

ATTACHMENT A—Mitigation Compliance for Projects Under Grading Permit Review

October 1, 2020 to March 31, 2021

Grading Permit No.	Planning Permit No.	Project Name	Project Description	Grading Permit Description	Mitigation Measures Required	Compliance Review Completion
3-22046	PDA16-027-02	623 Horning	Planned Development Permit Amendment to allow new construction of one 152,512 square feet self-storage building with an attached office and a caretaker's unit with associated parking, utilities and landscape on an approximately 1.9-gross acre site	TO ALLOW GRADING, STORM DRAINAGE INSTALLATION, AND STORMWATER TREATMENT CONTROL MEASURES FOR A SELF-STORAGE FACILITY ON AN APPROXIMATELY 1.9 GROSS ACRE SITE AT THE NORTHWEST CORNER OF HORNING STREET AND OAKLAND ROAD.	Biological resources (nesting birds), hazardous materials.	3/30/21
3-22087	PD15-066/ PDC13-050	Santana Row Lot 12	Planned Development Permit to allow the construction of a 5½ -story, 258 unit multi-family attached residential building, including above and below-grade parking, and the removal of seven (7) ordinance sized trees on a 2.94 gross acre site.	Grading on existing Santana Row parking lot.	Air quality (construction), biological resources (nesting birds), cultural resources (archeological), noise (construction), hazardous materials, transportation.	10/1/21 (Note: Grading Permit not issued yet)
3-24151	SP17-037	Page Street Housing	Special Use Permit to allow the demolition of three single-family residences and the construction of a six-story multifamily building with 82 affordable housing studio apartments (Single Room Occupancy living facility); alternative parking arrangements with a combination of parking lifts and typical garage spaces; and the removal of 23 trees on a 0.7-gross acre site.	Grading for construction of a six-story multifamily building with 82 affordable housing studio apartments (Single Room Occupancy living facility); alternative parking arrangements with a combination of parking lifts and typical garage spaces.	Air quality (construction); biological resources (nesting birds); hazardous material, noise (construction); vibration (construction).	12/2/20
3-24360	H18-057	Balbach Housing	Site Development Permit to allow construction of an eight story affordable housing structure with approximately 87 units and an alternative parking arrangement (i.e. carlifts), to allow three concessions and two waivers (Balbach and Almaden building setbacks, building height, and open space), to utilize Transportation Demand Management (TDM) measures to reduce the parking requirements by 55%, on an approximately 0.38 gross acre site		Biological Resources (pre-construction migratory bird survey) and cultural resources.	3/2/21
3-25007	H19-041	FAB (Urban Catalyst)	Site Development Permit to allow demolition of an existing 5,870-square foot building (formerly Lido Nightclub, 30 S. 1st Street), removal of an adjacent 7,355-square foot surface parking lot (26 S.1st Street), and the construction of a 6-story, mixed-use building consisting of ground-floor commercial, five stories of office space, and a rooftop bar/restaurant on an approximately 0.34-gross acre project site. The project includes a proposal for 100% reduction in required vehicle parking and a request to exceed the 60 foot height guideline in the San Jose Downtown Historic District Guidelines.		Cultural resources	1/27/21
3-05425	PDA98-079-01	101 Bernal Hydrogen Fuel Pump	Planned Development Permit Amendment to allow the addition of two hydrogen fueling dispensers to an existing automobile service station and construction of an approximately 1,120-square foot equipment and storage enclosure for required equipment, on an approximately 1.21 gross acre site.	Grading for two hydrogen fueling dispensers to an existing automobile service station and construction of an approximately 1,120-square foot equipment enclosure.	Hazardous Materials	1/27/21
Note: Projects below required NEPA mitigation/conditions but no CEQA mitigation.						
3-25364	H20-002	N. 4th Street	AB2162 Ministerial Permit to allow demolition of an approximately 14,400-square foot building and construction of a 4-story, 96-unit supportive housing development, with 3,000-square feet of retail, on an approximately 0.96-gross acre site.	AB2162 Ministerial Permit to allow demolition of an approximately 14,400-square foot building and construction of a 4-story, 96-unit supportive housing development, with 3,000-square feet of retail, on an approximately 0.96-gross acre site.	No CEQA and MMRP, but NEPA Permit Conditions apply	2/16/21

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3-24215	H19-023	5647 Gallup Drive	SB 35 Streamlined Ministerial Permit to allow a 46-unit multi-family apartment building with a State Density Bonus request of 35%, three Concessions (reduction of residential open space requirements, and two front setback reductions) and one Waiver (increase the building height above the maximum 45-feet), and the removal of 10 ordinance-size trees and 2 non-ordinance size trees, on a 0.38 gross acre site.	SB 35 Streamlined Ministerial Permit to allow a 46-unit multi-family apartment building with a State Density Bonus request of 35%, three Concessions (reduction of residential open space requirements, and two front setback reductions) and one Waiver (increase the building height above the maximum 45-feet), and the removal of 10 ordinance-size trees and 2 non-ordinance size trees, on a 0.38 gross acre site.	SB25 Project, no MMRP because no CEQA, but NEPA conditions apply	3/10/21

