

# Memorandum

**TO:** HONORABLE MAYOR  
AND CITY COUNCIL

**FROM:** Planning Commission

**SUBJECT:** SEE BELOW

**DATE:** December 15, 2016

---

**COUNCIL DISTRICT:** 3

**SUBJECT:** FILE NOS. C16-020 & CP16-014. REZONING FROM THE CG COMMERCIAL GENERAL ZONING DISTRICT TO THE DC DOWNTOWN PRIMARY COMMERCIAL ZONING DISTRICT AND A CONDITIONAL USE PERMIT TO DEMOLISH AN EXISTING 3,964 SQUARE FOOT COMMERCIAL BUILDING AND TO CONSTRUCT A SIX-STORY, 84-UNIT RESIDENTIAL SERVICE FACILITY, AND REMOVE SIX ORDINANCE SIZE TREES, LOCATED ON THE EAST SIDE OF NORTH 2<sup>ND</sup> STREET, APPROXIMATELY 130 FEET SOUTH OF EAST JULIAN STREET (278 NORTH 2<sup>ND</sup> STREET).

## RECOMMENDATION

The Planning Commission voted 6-0-1 (Bit-Badal absent) to recommend that the City Council approve the Addendum to the Downtown Strategy 2000 Final Program Environmental Impact Report (Resolution No. 72767), Envision San Jose 2040 General Plan Final Program Environmental Impact Report (Resolution No. 72767), and Envision San Jose 2040 General Plan Supplemental Environmental Impact Report (Resolution No. 77617), and approve the proposed Rezoning and Conditional Use Permit, as recommended by staff.

## OUTCOME

Should the City Council approve the Addendum and Rezoning from the CG Commercial General Zoning District to the DC Downtown Primary Commercial Zoning District and the Conditional Use Permit for a residential service facility, the applicant would be able to proceed with a building permit to construct a six-story, 84-unit residential service facility.

## **BACKGROUND**

On November 16, 2016, the Planning Commission held a public hearing to consider the proposed Rezoning and Conditional Use Permit. Staff introduced the proposed Rezoning and Conditional Use Permit and stated that the Rezoning and Conditional Use Permit are consistent with the Downtown General Plan Land Use/Transportation designation. Staff from the City's Housing Department gave a brief background on the Housing Department's involvement with the project, including the selection of PATH and Affirmed Housing as the development team, and the success they have had in the past with addressing homeless housing. The applicant with Affirmed Housing and the operator with PATH discussed the project and types of services they provide.

A total of 11 members of the community provided public comments on the project. Of these 11 members, 10 supported the project because it provides housing and services to homeless individuals. The community member that did not support the proposed project was an adjacent property owner. He voiced concerns regarding the locating of the project in downtown, parking, height, and shadowing impacts.

In response to public comments, the applicant stated that this site fits their needs as it is located Downtown near services and transit. Given the site's location, both employees and residents have access to various transit modes. The project provides bicycle parking in exceedance of the required amount, utilizes a transit demand management program by providing transit passes to employees and tenants, as well as an onsite bicycle-share program, and an onsite alternative transportation coordinator. The project provides a 10-foot setback from the surrounding properties to respect the height on these sites. Staff explained that a shadow analysis was reviewed under CEQA and concluded that there are no shadow impacts surrounding the site.

Commissioner Yesney asked the architect to elaborate on the building's ground floor and how it is designed to be welcoming. The architect explained that the decorative fence plays with light into the courtyard of the project and allows tenants a safe place to gather. The wall next to the garage will feature a green wall to soften the façade, and the community room on the second floor will activate the frontage of the building. Commissioner Yesney also commented on the project's flat roof next to the Hensley Historic District. The architect responded that the finishes and colors of the project will complement the district, and that the main focal point of the project is the façade on North 2<sup>nd</sup> Street.

The public hearing was closed and Commissioner Ballard made a motion to recommend approval of the proposed Rezoning and Addendum in accordance with the California Environmental Quality Act (CEQA) to the City Council. Commissioner Vora seconded the motion.

Commissioner Ballard spoke in favor of her motion and stated that she was excited to see the City's and County's commitment and partnership to seriously address homelessness. Commissioner Vora spoke in favor of the project and stated that PATH coming into the community and doing this work is brilliant. She stated she was impressed with the community

outreach and attention paid to the architecture. Commissioner Allen spoke in favor of his motion and stated that this is a fantastic project.

The Planning Commission voted 6-0-1 (Bit-Badal absent) to recommend that the City Council approve the proposed Rezoning and Conditional Use Permit, and adopt a resolution approving the Addendum in accordance with CEQA, as recommended by staff.

### **ANALYSIS**

Analysis of the issues regarding the proposed Rezoning and Conditional Use Permit, including General Plan conformance, is contained in the attached staff report.

### **EVALUATION AND FOLLOW UP**

If the Rezoning and Conditional Use Permit is approved, the zoning district will be changed from the CG Commercial General Zoning District to the DC Downtown Primary Commercial Zoning District, and the permittee would be allowed to obtain a building permit to construct a six-story, 84-unit residential service facility.

### **PUBLIC OUTREACH**

Staff followed Council Policy 6-30: Public Outreach Policy in order to inform the public about the project. A notice of the public hearing was distributed to the owners and tenants of all properties located within 1,000 feet of the project site and posted on the City website. Notification of the rezoning was also published in the Post Record. This staff report is posted on the City's website and staff has been available to respond to questions from the public. A community meeting was held for this project on August 22, 2016.

### **COORDINATION**

This memo was coordinated with the City Attorney's Office.

HONORABLE MAYOR AND CITY COUNCIL

December 15, 2016

**Subject: File No. C16-020 & CP16-014**

Page 4

**CEQA**

An Addendum to the Downtown Strategy 2000 Final Program Environmental Impact Report (Resolution No. 72767), Envision San Jose 2040 General Plan Final Program Environmental Impact Report (Resolution No. 72767), and Envision San Jose 2040 General Plan Supplemental Environmental Impact Report (Resolution No. 77617).

/s/

HARRY FREITAS, SECRETARY  
Planning Commission

For questions please contact Steve McHarris, Planning Official, at (408) 535-7819.

Attachments: Planning Commission Staff Report



## PLANNING COMMISSION STAFF REPORT

<b>File Nos.</b>	<b>C16-020 and CP16-014</b>
<b>Applicant:</b>	<b>Affirmed Housing Group</b>
<b>Location</b>	<b>278 North 2<sup>nd</sup> Street</b>
<b>Existing Zoning</b>	<b>CG Commercial General</b>
<b>Historic Resource</b>	<b>No</b>
<b>Annexation Date:</b>	<b>March 27, 1850</b>
<b>CEQA:</b>	<b>Addendum to the Downtown Strategy 2000 Final Program Environmental Impact Report (Resolution No. 72767), Envision San José 2040 General Plan Final Program Environmental Impact Report (Resolution No. 72767), and Envision San José 2040 General Plan Supplemental Environmental Impact Report (Resolution No. 77617).</b>

### APPLICATION SUMMARY:

Rezoning from the CG Commercial General Zoning District to the DC Downtown Primary Commercial Zoning District and a Conditional Use Permit to demolish an existing 3,964 square foot commercial building and to construct a six-story, 84-unit residential service facility, and the removal of six ordinance size trees on a 0.35 gross acre site.

### RECOMMENDATION:

Staff recommends that the Planning Commission recommend approval of the Addendum in accordance to CEQA and proposed Rezoning and Conditional Use Permit to the City Council based upon the facts and findings in this staff report and the attached draft Resolution and Ordinance.

### PROJECT DATA

GENERAL PLAN CONSISTENCY	
<b>General Plan Designation</b>	<b>Downtown</b> <input checked="" type="checkbox"/> <b>Consistent</b> <input type="checkbox"/> <b>Inconsistent</b>
<b>Consistent Policies</b>	<b>Housing Goals H-1 and H-2; H-1.2; H-2.2; H-3.3; Community Design Policy CD-1.1, and Land Use Policy LU-3.1</b>
<b>Inconsistent Policies</b>	<b>None</b>

SURROUNDING USES			
	<b>General Plan Land Use</b>	<b>Zoning</b>	<b>Existing Use</b>
<b>North</b>	Downtown	CG Commercial General	Vacant commercial building and multi-family residences

<b>South</b>	Downtown	CG Commercial General	Parking lot
<b>East</b>	Downtown	CO Commercial Office	Restaurant and multi-family residences
<b>West</b>	Downtown	A(PD) Planned Development and CG Commercial General	Multi-family residences and restaurant

## PROJECT DESCRIPTION

On April 11, 2016, the applicant, Affirmed Housing Group applied for a rezoning from the CG Commercial General Zoning District to the DC Downtown Primary Commercial Zoning District and for a Conditional Use Permit to demolish an existing 3,964 square foot commercial building and to construct a six-story, 84-unit residential service facility (Villas on the Park), and to remove six ordinance sized trees. The residential service facility would provide permanent supportive housing for underserved homeless individuals. The project is comprised of 78 studio apartments, a two-bedroom manager's apartment, a five-unit interim housing section accommodating 10-20 beds, first and second floor social service and community spaces, a sixth floor outdoor deck and garden area, and a street level parking garage. The building would be approximately 71 feet in height. The site would be updated with new landscaping and fencing along the south, east, and north property lines. The applicant has also applied for a Lot Line Adjustment (AT16-030) that will be processed administratively.

### Background

PATH San Jose, a County-approved service provider, would provide on-site supportive services at to aid residents in maximizing their physical, economic, and emotional well-being. PATH's integrated care service approach is designed to improve and better coordinate care for chronically homeless, vulnerable individuals. Services would be individually planned around the anticipated needs of each resident, and would be continually developed to reflect the changing needs of the tenant population. Services provided by PATH San Jose would include:

1. **Outreach and Engagement:** Program staff would conduct street outreach and referral engagement, in coordination with the local coordinated assessment system, to meet prospective residents early on in the referral to Villas on the Park housing application process.
2. **Orientation & Needs Assessment:** Within three days of moving into the facility, a new resident orientation introducing tenants to the building and services, and a needs survey to identify the types of services and activities that would benefit them would be conducted by resident service coordinator staff.
3. **Case Management:** Case management staff would be available on-site seven days a week with after hours (approximately 6:00 p.m.-7:00 a.m.) via telephone.
4. **Mental Health Care:** A psychiatric nurse practitioner and/or psychiatrist would be provided to address the range mental health needs of residents.
5. **Substance Abuse Treatment:** Substance abuse treatment services including: individual counseling and support, individual and group meetings that address recovery planning and relapse prevention strategies, outpatient and inpatient provider referral and treatment options.
6. **Life Skills Education:** Independent living skills would be incorporated into most resident activities, addressed during one-on-one meetings, and taught formally through group workshops. Topics included, but would not be limited to: conflict resolution, using public transportation, Wellness Recovery Action Planning (WRAP), health and nutrition, meal planning, budgeting, money management, tenant rights and responsibilities, self-esteem, and how to be a good neighbor.

7. **Community Building:** PATH's service staff would partner with local community organizations such as the senior center, faith groups, and individual volunteers to develop an extensive calendar of recreational and educational activities to foster a sense of community within the building and engage residents with the surrounding neighborhood.
8. **Eviction Prevention:** Information and learning opportunities to prevent lease violations and evictions would be provided.
9. **Green Education:** Service coordinators would work with tenants on gardening and farm to table meal planning, outings to local farmer's markets, collaboration with local environmental agencies, establishment of a community recycling program, and as part of Villas on the Park move-in kits, offer green cleaning curriculum and environmentally safe household cleaning products.
10. **Transportation Planning:** All tenants would be supported by service coordinator staff to evaluate transportation benefits eligibility such as Transit Assistant Program, disabled bus passes, access to para-transit and other low cost transportation services.

### Site Location and Description

The project site is located on the easterly side of North 2<sup>nd</sup> Street, approximately 130 feet south of East Julian Street at 278 North 2<sup>nd</sup> Street (Figure 1). The site has a vacant commercial building located along North 2<sup>nd</sup> Street and a surface parking lot to the rear of the building. There is a commercial building and multi-family residences to the north, a parking lot to the south, a restaurant and multi-family residences to the east, and multi-family residences to the west. The project site borders the Hensley Landmark District to the north and east.



Figure 1: Site Location

### ANALYSIS

The proposed Rezoning and Conditional Use Permit were analyzed with respect to conformance with: 1) the Envision San José 2040 General Plan; 2) the Zoning Ordinance; 3) Downtown Design Guidelines; 4) Chapter 13.32 Municipal Code Tree Removal Findings 5) Section 20.80.460 Demolition Findings and 5) California Environmental Quality Act (CEQA).

### Envision San José 2040 General Plan Conformance

The proposed project site has an Envision San Jose 2040 General Plan Land Use/Transportation Diagram designation of Downtown (Figure 2). This designation includes office, retail, service, residential, and entertainment uses in the Downtown. All development within this designation is intended to enhance the “complete community” in downtown, support pedestrian and bicycle circulation, and increase transit ridership.



