention Planter
8	15,200	13,600	1,600	13,760	425	6.2	3.09%	Bioretention Planter
9**	13,600	13,600	0	13,600	0	0.0	-	
10	10,700	9,450	1,250	9,575	362	2.6	3.78%	Bioretention Planter
11	12,000	10,775	1,225	10,898	352	5.3	3.23%	Bioretention Planter
Total	774000	674950	99050	684855	0			

*Effective Impervious Area is equal to the Impervious Area + 0.1 * Pervious Area

**DMA 10 treats 9,350 sf of existing impervious pavement in lieu of treating the new impervious area in the DMA 9.

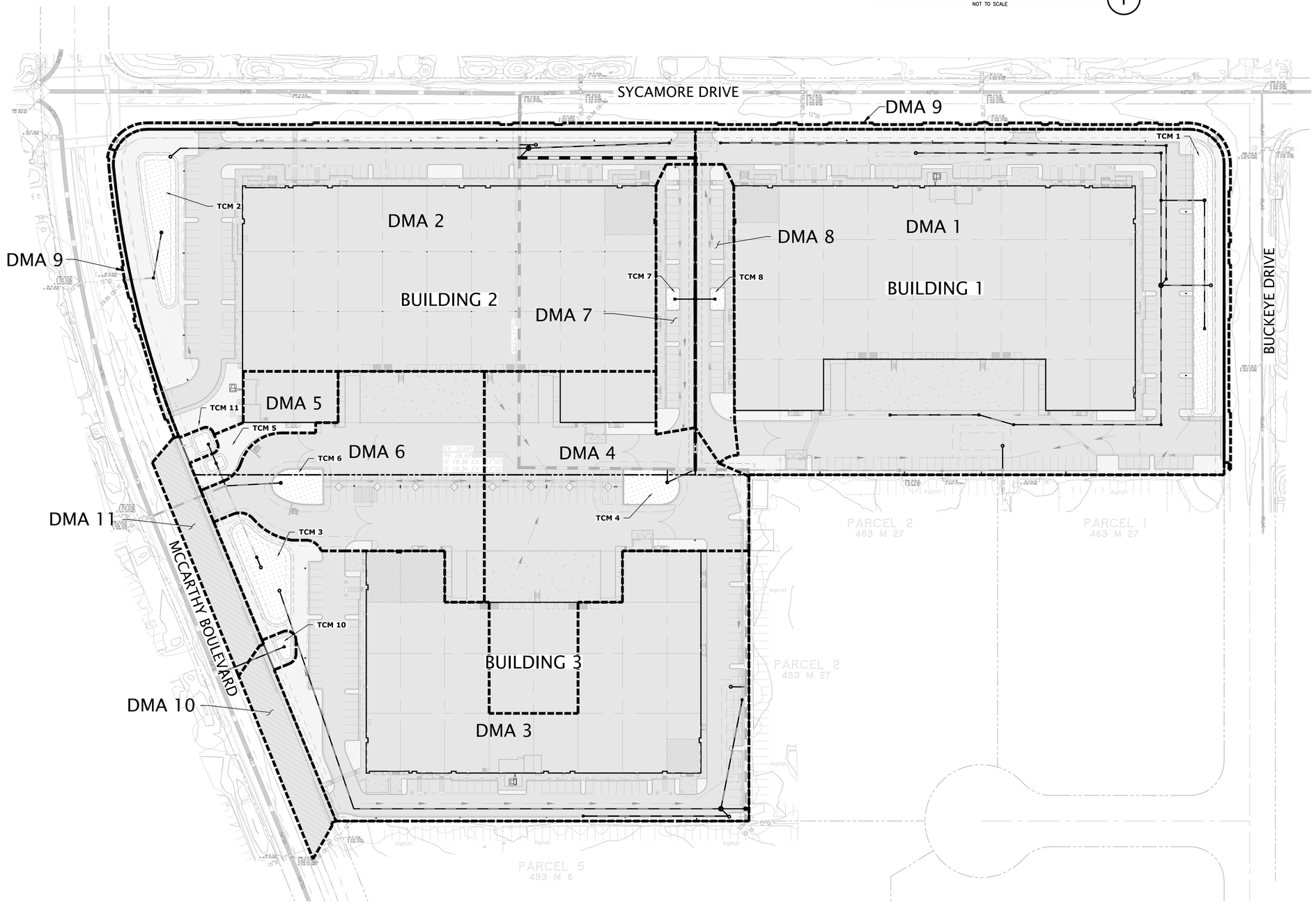


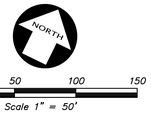
NOTES:

1. BIORETENTION PLANTERS SHALL CONFORM TO THE GUIDELINES SET FORTH IN THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM C.3 STORMWATER TECHNICAL GUIDANCE, DATED JUNE 30, 2024.

BIO-RETENTION TREATMENT PLANTER 1

NOT TO SCALE





STORMWATER LEGEND

	TRIBUTARY AREA LIMITS
	BIO-TREATMENT POND
	FLOW-THROUGH PLANTER
DMA	DRAINAGE MANAGEMENT AREA
TCM	TREATMENT CONTROL MEASURE
ST	SELF-TREATING AREA
SR	SELF-RETAINING AREA
	RUNOFF FLOW DIRECTION

NO.	REVISIONS	BY

KIER+WRIGHT

2850 Collier Canyon Road
Livermore, CA 94551

Phone: (925) 245-8788
www.kierwright.com

STORMWATER QUALITY CONTROL PLAN

SITE IMPROVEMENT PLANS
OF
MCCARTHY BLVD. & SYCAMORE DR.
FOR
GIC MILPITAS LLC
MILPITAS, CALIFORNIA

DRAWN BY: | CHECKED BY: | DEPARTMENT:

ORIGINAL ISSUE
DATE: 03.18.2026

CURRENT SET ISSUE
DATE: 03.18.2026

PERMIT SET / CONSTRUCTION ISSUE

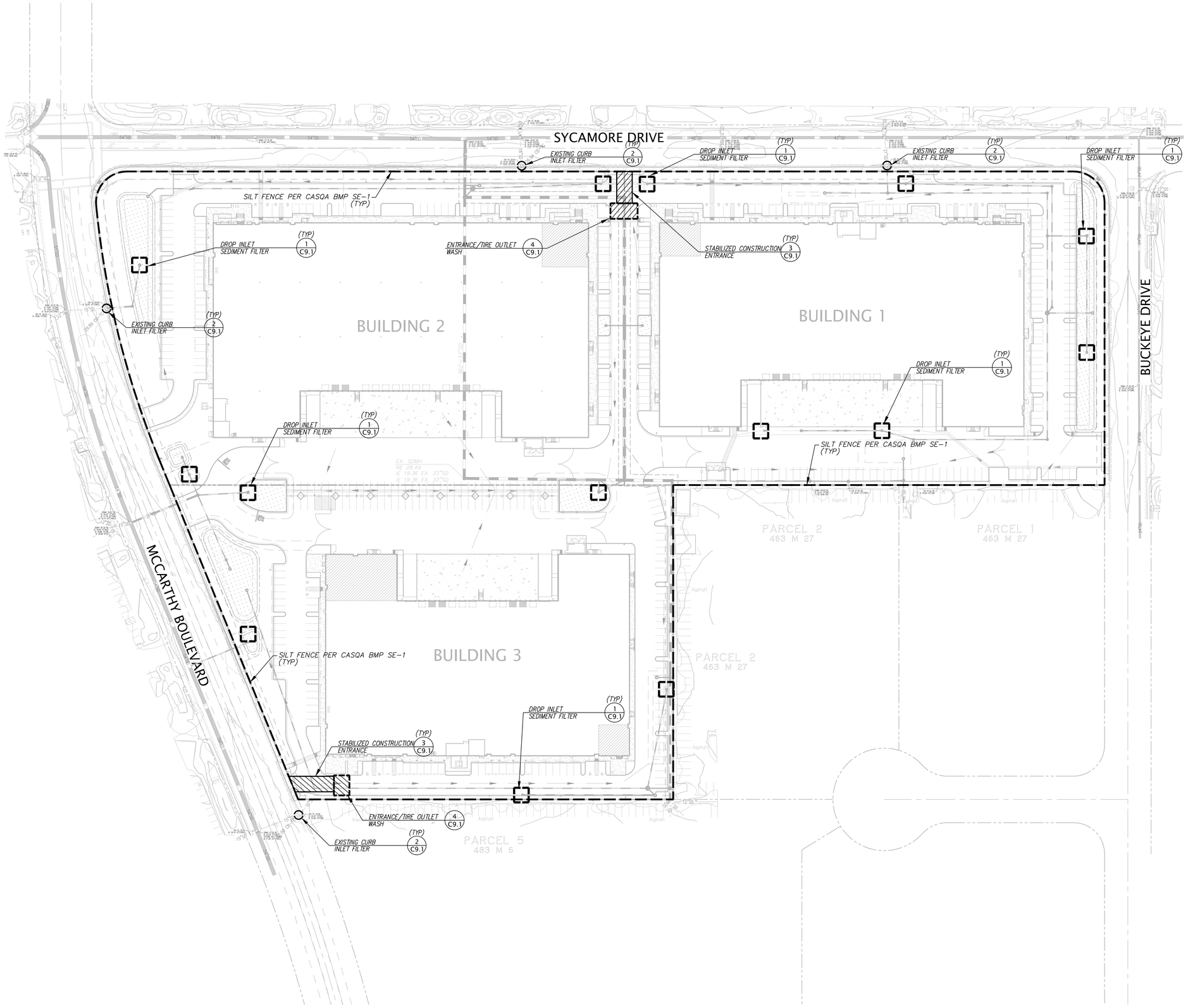
DRAWING NUMBER:

C8.0

OF 20 SHEETS

KIER + WRIGHT PROJECT NUMBER: A24128-3

I:\2024\A24128-3\DWG\CIVIL\BUILDING PERMIT\A24128-3 SWM.dwg [C8.0 STORMWATER QUALITY CONTROL PLAN] Plot: Friday, April 10, 2026 STUART HARVEY



NORTH

0 25 50 100 150

Scale 1" = 50'

EROSION KEYNOTES

	1 C9.1	DROP INLET SEDIMENT FILTER
	2 C9.1	EXISTING CURB INLET FILTER
	3 C9.1	STABILIZED CONSTRUCTION ENTRANCE
		SILT FENCE PER CASQA BMP SE-1

EROSION CONTROL NOTES

1. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE EFFECTIVE FOR THE DURATION OF CONSTRUCTION.
2. AFTER THE UNDERGROUND STORM DRAIN SYSTEM IS INSTALLED, THE CATCH BASINS WILL BE INSTALLED (AS SOON AS PRACTICAL) AND ROCK BARRIER BAGS WILL BE PLACED AROUND THOSE CATCH BASINS AS SHOWN ON THE EROSION CONTROL (THE PLAN) UNTIL THE SITE IS PAVED.
3. SHOULD THE ON-SITE STORM DRAINS NOT BE INSTALLED COMPLETELY BY OCTOBER 15, THE CONTRACTOR SHALL CONSTRUCT TEMPORARY SEDIMENT BASINS AT THE EXISTING STORM PIPES STUBBED TO THE SITE.
4. PERSON RESPONSIBLE FOR IMPLEMENTATION OF EROSION AND SEDIMENTATION PLAN.

   NAME: T.B.D.
   ADDRESS: T.B.D.
   TELEPHONE: T.B.D.
5. THE CONTRACTOR SHALL PLACE 3"-6" COARSE AGGREGATE AS A GRAVEL ROADWAY (12" MIN. THICK FOR THE FULL WIDTH AND 50 FEET LONG) AT EACH D/W ENTRANCE TO SITE. ANY MUD THAT IS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED THAT SAME DAY AND AS REQUIRED BY THE CITY OF MILPITAS.
6. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND CHANGES TO THE EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE CITY ENGINEER.
7. ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUN-OFF TO ANY STORM DRAINAGE SYSTEM.
8. THE PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING. PLANS ARE TO BE RESUBMITTED FOR CITY APPROVAL PRIOR TO THE SEPTEMBER FIRST OF EACH SUBSEQUENT YEAR UNTIL THE SITE IMPROVEMENTS ARE ACCEPTED BY THE CITY.
9. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY.
10. SEDIMENT BASINS SHALL BE CLEANED OUT WHENEVER SEDIMENT REACHES THE SEDIMENT CLEANOUT LEVEL INDICATED ON THE PLANS.
11. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE CITY ENGINEER.
12. ALL CUT AND FILL SLOPES ARE TO BE PROTECTED TO PREVENT OVERBANK FLOW.
13. INLETS WHICH ARE NOT USED IN CONJUNCTION WITH ROCK BARRIER BAGS OR SEDIMENT BASINS SHOULD BE COVERED, OR OTHERWISE ADJUSTED TO PREVENT INFLOW, UNLESS THE AREA DRAINED IS UNDISTURBED OR STABILIZED.
14. THE PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO ANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD SUBJECT TO THE APPROVAL OF THE ENGINEER.
15. DETAILS FOR THE CONSTRUCTION OF FACILITIES ARE SHOWN ON THE PLANS.
16. THE PLAN IS INTENDED TO BE USED FOR EROSION CONTROL ONLY. OTHER INFORMATION SHOWN HEREIN MAY NOT BE THE MOST CURRENT.

HYDROSEEDING NOTE

HYDROSEEDING AND ALL STABILIZATION SHOWN ON THE THESE PLANS MAY REPRESENT THE PROJECT FINAL CONDITION. ANY TEMPORARY DISTURBED AREA ARE NOT SHOWN ON THE THES PLANS (DUE TO MEANS AND METHODS) BUT MAY BE SUBJECT TO STABILIZARTION SUCH AS STOCKPILES, UTILITY SPOILS , OR OTHER DISTURBED AREAS IDENTIFIED BY THE PROJECT QUALIFIED SWPPP PRACTITIONER (QSP). CONSULT WITH PROJECT QSP TO DETERMINE STABILIZATION REQUIREMENTS OF TEMPORARY AREAS.

STABILIZATION NOTE

AREAS NOT SHOWN ON THE LANDSCAPING AND PLANTING PLANS WILL REQUIRE PERMANENT STABILIZATION WHETHER DEPICTED ON THIS PLAN OR NOT. CONSULT WITH PROJECT LANDSCAPE ARCHITECT (IF APPLICABLE) FOR PERMANENT STABILIZATION WITHIN THE PLANTING AREAS.

BMP NOTE

THE BMPs ARE DIAGRAMMATIC ONLY. ACTUAL INSTALLATION LOCATIONS SHALL BE DETERMINED ONSITE BY THE PROJECT QUALIFIED SWPPP PRACTITIONER (QSP). ALTERNATIVE BMPs THAT DO NOT ADHERE TO THESE DETAILS BUT COMPLY WITH CASQA AND THE INTENT THIS PLAN CONVEYS MAY BE SUPPLIED AND USED FOR THE CONSTRUCTION SITE UNDER THE SUPERVISION OF THE PROJECT QSP.

NO.	REVISIONS	BY

KIER+WRIGHT
2850 Collier Canyon Road
Livermore, CA 94551
Phone: (925) 245-8788
www.kierwright.com

EROSION CONTROL PLAN
OVERALL

SITE IMPROVEMENT PLANS
OF
MCCARTHY BLVD. & SYCAMORE DR.
FOR
GIC MILPITAS LLC
MILPITAS, CALIFORNIA

DRAWN BY: | CHECKED BY: | DEPARTMENT:

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DRAWING NUMBER:
C9.0
OF 20 SHEETS

KIER + WRIGHT PROJECT NUMBER: A24128-3

z:\2024\A24128-3\GV\GOVIL\BUILDING PERMIT\A24128-3-SWM.dwg [C9.0 EROSION CONTROL PLAN OVERALL] Plot: Friday, April 10, 2026 STUART HARVEY

FESCUE BLEND SOD AT BIOFILTRATION BASIN

10' PUE SETBACK

ALL TREES SHALL BE CONFIRMED TO HAVE MIN. 10' HORIZONTAL CLEARANCE FROM CITY UTILITY MAINS, TYP.

BUILDING 1 IRRIGATION POINT OF CONNECTION: CONNECT TO EXISTING RECYCLED WATER

FESCUE BLEND SOD AT BIOFILTRATION BASIN

BENCH, TYP.

BIKE RACK, TYP.

OFFICE

400 SF OUTDOOR COMMON SPACE: BUILDING 2 EMPLOYEE DINING / LOUNGE AREA

26 QUE SKY

25 PLA RAC

29 CHI PIN

OFFICE

BENCH, TYP.

BIKE RACK, TYP.

OFFICE

23 CER FOR

16 PIS KEI

400 SF OUTDOOR COMMON SPACE: BUILDING 1 EMPLOYEE DINING / LOUNGE AREA

BIKE RACK, TYP.

BENCH, TYP.

OFFICE

ACCENT PLANTING AT OFFICE ENTRY, TYP.

ACCENT PLANTING AT OFFICE ENTRY, TYP.

ACCENT PLANTING AT OFFICE ENTRY, TYP.

BUILDING 2

BUILDING 1

30 ZEL SER

31 ARB MAR

22 QUE AGR

9 AES CAL

8 CER OCC

29 PIN CAN

10' PUE SETBACK

BUILDING 2 IRRIGATION POINT OF CONNECTION: NEW 2" RECYCLED WATER TAP, WATER METER, BACKFLOW PREVENTER

11 DOD PUR

11 LAG NAT

16 ULM PAR

17 KOE PAN

10' PUE SETBACK

25' LANDSCAPE SETBACK

10 QUE ILE

SCREEN SHRUBS AROUND TRASH ENCLOSURE

FESCUE BLEND SOD AT BIOFILTRATION BASIN

FESCUE BLEND SOD AT BIOFILTRATION BASIN

FENCE AND GATE BY OTHERS, TYP.

BENCH, TYP.

OFFICE

ACCENT PLANTING AT OFFICE ENTRY, TYP.

BUILDING 3

EXISTING TREE TO BE REMOVED, TYP.; REFER TO ARBORIST REPORT

PARKING LOT SHADE AREA

PARKING LOT SHADE AREA

400 SF OUTDOOR COMMON SPACE: BUILDING 3 EMPLOYEE DINING / LOUNGE AREA

ACCENT PLANTING AT OFFICE ENTRY, TYP.

BENCH, TYP.

BIKE RACK, TYP.

OFFICE

OFFICE

BENCH, TYP.

BIKE RACK, TYP.

BUILDING 3 IRRIGATION POINT OF CONNECTION: NEW 2" RECYCLED WATER TAP, WATER METER, BACKFLOW PREVENTER

EXISTING TREE TO REMAIN, TYP.

