

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN JOSE APPROVING, SUBJECT TO CONDITIONS, A CONDITIONAL USE PERMIT TO ALLOW A CHANGE TO THE EXISTING USE FROM SINGLE ROOM OCCUPANCY (SRO) TO A RESIDENTIAL SERVICE FACILITY AND TO INCREASE THE NUMBER OF BEDS FROM 55 TO 69 BEDS, WITH NO NEW CONSTRUCTION, ON A 0.37 GROSS ACRE SITE LOCATED ON THE NORTHEAST CORNER OF EAST SAN ANTONIO AND SOUTH 11TH STREETS (184 SOUTH 11TH STREET)

FILE NO. CP19-018

WHEREAS, pursuant to the provisions of Chapter 20.100 of Title 20 of the San José Municipal Code, on June 10, 2019 an application (File No. CP19-018) was filed by the applicant, LifeMoves, with the City of San José for a Conditional Use Permit to allow a change to the existing use from Single-Room Occupancy to Residential Service Facility and to facilitate the increase of beds from 55 to 69 with no new construction on a 0.37 gross acre site, on that certain real property situated in the R-M Multiple Residence Zoning District and located on the northeast corner of East San Antonio and South 11th Streets (184 South 11th Street, which real property is sometimes referred to herein as the “subject property”); and

WHEREAS, the subject property is all that real property more particularly described in Exhibit "A," entitled “Legal Description,” and depicted in Exhibit “B,” entitled “Plat to Accompany Legal Description,” which is attached hereto and made a part hereof by this reference as if fully set forth herein; 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 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, "Conditional Use Permit (from 55 beds to 69 beds)," dated revised on July 26, 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

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 northeast corner of East San Antonio and South 11th Streets and has an existing, 3-story residential building. The 0.37 gross acre site is adjacent to fraternity houses to the north and south, a fraternity house and apartment building across South 11th Street and single-family homes to the east along South 12th Street.

2. **Project Description.** The project consists of a change in use for the existing 3-story building (approximately 15,450-sf.) from Single-Room Occupancy (SRO) facility to Residential Service Facility and an increase in the number of beds from 55 to 69, with no new construction. The 26-unit SRO facility with a maximum occupancy of 55 people was permitted on 11/25/98 through the issuance of Planned Development permit PD98-027. The SRO served adult women and their children. Prior to that it was a vacant 27 room fraternity house. The building was constructed in 1965. The site contains two driveways, one for ingress off East San Antonio and one for egress off South 11th Street. The proposed project will have five staff members. The building includes an existing outdoor patio area, a roof deck, computer room, and laundry facilities. The proposed project would facilitate the increase in the number of beds available for women and children experiencing homelessness.
3. **General Plan Conformance.** The subject site has an Urban Residential land use designation on the General Plan Land Use/Transportation Diagram. This designation supports medium density residential development and a fairly broad range of commercial uses.
 1. Affordable Housing H-2.1: Facilitate the production of extremely low-, very low-, low-, and moderate- income housing by maximizing use of appropriate policies and financial resources at the federal, state, and local levels; and various other programs.
 2. Affordable Housing H-2.2: Integrate affordable housing in identified growth locations and where other housing opportunities may exist, consistent with the Envision General Plan.

Analysis: The project will provide much needed affordable housing for individuals and families experiencing homelessness. The project site is located in the Downtown Frame in an existing residential area. It is surrounded by other multi-family developments, sororities and fraternities, with similar densities.

4. **Zoning and Planned Development Zoning Conformance.** The site is zoned R-M Multiple Residence Zoning District and would facilitate the increase the availability of transitional housing.

Setbacks

The following table outlines setbacks required and existing setbacks in the R-M Multiple Residence Zoning District:

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Setback Area	R-M Zoning Setbacks	Existing Setbacks
Front (S. 11th Street)	10 feet	23 feet
Side, Corner (E. San Antonio St.)	7.5 feet	8.95 feet
Rear, corner (adjacent to SFH)	15 feet	32.89 feet
Side, interior (adjacent to Fraternity house)	5 feet	14.25 feet

The existing building conforms to the required setbacks.

