COUNCIL AGENDA: 05/14/19
FILE: 19-325
ITEM: 10.1(d)

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Planning Commission

SUBJECT: SEE BELOW

DATE: May 3, 2019

COUNCIL DISTRICT: 5

SUBJECT: FILE NO PDC17-054 & PD17-026: PLANNED DEVELOPMENT REZONING FROM THE A(PD) PLANNED DEVELOPMENT ZONING DISTRICT TO THE A(PD) PLANNED DEVELOPMENT ZONING DISTRICT, AND A PLANNED DEVELOPMENT PERMIT TO AMEND PARKING REQUIREMENTS FOR THE MULTI-FAMILY PORTION OF THE PROJECT AND TO REFLECT CURRENT PARKING SPACES REQUIRED PER CHAPTER 20.90 OF THE MUNICIPAL CODE, ON A 9.3-GROSS ACRE SITE LOCATED ON THE NORTHWEST CORNER OF NUESTRA CASTILLO COURT AND SOUTH CAPITOL AVENUE (2601 NUESTRA CASTILLO COURT, 2605 LA HACIENDA COURT, AND ALUM ROCK TRANSIT CENTER)

RECOMMENDATION

The Planning Commission voted 6-0-1 (Commissioner Vora absent) to recommend that the City Council:

1. Consider the exemption in accordance with CEQA; and
2. Adopt an ordinance rezoning certain real property of approximately 9.3-gross acres, situated on the northwest corner of Nuestra Castillo Court and South Capitol Avenue (2601 Nuestra Castillo Court, 2605 La Hacienda Ct., and Alum Rock Transit Center), from the A(PD) Planned Development Zoning District to the A(PD) Planned Development Zoning District to reflect the current parking spaces required per Chapter 20.90 of the Municipal Code for multi-family developments; and
3. Adopt a resolution approving a Planned Development Permit to effectuate the Planned Development Zoning District to amend the parking requirements to reflect the current parking spaces required per Chapter 20.90 of the Municipal Code for multi-family developments.

OUTCOME

Should the City Council approve the rezoning and planned development permit, the multi-family portion of the project would be in conformance with current parking requirements.

BACKGROUND

On May 1, 2019, the Planning Commission held a public hearing to consider the proposed Planned Development Rezoning and Planned Development Permit, which appeared on the Consent Calendar of the Agenda. The item was on the consent calendar and no members of the public spoke on the proposed project.

The Planning Commission voted 6-0-1 (Commissioner Vora absent), to recommend approval, as was recommended by staff, to the City Council as part of the consent calendar with no separate discussion.

ANALYSIS

A complete analysis of the issues regarding the proposed Conventional Rezoning, including General Plan conformance, is contained in the attached Planning Commission Staff Report.

EVALUATION AND FOLLOW-UP

If the rezoning and planned development permit are approved, it would allow the multi-family portion of the project to be in conformance with the required parking per Chapter 20.90 of the Municipal Code for multi-family developments. The existing parking spaces would remain and no new construction is authorized.

PUBLIC OUTREACH/INTEREST

Staff followed Council Policy 6-30: Public Outreach Policy. A notice of the public hearing was distributed to the owners and tenants of all properties located within 500 feet of the project site and posted on the City's website. The rezoning was also published in a local newspaper, the Post Record. This staff report is also posted on the City's website. Staff has been available to respond to questions from the public.

COORDINATION

Preparation of this memorandum has been coordinated with the City Attorney's Office.

CEQA

Under the provisions of Section 15305 entitled “Minor Alterations in Land Use Limitations” of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA Guidelines) as stated below, this project is found to be exempt from the environmental review requirements of Title 21 of the San José Municipal Code, implementing the California Environmental Quality Act of 1970, as amended. The Class 5 categorical exemption consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density. The proposed project seeks to change the parking requirements to conform to the City’s current requirements as codified in the Municipal Code. There will be no new construction so there is no impact to density; and there is no proposed change in the use.

/s/
ROSALYNN HUGHEY
Secretary, Planning Commission

For questions please contact Robert Manford, Deputy Director, at (408) 535-7900.

Attachment: Planning Commission Staff Report

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Memorandum

TO: PLANNING COMMISSION **FROM:** Rosalynn Hughey

SUBJECT: File Nos. PDC17-054 & PD17-026 **DATE:** **April 17, 2019**

COUNCIL DISTRICT: 5

Type of Permit	Planned Development Zoning & Planned Development Permit
Demolition	N/A
Proposed Land Uses	Residential, Transit Center
New Residential Units	N/A
New Square Footage	N/A
Additional Policy Review Items	N/A
Tree Removals	None
Project Planner	Ruth Cueto
CEQA Clearance	Exempt 15305 Minor Land Alterations in Land Use Limitations
CEQA Planner	N/A

RECOMMENDATION

Staff recommends that the Planning Commission recommend the City Council to:

1. Consider the exemption in accordance with CEQA; and
2. Adopt an ordinance rezoning certain real property of approximately 9.3-gross acres, situated on the northwest corner of Nuestra Castillo Court and South Capitol Avenue (2601 Nuestra Castillo Court, 2605 La Hacienda Ct., and Alum Rock Transit Center), from the A(PD) Planned Development Zoning District to the A(PD) Planned Development Zoning District to reflect the current parking spaces required per Chapter 20.90 of the Municipal Code for multi-family developments; and
3. Adopt a resolution approving a Planned Development Permit to effectuate the Planned Development Zoning District to amend the parking requirements to reflect the current parking spaces required per Chapter 20.90 of the Municipal Code for multi-family developments.

PROPERTY INFORMATION

Location	Northwest corner of Nuestra Castillo Court and South Capitol Avenue (2601 Nuestra Castillo Court, Alum Rock Transit Center and 2605 La Hacienda Court)
Assessor Parcel Nos.	484-44-058, 484-44-059, 484-44-061
Growth Area	Alum Rock Ave (East of 680) Urban Village: Portion of the subject site is located within the Urban Village (parcels 484-44-058 & 484-44-061)
General Plan	Transit Residential and Neighborhood/Community Commercial
Zoning	A(PD) Planned Development Zoning District (File No. PDC98-105)
Historic Resource	N/A
Annexation Date	January 10, 1957 (Hillview No. 3)
Council District	5
Acreage	9.3
Existing Density	33 DU/AC

PROJECT BACKGROUND

As shown on the attached vicinity map (Figure 1), the project site is located on the northwest corner of Nuestra Castillo Court and South Capitol Avenue (2601 Nuestra Castillo Court, 2605 La Hacienda Ct., and Alum Rock Transit Center). Three different entities own the 9.3-gross acre site: Parcel 484-44-061, the Alum Rock Transit Center, is owned by the Santa Clara Valley Transportation Authority (VTA); Parcel 484-44-058, Monte Vista Senior Homes, is owned by ROEM Corporation; and Parcel 484-44-059, Monte Vista Family Gardens, is owned by Monte Vista Community Partners, LP. The site is currently developed with a multi-family development, a senior housing development, and the VTA Alum Rock Transit Center which serves as a bus stop and park and ride lot. North of the site is an existing multi-family development and to the west and south are single-family development. Across Capitol Avenue, to the east, is single-family development. The project area fronts the Alum Rock Light Rail Station.

The applicant, Monte Vista Community Partners, LP, submitted a Planned Development Rezoning and Planned Development Permit application on December 6, 2017 to rezone the subject site from the A(PD) Planned Development Zoning District to the A(PD) Planned Development Zoning District to modify the parking requirements for the multi-family portion of the subject site to conform to current parking standards per Chapter 20.90 of the Municipal Code. Both VTA and ROEM Corporation agree to the zoning change. The parking requirements currently in place for the senior housing development are not proposed to be modified. During a review by the property owner of the project's conformance to the adopted zoning standards, the owner found that it did not meet the parking required in the current A(PD) zoning. The unit type mix was modified at the building permit stage in 2001 to increase the number of three-bedroom units and reduce the number of one-bedroom units, resulting in 8 fewer spaces provided than what should have been required based on the updated unit mix. (The total number of units did not change). As shown in the attached site plan (Figure 2) the project provides 254 off-street parking spaces. The existing Planned Development Zoning defined the parking standards as a specified ratio. Since the time of approval of the current A(PD) zoning, the City has modified parking requirements and the proposed rezoning would reflect the current parking requirements for multi-family units.

SURROUNDING USES			
	General Plan	**Zoning District**	**Existing Use**
North	Residential Neighborhood	A(PD) Planned Development Residential (File No. PDC87-004)	Multi-family Residential
South	Transit Residential, Residential Neighborhood and Neighborhood Community Commercial	A(PD) Planned Development Residential (File No. PDC99-087), R-2 Two-Family Dwelling, R-1-8 Single-Family Residence, A(PD) Planned Development Commercial PDC88-017	Multi-family development, single-family homes, duplexes, and a shopping center
East	Residential Neighborhood	R-1-8 Single-Family Residence	Single-family homes
West	Residential Neighborhood	R-1-8 Single-Family Residence	Church, Single-Family residences, and Multi-Family Residential homes

ANALYSIS

RELATED APPROVALS	
Date	**Action**
01/10/1957	Site annexed into the City of San José (Hillview No. 3).
07/19/1968	Architectural and Site Approval application (File No. H68-076) for the construction of a shopping center.
06/15/1999	Planned Development rezoning (PDC98-105) from C-3 to A(PD) to allow 144 multiple family attached units, 69 senior units, 13 townhouse unit and a park and ride lot on 9.3 acres.
10/28/1999	Tentative Map (PT99-079) to subdivide 4 lots into 3 lots for residential use on a 9.3 gross acre site.
10/28/1999	Planned Development Permit (PD99-039) for construction of 214 multi-family attached residences on a 9.3 gross acre site.
11/16/1999	Parcel Map (3-506) creating three separate parcels approved.

The proposed rezoning and planned development permit application is analyzed with respect to conformance with:

1. Envision San José 2040 General Plan
2. Title 20 of the Municipal Code (Zoning Ordinance)
3. California Environmental Quality Act (CEQA)

Envision San José 2040 General Plan Conformance

Land Use Designation

As shown in the attached General Plan map (Figure 3), the site has an Envision San José 2040 General Plan Land Use/Transportation Diagram land use designation of Transit Residential (multi-family development) and Neighborhood/Community Commercial (senior housing and Alum Rock Transit Center). The Transit Residential land use designation supports high density, mixed-use residential development and is applied to areas near transit, jobs, amenities, and services. The allowable density for this designation is further defined within the applicable Zoning Ordinance designation. This portion of the site is developed with a multi-family residential development with a density of 28 DU/AC. The Neighborhood/Community Commercial (NCC) designation supports a broad range of commercial activity. These uses typically have a strong connection to and provide services and amenities for the nearby community and should be designed to promote that connection with an appropriate urban form that supports walking, transit use and public interaction. The Transit Center use is consistent with this designation as it promotes transit use. The senior apartment development has a density of 52.3 DU/AC. While the senior housing use is not consistent with the NCC designation, General Plan Policy IP-1.4 considers effective Planned Development land use entitlements which were previously found to be in conformance with the General Plan (such as the senior housing) to be considered as being in conformance with the *Envision General Plan.* The uses surrounding the project site include multi-family residential apartments, duplexes, single-family homes, and a shopping center. There is no construction proposed with this rezoning and planned development permit.

General Plan Policies

The project conforms to the following key General Plan policies:

1. **Goal H-2 Affordable Housing**: Preserve and improve San José's existing affordable housing stock and increase its supply such that 15% or more of the new housing stock developed is affordable to low, very low and extremely low income households.
2. **Land Use / Transportation Diagram Policy, IP-1.7** Use standard Zoning Districts to promote consistent development patterns when implementing new land use entitlements. Limit use of the Planned Development Zoning process to unique types of development or land uses which cannot be implemented through standard Zoning Districts, or to sites with unusual physical characteristics that require special consideration due to those constraints.

Analysis: The proposed rezoning and planned development permit would allow for the continued use of the site as multi-family residential adjacent to a transit center, and reducing the parking requirements would further the General Plan goals to reduce auto dependency and encourage alternative modes of transportation. In addition, the continued use of the project as a multi-family and affordable housing project supports the General Plan's goals for affordable housing. Since the project is not proposing any new construction and the original entitlement for the approximately 9.3-gross acre site was processed through a planned development zoning, staff deemed it appropriate to proceed with a Planned Development Zoning process in this case.

Zoning Ordinance Conformance

As noted above, the site is currently in an A(PD) Planned Development Zoning District. The Development Standards adopted as part of the original rezoning included a parking requirement that reflected the requirements of Chapter 20.90 of the Zoning Ordinance for multi-family housing in effect at the time of approval of the Planned Development Zoning. The parking requirement and unit mix reflected in the Planned Development Zoning for the site as originally approved are as follows:

Unit Type	Unit Mix	PDC 98-105 Parking Ratio	Number of Spaces Required under PDC98-105
1 bedroom	48	1.5 spaces per unit	72
2 bedroom	72	1.8 spaces per unit	130
3 bedroom	24	2.0 spaces per unit	48
TOTAL	144		**250**

However, the unit type mix was modified at the building permit stage in 2001 to increase the number of three-bedroom units and reduce the number of one-bedroom units, resulting in 8 fewer spaces provided than what should have been required based on the updated unit mix. (The total number of units did not change).

Unit Type	Unit Mix	PDC 98-105 Parking Ratio	Number of Spaces Required under PDC98-105
1 bedroom	24	1.5 spaces per unit	36
2 bedroom	72	1.8 spaces per unit	130
3 bedroom	48	2.0 spaces per unit	96
TOTAL	144		**262**
		Number of spaces provided	254

The proposal to rezone the property to be consistent with the current Chapter 20.90 parking requirements would bring the subject into conformance with the parking requirements, as the site would provide 254 spaces, 5 more than the number of spaces required under the current parking code, as follows:

Unit Type	Unit Mix	Chapter 20.90 (all open vehicle parking)	Number of Spaces Required
1 bedroom	24	1.25 spaces per unit	30
2 bedroom	72	1.7 spaces per unit	123
3 bedroom	48	2.0 spaces per unit	96
TOTAL	**144**		**249**
		Number of spaces provided	254

Planned Development Permit Findings

Chapter 20.100.910 of the San José Municipal Code establishes evaluation criteria for the issuance of a Planned Development Permit. These criteria are applied to the project based on the above-stated findings related to General Plan, Zoning and CEQA conformance and for the reasons stated below, and subject to the conditions set forth in the proposed permit. In order to make the Planned Development Permit findings pursuant to Section 20.100.940 of the San José Municipal Code and recommend approval to the City Council, Planning Commission must determine that:

1. The Planned Development Permit, as issued, is consistent with and furthers the policies of the General Plan;

Analysis: As described in the General Plan conformance analysis, the project is consistent with the General Plan land use designation of Transit Residential and Neighborhood/Community Commercial, and it supports General Plan policies related to Affordable Housing, Efficient Use of Residential and Mixed-Use Lands, and Land Use / Transportation Diagram. The proposed rezoning and planned development permit would allow for the continued use of the site as senior housing and multi-family residential adjacent to a transit center. In addition, the continued use of the project as a multi-family and affordable housing project supports the General Plan's goals for affordable housing.

2. The Planned Development Permit, as issued, conforms in all respects to the Planned Development Zoning of the property;

   Analysis: As described above, the project would conform in all respects to the modified Planned Development Zoning's Development Standards. The project is consistent with the required parking ratio and maintains all the required setbacks and height limits.

3. The Planned Development Permit, as approved, is consistent with applicable City Council policies, or counterbalancing considerations justify the inconsistency;

   Analysis: The project is subject to and conforms to the Public Outreach Policy for Pending Land Use and Development Proposals. An on-site sign was posted on the subject property and staff responded to questions and concerns from neighbors regarding the project.

4. The interrelationship between the orientation, location, mass and scale of building volumes, and elevations of proposed buildings, structures and other uses on-site are appropriate, compatible, and aesthetically harmonious;

   Analysis: The proposed project does not propose any new construction.

5. The environmental impacts of the project, including, but not limited to aesthetics, air quality, noise, and transportation/traffic, even if insignificant for purposes of the California Environmental Quality Act (CEQA), will not have an unacceptable negative effect on adjacent property or properties.

   Analysis: As the project is does not propose any new construction, the project is not anticipated to have new unacceptable negative effect on adjacent properties.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Under the provisions of Section 15305 entitled "Minor Alterations in Land Use Limitations" of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA Guidelines) as stated below, this project is found to be exempt from the environmental review requirements of Title 21 of the San José Municipal Code, implementing the California Environmental Quality Act of 1970, as amended. The Class 5 categorical exemption consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density. The proposed project seeks to change the parking requirements to conform to the City's current requirements as codified in the Municipal Code. There will be no new construction so there is noimpact to density; and there is no proposed change in the use. Therefore, a CEQA exemption can be issued under CEQA Guidelines Section 15305.

PUBLIC OUTREACH

Staff followed Council Policy 6-30: Public Outreach Policy to inform the public of the proposed project. An on-site notice of the proposed project was posted on the site. Staff received three phone inquiries regarding the project. Community members expressed concern with reducing the amount of parking on the site as they felt it would push parking onto the neighborhood street.

A notice of the public hearing was distributed to the owners and tenants of all properties located within 500 feet of the project site and posted on the City website. The staff report is also posted on the City's website. Staff has been available to respond to questions from the public.