SEE SHEET L2 FOR PLANT PALETTES, LANDSCAPE NOTES AND IMAGES

NORTH

0' 80' 40' 160'

YAMASAKI
LANDSCAPE ARCHITECTURE

1223 HIGH STREET
AUBURN, CALIFORNIA 95603
530.885.0040
www.yamasaki-la.com

LANDSCAPE DEVELOPMENT PLANS

Goodman

GOODMAN INNOVATION CENTER MILPITAS

McCARTHY BLVD. & SYCAMORE DR.
MILPITAS, CA

Client/Subconsultant

Project Mgr: TVZ

Drawn By: TVZ

Scale: 1" = 40'

Date: 01/30/2026

File Name: MSM-LP

No.	Date	Revision

NOT FOR CONSTRUCTION

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Seal

LICENSED LANDSCAPE ARCHITECT
THERESA V. ZARO 5714
6/26
Renewal Date
STATE OF CALIFORNIA

Sheet Title

LANDSCAPE PLAN

Sheet No

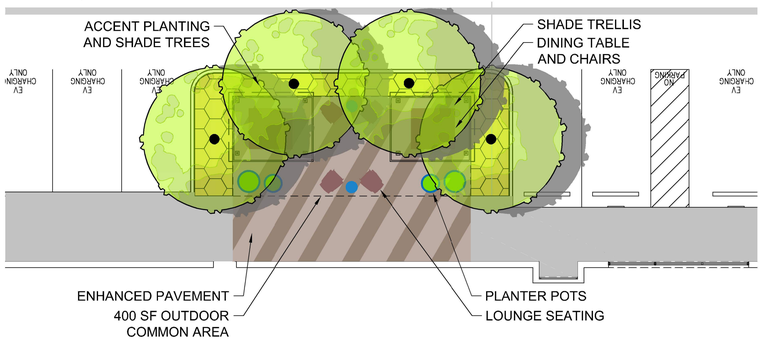
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OUTDOOR COMMON SPACE

Each building will have a minimum 400 square foot outdoor amenities area, easily accessible by employees, that offers space for informal gatherings, dining, and relaxing. Amenities at each area are noted here and illustrated below:

- Dining tables and chairs
- Lounge seating
- Planter pots
- Shade trellises
- Accent planting and shade trees
- Enhanced pavement

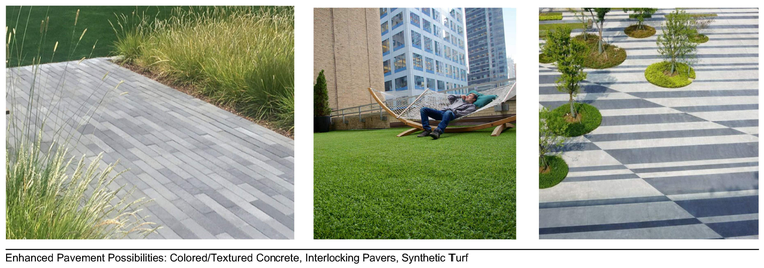


Typical Concept Plan for Outdoor Common Space — Scale: 1/8" = 1'-0"



Decorative Metal Shade Trellises with Optional Features Shown: Privacy Screen Panel, Closing Louvers, Integrated Light Fixture

Tenant-Furnished Seating and Dining Furniture Suggestions: Chaise Lounges, Bistro Tables and Chairs, Picnic Tables, Benches, Planters



Enhanced Pavement Possibilities: Colored/Textured Concrete, Interlocking Pavers, Synthetic Turf

LANDSCAPE SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	H X W	WATER USE
TREES						
	AES CAL	9	Aesculus californica / California Buckeye	24" box	25'x35'	VERY LOW
	ARB MAR	31	Arbutus x 'Marina' / Garden Madrone Standard	15 gal	40'x20'	LOW
	CER FOR	23	Cercis canadensis 'Forest Pansy' / Purple Eastern Redbud	15 gal	20'x15'	MED
	CER OCC	8	Cercis occidentalis / Western Redbud Standard	24" box	15'x15'	LOW
	CHI PIN	29	Chitalpa tashkentensis 'Pink Dawn' / Pink Dawn Chitalpa	24" box	25'x25'	LOW
	KOE PAN	17	Koelreuteria paniculata / Golden Rain Tree	15 gal	25'x25'	MED
	LAG NAT	11	Lagerstroemia x Natchez / Natchez Crape Myrtle	15 gal	20'x15'	LOW
	PIN CAN	29	Pinus canariensis / Canary Island Pine	24" box	60'x20'	LOW
	PIS KEI	16	Pistacia chinensis 'Keith Davey' / Chinese Pistache	24" box	40'x30'	LOW
	PLA RAC	25	Platanus racemosa / California Sycamore	24" box	50'x30'	MED
	QUE AGR	22	Quercus agrifolia / Coast Live Oak	24" box	50'x40'	VERY LOW
	QUE ILE	10	Quercus ilex / Holly Oak	15 gal	50'x40'	LOW
	QUE SKY	26	Quercus robur 'Skymaster' / Skymaster® English Oak	15 gal	50'x25'	MED
	ULM PAR	16	Ulmus parvifolia / Lacebark Elm	24" box	50'x40'	LOW
	ZEL SER	30	Zelkova serrata / Japanese Zelkova	24" box	50'x50'	MED
SHRUBS						
	DOD PUR	11	Dodonaea viscosa 'Purpurea' / Purple Hopseed Bush	5 gal	10'x8'	LOW
LANDSCAPE AREAS						
	ACCENT	3,652 sf	Accent Planting at Office Entry / See Plant Palette	.		
	PLANT	76,031 sf	Planting Area / See Plant Palette	.		
	SOD BIO	26,393 sf	Sod in Biofiltration Basins / Fescue Blend	sod		

PLANTING STATEMENT

This landscape plan places heavy emphasis on a strong street frontage tree layout as well as enhanced landscaping at office entries.

The understory plant palette consists of low-water use shrubs, ground covers, perennials, and ornamental grasses that are considered low maintenance, long-lived, and hardy. Choice of plants is guided by considerations of solar exposure and climate conditions of the site. Plant species vary in form, texture and color. Treatment basins will be planted with a biofiltration native grass blend sod selected for stormwater treatment.

All planted areas shall be properly amended, compacted and finish graded prior to planting. A pre-emergent herbicide will be installed in all shrub and groundcover planting areas to control weeds. All landscape areas (except sod areas) will be top dressed with a 3-inch depth of bark mulch.

Root barriers will be installed anywhere trees are planted within 48" of pavement.

Shrubs and ground covers will be no less than 1-gallon size. Trees will be no less than 15 gallon size. Plant materials shall be spaced to provide substantial cover, but also to allow adequate room to mature into their natural form and ultimate size without required pruning.

IRRIGATION STATEMENT

The irrigation system for each building will be serviced by existing recycled water mainline located in the public right-of-way. The irrigation design will consist of low volume point source drip irrigation to all shrub/groundcover areas, low precipitation overhead rotary spray in treatment basins, and surface bubblers at all trees. The overall irrigation system for each building will be designed with a smart irrigation controller. A weather sensor will be used to automatically adjust duration of application in accordance with recent weather conditions based on evapotranspiration.

Maximum water allowance will be determined by State code. To also be consistent with the planting design, the irrigation design shall incorporate hydrozones by locating plants of different water needs into groups for ease of water application.

Recycle Water Approval: Recycled water shall be used for landscape irrigation purpose, except for any interior courtyard/podium areas within the building footprint where the potable water shall be used for irrigation. Irrigation design shall comply with California Code of Regulations (CCR), Title 22, Division 4, Chapter 3, titled "Water Recycling Criteria", CCR, Title 17, Division 1, Chapter 5, Subchapter 1 titled "Drinking Water Supply" and all other recycled water regulations as listed under the publication titled "California Department of Public Health Regulations Related to Recycled Water June 18, 2014". Project shall obtain approval from the California State Water Resources Control Board/Division of Drinking Water, South Bay Water Recycling and the City for recycled water design, including but not limited to on-site irrigation design, based upon South Bay Water Recycling Guidelines and City of Milpitas Supplemental Guidelines. All landscape plants shall be compatible with recycled water.

Recycle Water Cross-Connection Specialist: In order to comply with the California Code of Regulations Title 17 and 22, and for timely plan approval by the California State Water Resources Control Board/Division of Drinking Water as well as by the South Bay Water Recycling, Permittee must hire a certified cross-connection specialist for their consultation as to irrigation water system design and construction phasing. The name and contact information of the certified cross-connection specialist shall be provided on all landscape submittal plans.

UNDERSTORY PLANT PALETTE

SHRUBS, GROUNDCOVERS, ORNAMENTAL GRASSES
- Arctostaphylos 'Sunset' / Sunset Manzanita*
- Baccharis pilularis 'Twin Peaks' / Coyote Brush*
- Buddleja davidii / Butterfly Bush
- Carex tumulicola / Foothill Sedge*
- Ceanothus 'Julia Phelps' / Julia Phelps Ceanothus*
- Cercis occidentalis 'Multi' / Western Redbud*
- Cistus x purpureus / Orchid Rockrose
- Cotoneaster dammeri 'Lowfast' / Lowfast Cotoneaster
- Dietes vegeta / Fortnight Lily
- Dodonaea viscosa / Hopseed Bush
- Frangula californica 'Mound San Bruno' / Coffeeberry*
- Grevillea 'Scarlet Sprite' / Scarlet Sprite Grevillea
- Hesperaloe parviflora 'Brakelights' / Crimson Yucca
- Heteromeles arbutifolia / Toyon*
- Leymus condensatus 'Canyon Prince' / Lyme Grass
- Lomandra longifolia 'Breeze' / Breeze Mat Rush
- Mahonia aquifolium 'Compacta' / Oregon Grape*
- Muhlenbergia capillaris 'Regal Mist' / Pink Muhly
- Muhlenbergia rigens / Deer Grass
- Myoporum parvifolium 'Putah Creek' / Myoporum
- Rhaphiolepis umbellata 'Minor' / Yedda Hawthorne
- Rhus ovata / Sumac*

ACCENT PLANTING AT OFFICE ENTRY
- Achillea millefolium 'Desert Eve Yellow' / Yarrow*
- Anigozanthos 'Bush Gold' / Yellow Kangaroo Paw
- Epilobium californica / California Fuchsia*
- Lantana x 'Tangerine' / Tangerine Lantana
- Pennisetum alopecuroides 'Hameln' / Fountain Grass
- Perovskia atriplicifolia / Russian Sage
- Phlomis fruticosa / Jerusalem Sage
- Salvia leucantha 'Santa Barbara' / Santa Barbara Sage
- Trichostema lanatum / Woolly Blue Curls*

BIOFILTRATION SOD BLEND AT TREATMENT BASINS
- Nasella pulchra / Purple Needlegrass*
- Festuca rubra / Molate Fescue*
- Hordeum californicum / California Barley*
- Hordeum brachyantherum / Meadow Barley*

*California Native

PARKING LOT SHADE CALCULATIONS

TREE CODE	SHADE (SF)	QTY	FULL (F) 100%	QTY	HALF (H) 50%
CHI PIN	491		0	16	3,928
ULM PAR	962	13	12,506	2	962
ZEL SER	962	8	7,696	22	10,582
PIS CHI	962	9	8,658	7	3,367
QUE AGR	962	6	5,772	9	4,329
KOE PAN	491		0	5	1,228
QUE ILE	962		0	10	4,810
ARB MAR	491		0	7	1,719
EX.TREES	962		0	4	1,924

PARKING LOT AREA (SF)	125,080
SHADE REQUIRED (50%)	62,540
SHADE PROVIDED (SF)	67,480
SHADE PROVIDED	54%

LANDSCAPE COVERAGE CALCULATION

	BLDG. 1	BLDG. 2	BLDG. 3	TOTAL
SITE AREA (SF)	249,582	270,197	220,393	740,172
LANDSCAPE AREA (SF)	30,401	42,890	27,395	100,686
LANDSCAPE COVERAGE (%)	12.1%	15.8%	12.4%	13.6%

NEW TREES CALCULATION

REQUIREMENT 1:
- ONE TREE FOR EVERY 10,000 SF OF LOT AREA
- 740,142 SF LOT AREA / 10,000 SF = 74 TREES REQUIRED

REQUIREMENT 2:
- REPLACE PROTECTED TREES TO BE REMOVED AT A 2:1 RATIO
- 148 TREES TO BE REMOVED x 2 = 296 TREES REQUIRED

PROPOSED NEW TREES: 302

SPECIES AND SIZE AS SHOWN ON LANDSCAPE SCHEDULE THIS SHEET

YAMASAKI
LANDSCAPE ARCHITECTURE

1223 HIGH STREET
AUBURN, CALIFORNIA 95603
530.885.0040
www.yamasaki-la.com

LANDSCAPE DEVELOPMENT PLANS

Goodman

GOODMAN INNOVATION CENTER MILPITAS

McCARTHY BLVD. & SYCAMORE DR.
MILPITAS, CA

Client/Subconsultant

Project Mgr: TVZ
Drawn By: TVZ
Scale: ---
Date: 01/30/2026
File Name: MSM-LP

No. Date Revision

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LICENSED LANDSCAPE ARCHITECT
TERESA V. ZARO #6726
Registered
6726
Renewal Date
Date
STATE OF CALIFORNIA

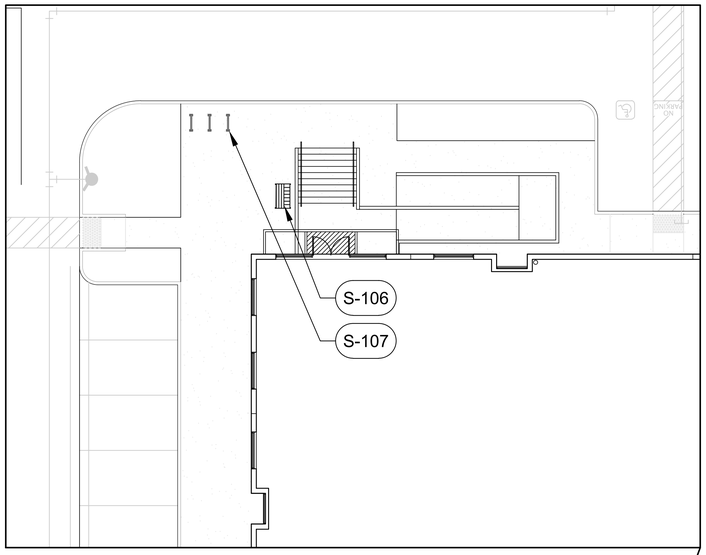
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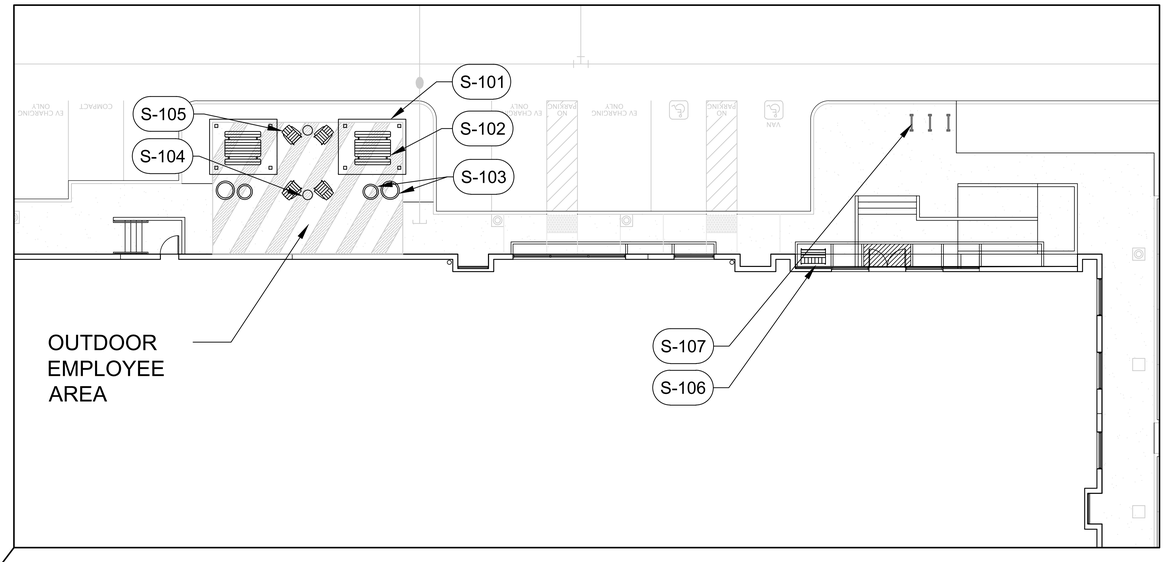
LANDSCAPE NOTES AND CALCULATIONS

Sheet No

L2

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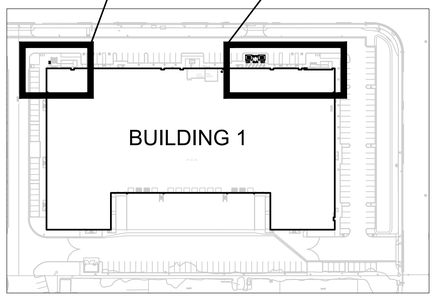




REFERENCE NOTES SCHEDULE

CODE		DESCRIPTION	Quantity
SITE FURNISHINGS			
	S-101	PERGOLA Landscape Forms Cove extruded aluminum structure. 10'x10' footprint with 9'-2" standard clear height. Automated louvered roof. Optional lighted louvers and optional convenience outlets. Powdercoat color: warm dark grey RAL8019. Mounted to engineered concrete footings.	2
	S-102	PICNIC TABLE Landscape Forms Harpo table and benches; thermal-treated wood slats with powdercoated steel frame. Woodgrain: Domestically sourced thermally modified Ash. Powdercoat color: Sage. 69 inch table with two backless, armless benches. At each grouping of two tables, one table shall have two 69 inch benches, and the other table shall have one 69 inch bench and one 24 inch bench for ADA access. Install shorter bench on building side of table. Surface mount all to concrete flatwork per manufacturer's instructions.	2
	S-103	PLANTER POT Landscape Forms Kornegay Quartz . Small pot: 27" diameter Model QS-27, color: Palomino. Large pot: 40" diameter QS-39, color: Sandstone. At each grouping of pots, install one smaller and one larger pot. Set in place on concrete flatwork; coordinate placement with irrigation contractor to install PVC lateral stub into the drain hole at the bottom of the pot and per details. Fill planter pot with planter soil mix to 3" below top of planter.	4
	S-104	ACCENT TABLE Landscape Forms Cora. Size: Small, Color: Blue Ash. Surface mount to concrete flatwork.	2
	S-105	LOUNGE CHAIR Landscape Forms Harpo lounge chair; thermal-treated wood slats with powdercoated steel frame. Color: Moss. Surface mount to concrete flatwork per manufacturer's instructions.	4
	S-106	BENCH Landscape Forms Harpo bench, 69 inch length with back and armrests; thermal-treated wood slats with powdercoated steel frame. Woodgrain: Domestically sourced thermally modified Ash. Powdercoat color: Blue Ash. Surface mount to concrete flatwork per manufacturer's instructions.	2
	S-107	BIKE RACK Landscape Forms FGP bike rack, cast aluminum, 2 bike capacity. Powdercoat color: Moss. Surface mount to concrete flatwork per manufacturer's instructions.	6

SITE FURNISHINGS NOTES:
1. Submit cutsheets for all site furnishings to Landscape Architect for approval prior to ordering.
2. For all Landscape Forms furnishings, contact manufacturer's representative prior to ordering to confirm specifications: Nathan Damratowski, (269) 337-1247, nathand@landscapeforms.com.