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Grading Permit No.	Planning Permit No.	Project Name	Project Description	Grading Permit Description	Mitigation Measures Required
3-10952	PDC02-046 PDC15-051 PD15-061	Delmas Avenue	A Planned Development Permit to allow the development of a mixed-use development with up to 1.04 million square feet for office/retail and up to 325 multi-family attached residences on a 8.93-gross-acre site.	Mass excavation and temporary shoring for a new office and residential development	Transportation Demand Management (TDM) Plan, Soils Remediation, Health and Safety Plan, Groundwater Control Plan, Vibration Monitoring, Tree Protection Plan, and Pre-construction Bird Survey.
3-18213	PDC07-018	Lands of Paz/Carol Drive	Planned Development Rezoning to allow the demolition of one (1) existing single-family detached residence and the development of two (2) new single-family detached residences on a 1.67-gross-acre site.	Grading and retaining wall	Air quality measures on plan, asbestos standards, in door noise ventilation installment
3-13430	PD11-032	Solaia	A Planned Development Permit to allow up to one single-family detached, and 37 single-family attached residences and associated site improvements, including the removal of existing site improvements and ordinance size trees, on a 4.67-gross-acre site.	Grading for the construction of up to one single-family detached, 37 single-family attached residences and associated site improvements	Asbestos Removal Plan and Biological Resources Plan
3-18752	PDC15-038, PD15-042	Montgomery 7 Apartments	Planned Development Rezoning request to change the zoning designation from LI – Light Industrial to DC(PD) – Planned Development to allow a 10-story mixed-use building that includes approximately 1,856 square feet of ground floor commercial space and up to 54 residential units on a approximately 0.103-gross-acre site located within the Downtown and Diridon Urban Village Plan growth areas.	Grading and Shoring for a 10-story, 54 multi-family-attached unit Apartment Building with Retail on Ground Floor	Pre-construction Bird Surveys and Archaeological Testing Plan
3-22121	H16-019	R & D Facility--PC	Site Development Permit to allow the development of an approximately 37,596-square-foot research and development facility on a vacant 2.45-gross-acre site.	Grading & Drainage Permit	Standard Environmental Conditions apply for Pre-construction Bird Surveys
3-01327	H16-010	Boutique Hotel	Site Development Permit to allow the demolition of an existing gas station and the development an 10-story, 173,043-square foot hotel with 175 guest rooms, public eating establishment, and Transportation Demand Management (TDM) measures to reduce parking requirements on a 0.5-gross-acre site.	Grading for the total site	Mitigation measures for construction air quality, bio (migratory birds), hazardous materials, and construction noise and vibration.
3-24020	PDC15-018	Japantown CCA Building	Planned Development Zoning from R-M Residential Zoning to A(PD) Planned Development Zoning District to allow up to 600 residential units, up to 25,000 square feet of commercial space, and a private community center with indoor theatre (San Jose Taiko) on 5.25-gross-acre site.	Grading for a 60,000-sf building	Archaeological Monitoring Plan, Archaeological Treatment Plan, Pre-construction Nesting Bird Surveys
3-18353	PDC16-018	Mixed Use at 270 Sunol Street	Planned Development Zoning to rezone from the RM(PD) Planned Development Zoning District to the RM(PD) Planned Development Zoning District to allow an approximately 7-story mixed-use development with up to 149 multi-family residential units and approximately 2,990 square feet of commercial space, on an approximately 1.3-gross-acre site.	Grading Permit to allow demolition of 17,301 square feet of five (5) buildings and the construction of 149 residential units and approximately 2,990 square feet of commercial space in a seven-story building with two (2) floors of above grade parking garage on a 1.30 gross acre site.	Construction Equipment [Tier 4] Requirements, TDM Requirements, Soils Management Plan, Health & Safety Plan, Pre-construction Nesting Bird Survey, Cultural Resources