Project Manager: Ruth Cueto
Approved by: , Deputy Director for Rosalynn Hughey, Planning Director

ATTACHMENTS:	
Attachment A:	Draft Development Standards
Attachment B:	Draft Planned Development Rezoning Ordinance
Attachment C:	Draft Planned Development Resolution
Attachment D:	PDC17-054/PD17-026 Plan Set

Owners:	**Applicant:**	**Applicant's Representative:**
Monte Vista Community Partners, LP Santa Clara Valley Transportation Authority Monte Vista Gardens Senior Housing II	Monte Vista Community Partners, LP 17782 Sky Park Circle Irvine, CA 92614	Stephanie R. Straka Cox, Castle & Nicholson LLP 50 California Street, Suite 3200 San Francisco, CA 94111

Figure 1: Vicinity Map

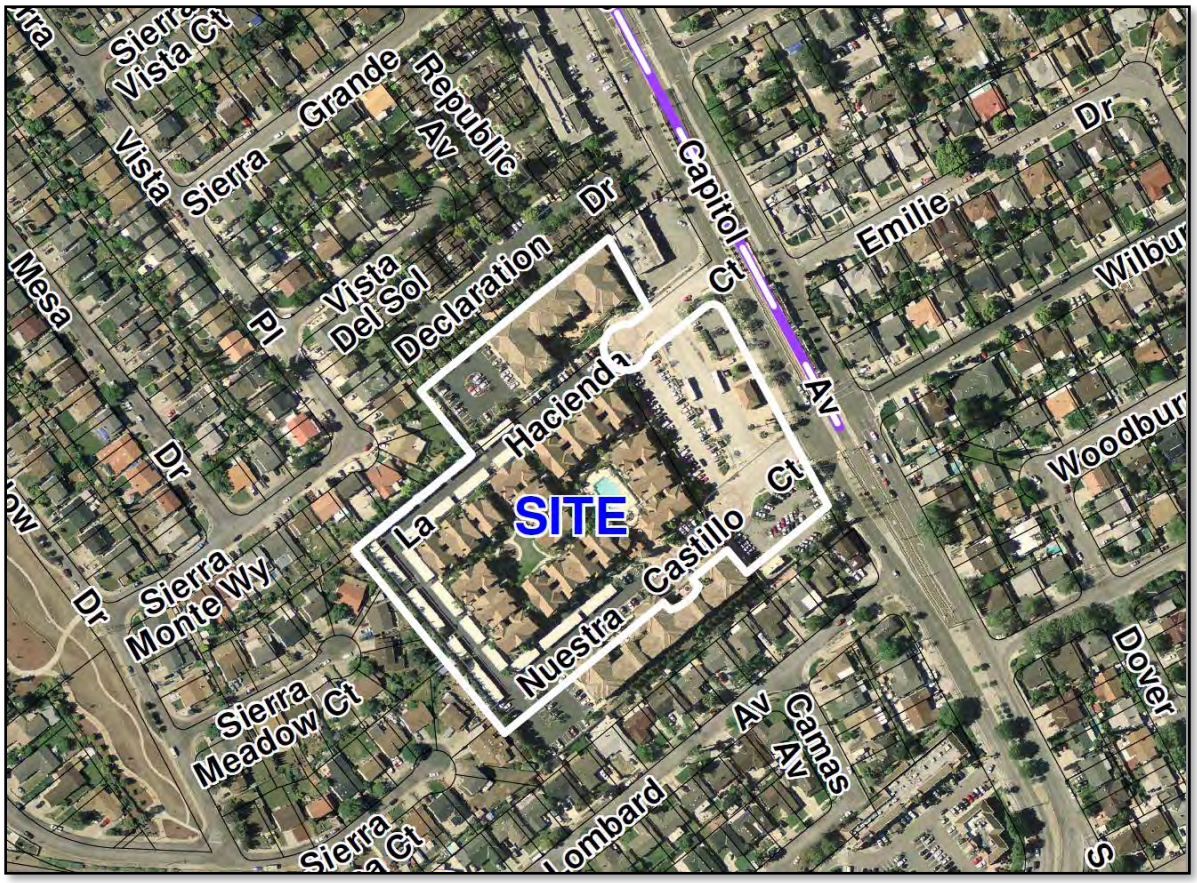


Figure 2: Site Plan

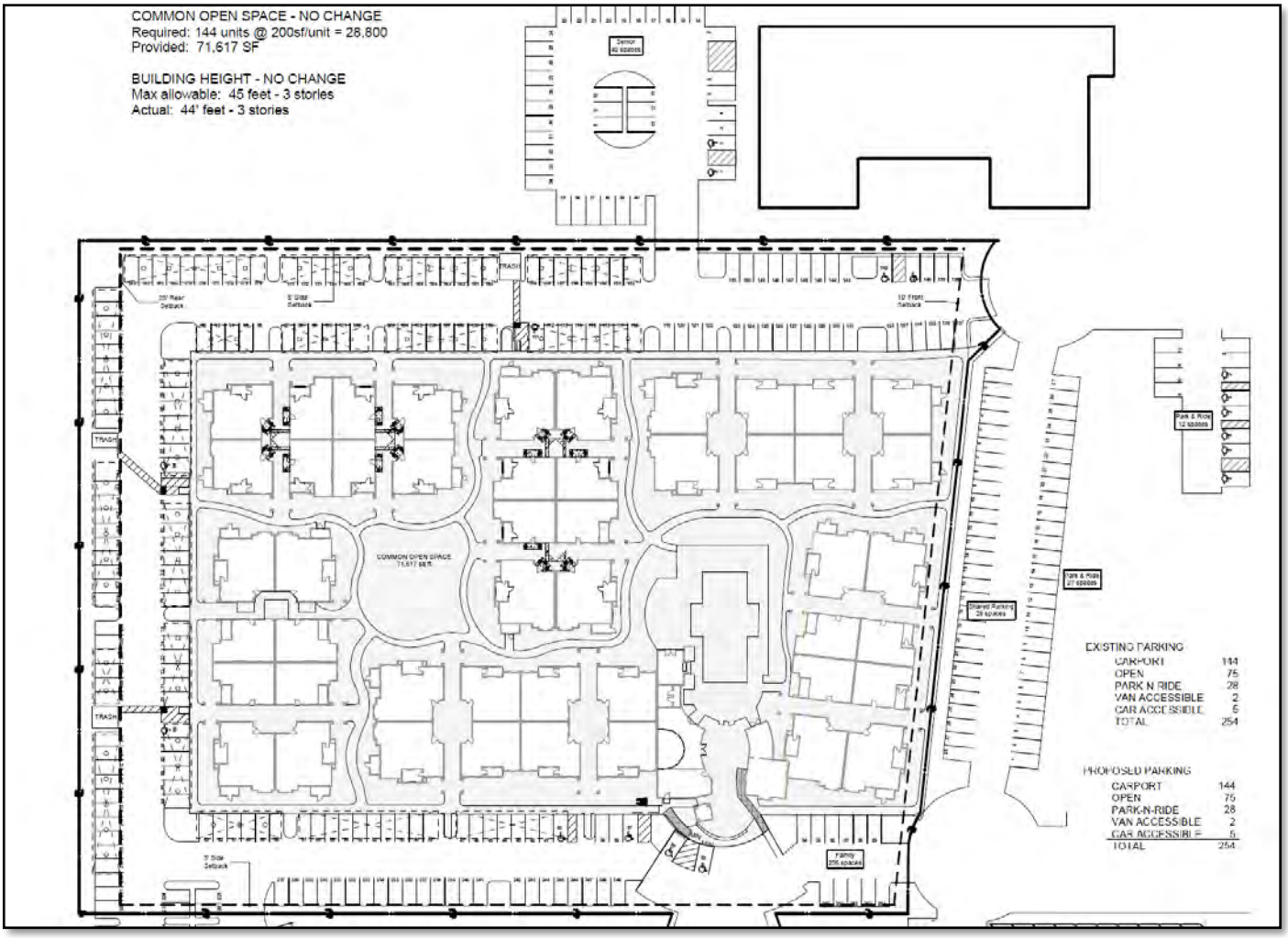


Figure 3: General Plan Land Use/Transportation Diagram Designation Map

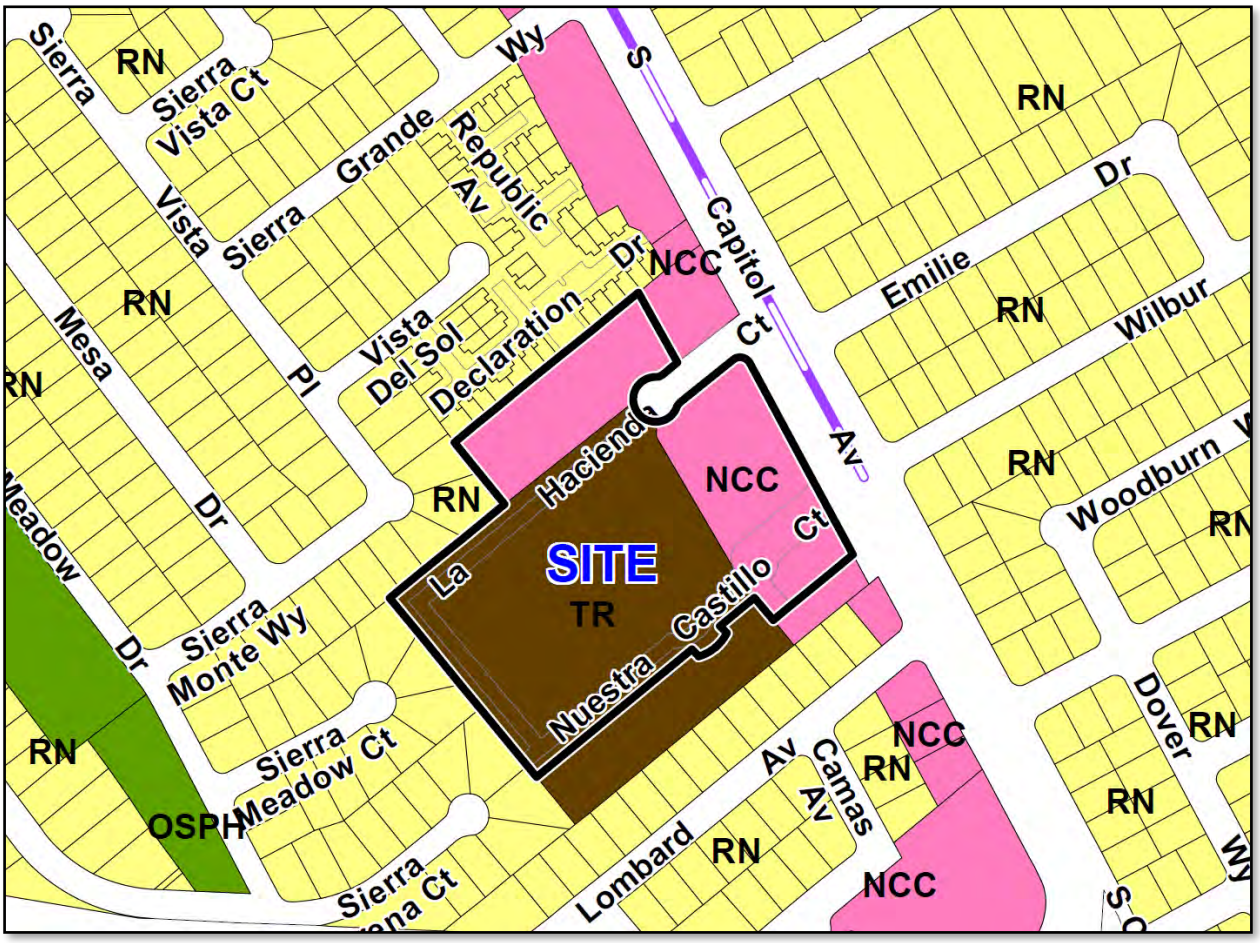
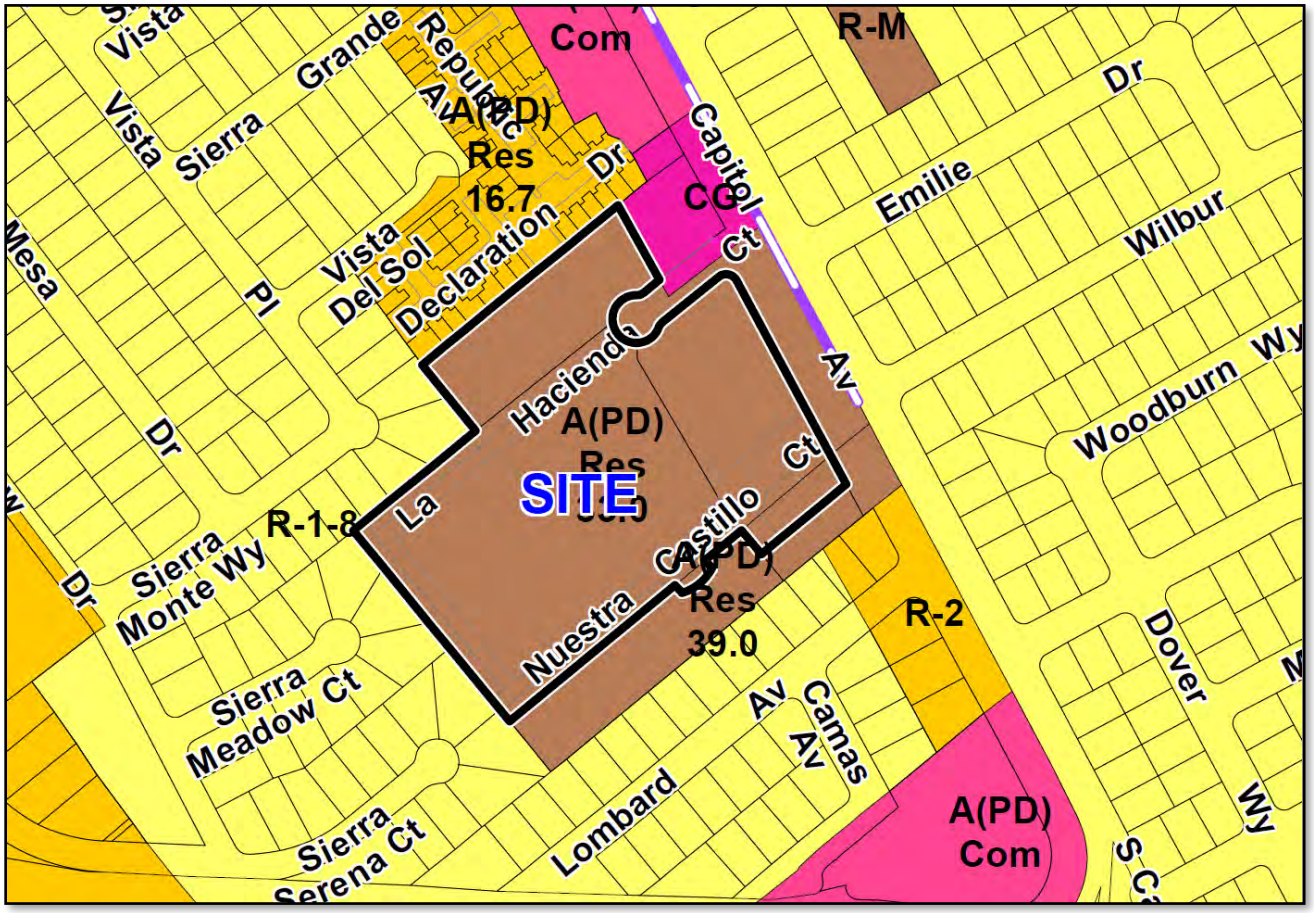


Figure 4: Zoning District Map



File No. PDC 17-054
Development Standards
Revised 2/1/19

**In any cases where the graphic plans and text may differ, this text takes precedence.*

Allowed Uses

- Residential uses as identified in the current Title 20 of the San José Municipal Code, and as may be amended in the future.
- Transit Center/Park-n-Ride Facility

- All conditional and special uses shall require the approval of a Planned Development Permit or Amendment.

Development Standards

MULTI-FAMILY ATTACHED STANDARDS:

- Total number of units: 144 (maximum)
- Setbacks are as shown on the site plan
- Maximum building height: 45 feet (3 stories)
- Parking ratio:
    - 1 bedroom: 1.25 spaces per unit
    - 2 bedroom: 1.70 spaces per unit
    - 3 bedroom: 2.0 spaces per unit
    - Up to 20% of the required parking may be provided in the adjacent Park-N-Ride lot. The number of stalls will be determined at the PD permit stage.
- Private open space: 60 square feet per unit
- Common open space: 200 square feet per unit

SENIOR HOUSING STANDARDS:

- Setbacks as shown on the plans
- Maximum building height 45 feet (3 stories) (as shown)
- Parking ratio: 1 per unit plus 1 per employee
- Private open space: 50 square feet per unit
- Common open space: 100 square feet per unit
- Use restriction: independent living units with kitchens
- Maximum number of units: up to 69

TOWN HOUSE / DETACHED UNIT STANDARDS

1. Setbacks shall conform to the Residential Design Guidelines

DRAFT

2. Maximum building height: 30 feet (2 stories)
3. Parking ratio: per Residential Design Guidelines
4. Private open space: per Residential Design Guidelines
5. Common open space: per Residential Design Guidelines
6. Maximum number of units: up to 13 not to exceed 14 d.u. per acre

PARK-N-RIDE LOT STANDARDS:

1. Up to 60 spaces may be provided for the use of the multi-family attached units, easements for which are contained in that certain quitclaim deed recorded September 1, 2000, Instrument No. 15376544, in the Official Records of the County of Santa Clara.
2. A setback of 15'-0" shall be provided adjacent to all public and private streets.
3. Parking lot layout shall be consistent with the City Commercial Design Guidelines.

Performance Standards

1. WPCP Note: pursuant to part 2.75 of Chapter 15.12 of the San Jose Municipal Code, no vested right to a building permit shall accrue as the result of the granting of any land development approvals and applications when and if the city manager makes a determination that the cumulative sewage treatment demand on the San Jose-Santa Clara Water Pollution Control plant represented by approved land uses in the area served by said plant will cause the total sewage treatment demand to meet or exceed the capacity of the San Jose-Santa Clara Water Pollution control to treat such sewage adequately and within the discharge standards imposed on the city by the State of California regional water quality control board for the San Francisco Bay Region. Substantive conditions designed to decrease sanitary sewage associated with any land use approval may be imposed by the approving authority.
2. The Public right of way shall be planted with street trees as required by the director of streets and traffic.
3. All off-site street improvements and infrastructure shall be per City of San Jose standards.
4. Project shall comply with the Park Land Dedication Ordinance.
5. The developer shall provide a traffic signal at the intersection of Wilbur Avenue and Capitol Avenue to the satisfaction of the Director of Public Works.
6. The developer shall secure or provide easements as shown on the plans.
7. Install trees in park-n-ride lot at 1 tree to 4 parking spaces.
8. Plaza to have benches, fountain, and sign.

Environmental Mitigation

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File No. PDC 17-054
Development Standards
Revised 2/1/19

Noise: The developer shall provide noise mitigation in accordance with the report (and subsequent addendums) prepared by Edward Packard Associates dated December 17, 1998, to the satisfaction of the Director of Planning

Hazardous Materials: All demolition activities will be undertake according to OSHA standards to protect workers from exposure to asbestos and lead based paint. specific measures include air monitoring during demolition/construction activities, building materials classified as hazardous will be disposed of in conformance with Federal, State and Local Laws.