KEY PLAN



LOUNGE CHAIR



PICNIC TABLE WITH BENCH SEATING



BIKE RACK



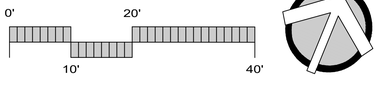
BENCH



LARGE PLANTER POT



SMALL PLANTER POT



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LANDSCAPE DEVELOPMENT PLANS

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BUILDING 1

McCARTHY BLVD. & SYCAMORE DR.
MILPITAS, CA

Client/Subconsultant

Project Mgr: TVZ
Drawn By: TVZ
Scale: 1"=10'
Date: 04/13/26
File Name: MSM-SF

No.	Date	Revision

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Seal



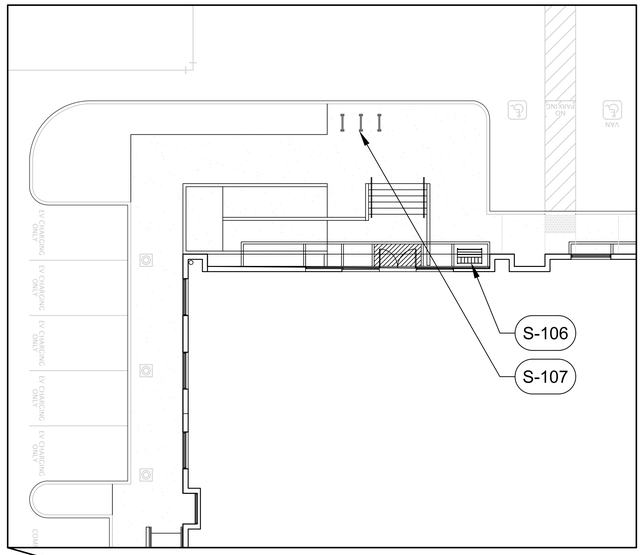
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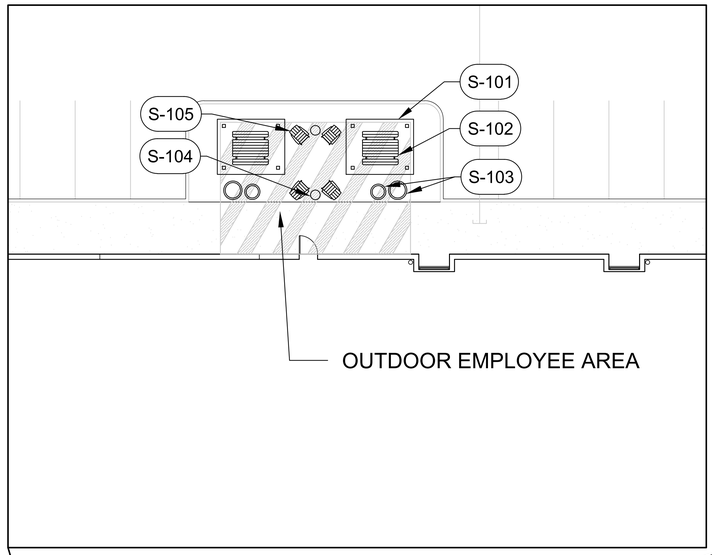
SITE FURNISHINGS
PLAN AND IMAGES

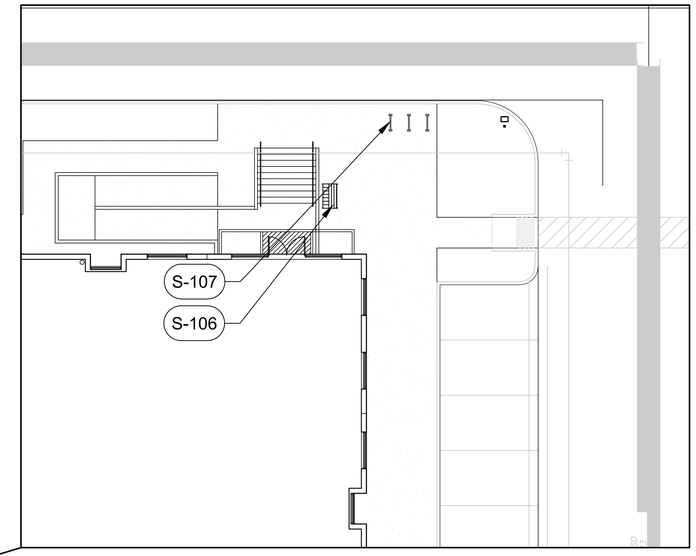
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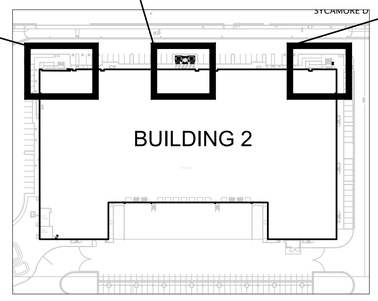


REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	Quantity
	SITE FURNISHINGS	
S-101	PERGOLA Landscape Forms Cove extruded aluminum structure. 10'x10' footprint with 9'-2" standard clear height. Automated louvered roof. Optional lighted louvers and optional convenience outlets. Powdercoat color: warm dark grey RAL8019. Mounted to engineered concrete footings.	2
S-102	PICNIC TABLE Landscape Forms Harpo table and benches; thermal-treated wood slats with powdercoated steel frame. Woodgrain: Domestically sourced thermally modified Ash. Powdercoat color: Sage. 69 inch table with two backless, armless benches. At each grouping of two tables, one table shall have two 69 inch benches, and the other table shall have one 69 inch bench and one 24 inch bench for ADA access. Install shorter bench on building side of table. Surface mount all to concrete flatwork per manufacturer's instructions.	2
S-103	PLANTER POT Landscape Forms Kornegay Quartz . Small pot: 27" diameter Model QS-27, color: Palomino. Large pot: 40" diameter QS-39, color: Sandstone. At each grouping of pots, install one smaller and one larger pot. Set in place on concrete flatwork; coordinate placement with irrigation contractor to install PVC lateral stub into the drain hole at the bottom of the pot and per details. Fill planter pot with planter soil mix to 3" below top of planter.	4
S-104	ACCENT TABLE Landscape Forms Cora. Size: Small, Color: Blue Ash. Surface mount to concrete flatwork.	2
S-105	LOUNGE CHAIR Landscape Forms Harpo lounge chair; thermal-treated wood slats with powdercoated steel frame. Color: Moss. Surface mount to concrete flatwork per manufacturer's instructions.	4
S-106	BENCH Landscape Forms Harpo bench, 69 inch length with back and armrests; thermal-treated wood slats with powdercoated steel frame. Woodgrain: Domestically sourced thermally modified Ash. Powdercoat color: Blue Ash. Surface mount to concrete flatwork per manufacturer's instructions.	2
S-107	BIKE RACK Landscape Forms FGP bike rack, cast aluminum, 2 bike capacity. Powdercoat color: Moss. Surface mount to concrete flatwork per manufacturer's instructions.	6

SITE FURNISHINGS NOTES:

1. Submit cutsheets for all site furnishings to Landscape Architect for approval prior to ordering.
2. For all Landscape Forms furnishings, contact manufacturer's representative prior to ordering to confirm specifications: Nathan Damratowski, (269) 337-1247, nathand@landscapeforms.com.



KEY PLAN



LOUNGE CHAIR



PICNIC TABLE WITH BENCH SEATING



BIKE RACK



BENCH



LARGE PLANTER POT



SMALL PLANTER POT



YAMASAKI
LANDSCAPE ARCHITECTURE

1223 HIGH STREET
AUBURN, CALIFORNIA 95603
530.885.0040
www.yamasaki-la.com

LANDSCAPE DEVELOPMENT PLANS

Goodman

GOODMAN
INNOVATION CENTER
MILPITAS
BUILDING 2

McCARTHY BLVD. & SYCAMORE DR.
MILPITAS, CA

Client/Subconsultant

Project Mgr: TVZ
Drawn By: TVZ
Scale: 1"=10'
Date: 04/13/26
File Name: MSM-SF

No.	Date	Revision

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Seal

REGISTERED LANDSCAPE ARCHITECT
TIMOTHY V. ZARO
No. 6126
Renewal 08/31/2027
4/13/26
STATE OF CALIFORNIA

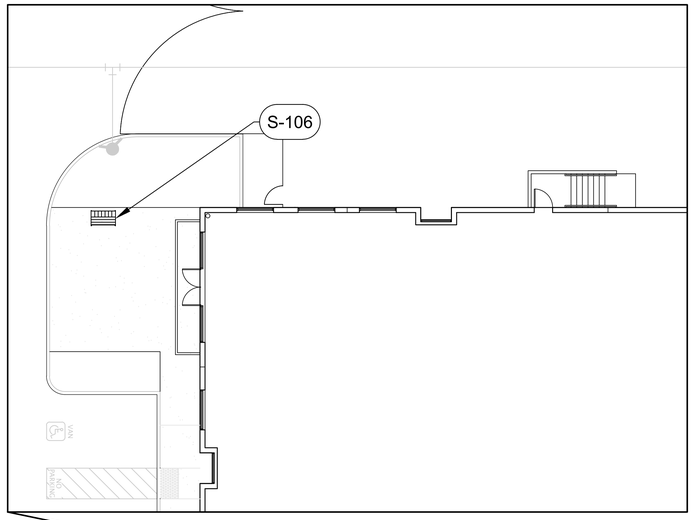
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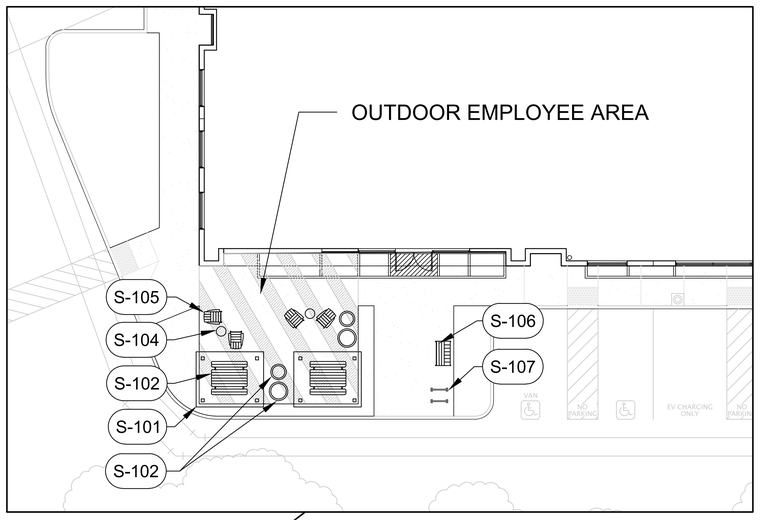
SITE FURNISHINGS PLAN AND IMAGES

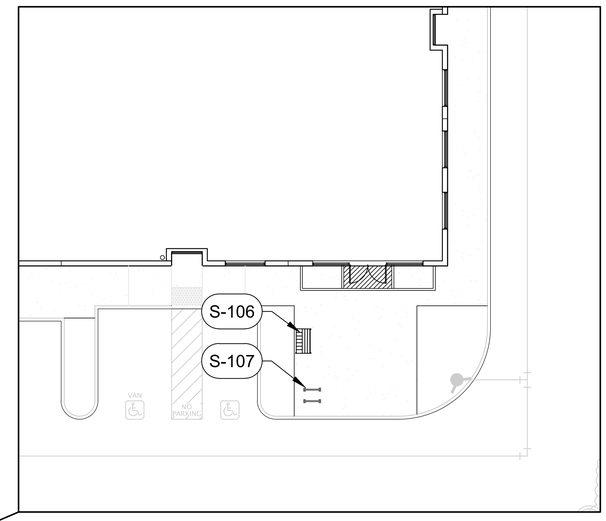
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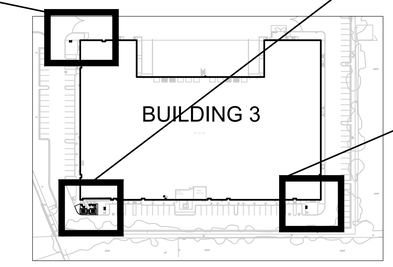
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KEY PLAN

REFERENCE NOTES SCHEDULE

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	SITE FURNISHINGS	
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LOUNGE CHAIR



PICNIC TABLE WITH BENCH SEATING



BIKE RACK



BENCH



LARGE PLANTER POT



SMALL PLANTER POT



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BUILDING 3

McCARTHY BLVD. & SYCAMORE DR.
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Drawn By: TVZ

Scale: 1"=10'

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File Name: MSM-SF

No.	Date	Revision

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Seal



Sheet Title

SITE FURNISHINGS
PLAN AND IMAGES

Sheet No

L4.1

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Economic Development

City of Milpitas

408.586.3000
455 E. Calaveras Blvd.
Milpitas, CA 95035

www.milpitas.gov

June 10, 2026

Planning Commission
City of Milpitas

Re: 790 Sycamore Drive Site Development Permit Application

Dear Chair and Members of the Planning Commission:

On behalf of the Office of Economic Development, I am writing to express our strong support for Goodman's proposed advanced manufacturing facility at 710-790 Sycamore Drive, 1511 Buckeye Drive, and 1610-1630 McCarthy Blvd in Milpitas, California. This project aligns with the goals of the Economic Development Element of the Milpitas 2040 General Plan, specifically Policy ED 1-3: Strengthen the City's position as a premier regional location for high-tech industrial and advanced manufacturing uses in Silicon Valley.

Goodman's proposed advanced manufacturing facility of approximately 331,000 square feet is expected to support over 1,000 middle-income jobs and generate $500 million in recurring annual economic activity in Milpitas and in Santa Clara County. The construction itself is expected to generate a one-time economic impact of $62 million in Santa Clara County and 110 construction jobs in Milpitas. These investments will directly benefit the Milpitas economy and significantly increase the property's assessed value, generating additional property tax revenue for the City.

Advanced manufacturing facilities of this scale are in high demand in the South Bay, and it is expected that this facility will be leased to a high-profile, large-cap company. Although demand for office space has declined significantly since the pandemic, industrial space in Milpitas has seen a 30% increase in market asking rates since 2020. Over the past three years, Milpitas' industrial space has maintained a low average vacancy rate of 6.35%, compared to 22.74% for office space. To ensure long-term economic resilience and business growth opportunities, the City should continue to implement the Milpitas 2040 General Plan's Economic Development Element Action ED-1f by maintaining a sufficient inventory of employment lands that allow businesses to expand and thrive.

This project supports the City of Milpitas' economic development objectives by promoting job creation, enhancing tax revenue, and reinforcing the City's fiscal stability and strategic role within Silicon Valley's innovation ecosystem. These outcomes underscore the importance of protecting and preserving employment lands as vital economic assets.

We respectfully recommend that the Planning Commission approve the Site Development Permit (P-SD25-0007) and Master Sign Program (P-SD25-0009) and support this important investment in our community.

Sincerely,

Madison Nguyen
Interim Director of Economic Development and Strategic Initiatives

GOODMAN INNOVATION CENTER MILPITAS

MASTER SIGN PROGRAM



720 Sycamore Dr, Milpitas, CA 95035

Sign Industries INCORPORATED

Drawing No
25-213
Rev. 4 (11-05-25)

DEVELOPER / LANDLORD

Goodman
3333 Michelson Drive Suite 1050
Irvine, CA 92612-1606
United States
(949) 407-0100

SIGN CONSULTANT

Sign Industries Inc.
2101 Carrillo Privado
Ontario, CA 91761
Tel: (909) 930-0303 Fax: (909) 930-0308

TABLE OF CONTENTS

Overview, Design Guidlines, Sign Size & Parameters	Page 1
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OVERVIEW

The overview of this criteria is to assist the Landlord/Tenant and City relationship.

The Landlord will be responsible to:
a. Provide base building design and construction guidelines information requested by Tenant's sign design consultant.
b. Review, comment and approve Tenant sign submission.
c. Conformity to City of Milpitas code signage requirements as described in Section XI-10-24

In return, the Tenant will be responsible for:
Design, fabrication, permitting and installation of signs, including any structural support and electrical service and any special installation requiring addition or modification to the shell building approved by the Landlord.

DESIGN GUIDELINES

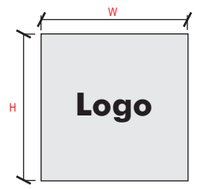
In considering the appropriateness of the design proposed for any sign as provided in this Section, the following criteria shall be utilized by the Planning Commission, Zoning Administrator, and Planning staff:
1.Appropriateness of sign. The following factors shall be considered in the review of the design of each proposed sign:

a.The relationship of the sign to the space on the building where the sign is to be located.
b.Relationship of the location of the sign to all facades of all buildings on the site.
c.Compatibility of materials, architecture,design, and continuity with other signs on the building.
d.Illumination of the sign as it relates to other signs on the subject building, other light sources, competition and interference of light sources and intrusion of light into residential areas.
e.Visibility and legibility (letter height and legibility, contrast-background relationship, placement and location).
f.Impact on other immediate signs in terms of visibility, legibility, and scale.
g.Traffic conditions, including but not limited to, traffic safety and circulation, visibility, road width, curb cuts, or driveway indentations, median, proximity of major intersections, signals or stops, average traveling speed or any other natural physical obstruction.
h.The proximity of the sign to residential districts.
i.Relationship of the height of the sign to the height of the building at that location.
j.Quantity of other signs in the vicinity of the subject sign on or off of the subject parcel.
k.Impact on visibility of other signs in the vicinity of the subject sign.
l.Other such factors that the discretionary decision-making body and/or Planning staff shall determine as relating to the impact of the sign to the general environment.

SIGN SIZE & PARAMETERS

(A) Monument Sign
Two (2) 6'-0" high, single-faced non-illuminated monument signs, with Business Center name and building address only.(See Page 6 - Approved Sign locations)

(B) Main Logo Building ID
Owner/Landlord Each is allowed five (5) Main Logo Building ID wall signs. (See Page 6 - Approved Sign locations)
Building elevations facing multiple exposures such as public streets and/or internal parking lots, streets or alleyways, may incorporate signage at each elevation, as approved by Landlord and City.



SIGN AREA BASED ON
H x W=
(W: WIDTH)
(H: HEIGHT)

(C) Customer/Tenant Wall Signs
Each Tenant is allowed one (1) primary storefront ID sign (See Page 6 - Approved Sign locations)
Tenants with building elevations facing multiple exposures such as public streets and/or internal parking lots, streets or alleyways, may incorporate signage at each elevation, as approved by Landlord and City.