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Grading Permit No.	Planning Permit No.	Project Name	Project Description	Grading Permit Description	Mitigation Measures Required
3-18629	PDC12-018	Tract No. 10473	A Planned Development Rezoning from the A(PD) Planned Development Zoning District to the A(PD) Planned Development Zoning District to allow for the development of up to 10 single-family detached homes and open space on the 7.95 gross acre site	Grading for 10 single family homes	Replacement native tree planting, Pre-construction Bat Survey, Pre-construction Bird Nesting Survey, Archaeological Discovery Plan, Verification of Removal of contaminated top soil, Noise Insulation Treatment Plan.
3-06679	HA14-009-02 H14-009	Parkview Towers	Site Development Permit Amendment to allow one 19-story high rise tower with 154 units, one 12-story high rise tower with 62 units, 5 townhouses, up to 18,000 square feet of commercial, and rehabilitation of a vacant church through Historic Preservation Permit with all amenities and below grade parking and Saturday construction hours from 8:00 a.m. to 5:00 p.m. and up to six occurrences of 24-hour construction staging and concrete pouring on a 1.52 gross acre site, AND Site Development Permit to allow an 19-story, 220 residential unit and 18,537 square feet of commercial use on 1.52 gross acre site.	Grading and Drainage Permit	Update the Existing Conditions and Monitoring Report for three buildings (the Moir Building, the Armory and the St. Claire Club)
3-06743	PD16-016	780 South Winchester Boulevard Commercial Project	Planned Development Permit to allow the removal of ten (10) ordinance size trees, demolition of an existing commercial restaurant, allow the construction of a 4-story building with approximately 10,809 square feet of commercial/retail space, 84,000 square feet of mini-storage use, and two on-site resident caretaker unit on an approximately 1.17 gross acre site.	To allow Grading and Installation of Stormwater Treatment Facilities for a Commercial/Retail Mini-Storage Development on an 1.17 acres site.	Preconstruction Nesting Bird Surveys, Design Level Geotechnical Analysis
3-24083	PD17-024	1508 Murphy Avenue	Planned Development Permit to allow the demolition of an existing single-family residence, removal of four ordinance-size trees, and allow the construction of up to five single-family detached residences on an approximately 0.45-gross acre site.	Grading for Five (5) Residential Condominium Units on an approximately 1.45 gross acre site at the SE/C of Murphy Avenue and Ringwood Avenue.	Biological resources (nesting birds), hazardous materials.
3-06283	CP17-028 H18-007 AT17-036	2905 Senter Rd.	Conditional Use Permit to allow the demolition of the existing 1-story commercial building and construct three (3) 1-story commercial buildings totaling 14,100 SF with surface parking, drive through use and on sale of alcohol on a 1.05 gross acre site.	Standard Grading and Drainage Permit	Air quality (construction)
3-01262	PD17-027	Avalon Bay at 700 Saratoga Ave	Planned Development Permit (File NO. PDC17-027) to allow the demolition of existing parking garages, sports courts, pool, and amenity building, removal of up to 133 ordinance size tree, and allow the construction of a mixed-used development including up to 302 residential units and 17,800 square feet of retail/commercial space and extended construction hours on an approximately 20.08-gross acre site.		Construction air quality measures, biological resources (pre-construction migratory bird surveys), hazardous materials (site management plan), construction noise plan.
	PDC18-037, PD19-019	Winchester Ranch	Planned Development Permit to allow the conversion of a mobile home park to another use, the demolition of 111 mobile homes, recreation building (approximately 3,600 square feet), a pool (approximately 820 square feet), 36 sheds (ranging from 120 square feet to 400 square feet), the construction of 687 residential units (24 row home buildings, 6 flat buildings, and one apartment podium building) on an approximately 15.7 gross acre site, AND Planned Development Zoning from the A(PD) Planned Development Zoning District to the R-M(PD) Planned Development Zoning District for up to 687 residential units on a 15.7-gross acre site	Winchester Ranch Grading Plan Phase 1	Air Quality, Biological Resources (pre-construction bird surveys, trees), Cultural Resources (historic and archeological), noise