Figure 2: General Plan map

The project is consistent with the Downtown designation, as it provides a residential service facility to formerly homeless individuals. Services include needs assessment, case management, mental health care, substance abuse treatment, and life skills education.

The proposed project is consistent with the following General Plan goals and policies:

1. Housing Goal H-1 Social Equity and Diversity: Provide housing throughout our City in a range of residential densities, especially at higher densities, and product types, including rental and for-sale housing, to address the needs of an economically, demographically, and culturally diverse population.
2. Housing Goal H-2 Affordable Housing: Increase, preserve and improve San José’s affordable housing stock.
3. Housing-Social Equity and Diversity 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.

*Analysis: This proposed project provides a population-specific care facility, serving individuals who are homeless and in need of affordable housing options which also provide rehabilitation and support services. This project will provide permanent supportive housing for underserved homeless individuals.*

4. Housing- High Quality Housing and Great Places Policy H-3.3: Situate housing in an environment that promotes the health, safety, and wellbeing of the occupants and is close to services and amenities.
5. Housing Goal H-4.3 Environmental Sustainability: Encourage the development of higher residential densities in complete, mixed-use, walkable and bikeable communities to reduce energy use and greenhouse gas emissions.

*Analysis: The subject site is within 2,500 of three grocery stores. The subject site is adequately served by North 2<sup>nd</sup> Street and East Julian Street, and is within 1,700 feet from Highway 87. The site is also approximately 70 feet away from a bus stop, 850 feet away from a light rail station, and 830 feet from a bike share station. Therefore, the project is in close proximity to a multiple services and amenities. This project would provide a higher density project than immediately adjacent residences. In addition to the housing, the project would also provide rehabilitation and support services.*

6. Housing-Affordable House Policy H-2.2: Integrate affordable housing in identified growth locations and where other housing opportunities may exist, consistent with the Envision General Plan.

*Analysis: This site is located in Downtown, which the General Plan identifies as a growth area. This project will provide an affordable housing option to homeless individuals.*

7. Housing-Affordable House Policy H-2.7: Support strategies in collaboration with other jurisdictions and agencies to end homelessness by creating permanent housing solutions combined with services such as medical, education, and job placement.

*Analysis: This project involves collaboration between PATH Ventures, Affirmed Housing, the City of San Jose Housing Department, and the County of Santa Clara. The project will be funded through the Low Income Housing Tax Credit (LIHTC) program with the City, County, and other funding contributions.*

8. Housing- High Quality Housing and Great Places Policy H-3.5: Prioritize housing resources to assist those groups most in need, or to those geographic locations in the City that most require investment in order to improve neighborhood blight conditions.

*Analysis: This project would assist homeless individuals with affordable housing, which will provide rehabilitation and support services. Currently, the lot is developed with a vacant single-story commercial building on it. This project would provide housing, housing assistance, and investment that would improve the site and the surrounding neighborhood.*

9. Community Design- Attractive City Policy CD-1.1: Require the highest standards of architectural and site design, and apply strong design controls for all development projects, both public and private, for the enhancement and development of community character and for the proper transition between areas with different types of land uses.

*Analysis: The design is contemporary, and contextually compatible with the existing neighborhood. The architecture and materials (wood grain porcelain tile, decorative composite screen, and metal awnings) are of high quality and would improve the overall aesthetics of the neighborhood. Analysis of the projects design is further discussed in the Downtown Design Guidelines conformance section below*

10. Implementation Policy IP-8.2: Use the City's conventional zoning districts, contained in its Zoning Ordinance, to implement the Envision General Plan Land Use/Transportation Diagram. These districts include a range of allowed land uses, development intensities, and standards within major land use categories (residential, commercial, and industrial) together with zoning districts for other land uses such as mixed-use and open space. The various ranges of allowed use and development intensity correspond generally to the respective Envision General Plan land use designations, while providing greater detail as to the appropriate land uses and form of development.

*Analysis: The proposed rezoning is a conventional zoning district that will implement the Downtown land use designation. The DC Downtown Primary Commercial Zoning District allows a greater mix of uses. The future development planned for this site will conform to the intensity (height, FAR) envisioned for this General Plan land use designation.*

### **Zoning Ordinance Conformance**

#### *Land Use*

As stated above, the proposed project is requesting a conventional rezoning from the CG Commercial General Zoning District to the DC Downtown Primary Commercial Zoning District. A Conditional Use Permit is required for a residential service facility in the DC Zoning District. Per Zoning Ordinance Section 20.70.100. Per section 20.200.1040, a residential service facility is defined as a residential facility, other than a residential care facility or single housekeeping unit, where the operator receives compensation for the provision of personal services, in addition to housing, including but not limited to, protection, supervision, assistance, guidance, training, therapy or other nonmedical care.

#### *Setbacks*

Per the Zoning Ordinance, properties located in the Downtown Primary Commercial Zoning District are not subject to any minimum setback requirements. Given the proximity to multi-family residential buildings to the north and east, the project proposes a 10'-2" setback at these property lines, and a six foot setback on the south property line.

#### *Height*

Per the Zoning Ordinance, properties located in the Downtown Primary Commercial Zoning District are only subject to the height limitations necessary for the safe operation of San Jose International Airport. The proposed height of 71 feet is well below this threshold and provides a safe operation for San Jose International Airport.

#### *Automobile Parking*

Per Chapter 20.90 of the Zoning Ordinance, the required parking for a residential service facility in the DC Downtown Primary Commercial Zoning District is 0.75 per employee. The service facility will have a total of 29 employees; therefore, 22 parking spaces are required. Section 20.90.220 allows a reduction in required off-street parking (up to 50 percent) with the implementation of three of the listed Transportation Demand Management (TDM) measures. This would result in 11 parking spaces, in which 12 spaces are proposed on site. Below are the following TDM measures for the project, which are included in the draft Resolution as a condition of approval for the CUP:

1. Develop a transit use incentive program for employees, such as on-site distribution of passes or subsidized transit passes for local transit system (participation in the region wide Clipper Card or VTA EcoPass system will satisfy this requirement);

2. Implement public information elements such as designation of an on-site TDM manager and education of employees and tenants regarding alternative transportation options; and
3. Provide a bicycle-share program or free use of bicycles on-site that is available to all tenants of the site.

*Analysis: The applicant will provide transit passes to both employees and tenants. The applicant will provide a service coordinator that will provide education and services to both employees and tenants on local transportation alternatives. There will be a bicycle share program that both employees and tenants can use. If the TDM program fails, the site is located within 70 feet to a bus stop, 850 feet away from a light rail station, and 830 feet from a bike share station. If the project is unable to maintain the TDM program, a Conditional Use Permit Amendment is required to proceed in order to satisfy the increased parking demand. This TDM measure is included as a condition in the permit.*

#### *Bicycle Parking*

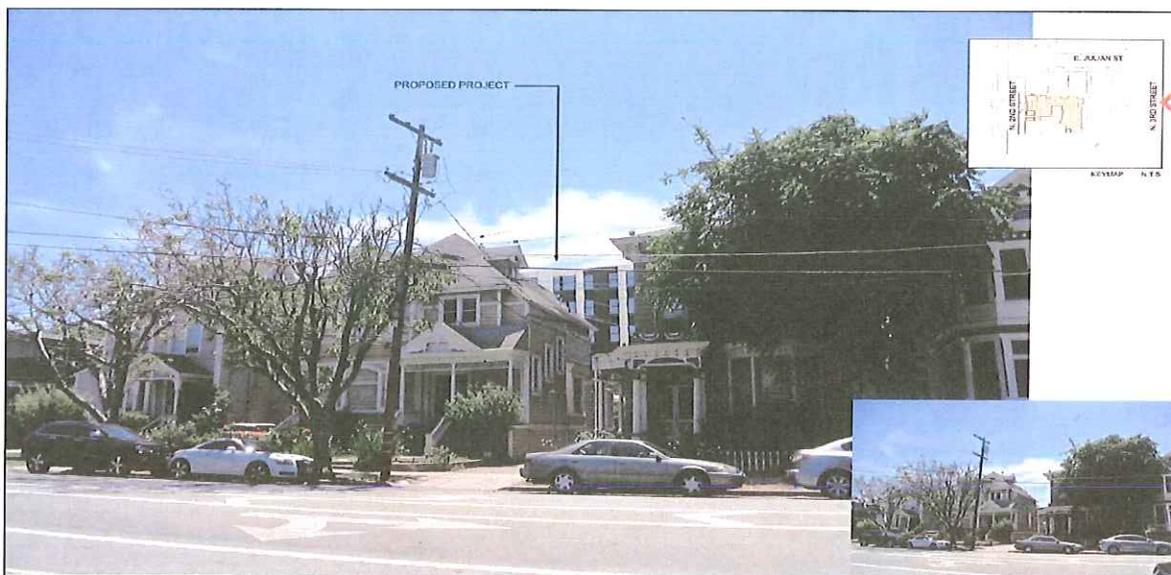
Bicycle parking is one space per 10 full-time employees, equaling three spaces total. The project provides 29 bicycle parking spaces, in excess of the bicycle parking requirements.

#### **Downtown Design Guidelines Conformance**

Since the proposed project includes a rezone to the DC Downtown Primary Commercial Zoning District, the project is evaluated under the Downtown Design Guidelines. The Guidelines include criteria for site context, architectural form, and ground floor design.

#### *Site Context*

Per the site context section of the guidelines, the project design should reflect an architectural concept and compose the building's massing in response to geographic conditions and patterns of urban form found nearby or beyond the immediate context of the building site. The site is adjacent to the Hensley Landmark Historic District and several three to five story buildings. Given the proposed rezoning to DC Downtown Primary Commercial Zoning District, the building's six-story, 71-foot height could be higher; however, the building's height was designed to respect the adjacent landmark district (Figure 3 & Figure 4) and surrounding buildings.



**Figure 3: Building in relation to the Hensley Historic Landmark District to the east**



**Figure 4: Building in relation to the Hensley Landmark District to the north**

### *Architectural Form and Design*

Per the architectural form section of the guidelines, the project should integrate a holistic architectural form and should consider the predominant attributes of the immediate neighborhood and reinforce desirable siting patterns, massing arrangements, and streetscape characteristics of nearby development. The project mimics the siting pattern of the multi-family building to the north and west of the site in that the buildings are aligned on the front property line. The massing of the building is similar to the multi-family building to the west. Both buildings are multi-story and are designed with various articulation to break up the massing. The project incorporates high quality materials and colors that blend into the surrounding buildings colors and will improve the overall aesthetics of the neighborhood.

### *Ground Floor Design*

Per the ground floor design section of the guidelines, the project should focus where the building meets the ground. Spaces for street level uses should be designed to engage pedestrians with the activities occurring within them. Sidewalk-related spaces should appear safe, welcoming, and open to the general public. The project establishes new pedestrian activity that includes landscaping and various materials (decorative metal fence and decorative composite screen) that are high quality. The ground floor of the project is designed with a garden wall near the garage entrance. The project incorporates a decorative metal fence at the entrance of the building that provides transparency between people walking on the street and people entering and exiting the building (Figure 5). The building has a visually interesting ground floor that is designed to serve the residents of the building while providing separation between the building and the public right of way.



**Figure 5: Ground Floor Design**

### Conditional Use Permit Findings

In order to make the CUP findings and recommend approval to the Planning Commission, staff 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: As explained in detail above, the proposed use is consistent with the Downtown General Plan designation as it provides a residential service facility to formerly homeless individuals and it adds to the mix of uses within the Downtown area and within this neighborhood.*

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; and

*Analysis: As explained in detail above, the proposed project is in conformance with the Zoning Ordinance in regards to height, setbacks, use, and parking. The height respects the adjacent Hensley Landmark District.*

3. The conditional use permit, as approved, is consistent with applicable city council policies, or counterbalancing considerations justify the inconsistency; and

*Analysis: As explained above, the proposed project meets the requirements of the Downtown Design Guidelines. The proposed project would be conditioned to conform to City Council Policy 4-3: Outdoor Lighting on Private Development. A Permit Adjustment would be required for any lighting that does not conform to the City Council Policy.*

4. The proposed use at the location requested will not:

- a. Adversely affect the peace, health, safety, morals or welfare of persons residing or working in the surrounding area; or

- b. Impair the utility or value of property of other persons located in the vicinity of the site; or

- c. Be detrimental to public health, safety or general welfare; and

*Analysis: The proposed use is located in an area with a broad mix of commercial and residential uses. The site is currently occupied with a vacant single-story building. This project would provide activation and investment to the site. Due to the variety of current uses in the area, the proposed residential service facility would add to the variety of uses consistent with the Downtown land use designation. Although the use could propose a higher height, the building height is at 71 feet, respecting the adjacent multifamily housing to the north and east and the adjacent Hensley Landmark District. Although there are no setback requirements for the Downtown Primary Commercial Zoning District, the proposed building will be setback at least 10'-2" from the north and east property lines. The project has a sixth floor outdoor deck that faces North 2<sup>nd</sup> Street, away from the multi-family uses to the north and east.*

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: Per the site plan, the subject site is adequate in size to accommodate all of the required walls, landscaping, fences, parking, and loading facilities required by the Municipal Code. The project is providing the required number of parking spaces per their TDM measures, as well as providing adequate on-site open space for residents along the north side and rear areas of the site.*

6. The proposed site is adequately served:

- a. 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
- b. By other public or private service facilities as are required.