The maximum surface area of signs affixed to a building shall be based upon the Tenant's classification which is as follows:

- The maximum total sign width of a building wall sign shall not exceed eighty percent (75%) of the width of the Tenant's leased building frontage.
- Sign area shall be calculated by creating a rectangle around the combined letters in each line, then multiplying height by width. The logo sign area shall be calculated separately in the same manner.

Maximum Sign Area in Non-Residential Zones. The maximum permissible total sign area for commercial, industrial, mixed use, institutional and agricultural zoning districts will conform to the following standard:
a.The total aggregate area of all signs permitted on any building site or property shall not exceed two (2) square feet of sign for each one (1) lineal foot of public street frontage.

SIGN SIZE & PARAMETERS (continued)

(D) Building Address

Owner/Landlord Each is allowed three (3) illuminated building address wall signs.
(See Page 6 - Approved Sign locations)

(E) Wayfinding Totem

Eight (8) 6'-0" high, Double-faced non-illuminated wayfinding signs,
with Business Center name/logo,building address and arrows/copy for direction.
(See Page 6 - Approved Sign locations.

APPROVAL PROCESS

At least thirty (30) days prior to the Landlord's scheduled delivery of the premises, Tenant shall provide the following information to the Landlord for review.

Note: This information is separate from sign approval submission and store design and drawing submissions, and will be used to begin the sign design process.

Store Name;
Store Logo (in color with colors identified);
Store interior materials, colors and finishes.
Insurance of sign installer

Allowing reasonable time for Landlord's review and Tenant's revision of submission in advance of sign fabrication, Tenant shall submit for Landlord's approval.

Shop drawings shall include at least the following: Tenant's entire building facade elevation, showing the proposed sign in color, in a scaled drawing.

Building (partial building) elevation showing the location, size, color, construction and installation details of the Tenant's proposed sign. Typical "section-though" letter and/or sign panel showing the dimensioned projection of the letter or panel face and the illumination method.

Color and material samples together with a photograph (if possible) of a similar installation.

Within thirty (30) days of receipt of the sign submission, the Landlord will approve, as noted, or disapprove with comments the Tenant's sign design.
Tenant must respond to the Landlord's and/or comments
and re-submit within fourteen (14) calendar days, and repeat this process until all sign design, fabrication and installation issues are resolved to the Landlord's satisfaction.

Upon receipt of final sign approval, Tenant may submit the proposed sign to the governing agency for review for consistency with the Sign Program and the required fabrication and installation permits.





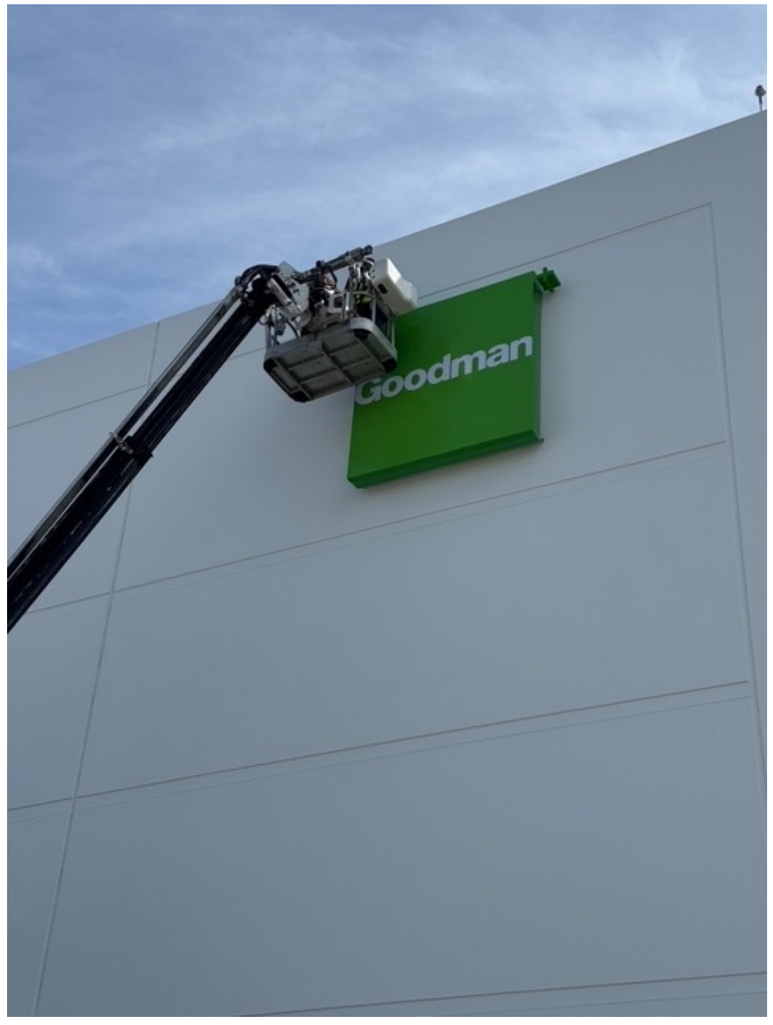
PROHIBITED SIGNS

Prohibited Signs and Elements of Signs. The following signs, or signs which contain the following elements, are prohibited:

1.Abandoned Signs. Abandoned Signs shall be removed within 90 days after the business the sign advertised has ceased as follows:
Removal shall involve elimination of all sign copy. In addition, if the sign was mounted on a building, the building facade shall be restored to its original state to the best extent possible.
2.A-Frame Signs. Any A-Frame Sign with the exception of public service signs and open house directional signs.
3.Blinking, Flashing Lights. Any sign having blinking, flashing or fluttering lights, or any other illuminating device which
has a changing light intensity, brightness or color.
a.Exceptions: The following signs may be allowed with blinking, flashing elements when:
i.Approved pursuant to Section XI-10-24.05(G), Off Site Advertising Displays Adjacent to Interstate Highways and State Routes, of this Chapter; or
ii.Approved pursuant to a Sign Program, in accordance with Section XI-10-24.05(F), Sign Programs, of this Chapter.
4.Off-Site Advertising Displays. Any sign as regulated by Section XI-10-24.03(F), Prohibited Off-Site Advertising Signs, of this Chapter.
5.On Public Property. Any sign located on public property as regulated by Section XI-10-24.03(G), Advertising on Public Property, of this Chapter.
6.Other Advertising Structure as defined in Section XI-10-2.03, Definitions, of this Chapter.
7.Portable Signs.a.Exceptions: Public service signs and open house directional signs.
8.Privately-owned signs resembling Traffic Signs. Any privately-owned sign resembling any public directional sign or traffic control device.
9.Reflective Signs. Any sign using colors that contain reflective properties.
10.Rotating or Moving Signs. Any sign which revolves, rotates, moves in any manner or creates the illusion of movement or rotation, or has any visible moving, revolving or rotating surfaces or parts,
is held and/or moved by a human being or animal.
11.Roof Sign or Signs Extending Above Roof Ridge. Any Roof Sign or sign, which is placed on, above or attached to any building roof (above the gutter line); above or on top of any marquee; or on, above,
made a part of or attached to any parapet.
12.Signs that are a Traffic Hazard. Any sign, which creates traffic hazard to operators of motor vehicles or any sign, which obstructs or interferes with a motorist's vision.
13.Sound or Odor Emitting Signs. Any sign designed for emitting sound, odor or visible matter.
14.Statuary Signs. Statuary when used for advertising purposes.
15.Temporary Signs.a.Exceptions: Construction signs, Garage Sale signs, Grand-Opening signs, Open House Directional signs, Temporary Promotional and Temporary Tract Advertising Signs.
16.Vehicle-Mounted Signs. Vehicle-Mounted Signs where the vehicle is:
a.Not legally registered;
b.Not operable;
c.Not parked within the confines of a striped parking space approved by the City of Milpitas, a residential driveway or residential street; or
d.Parked within the confines of a striped parking space approved by the City of Milpitas or a city street for more than 72-hours.

SIGN CONSTRUCTION/ MATERIAL/ LIGHTING REQUIREMENTS

1. All signs and their installation shall comply with all local building, electrical, zoning and fire codes.
2. All electrical signs will be fabricated by a U.L. approved sign company, according to U.L. specifications and bear U.L. Label.
3. Sign company shall be fully licensed with the City and State and shall have full Workman's Compensation and general liability insurance.
4. All penetrations of building exterior surfaces shall be sealed waterproof in color and finish to match existing exterior.
5. Internal illumination shall be any of the following: Light Emitting Diodes (LED), in accordance with the "National Board of Fire Underwriters Specifications".
6. Painted surfaces shall have a satin finish. Only paint containing acrylic polyurethane products may be used.
7. Logo and letter heights shall be as specified and shall be determined by measuring the normal capital letter of a type font exclusive of swashes, ascenders, descenders.
8. All sign fabrication work shall be of excellent quality. All logo images and type-styles shall be accurately reproduced. Lettering that approximates type-styles will not be acceptable. The Landlord reserves the right to reject any fabrication work deemed to be below standard.
9. All lighting shall match the exact specification of the approved working drawings. No exposed conduits or raceways will be permitted.
10. Signs shall be made of durable rust-inhibiting materials that are appropriate and complimentary to the building.
11. Color coatings shall exactly match the colors specified on the approved plans.
12. Joining of materials (ex.. seams) shall be finished in way as to be unnoticeable. Visible welds shall be continuous and ground smooth. Rivets, screws, and other fasteners that extend to be visible surfaces shall be flush, filled, and finished so as to be unnoticeable.
13. Finished surfaces of metal shall be free from oil canning and warping. All sign finishes shall be free from dust, orange peel, drips, and runs and shall have a uniform surface conforming to the highest standards of the industry.
14. In no case shall any manufacturer's label be visible from the street from normal viewing angles.
15. Exposed raceways shall not be permitted unless they are incorporated into the overall sign design.
16. Exposed junction boxes, lamps, tubing or neon crossovers of any type shall not be permitted.
17. All raceways, conduits, etc. installed on rock background, corrugated metal and/or back of parapets shall be painted a specific color to be obtained from the architect or another approved source.
18. All light sources shall be adequately diffused or shielded.
    Bare lighting sources, such as neon, bare fluorescent tubes, incandescent bulbs, light emitting diodes (LED) and similar devises are not permitted except pursuant to Site Development Permit approval, in accordance with Section XI-10-57.03.
19. Impact Resistive Plastic shall be used on all internally illuminated signs utilizing plastic sign faces.
20. Sign faces should be constructed of non-brittle, non-yellowing Polycarbonate material or superior.



Typestyles

Helvetica Neue 55 Roman
This is the preferred typeface and
weight for all possible communication

abcdefghijklmnopqrstuvwxyz+
ABCDEFGHIJKLMNOPQRSTUVWXYZ
123456789
Helvetica Neue 55 Roman

Helvetica Neue 75 Bold
This is only used for occasional highlighting

abcdefghijklmnopqrstuvwxyz+
ABCDEFGHIJKLMNOPQRSTUVWXYZ
123456789
Helvetica Neue 75 Bold

Helvetica Neue 45 Light
This is only used in extreme situations when the
versatility or a lighter weight is crucial to the design.

abcdefghijklmnopqrstuvwxyz+
ABCDEFGHIJKLMNOPQRSTUVWXYZ
123456789
Helvetica Neue 45 Light

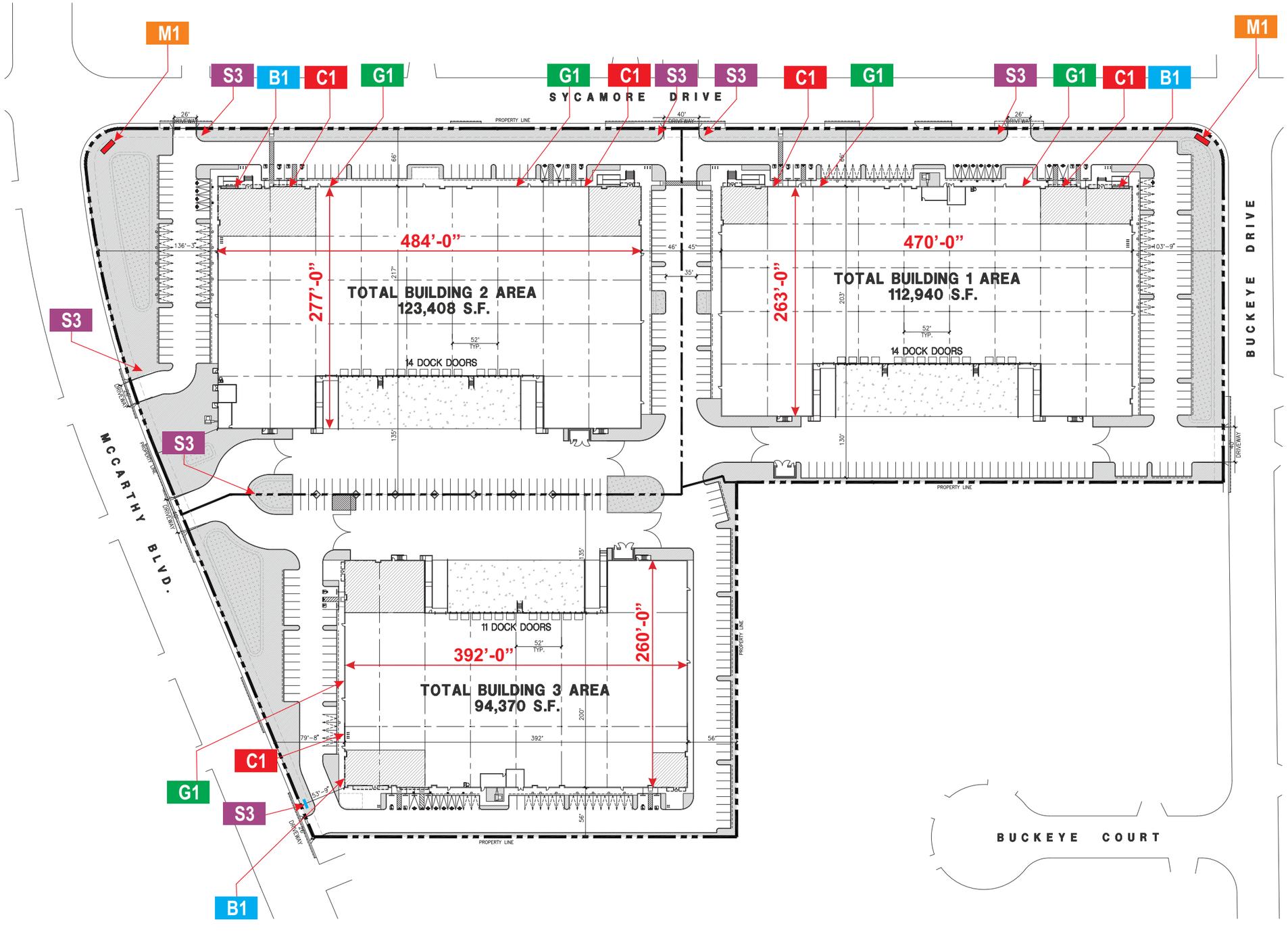
Finishes Schedule

PAINT COLORS ~ MATTHEWS PAINT

P1		SILVER ~ TO MATCH DIBOND SILVER METALLIC ALUMINUM FINISH
P2		GREEN PMS 369C ~ TO MATCH PMS 369C, SEMI-GLOSS FINISH
P3		GREY PMS 446C ~ TO MATCH PMS 369C SEMI-GLOSS FINISH
P4		WHITE ~ MATTHEWS PAINT, SEMI-GLOSS FINISH
P5		BLACK ~ MATTHEWS PAINT, SEMI-GLOSS FINISH

VINYL COLORS ~ AVERY CAST VINYL

V2		GREEN PMS 369C ~ AVERY (956) OPAQUE / AVERY 800-761 TRANS
V3		GREY PMS 446C ~ AVERY (962)
V4		WHITE ~ AVERY (900)
V5		BLACK ~ AVERY (901)



OVERALL MASTER PLAN
scale: N.T.S.

SCALE: 1" = 50'-0"
0 50' 100' 150'
TRUE NORTH

SIGN LOCATION LEGEND

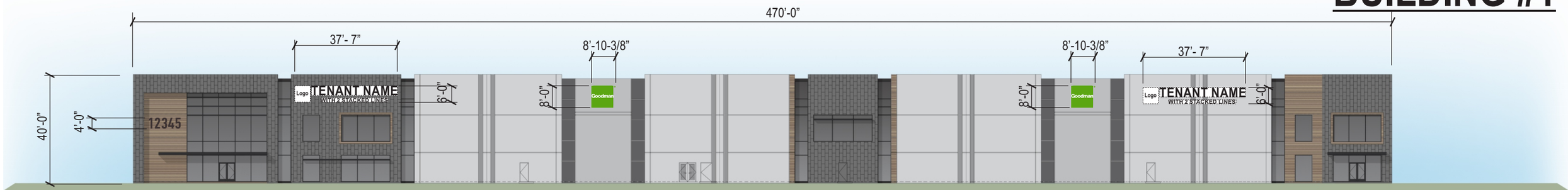
- G1 MAIN LOGO BUILDING IDENTIFICATION (QTY-5)
- M1 MONUMENT CENTER SIGN (QTY-2)
- S3 WAYFINDING TOTEM (QTY-7)
- B1 BUILDING ADDRESS (QTY-3)
- C1 CUSTOMER LOGOS/SIGN (QTY-5)

AERIAL MAP



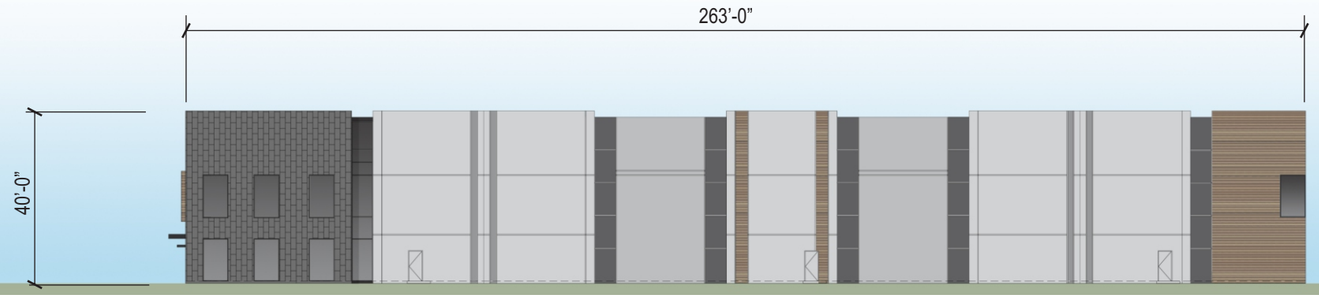
SIGN LOCATION PLAN

BUILDING #1



North Elevation

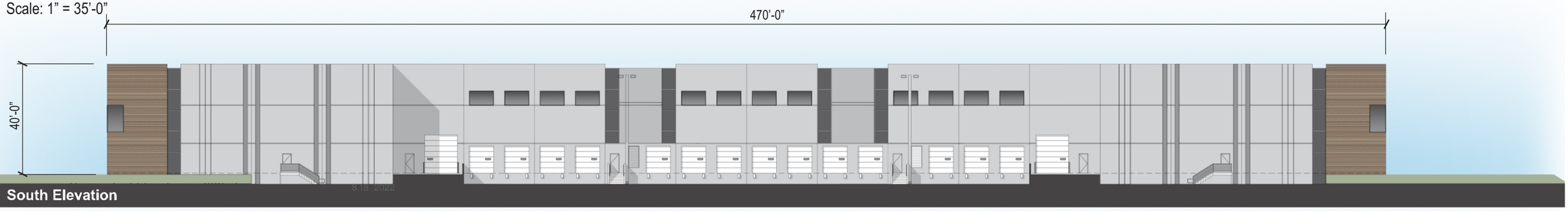
Scale: 1" = 35'-0"