Height

The maximum allowable height in the R-M Zoning District is 45 feet. However, Section 20.85.020(B) of the Municipal Code allows a 120-foot maximum for those properties within the Downtown Frame. The existing building is approximately 31 feet tall. The building conforms to the height maximum.

Parking

Pursuant to §20.90.060, the following table describes the required and provided parking for a Residential Service Facility.

Use	Vehicle Parking Ratio	Required	Provided
Residential Service Facility	1 per first 6 client beds, plus 1 additional space for up to 4 client beds (or portion thereof) above the first six, plus 1 additional space for each additional four client beds (or portion thereof), plus 1 space for each employee or staff member	16 for client beds and 5 for staff/employees TOTAL: 22	14

Pursuant to Section 20.90.210 of the Municipal Code, if a building or use was instituted prior to November 10, 1965, it shall not be required to meet the off-street parking requirements unless there is a substantial change in the structure or in the use of the structure. The building was previously used as a fraternity with 24 bedrooms. A "substantial change" means more than a forty percent difference between (a) and (b), as follows: (a) the number of parking spaces required under current Code for the structure or use, as the structure or use existed on November 10, 1965, and (b) the number of parking spaces required under the current Code for the proposed structure or use. The parking requirement for fraternities is one per guest room, plus one per employee. Assuming the fraternity had at least one employee, the required parking today would be 25 spaces. The difference in parking between the current use and the 1965 use is not a substantial change, therefore no additional off-street parking is required.

The project must continue to provide the required seven parking spaces per the previously approved PD Permit, PD98-027.

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Bicycle Parking

Residential Service Facilities require bicycle parking at a ratio of 1 per 10 full-time employees. The project will have five full-time employees and would be required to provide one parking space. The project will provide 10 bicycle parking spaces which satisfies the requirement.

5. **Environmental Review.** Pursuant to Sections 15301 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA; Public Resources Code 21000-21189) as stated below, this proposed 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. A Statement of Exemption was prepared for the project. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The project does not involve any new construction or expansion of the building footprint. The proposed project is to rezone the site from A(PD) Planned Development Zoning to R-M Multiple Residence Zoning District. The R-M Zoning District conforms to the Urban Residential General Plan Land Use/Transportation Diagram land use designation. These changes do not affect the physical environment. The proposed project would also change the use from Single-Room Occupancy to Residential Service Facility and increase the number of beds in a transitional housing setting by converting existing office and lounge spaces into bedrooms. The project is not anticipated to create substantial environmental impact because the project activities would be confined to the interior of the building. The increase in the number of beds would qualify for an exemption under Section 15301(a) as it involves a negligible expansion of use, which would involve interior alterations that are within the scope of work covered under Section 15301. For this project there is no change to the existing structure and minor change in intensity of use, so the Class 1 existing facilities exemption is appropriate.
6. **Conditional Use Permit Findings:** Chapter 20.100 of the San José Municipal Code establishes evaluation criteria for the issuance of a Conditional Use 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 Conditional Use Permit findings pursuant to Section 20.100.720 of the San José Municipal Code the City Council must determine that:
 1. The Conditional Use Permit, as approved, is consistent with and will further the policies of the general plan, applicable specific plans and area development policies; and;

***Analysis:** The Conditional Use Permit to allow an increase in transitional housing beds supports General Plan Policy H-1.2 Facilitate the provision of housing sites*

and structures across location, type, price and status as rental or ownership that respond to the needs of all economic and demographic segments of the community including seniors, families, the homeless and individuals with special needs. The increase in beds at this site will allow the applicant to serve more women and children currently facing homelessness.

2. The Conditional Use Permit, as approved, conforms with the zoning code and all other provisions of the San José Municipal Code applicable to the project;

Analysis: As noted above, the project conforms to the R-M Multiple residence zoning development standards, such as height, setbacks, and bicycle parking. The project qualifies for an exemption to the current parking standards, as outlined in Section 20.90.210 of the Municipal Code.