*Analysis: The subject site is adequately served by North 2<sup>nd</sup> Street and East Julian Street and Tully Road, and is within 1,700 feet from Highway 87. The site is also approximately 70 feet away from a bus line, 850 feet away from a light rail station, and 830 feet from a bike share station, therefore, the site is adequately served by transportation services. The site is within a developed area that is currently served by all necessary private and public facilities.*

7. The environmental impacts of the project, including but not limited to noise, vibration, dust, drainage, erosion, storm water runoff, and odor which, even if insignificant for purposes of the California Environmental Quality Act (CEQA), will not have an unacceptable negative affect on adjacent property or properties.

### ***Municipal Code Tree Removal Findings***

Chapter 13.32 of the San José Municipal Code establishes at least one of the following required findings must be made for issuance of a Tree Removal Permit, which findings are made for the Project based on the above-stated findings related to General Plan, Zoning Ordinance and CEQA conformance and for the reasons stated below, and subject to the conditions set forth in this Permit.

1. That the tree affected is of a size, type and condition, and is in such a location in such surroundings, that its removal would not significantly frustrate the purposes of Chapter 13.32 of the San José Municipal Code as set forth in Section 13.32.010;

2. That the location of the tree with respect to a proposed improvement unreasonably restricts the economic development of the parcel in question;
3. That the condition of the tree with respect to disease, danger of falling, proximity to an existing or proposed structure, and/or interference with utility services, is such that preservation of the public health or safety requires its removal;

The project proposes to remove six ordinance-size trees, ranging in trunk circumference from 69 inches to 100 inches, and seven non-ordinance-size trees. The location of the trees throughout the site unreasonably restricts the economic development of the parcel, in that the trees will be within the footprint of the proposed improvements and the trees along the perimeter impede landscape improvements. Only the trees permitted to be removed are those labeled as such on the Grand Floor Planting Plan Page 10.4.

### ***Demolition Permit Findings***

Under the provisions of Section 20.80.460 of the San José Municipal Code, prior to the issuance of any development permit, which allows for the demolition, removal or relocation of a building, the following shall be considered to determine whether the benefits of permitting the demolition, removal or relocation outweigh the impacts of the demolition, removal or relocation:

1. The failure to approve the permit would result in the creation or continued existence of a nuisance, blight or dangerous condition;
2. The failure to approve the permit would jeopardize public health, safety or welfare;
3. The approval of the permit should facilitate a project which is compatible with the surrounding neighborhood;
4. The approval of the permit should maintain the supply of existing housing stock in the City of San José;
5. Both inventoried and non-inventoried buildings, sites and districts of historical significance should be preserved to the maximum extent feasible;
6. Rehabilitation or reuse of the existing building would not be feasible; and
7. The demolition, removal or relocation of the building without an approved replacement building should not have an adverse impact on the surrounding neighborhood.

Based on consideration of the above, the benefits of permitting the demolition outweigh the impacts in that the demolition of the existing structure would allow for a project that is more compatible for the area, would activate the site, and promotes the construction of a Residential Service Facility, which furthers the intent of the General Plan Land Use/Transportation Diagram designation of Downtown.

### **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

An Addendum to the Downtown Strategy 2000 Final Program EIR (Resolution No. 72767), Envision San José 2040 General Plan Final Program EIR (Resolution No. 72767), and Envision San José 2040 General Plan Supplemental EIR (Resolution No. 77617) was prepared by the Department of Planning, Building and Code Enforcement for the subject Rezoning, Conditional Use Permit, and Lot Line Adjustment (File Nos. C16-020, CP16-014, and AT16-030). An Addendum was completed in compliance with the California Environmental Quality Act (CEQA) and reflects the City's independent judgment and analysis. An Initial Study was prepared, in conjunction with the Addendum, which identified potentially significant

environmental impacts related to biological resources, in regards to possible impacts to nesting migratory birds, and cultural resources, in regards to potential impacts to previously unidentified archaeological resources. Mitigation measures have been included in these impact areas in order to reduce impacts to less than significant levels.

This Addendum will be attached to the Downtown Strategy 2000 Final Program EIR, Envision San José 2040 General Plan Final Program EIR, and Envision San José 2040 General Plan Supplemental EIR, pursuant to CEQA Guidelines §15164(c). The Addendum, Initial Study, and associated technical studies are available for review on the City's Active EIR website at: <http://www.sanjoseca.gov/index.aspx?nid=2434>.

**PUBLIC OUTREACH/INTEREST**

PATH has held four applicant-initiated meetings with the community on November 6, 2015, December 9, 2015, January 30, 2016, and February 22, 2016. Staff facilitated an official City-initiated community meeting on March 7, 2016 to discuss the proposed project and the overall planning process. Approximately 35 members of the public attended the meeting. The community expressed concerns regarding the continuation of the presence of homeless individuals in the nearby St. James Park after the project is in operation, concerns on the appropriateness of the location of the project, and concerns with the height of the proposed building.

**PUBLIC HEARING NOTIFICATION**

Staff followed Council Policy 6-30: Public Outreach Policy, in order to inform the public of the proposed project. A notice of the public hearing was distributed to the owners and tenants of all properties located within 1,000 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:** Justin Daniels

**Approved by:**  , Planning Official for Harry Freitas, Planning Director

**Date:** 11/9/16

<b>Attachments:</b>
Exhibit A: Operations Plan
Exhibit B: Draft Conditional Use Permit Resolution
Exhibit C: Reduced Plan Set for Conditional Use Permit
Exhibit D: Draft Ordinance
Exhibit E: Addendum
Exhibit F: Public Comments

<b>Owner:</b>	<b>Applicant:</b>
James & Sara McManis 50 West San Fernando, 10 <sup>th</sup> Floor San Jose, CA 95113	Affirmed Housing Group 13520 Evening Creek Drive North, Suite 160 San Diego, CA 92128



## **2nd St. Project: Operations Plan**

**July 2016**

This Operations Plan outlines how the 2<sup>nd</sup> St. Project will operate, describing the population served, staffing, activities, and physical layout. The intent of the Plan is to provide the City, the downtown community, service partners, and others with a clear picture of how this unique community-benefit development will operate.

The 2<sup>nd</sup> St. Project consists of three separate, inter-related components: permanent supportive housing, interim housing, and a ground floor Multi-Service Center.

### ***Permanent Supportive Housing (PSH)***

Supportive housing combines permanent, independent rental apartments with services that help people who formerly experienced homelessness live more stable, productive lives. The 2<sup>nd</sup> St. Project will include 78 permanent supportive housing units.

### **Population Served**

Residents of the PSH component will be selected based on the Tenant Selection Criteria described in Attachment A. Every resident will execute a standard one-year lease that defines the rules and obligations for tenancy.

### **Activities**

As noted above, PSH pairs affordable rental apartments with on-site services. In addition to independent living, this component of the Project will accommodate supportive service activities, including on-site workshops, group sessions, informal gatherings and one-on-one meetings.

### **Physical Layout**

The permanent supportive housing is located on the second through sixth floors of the Project. The majority of common spaces, including community room, property management office, six case manager offices and landscaped outdoor courtyard are concentrated on the second (podium) floor. An additional outdoor common space roof terrace is located on the sixth floor. These amenities are available to all of (and only) the permanent residents.

The 78 studio apartments ring the open-to-below courtyard. Trash and laundry facilities are available on each floor.

### **Access & Security**

Each permanent resident will possess his/her own key fob that will permit access to a residents-only lobby on the ground floor. Access to the permanent supportive housing will be via a key fob-controlled elevator or the stairway from the residents-only lobby. Residents will access the residents-only lobby



either through the Multi-Service Center or via a pedestrian gate built into the parking garage gate. Permanent residents will freely enter and exit the building with a key fob.

### **Staffing**

PSH staff will include the following:

**On-site Property Manager (1 FT):** One full-time property manager will reside at the Project. The on-site property manager is responsible for all PSH tenancy related functions, including collecting rent, addressing maintenance and repair issues, and handling tenant complaints. *Property management staff will have office hours five days per week generally during standard business hours.*

**Resident Case Managers (5 FT):** Up to five case managers will work on-site in the PSH component of the Project, providing support to the permanent residents in maintaining residency. Case managers will work with permanent residents to develop an individualized housing and service plan with the goal of accessing the range of services they need to ensure long term stability. Staffing hours and days will be staggered so as to maximize coverage.

**Janitor (1 PT):** A part-time janitor will be responsible for cleaning the common areas of the permanent supportive housing, including hallways, laundry rooms, offices and community rooms.

### ***Interim Housing***

---

Interim housing is temporary housing for people who are experiencing homelessness. At the 2<sup>nd</sup> St. Project, it will offer individuals a safe, stable, low-barrier place to reside while they are engaged in qualifying for, and moving into, a permanent housing situation.

### **Population Served**

The 2<sup>nd</sup> St. Project will provide short-term housing for up to 20 homeless individuals at any given time. These individuals will be referred directly by PATH's Homeless Street Outreach program. PATH's Street Outreach program provides homeless men and women living on the streets with referrals to housing and supportive services. Outreach workers focus on building relationships with people living on the streets, which allows them to provide trusted advice and resources while working to help people move off the street and into homes of their own. The team also works with local police, businesses, and concerned citizens in downtown San Jose to mediate interactions with homeless individuals and ensure that the needs of the community and the homeless are met.

The staff on the PATH Outreach Team will manage and coordinate all placements into interim housing. PATH's homeless street outreach workers will conduct intakes with homeless individuals living on the streets in order to determine eligibility for the interim housing program. Eligible individuals will then be linked to available beds and provided with case management services and social supports needed to help each individual build tools for self-sufficiency and ultimately, stabilize in permanent housing.



PATH operates six interim housing facilities throughout California. Typically, PATH clients need approximately six to nine months in interim housing before successfully securing permanent housing, though length of stay may vary, depending on client needs and the housing market. There will be no limit to the amount of time a resident of interim housing can reside at the 2<sup>nd</sup> St. Project.

### **Activities**

Clients living in interim housing focus on preparing for and securing a permanent housing situation. Generally, a resident's day will involve attending appointments in the community or meetings, classes and other activities in the on-site Multi-Service Center.

The interim housing component of the 2<sup>nd</sup> St. Project is largely a residential environment. As such, clients living there will eat, sleep, socialize and work toward independence. PATH interim housing case managers also will engage with residents in informal meetings to lend support with progress on their Individual Service Plans. For interim residents' well-being and comfort, daily nutritious meals, as well as access to showers and shared common areas will be provided.

### **Physical Layout**

The interim housing component of the 2<sup>nd</sup> St. Project has been designed to accommodate each of the activities described above as follows:

***Sleeping Area:*** The sleeping area is designed to maximize privacy and independence for residents, balanced with security and supervision. Rather than a large dormitory environment, the 20 beds at the 2<sup>nd</sup> St. Project are located in five open, unit-like rooms. Each room will accommodate up-to four beds, a bathroom with tub and shower and storage. Clients will use this space primarily for sleeping.

Additionally, the unit-like design will allow case managers to work with residents of interim housing to develop skills that will help ensure their success when they move into their own apartment. This helps to increase these individuals' level of independence, and reduces barriers for those who may be resistant to coming into traditional shelter settings.

***Dining Room / Kitchen:*** The dining area is designed to accommodate cooking and communal eating, but also will serve as a place where clients and / or staff can gather. This large room includes a full kitchen with an island where all meals for interim residents will either be prepared or served (if prepared off-site and delivered). The kitchen also will be available to volunteers wishing to cook meals for interim residents, or for nutrition and cooking classes. Residents will eat all of their meals in this common dining room at groupings of tables and chairs.

Any prepared food deliveries will be made on-site in the parking garage and transported to the second floor via the elevator.

The dining room / kitchen also will serve as a location for meetings and classes when meals are not being prepared or served. These could include employment workshops, support groups, and life skills



trainings. The gathering area of this room connects directly to the main entry into interim housing and looks into a landscaped outdoor open space.

**Outdoor Lounge:** This outdoor open space is designed specifically for use by interim housing residents and offers an attractive open-air setting for residents to relax, smoke and / or socialize.

**Case Management Office:** The office will provide a work space for case management staff and serve as a space for residents to meet privately, one-on-one with their case managers to discuss their individualized service and housing plan.

### **Access & Security**

Interim residents will have entry and exit privileges each day from 7:00am-10:00pm. After-hour access can be arranged with case management staff in advance.