West Elevation

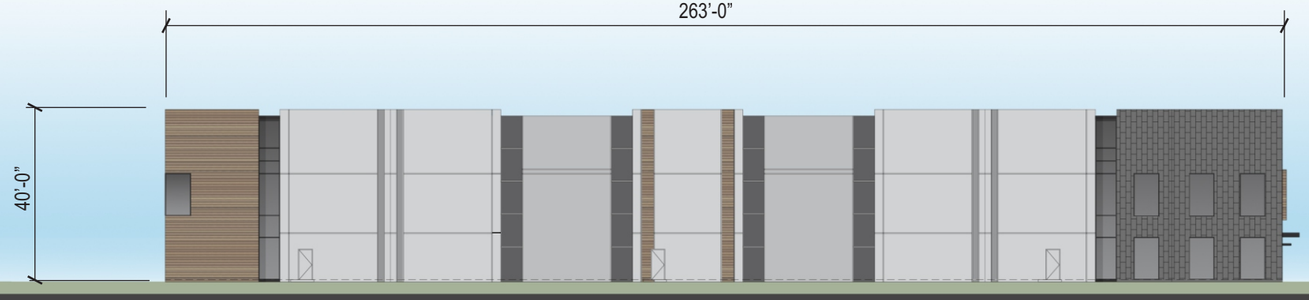
SIGN LOCATION LEGEND

G1	MAIN LOGO BUILDING IDENTIFICATION
B1	BUILDING ADDRESS
C1	CUSTOMER LOGOS/SIGN



South Elevation

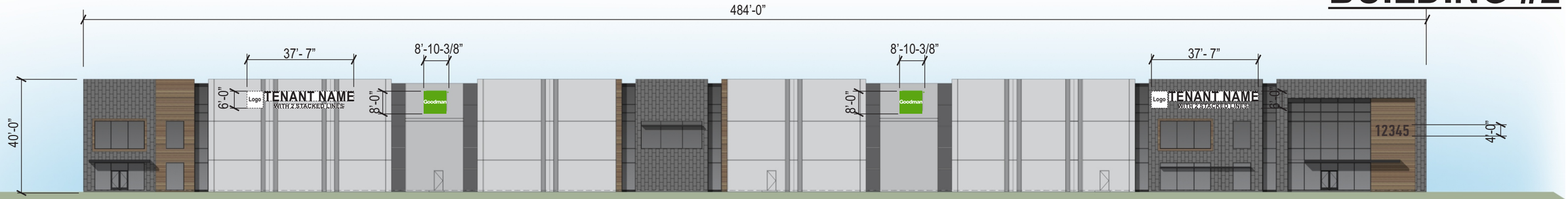
Scale: 1" = 35'-0"



East Elevation

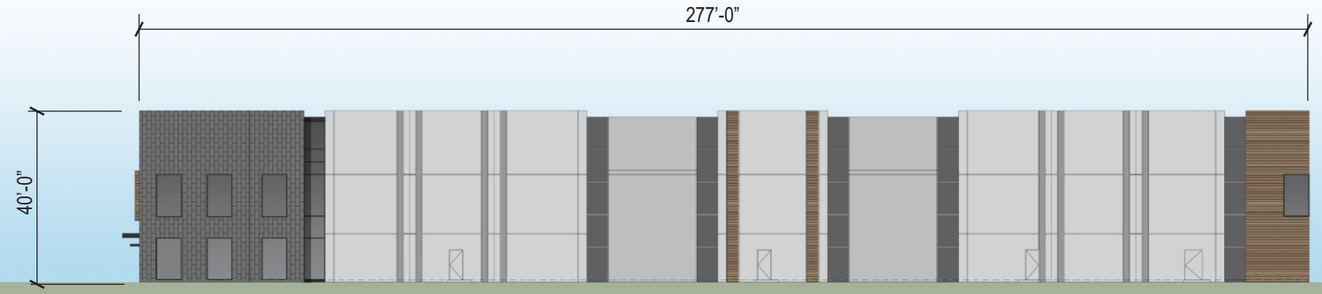
Scale: 1" = 35'-0"

BUILDING #2



North Elevation

Scale: 1" = 35'-0"

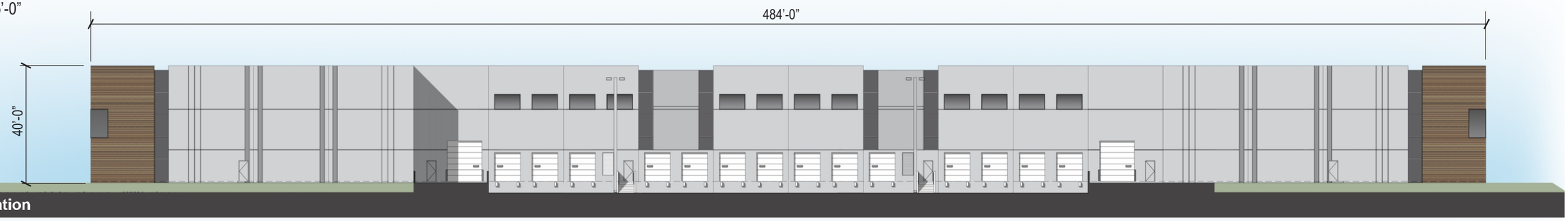


West Elevation

Scale: 1" = 35'-0"

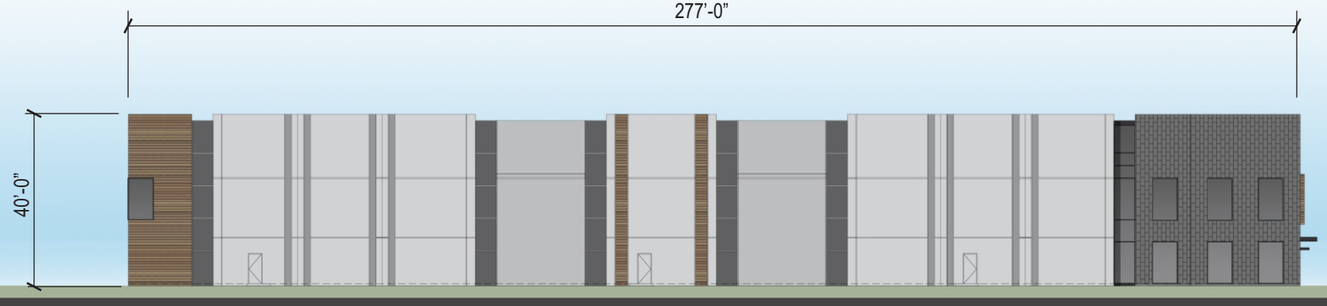
SIGN LOCATION LEGEND

- G1 MAIN LOGO BUILDING IDENTIFICATION
- B1 BUILDING ADDRESS
- C1 CUSTOMER LOGOS/SIGN



South Elevation

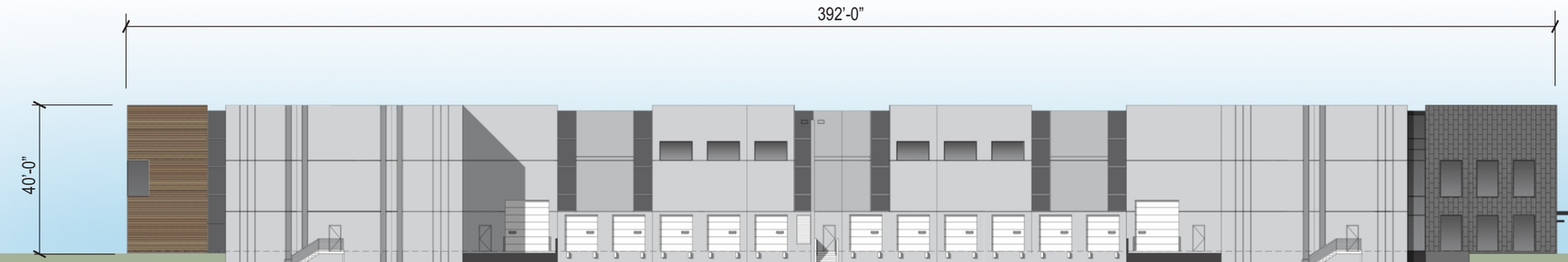
Scale: 1" = 35'-0"



East Elevation

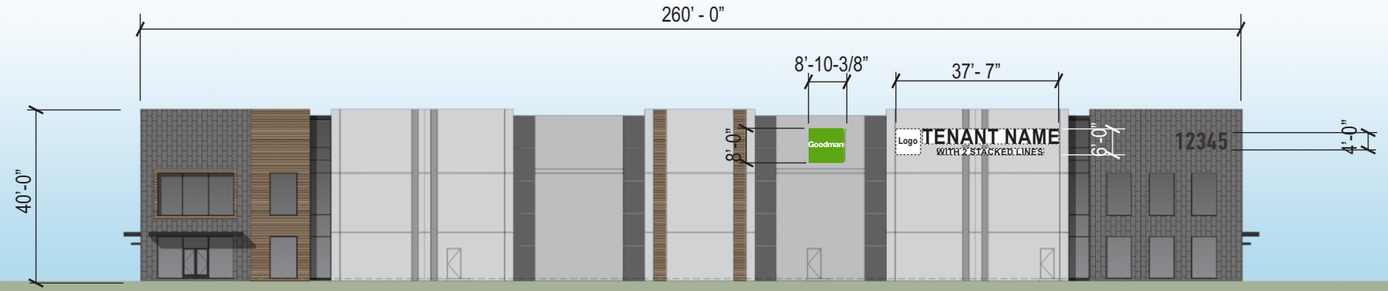
Scale: 1" = 35'-0"

BUILDING #3



North Elevation

Scale: 1" = 35'-0"

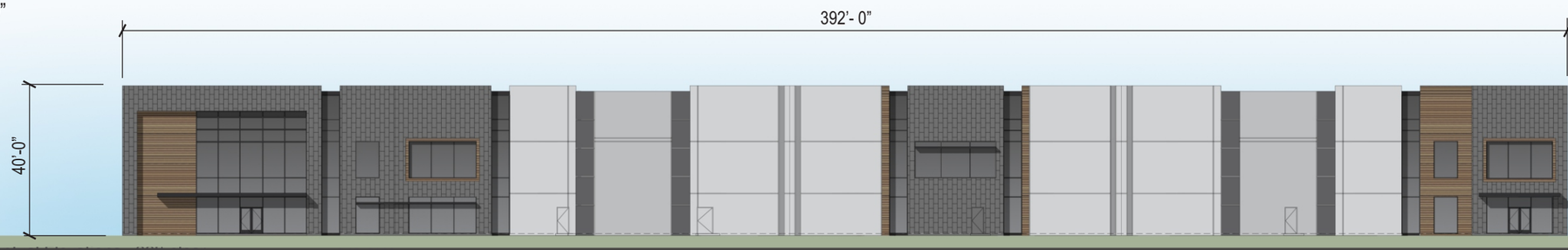


West Elevation

Scale: 1" = 35'-0"

SIGN LOCATION LEGEND

- G1 MAIN LOGO BUILDING IDENTIFICATION
- B1 BUILDING ADDRESS
- C1 CUSTOMER LOGOS/SIGN



South Elevation

Scale: 1" = 35'-0"

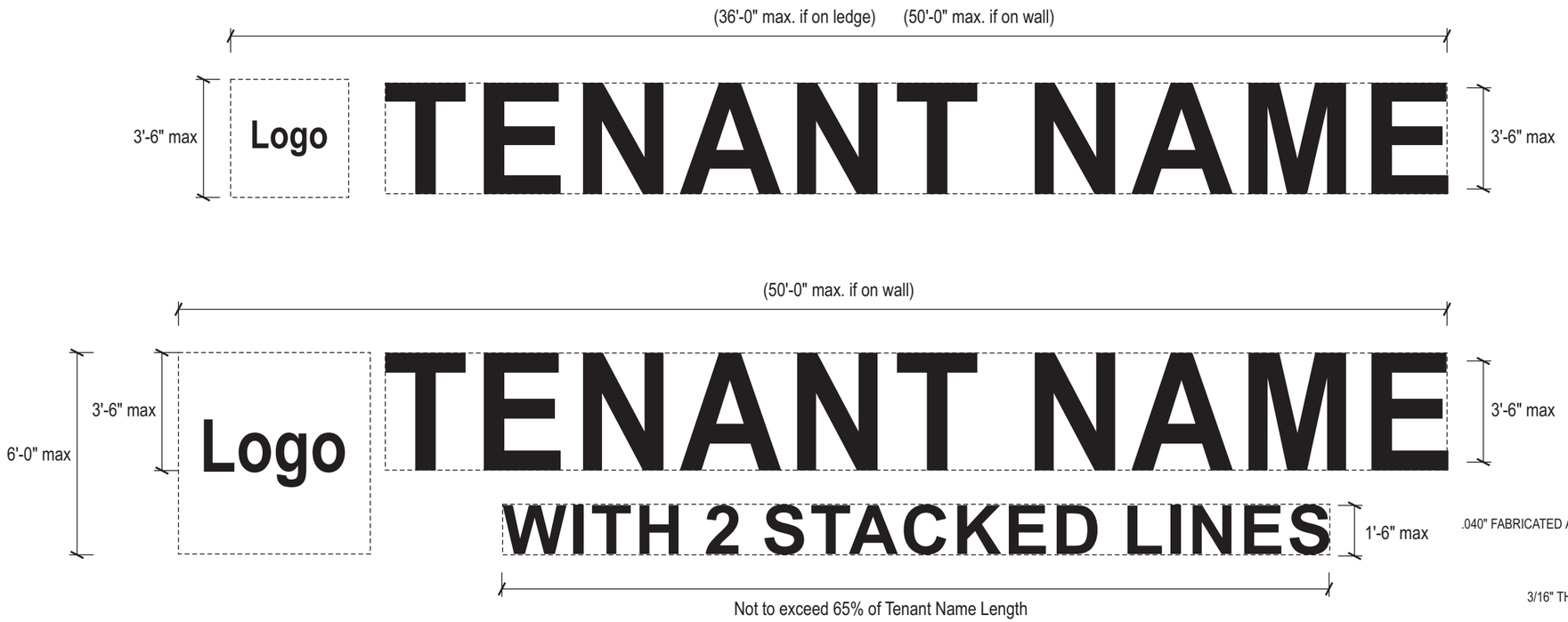


East Elevation

Scale: 1" = 35'-0"

C1 CUSTOMER LOGOS/SIGN

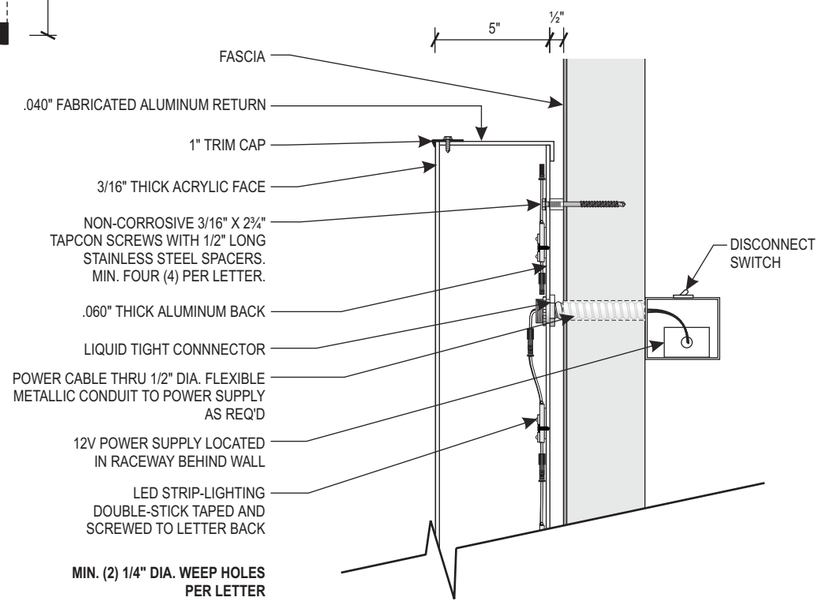
SIGN CAN BE ILLUMINATED
OR NON-ILLUMINATED
AT CUSTOMERS DISCRETION



SIGN AREA BASED ON
OVERALL HEIGHT x WIDTH =

<u>NOTE</u>: STACKED LINE OPTION CAN NOT BE USED FOR LEDGE SIGNS.

<u>WALL MOUNTED</u>

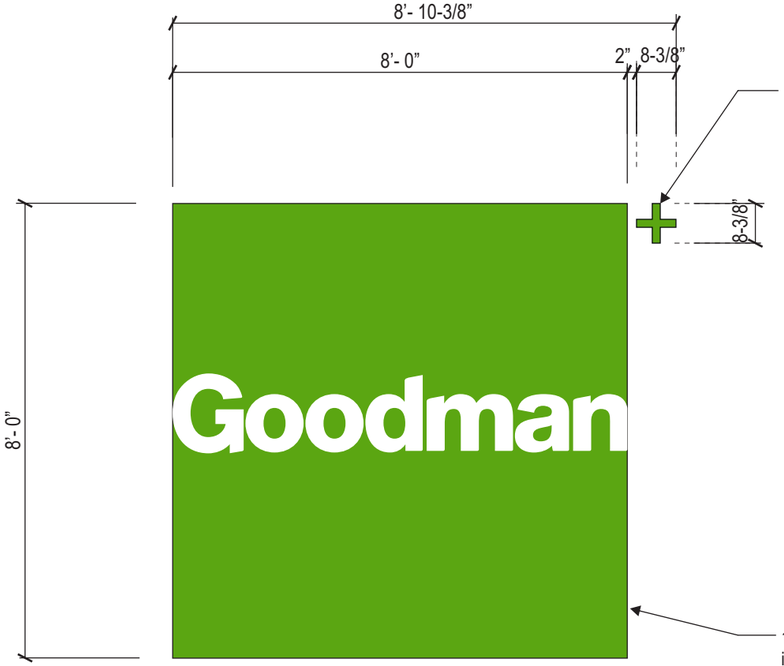


<u>L.E.D. ILLUMINATED CHANNEL LETTER SECTION</u>

U.L. LABELS REQUIRED

ALL COMPONENTS TO BE UL APPROVED

G1 MAIN LOGO BUILDING ID



10" Deep internally illuminated "+", with an interior baffle.
White acrylic face (7328) with vinyl overlay.
Avery (Yellow Green #5562 QM)
Logo returns and 1" trim cap painted to match
PMS #369C, smooth stain finish.
Illumination to be 6500Kwhite LED strip lighting

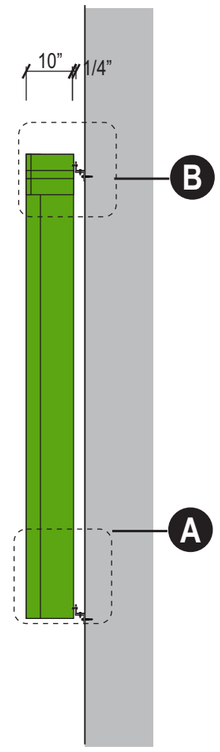
10" Deep internally illuminated logo cabinet with an interior baffle.
Face to be White flexface with vinyl overlay.
Avery (Yellow Green #5562 QM) and white show-thru copy.