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

Analysis: The project is consistent with the City Council Outreach Policy 6-30. Two signs were posted on the subject site on July 16, 2019. A notice of the Public Hearing was mailed to properties within a 500-foot radius. The staff report was posted online and staff has been available to answer questions from the community. One neighbor contacted staff to request clarification on the new use.

4. The proposed use at the location requested will not: Adversely affect the peace, health, safety, morals or welfare of persons residing or working in the surrounding area; or Impair the utility or value of property of other persons located in the vicinity of the site; or Be detrimental to public health, safety or general welfare;

Analysis: The Residential Service Facility will continue to operate as transitional housing for women and children. The operations plan includes "Quiet Hours" that are from 9 p.m. to 8 a.m. seven days a week. Access to the building is controlled and the site has closed circuit video on-site. The addition of more beds in the facility will not adversely affect the surrounding area.

5. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this title, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and

Analysis: The project site meets the minimum lot size for the R-M Zoning District and the existing fence along the eastern property boundary, adjacent to single-family homes, will remain. The site has 14 parking spaces and is allowed to maintain the parking configuration established under the previous PD permit, as discussed in Zoning above.

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6. The proposed site is adequately served:

- i. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate; or by other forms of transit adequate to carry the kind and quantity of individuals such use would generate; and
- ii. By other public or private service facilities as are required.

Analysis: The site is accessible from South 11th Street and East San Antonio Street; both streets have existing sidewalks and adequately serve vehicle and pedestrian traffic. There is a bus stop on South 11th Street along the project frontage and the site is approximately a quarter mile from East Santa Clara Street, which is currently served by three VTA bus lines.

7. 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: The increase in beds will not require any construction, and as such there will be no dust, erosion, storm water runoff or odor effects from the increase.

In accordance with the findings set forth above, a Conditional Use 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 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 Conditional Use 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 Conditional Use 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 Conditional Use Permit shall automatically expire four (4) 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 Conditional Use Permit.
3. **Building Permit/Certificate of Occupancy.** Procurement of a Building Permit and/or Certificate of Occupancy from the Building Official for the structures described or contemplated under this Conditional Use Permit shall be deemed acceptance of all conditions specified in this permit and the permittee's agreement to fully comply with all of said conditions. No change in the character of occupancy or change to a different group of occupancies as described by the "Building Code" shall be made without first obtaining a Certificate of Occupancy from the Building Official, as required under San José Municipal Code Section 24.02.610, and any such change in occupancy must comply with all other applicable local and state laws.
4. **Bureau of Fire Department Clearance for Issuing Permits.** Prior to the issuance of a Building Permit, the project must comply with the 2016 California Fire Code.
5. **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 Facility 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.
6. **Residential Occupancy Permit.** The permittee shall obtain a Residential Occupancy Permit from the Code Enforcement Division prior to occupancy of the new units.
7. **Conformance to Plans.** The development of the site shall conform to the approved Conditional Use Permit plans entitled, "Conditional Use Permit (from 55 beds to 69

beds)," dated revised on July 26, 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."

8. **Scope and Use Authorization of the Conditional Use Permit.** This Conditional Use Permit allows the change of use to a Residential Service Facility and the increase in the number of beds from 55 to 69, with no new construction, on a 0.37 gross acre site, in accordance with the approved development plans and uses consistent with the Development Standards of the R-M Multiple Residence Zoning District. The operator will maintain "Quiet Hours" (8 a.m. to 9 p.m. daily) as specified in the facility's operation plan.
9. **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.
10. **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.
11. **Nuisance.** This use shall be operated in a manner that does not create a public or private nuisance or that adversely affects the peace, health, safety, morals or welfare of persons residing or working in the surrounding area or be detrimental to public health, safety or general welfare. Any such nuisance shall be abated immediately upon notice by the City.
12. **Anti-Litter.** The site and surrounding area shall be maintained free of litter, refuse, and debris. Cleaning shall include keeping all publicly used areas free of litter, trash, cigarette butts and garbage.
13. **Anti-Graffiti.** During construction, the permittee shall remove all graffiti from buildings, walls and other surfaces within 48 hours of defacement. Upon project completion and/or transfer of ownership, the property owner, and/or Maintenance District shall remove all graffiti from buildings and wall surfaces within 48 hours of defacement.
14. **Loitering.** Loitering shall not be allowed in the public right-of-way adjacent to the subject site.
15. **Refuse.** All trash areas shall be effectively screened from view and covered and maintained in an orderly state to prevent water from entering the garbage container. Trash areas shall be maintained in a manner to discourage illegal dumping.