Archeological Resources: Pursuant to Section 7050.5 of the Health and Safety Code, and Section 5097.94 of the Public Resources Code of the State of California in the event of the discovery of human remains during construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The Santa Clara County Coroner shall be notified and shall make a determination as to whether the remains are Native American. If the coroner determines that the remains are not subject to his authority, he shall notify the Native American Heritage Commission who shall attempt to identify descendants of the deceased native American. If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this State Law, then the land owner shall re-inter the human remains and items associated with Native American Burials on the property in a location not subject to further subsurface disturbance.

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ORDINANCE NO. _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN JOSE REZONING CERTAIN REAL PROPERTIES OF APPROXIMATELY 9.3 GROSS ACRES SITUATED ON THE EAST SIDE OF CAPITOL AVENUE APPROXIMATELY 500 FEET SOUTHERLY OF SIERRA GRANDE WAY (333 SOUTH CAPITOL AVENUE, 2601 NUESTRA CASTILLO COURT AND 2605 LA HACIENDA COURT) FROM THE A(PD) PLANNED DEVELOPMENT ZONING DISTRICT TO THE A(PD) PLANNED DEVELOPMENT ZONING DISTRICT

WHEREAS, all rezoning proceedings required under the provisions of Chapter 20.120 of Title 20 of the San José Municipal Code have been duly had and taken with respect to the real property hereinafter described; and

WHEREAS, a Statement of Exemption was prepared for a rezoning under File No. PDC17-054, and said Statement of Exemption (Section 15305 for Minor Alteration in Land Use Limitations) was adopted on _____, 2019; and

WHEREAS, the City Council of the City of San José is the decision-making body for the proposed subject rezoning to the A(PD) Planned Development Zoning District; and

WHEREAS, this Council of the City of San José has considered and approves the Statement of Exemption as the appropriate environmental clearance for the proposed project prior to acting upon or approving the subject zoning;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SAN JOSE:

SECTION 1. The recitals above are incorporated herein.

DRAFT – Contact the Office of the City Clerk at (408) 535-1260 or CityClerk@sanjoseca.gov for final document.

SECTION 2. All that real property hereinafter described in this section, hereinafter referred to as "subject properties," is hereby rezoned as A(PD) Planned Development Zoning District. The base district zoning of the subject properties shall be A Agricultural Zoning District. The Planned Development zoning of the subject properties shall be that development plan for the subject properties entitled, "Monte Vista Gardens" received on March 7, 2019 ("General Development Standard").

Said General Development Plan is on file in the office of the Director of Planning and is available for inspection by anyone interested therein, and said General Development Plan is by this reference adopted and incorporated herein the same as if it were fully set forth herein.

The subject properties referred to in this section is all that real property situated in the County of Santa Clara, State of California, described in Exhibit "A" attached hereto and incorporated herein by this reference.

SECTION 3. The district map of the City is hereby amended accordingly.

SECTION 4. The land development approval that is the subject of City File No. PDC17-054 is subject to the operation of Part 2.75 of Chapter 15.12 of Title 15 of the San José Municipal Code. The applicant for or recipient of such land use approval hereby acknowledges receipt of notice that the issuance of a building permit to implement such land development approval may be suspended, conditioned or denied where the City Manager has determined that such action is necessary to remain within the aggregate operational capacity of the sanitary sewer system available to the City of San José or to meet the discharge standards of the sanitary sewer system imposed by the California Regional Water Quality Control Board for the San Francisco Bay Region.

DRAFT

PASSED FOR PUBLICATION of title this _____ day of _____, 2019 by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

SAM LICCARDO
Mayor

ATTEST:

TONI J. TABER, CMC
City Clerk

DRAFT

DRAFT – Contact the Office of the City Clerk at (408) 535-1260 or CityClerk@sanjoseca.gov for final document.

EXHIBIT A

For APN/Parcel ID(s): 484-44-059

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN JOSE, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

ALL OF PARCEL 3, AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "PARCEL MAP", WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON NOVEMBER 16, 1999 IN BOOK 721, OF MAPS, AT PAGES 39, 40 AND 41.

PARCEL TWO:

EASEMENTS CONTAINED IN THAT CERTAIN QUITCLAIM DEED TO MONTE VISTA GARDENS FAMILY HOUSING, L.P., A CALIFORNIA LIMITED PARTNERSHIP RECORDED SEPTEMBER 1, 2000, INSTRUMENT NO, 15376544, OFFICIAL RECORDS, FOR SHARED PARKING STALLS AND FOR PRIVATE STREET AND INGRESS AND EGRESS OVER PARCEL 1, SAID EASEMENTS AND PARCEL ARE SHOWN UPON THAT CERTAIN MAP ENTITLED, "PARCEL MAP", WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON NOVEMBER 16, 1999 IN BOOK 721, OF MAPS, AT PAGES 39, 40 AND 41. SAID EASEMENTS ARE APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 3 OF SAID PARCEL MAP, AND AS FURTHER CONTAINED IN THAT CERTAIN AGREEMENT REGARDING EASEMENT USE, EXECUTED BY AND BETWEEN ROEM DEVELOPMENT CORPORATION AND MONTE VISTA GARDENS FAMILY HOUSING, L.P., RECORDED JULY 31, 2001 AS INSTRUMENT NO. 15768900.

North parcel:

All that certain real property situated in the City of San Jose, County of Santa Clara, State of California described as follows:

All of Parcel 2, as Shown upon that certain Map entitled "Parcel Map", which Map was filed for record in the office of Recorder of County of Santa Clara, State of California, on November 16, 1999 in Book 721, of Maps, at pages 39, 40 and 41.

East parcel:

All that certain real property situated in the City of San Jose, County of Santa Clara, State of California described as follows:

All of Parcel 1, as Shown upon that certain Map entitled "Parcel Map", which Map was filed for record in the office of Recorder of County of Santa Clara, State of California, on November 16, 1999 in Book 721, of Maps, at pages 39, 40 and 41.

RD:VMT:JMD
4/5/2019

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN JOSE APPROVING A PLANNED DEVELOPMENT PERMIT, SUBJECT TO CONDITIONS, TO EFFECTUATE THE PLANNED DEVELOPMENT ZONING DISTRICT (FILE NO. PDC17-054) AND TO ALLOW THE PARKING REQUIREMENTS TO CONFORM TO THE CURRENT PARKING REQUIREMENTS PER CHAPTER 20.90 OF THE MUNICIPAL CODE FOR MULTI-FAMILY DEVELOPMENTS ON AN APPROXIMATELY 9.3-GROSS ACRE SITE LOCATED ON THE NORTHWEST CORNER OF NUESTRA CASTILLO COURT AND SOUTH CAPITOL AVENUE (333 SOUTH CAPITOL AVENUE, 2601 NUESTRA CASTILLO CT AND 2605 LA HACIENDA CT)

FILE NO. PD17-026

WHEREAS, pursuant to the provisions of Chapter 20.100 of Title 20 of the San José Municipal Code, on December 6, 2017 an application (File No. PD17-026) was filed by the applicant, Monte Vista Community Partners, LP, for a Planned Development Permit to effectuate the Planned Development Zoning District (File No. PDC17-054) and to allow the parking requirements to conform to the current parking requirements per Chapter 20.90, on an approximately 9.3-gross acre site, on that certain real property situated in the A (PD) Planned Development Zoning District and located on the west side of south Capitol Avenue approximately 500 feet southerly of Sierra Grande Way (333 Capitol Avenue, 2601 Nuestra Castillo Court, and 2605 La Hacienda Court, San José, which real property is sometimes referred to herein as the “subject property”); and

WHEREAS, the subject properties are all those real properties more particularly described in Exhibit "A," entitled “Legal Description,” which is attached hereto and made a part hereof by this reference as if fully set forth herein; and

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WHEREAS, pursuant to and in accordance with Chapter 20.100 of Title 20 of the San José Municipal Code, the Planning Commission conducted a hearing on said application on May 1, 2019, notice of which was duly given; and

WHEREAS, at said hearing, the Planning Commission gave all persons full opportunity to be heard and to present evidence and testimony respecting said matter; and

WHEREAS, at said hearing, the Planning Commission made a recommendation to the City Council respecting said matter based on the evidence and testimony; and

WHEREAS, pursuant to and in accordance with Chapter 20.100 of Title 20 of the San José Municipal Code, this City Council conducted a hearing on said application, notice of which was duly given; and

WHEREAS, at said hearing, this City Council gave all persons full opportunity to be heard and to present evidence and testimony respecting said matter; and

WHEREAS, at said hearing this City Council received and considered the reports and recommendations of the City's Planning Commission and City's Director of Planning, Building and Code Enforcement; and

WHEREAS, at said hearing, this City Council received in evidence a development plan for the subject property entitled, "Monte Vista Gardens," dated received on March 7, 2019, said plan is on file in the Department of Planning, Building and Code Enforcement and is available for inspection by anyone interested herein, and said plan is incorporated herein by this reference, the same as if it were fully set forth herein; and

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WHEREAS, said public hearing before the City Council was conducted in all respects as required by the San José Municipal Code and the rules of this City Council; and

WHEREAS, this City Council has heard and considered the testimony presented to it at the public hearing, and has further considered written materials submitted on behalf of the project applicant, City staff, and other interested parties;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SAN JOSE THAT:

After considering all of the evidence presented at the Public Hearing, the City Council finds that the following are the relevant facts regarding this proposed project:

1. **Site Description and Surrounding Uses.** The project site is located on the west side of South Capitol Avenue approximately 500 feet southerly of Sierra Grande Way (2601 Nuestra Castillo Court, 2605 La Hacienda Ct., and Alum Rock Transit Center at 333 South Capitol Avenue). Three different entities own the 9.3-gross acre site: Parcel 484-44-061, the Alum Rock Transit Center, is owned by the Santa Clara Valley Transportation Authority (VTA); Parcel 484-44-058, Monte Vista Senior Homes, is owned by ROEM corporation; and Parcel 484-44-059, Monte Vista Family Gardens, is owned by Monte Vista Community Partners, LP. The site is currently developed with a transit center, senior housing, and multi-family development. To the north of the site is an existing multi-family development and to the west and south are single-family homes. Across Capitol Avenue, to the east, are single family homes. The project area fronts the Alum Rock Light Rail Station.
2. **Project Description.** The project consists of bringing the existing multi-family development into conformance with current parking standards. During a review by the property owner of the project's conformance to the adopted zoning standards, the owner found that it did not meet the parking required in the current A(PD) zoning. The unit type mix was modified at the building permit stage in 2001 to increase the number of three-bedroom units and reduce the number of one-bedroom units, resulting in 8 fewer spaces provided than what should have been required based on the updated unit mix. (The total number of units did not change). The project provides 254 off-street parking spaces. Under current standards it would be required to provide 249 spaces, therefore it would meet the required parking amount. There is no construction or change of use associated with the project.

3. **Conformance to Planned Development Permit PD99-039**. The Planned Development Permit allows the construction of 144 multiple family attached residential

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units, 69 senior apartment units and a park and ride lot. The project conforms to all the requirements of the Planned Development Permit except for the required number of parking space. The PD permit requires a total of 262 spaces for the unit mix, whereas only 254 parking spaces are provided.

4. **General Plan Conformance.** The subject site has an Envision San José 2040 General Plan Land Use/Transportation Diagram land use designation of Transit Residential (multi-family development) and Neighborhood/Community Commercial (senior housing and Alum Rock Transit Center). The Transit Residential land use designation supports high density, mixed-use residential development and is applied to areas near transit, jobs, amenities, and services. The allowable density for this designation is further defined within the applicable Zoning Ordinance designation. This portion of the site is developed with a multi-family residential development with a density of 28 DU/AC. The Neighborhood/Community Commercial (NCC) designation supports a broad range of commercial activity. These uses typically have a strong connection to and provide services and amenities for the nearby community and should be designed to promote that connection with an appropriate urban form that supports walking, transit use and public interaction. The Transit Center use is consistent with this designation as it promotes transit use. The senior apartment development has a density of 52.3 DU/AC. While the senior housing use is not consistent with the NCC designation, General Plan Policy IP-1.4 considers effective Planned Development land use entitlements that were previously found to be in conformance with the General Plan (such as the senior housing) to be in conformance with the Envision General Plan. The Planned Development Permit (PD99-039) for the project was approved in 1999. There is no construction proposed with this rezoning and planned development permit.

   The project conforms to the following key General Plan policies:

   Goal H-2 Affordable Housing: Preserve and improve San José's existing affordable housing stock and increase its supply such that 15% or more of the new housing stock developed is affordable to low, very low and extremely low income households.

   Land Use / Transportation Diagram Policy, IP-1.7 Use standard Zoning Districts to promote consistent development patterns when implementing new land use entitlements. Limit use of the Planned Development Zoning process to unique types of development or land uses which cannot be implemented through standard Zoning Districts, or to sites with unusual physical characteristics that require special consideration due to those constraints.

   Analysis: The project would allow for the continued use of the site as multi-family residential adjacent to a transit center, furthering the General Plan goals to reduce auto dependency. In addition, the continued use of the project as a multi-family and affordable housing project supports the General Plan's goals for affordable housing. Since the project is not proposing any new construction and the original entitlement for the 9.3-acre site was processed through a planned development

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zoning, proceeding with a Planned Development Zoning process was deemed appropriate in this case.

5. **Zoning and Planned Development Zoning Conformance.** The site is zoned A(PD) Planned Development Zoning. The site is surrounded by other Planned Development Zoning Districts and Residential Zoning Districts. The A(PD) Planned Development Zoning District rezoned the property to conform to current parking standards and ensure the parking requirement is in compliance. Pursuant to Chapter 20.90 of Title 20 in the San José Municipal Code, the minimum required number of parking spaces is as follows:

Unit Type	Unit Mix	Chapter 20.90 (all open vehicle parking)	Number of Spaces Required
1 bedroom	24	1.25 spaces per unit	30
2 bedroom	72	1.7 spaces per unit	123
3 bedroom	48	2.0 spaces per unit	96
TOTAL	**144**		**249**

The zoning requires a minimum of 249 vehicle parking spaces and the project would provide 254 spaces, 5 more than the required amount.

6. **Environmental Review.** Under the provisions of Section 15305 Minor Alterations in Land Use Limitations of the California Environmental Quality Act (CEQA) as stated below, this project is found to be exempt from the environmental review requirements of Title 21 of the San José Municipal Code, implementing the California Environmental Quality Act of 1970, as amended. Class 5 consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density. The project seeks to change the parking requirements to conform to the City's existing requirements as codified in the Municipal Code. There will be no new construction which will not impact the density; and there is no proposed change in the use and the site has an average slope of less than 20 percent. Therefore, a CEQA exemption can be issued under Section 15305.

7. **Planned Development Permit Findings:** Chapter 20.100 of the San José Municipal Code establishes evaluation criteria for the issuance of a Planned Development Permit. These criteria are applied to the project based on the above-stated findings related to General Plan, Zoning and CEQA conformance and for the reasons stated below, and subject to the conditions set forth in the proposed permit. In order to make the Planned Development Permit findings pursuant to Section 20.100.720 of the San José Municipal Code and recommend approval to the City Council, Planning Commission must determine that:

    1. The Planned Development Permit, as issued, is consistent with and furthers the

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policies of the General Plan;

Analysis: As described in the General Plan conformance analysis, the project is consistent with the General Plan land use designation of Transit Residential and Neighborhood/Community Commercial, and supports General Plan policies related to Affordable Housing, Efficient Use of Residential and Mixed-Use Lands, and Land Use /Transportation Diagram. The rezoning and planned development permit would allow for the continued use of the site as senior housing and multi-family residential adjacent to a transit center, furthering the General Plan goals to reduce auto dependency. In addition, the continued use of the project as a multi-family and affordable housing project supports the General Plan's goals for affordable housing.

2. The Planned Development Permit, as issued, conforms in all respects to the Planned Development Zoning of the property;

   Analysis: As described above, the project would conform in all respects to the Planned Development Zoning's Development Standard. The project is consistent with the required parking ratio and maintains all the required setbacks and height limits.

3. The Planned Development Permit, as approved, is consistent with applicable City Council policies, or counterbalancing considerations justify the inconsistency;

   Analysis: The project is subject to and conforms to the Council Policy 6-30 Public Outreach Policy for Pending Land Use and Development Proposals. An on-site notice was posted on the subject property and staff responded to phone calls from the public regarding the project.

4. The interrelationship between the orientation, location, mass and scale of building volumes, and elevations of proposed buildings, structures and other uses on-site are appropriate, compatible and aesthetically harmonious;

   Analysis: The project does not involve any new construction or use.

5. The environmental impacts of the project, including, but not limited to aesthetics, air quality, noise, and transportation/traffic, even if insignificant for purposes of the California Environmental Quality Act (CEQA), will not have an unacceptable negative effect on adjacent property or properties.

   Analysis: As the project does not involve any new construction or use, the project will not have an unacceptable negative effect on adjacent properties.

In accordance with the findings set forth above, a Planned Development Permit to use the subject property for said purpose specified above and subject to each and all of the conditions hereinafter set forth is hereby **granted**. This City Council expressly declares that it would not have granted this Permit except upon and subject to each and all of said

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conditions, each and all of which conditions shall run with the land and be binding upon the owner and all subsequent owners of the subject property, and all persons who use the subject property for the use conditionally permitted hereby.

CONDITIONS

1. **Acceptance of Permit.** Per Section 20.100.290(B) of Title 20 of the San José Municipal Code, should the permittee fail to file a timely and valid appeal of this Planned Development Permit within the applicable appeal period, such inaction by the permittee shall be deemed to constitute all of the following on behalf of the permittee:
   a. Acceptance of the Planned Development Permit; and
   b. Agreement by the permittee to be bound by, to comply with, and to do all things required of or by the permittee pursuant to all of the terms, provisions, and conditions of this Permit or other approval and the provisions of Title 20 of the San José Municipal Code applicable to such Permit.
2. **Permit Expiration.** The Planned Development Permit shall automatically expire two (2) years from and after the date of issuance hereof by the City Council, if within such time period, a Building Permit has not been obtained or the use, if no Building Permit is required, has not commenced, pursuant to and in accordance with the provision of this Permit. The date of issuance is the date this Permit is approved by the City Council. However, the Director of Planning may approve a Permit Adjustment/Amendment to extend the validity of this Permit in accordance with Title 20 of the San José Municipal Code. The Permit Adjustment/Amendment must be approved prior to the expiration of this Planned Development Permit.
3. **Sewage Treatment Demand.** Pursuant to Chapter 15.12 of Title 15 of the San José Municipal Code, acceptance of this Permit by Permittee shall constitute acknowledgement of receipt of notice by Permittee that (1) no vested right to a Building Permit shall accrue as the result of the granting of this Permit when and if the City Manager makes a determination that the cumulative sewage treatment demand of the San José-Santa Clara Regional Wastewater Facility represented by approved land uses in the area served by said Plant will cause the total sewage treatment demand to meet or exceed the capacity of San José-Santa Clara Regional Wastewater Facility to treat such sewage adequately and within the discharge standards imposed on the City by the State of California Regional Water Quality Control Board for the San Francisco Bay Region; (2) substantive conditions designed to decrease sanitary sewage associated with any land use approval may be imposed by the approval authority; (3) issuance of a Building Permit to implement this Permit may be suspended, conditioned or denied where the City Manager is necessary to remain within the aggregate operational capacity of the sanitary sewer system available to the City of San José or to meet the discharge standards of the sanitary sewer system imposed on the City by the State of California Regional Water Quality Control Board for the San Francisco Bay Region.