Inside of cabinet painted with light enhancement paint.

Illumination to be 6500Kwhite LED strip lighting

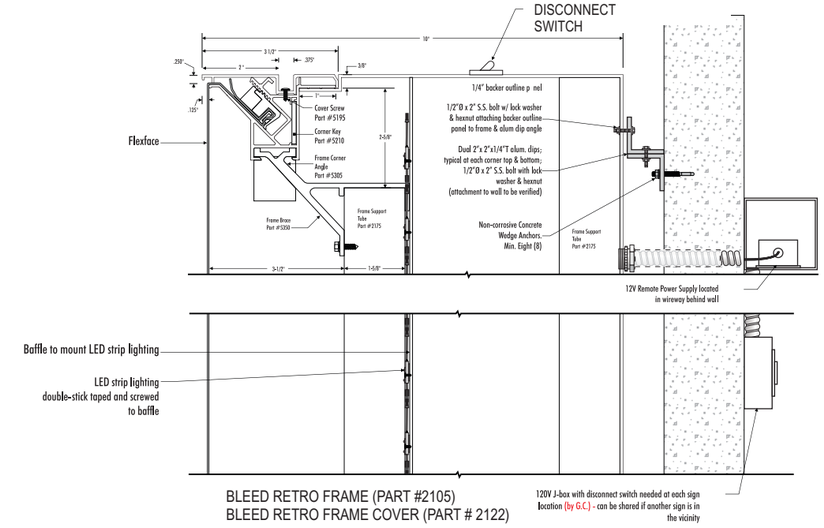
G1 BUILDING LOGO ~ QTY (5)

FRONT VIEW Scale: 3/8" = 1'



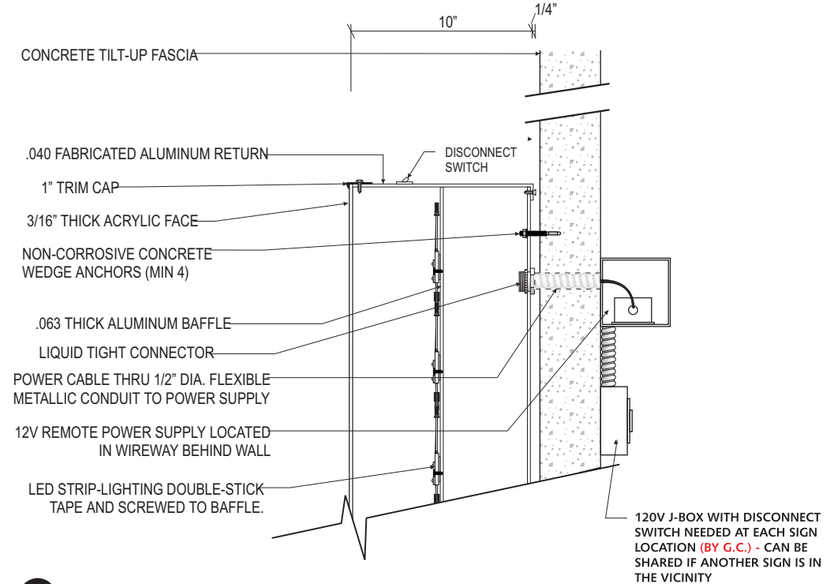
END VIEW

Scale: 3/8" = 1'



A CABINET SECTION DETAIL

NTS

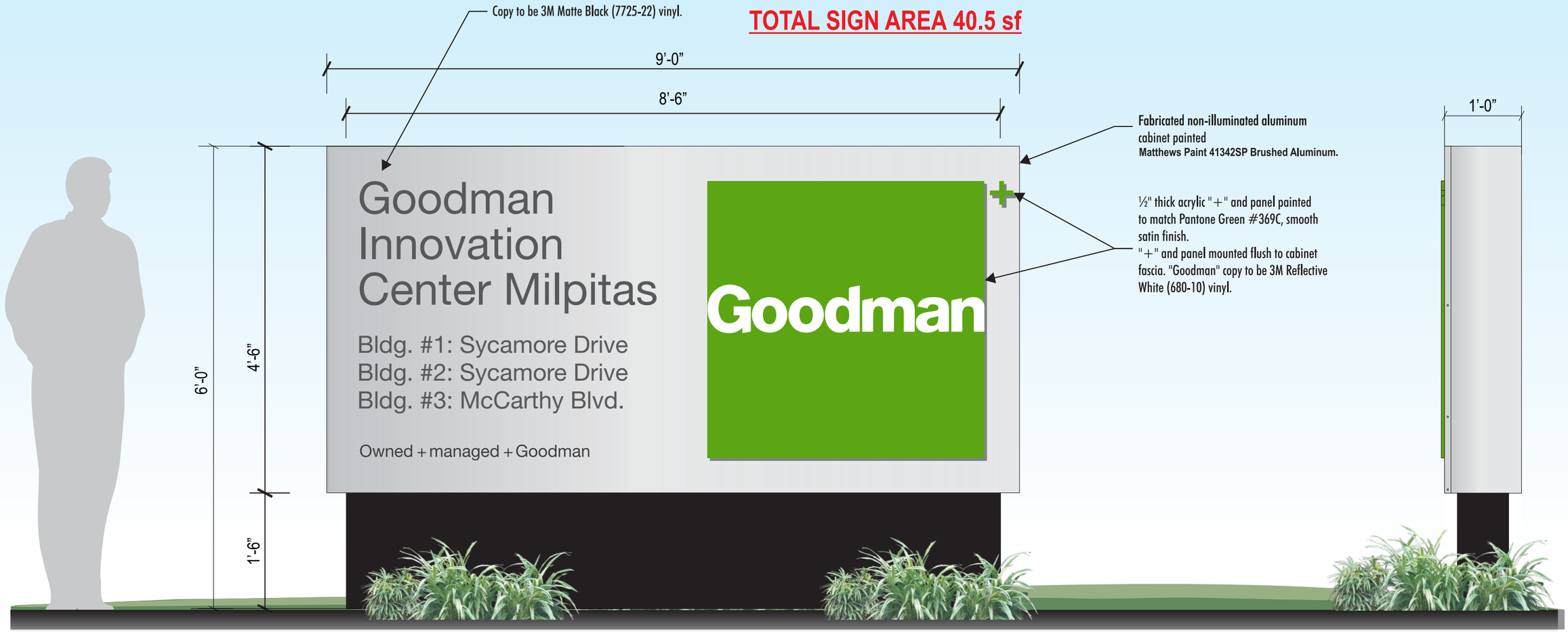


B "+" SECTION DETAIL

NTS

SPECIFICATIONS:

1. 1/8" THICK ALUMINUM SKIN OVER 2" x 2" x 1/8" WELDED SQ. TUBE ALUMINUM FRAME. ALUMINUM SKIN PAINTED **P4**.
2. 1/8" THICK ALUMINUM SKIN PAINTED **P**1

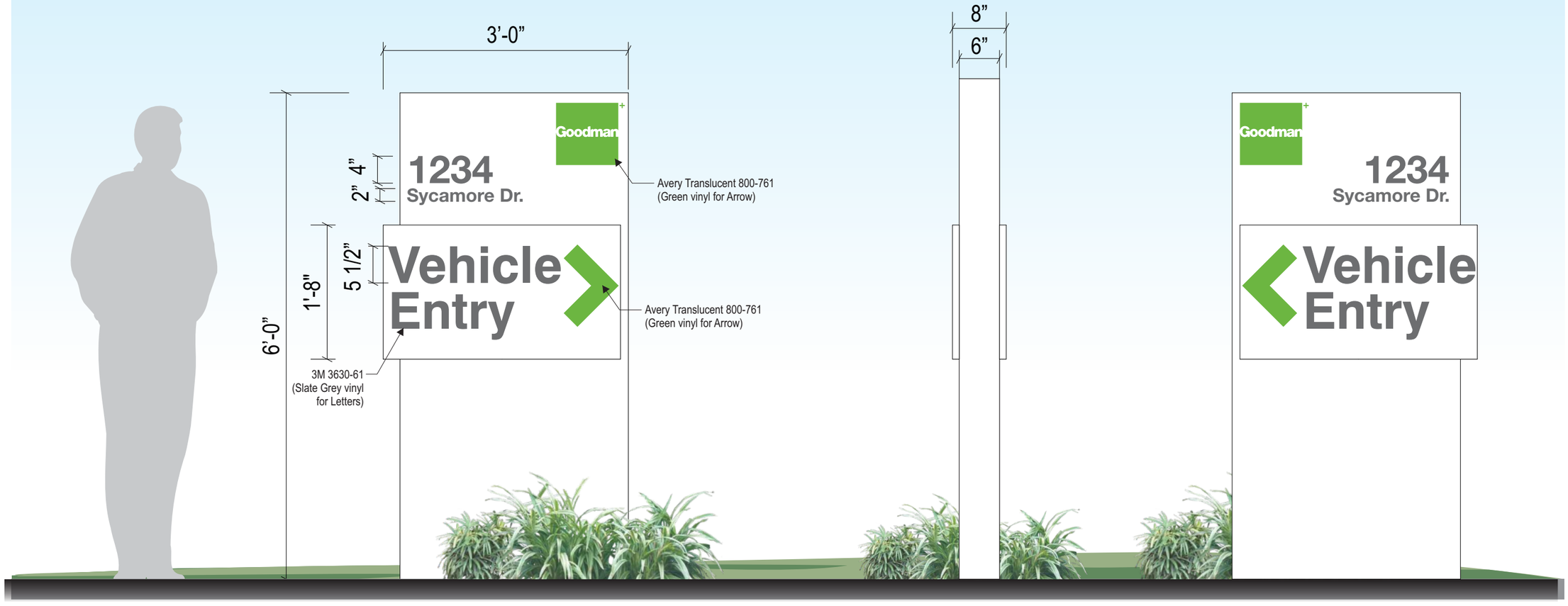


M1 NON-ILUMMINATED MONUMENT SIGN ~ QTY (2)
SCALE: 1:25 (1" = 25")

SIDE VIEW

SPECIFICATIONS:

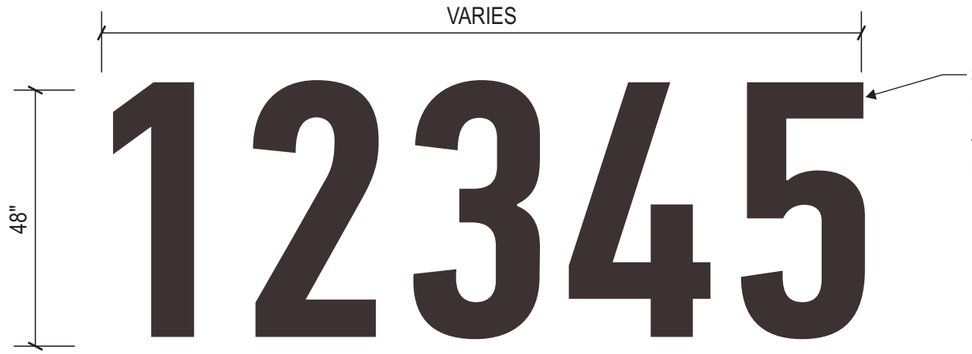
1. 1/8" THICK ALUMINUM SKIN OVER 2" x 2" x 1/8" WELDED SQ. TUBE ALUMINUM FRAME. ALUMINUM SKIN PAINTED **P4**.
2. 1/8" THICK ALUMINUM SKIN PAINTED **P2**.



S3 **NON-ILUMMINATED WAYFINDING TOTEM ~ QTY (7)**
SCALE: 1:25 (1" = 25")

END VIEW

BACK VIEW



3" deep internally illuminated channel numbers.
Faces to be White (7328) acrylic with 3M Dual-color Black (3635-222) day/night vinyl overlay.
Trim cap and returns to be Satin Black.
Illumination to be 6500k White LED's.

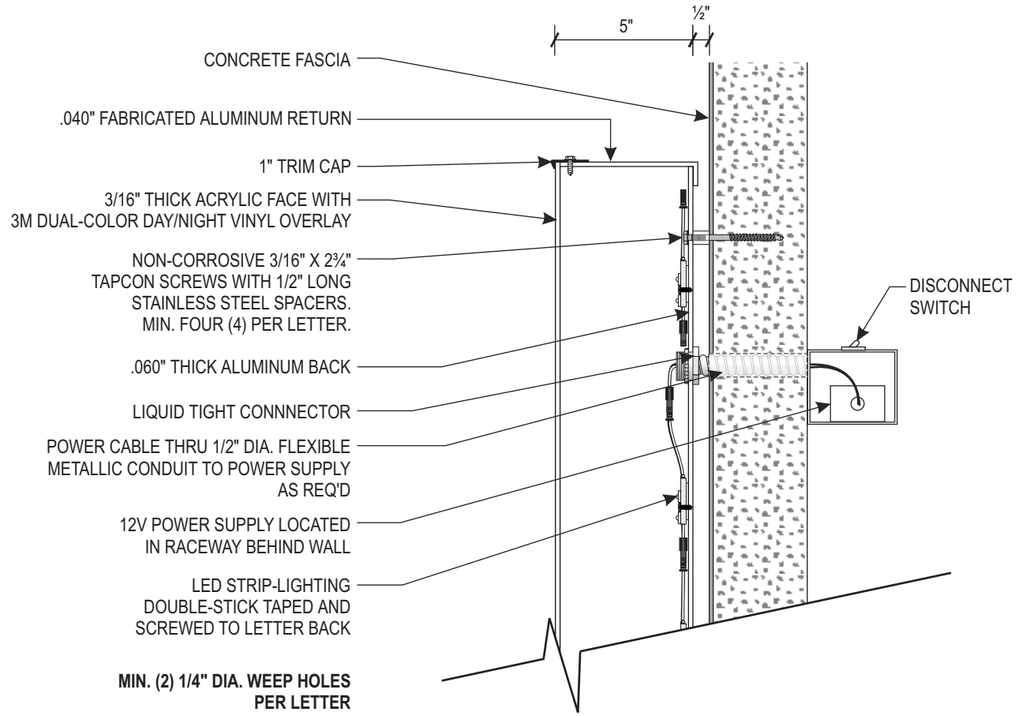
1 **FRONT VIEW**
SCALE: 1-1/2" = 1' - 0"

Qty: (3) Sets



TYPICAL BUILDING ADDRESS LOCATION

Scale: 1/16" = 1'



L.E.D. ILLUMINATED CHANNEL LETTER SECTION

ALL COMPONENTS TO BE ● APPROVED

CITY OF MILPITAS
Planning Commission

MEETING MINUTES

7:00pm
MAY 27, 2026
CITY COUNCIL CHAMBERS,
455 E CALAVERAS BLVD, MILPITAS, CA
and
via TELECONFERENCE (Zoom Webinar)

CALL TO ORDER

Chair Gupta called the meeting to order at 7:00pm.

PLEDGE OF ALLEGIANCE

Commissioner Awasthi led the pledge of allegiance.

ROLL CALL

Recording Secretary Medina called the roll.

PRESENT: Chair Gupta, Vice Chair Kong, Awasthi, and Caulkins.

ABSENT: Galang, Brown, and Castillo.

STAFF: Lillian VanHua, Christopher Creech, Kristina Phung, and Elizabeth Medina.

CONFLICT OF INTEREST/CAMPAIGN CONTRIBUTION DECLARATION

Assistant City Attorney Christopher Creech asked if any member of the commission had any personal or financial conflict of interest related to any of the items on the agenda.

APPROVAL OF THE MEETING AGENDA

By motion, approve the meeting agenda for May 27, 2026.

Motion/Second Caulkins/Awasthi
Motion carried by a vote of AYES: 4 NOES: 0

APPROVAL OF THE MEETING MINUTES

By motion, approve the meeting minutes for April 22, 2026.

Motion/Second Kong/Caulkins
Motion carried by a vote of AYES: 4 NOES: 0

ANNOUNCEMENTS

No announcements.

PUBLIC FORUM

Chair Gupta invited members of the public to address the commission, and there were none.

PUBLIC HEARING

IX-1 SOBRATO RESIDENTIAL TOWNHOMES – 600 VALLEY WAY – P-SD24-0005, P-MT24-0002, P-DB24-0001, P-EA24-0003: A Site Development Permit, Vesting Tentative Map, Density Bonus Permit, and Environmental Assessment to develop a multi-family residential Project with 134-unit condominium townhomes and a 2,182-square-foot one-story clubhouse. The application was submitted under California Senate Bill 330 (Housing Crisis Act of 2019) and will consist of 24 three-story, multi-family residential buildings approximately 38-feet in height (up to a maximum height of 45-feet to the top of the highest architectural element) with 268 resident vehicle parking stalls, 60 outdoor surface level guest parking stalls, landscaping, and associated site improvements on a 7.22-acre site located within the Gateway-Mixed Use (GW-MU) Zoning District in the Milpitas Gateway-Main Street Specific Plan area at 600 Valley Way. As a Lead Agency, the City has determined the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to

CEQA Guidelines Section 15182. CEQA Guidelines Section 15182 states that projects in conformity with a specific plan that has a certified Environmental Impact Report (EIR) are exempt from CEQA, provided the project results in none of the conditions described in CEQA Guidelines Section 15162. The City prepared an Environmental Checklist for the Project to evaluate its consistency with the Gateway-Main Street Specific Plan Subsequent Environmental Impact Report (State Clearinghouse No. 2024070432), which demonstrates the Project would result in none of the conditions in CEQA Guidelines Section 15162.

(55:02) Project Planner Kristina Phung and applicant team addressed commissioners' clarifying questions related to the following:

- Proposed modifications to the Conditions of Approval;
- The location and operation of the project's trash enclosure;
- Resident concerns regarding landscaping and replacement trees along adjacent residential property lines;
- Emergency vehicle access and internal site circulation;
- Proposed pedestrian paseo improvements;
- Landscaping and screening adjacent to Interstate 880;
- Electric vehicle charging infrastructure;
- Project density and consistency with the Gateway Specific Plan;
- Air quality, noise, traffic, school impacts, and overall residential livability;
- Guest parking provisions;
- Relocation assistance provided to existing nonprofit tenants occupying the site.