16. **Outdoor Storage.** No outdoor storage is allowed or permitted unless designated on the approved plan set.
17. **Sign Approval.** No signs are approved at this time. All proposed signs shall be subject to review and approval by the Director of Planning through a subsequent Permit Adjustment.
18. **Building and Property Maintenance.** The property owner or management company shall maintain the property in good visual and functional condition. This shall include, but not be limited to all exterior elements of the buildings such as paint, roof, paving, signs, lighting and landscaping.
19. **Emergency Vehicle Access.** The project will be required to meet standard permit conditions for emergency vehicle access.
20. **Building Division Clearance for Issuing Permits.** Prior to the issuance of any Building Permit, the following requirements must be met to the satisfaction of the Chief Building Official:
 - a. Construction Plans. The permit file number, CP19-018, shall be printed on all construction plans submitted to the Building Division.
 - b. Americans with Disabilities Act. The permittee shall provide appropriate access as required by the Americans with Disabilities Act (ADA), including paths of travel connecting all buildings on the site.
 - c. Emergency Address Card. The permittee shall file an Emergency Address Card, Form 200-14, with the City of San José Police Department.
 - d. Street Number Visibility. Street numbers of the buildings shall be easily visible at all times, day and night.
 - e. Construction Plan Conformance. A project construction plan conformance review by the Planning Division is required. Planning Division review for project conformance will begin with the initial plan check submittal to the Building Division. Prior to any building permit issuance, building permit plans shall conform to the approved Planning development permits and applicable conditions.
21. **Landscaping Maintenance.** The permittee shall maintain on-site landscaping areas and landscaping areas along the public right-of-way areas/streets to the satisfaction of the Director of Planning, Building, Code Enforcement.
22. **Irrigation Standards.** Irrigation shall be installed in accordance with Part 3 of Chapter 15.11 of Title 15 of the San José Municipal Code, Water Efficient Landscape Standards for New and Rehabilitated Landscaping, the City of San José Landscape and Irrigation Guidelines and the Zonal Irrigation Plan in the Approved Plans. The design of the system shall be approved and stamped by a California Registered Landscape Architect.

23. **Lighting.** All exterior lighting shall be as shown on the approved plans. On-site, exterior, unroofed lighting shall conform to the Outdoor Lighting Policy. Lighting shall be designed, controlled and maintained so that no light source is visible from outside of the property.
24. **Fencing.** Fence height and materials shall be as shown on the approved plans. Changes to the approved fencing shall require review by the Director of Planning, Building, and Code Enforcement.
40. **Outdoor Activities.** Outdoor play activities in the patio area at the east side of the building adjacent to the parking lot shall be limited to the hours of 9:00 a.m. to 9:00 p.m. daily.
41. **Amplified Sound.** This permit does not permit nor include any approval for exterior/outdoor amplified sound.
42. **On-site Events.** On-site events shall be limited to resident functions only.
43. **Revocation, Suspension, Modification.** This Conditional Use 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 Conditional Use 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.

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

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EFFECTIVE DATE

The effective date of this Conditional Use Permit shall be the effective date of the Conforming Rezoning Ordinance for File No. CP19-018 adopted on _____, 2019 (the "Conforming Rezoning Ordinance") and shall be no earlier than the effective date of said Conforming Rezoning Ordinance.

ADOPTED this _____ day of _____, 20____, 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.