Both staff and residents will access the interim housing component of the Project, located on the second floor, either via stairs or a key fob-controlled elevator. Access into the elevator / stairwell will be controlled by security who will grant access for interim residents. Once on the second floor, interim residents will need to request entry into the building (from the outdoor lounge) a second time via a buzzer at the door. Access through this door will be granted remotely by case management staff.

### **Staffing**

Interim housing staff will include the following:

**Case Managers (2 FT):** Residents in interim housing will work one-on-one with highly trained case managers to develop an individualized housing and service plan with the goal of rapidly obtaining and maintaining permanent housing. One case manager will be available at all times to address resident concerns.

**Food Service (1 FT):** Food service staff will be responsible for cooking and assisting with preparing interim meals, meeting meal schedules, and serving proper quality and quantity of food. Food service staff will maintain standards of kitchen cleanliness and oversee all food transportations and deliveries.

**Janitorial (1 FT):** Janitorial staff will provide cleaning services to both the interim housing and Multi-Service Center components of the 2<sup>nd</sup> St. project.

**Security:** See below.

---



## ***Multi-Service Center***

---

PATH San Jose's Multi-Service Center will bring together crucial homeless services in one single location. Our integrated housing and services delivery model ensures that care is easily accessible, comprehensive, and coordinated to remove barriers and provide residents with the ongoing support needed to achieve long-term housing stability and independence. Our center will leverage community resources by coordinating with local care providers to offer primary health care, mental health care, substance abuse treatment, and other services based on need.

## **Population Served**

---

PATH's Multi-Service Center will provide supportive services for interim and PSH residents, as well other homeless populations prioritized and referred by PATH's Homeless Street Outreach team. The one-stop service center will not be a drop-in center – it will serve residents in the building as well as those who are being engaged in the surrounding neighborhood. The service center will operate in a highly organized, appointment-based manner that ensures there is no queuing or loitering and that does not attract additional homeless individuals to the area. All service appointments must go through an organized referral system managed by PATH's Homeless Street outreach team. This method, used at both PATH's Los Angeles and San Diego onsite service centers, enables staff to effectively assist homeless individuals in obtaining housing and services, while also acknowledging the needs of neighbors and community members.

## **Activities**

---

The Multi-Service Center will offer an array of services and programs. PATH sees collaboration as crucial for addressing barriers to housing stability, and will invite quality local care providers to implement efficient and effective services at the site. As of this date, the exact programs and partnerships are not defined. PATH anticipates the programs likely will include the following:

*Food Programs.* Access to fresh produce and groceries will be an important element in encouraging onsite residents to cook healthy nutritious meals. PATH is considering the creation of an on-site food market stocked with goods from local food banks and food partners. Permanent housing residents will have an opportunity to shop at this market free of cost.

*Health Care Programs.* Onsite integrated health programs will provide healthcare services to both interim and permanent housing residents. Health service appointments also will be available to select individuals identified by PATH's Homeless Street Outreach Team. All appointments must be scheduled in advance and follow PATH's referral and scheduling guidelines. A two-person team comprised of doctors, nurse practitioners, nurses, psychiatrists, psychologists, and social workers will be paired at any given time, depending on the particular service offering.

Other types of programs and services that might be made available include: wellness classes, recovery groups, yoga/meditation, employment & life skills and financial literacy classes.



## **Access & Security**

The primary entry to the Multi-Service Center will be through a gate on 2<sup>nd</sup> Street that opens into an outdoor courtyard. The building entrance faces into the courtyard. Both of these entrances will be open during business hours.

After business hours, employees and permanent residents may use this primary entry with a key fob. Interim residents will need to be granted entry by on-site security personnel. Access to the Multi-Service Center will be monitored by security personnel and a receptionist at all times. All visitors to the Center will be logged daily and access will be permitted based on the appointment schedule only.

## **Staffing**

Multi-Service Center staff will include the following:

**Receptionist (1 FT):** The receptionist will greet visitors to the Multi-Service Center and answer incoming calls and referral inquiries. The receptionist will direct visitors and maintain service center appointments. The receptionist also will assist in security by following procedures, monitoring the daily visitor logs, and issuing daily visitor badges.

**Security (1 FT):** Security staff will monitor and patrol the building's perimeter to ensure the area is safe, clean, and that clients are not lounging or loitering when not accessing services. To ensure the full operation of services and safety of our interim residents, security personnel will be on-site 24 hours a day, seven days a week.

**Outreach Team (3 FT):** PATH Homeless Street Outreach team helps homeless men and women living on the streets of downtown San Jose transition off the streets and into both interim and permanent housing. Outreach workers focus on building relationships with people living on the streets, which allows them to provide trusted advice and resources while working to help people move off the street and into homes of their own. The Multi-Service Center will serve as the Outreach Team's home base from which it can access computers, copiers, phones and other support materials.

**Case Managers (5 FT):** PATH Case Management staff works in coordination with the Homeless Street Outreach Team and provides clinical case management services to both individuals experiencing homelessness and formerly homeless individuals now living in permanent housing situations throughout downtown San Jose. Like the Outreach Team, the Case Management staff will use the Multi-Service Center as a home base from which it can access computers, copiers, phones and other support materials.

**Director (1 FT):** PATH San Jose's Regional Director provides oversight to all activities, programs, and staff onsite.

**Health Partners (2 FT):** PATH's Health Partners include a team of doctors, nurse practitioners, nurses, psychiatrists, psychologists, and social workers contracted to provide integrated healthcare to onsite residents and select visitors (identified by the PATH Homeless Street Outreach team).

---



## Staffing Plan

---

The anticipated overall staffing for the Project is as follows:

Staffing Plan	
Multi-Service Service Center	
PATH San Jose Director	1
Receptionist	1
PATH Outreach	3
PATH Case Managers	5
VHHP (Health Partners)	2
Community Partner	1
Interim Housing	
Interim Case Managers	2
Food Service	1
Permanent Housing Staff	
Property Manager	1
Case Managers	5
Maintenance and Security Staff	
Maintenance	1
Security	1
Janitorial	1
<b>TOTAL</b>	<b>26</b>

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN JOSE APPROVING, SUBJECT TO CONDITIONS, A CONDITIONAL USE PERMIT TO ALLOW THE DEMOLITION OF AN EXISTING COMMERCIAL BUILDING, THE CONSTRUCTION OF A SIX STORY, 84-UNIT RESIDENTIAL SERVICE FACILITY, AND THE REMOVAL OF SIX ORDINANCE SIZE TREES ON A 0.35 GROSS ACRE SITE, ON THE EASTERLY SIDE OF NORST 2<sup>ND</sup> STREET, APPROXIMATELY 130 FEET SOUTH OF EAST JULIAN STREET (278 NORTH 2<sup>ND</sup> STREET)

FILE NO. CP16-014

**WHEREAS**, pursuant to the provisions of Chapter 20.100 of Title 20 of the San José Municipal Code, on April 11, 2016, an application (File No. CP16-014) by the applicant, Affirmed Housing Group, was filed with the City of San José for a Conditional Use Permit to allow the demolition of an existing commercial building, the construction of a six story, 84-unit residential service facility, and the removal of six ordinance size trees on a 0.35 gross-acre site, on that certain real property situated in the DC Downtown Primary Commercial Zoning District and located on the easterly side of North 2<sup>nd</sup> Street approximately 130 feet south of East Julian Street (278 North 2<sup>nd</sup> Street, San José, which real property is sometimes referred to herein as the “subject property”) (“Project”); and

**WHEREAS**, the subject property is all that real property 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

**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 November 16, 2016, 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 plan for the subject property entitled, "Villas on the Park Conditional Use Permit," dated October 11, 2016, 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;

**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 easterly side of North 2<sup>nd</sup> Street, approximately 130 feet south of East Julian Street at 278 North 2<sup>nd</sup> Street. The site has a vacant commercial building. There is a commercial building and multi-family residences to the north, a parking lot to the south, a restaurant and multi-family residents to the east, and multi-family residences to the west. The Project site borders the Hensley Landmark District to the north and east.
2. **Project Description.** A Conditional Use Permit to allow the demolition of an existing commercial building, the construction of a six-story, 84-unit residential service facility, and the removal of six ordinance sized trees. The residential service facility would be comprised of 78 studio apartments, a two-bedroom manager's apartment, a five-unit interim housing section accommodating 10 to 20 beds, first and second floor social service and community spaces, a sixth floor outdoor deck and garden area, and a street level parking garage with 12 vehicle parking spaces and 29 bicycle parking spaces. The facility will have 29 employees divided into \_\_\_ shifts. The building would be approximately 71 feet in height. The site would be updated with new landscaping and a 6'-6" metal decorative fence along the south, east, and north property lines.
3. **General Plan Conformance.** The proposed project site has an Envision San José 2040 General Plan Land Use/Transportation Diagram designation of Downtown. This designation includes office, retail, service, residential, and entertainment uses in the Downtown. All development within this designation is intended to enhance the "complete community" in downtown, support pedestrian and bicycle circulation, and increase transit ridership.

The residential service facility and rezoning is consistent with the Downtown designation as the use is providing a residential service facility to current or former homeless individuals. Services include needs assessment, case management, mental health care, substance abuse treatment, and life skills education.

- a. Housing Goal H-1 Social Equity and Diversity: Provide housing throughout our City in a range of residential densities, especially at higher densities, and product types, including rental and for-sale housing, to address the needs of an economically, demographically, and culturally diverse population.

- b. Housing Goal H-2 Affordable Housing: Increase, preserve and improve San José's affordable housing stock.
- c. Housing-Social Equity and Diversity 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.

*Analysis: This project provides a population-specific care facility serving individuals who are homeless and in need of affordable housing options which also provide rehabilitation and support services. This housing will provide permanent supportive housing for underserved homeless individuals.*

- d. Housing- High Quality Housing and Great Places Policy H-3.3: Situate housing in an environment that promotes the health, safety, and well-being of the occupants and is close to services and amenities.
- e. Housing Goal H-4.3 Environmental Sustainability: Encourage the development of higher residential densities in complete, mixed-use, walkable and bikeable communities to reduce energy use and greenhouse gas emissions.

*Analysis: The subject site is within 2,500 feet of three grocery stores. The subject site is adequately served by North 2<sup>nd</sup> Street and East Julian Street, and is within 1,700 feet from Highway 87. The site is also approximately 70 feet away from a bus stop, 850 feet away from a light rail station, and 830 feet from a bike share station. Therefore, the project is in close proximity to multiple services and amenities. This project would provide a higher density project than what currently exists. In addition to the housing, the project would also provide rehabilitation and support services.*

- f. Housing-Affordable House Policy H-2.2: Integrate affordable housing in identified growth locations and where other housing opportunities may exist, consistent with the Envision General Plan.

*Analysis: This site is located in Downtown, which the General Plan identifies as a growth area. This project will provide an affordable housing option to homeless individuals.*

Housing-Affordable House Policy H-2.7: Support strategies in collaboration with other jurisdictions and agencies to end homelessness by creating permanent housing solutions combined with services such as medical, education, and job placement.

*Analysis: This project involves collaboration between PATH Ventures (a Santa Clara County approved service provider), Affirmed Housing, the City of San Jose Housing Department, and the County of Santa Clara. The project will be funded through the Low Income Housing Tax Credit (LIHTC) program with City, County, and other funding contributions.*

- g. Housing- High Quality Housing and Great Places Policy H-3.5: Prioritize housing resources to assist those groups most in need, or to those geographic locations in the City that most require investment in order to improve neighborhood blight conditions.

*Analysis: This project would assist homeless individuals with affordable housing, which will provide rehabilitation and support services. Currently, the lot is developed with a vacant single-story commercial building on it. This project would provide housing, housing assistance, and investment that would improve the site and the surrounding neighborhood.*

- h. Community Design- Attractive City Policy CD-1.1: Require the highest standards of architectural and site design, and apply strong design controls for all development projects, both public and private, for the enhancement and development of community character and for the proper transition between areas with different types of land uses.

*Analysis: The design contemporary, and contextually compatible with the existing neighborhood. The architecture and materials (wood grain porcelain tile, decorative composite screen, and metal awnings) are of high quality and would improve the overall aesthetics of the neighborhood.*

- i. Implementation Policy IP-8.2: Use the City's conventional zoning districts, contained in its Zoning Ordinance, to implement the Envision General Plan Land Use/Transportation Diagram. These districts include a range of allowed land uses, development intensities, and standards within major land use categories (residential, commercial, and industrial) together with zoning districts for other land uses such as mixed-use and open space. The various ranges of allowed use and development intensity correspond generally to the respective Envision General Plan land use designations, while providing greater detail as to the appropriate land uses and form of development.

*Analysis: The proposed rezoning is a conventional zoning district that will implement the Downtown land use designation. The DC Downtown Primary Commercial Zoning District allows a greater mix of uses. The future development planned for this site will conform to the intensity (height, FAR) envisioned for this General Plan land use designation.*

4. **Zoning Ordinance Compliance.** This Project complies with all applicable provisions of the Zoning Ordinance in that the proposed project is located in the DC Downtown Core Zoning District which requires a Conditional Use Permit for a residential service facility, which is satisfied through this Conditional Use Permit.