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4. **Conformance to Plans.** The development of the site shall conform to the approved Planned Development Permit plans entitled, "Monte Vista Gardens," dated received on March 7, 2019, on file with the Department of Planning, Building and Code Enforcement, as may be amended subject to City's approval, and to the San José Building Code (San José Municipal Code, Title 24), as amended. The plans are referred to herein as the "Approved Plan Set."
5. **Conformance to PD99-039.** Unless specifically modified with this permit, this project shall conform to all of the requirements of the Planned Development Permit PD99-039.
6. **Planned Development District Effectuated.** Once this Planned Development Permit is accepted, the use of land covered by the Permit shall only be land uses consistent with the Planned Development Zoning District and only upon issuance of a Planned Development Permit for those uses.
7. **Scope and Use Authorization of the Planned Development Permit.** This Planned Development Permit allows the continued use of the site for the existing multi-family development, senior housing development, and Alum Rock Transit Center on a 9.3-gross acre site, in accordance with the prior approved development plans (File PD99-039) and uses consistent with the General Development Standards of the Planned Development Zoning District**.**
8. **Compliance with Local and State Laws.** The subject use shall be conducted in full compliance with all local, state and federal laws. No part of this approval shall be construed to permit a violation of any part of the San José Municipal Code. The Permit shall be subject to revocation if the subject use is conducted in such a manner as to cause a nuisance, as conditioned.
9. **Discretionary Review.** The Director of Planning, Building and Code Enforcement maintains the right of discretionary review of requests to alter or amend structures, conditions, or restrictions of this Permit incorporated by reference in accordance with Chapter 20.100 of Title 20 of the San José Municipal Code.
10. **Revocation, Suspension, Modification.** This Planned Development Permit may be revoked, suspended or modified by the Planning Commission, or by the City Council, as applicable, at any time regardless of who is the owner of the subject property or who has the right to possession thereof or who is using the same at such time, whenever, after a noticed hearing in accordance with Part 2 of Chapter 20.100 of Title 20 of the San José Municipal Code it finds:
    a. A violation of any conditions of the Planned Development Permit was not abated, corrected or rectified within the time specified on the notice of violation; or
    b. A violation of any City ordinance or State law was not abated, corrected or rectified within the time specified on the notice of violation; or
    c. The use as presently conducted creates a nuisance.

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In accordance with the findings set forth above, a permit to use the subject property for said purpose specified above is hereby **approved**.

EFFECTIVE DATE

The effective date of this Permit (File No. PD17-026) shall be the effective date of the Planned Development Rezoning Ordinance for File No. PDC17-054 approved for publication on _____, 20___ (the "Planned Development Rezoning Ordinance") and shall be no earlier than the effective date of said Planned Development Rezoning Ordinance.

ADOPTED this _____day of _____, 2019, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

_____
SAM LICCARDO
Mayor

ATTEST:

_____
TONI J. TABER, CMC
City Clerk

NOTICE TO PARTIES

The time within which judicial review must be sought to review this decision is governed by the provisions of the California Code of Civil Procedure Section 1094.6.

DRAFT

GENERAL DEVELOPMENT PLAN

(NO NEW CONSTRUCTION)

MONTE VISTA GARDENS

A 213 UNIT RESIDENTIAL AND PARK AND RIDE LOT PROJECT
CAPITOL AVENUE AT LOMBARD AVENUE

STATEMENTS AND TABLES

GROSS ACREAGE: 8.47 ACRES

PARK-N-RIDE & PRIVATE STREETS: - 2.20 ACRES
NET ACREAGE: 6.07 ACRES (RESIDENTIAL DEVELOPMENT)

UNITS: 213 HOUSING UNITS
NET DENSITY: 35 UNITS / ACRE (BASED ON 6.07 ACRES NET)
TOTAL BUILDING ENVELOPE AREA: 2.33 ACRES
BUILDING SITE COVERAGE: 33.8% OF NET
AREA OF PRIVATE DRIVE & STREETS: 1.80 ACRES
PRIVATE DRIVE & STREETS COVERAGE: 26.1% OF NET
AREA OF LANDSCAPING: 2.77 ACRES
LANDSCAPE SITE COVERAGE: 40.1%

NOTE:

NET ACREAGE = GROSS ACREAGE MINUS PUBLIC STREET DEDICATION, MINUS PRIVATE STREETS, AND MINUS PARK-N-RIDE LOT



VICINITY MAP

DEVELOPMENT SCHEDULE

NO NEW DEVELOPMENT PROPOSED

APPLICANT:

WNC COMMUNITY PRESERVATION PARTNERS
2601 NUESTRA CASTILLO CT
SAN JOSE, CALIFORNIA 95127

CONSULTANTS:

IRWIN PARTNERS ARCHITECTS
245 FISCHER AVE, SUITE B-2
COSTA MESA, CALIFORNIA 92626

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Original drawings produced in 1998 by CIVIL ENGINEERING ASSOCIATES for ROEM DEVELOPMENT CORPORATION. Drawings edited by Irwin Partners Architects in 2019.

WNC COMMUNITY PRESERVATION PARTNERS
2601 NUESTRA CASTILLO CT
SAN JOSE, CALIFORNIA 95127
714-662-5565

IRWIN PARTNERS ARCHITECTS
245 FISCHER AVE, SUITE B-2
COSTA MESA, CALIFORNIA 92626
714-557-2448

TITLE SHEET GENERAL DEVLOPMENT PLAN EXHIBIT "C" SAN JOSE CALIFORNIA	(NO NEW CONSTRUCTION)	SHEET 1 OF SHEETS

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
SCALE: 1" = 40'

TRACT NO. 5988

SINGLE FAMILY ATTACHED | SINGLE FAMILY ATTACHED | SINGLE FAMILY ATTACHED

SINGLE FAMILY DETACHED

(2 STORY)
18 UNITS (2 STORY)
(3 STORY)
SENIOR HOUSING 69 TOTAL UNITS
51 UNITS (3 STORY)
EXISTING LOT LINE TO BE REMOVED
EXIST. 10' P.G.&E. EASEMENT
EXIST. 10' P.G.&E. EASEMENT
EXISTING LOT LINE TO BE REMOVED
A.P.N. 484-44-005
EXIST. 30' ACCESS EASEMENT TO BE VACATED
PRIVATE STREET
ACCESS EASEMENT TO BE GRANTED TO THE OWNER OF A.P.N. 484-44-005
AREA TO BE DEDICATED TO THE CITY OF SAN JOSE
EXISTING LOT LINE TO BE REMOVED
PARKING FOR SENIOR HOUSING
PRIVATE DRIVE
6 CARPORT
TYPE 1
TYPE 2
TYPE 3
TYPE 4
144 MULTI-FAMILY APARTMENTS (3 STORY)
POOL
LEASING / RECREATION
EASEMENT FOR SHARED PARKING STALLS FOR THE BENEFIT OF THE APARTMENTS
FUTURE PROPERTY LINE AFTER DEDICATION
PROPOSED PROPERTY LINE
OPERATOR BREAK FACILITY WITH RESTROOMS 10'x15'
PLAZA WITH BENCHES, FOUNTAIN AND SIGN
PROPOSED LIGHT RAIL STATION
CAPITOL AVENUE
EMILIE DRIVE
TRACT NO. 5988
* INGRESS & EGRESS EASEMENT TO BE GRANTED TO A.P.N. 484-44-057 THIS EASEMENT IS FOR RESIDENTIAL PURPOSES ONLY
WILBUR AVE.
PRIVATE STREET
15' MIN. SETBACK TO PARKING LOT TYPICAL
R=20.00'
Δ=78°46'47"
L=27.50'
N49°42'48"E 692.23'
20' STORM EASEMENT PER IMP. PLAN 3-506
* THIS B.S.L. AND INGRESS EGRESS EASEMENT MAY BE ABANDONED IF THE DIRECTOR OF PLANNING DETERMINES THEY ARE NO LONGER NECESSARY UPON APPROVAL OF A DEVELOPMENT PLAN FOR PARCEL 484-44-057
SINGLE FAMILY DETACHED
TRACT NO. 2473
LOMBARD AVENUE
WESTBORO DRIVE
10' S.D.E. PER TRACT 5988

THE DEVELOPER SHALL CONSTRUCT AN OVERLAND DRAINAGE RELEASE FACILITY TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS WITH THE SPECIFIC DESIGN AND LOCATION TO BE DETERMINED PRIOR TO THE ISSUANCE OF THE FIRST PLANNED DEVELOPMENT (PD) PERMIT. THE DEVELOPER SHALL ENTER INTO A MAINTENANCE AGREEMENT TO BE RECORDED AGAINST THE PROPERTY TO THE SATISFACTION OF THE DIRECTOR OF PLANNING AND PUBLIC WORKS PRIOR TO THE ISSUANCE OF THE FIRST PD PERMIT.

VICINITY MAP
SITE

LAND USE LEGEND

SYMBOL	USE	AREA (SQ. FT.)	PERCENT OF SITE COVERAGE	DWELLING UNITS	NET DENSITY
	PUBLIC STREET DEDICATION	9,795	2.42	–	–
	PRIVATE STREETS	35,902	8.87	–	–
	PARK-N-RIDE LOT	70,766	17.49	–	–
	PRIVATE DRIVE	42,663	10.55	–	–
	BUILDING	101,670	25.13	213	33 DU/AC
	COMMON USABLE OPEN SPACE	77,738	19.21	–	–
	COMMON OPEN SPACE	24,721	6.11	–	–
	PRIVATE OPEN SPACE	5,124	1.27	–	–
	TOTAL	404,593	100%	226	–

CALCULATIONS ARE APPROXIMATE AND MAY BE SUBJECT TO CHANGE AT P.D. PERMIT STAGE

GENERAL DEVELOPMENT PLAN
EXHIBIT "C"

Original drawings produced in 1998 by CIVIL ENGINEERING ASSOCIATES for ROEM DEVELOPMENT CORPORATION. Drawings edited by Irwin Partners Architects in 2019.

WNC COMMUNITY PRESERVATION PARTNERS
2601 NUESTRA CASTILLO CT
SAN JOSE, CALIFORNIA 95127
714-662-5565

IRWIN PARTNERS ARCHITECTS
245 FISCHER AVE, SUITE B-2
COSTA MESA, CALIFORNIA 92626
714-557-2448

LAND USE PLAN
MONTE VISTA GARDENS
SAN JOSE CALIFORNIA

(NO NEW CONSTRUCTION)

SHEET 2 OF SHEETS

PERFORMANCE STANDARDS

1. W.P.C.P. NOTE: PURSUANT TO PART 2.75 OF CHAPTER 15.12 OF THE SAN JOSE MUNICIPAL CODE, NO VESTED RIGHT TO A BUILDING PERMIT SHALL ACCRUE AS THE RESULT OF THE GRANTING OF ANY LAND DEVELOPMENT APPROVALS AND APPLICATIONS WHEN AND IF THE CITY MANAGER MAKES A DETERMINATION THAT THE CUMULATIVE SEWAGE TREATMENT DEMAND ON THE SAN JOSE-SANTA CLARA WATER POLLUTION CONTROL PLANT REPRESENTED BY APPROVED LAND USES IN THE AREA SERVED BY SAID PLANT WILL CAUSE THE TOTAL SEWAGE TREATMENT DEMAND TO MEET OR EXCEED THE CAPACITY OF THE SAN JOSE-SANTA CLARA WATER POLLUTION CONTROL TO TREAT SUCH SEWAGE ADEQUATELY AND WITHIN THE DISCHARGE STANDARDS IMPOSED ON THE CITY BY THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD FOR THE SAN FRANCISCO BAY REGION. SUBSTANTIVE CONDITIONS DESIGNED TO DECREASE SANITARY SEWAGE ASSOCIATED WITH ANY LAND USE APPROVAL MAY BE IMPOSED BY THE APPROVING AUTHORITY.
2. THE PUBLIC RIGHT-OF-WAY SHALL BE PLANTED WITH STREET TREES AS REQUIRED BY THE DIRECTOR OF STREETS AND TRAFFIC.
3. ALL OFF-SITE STREET IMPROVEMENTS AND INFRASTRUCTURE SHALL BE PER CITY OF SAN JOSE STANDARDS.
4. PROJECT SHALL COMPLY WITH THE PARK LAND DEDICATION ORDINANCE.
5. THE DEVELOPER SHALL PROVIDE A TRAFFIC SIGNAL AT THE INTERSECTION OF WILBUR AVENUE AND CAPITOL AVENUE TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS.
6. THE DEVELOPER SHALL SECURE OR PROVIDE EASEMENTS AS SHOWN ON THE PLANS.
7. INSTALL TREES IN PARK-N-RIDE LOT AT 1 TREE TO 4 PARKING SPACES.
8. PLAZA TO HAVE BENCHES, FOUNTAIN, AND SIGN.

ENVIRONMENTAL MITIGATION

NOISE

THE DEVELOPER SHALL PROVIDE NOISE MITIGATION IN ACCORDANCE WITH THE REPORT (AND SUBSEQUENT ADDENDUMS) PREPARED BY EDWARD L. PACK ASSOCIATES DATED DECEMBER 17, 1998 TO THE SATISFACTION OF THE DIRECTOR OF PLANNING.

HAZARDOUS MATERIALS

ALL DEMOLITION ACTIVITIES WILL BE UNDERTAKEN ACCORDING TO OSHA STANDARDS TO PROTECT WORKERS FROM EXPOSURE TO ASBESTOS AND LEAD BASED PAINT. SPECIFIC MEASURES INCLUDE AIR MONITORING DURING DEMOLITION/CONSTRUCTION ACTIVITIES. BUILDING MATERIALS CLASSIFIED AS HAZARDOUS WILL BE DISPOSED OF IN CONFORMANCE WITH FEDERAL, STATE AND LOCAL LAWS.

ARCHAEOLOGICAL RESOURCES

PURSUANT TO SECTION 7050.5 OF THE HEALTH AND SAFETY CODE, AND SECTION 5097.94 OF THE PUBLIC RESOURCES CODE OF THE STATE OF CALIFORNIA IN THE EVENT OF THE DISCOVERY OF HUMAN REMAINS DURING CONSTRUCTION, THERE SHALL BE NO FURTHER EXCAVATION OR DISTURBANCE OF THE SITE OR ANY NEARBY AREA RESONABLY SUSPECTED TO OVERLIE ADJACENT REMAINS. THE SANTA CLARA COUNTY CORONER SHALL BE NOTIFIED AND SHALL MAKE A DETERMINATION AS TO WHETHER THE REMAINS ARE NATIVE AMERICAN. IF THE CORONER DETERMINES THAT THE REMAINS ARE NOT SUBJECT TO HIS AUTHORITY, HE SHALL NOTIFY THE NATIVE AMERICAN HERITAGE COMMISSION WHO SHALL ATTEMPT TO IDENTIFY DESCENDANTS OF THE DECEASED NATIVE AMERICAN. IF NO SATISFACTORY AGREEMENT CAN BE REACHED AS TO THE DISPOSITION OF THE REMAINS PURSUANT TO THIS STATE LAW, THEN THE LAND OWNER SHALL RE-INTER THE HUMAN REMAINS AND ITEMS ASSOCIATED WITH NATIVE AMERICAN BURIALS ON THE PROPERTY IN A LOCATION NOT SUBJECT TO FURTHER SUBSURFACE DISTURBANCE.

Development Standards

MULTI-FAMILY ATTACHED STANDARDS:

- Total number of units: 144 (maximum)
- Setbacks are as shown on the site plan
- Maximum building height: 45 feet (3 stories)
- Parking ratio:
  - 1 bedroom: 1.25 spaces per unit
  - 2 bedroom: 1.70 spaces per unit
  - 3 bedroom: 2.0 spaces per unit
  - Up to 20% of the required parking may be provided in the adjacent Park-N-Ride lot. The number of stalls will be determined at the PD permit stage.
- Private open space: 60 square feet per unit
- Common open space: 200 square feet per unit

SENIOR HOUSING STANDARDS:

- Setbacks as shown on the plans
- Maximum building height 45 feet (3 stories) (as shown)
- Parking ratio: 1 per unit plus 1 per employee
- Private open space: 50 square feet per unit
- Common open space: 100 square feet per unit
- Use restriction: independent living units with kitchens
- Maximum number of units: up to 69

TOWN HOUSE / DETACHED UNIT STANDARDS

1. Setbacks shall conform to the Residential Design Guidelines
2. Maximum building height: 30 feet (2 stories)
3. Parking ratio: per Residential Design Guidelines
4. Private open space: per Residential Design Guidelines
5. Common open space: per Residential Design Guidelines
6. Maximum number of units: up to 13 not to exceed 14 d.u. per acre

PARK-N-RIDE LOT STANDARDS:

1. Up to 60 spaces may be provided for the use of the multi-family attached units, easements for which are contained in that certain quitclaim deed recorded September 1, 2000, Instrument No. 15376544, in the Official Records of the County of Santa Clara.
2. A setback of 15'-0" shall be provided adjacent to all public and private streets.
3. Parking lot layout shall be consistent with the City Commercial Design Guidelines.

GENERAL DEVELOPMENT PLAN
EXHIBIT "C"

Original drawings produced in 1998 by CIVIL ENGINEERING ASSOCIATES for ROEM DEVELOPMENT CORPORATION. Drawings edited by Irwin Partners Architects in 2019.

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2601 NUESTRA CASTILLO CT
SAN JOSE, CALIFORNIA 95127
714-662-5565

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714-557-2448

LAND USE PLAN NOTES MONTE VISTA GARDENS SAN JOSE CALIFORNIA	(NO NEW CONSTRUCTION)	SHEET 2A OF SHEETS

Monte Vista Gardens

WNC Community Preservation Partners

PROJECT DATA

PROJECT ADDRESS
2601 Nuestra Castillo Ct.
San Jose CA 95127

ASSESSORS PARCEL NUMBER
484-44-059

FILE NUMBER
PD 99-07-039

ZONING FILE NUMBER
PCD 98-12-105

ZONING
A(PD)

GENERAL PLAN
Transit Corridor Residential (20 DU/AC)

SCOPE OF WORK
Zoning Amendment to change parking requirement to reflect current parking provided.