JUNE 10, 2019

JOB NO. 19-136

EXHIBIT "A"
LEGAL DESCRIPTION
APN 467-26-095

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF SAN JOSE, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

BEING ALL OF LOTS 21, 22 AND THE SOUTHEASTERLY 25 FEET (FRONT AND REAR MEASUREMENTS) OF LOT 20, AND BEING A PORTION OF BLOCK 40 AS SHOWN ON THAT CERTAIN SUBDIVISION MAP ENTITLED "MAP OF THE NAGLEE PARK TRACT SURVEY NO. 1" FILED FOR RECORD APRIL 15, 1902 IN BOOK F2 OF MAPS AT PAGE 15, IN THE OFFICE OF THE RECORDER OF SAID SANTA CLARA COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 22 AND ALSO BEING THE INTERSECTION OF THE NORTHWESTERLY BOUNDARY OF SAN ANTONIO STREET (PUBLIC STREET) AND THE NORTHEASTERLY BOUNDARY OF SOUTH ELEVENTH STREET (PUBLIC STREET), BOTH STREETS ALSO BEING SHOWN ON SAID SUBDIVISION MAP;

THENCE NORTH 30° 40' 00" WEST ALONG SAID NORTHEASTERLY BOUNDARY, A DISTANCE OF 125.00 FEET;

THENCE DEPARTING FROM SAID NORTHEASTERLY BOUNDARY OF ELEVENTH STREET AND HEADING NORTH 59° 20' 00" EAST, A DISTANCE OF 127.96 FEET;

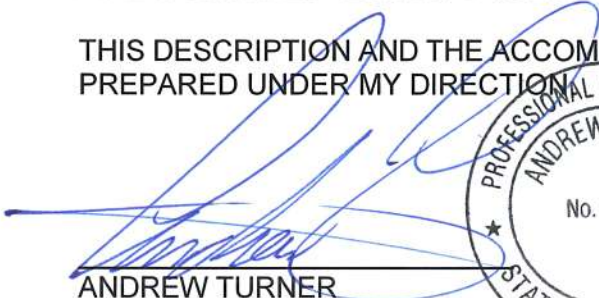
THENCE SOUTH 30° 40' 00" EAST, A DISTANCE OF 125.00 FEET TO A POINT ON SAID NORTHWESTERLY BOUNDARY OF SAN ANTONIO STREET;

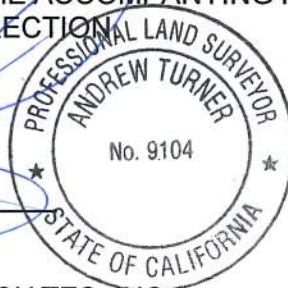
THENCE SOUTH 59° 20' 00" WEST ALONG SAID NORTHWESTERLY BOUNDARY, A DISTANCE OF 127.96 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 15,995 SQUARE FEET (0.367 ACRES) OF LAND, MORE OR LESS

A PLAT ENTITLED "EXHIBIT B" IS ATTACHED HERETO AND MADE A PART HEREOF.

THIS DESCRIPTION AND THE ACCOMPANYING PLAT WERE PREPARED BY ME OR PREPARED UNDER MY DIRECTION


ANDREW TURNER
P.L.S. 9104
CIVIL ENGINEERING ASSOCIATES, INC.



6/10/2019
DATE

LEGEND

- DISTINCTIVE BOUNDARY
 --- RIGHT-OF-WAY LINE
 --- EXISTING LOT LINE
 --- CENTER LINE
 --- EXISTING EASEMENT LINE
 POB POINT OF BEGINNING

SURVEYOR'S STATEMENT

THIS SITE PLAN WAS PREPARED
BY ME OR UNDER MY DIRECTION.

ANDREW TURNER, P.L.S.