The applicant and staff responded to Commissioner questions and provided additional information regarding site constraints, density bonus waivers, environmental review, parking requirements, valet trash service operations, utility limitations, traffic analysis, school district coordination, and project design considerations.

Staff added that only a clerical correction to Condition of Approval No. 76 was recommended for approval. Staff did not recommend approval of the applicant's remaining proposed revisions related to State Housing Law language, indemnification provisions, and automatic permit extensions during emergencies, citing legal and procedural concerns.

Chair Gupta opened the public hearing.

Harshad Patel, an adjacent property owner, spoke regarding concerns related to the proposed trash enclosure location adjacent to neighboring residential properties and a daycare operation. Concerns included odors, pests, litter, and potential impacts to children. Mr. Patel requested that the trash enclosure be relocated farther from residential property lines.

A second speaker, Mrs. Patel, expressed concerns regarding existing and proposed trees adjacent to the property line. Concerns included maintenance issues, falling pine needles, and potential impacts to children using the daycare facility. She requested consideration of relocating or modifying the proposed trees.

The applicant acknowledged the concerns and stated that additional evaluation would occur regarding tree placement and other design considerations while maintaining compliance with applicable City requirements.

No additional speakers came forward.

Chair Gupta closed the public hearing.

DRAFT

Commissioners discussed the testimony received and generally expressed support for the project while encouraging continued coordination between the applicant, City staff, and neighboring residents regarding:

- The proposed trash enclosure location;
- Potential relocation or modification of trees adjacent to neighboring properties;
- Clarification of the applicant's requested Conditions of Approval revisions prior to City Council consideration.

Commissioners also acknowledged the project's contribution to the City's housing goals and recognized the applicant's efforts to assist nonprofit tenants with relocation.

Recommendations:

Motion No. 1 - Staff recommends that the Planning Commission open and close the public hearing, consider the Project's CEQA exemption pursuant to conformity with the Gateway-Main Street Specific Plan Subsequent Environmental Impact Report (SCH No. 2024070432) in accordance with CEQA Guidelines Sections 15162 and 15182, and adopt Resolution No. 26-009, recommending that the City Council approve Site Development Permit No. SD24-0005, Vesting Tentative Map No. MT24-0002, Density Bonus Permit No. DB24-0001, and Environmental Assessment No. EA24-0003, subject to the findings and Conditions of Approval. * *including the clerical revision to Condition of Approval No. 76 and the photometric analysis revision discussed by staff.*

Motion/Second Caulkins/Kong
Motion carried by a vote of AYES: 4 NOES: 0

Motion No. 2 - Chair Gupta moved that the Planning Commission's recommendations be forwarded to the City Council and reflected in the meeting record, including:

1. The applicant work with staff and provide additional information demonstrating why the proposed trash enclosure location is necessary and whether alternative locations would physically preclude development at the density permitted under State Density Bonus Law;
2. The applicant work with the Public Works Department regarding evaluation of the four trees discussed during the public hearing and determine whether removal or relocation is feasible and consistent with City requirements;
3. The applicant continue coordinating with City staff and the City Attorney's Office regarding the three proposed Conditions of Approval revisions not recommended by staff and provide any additional factual basis or supporting information prior to City Council consideration.

Motion/Second Gupta/Caulkins
Motion carried by a vote of AYES: 4 NOES: 0

NEW BUSINESS

Commissioner Caulkins noted that correspondence received for the meeting had been addressed to Commissioners using their City-issued Milpitas.gov email addresses and inquired about access to those accounts.

Staff explained that the City-issued email addresses are currently used for calendaring purposes only, as Commissioners' calendars are publicly accessible. Staff noted that the accounts are not presently intended for general email communication.

A Commissioner commented that City staff had previously sent emails to the City-issued address and expressed concern about not receiving those communications. Staff acknowledged the concern and stated that the matter would be discussed with the

Information Technology Director to determine whether additional access options should be considered moving forward.

No further new business was discussed.

ADJOURNMENT

Chair Gupta adjourned the meeting at 8:53 pm

Meeting Minutes submitted by
Planning Commission Secretary Elizabeth Medina

DRAFT

CALIFORNIA FUELS + CONVENIENCE ALLIANCE

June 9, 2026

Milpitas Planning Commission

455 E Calaveras Blvd.

Milpitas, California 95035

RE: Comments on Zoning Text Amendment No. ZA26-0001

Respected Members of the Milpitas Planning Commission,

The California Fuels and Convenience Alliance (CFCA) is a statewide trade association representing independent gas stations and convenience stores throughout California, including in Milpitas - many of which are small, family-owned establishments that serve local residents and contribute to the community. We appreciate the opportunity to provide input to help inform an effective yet targeted approach as the city of Milpitas explores potential policy amendments for tobacco retailers.

As stakeholders and active members in the local community, we support efforts that further public health objectives for the residents of Milpitas. However, we believe that the distancing requirements proposed in Amendment No. ZA26-0001 are overly burdensome for Milpitas' prospective business owners and potentially detrimental for the community as a whole. The City's municipal code already codifies a crucial distinction between service station convenience stores, who are held to stringent operational requirements by multiple regulatory bodies, and unregulated smoke shops, who are the true motivators of this proliferation of illicit tobacco products. While we can support restricting the proximity of these bad actors from youth-sensitive areas, doing so without utilizing the preexisting distinctions between tobacco retailers may result in significant unintended consequences. Gas stations and convenience stores, unlike the broader smoke shop industry, are essential local establishments that support the communities that they serve. Everything from hot meals, everyday grocery items, personal hygiene products, to ATM's can be found within these stores, providing neighborhoods with a valuable supply of essential goods and services, and their contributions don't end on the retail side. Gas station and convenience store locations also play a substantial role in employing residents and stimulating the local job economy. It is also not uncommon to see these local businesses giving back to their communities by participating in charity drives and local events.

Furthermore, the proximity requirements proposed by the Milpitas Planning Commission risks significant losses in sales and tax revenue via retail leakage, as well as providing an inadvertent stimulus for the illicit tobacco market. By decreasing the number of licensed tobacco retailers, not only does the city diminish its own inflow of sales revenue and tax dollars but also diverts that revenue to neighboring jurisdictions that will reap the benefits. While tobacco sales aren't the main source of a convenience store's income, it still represents a valuable opportunity to

capture further merchandise sales – revenue that will ultimately be redirected away from the local economy. The loss of tax revenue also represents a substantial loss in funding for vital state and local programs like First Five California, that empowers parents of children ages 0-5 with valuable resources and education to enhance the lives of youth across the state. And perhaps the most counterproductive consequence comes in the form of inadvertent aid to the unregulated and untaxed illicit tobacco market. By reducing the number of licensed retailers, illicit sellers toting harmful products on the black market are empowered to thrive due to lessened competition. The environment created by these amendments will result in significant loss of sales and tax revenue, and an enabled illicit marketplace, effectively subverting the City's public health objectives.

In addition to the proposed proximity requirements, the city of Milpitas has already deemed tobacco retailer permits as being entirely non-transferable, requiring a new permit application for all transfers of ownership. Combined, these factors may undermine the investments made by small business owners in their communities and their businesses, threatening their possibilities of retirement. In an industry where a majority of operators' primary retirement asset is their business, they are almost solely reliant on their business valuation to fund their retirement. Under the proposed zoning text amendment, a convenience store operator that has spent decades investing in and supporting the local community will be unable to sell tobacco if they fall within the proposed proximity zones. Although tobacco sales may not be a convenience store's primary source of income, it can still account for up to 35% of in-store revenue and provides significant business value. Furthermore, excessive proximity requirements effectively render large portions of the City uninhabitable for any business pursuing a tobacco retailer permit, ultimately stunting potential growth of Milpitas' local economy.

We respectfully urge the Planning Commission to reconsider adopting these proximity requirements in the interest of preserving native business value and the livelihood of local small business owners. If the Council insists on implementing a proximity requirement for new tobacco retailer sites, we respectfully urge City Council to adopt buffer zones of no more than 250 feet in length, and to amend the Milpitas Municipal Code to allow tobacco retailer permits to be transferrable via all legal transfers of ownership, given that the business location does not change.

We appreciate the opportunity to share our perspective as local business owners and look forward to collaborating with the city of Milpitas on fair and targeted policy decisions. Thank you for your time and consideration.

Sincerely,



Bryan Lam, Policy & Engagement Analyst

California Fuels & Convenience Alliance

Outlook

Fw: Thank You/Follow Up

From Lillian VanHua <lvanhua@milpitas.gov>
Date Tue 6/9/2026 5:10 PM
To Liz Medina <emedina@milpitas.gov>; Jay Lee <jlee@milpitas.gov>

Hi Liz,

Can you forward this email to the Planning Commission?

Thank you.

Get Outlook for iOS

From: [redacted] <[redacted]>
Sent: Tuesday, 09 June 2026 16:24:00
To: Lillian VanHua <lvanhua@milpitas.gov>
Cc: [redacted] <[redacted]>; [redacted] <[redacted]>; [redacted] <[redacted]>
Subject: Thank You/Follow Up

CAUTION: EXTERNAL SENDER

This email originated from outside the organization. Do NOT click links or open attachments unless you recognize the sender and know the content is safe. Report suspicious messages to the IT security team using the Phish Alert button in your Outlook.

Dear Ms. VanHua (requesting forwarding to City of Milpitas Planning Commissioner Chair Gupta and Members; Cc. County staff and volunteers)

Thank you very much for returning my phone call earlier this afternoon—much appreciated.

As I stated, I have significant concern with the proposed ordinance language found under exhibit 1, 1f, "*Tobacco retailers shall not…. Sell or distribute a tobacco product without first examining identification to confirm that the age of the purchaser is at least the minimum age required under state law to purchase and possess the tobacco product.*."

Some background information: the County's model Tobacco Retail Permit (TRP) language was first adopted in 2016 and included language that required retailers to ask for identification for individuals to "who appears to be under 30 years of age," which was practical and made a lot of sense, building upon federal law that retailers must check ID for tobacco product purchasers who appear to be younger than 27 years old.

However, in September 2022, the language was changed to asking for identification "to confirm the age of that person, regardless of appearance," essentially requiring merchants to card individuals in their 40's, 50's, 60's, 70's, 80's, 90's and 100's—imagine a 90 year-old having to show iD to prove they are not under the age of 21! Currently this is required in the cities/towns of Los Gatos, Cupertino, Palo Alto, and unincorporated areas of the county, wasting law enforcement resources and time, requiring police officers to possibly cite retailers who don't ask for identification of purchasers who are decades over the minimum purchase age of 21. In my mind, this is clearly government overreach and a waste of precious resources!

I reached out to the director of the Counties' Tobacco and Substance Use Prevention Program Director, Ms. Villalobos in late 2023, who informed me the reason for the policy change was "based upon model ordinance produced by the Public Health Law Center at Mitchell Hamline School of Law based on an independent and objective analysis of the relevant law, evidence, and available data," however when I reached out to the Director of the Public Health Law Center Hamiline, she was not able to provide me with ANY empirical study or data that justifies the requirement that a retailer ask for ID of an individual decades over the minimum purchase age of 21!

Indeed, in an e-mail dated May 31, 2025, a staff member for Supervisor Abe-Koga wrote to me, "If there are any changes made to tobacco policies in the future, we will plan to ask for the topic of age identification for the purchase of tobacco products to be included."

I kindly ask that that the City of Milpitas Planning Commission add an age to the language found in exhibit 1f, to something like,"*Tobacco retailers shall not…. Sell or distribute a tobacco product without first examining identification of individuals* ***who appear to be under 30 years of age*** *to confirm that the age of the purchaser is at least the minimum age required under state law to purchase and possess the tobacco product.*"

Thank you for your time and consideration.

Dr. Chris Miller
Santa Clara County Resident
[redacted]

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June 9, 2026

Dear Chair and Commissioners,

My name is Ashley Boston, and I serve as the Bay Area and Central Coast Chapter Chair for the California Fuels & Convenience Alliance (CFCA), representing convenience stores and fuel retailers throughout the region.

We respectfully urge the Commission to consider the impact that the proposed tobacco retailer buffer requirements could have on existing business owners if permits are not grandfathered and allowed to transfer with the sale of a business.

Many convenience stores and fuel retailers have invested significant resources into their locations, employees, and communities while operating in full compliance with local and state regulations. For many owners, the ability to eventually sell their business represents a substantial portion of their retirement planning and long-term investment. If a tobacco retailer permit cannot transfer to a future owner because a business falls within a newly established buffer zone, the value and marketability of that business may be significantly reduced through no fault of the current owner.

These businesses made investment decisions based on the rules that existed at the time they opened and have continued to operate responsibly under those regulations. Changing those rules without providing a grandfathering mechanism creates uncertainty for current permit holders and may place an undue financial burden on local small business owners.

We respectfully request that the Commission recommend grandfathering existing tobacco retailer permits and allowing those permits to transfer upon the sale of a business. This approach would allow the City to pursue its policy objectives for future retailers while protecting the investments made by existing businesses that have complied with all applicable requirements.

We also encourage the Commission to consider exempting convenience stores and fuel retailers from the proposed proximity requirements. Unlike businesses primarily focused on tobacco sales, convenience stores provide essential goods and services, create local jobs, and generate significant tax revenue for the community.

Thank you for your time and consideration of these comments. I appreciate the opportunity to provide input on this important issue.

Sincerely,



Ashley Boston

Bay Area & Central Coast Chapter Chair

California Fuels & Convenience Alliance

June 9, 2026

Sean Manalo
Planning Department
City of Milpitas
455 E. Calaveras Blvd.
Milpitas, CA 95035

Re: Support for Goodman Innovation Center, Item IX-2

Dear Mr. Manalo,

I am writing to express my support for the proposed Goodman Innovation Center project.

I believe this project represents a positive investment in the future of Milpitas. The redevelopment of a long-vacant site into a modern industrial and advanced manufacturing facility is an opportunity to bring productive use back to a property that has remained underutilized for many years.

In addition to revitalizing the site, the project has the potential to create quality jobs and strengthen the local economy. Expanding opportunities for advanced manufacturing in Milpitas is important, especially given the limited availability of modern industrial space in the area. Projects like this help ensure that businesses can continue to grow and invest in our community.

I also appreciate that the proposal is consistent with the City's General Plan and will generate development fees and tax revenue that can help support essential city services and community improvements.

For these reasons, I respectfully encourage the City to approve the Goodman Innovation Center project. Thank you for your time and consideration.

Sincerely,



Allison Soper

Outlook

Goodman Industrial Center

From Augie <[redacted]>
Date Mon 6/8/2026 3:15 PM
To Sean Manalo <smanalo@milpitas.gov>

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Milpitas Planning Commission

I am writing to you today as a Milpitas resident to voice my enthusiastic backing for the Goodman Innovation Center proposal. I believe this development is a massive win for our neighborhood because it takes an empty eye-sore and replaces it with real economic opportunity.

Taking the old Analog Devices site and converting it into a state-of-the-art advanced manufacturing use is exactly what our city needs. Right now, it's just sitting there doing nothing , but this project will clean up the property and maximize its potential.

More than just fixing up the land, the real impact will be on our community's workforce. This facility is going to bring a wealth of stable, local employment right to our doorstep. Having more good jobs right here in town means fewer long commutes on the highway and more time spent supporting our local economy.

I appreciate your hard work in planning our city’s future and strongly encourage the department to approve this project.

August

Outlook

Re: Support for Goodman Innovation Center, Item IX-2

From Cereniti Antonia Campos <[redacted]>
Date Mon 6/8/2026 7:08 PM
To Sean Manalo <smanalo@milpitas.gov>

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I am writing as a local resident to strongly advocate for the approval of the Goodman Innovation Center. This project is a fantastic opportunity to bring tangible improvements to our neighborhood while providing a vital boost to the local job market.

Leaving the old Analog Devices property empty serves no one. Transforming this vacant, neglected parcel into a modern advanced manufacturing facility is a much-needed upgrade that will instantly revitalize the area's physical landscape.

Furthermore, the economic impact of this project cannot be overstated. By creating a substantial number of new jobs, the facility will provide financial stability for many families right here in town. Keeping employment local means our neighbors can cut down on grueling daily commutes, spend more time at home, and inject their hard-earned income back into our city's economy.

I urge the Planning Department to approve the proposal as submitted. Let’s clean up this site and bring these critical opportunities to Milpitas.

Thank you.

--
Cereniti Antonia Campos
St. Matthew's University School of Veterinary Medicine
Grand Cayman, British West Indies
-
Pronouns: she/her/hers
Email: [redacted]
Phone: [redacted]
--
Cereniti Antonia Campos
St. Matthew's University School of Veterinary Medicine
Grand Cayman, British West Indies
-

Pronouns: she/her/hers
Email: [redacted]
Phone: [redacted]

Outlook

Support for Item IX-2, Goodman Innovation Center

From Connor Pietrasik <[redacted]>
Date Mon 6/8/2026 2:38 PM
To Sean Manalo <smanalo@milpitas.gov>

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Dear Mr. Manalo,

As a resident of Milpitas, I am writing to express my strong support for the Goodman Innovation Center proposal. This project presents an important opportunity to strengthen our local economy and enhance the city's long-term financial stability.

Transforming this vacant parcel into a state-of-the-art advanced manufacturing facility is a productive and forward-looking use of the site that will generate significant economic benefits for Milpitas. The project will provide meaningful contributions to the city's general fund through both one-time development fees and ongoing tax revenues. These funds will help sustain essential public services, support community programs, and improve the overall quality of life for Milpitas residents.

Thank you for your time and consideration.

Sincerely,

Connor Pietrasik
Milpitas Resident

Outlook

Support for Goodman Innovation Center

From Lupita Hernandez <[redacted]>
Date Mon 6/8/2026 3:26 PM
To Sean Manalo <smanalo@milpitas.gov>

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I am writing as a Milpitas resident to support the Goodman Innovation Center proposal. This project will be an incredible upgrade for the surrounding neighborhood and will provide a much-needed boost to our local small businesses.

Replacing a completely vacant, unused property with a modern facility will instantly elevate the appearance and safety of the area. Beyond fixing up the site, bringing a major employment hub to this location will introduce hundreds of workers to our neighborhood daily. This influx of daily commuters will create a steady flow of foot traffic for nearby small businesses, mom-and-pop shops, and restaurants that depend on local support to thrive.

Revitalizing this land is a win for both the immediate neighborhood and our local business owners. I respectfully request that the Planning Department approve the project.

Lupita Hernandez

Outlook

Support for Goodman Innovation Center, Item IX-2

From Megan Gamino <[redacted]>
Date Mon 6/8/2026 8:26 PM
To Sean Manalo <smanalo@milpitas.gov>

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Hello,

As a Milpitas resident, I urge the Planning Department to approve the Goodman Innovation Center. Our community is in great need of the stable, high-quality manufacturing jobs this development will bring.