PARKING
PARKING REQUIRED

Unit Type	Qty	Ratio	Total
1 bed/1 ba	24	1.25	30.0
2 bed/1 ba	24	1.70	40.8
2 bed/2 ba	48	1.70	81.6
3 bed/2 ba	48	2.00	96.0
	144		248.4

EXISTING PARKING

CARPORT	144
OPEN	75
PARK-N-RIDE	28
VAN ACCESSIBLE	2
CAR ACCESSIBLE	5
TOTAL	254

PROPOSED PARKING

CARPORT	144
OPEN	75
PARK-N-RIDE	28
VAN ACCESSIBLE	2
CAR ACCESSIBLE	5
TOTAL	254

PROJECT INFORMATION

Unit #		Type
BLDG 1		
1 101		C
1 102	MR	A
1 103	MR	C
1 104		B1
1 105		C
1 106		A
1 107		C
1 108		B1
1 201	Exempt	C
1 202		A
1 203		C
1 204		B1
1 205		C
1 206		A
1 207	MR	C
1 208		B1
1 301		C
1 302	MR	A
1 303	MR	C
1 304	MR	A
1 305		C
1 306		A
1 307	MR	C
1 308	MR	A

Unit #		Type
BLDG 2		
2 101		C
2 102		B
2 103		C
2 104		B
2 105		B
2 106		B
2 107		B
2 108		B
2 201		C
2 202		B
2 203		C
2 204		B
2 205		B
2 206		B
2 207		B
2 208		B
2 301		C
2 302		B
2 303		C
2 304		B
2 305		B
2 306		B
2 307		B
2 308		B

Unit #		Type
BLDG 3		
3 101		C
3 102		B1
3 103		C
3 104		B1
3 105		C
3 106		B1
3 107		C
3 108		B1
3 201		C
3 202		B1
3 203		C
3 204		B1
3 205		C
3 206		B1
3 207		C
3 208		B1
3 301		C
3 302		A
3 303		C
3 304		A
3 305		C
3 306		A
3 307		C
3 308		A

Unit #		Type
BLDG 4		
4 101		B
4 102		A
4 103		B
4 104		B1
4 105		B
4 106		A
4 107		B
4 108		B1
4 201		B
4 202		A
4 203		B
4 204		B1
4 205		B
4 206		A
4 207		B
4 208		B1
4 301		B
4 302		A
4 303		B
4 304		A
4 305		B
4 306		A
4 307		B
4 308		A

Unit #		Type
BLDG 5		
5 101		C
5 102	MR	B1
5 103	MR	C
5 104	MR	B1
5 105		C
5 106	MR	B1
5 107		C
5 108	MR	B1
5 201		C
5 202		B1
5 203		C
5 204		B1
5 205	MR	C
5 206		B1
5 207		C
5 208		B1
5 301	MR	C
5 302		A
5 303		C
5 304	MR	A
5 305	MR	C
5 306		A
5 307		C
5 308		A

Unit #		Type
BLDG 6		
6 101		C
6 102	MR	B
6 103		C
6 104		B
6 105		B
6 106	MR	B
6 107		B
6 108		B
6 201		C
6 202		B
6 203		C
6 204		B
6 205	MR	B
6 206	MR	B
6 207	MR	B
6 208	MR	B
6 301		C
6 302	MR	B
6 303		C
6 304	MR	B
6 305	MR	B
6 306		B
6 307		B
6 308		B

Affordable Units	117	81%
Market Rate Units	27	19%
	144	

BUILDING 1 UNIT MIX

Unit Type	Unit Name	Qty	Area (SF)	Total (SF)
1 BR / 1 BA	A	4	783	3,131
1 BR / 1 BA	A³	4	766	3,063
2 BR / 1 BA	B1	4	833	3,332
3 BR / 2 BA	C	8	1,229	9,831
3 BR / 2 BA	C³	4	1,216	4,862
		24		**24,224 sq ft**

BUILDING 2 UNIT MIX

Unit Type	Unit Name	Qty	Area (SF)	Total (SF)
2 BR / 2 BA	B	18	1,027	18,482
3 BR / 2 BA	C	4	1,229	4,915
3 BR / 2 BA	C³	2	1,216	2,431
		24		**25,834 sq ft**

BUILDING 3 UNIT MIX

Unit Type	Unit Name	Qty	Area (SF)	Total (SF)
1 BR / 1 BA	A³	4	766	3,063
2 BR / 1 BA	B1	8	833	6,665
3 BR / 2 BA	C	8	1,229	9,831
3 BR / 2 BA	C³	4	1,216	4,862
		24		**24,424 sq ft**

BUILDING 4 UNIT MIX

Unit Type	Unit Name	Qty	Area (SF)	Total (SF)
1 BR / 1 BA	A	2	783	1,565
1 BR / 1 BA	A (MF)	2	783	1,565
1 BR / 1 BA	A³	4	766	3,063
2 BR / 1 BA	B1	2	833	1,666
2 BR / 1 BA	B1 (MF)	2	833	1,666
2 BR / 2 BA	B (MF)	4	1,027	4,167
2 BR / 2 BA	B¹	8	1,042	8,334
		24		**22,032 sq ft**

BUILDING 5 UNIT MIX

Unit Type	Unit Name	Qty	Area (SF)	Total (SF)
1 BR / 1 BA	A³	4	766	3,063
2 BR / 1 BA	B1	5	833	4,165
2 BR / 1 BA	B1 (MF)	3	833	2,499
3 BR / 2 BA	C	4	1,229	4,915
3 BR / 2 BA	C (MF)	4	1,229	4,915
3 BR / 2 BA	C³	4	1,216	4,862
		24		**24,424 sq ft**

BUILDING 6 UNIT MIX

Unit Type	Unit Name	Qty	Area (SF)	Total (SF)
2 BR / 2 BA	B	18	1,027	18,482
3 BR / 2 BA	C	4	1,229	4,915
3 BR / 2 BA	C³	2	1,216	2,431
		24		**25,834 sq ft**

COMMON AREA CALCULATIONS

Room Name	Qty.	Area (SF)
ADMINISTRATION		
Office	1	894
LAUNDRY		
Laundry	4	288
MECHANICAL		
Fire	1	212
Supply Rm	1	348
Utility	16	1,152
RESIDENT ACTIVITY		
Club Rm	1	931
Fitness	1	370
RESTROOMS		
Men	1	65
Women	1	65
		4,325 sq ft

Type	Qty	%of Units	%of 15	ADA units (MF)
A	24	16.7%	2.5	2
B1	24	16.7%	2.5	3
B	48	33.3%	5.0	5
C	48	33.3%	5.0	5
	144		**15**	**15**

CODE REQUIREMENTS

APPLICABLE CODES

ALL WORK SHALL BE IN CONFORMANCE WITH .....

2013 CALIFORNIA BUILDING CODE
2013 FIRE CODE
2013 BUILDING STANDARDS CODE

BUILDING CONSTRUCTION

OCCUPANCY TYPES:	R2 at time of Construction
CONSTRUCTION TYPE:	V-B
SPRINKLERS:	YES
ALLOWABLE BUILDING HEIGHT	Existing
ACTUAL BUILDING HEIGHT -	Existing

VICINITY MAP



DRAWING INDEX

ARCHITECTURAL

T1	Title Sheet
A0.2	Architectural Site Plan
A1.1	1st Floor Plans
A1.2	2nd Floor Plans
A1.3	3rd Floor Plans
A2.1	Building 1 Exterior Elevations
A2.2	Bldgs 2 & 6 Exterior Elevations
A2.3	Bldgs 3 & 5 Exterior Elevations
A2.4	Bldg 4 Exterior Elevations
A5.1	Enlarged Unit Plans
A5.2	Enlarged Unit Mobility Plans
A5.3	Enlarged Unit Mobility Plans

PROJECT TEAM

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Brett Issacman, JP

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Melisa Pence

ABBREVIATIONS

A/C	AIR CONDITIONING	I.C.	INTERCOMMUNICATION	SECT.	SECTION
AC.	ASPHALTIC CONCRETE	ID	INSIDE DIAMETER	SHR.	SHOWER
AFF	ABOVE FINISH FLOOR	IN	INCH	SHT.	SHEET
ALT.	ALTERNATE	INFO	INFORMATION	SIM.	SIMILAR
AL.	ALUMINUM	INSUL.	INSULATE, INSULATION	SPEC.	SPECIFICATION
AMT.	AMOUNT	INT	INTERIOR	SPR.	SPRINKLER
APPROX.	APPROXIMATE			SQ.	SQUARE
ARCH.	ARCHITECTURAL)	JAN.	JANITOR	SQ.FT.	SQUARE FOOT
AUTO	AUTOMATIC	JCT.	JUNCTION	SQ.IN.	SQUARE INCH
AVG.	AVERAGE	JT.	JOINT	S.S.	STAINLESS STEEL
				ST.	STAIR(S) STREET
BD.	BOARD	KIT.	KITCHEN	STD.	STANDARD
BTWN.	BETWEEN			STL.	STEEL
BLDG.	BUILDING	LAV.	LAVATORY	STOR.	STORAGE
BLK., BLKG	BLOCK, BLOCKING	LB.	POUND	STRUCT.	STRUCTURE (URAL)
		L.F.	LINEAR FOOT	SUPP.	SUPPLIMENTAL
C.F.M.	CUBIC FEET PER MINUTE	LIN.	LINEAR	SUSP.	SUSPENDED
CHG.	CHANGE	LT.	LIGHT	SYM.	SYMMETRICAL SYMBOL
C.I.	CAST IRON	LTWT.	LIGHT WEIGHT	SYN.	SYNTHETIC
CL.	CLEAR, CLEARANCE				
CLG.	CEILING	MACH.	MACHINE	T.	TREAD
CL	CENTERLINE	MAT.	MATERIAL	T.O.C.	TOP OF CURB, TOP OF CONCRETE
CMU	CONCRETE MASON UNIT	MAX.	MAXIMUM	T.O.C.	TOP OF CATCH INSIN
COL.	COLUMN	MB	MACHINE BOLT	TEL.	TELEPHONE
CONC.	CONCRETE	M.C.	MEDICINE CABINET	TEMP.	TEMPERATURE
CONSTR.	CONSTRUCTION	MECH.	MECHANICAL	TNG	TONGUE AND GROOVE
CORR.	CORRIDOR	MED.	MEDIUM	THK.	THICK
CO	CLEAN OUT, CONDUIT ONLY	MEZZ.	MEZZANINE	TOIL.	TOILET
CTR.	CENTER	MFR.	MANUFACTURER	TOP.	TOP OF PAVEMENT
CU.FT.	CUBIC FOOT	MH.	MAN HOLE	TOS.	TOP OF SLAB
CU IN.	CUBIC INCH	MIN.	MINIMUM	TV	TELEVISION
CU YD.	CUBIC YARD	MISC.	MISCELLANEOUS	T.O.W.	TOP OF WALL
DB.	DECIBEL	MO.	MASONRY OPENING	TYP.	TYPICAL
DBL.	DOUBLE	MS.	MACHINE SCREW		
DEG.	DEGREE	MTG.	MOUNTING		
DEPT.	DEPARTMENT	MTL.	METAL	UNFN.	UNFINISHED
DET.	DETAIL			UNO.	UNLESS NOTED OTHERWISE
DF.	DRINKING FOUNTAIN	(N)	NEW	UR.	URINAL
	DOUGLAS FIR				
DIAG.	DIAGONAL	N.	NORTH		
DIA.	DIAMETER	NIC.	NOT IN CONTRACT	V.	VENT
DIM.	DIMENSION	NO.	NUMBER	V.C.T.	VINYL COMPOSITION TILE
DIV.	DIVISION	N.T.S.	OPENING	VENT.	VENTILATE, VENTILATING
DN.	DOWN			VERT.	VERTICAL
DS.	DOWN SPOUT	O/	OVER	VEST.	VESTIBULE
D.S.P.	DRY STAND PIPE	O.C.	ON CENTER	VOL.	VOLUME
DW.	DUMBWATER, DISHWASHER	O.D.	OUTSIDE DIAMETER	V.T.R.	VENT THRU ROOF
(E)	EXISTING	OFF.	OFFICE		
EA.	EACH	OPNG.	NOT TO SCALE	W.	WEST
ELEC.	ELECTRIC	OPP.	OPPOSITE	W.C.	WATER CLOSET
ELEV.	ELEVATION, ELEVATOR	ORIG.	ORIGINAL	WD.	WOOD
ENCL.	ENCLOSURE	OZ.	OUNCE	WDO	WINDOW
E.O.S.	EDGE OF SLAB			W.H.	WATER HEATER, WALL HYDRANT
EQ.	EQUAL	P.B.O.	PROVIDED BY OWNER	W.I.	WROUGHT IRON
EQUIP.	EQUIPMENT		INSTALLED BY CONTRACTOR	WOM.	WOMEN
EXIST. (E)	EXISTING	PERP.	PERPENDICULAR	WP.	WATERPROOFING
EXT.	EXTERIOR	PL.	PLATE	WSCT.	WAINSCOT
		PLAM	PLASTIC LAMINATE	WT.	WEIGHT
				W/	WITH
F.A.	FIRE ALARM	PL.	PROPERTY LINE	W/I	WITHIN
FD	FLOOR DRAIN, FIRE DAMPER	PLYWD.	PLYWOOD	W/O	WITHOUT
F.E.	FIRE EXTINGUISHER	PR.	PAIR		
FH	FIRE HYDRANT	PROJ.	PROJECT		
FIN.	FINISH	PSF.	POUNDS PER SQUARE FOOT	YR.	YEAR
FL.	FLOOR	P.S.I.	POUNDS PER SQUARE INCH		
FL.FDR.	FLUID CEMENT	PVMT.	PAVEMENT		
F.O.C.	FACE OF CONCRETE				
F.O.F.	FACE OF FINISH			"	PARALLEL
F.O.M.	FACE OF MASONRY	QT.	QUART		PERPENDICULAR
F.O.S.	FACE OF STUD	QTY.	QUANTITY	Ø	DIAMETER
F.S.D.	FIRE/SMOKE DAMPER			=	EQUALS
FT.	FOOT/FEET	R	RISER	X	BY
FTG.	FOOTING	RAD.	RADIUS		NUMBER,LBS
		RD.	ROAD	%	PERCENT
GA.	GAUGE	R.D.	ROOF DRAIN	@	AT
GAL.	GALLON	REFL.	REFERENCE	T	TEE
GALV.	GALVANIZED	REFL.	REFLECTIVE, REFLECTED		ANGLE
GSM.	GALVANIZED SHEET METAL	REFR.	REFRIGERATOR	&	AND
GYP.	GYPSUM	REINF.	REINFORCING, REINFORCE		
G.W.B.	GYPSUM WALL BOARD	REQ.	REQUIRED	ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
HB	HOSE BIBB	REV.	REVISED, REVISION	A.S.T.M.	AMERICAN SOCIETY FOR TESTING AND MATERIALS
HDR.	HEADER	RM.	ROOM	IC.B.O.	INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS
HDW	HARDWARE	R.O.	ROUGH OPENING	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
HM	HOLLOW METAL	R.P.M.	REVOLUTIONS PER MINUTE	D.S.A.	DIVISION OF THE STATE ARCHITECT
HORZ.	HORIZONTAL	RV	ROOF VENT	OSHA	OCCUPATIONAL SAFETY AND HEALTH ACT
HP	HORSEPOWER			OSHPD	OFFICE OF STATE WIDE HEALTH PLANNING & DEVELOPMENT
HR.	HOUR	S	SOUTH	UBC	UNIFORM BUILDING CODE
HT.	HEIGHT	SCHED.	SCHEDULE	UL	UNDERWRITER'S LABORATORIES, INC.
		S.C.	SOLID CORE	UFC	UNIFORM FIRE CODE
				W.I.C.	WOODWORK INSTITUTE OF CALIFORNIA

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PROJECT: 15035
DRAWN BY: AP, SA, GC
CHECKED BY: M. Pence

DATE OF ISSUE:05/04/2016

DRAWING DESCRIPTION

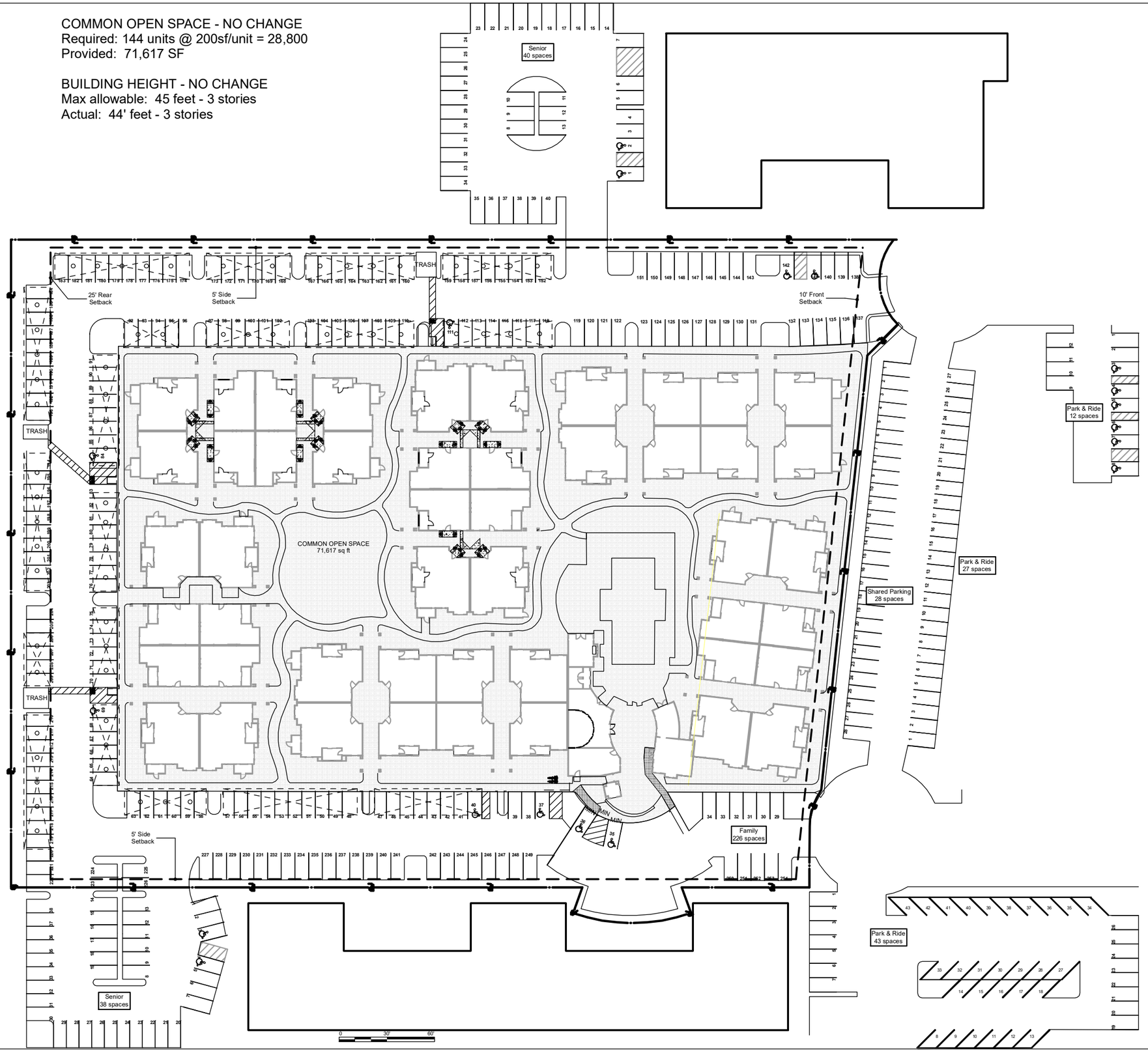
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DRAWING NUMBER