- a. **Setbacks.** Per the Zoning Ordinance, properties located in the Downtown Core Zoning District are not subject to any minimum setback requirements. Given the proximity to multi-family residential buildings to the north and east, the project proposes a 10'-2" setback at these property lines, and a six foot setback on the south property line.

- b. **Height.** Per the Zoning Ordinance, properties located in the Downtown Primary Commercial Zoning District are only subject to the height limitations necessary for the safe operation of San Jose International Airport. The proposed height of 71 feet provides a safe operation for San Jose International Airport.
  - c. **Automobile Parking.** Per Chapter 20.90 of the Zoning Ordinance, the required parking for a residential service facility in the DC Downtown Corridor Zoning District is 0.75 per employee. The service facility will have a total of 29 employees; therefore 22 parking spaces are required. Chapter 20.90.220 allows a reduction in required off-street parking (up to 50 percent) with the implementation of three of the listed Transportation Demand Management (TDM) measures (which are included in the conditions of approval herein). This would result in 11 parking spaces required for the project; the project proposes 12 parking spaces on site. Below are the following TDM measures for the project:
    - a. Develop a transit use incentive program for employees, such as on-site distribution of passes or subsidized transit passes for local transit system (participation in the regionwide Clipper Card or VTA EcoPass system will satisfy this requirement)
    - b. Implement public information elements such as designation of an on-site TDM manager and education of employees regarding alternative transportation options
    - c. Provide a bicycle-share program or free use of bicycles on-site that is available to all tenants of the site.
    - d. The applicant will provide transit passes to both employees and tenants. The applicant will provide a service coordinator that will provide education and services to both employees and tenants on local transportation alternatives. There will be a bicycle-share program that both employees and tenants can use. If the TDM program fails, the site is located within 70 feet to a bus stop, 850 feet away from a light rail station, and 830 feet from a bike share station. If the project is unable to maintain the TDM program, a Conditional Use Permit Amendment is required to proceed in order to satisfy the increased parking demand. This TDM measure is included as a condition in the permit.
  - d. **Bicycle Parking.** Bicycle parking is one space per 10 full-time employees, equaling two spaces total. The project provides 29 bicycle parking spaces, in excess of the bicycle parking requirements.
5. **Environmental Review.** An Addendum to the Downtown Strategy 2000 Final Program EIR, Envision San José 2040 General Plan Final Program EIR, and Envision San José 2040 General Plan Supplemental EIR was prepared by the Director of Planning, Building and Code Enforcement for the subject Rezone, Conditional Use Permit, and Lot Line Adjustment (File Nos. C16-020, CP16-026,

and AT16-030). An Addendum was completed in compliance with the California Environmental Quality Act (CEQA) and reflects the City's independent judgment and analysis. An Initial Study was prepared, in conjunction with the Addendum, which identified potentially significant environmental impacts related to possible impacts to nesting migratory birds, and potential impacts to previously unidentified archaeological resources and human remains. Mitigation measures have been included in these impact areas in order to reduce impacts to less than significant levels.

**6. Conditional Use Permit Findings.** Based on the above-stated facts and subject to any conditions set forth below, the City Council finds that:

- i. 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: As explained in detail above, the proposed use is consistent with the Downtown General Plan designation as it provides a residential service facility to formerly homeless individuals and it adds to the mix of uses with the Downtown area and within this neighborhood.*

- ii. The conditional use permit, as approved, conforms to the zoning code and all other provisions of the San Jose Municipal Code applicable to the project; and

*Analysis: As explained in detail above, the proposed project is in conformance with the Zoning Ordinance in regards to height, setbacks, use, and parking. The height respects the adjacent Hensley Landmark District.*

- iii. The conditional use permit, as approved, is consistent with applicable city council policies, or counterbalancing considerations justify the inconsistency; and

*Analysis: As explained above, the proposed project meets the requirements of the Downtown Design Guidelines. The proposed project would be conditioned to conform to City Council Policy 4-3: Outdoor Lighting on Private Development. A Permit Adjustment would be required for any lighting that does not conform to the City Council Policy.*

- iv. Adversely affect the peace, health, safety, morals or welfare of persons residing or working in the surrounding area;

- v. or Impair the utility or value of property of other persons located in the vicinity of the site; or

- vi. Be detrimental to public health, safety or general welfare; and

*Analysis: The proposed use is located in an area with a broad mix of commercial and residential uses. The site is currently occupied with a vacant*

*single-story building. This project will provide activation and investment to the site. Due to the variety of current uses in the area, the proposed residential service facility would add to the mix of uses consistent with the Downtown land use designation. Although the use could propose a higher height, the building height is 71 feet, respecting the adjacent multi-family housing to the north and east and the adjacent Hensley Landmark District. Although there are no setback requirements for the Downtown Primary Commercial Zoning District, the proposed building will be setback at least 10'-2" from the north and east property lines. The project has a sixth floor outdoor deck that faces North 2<sup>nd</sup> Street, away from the multi-family uses to the north and east.*

- vii. 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: Per the site plan, the subject site is adequate in size to accommodate all of the required walls, landscaping, fences, parking, and loading facilities required by the Municipal Code. The project is providing the required number of parking spaces per their TDM plan, as well as providing adequate on-site open space for residents along the south and west side of the site.*

- viii. The proposed site is adequately served: 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 by other public or private service facilities as are required.

*Analysis: The subject site is adequately served by North 2<sup>nd</sup> Street and East Julian Street and Tully Road, and is within 1,700 feet from Highway 87. The site is also approximately 70 feet away from a bus line, 850 feet away from a light rail station, and 830 feet from a bike share station, therefore, the site is adequately served by transportation services. The site is within a developed area that is currently served by many private and public facilities.*

7. **Tree Removal Findings.** Chapter 13.32 of the San José Municipal Code establishes at least one of the following required findings must be made for issuance of a Tree Removal Permit, which findings are made for 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 this Permit.

- a. That the tree affected is of a size, type and condition, and is in such a location in such surroundings, that its removal would not significantly

frustrate the purposes of Chapter 13.32 of the San José Municipal Code as set forth in Section 13.32.010;

- b. That the location of the tree with respect to a proposed improvement unreasonably restricts the economic development of the parcel in question;
- c. That the condition of the tree with respect to disease, danger of falling, proximity to an existing or proposed structure, and/or interference with utility services, is such that preservation of the public health or safety requires its removal.

The Project proposes to remove six ordinance-size trees, ranging in trunk circumference from 69 inches to 100 inches, and seven non-ordinance-size trees. The location of the trees throughout the site unreasonably restricts the economic development of the parcel, in that the trees will be within the footprint of the proposed improvements and the trees along the perimeter impede landscape improvements. Only the trees permitted to be removed are those labeled as such on the Grand Floor Planting Plan Page 10.4 of the approved plan set.

8. **Demolition Permit Findings.** Under the provisions of Section 20.80.460 of the San José Municipal Code, prior to the issuance of any development permit, which allows for the demolition, removal or relocation of a building, the following shall be considered to determine whether the benefits of permitting the demolition, removal or relocation outweigh the impacts of the demolition, removal or relocation:

- a. The failure to approve the permit would result in the creation or continued existence of a nuisance, blight or dangerous condition;
- b. The failure to approve the permit would jeopardize public health, safety or welfare;
- c. The approval of the permit should facilitate a project which is compatible with the surrounding neighborhood;
- d. The approval of the permit should maintain the supply of existing housing stock in the City of San José;
- e. Both inventoried and non-inventoried buildings, sites and districts of historical significance should be preserved to the maximum extent feasible;
- f. Rehabilitation or reuse of the existing building would not be feasible; and
- g. The demolition, removal or relocation of the building without an approved replacement building should not have an adverse impact on the surrounding neighborhood.

Based on consideration of the above, the benefits of permitting the demolition

outweigh the impacts in that the demolition of the existing structure would allow for a project that is more compatible for the area, would activate the site, and promotes the construction of a Residential Service Facility, which furthers the intent of the General Plan Land Use/Transportation Diagram designation of Downtown.

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 **approved**. This City Council expressly declares that it would not have approved 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.

**APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. **Acceptance of Permit.** Per Section 20.100.290(B), 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 by the permittee; 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.** This Conditional Use Permit shall automatically expire two 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 Conditional Use Permit is approved by the City Council. However, the Director of Planning may approve a Permit Adjustment to extend the validity of this Permit in accordance with Title 20 of the San José Municipal Code. The Permit Adjustment must be approved prior to the expiration of this Permit.
3. **Sewage Treatment Demand.** Chapter 15.12 of Title 15 of the San José Municipal Code requires that all land development approvals and applications for such approvals in the City of San José shall provide notice to the permittee for, or recipient of, such approval that no vested right to a Building Permit shall accrue as the result of the granting of such approval 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. Substantive conditions designed to decrease sanitary sewage associated with any land use approval may be imposed by the approval authority.

4. **Conformance to Plans.** The development of the site shall conform to the approved Conditional Use Permit plans entitled, "Villas on the Park Conditional Use Permit," dated October 11, 2016, on file with the Department of Planning, Building and Code Enforcement, as may be amended and approved by the Director of Planning, Building, and Code Enforcement, and to the San José Building Code (San José Municipal Code, Title 24). The plans are referred to herein as the "approved plans" or the "Approved Plan Set."
5. **Use Authorization.** This Conditional Use Permit authorizes the construction of a residential service facility, for up to 78 studio apartments, a two bedroom manager's apartment, a five unit interim housing section accommodating 10 to 20 beds, first and second floor social services and community spaces, a sixth floor outdoor deck and garden area.
6. **Demolition.** A Building Permit shall only be issued for the demolition of the building after the issuance of a related grading permit or building permit for construction.
7. **Disturbance Coordinator.** The permittee shall implement the following:
  - a. Provide an on-site disturbance coordinator during all hours of operation;
  - b. Post contact information for the disturbance coordinator in a prominent location within the establishment near the primary entrance;
  - c. Maintain a complaint log including the time and content of all complaints and a summary of the time and nature of the establishment's response to each complaint.
  - d. Ensure that the log is kept current and is available on the project site for inspection by City staff.
8. **Security.** Security shall be onsite 24 hours a day, seven days a week. Security staff shall monitor and patrol the building's perimeter to ensure the area is safe, clean, and that clients or occupants are not lounging or loitering on the property or in the area.
9. **Lighting.** No lighting is approved as part of this project. All new on-site, exterior, unroofed lighting shall conform to the City's Outdoor Lighting Policy and shall use fully cut-off and fully shielded, low-pressure sodium fixtures unless otherwise approved with this project. Lighting shall be designed, controlled and maintained so that no light source is visible from outside of the property. Lighting shall be approved through a subsequent Permit Adjustment prior to Building Permit issuance.

10. **Colors and Materials.** All building colors and materials shall be those specified on the Approved Plan Set and Exhibit E: Materials Board attached to the Staff Report.
11. **Certificate of Occupancy.** The permittee shall obtain a Certificate of Occupancy. Procurement of a Certificate of Occupancy from the Building Official for the structures described or contemplated under this 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.
12. **Compliance with Local and State Laws.** The subject use shall be conducted in full compliance with all local and state laws, regulations and required permits. 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 defined below.
13. **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 the San José Municipal Code.
14. **Building and Property Maintenance.** The property owner or operator 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.
15. **Perimeter Fencing.** Fence height and materials shall be provided as shown on the Approved Plan Set.
16. **Generators.** This Permit does not include the approval of any stand-by/backup electrical power generation facility. Any future stand-by/backup generators shall secure appropriate permits and shall conform to the regulations of Title 20 of the Municipal Code.
17. **Outdoor Storage.** No outdoor storage is allowed or permitted unless designated on the Approved Plan Set. No outdoor storage is allowed in common areas.
18. **Nuisance.** This use shall be operated in a manner that does not create a public or private nuisance. Nor shall the use adversely affect 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.
19. **Anti-Graffiti.** The operator shall remove all graffiti from buildings, fences, and wall surfaces within 48 hours of defacement.

20. **Anti-Litter.** The site and surrounding area shall be maintained free of litter, refuse, and debris:
- a. Cleaning shall include keeping all publicly used areas free of litter, trash, cigarette butts and garbage and shall include daily damp washing of all exterior walls and sidewalks along the project's frontage.
  - b. The operator of the proposed use shall clean the public right-of-way immediately adjacent to the subject site before 8:00 a.m. each day.
  - c. Mechanical equipment used for outside maintenance, including blowers and street sweepers may not be used between 10:00 p.m. and 6:00 a.m. daily.
21. **Sign Approval.** No signs are approved at this time. All proposed signs shall be subject to approval by the Director of Planning.
22. **Tree Removals.** Trees that are proposed for removal to accommodate new development shall not be removed until the related Grading Permit has been issued for the area of work.