Replacing the vacant Analog Devices lot with an active facility allows more residents to secure excellent career opportunities close to home. Working locally keeps valuable income in our city and removes traffic from our congested highways.

Please approve this project without delay to bring these vital jobs to Milpitas.

Megan Gamino

Outlook

Support for Goodman Innovation Center, Item IX-2

From Megan Ostander <[redacted]>
Date Mon 6/8/2026 8:28 PM
To Sean Manalo <smanalo@milpitas.gov>

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Good Evening,

As a Milpitas resident, I urge the Planning Department to approve the Goodman Innovation Center. Our community is in great need of the stable, high-quality manufacturing jobs this development will bring.

Replacing the vacant Analog Devices lot with an active facility allows more residents to secure excellent career opportunities close to home. Working locally keeps valuable income in our city and removes traffic from our congested highways.

Please approve this project without delay to bring these vital jobs to Milpitas.

Megan Ostrander

Milpitas Chamber of Commerce
828 N. Hillview Drive
Milpitas, CA 95035
(408) 262-2613
www.milpitaschamber.com

June 9, 2026

Sean Manalo
Planning Department
City of Milpitas
455 E. Calaveras Blvd.
Milpitas, CA 95035

Re: Support for Goodman Innovation Center, Item IX-2

Dear Mr. Manalo

On behalf of the Milpitas Chamber of Commerce, I'd like to express our strong support for Goodman Innovation Center proposal by Goodman North America, which will transform a currently underutilized infill site into a modern industrial use.

The proposal represents the strategic industrial development the Chamber is committed to supporting. We are pleased to see the revitalization of a vacant parcel, one that was once Milpitas' home for Analog Devices. The well situated site will provide a new opportunity for an advanced manufacturing facility. This opportunity comes at a time when there is a local scarcity of modern manufacturing space amidst low- vacancy rates.

The project also supports the region's economic vitality as the future facility is expected to generate a significant number of jobs. Further, the project will contribute to the city's general fund through both development fees and ongoing tax revenues. Funds generated will support ongoing city services and improve Milpitas' quality of life.

Finally, the Chamber sees no reason for this project not to be approved as the proposal is General Plan compliant. We urge your immediate support for the proposal as drafted.

Thank you for the consideration.

Sincerely

Larry Ciardella
Boardmember

Milpitas Fire Department
777 So. Main St., Milpitas, CA 95035
(408) 586-2800

May 7, 2026

GIC Milpitas Team,

On behalf of the Milpitas Fire Department, I want to extend our sincere gratitude for your generosity in allowing our personnel to conduct live training exercises within your facility prior to its scheduled demolition.

Opportunities like this are invaluable to our department. Training in a real-world structural environment gives our firefighters hands-on experience that simply cannot be replicated in a classroom or simulated setting. Your willingness to open these buildings to us has directly contributed to the readiness, safety, and effectiveness of our crews — and, by extension, the safety of the entire Milpitas community.

We recognize that coordinating access during a demolition timeline requires significant effort and trust, and we are deeply appreciative of the time and resources your team dedicated to making this possible. Please know that the skills our firefighters gained during these exercises will serve them — and the residents of Milpitas — for years to come.

Thank you again for your partnership and your commitment to supporting our first responders. The Milpitas Fire Department looks forward to continued collaboration with GIC Milpitas in the future.

With sincere appreciation,

Jason Schoonover
Fire Chief
Milpitas Fire Department
(408)586-2800

MILPITAS POLICE DEPARTMENT

Jared Hernandez
Chief of Police

June 4, 2026

Will Parker & Joanna Burka

Goodman North America

3101 Park Blvd

Palo Alto, California 94306

Mr. Parker and Ms. Burka,

I am submitting this letter on behalf of the Milpitas SWAT and K9 Teams to express our gratitude to Goodman North America for allowing us to utilize their property for training purposes. Goodman provided us access on multiple occasions for our SWAT, Canine, and patrol officers to the Goodman Innovation Center. These opportunities are extremely rare for us. The trainings performed onsite were critical for the officers to hone best practices that provide safety, protection, and services in the community.

Sincerely,

Clint Jackman

Sergeant

Field Services Division

Milpitas Police Department

Outlook

Support for Goodman Innovation Center, Item IX-2

From mina estores <[redacted]>
Date Mon 6/8/2026 10:54 PM
To Sean Manalo <smanalo@milpitas.gov>

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I am writing as a local resident to strongly advocate for the approval of the Goodman Innovation Center. This project is a fantastic opportunity to bring tangible improvements to our neighborhood while providing a vital boost to the local job market.

Leaving the old Analog Devices property empty serves no one. Transforming this vacant, neglected parcel into a modern advanced manufacturing facility is a much-needed upgrade that will instantly revitalize the area's physical landscape.

Furthermore, the economic impact of this project cannot be overstated. By creating a substantial number of new jobs, the facility will provide financial stability for many families right here in

town. Keeping employment local means our neighbors can cut down on grueling daily commutes, spend more time at home, and inject their hard-earned income back into our city's economy.

I urge the Planning Department to approve the proposal as submitted. Let’s clean up this site and bring these critical opportunities to Milpitas.

Sincerely,

Mina Estores
Milpitas Resident

Sent from Yahoo Mail for iPhone

Outlook

Support for Goodman Innovation Center, Item IX-2

From Becky Trigos <[redacted]>
Date Mon 6/8/2026 8:45 PM
To Sean Manalo <smanalo@milpitas.gov>

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Dear Planning Dept,
As a Milpitas resident, I urge the Planning Department to approve the Innovation Center. Our community is in great need of the stable, high-quality manufacturing jobs this development will bring.

Replacing the vacant Analog Devices lot with an active facility allows more residents to secure excellent career opportunities close to home. Working locally keeps valuable income in our city and removes traffic from our congested highways.

Please approve this project without delay to bring these vital jobs to Milpitas.

Thank you,
Ophelia Quinones

Outlook

Support for Goodman Innovation Center, Item IX-2

From Rebecca Trigos <[redacted]>
Date Mon 6/8/2026 8:56 PM
To Sean Manalo <smanalo@milpitas.gov>

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Dear Members of the Planning Dept,

As a Milpitas resident, I urge the Planning Department to approve the Goodman Innovation Center. Our community is in great need of the stable, high-quality manufacturing jobs this development will bring.

Replacing the vacant Analog Devices lot with an active facility allows more residents to secure excellent career opportunities close to home. Working locally keeps valuable income in our city and removes traffic from our congested highways.

Please approve this project without delay to bring these vital jobs to Milpitas**.**

Thank you,
Becky Trigos

Outlook

(No subject)

From Terese Horvath <[redacted]>
Date Mon 6/8/2026 2:45 PM
To Sean Manalo <smanalo@milpitas.gov>

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As a resident of Milpitas, I am writing to express my strong support for the Goodman Innovation Center proposal. This project represents an excellent opportunity to revitalize an empty property while bringing critical employment opportunities to our community.

I am very pleased to see a plan to transform the vacant parcel that once served as the home for Analog Devices into a modern, advanced manufacturing facility. Revitalizing this underutilized infill site is a highly productive use of local land, especially given the current scarcity of modern industrial spaces in our area.

Beyond improving the physical site, the project will provide a significant economic boost by generating a substantial number of high-quality jobs for our local workforce. Bringing these opportunities to Milpitas will allow more residents to work closer to home, strengthening our community and local economy.

Thank you for your time and consideration.

Outlook

Support for Goodman Innovation Center, Item IX2

From Amber Nikole <[redacted]>
Date Tue 6/9/2026 8:35 PM
To Sean Manalo <smanalo@milpitas.gov>

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Dear Mr.Manalo,

As a Milpitas resident, I am writing to express my strong support for the Goodman Innovation Center proposal. Our community deeply needs the high-quality, local employment opportunities this will bring.

Developing this vacant site into an advanced manufacturing facility is an excellent use of our local land. Most importantly, the future facility is expected to generate a significant number of jobs for our local workforce. This project will allow more residents to work close to home, reducing commute times and strengthening our local economy.

Because the proposal is fully compliant with the city's General Plan and brings clear economic benefits, I see no barrier to it's approval. I respectfully urge the Planning Department to support the proposal as drafted.

Thank you for your time and consideration,
Amber Harris
Milpitas resident

Outlook

Re: Support for Goodman Innovation Center, Item IX-2

From Emilio Azevedo <[redacted]>
Date Tue 6/9/2026 10:51 PM
To Sean Manalo <smanalo@milpitas.gov>

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Hello

I am writing to express my strong support for the Goodman Innovation Center.

Developing the vacant Analog Devices lot will provide a significant economic boost to our community. The project will generate vital municipal revenue through initial development fees and long-term property tax streams. These funds are essential for supporting our local public services and maintaining a high quality of life for families in Milpitas.

I urge the Planning Department to approve this proposal swiftly to secure this crucial fiscal investment for our city.

Emilio Azuno

Outlook

Re: Support for Goodman Innovation Center, Item IX-2

From Michele Ho <[redacted]>
Date Tue 6/9/2026 11:05 PM
To Sean Manalo <smanalo@milpitas.gov>

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Dear Mr. Manalo,

As a resident and active community member of Milpitas, I am writing to express my strong support for the Goodman Innovation Center proposal submitted by Goodman North America. Living in Milpitas, I am deeply invested in seeing our vacant parcels revitalized. I believe this project is incredibly important for the future of our city for several reasons:

· Local Employment: The future facility will bring a significant number of high-quality jobs directly to our local workforce, allowing more residents to work close to home.

· Strengthening City Services: Through development fees and ongoing tax revenues, the project will contribute substantially to the city's general fund. These fiscal contributions are essential for funding the vital public services and community programs that improve the overall quality of life for all Milpitas residents. I see no barrier to its approval and respectfully urge the Planning Department and city leadership to support the proposal as drafted.

Thank you for your time, consideration, and dedication to the future of Milpitas.

Best,

Michele Ho
Owner
Graze Craze – Milpitas
666 Barber Lane
Milpitas, Ca 95035
Shop: [redacted]
Cell: [redacted]
[redacted]

Outlook

FW: Comment re Pulte Homes / South Bay Tech Center for June 10th Planning Commission Meeting

From Kristina Phung <kphung@milpitas.gov>
Date Wed 6/10/2026 1:09 PM
To Liz Medina <emedina@milpitas.gov>

Hi Liz,

Please include this in the 6/10 packet (confirmed with Helen today).

Thank you,

Kristina Phung, AICP
Senior Planner
Phone (408) 586-3278 **Fax** (408) 586-3056
Email kphung@milpitas.gov
455 E. Calaveras Blvd., Milpitas CA 95035
www.milpitas.gov/planningdepartment

Public Counter Hours:
Monday – Friday from 8 am - 5 pm, closed 12 pm to 1 pm and Tuesdays 1:30-2:30 pm
If you are working with a specific planner on an assigned project, please make an appointment

---

From: Helen Tuet <[redacted]>
Sent: Monday, June 8, 2026 2:51 PM
To: Kristina Phung <kphung@milpitas.gov>
Cc: [redacted] Ascend Muay Thai Fitness [redacted] Larry Boy Roldan [redacted] Guy Haas [redacted]
Subject: Comment re Pulte Homes / South Bay Tech Center for June 10th Planning Commission Meeting

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Hi Ms. Phung and Planning Commission members,

Please include this written statement in the June 10th Planning Commission Meeting at 7pm.

Hello Milpitas Planning Commission,

I plan to speak at the meeting re Pulte Homes/South Bay Tech Center (SBTC) but there is too much to say that it won't fit into the 3 minute time limit. So I am putting my additional concerns here.

Words cannot show you how invasive this new development will be so I ask that you visit the SBTC site and look at the existing trees that hug the wall that separates the SBTC from the Pines. Also please follow the wall on the other side by entering the Pines through Cedar Way. Look down Cedar Ct. Then continue down Cedar Way and when you hit Zanker Elementary, turn left onto Fallen Leaf Dr. towards Pinewood Ct. Look at all the homes to your left which will have their privacy affected by Pulte. Then, make a left on Pinewood Ct and drive all the way down the Court. You will get to see the trees we see every day and you will know what we will lose if you let Pulte Home remove the heritage trees and build 3 & 4 story buildings.

Please see the pictures attached and print them. I have highlighted the SBTC trees in purple. Please keep in mind that it is summer and the trees in my yard are full of leaves. In the winter, the trees in my yard become bare so the presence of the SBTC trees are even more important for privacy.




View of SBTC trees from sideyard


View of SBTC from backyard





PRIVACY OF PINES RESIDENTS NEXT TO THE SBTC

What is being done to protect the privacy of the residents behind the Pulte development? What building design elements could be used? Maybe no balconies that face into the Pines? Maybe limit the number of windows facing into the Pines? Maybe only frosted windows or windows that have a limited range of motion so they can still be opened for fresh air but cannot open wide enough for someone to stick their

head out the window? Maybe higher windows? Please mandate design elements that will ensure our privacy!

TREES

How is Pulte allowed to come in and remove healthy protected heritage trees? Aren't there California State laws that protect large healthy trees? Can you require a tree expert from the State of California to look at the trees and decide which ones must be preserved? Not only are these heritage trees irreplaceable and over a hundred years old, they provide habitat and nesting grounds for all species of bird (including hawks and crows) and other animals. Planting a new young tree is not equivalent to these giant evergreens. Please only allow Pulte to remove unhealthy trees. And if they have to replace unhealthy trees, they should replace them with trees that are the same species they are removing. Evergreens and Broadleaf evergreens keep their leaves year round and provide a privacy screen year round. If they plant only deciduous trees, they will only provide a privacy screen in the spring and summer.

LOSING WALKABLE BUSINESSES AND SERVICES

S. Main street has become congested with housing and putting in more townhouses and condos seems absurd when what we really need are businesses and services to support old and new Milpitas residents. If Pulte tears down the South Bay Tech Center, we will lose our urgent care, medical support, after-school care, kid activities and classes, adult day care/senior support, medical suppliers, 2 gyms, 2 places of worship (Christian and Hindu), EMT training, law office, insurance agency, a notary, tech companies, photography studio, hauling service and it also happens to be where SMART Milpitas parks their cars overnight. For the Muay Thai place, a lot of the students walk there from the Pines and surrounding developments. Prints Charles Reprographics has already moved with great financial cost to their business.

We NEED businesses to support our growing population. There are empty lots of land in Milpitas, why tear down the SBTC that contains so many services that will be displaced or have to close because of more housing?

The condos and townhouses across the SBTC only made sense because there was a general neighborhood commercial property (SBTC) across the street. There is balance now. But if SBTC is torn down for more housing, that balance is gone and we have no choice but to become more car-dependant and drive far to get services that we need. We really need to look at how we can make the community better for everyone and how we can keep Milpitas dollars in Milpitas.

TRAFFIC, PARKING AND OTHER STUDIES

Montague, S. Main Street and 880 are already extremely congested during rush hour. Adding additional housing right at the entry of Montague and 880 will just make the bottleneck worse. Where are the traffic studies? Parking Studies? Where is the EIR? Where are the mock ups / sight line studies from the streets in the Pines that will be affected by this development? What about an increase in public transportation to alleviate congestion? What is the impact on our schools? More due diligence and studies are needed before we rush into another development.

INFRASTRUCTURE (WATER & ENERGY)

We have increased our population but we have not made changes to our infrastructure to support residents. All utilities costs are up, energy demands are rising with increased population and AI, and we are already using up limited resources. Adding more housing would not be wise until we upgrade our infrastructure.

RISK OF RECESSION AND UNFINISHED PROJECTS

Milpitas already has several pieces of land that sit vacant. The land next to IVY Park (S. Main & Cedar) has just been a mountainous pile of dirt for 5+ years. The lot on Montague and Great Mall Parkway is vacant. The two developments on S. Main Street and Curtis have been slow moving and there is one development that looks abandoned across from Ilara on S. Main St. Maybe we ought to finish those projects first to see their full impact before adding more housing. What we don't need in Milpitas is another torn down site that will become unusable if we hit a recession and the builder decides to back out.

TEAR DOWN AND ABATEMENT

Due to the existing homes around the SBTC site, what will the city do to ensure abatement is done correctly to protect the air and grounds around these homes from contaminants like asbestos and construction dust during the demolition and build?

SOUTH BAY TECH CENTER CURRENTLY UNDER POOR MANAGEMENT

SBTC owners may argue that they don't have enough tenants to make money but what they don't tell you is the property is often ill-kept. Dumpsters are always overflowing with trash. Trash piles up next to the dumpsters. On any given day there are sofas or mattresses that have been discarded and leaf debris is not cleaned up regularly. There is graffiti on the walls. I have videos of all this. The parking lot floods when it rains. Maybe if they put more money in the upkeep of the property, their tenancy would go up.

INEFFECTIVE MAILERS AND TRANSPARENCY

The mailers sent out to the residents around the South Bay Tech Center were so small and hard to read. It's almost like they are hoping we wouldn't see them or that it might become lost amongst our other mail. Milpitas should pass an ordinance to make the postcards notices bigger and in a reasonable readable print size. Some neighbors did not even get them.

Also, I'm frustrated by the lack of transparency and notice to residents re the rezoning of the South Bay Tech Center to mixed-use. In Oct 2025, I found out about a Jan 26, 2021 letter sent to the director of planning Ned Thomas from Viet Thao Media (the purchasers of the SBTC) requesting to rezone it from Industrial Park/General Neighborhood Commercial to Mixed-Used. I did not get a notice that the rezoning was going to take place. It felt like it was sneakily done in the middle of the pandemic. Why wasn't a notice sent out about a public hearing regarding this change in 2023? It would make more sense to keep the zoning as General Neighborhood Commercial to preserve the businesses needed to support a growing population. But the term mixed-used allows for housing only developments too which is not what the the planning commission and City Counsel had in mind when they made the Milpitas Gateway/Main Street Specific Plan.

We have been asking Mr. James Sullivan (from Pulte) to send us an updated site map for review since October 2025 but he has been stalling on this or may he "forgot." Another neighbor requested it again on June 1, 2026 and as of today, June 8th, it still has not been sent to us so we can share it with neighbors to review before the meeting.

Thank you for reading this lengthy letter. Please really consider the impact of this development. We really need to keep our businesses in Milpitas and preserve residential privacy.

Kind Regards,
The Tuet Family

5:51

PC Resolution 23-006_South Main G...

PDF - 706 KB

Resolution No. 23-006 Page 7

EXHIBIT 2

ZONING MAP AMENDMENT
ZONING AMENDMENT NO. ZA23-0001



Current Zoning:

- C2 General Commercial
- MP Industrial Park
- R4 MF Very High Density Residential
- R3 Urban Residential
- POS Park Open Space
- R1 Single-Family Residential

Proposed Zoning:

- C2 General Commercial
- MXD Mixed Use
- R4 MF Very High Density Residential
- R3 Urban Residential
- POS Park Open Space
- R1 Single-Family Residential