T1

COMMON OPEN SPACE - NO CHANGE
Required: 144 units @ 200sf/unit = 28,800
Provided: 71,617 SF

BUILDING HEIGHT - NO CHANGE
Max allowable: 45 feet - 3 stories
Actual: 44' feet - 3 stories



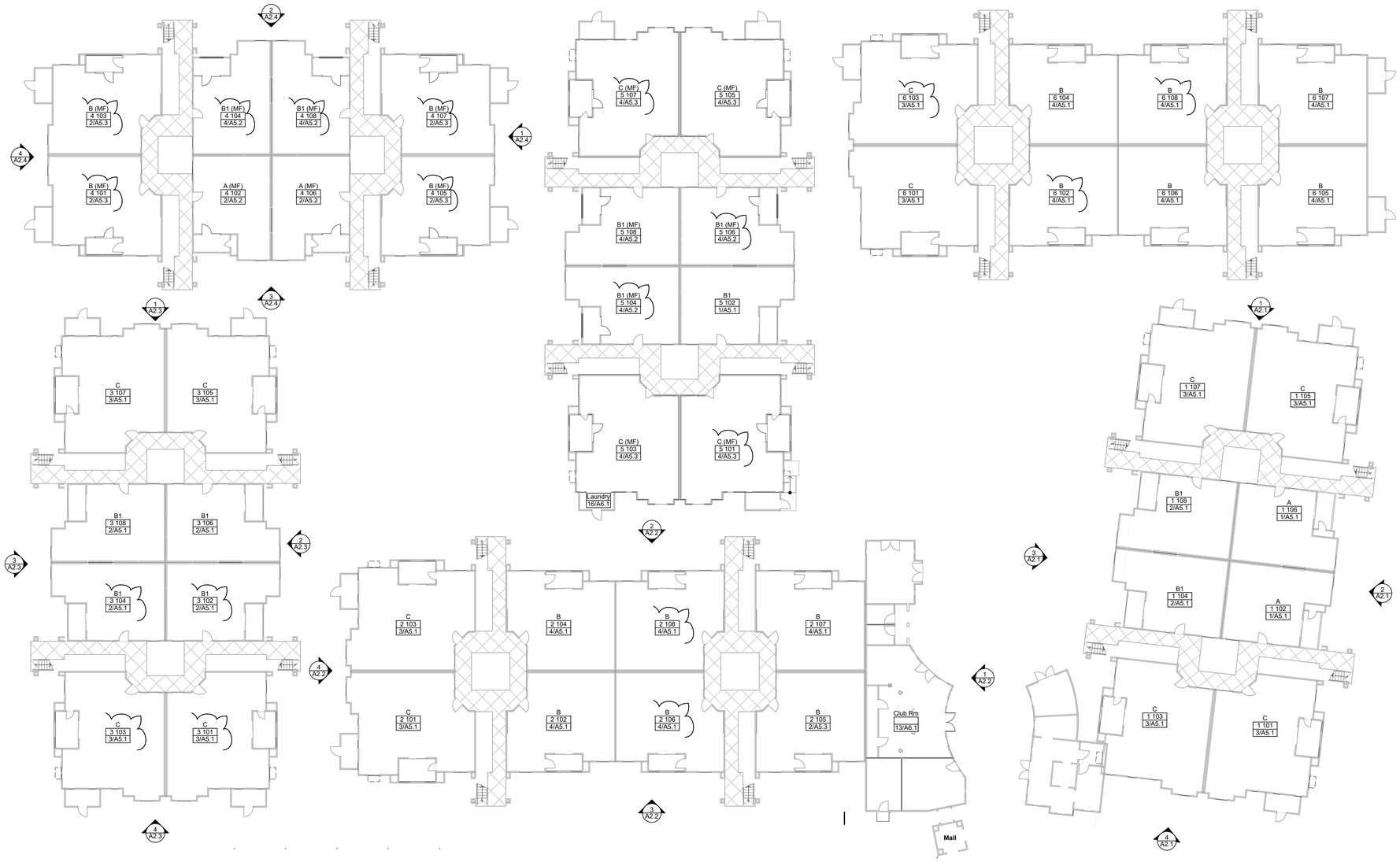
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LICENSED ARCHITECT
CARL H. IRWIN
REN:11/30/19
STATE OF CALIFORNIA

PROJECT: 15035
DATE: 9/21/2018
Parking Plan

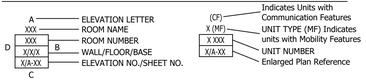
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First Floor Plan | 1/16" = 1'-0" | 1 A1.1

LEGEND AND NOTES

ROOM SYMBOL LEGEND



For units with Mobility Features see (22/A7.2)
For units with Communication Features see (21/A7.2)

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LICENSED ARCHITECT CARL H. IRWIN No. C-4525 REN:11/30/17 STATE OF CALIFORNIA

PROJECT:	15035
DRAWN BY:	AP, SA, GC
CHECKED BY:	M. Pence
DATE OF ISSUE:	05/04/2016

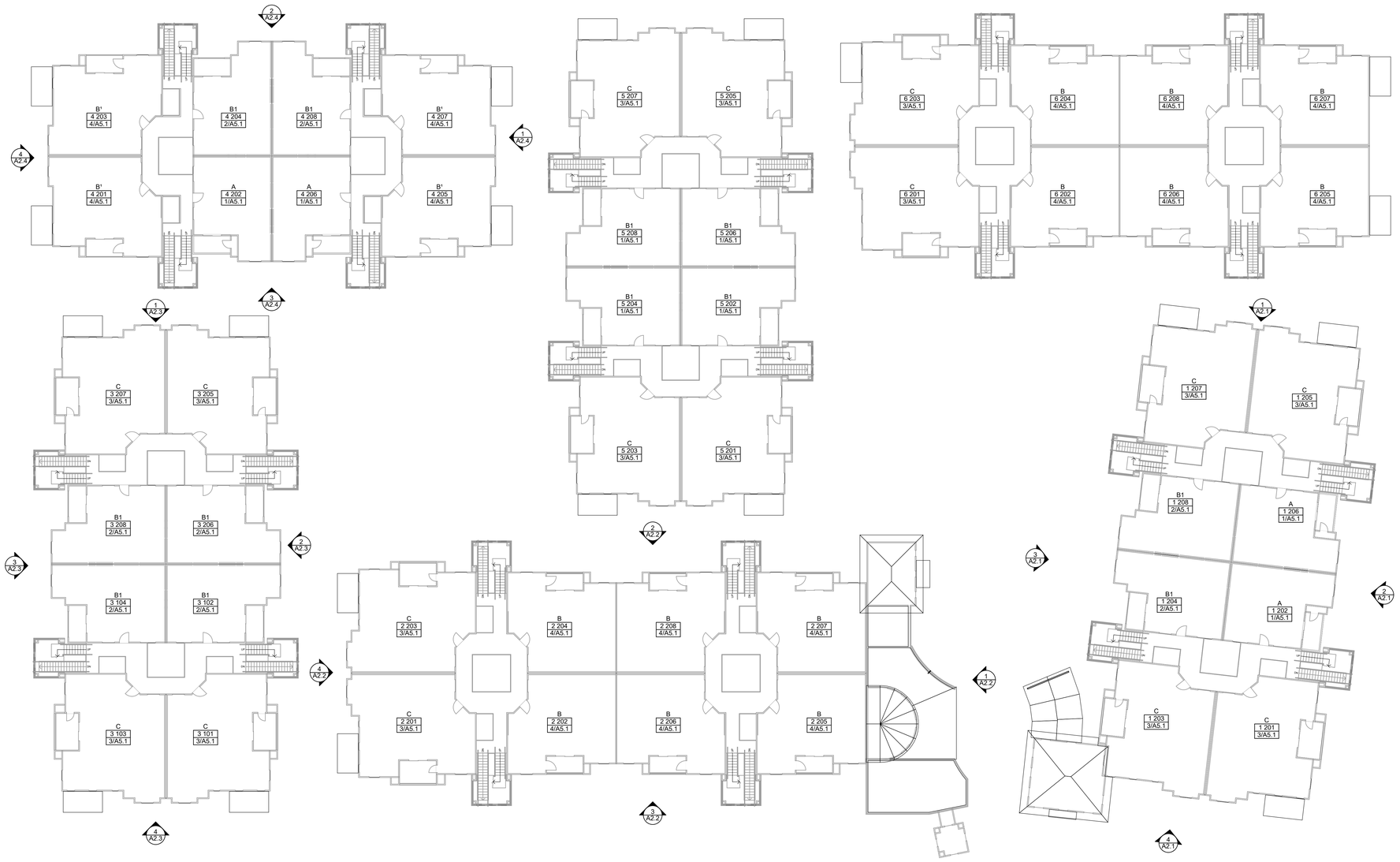
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1st Floor Plans

DRAWING NUMBER

A1.1

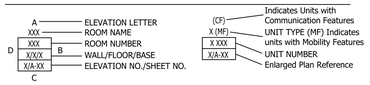
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Second Floor Plan | 1/16" = 1'-0" | 1 A1.2

LEGEND AND NOTES

ROOM SYMBOL LEGEND



For units with Mobility Features see (22/A7.2)
For units with Communication Features see (21/A7.2)

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LICENSED ARCHITECT
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No. C-4525
REN:11/30/17
STATE OF CALIFORNIA

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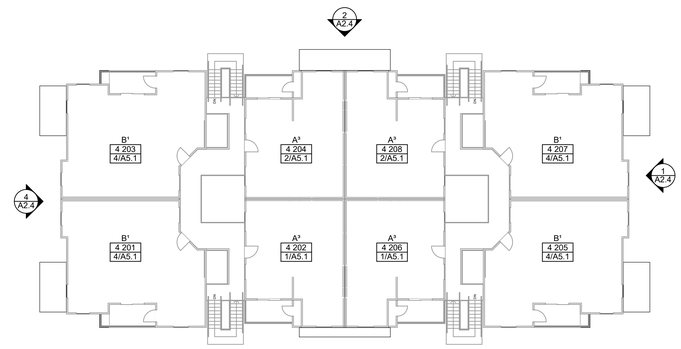
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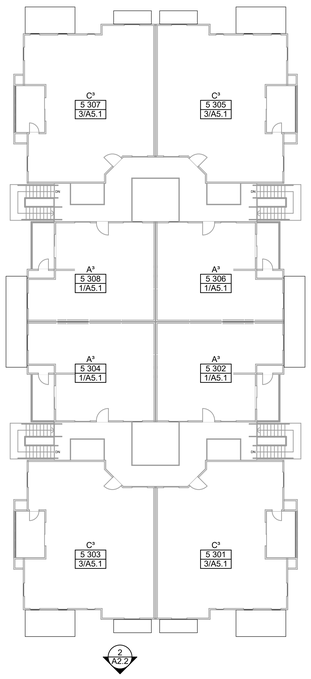
2nd Floor Plans

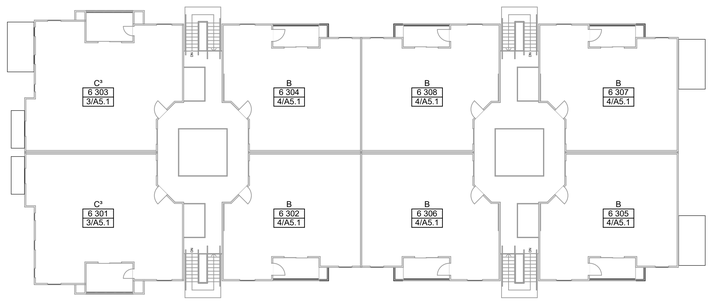
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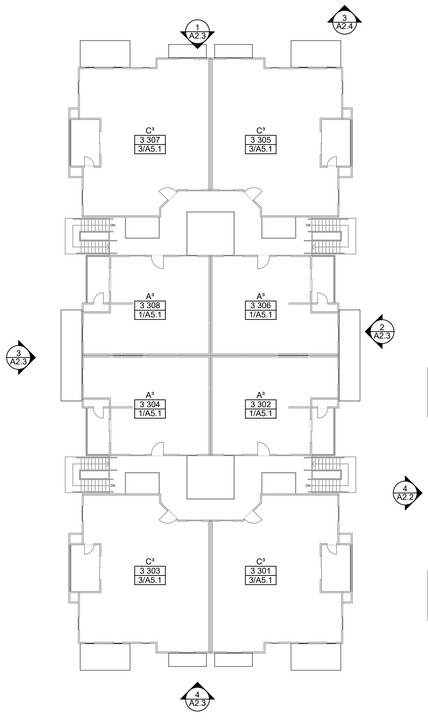
A1.2

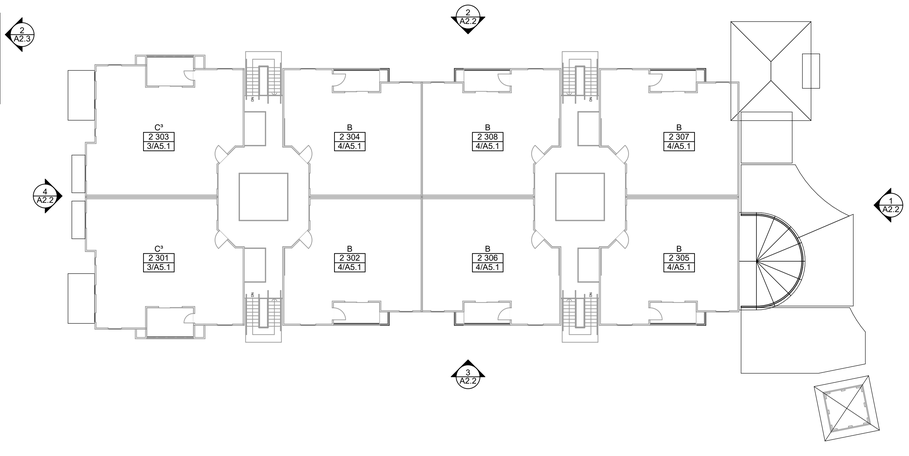
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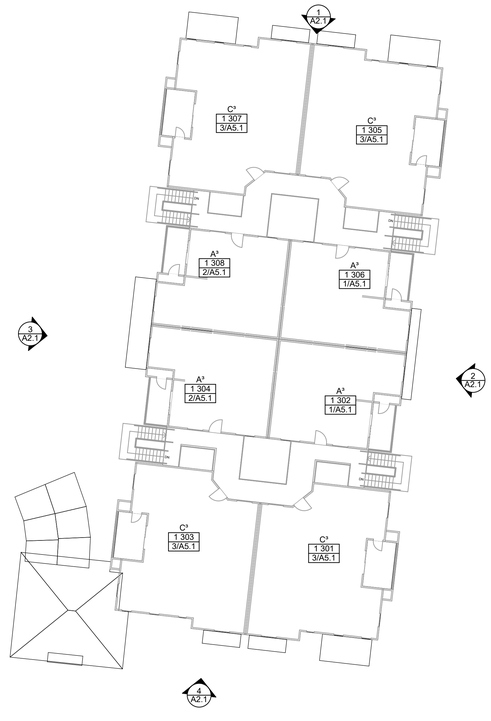






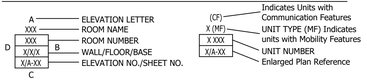






LEGEND AND NOTES

ROOM SYMBOL LEGEND



For units with Mobility Features see (22/A7.2)
For units with Communication Features see (21/A7.2)

Third Floor Plan | 1/16" = 1'-0" | 1 A1.3

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DRAWING DESCRIPTION

3rd Floor Plans

DRAWING NUMBER

A1.3

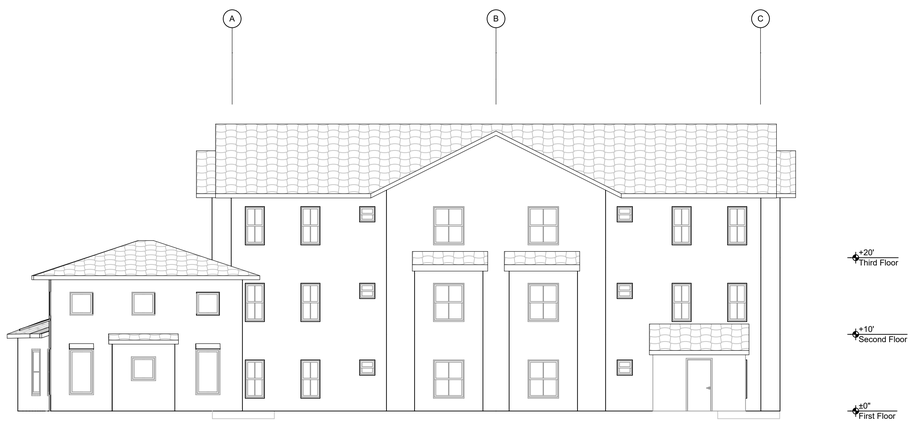
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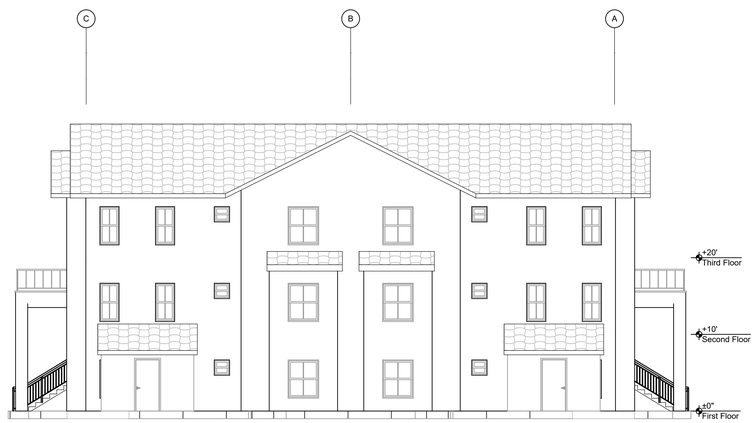
Bldg 1 West Elevation | 1/8" = 1'-0" | 3 A2.1



Bldg 1 East Elevation | 1/8" = 1'-0" | 2 A2.1



Bldg 1 South Elevation | 1/8" = 1'-0" | 4 A2.1



Bldg 1 North Elevation | 1/8" = 1'-0" | 1 A2.1

LEGEND AND NOTES

EXTERIOR ELEVATION NOTES

1. All buildings are existing to remain
2. Replace 6 building roofs in kind. See sheet A1.4
3. Repaint buildings with same colors as existing.