- a. **Replacement Trees.** Replacement trees shall be pursuant to the tree removal permit issued for the site. The applicant shall provide appropriate evidence such as, but not limited to, photographs and/or receipts to the Planning Project Manager, to verify compliance with said mitigation requirements. Such evidence shall be labeled "File Number CP16-014" and provided to the Planning Project Manager, within 60 days of the removal of the trees.
- b. Any tree to be removed will be replaced with new trees in accordance with the City's Tree Replacement Ratios, as set forth below:

Diameter of Tree to be Removed	Type of Tree to be Removed			Minimum Size of Each Replacement Tree
	Native	Non-Native	Orchard	
18 inches or greater	5:1	4:1	3:1	24-inch box
12-17 inches	3:1	2:1	none	24-inch box
Less than 12 inches	1:1	1:1	none	15-gallon container

x:x = tree replacement to tree loss ratio  
 Note: Trees greater than 18" diameter shall not be removed unless a tree removal permit, or equivalent, has been approved for the removal of such trees.  
 Replacement trees are to be above and beyond standard landscaping; required street trees do not count as replacement trees.

- c. In the event the project site does not have sufficient area to accommodate the required tree mitigation, one or more of the following measures will be implemented, to the satisfaction of the City's Environmental Supervising Planner,

- prior to issuance of a development permit:
- d. The size of a 15-gallon replacement tree may be increased to one 24-inch box and count as two replacement trees.
  - e. Identify an alternative site(s) for additional tree planting. Alternative sites may include local parks or schools or installation of trees on adjacent properties for screening purposes to the satisfaction of the Director of the Department of Planning, Building, and Code Enforcement. Contact the Department of Parks, Recreation & Neighborhood Services (PRNS) Landscape Maintenance Manager for specific park locations in need of trees.
  - f. Donate \$300 per mitigation tree to *Our City Forest* for in-lieu off-site tree planting in the community. These funds will be used for tree planting and maintenance of planted trees for approximately three years. A donation receipt for off-site tree planting shall be provided to the Planning Project Manager prior to issuance of a development permit.
23. **Permit Posting.** Prior to commencement of and during removal of any ordinance-size tree pursuant to this Permit, the applicant shall post on the site, or cause to be posted, a copy of this validated Permit in conformance with the following:
- i. The copy of the Permit shall be a minimum size of 8.5 by 11.0 inches; shall be posted at each public street frontage within 2 feet of the public sidewalk or right-of-way; and shall be posted in such a manner that the Permit is readable from the public sidewalk or right-of-way; or
  - ii. If the site does not have a public street frontage, a copy of the Permit shall be posted at a location where the Permit is readable from a common access driveway or roadway.
24. **Presentation of Permit.** During removal of any ordinance-size tree pursuant to this Permit, the applicant shall maintain the validated Permit on the site and present it immediately upon request by the Director of Planning, Building and Code Enforcement, Police Officers or their designee.
25. **Over-Excavation.** All tree planting areas, including street trees, shall be over-excavated and new topsoil placed, to ensure the health of the trees.
26. **Landscaping.** Planting and irrigation shall be provided, as indicated, on the Approved Plan Set. Landscaped areas shall be maintained and watered and all dead plant material shall be removed and replaced by the property owner. 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. Any phasing of the project resulting in undeveloped areas for more than six months shall be temporarily landscaped in order to provide dust and erosion control. This temporary landscaping shall consist of mulch and drought-resistant plants

and ground cover.

27. **Santa Clara Valley Habitat Conservation Plan.** The project applicant shall pay all applicable fees and comply with all applicable conditions of the Santa Clara Valley Habitat Conservation Plan, prior to issuance of a grading permit.

28. **Excavation.** In the event a fossil is discovered during excavations of 10 feet or more below ground surface, excavation activity within 50 feet of the find shall be temporarily halted or delayed until the discovery is examined by a qualified paleontologist, in accordance with Society of Vertebrate Paleontology standards. The City shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. If the find is determined to be significant and if avoidance is not feasible, the paleontologist shall design and carry out a data recovery plan consistent with the Society of Vertebrate Paleontology standards.

29. **Geotechnical Investigation.** Prior to the issuance of any site-specific grading or building permits, a design level geotechnical investigation shall be prepared and submitted to the City of San Jose Public Works Department for review and confirmation that the proposed development fully complies with the California Building Code and the requirements of City Ordinance No. 25015 and Building Division Policy No. SJMC 24.02.310-4-94. The report shall determine the project site's surface geotechnical conditions and address potential seismic hazards, such as liquefaction and subsidence. The report shall identify building techniques appropriate to minimize seismic damage.

In addition, the following requirement for the geotechnical and soils report shall be met:

- a. Analysis presented in the geotechnical report shall conform to the California Division of Mines and Geology recommendations presented in the "Guidelines for Evaluating Seismic Hazards in California."

30. **Hazardous Waste.** Prior to demolition activities, all building materials containing lead-based paint shall be removed in accordance with Cal/OSHA Lead in Construction Standard, Title 8, California Code Regulations 1532.1, including employee training, employee air monitoring, and dust control. Any debris or soil containing lead-based paint or coatings will be disposed of at landfills that meet acceptance criteria for the waste being disposed.

- a. All potentially friable ACMs shall be removed in accordance with USEPA's National Emission Standards for Hazardous Air Pollutants (NESHAP) guidelines prior to any building demolition or renovation that may disturb the materials. All demolition activities will be undertaken in accordance with Cal/OSHA standards

contained in Title 8 of CCR, Section 1529, to protect workers from exposure to asbestos.

- b. A registered asbestos abatement contractor shall be retained to remove and dispose of ACMs identified in the asbestos survey performed for the site in accordance with the standards stated above.
- c. Materials containing more than one (1) percent asbestos are also subject to BAAQMD regulations. Removal of materials containing more than one (1) percent asbestos shall be completed in accordance with BAAQMD requirements

31. **Dust Control.** The project applicant shall comply with the City of San José Grading Ordinance, including implementing erosion and dust control during site preparation and with the City of San José Zoning Ordinance requirements for keeping adjacent streets free of dirt and mud during construction. Typical measures that will be implemented to prevent stormwater pollution and minimize potential sedimentation during construction include but are not limited to:

- a. Utilize on-site sediment control BMPs to retain sediment on the project site;
- b. Utilize stabilized construction entrances and/or wash racks;
- c. Implement damp street sweeping;
- d. Provide temporary cover of disturbed surfaces to help control erosion during construction;
- e. Provide permanent cover to stabilize the disturbed surfaces after construction has been completed.

32. **Construction Noise.** The following construction noise control measures and practices shall be implemented:

- a. Noise-generating construction activities, including truck traffic coming to and from the construction site for any purpose, shall be limited to between the hours of 7:00 am and 7:00 pm on Mondays through Fridays; and shall not be permitted at any time on weekends. Construction outside of these hours may be approved through a development permit based on a site-specific "construction noise mitigation plan" and a finding by the Director of Planning, Building and Code Enforcement that the construction noise mitigation plan is adequate to prevent noise disturbance of affected residential uses.
- b. The construction contractor shall ensure that all equipment driven by internal combustion engines shall use noise-reduction features that are no less effective than those originally installed by the manufacturer. If no noise-reduction features were originally installed, then the contractor shall require that at least a muffler be installed on the equipment.
- c. Construction staging and heavy equipment maintenance activities shall occur a minimum of 50 feet from the nearest residence unless safety or technical factors take precedence (e.g., a heavy equipment breakdown).

- d. The construction contractor shall ensure that unnecessary idling of internal combustion engines (i.e., idling in excess of 5 minutes) is prohibited.
  - e. The construction contractor shall utilize “quiet” models of air compressors and other stationary noise sources where technology exists.
  - f. At all times during project demolition, grading and construction, the construction contractor shall ensure that stationary noise-generating equipment shall be located as far as practicable from sensitive receptors and placed so that emitted noise is directed away from adjacent residences.
  - g. A “noise disturbance coordinator” shall be designated to respond to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaints (e.g., beginning work too early, bad muffler, etc.) and institute reasonable measures warranted to correct the problem. A telephone number for the disturbance coordinator would be conspicuously posted at the construction site
33. **Irrigation Standards.** The permittee shall install an adequately sized irrigation distribution system with automatic controllers in all areas to be landscaped that shall conform to the Zonal Irrigation Plan in the Approved Plan Set. The design of the system shall be approved and stamped by a California Registered Landscape Architect.
34. **Waste Management.** Prior to issuance of the demolition permit, the project applicant shall submit documentation to the City of San José demonstrating how it will achieve compliance with construction waste reduction, disposal, and recycling requirements of the California Green Building Code Standards. Documentation shall consist of either a construction waste management plan or other evidence showing how the project applicant will comply with the demolition waste management ordinance.
35. **Certification.** Pursuant to San José Municipal Code, Section 15.10.486, certificates of substantial completion for landscape and irrigation installation shall be completed by licensed or certified professionals and provided to the Department of Planning, Building and Code Enforcement prior to approval of the final inspection of the project.
36. **Public Works Clearance for Building Permit(s) or Map Approval.** Prior to the approval of the Tract or Parcel Map (if applicable) by the Director of Public Works, or the issuance of Building permits, whichever occurs first, the permittee shall be required to have satisfied all of the following Public Works conditions. The permittee is strongly advised to apply for any necessary Public Works permits prior to applying for Building permits. Standard review timelines and submittal instructions for Public Works permits may be found at the following:  
<http://www.sanjoseca.gov/index.aspx?nid=2246>.
- a. *Minor Improvement Permit:* The public improvements conditioned as part of this permit require the execution of a Construction Agreement that guarantees the

completion of the public improvements to the satisfaction of the Director of Public Works. This agreement includes privately engineered plans, bonds, insurance, a completion deposit, and engineering and inspection fees.

- b. *Transportation:* This project is located in the expanded Downtown Core and is covered under the new San Jose Downtown Strategy 2000 EIR; therefore, no further traffic analysis is required. The subject project shall be in conformance with the City of San Jose Transportation Level of Service Policy (Council Policy 5-3) and a determination for a negative declaration can be made with respect to traffic impacts.
- c. *Grading/Geology:*
  - i. A grading permit is required prior to the issuance of a Public Works Clearance. The construction operation shall control the discharge of pollutants (sediments) to the storm drain system from the site. An erosion plan may be required with the grading application.
  - ii. All on-site storm drainage conveyance facilities and earth retaining structures 4 feet in height or greater (top of wall to bottom of footing) or is being surcharged (slope of 3:1 or greater abutting the wall) shall be reviewed and approved under Public Works grading and drainage permit prior to the issuance of Public Works Clearance. The drainage plan should include all underground pipes, building drains, area drains and inlets. The project shall provide storm drainage calculations that adhere to the 2010 California Plumbing Code or submit a stamped and signed alternate engineered design for Public Works discretionary approval and should be designed to convey a 10 year storm event.
  - iii. The Project site is within the State of California Seismic Hazard Zone. A geotechnical investigation report addressing the potential hazard of liquefaction must be submitted to, reviewed and approved by the City Geologist prior to issuance of a grading permit or Public Works Clearance. The investigation should be consistent with the guidelines published by the State of California (CGS Special Publication 117A) and the Southern California Earthquake Center (SCEC, 1999). A recommended depth of 50 feet should be explored and evaluated in the investigation.
- d. *Stormwater Runoff Pollution Control Measures:* This project must comply with the City's Post-Construction Urban Runoff Management Policy (Policy 6-29) which requires implementation of Best Management Practices (BMPs) which includes site design measures, source controls and numerically-sized Low Impact Development (LID) stormwater treatment measures to minimize stormwater pollutant discharges.
  - i. The project's Stormwater Control Plan and numeric sizing calculations have been reviewed and this project will be in conformance with City Policy 6-29.

- ii. Final inspection and maintenance information on the post-construction treatment control measures must be submitted prior to issuance of a Public Works Clearance.
- e. *Sewage Fees:* In accordance with City Ordinance all storm sewer area fees, sanitary sewer connection fees, and sewage treatment plant connection fees, less previous credits, are due and payable to the Public Works Department.
- f. *Parks:* This residential project is subject to either the requirements of the City's Park Impact Ordinance (Chapter 14.25 of Title 14 of the San Jose Municipal Code) or the Parkland Dedication Ordinance (Chapter 19.38 of Title 19 of the San Jose Municipal Code) for the dedication of land and/or payment of fees in-lieu of dedication of land for public park and/or recreational purposes under the formula contained within in the Subject Chapter and the Associated Fees and Credit Resolutions.
- g. *Street Improvements:*
  - i. The project is located along the Downtown San Jose Transit Mall. The street travel way is comprised of concrete panels and any regrading of the curb, gutter, and any other intrusion or damage to existing panels due to construction will require the complete removal and replacement of the entire concrete panel(s). Improvements to the roadway will be required to conform to the "Special Provisions for Roadway Repair within the San Jose Transit Mall".
  - ii. Permittee shall be responsible to remove and replace curb, gutter, and sidewalk along North 2<sup>nd</sup> Street with a 14.5 foot wide attached sidewalk with tree wells.
  - iii. Close unused driveway cut(s).
  - iv. Proposed driveway width to be 24 feet.
  - v. Dedication and improvement of the public streets to the satisfaction of the Director of Public Works.
  - vi. Repair, overlay, or reconstruction of asphalt pavement may be required. The existing pavement will be evaluated with the street improvement plans and any necessary pavement restoration will be included as part of the final street improvement plans.
- h. *Sanitary:* Submit a conceptive sanitary sewer plan. The project is required to submit plan and profile of the private sewer mains with lateral locations for final review and comment prior to construction.
- i. *Electrical:* Existing electroliers along the Project frontage will be evaluated at the public improvement stage and any street lighting requirements will be included on the public improvement plans.