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Grading Permit No.	Planning Permit No.	Project Name	Project Description	Grading Permit Description	Mitigation Measures Required
3-06212	CP18-011	7-11 at Santa Teresa	Conditional Use Permit to allow the demolition of the existing pump canopy, fueling system, light, and air and water pumps, and the construction of a new 1,800-square foot fueling canopy, and an approximately 817 square foot addition to an existing building for a total of 3,056 square feet for a convenience store with 24-hour use, and site improvements (new paved surfaces, exterior lighting, and revised landscaping, the removal of 11 ordinance sized trees and three non-ordinance sized trees) on an approximately 0.47-gross acre site.	GRADING AND DRAINAGE PLAN WITH STORMWATER TREATMENT FOR 7-11/GAS STATION AT THE SE/C OF SANTA TERESA AND COTTLE ROAD	Biological resources (pre-construction surveys for nesting migratory birds), hazardous materials (site management plan)
3-06800	PDC16-013, PD 16-034, PT16-055	Shiela Stay Hotel @Top Golf	Planned Development Rezoning from the CIC Combined Industrial Commercial and R-M Multiple Residence Residential Zoning Districts to the CIC(PD) Planned Development Zoning District to allow up approximately 110,000 square feet of commercial/retail space, a 200 room hotel, approximately 72,000 square feet of indoor/outdoor recreation and entertainment use (Topgolf) and late night use, an approximately 39.9 gross acre	MASS EXCAVATION to allow the construction of a 200-room, approximately 110,000- square foot hotel, and an approximately 15,400-square foot retail building, on an approximately 3.5-gross acre site. (Four Stories)	Air quality (construction), biological resources (nesting birds, congdon's tarplant, burrowing owls, invasive weed control, wetlands, bird strikes), cultural resources (archaeological), hazardous materials, noise (construction).
3-14972	CP17-028	Quimby Road Gas Station	Conditional Use Permit to allow the demolition of an existing 1,647 square foot gas station (Arco) and underground storage tanks, and construction of a new gas station with 3,054-square foot 24-hour use convenience store with off-sale of alcohol, 4,872 square feet of gas fueling canopy over eight dual gas dispensers and 792-square foot drive-through car wash, on a 0.75-gross acre site, in the CG Commercial General Zoning District.	TO ALLOW FOR GRADING AND INSTALLATION OF STORM DRAINAGE FACILITIES.	Biological resources (nesting birds), hazardous materials, noise
3-06055	PD18-005	1299 Piedmont Rd	Planned Development Permit to allow a new 1,121-square foot drive-through car wash with a 267-square foot carwash equipment room, a new trash enclosure and related site improvements, on a 0.65-gross acre site in the A(PD) Planned Development Zoning District.	GRADING FOR A NEW 1,121 SQUARE-FOOT CAR WASH AND 267 SQUARE-FOOT EQUIPMENT ROOM, ON A 0.65 GROSS ACRE SITE	Biological resources (nesting birds), hazardous materials
3-05700		0 Junction Road AT&T Field Operations Center	Special Use Permit to allow a new 27,719 square foot field operations center for AT&T in the LI Zoning District on 2.906 gross acre site	Grading permit to allow a new 27,719 square foot field operations center for AT&T in the LI Zoning District on 2.906 gross acre site	Biological resources (nesting birds), cultural resources (archaeological), hazardous materials.
3-18761	PDA14-005-10, PD14-005	WD Building F4	Planned Development Permit Amendment to allow the construction of a two-story, 73,400-square foot industrial office building, up to 20% parking reduction, and site improvements including the removal of 10 parking spaces, modifications to pedestrian circulation, grading, stormwater management, accessible parking, lighting and landscape improvements on an approximately 2.45-acre portion of the 176-gross acre campus	GRADING AND DRAINAGE FOR 73,400-SQUARE FOOT INDUSTRIAL OFFICE BUILDING	Cultural resources.
3-25165	H19-016	Cityview Plaza	Site Development Permit, subject to conditions, to allow the demolition of existing on-site buildings (including candidate City Landmarks), the removal twenty (20) ordinance size trees, and the construction of an approximately 3.79 million square feet comprised of 24,000 square feet of ground floor retail and 3,640,033 square feet of office space and including a request for 24-hour construction and Downtown Design Guideline exceptions on an approximately 8.1-gross acre site.	TO ALLOW FOR MASS GRADING, EXCAVATION, AND INSTALLATION OF SHORING IN SUPPORT FOR THE CONSTRUCTION OF A 3.79 MILLION SF OFFICE BUILDING ON A 8.1 GROSS ACRE SITE.	Air quality (construction), cultural resources (historic and archeological), noise (construction), vibration (construction), hazardous materials.
3-06202	H18-053	1420 Old Bayshore Warehouse	A Site Development Permit to allow the demolition of the existing buildings and the construction of an approximately 69,192-square foot warehouse on an approximately 3.8-gross acre site.		Hazardous Materials

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Grading Permit No.	Planning Permit No.	Project Name	Project Description	Grading Permit Description	Mitigation Measures Required
3-01762	H16-032	Hampton Inn	Site Development Permit to allow the demolition of a gas station and fuel dispensers and the removal of six ordinance-size trees, and to allow the construction of a 4-story, 90 room hotel and the utilization of Transportation Demand Management (TDM) measures to reduce the parking requirements by 50% on a 0.61 gross acre site.		Biological resources (pre-construction migratory bird survey) and hazardous materials..
3-16268	SP16-021	Greyhound Towers	Special Use Permit to allow the construction of 781 residential units with 20,000 square feet of ground floor retail in two (2) high rise towers with 23 to 24 stories including four (4) levels of below-grade parking on a 1.63 gross acre.	Demolition Permit.	Air quality (construction), cultural resources (construction vibration on historic resources), hazardous materials.