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DRAWING DESCRIPTION

Building 1 Exterior Elevations

DRAWING NUMBER

A2.1

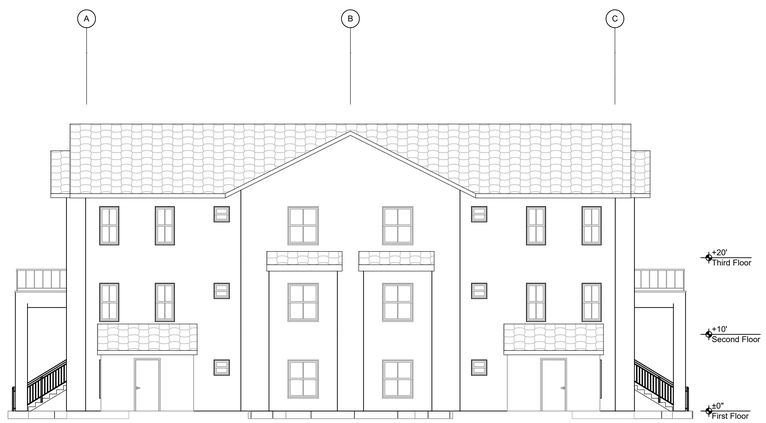
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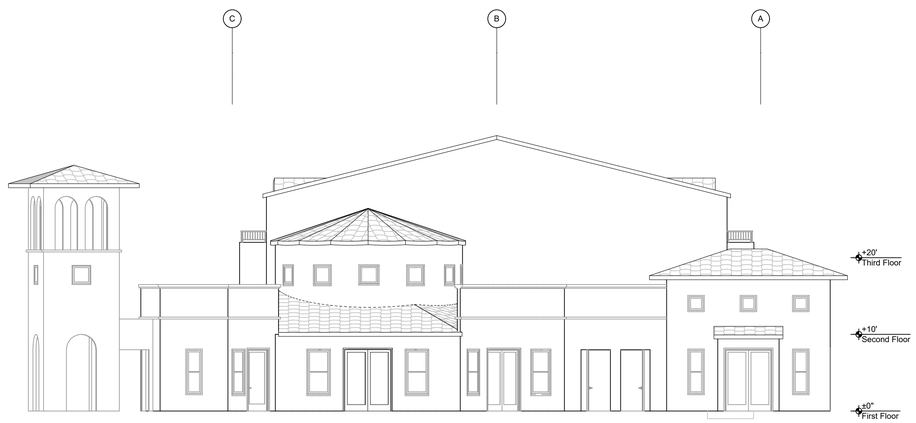
Bldg 2 South Elevation (Bldg 6 SIM) | 1/8" = 1'-0" | 3 A2.2



Bldg 2 North Elevation (Bldg 6 SIM) | 1/8" = 1'-0" | 2 A2.2



Bldg 2 West Elevation (Bldg 6 SIM) | 1/8" = 1'-0" | 4 A2.2



Bldg 2 East Elevation (Bldg 6 SIM) | 1/8" = 1'-0" | 1 A2.2

LEGEND AND NOTES

EXTERIOR ELEVATION NOTES

1. All buildings are existing to remain
2. Replace 6 building roofs in kind. See sheet A1.4
3. Repaint buildings with same colors as existing.

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DRAWING DESCRIPTION

Bldgs 2 & 6 Exterior Elevations

DRAWING NUMBER

A2.2

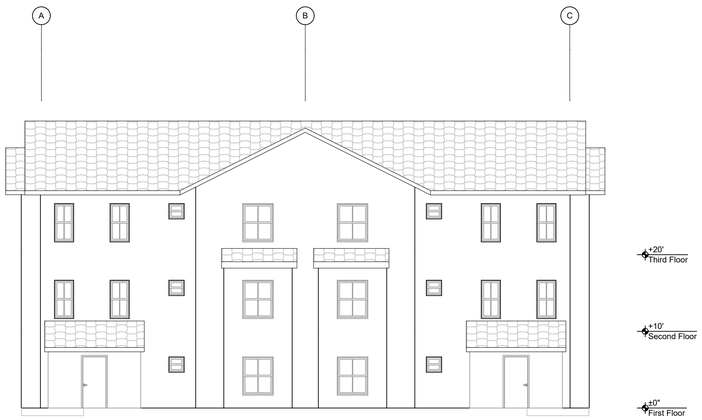
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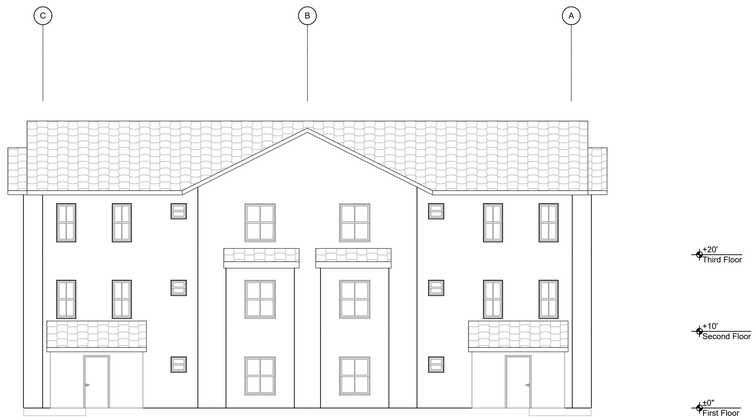
Bldg 3 West Elevation (Bldg 5 SIM) | 1/8" = 1'-0" | 3 A2.3



Bldg 3 East Elevation (Bldg 5 SIM) | 1/8" = 1'-0" | 2 A2.3



Bldg 3 South Elevation (Bldg 5 SIM) | 1/8" = 1'-0" | 4 A2.3



Bldg 3 North Elevation (Bldg 5 SIM) | 1/8" = 1'-0" | 1 A2.3

LEGEND AND NOTES

EXTERIOR ELEVATION NOTES

1. All buildings are existing to remain
2. Replace 6 building roofs in kind. See sheet A1.4
3. Repaint buildings with same colors as existing.

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DRAWING DESCRIPTION

Bldgs 3 & 5 Exterior Elevations

DRAWING NUMBER

A2.3

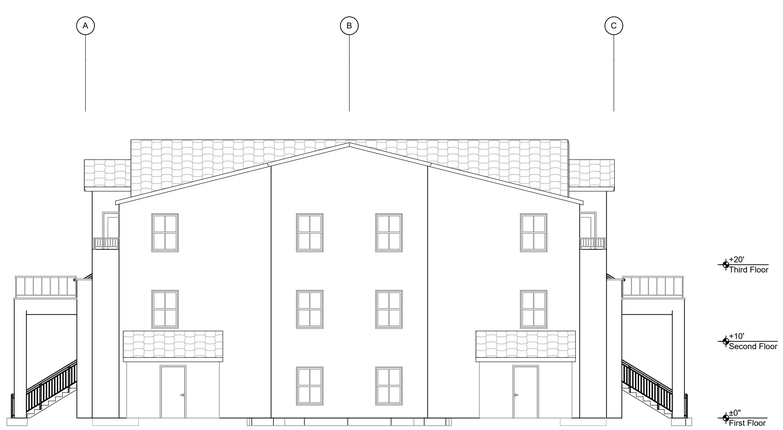
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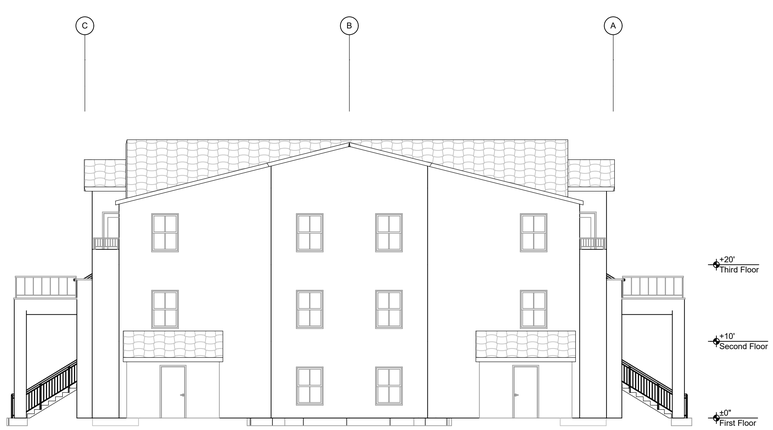
Bldg 4 South Elevation | 1/8" = 1'-0" | **3** A2.4



Bldg 4 North Elevation | 1/8" = 1'-0" | **2** A2.4



Bldg 4 West Elevation | 1/8" = 1'-0" | **4** A2.4



Bldg 4 East Elevation | 1/8" = 1'-0" | **1** A2.4

LEGEND AND NOTES

EXTERIOR ELEVATION NOTES

1. All buildings are existing to remain
2. Replace 6 building roofs in kind. See sheet A1.4
3. Repaint buildings with same colors as existing.

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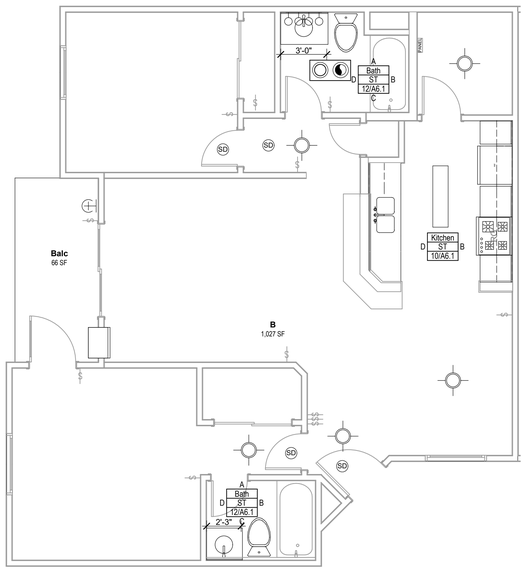
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Bldg 4 Exterior Elevations

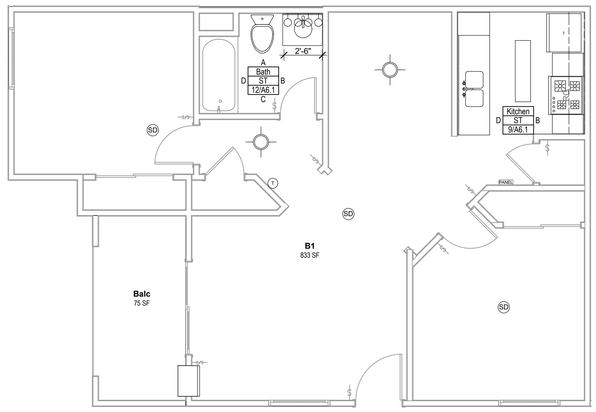
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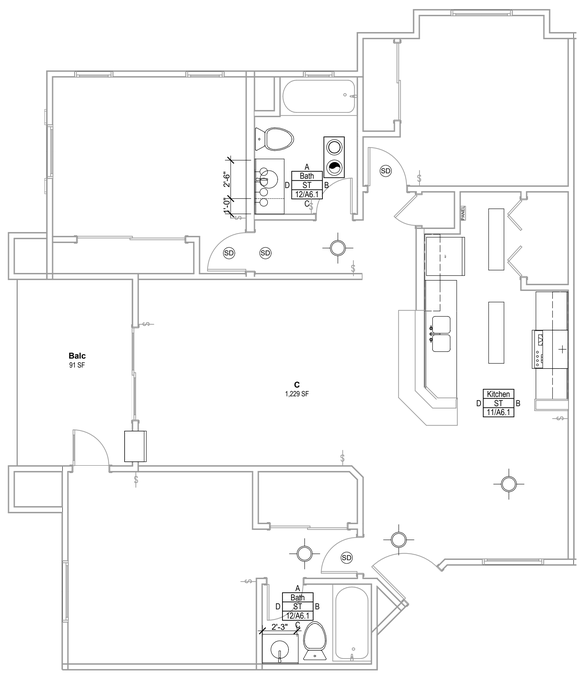
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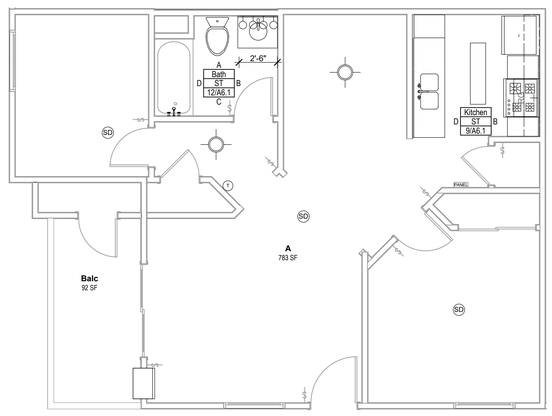
Unit B Plan | 1/4" = 1'-0" | 4 A5.1



Unit B1 Plan | 1/4" = 1'-0" | 2 A5.1



Unit C Plan | 1/4" = 1'-0" | 3 A5.1



Unit A Plan | 1/4" = 1'-0" | 1 A5.1

LEGEND AND NOTES

FLOOR PLAN LEGEND

(X) DOOR NUMBER - SEE DOOR SCHEDULE SHEET A4.1

XX KEYNOTE NUMBER

WALL LEGEND

EXISTING NON-BEARING WALL TO BE REMOVED

EXISTING WALL TO REMAIN

NEW NON-BEARING INTERIOR WALL

FLOOR PLAN GENERAL NOTES

1. VERIFY THE SPACE AND ROUGH-IN REQUIREMENTS OF ALL OWNER-SUPPLIED ITEMS PRIOR TO CONSTRUCTION.
2. REPLACE PTAC IN-KIND. ENERGY EFFICIENCY RATIO TO BE THE SAME OR BETTER THAN EXISTING PTAC.
3. REPLACE BATHROOM LAV AND FAUCET
4. REPLACE KITCHEN SINK AND FAUCET
5. REPLACE KITCHEN LIGHT FIXTURE WITH ENERGYSTAR FIXTURES
6. REPLACE BATHROOM LIGHT FIXTURES WITH ENERGYSTAR FIXTURES
7. REPLACE UNIT ENTRY LIGHT FIXTURE WITH ENERGYSTAR FIXTURES
   UNIT TYPES B AND C ONLY
8. INSTALL CABINET HARDWARE
9. INSTALL COUNTERTOPS IN BATHROOMS
10. INSTALL COUNTERTOPS IN KITCHEN
11. INSTALL REFRIGERATOR - **REFER TO UNIT MATRIX FOR SPECIFIC UNITS**
12. INSTALL CARPET - **REFER TO UNIT MATRIX FOR SPECIFIC UNITS**
13. REPLACE FABRIC OF AWNINGS - EXISTING FRAMES TO REMAIN
14. PAINT RESIDENT UNIT KITCHENS AND BATHROOMS - **REFER TO UNIT MATRIX FOR SPECIFIC UNITS**
15. INSTALL ANGLE STOPS
16. INSTALL LOW-FLOW SHOWER HEAD
17. INSTALL HARD SURFACE FLOORING - WHERE MEETS BASEBOARD USE 1/4 ROUND AT TRANSITION.
    DO NOT REMOVE EXISTING BASE
18. EXPOXY FLOOR - **RELOCATED LAUNDRY ROOM**
19. RAMP AT ADA UNIT ENTRY - **REFER TO UNIT MATRIX FOR SPECIFIC UNITS**
20. REPAIR DRY ROT AS NEEDED - **REFER TO UNIT MATRIX FOR SPECIFIC UNITS**

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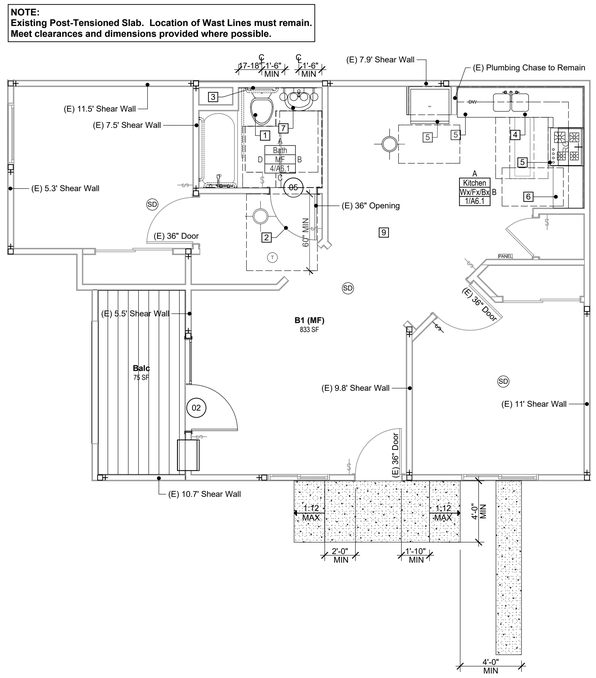
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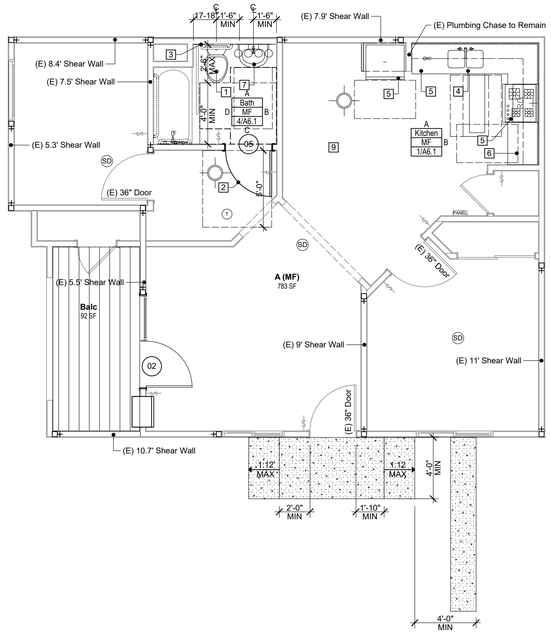
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Enlarged Unit Plans