- j. *Street Trees*: The locations of the street trees will be determined at the street improvement stage. Contact the City Arborist at (408) 794-1901 for the designated street tree. Install street trees within public right-of-way along entire project street frontage per City standards; refer to the current "Guidelines for Planning, Design, and Construction of City Streetscape Projects". Street trees shall be installed in cut-outs at the back of curb. Obtain a DOT street tree planting permit for any proposed street tree plantings. Street trees shown on this permit are conceptual only.
37. **California Environmental Quality Act.** An Addendum to the Downtown Strategy 2000 Final Program EIR (Resolution No. 72767), Envision San José 2040 General Plan Final Program EIR (Resolution No. 72767), and Envision San José 2040 General Plan Supplemental EIR (Resolution No. 77617) was prepared by the Department of Planning, Building and Code Enforcement for the subject Rezoning, Conditional Use Permit, and Lot Line Adjustment (File Nos. C16-020, CP16-026, and AT16-030). An Addendum was completed in compliance with the California Environmental Quality Act (CEQA) and reflects the City's independent judgment and analysis. An Initial Study was prepared, in conjunction with the Addendum, which identified potentially significant environmental impacts related to biological resources, in regards to possible impacts to nesting migratory birds, and cultural resources, in regards to potential impacts to previously unidentified archaeological resources. Mitigation measures have been included in these impact areas in order to reduce impacts to less than significant levels. The project shall comply with the MMRP adopted by City Council by a separate resolution.
38. **Revocation, Suspension, Modification.** This Conditional Use Permit may be revoked, suspended or modified by the Planning Commission, or by the City Council on appeal, 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, Chapter 20.100, 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.

Based on all of the above facts and findings for this Conditional Use Permit application, this proposal to allow the demolition of an existing commercial building, the construction of a six story, 84-unit residential service facility, and the removal of six ordinance size trees on the subject site is hereby **approved**.

APPROVED and issued this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

\_\_\_\_\_  
SAM LICCARDO  
Mayor

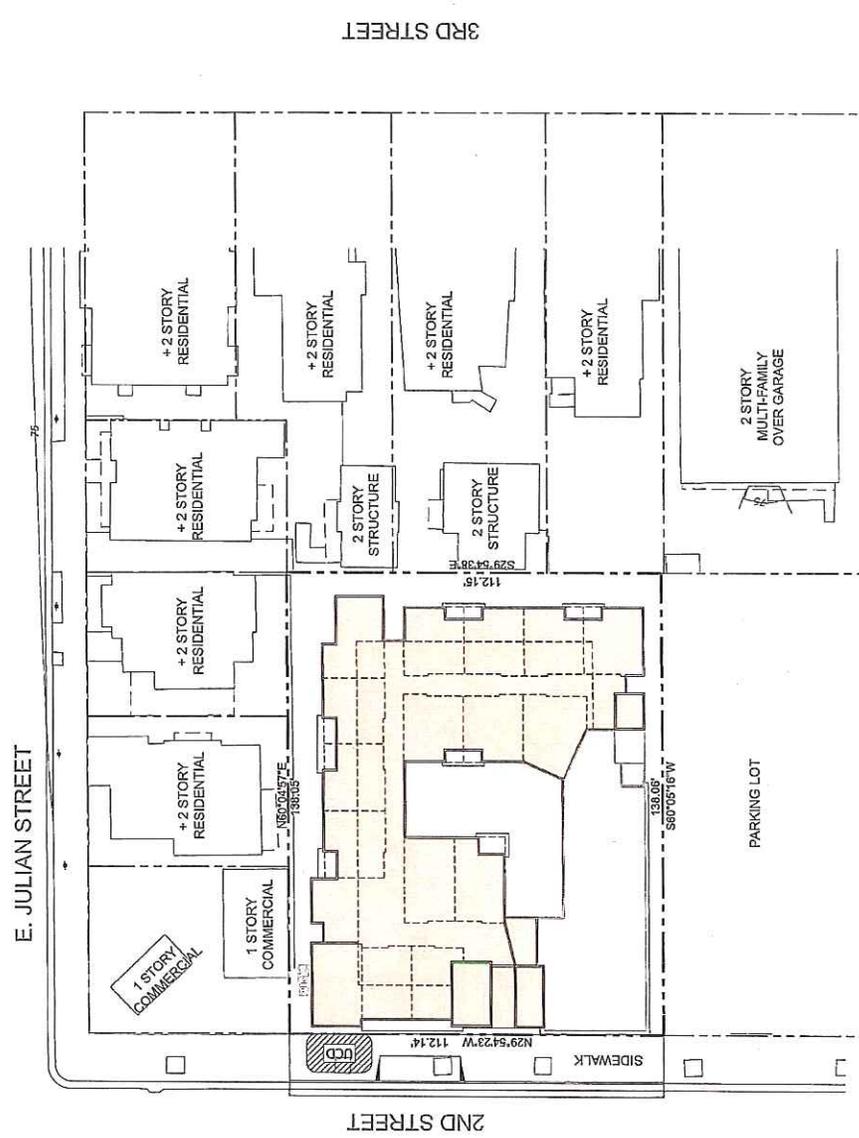
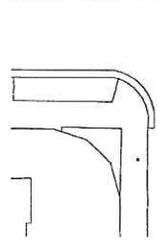
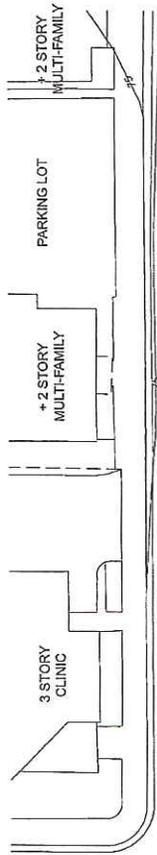
ATTEST:

\_\_\_\_\_  
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.*





JOB NO. 736.012  
 DATE 10-11-16  
 5665 ONSET DRIVE  
 PLEASANTON, CA 94688  
 925-251-7200

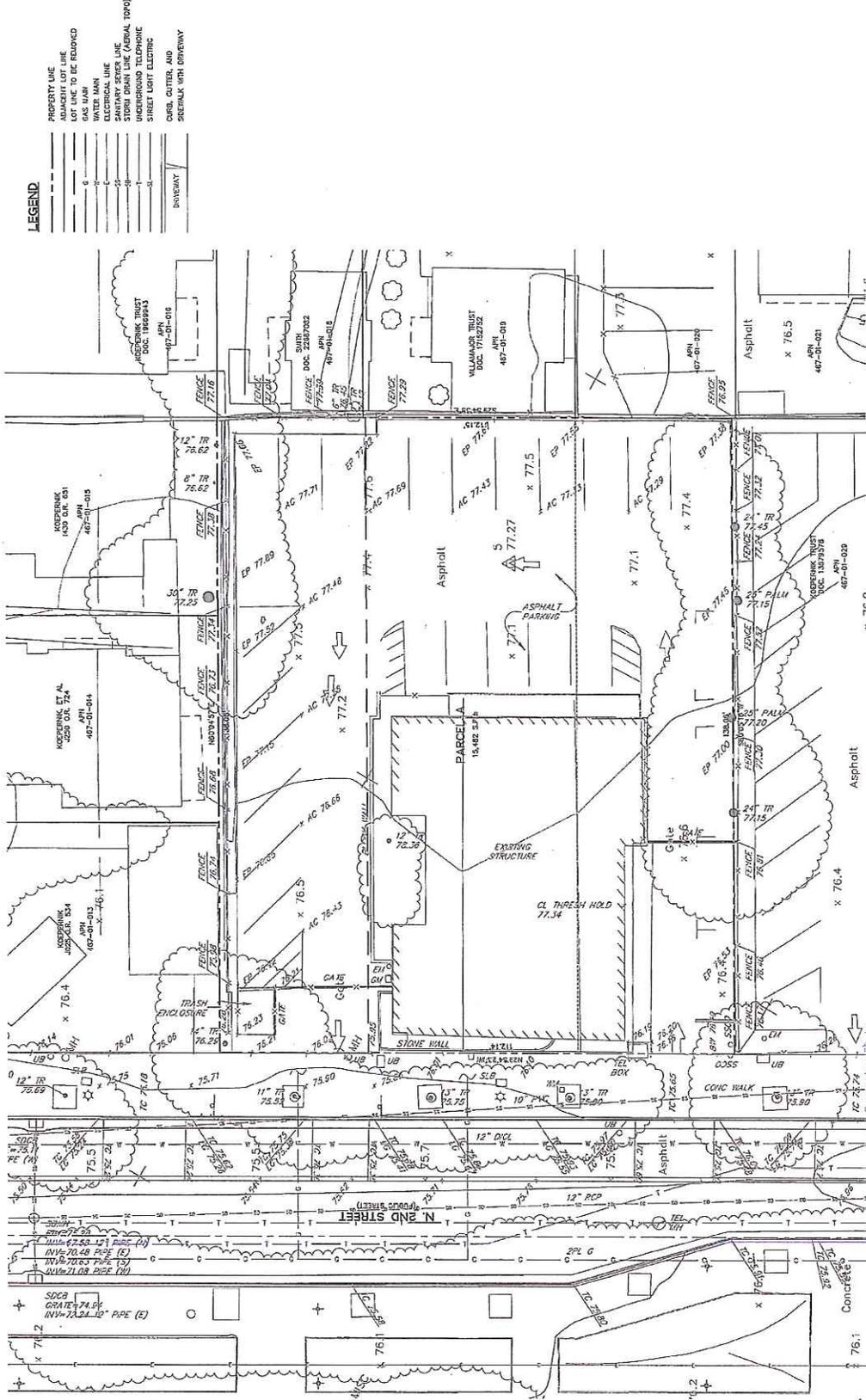


**DAHLIN**

**SITE PLAN (ARCHITECTURAL)**  
 +/- 0'-0"

**VILLAS ON THE PARK**  
 278 N. 2ND ST., SAN JOSE, CA  
 AFFIRMED HOUSING | PATH VENTURES

3.0



**LEGEND**

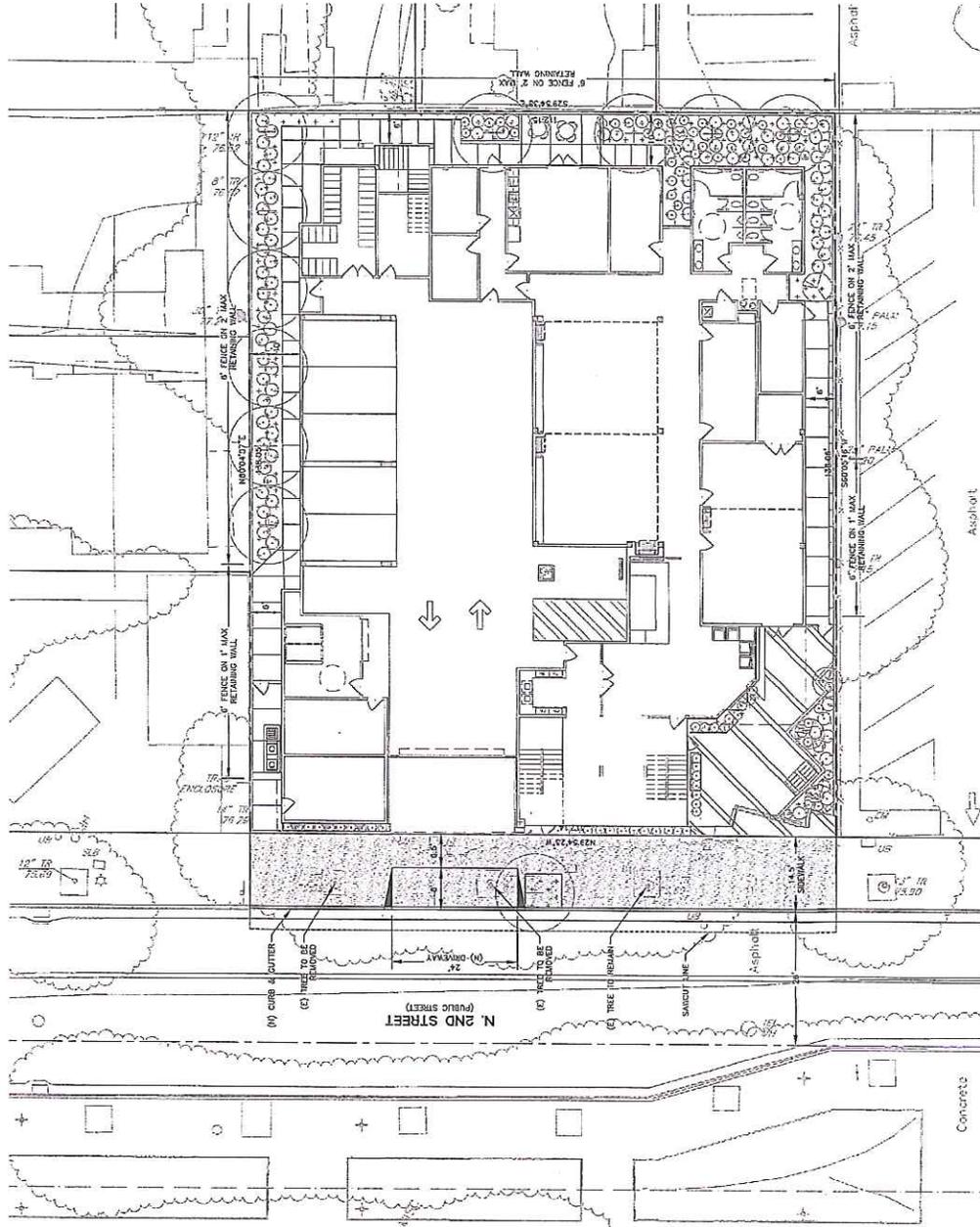
- PROPERTY LINE
- ADJACENT LOT LINE
- LOT LINE TO BE REMOVED
- ELECTRICAL LINE
- WATER MAIN
- SANITARY SEWER LINE
- UNDERGROUND TELEPHONE
- STREET LIGHT ELECTRIC
- CABLE CENTER AND
- STRENGTH WITH DRIVEWAY
- DRIVEWAY