DATED

**REFERENCES**

[1] F2 M 15

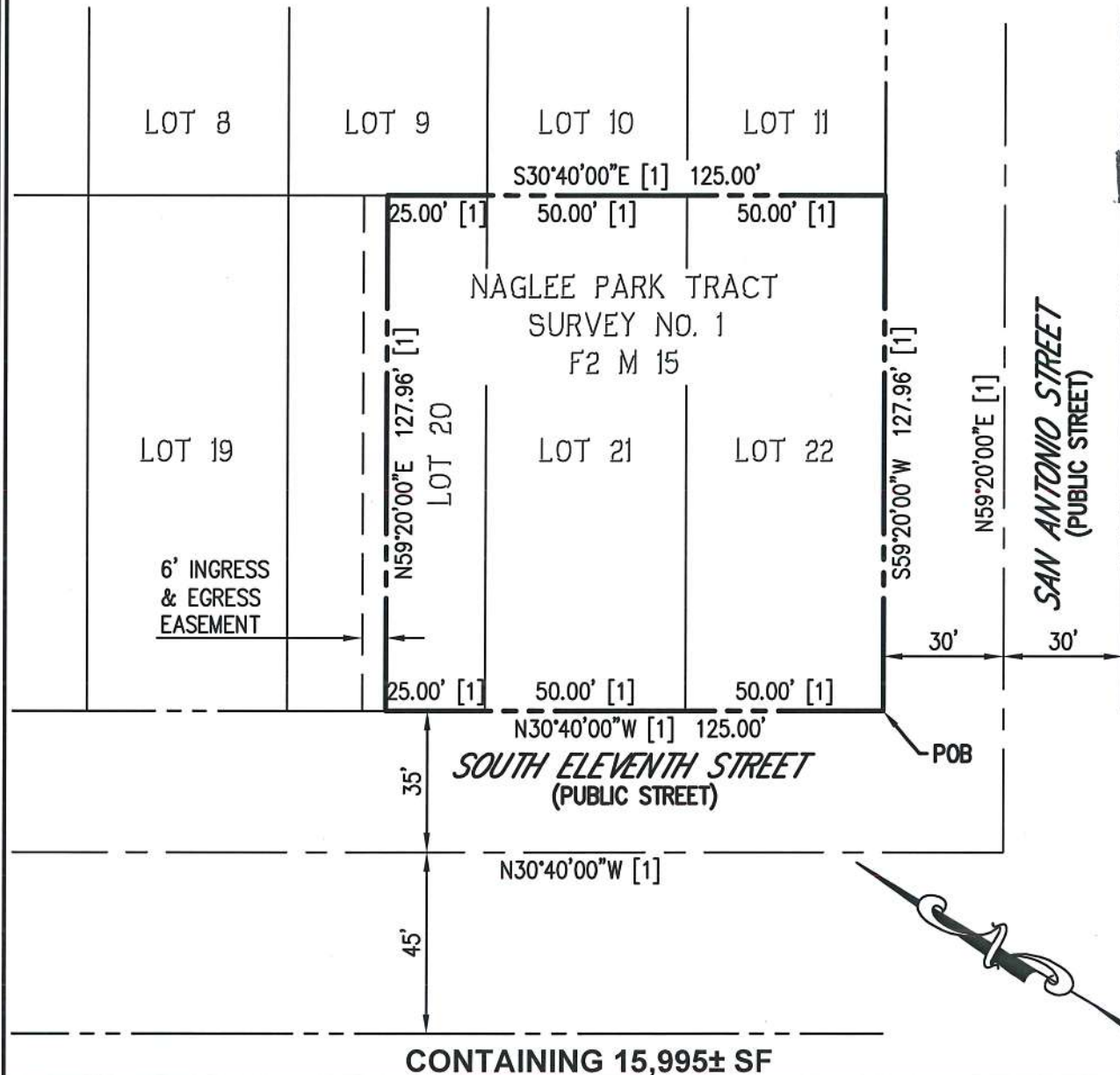


EXHIBIT "B"
PLAT TO ACCOMPANY LEGAL DESCRIPTION



**Civil
Engineering
Associates**

Civil Engineers • Planners • Surveyors

2055 Gateway Place Suite 550
San Jose, CA 95110
T: (408) 453-1066

BY: CH

DATE: 6/10/2019

SCALE: 1"=40'

JOB NO. 19-136

1 OF 1
SHT.NO.