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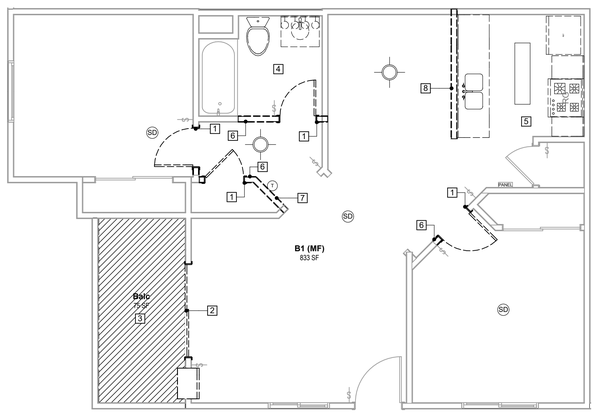
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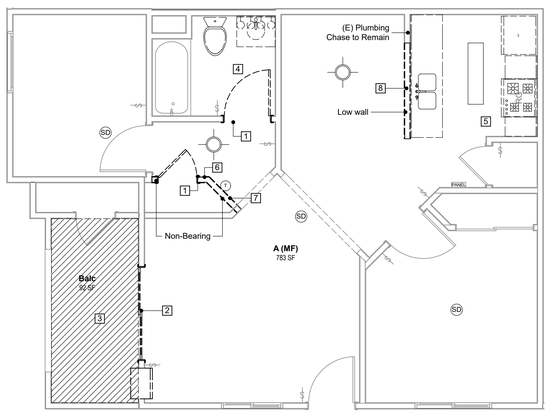
Unit B1 Plan (Mobility Features) 1/4" = 1'-0" 4 A5.2



Unit A Plan (Mobility Features) 1/4" = 1'-0" 2 A5.2



Unit B1 Demo Plan (Mobility Features) 1/4" = 1'-0" 3 A5.2



Unit A Demo Plan (Mobility Features) 1/4" = 1'-0" 1 A5.2

LEGEND AND NOTES

FLOOR PLAN LEGEND

(X) DOOR NUMBER - SEE DOOR SCHEDULE SHEET A4.1

XX KEYNOTE NUMBER

WALL LEGEND

EXISTING NON-BEARING WALL TO BE REMOVED

EXISTING WALL TO REMAIN

NEW NON-BEARING INTERIOR WALL

FLOOR PLAN GENERAL NOTES

1. VERIFY THE SPACE AND ROUGH-IN REQUIREMENTS OF ALL OWNER-SUPPLIED ITEMS PRIOR TO CONSTRUCTION.
2. REPLACE PTAC IN-KIND. ENERGY EFFICIENCY RATIO TO BE THE SAME OR BETTER THAN EXISTING PTAC.
3. REPLACE BATHROOM LAV AND FAUCET
4. REPLACE KITCHEN SINK AND FAUCET
5. REPLACE KITCHEN LIGHT FIXTURE WITH ENERGYSTAR FIXTURES
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8. INSTALL CABINET HARDWARE
9. INSTALL COUNTERTOPS IN BATHROOMS
10. INSTALL COUNTERTOPS IN KITCHEN
11. INSTALL REFRIGERATOR - **REFER TO UNIT MATRIX FOR SPECIFIC UNITS**
12. INSTALL CARPET - **REFER TO UNIT MATRIX FOR SPECIFIC UNITS**
13. REPLACE FABRIC OF AWNINGS - EXISTING FRAMES TO REMAIN
14. PAINT RESIDENT UNIT KITCHENS AND BATHROOMS - **REFER TO UNIT MATRIX FOR SPECIFIC UNITS**
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17. INSTALL HARD SURFACE FLOORING - WHERE MEETS BASEBOARD USE 1/4 ROUND AT TRANSITION.
    DO NOT REMOVE EXISTING BASE
18. EXPOXY FLOOR - **RELOCATED LAUNDRY ROOM**
19. RAMP AT ADA UNIT ENTRY - **REFER TO UNIT MATRIX FOR SPECIFIC UNITS**
20. REPAIR DRY ROT AS NEEDED - **REFER TO UNIT MATRIX FOR SPECIFIC UNITS**

FLOOR PLAN KEYNOTES
UNITS WITH MOBILITY FEATURES

SEE INTERIOR ELEVATIONS (A6.1) FOR MORE INFORMATION

1. ADA COMPLIANT LOW-FLOW TOILET AT EXISTING LOCATTION, TYP
2. REVERSE SWING OF DOOR TO PROVIDE ACCESSIBLE CLEARANCE AT DOOR
3. GRAB BAR BACKING BEHIND TOILET AND AT BATHTUB (4/A7.3), TYP
4. ACCESSIBLE SINK CABINET WITH LOW FLOW ACCESSIBLE FAUCET (9/A7.3) TYP
5. ADA COMPLIANT APPLIANCES - OWNER TO PROVIDE, TYP
6. CASEWORK (1/A7.1, 3/A7.1, 4/A7.1), TYP
7. ACCESSIBLE WALL HUNG LAVATORY WITH ACCESSIBLE LOW-FLOW FAUCET, TYP
8. RELOCATED LIGHT SWITCH
9. FLUORESCENT LAMPS/FIXTURES AT EXISTING LOCATIONS, TYP

UNITS WITH COMMUNICATION FEATURES

Provide Communication Features per 21/A7.2 at the following units:

3 104
4 102
5 105
6 102
6 103
6 108

DEMOLITION KEYNOTES

1. REMOVE EXISTING INTERIOR DOOR TO REVERSE SWING
2. REMOVE EXISTING BALCONY SLIDER (FOR NEW ACCESSIBLE DOOR)
3. REMOVE EXISTING PTAC FOR IN-KIND REPLACMENT
4. REMOVE EXISTING TOILET, BATHROOM CASEWORK, LAVATORY, AND INCANDESCENT LIGHT FIXTURES. FLUORESCENT FIXTURES TO REMAIN.
5. REMOVE EXISTING KITCHEN CASEWORK, APPLIANCES, AND SINK (SALVAGE AND REUSE APPLIANCES WHEN APPLICABLE; SEE ENLARGED PLANS FOR RELOCATION)
6. WALL TO BE PARTIALLY DEMOLISHED (PATCH AND REPAIR AS NECESSARY)
7. WALL TO BE COMPLETELY REMOVED
8. EXISTING PONY WALL TO BE PARTIALLY DEMOLISHED TO MEET ADA HEIGHT REQUIREMENTS WITH ATTACHED COUNTER. REMOVE BAR TOP.
9. LIGHT SWITCH TO BE RELOCATED (PLEASE SEE ENLARGED PLAN FOR RELOCATION)

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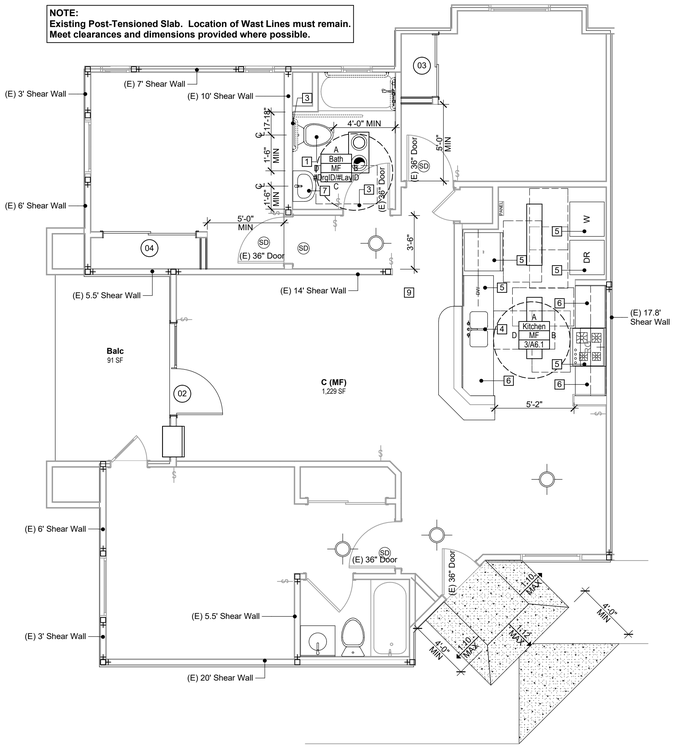
DRAWING DESCRIPTION

Enlarged Unit Mobility Plans

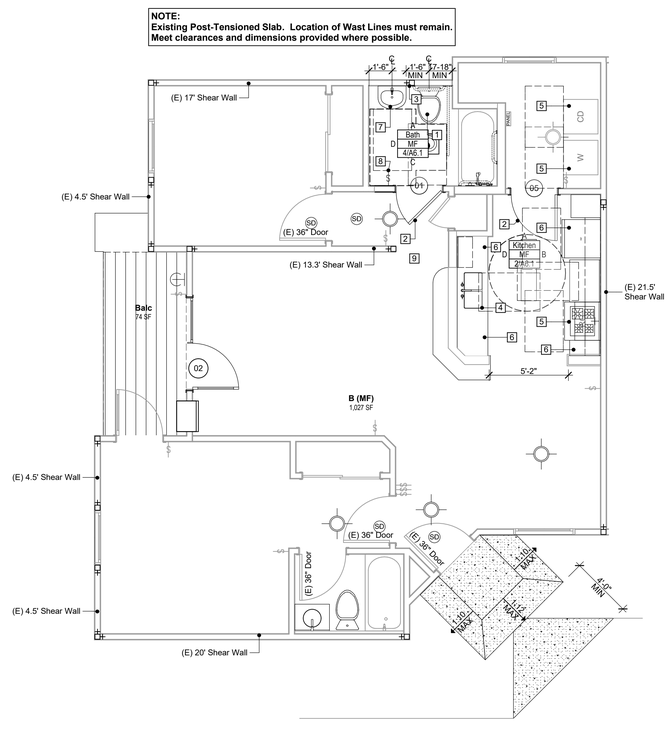
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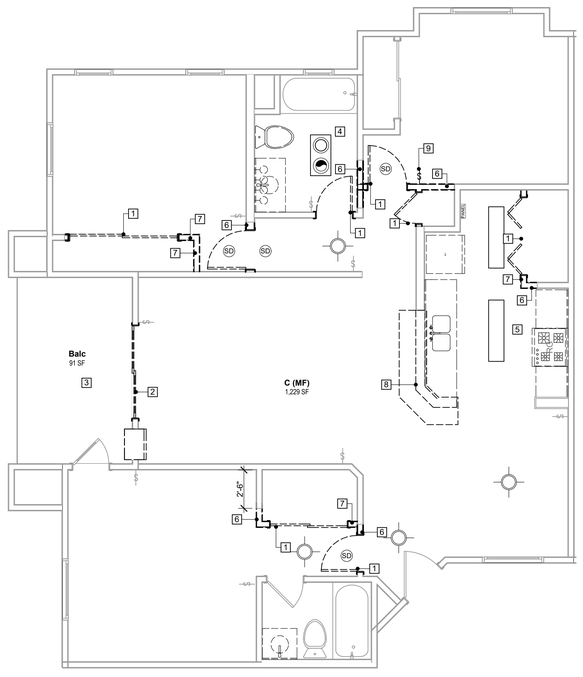
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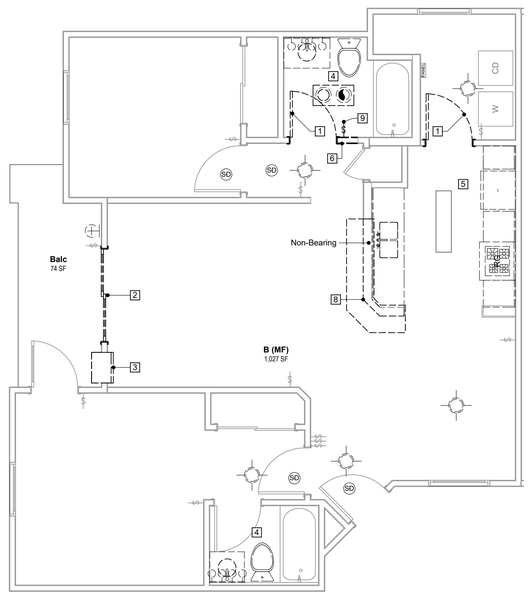
Unit C Plan (Mobility Features) 1/4" = 1'-0" **4** A5.3



Unit B Plan (Mobility Features) 1/4" = 1'-0" **2** A5.3



Unit C Demo Plan (Mobility Features) 1/4" = 1'-0" **3** A5.3



Unit B Demo Plan (Mobility Features) 1/4" = 1'-0" **1** A5.3

LEGEND AND NOTES

FLOOR PLAN LEGEND

(X) DOOR NUMBER - SEE DOOR SCHEDULE SHEET A4.1

XX KEYNOTE NUMBER

WALL LEGEND

EXISTING NON-BEARING WALL TO BE REMOVED

EXISTING WALL TO REMAIN

NEW NON-BEARING INTERIOR WALL

FLOOR PLAN GENERAL NOTES

1. VERIFY THE SPACE AND ROUGH-IN REQUIREMENTS OF ALL OWNER-SUPPLIED ITEMS PRIOR TO CONSTRUCTION.
2. REPLACE PTAC IN-KIND. ENERGY EFFICIENCY RATIO TO BE THE SAME OR BETTER THAN EXISTING PTAC.
3. REPLACE BATHROOM LAV AND FAUCET
4. REPLACE KITCHEN SINK AND FAUCET
5. REPLACE KITCHEN LIGHT FIXTURE WITH ENERGYSTAR FIXTURES
6. REPLACE BATHROOM LIGHT FIXTURES WITH ENERGYSTAR FIXTURES
7. REPLACE UNIT ENTRY LIGHT FIXTURE WITH ENERGYSTAR FIXTURES

UNIT TYPES B AND C ONLY

8. INSTALL CABINET HARDWARE
9. INSTALL COUNTERTOPS IN BATHROOMS
10. INSTALL COUNTERTOPS IN KITCHEN
11. INSTALL REFRIGERATOR - **REFER TO UNIT MATRIX FOR SPECIFIC UNITS**
12. INSTALL CARPET - **REFER TO UNIT MATRIX FOR SPECIFIC UNITS**
13. REPLACE FABRIC OF AWNINGS - EXISTING FRAMES TO REMAIN
14. PAINT RESIDENT UNIT KITCHENS AND BATHROOMS - **REFER TO UNIT MATRIX FOR SPECIFIC UNITS**
15. INSTALL ANGLE STOPS
16. INSTALL LOW-FLOW SHOWER HEAD
17. INSTALL HARD SURFACE FLOORING - WHERE MEETS BASEBOARD USE 1/4 ROUND AT TRANSITION.

DO NOT REMOVE EXISTING BASE

18. EXPOXY FLOOR - **RELOCATED LAUNDRY ROOM**
19. RAMP AT ADA UNIT ENTRY - **REFER TO UNIT MATRIX FOR SPECIFIC UNITS**
20. REPAIR DRY ROT AS NEEDED - **REFER TO UNIT MATRIX FOR SPECIFIC UNITS**

FLOOR PLAN KEYNOTES
UNITS WITH MOBILITY FEATURES

SEE INTERIOR ELEVATIONS (A6.1) FOR MORE INFORMATION

1. ADA COMPLIANT LOW-FLOW TOILET AT EXISTING LOCATTION, TYP
2. REVERSE SWING OF DOOR TO PROVIDE ACCESSIBLE CLEARANCE AT DOOR
3. GRAB BAR BACKING BEHIND TOILET AND AT BATHTUB (4/A7.3), TYP
4. ACCESSIBLE SINK CABINET WITH LOW FLOW ACCESSIBLE FAUCET (9/A7.3) TYP
5. ADA COMPLIANT APPLIANCES - OWNER TO PROVIDE, TYP
6. CASEWORK (1/A7.1, 3/A7.1, 4/A7.1), TYP
7. ACCESSIBLE WALL HUNG LAVATORY WITH ACCESSIBLE LOW-FLOW FAUCET, TYP
8. RELOCATED LIGHT SWITCH
9. FLUORESCENT LAMPS/FIXTURES AT EXISTING LOCATIONS, TYP

UNITS WITH COMMUNICATION FEATURES

Provide Communication Features per 21/A7.2 at the following units:
3 104
4 102
5 105
6 102
6 103
6 108

DEMOLITION KEYNOTES

1. REMOVE EXISTING INTERIOR DOOR TO REVERSE SWING
2. REMOVE EXISTING BALCONY SLIDER (FOR NEW ACCESSIBLE DOOR)
3. REMOVE EXISTING PTAC FOR IN-KIND REPLACMENT
4. REMOVE EXISTING TOILET, BATHROOM CASEWORK, LAVATORY, AND INCANDESCENT LIGHT FIXTURES. FLUORESCENT FIXTURES TO REMAIN.
5. REMOVE EXISTING KITCHEN CASEWORK, APPLIANCES, AND SINK (SALVAGE AND REUSE APPLIANCES WHEN APPLICABLE; SEE ENLARGED PLANS FOR RELOCATION)
6. WALL TO BE PARTIALLY DEMOLISHED (PATCH AND REPAIR AS NECESSARY)
7. WALL TO BE COMPLETELY REMOVED
8. EXISTING PONY WALL TO BE PARTIALLY DEMOLISHED TO MEET ADA HEIGHT REQUIREMENTS WITH ATTACHED COUNTER. REMOVE BAR TOP.
9. LIGHT SWITCH TO BE RELOCATED (PLEASE SEE ENLARGED PLAN FOR RELOCATION)

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REN: 11/30/17
STATE OF CALIFORNIA

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DRAWING DESCRIPTION

Enlarged Unit Mobility Plans

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