JOB NO. 20155156  
 DATE 10-11-16  
 1730 N. First Street, Suite 600  
 San Jose, CA 95112  
 408-487-9100

**BKF100+**  
 YEARS  
 ENGINEERS, SURVEYORS, PLANNERS

**EXISTING SITE PLAN**

**VILLAS ON THE PARK**  
 278 N. 2<sup>ND</sup> ST., SAN JOSE, CA  
 AFFIRMED HOUSING | PATH VENTURES



**LEGEND**

- SITE PROPERTY LINE
- ADJACENT SITE PROPERTY LINE
- CONCRETE SIDEWALK
- VERTICAL CURB AND GUTTER
- SAWCUT LINE
- CONCRETE SIDEWALK PER CITY STANDARDS

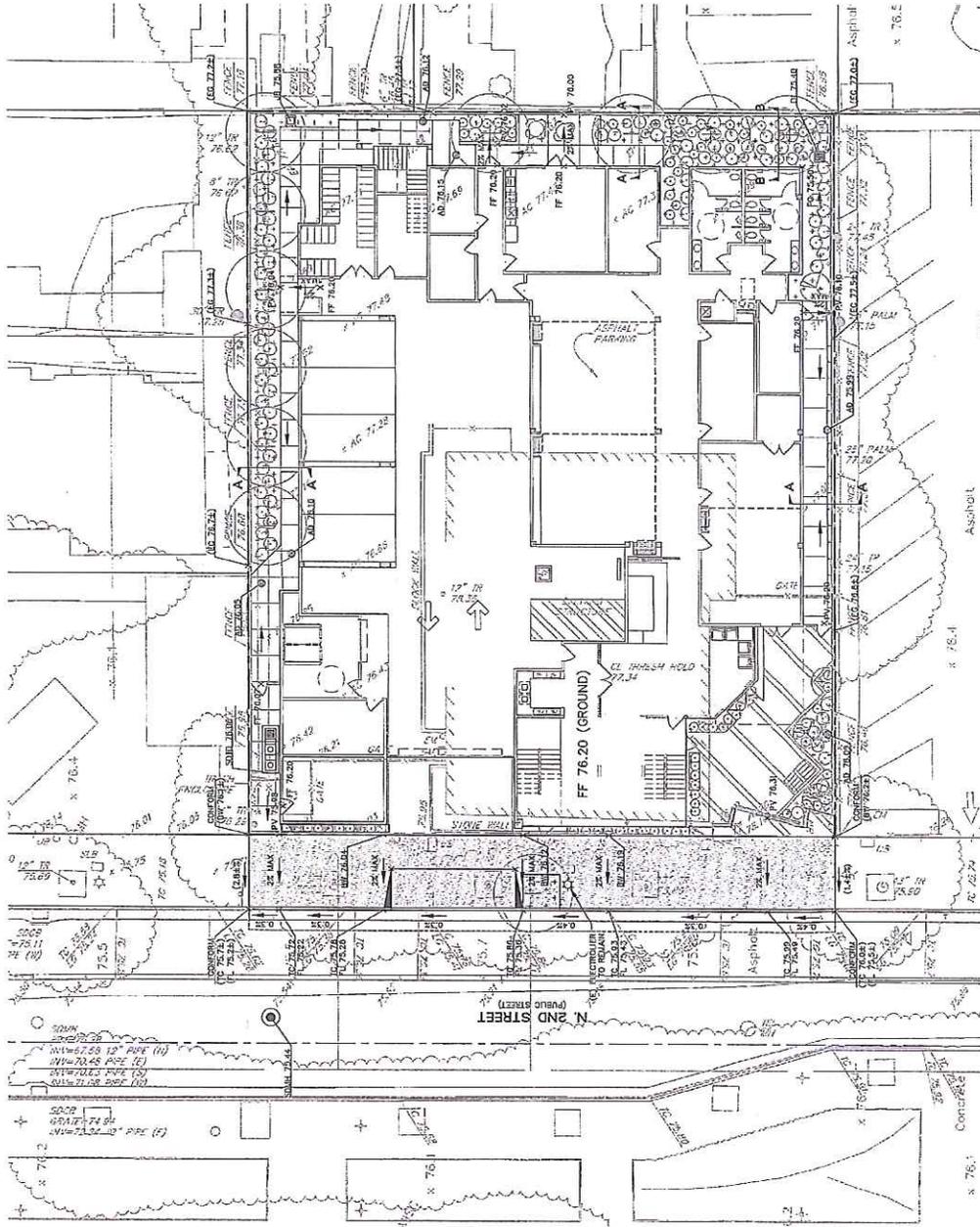
**VILLAS ON THE PARK**  
 278 N. 2<sup>ND</sup> ST., SAN JOSE, CA  
 AFFIRMED HOUSING | PATH VENTURES

**PRELIMINARY CIVIL SITE PLAN**

**BKF100+**  
 YEARS  
 ENGINEERS, SURVEYORS, PLANNERS

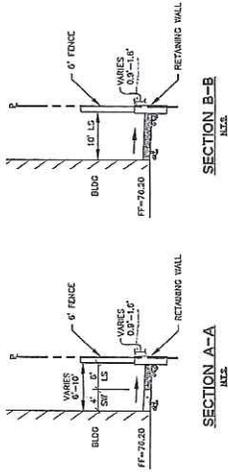
JOB NO. 20156156  
 DATE 10-11-16  
 1790 N. First Street, Suite 600  
 San Jose, CA 95112  
 408-452-9100

0 10 20 40  
 N  
 3.2



- LEGEND**
- SITE PROPERTY LINE
  - ADJACENT SITE PROPERTY LINE
  - STREET CENTER LINE
  - VERTICAL CURBS AND GUTTERS
  - SAWCUT LINE
  - GRADE BREAK
  - CONCRETE SIDEWALK
  - EXISTING ELEVATION
  - PROPOSED ELEVATION
  - STERIL DRAIN DROP INLET
  - STERIL DRAIN AREA DRAIN
  - SLOPE TO DRAIN (LANDSCAPE)
  - SLOPE TO DRAIN (COURTSCAPE)

- ABBREVIATIONS**
- BV BACK OF WALK
  - EX EXISTING GRADE
  - FF FINISH FLOOR
  - PA PAVEMENT
  - TC TOP OF CURB



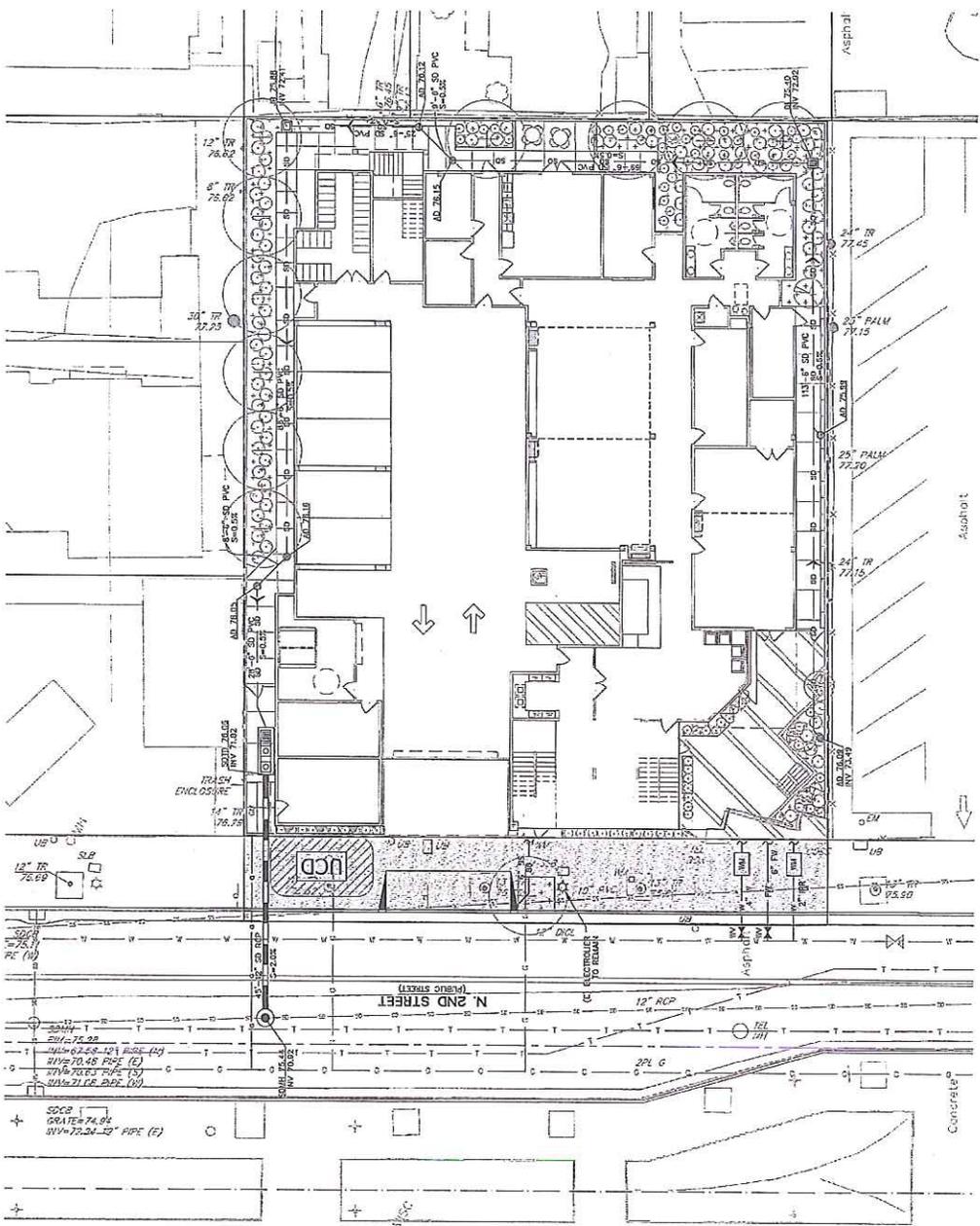
JOB NO. 20156155  
 DATE 10-11-16  
 1730 N. First Street, Suite 600  
 San Jose, CA 95112  
 #BKF100-10



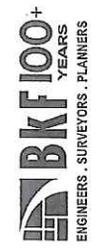
**VILLAS ON THE PARK**  
 278 N. 2ND ST., SAN JOSE, CA  
 AFFIRMED HOUSING | PATH VENTURES

**PRELIMINARY GRADING AND DRAINAGE PLAN**

- LEGEND**
- SITE PROPERTY LINE
  - - - ADJACENT SITE PROPERTY LINE
  - STREET CENTER LINE
  - STORM DRAIN (EXISTING)
  - STORM DRAIN LINE (PROPOSED)
  - SANITARY SEWER LINE (EXISTING)
  - SANITARY SEWER LINE (PROPOSED)
  - DOMESTIC WATER LINE
  - FIRE WATER LINE
  - GAS LINE
  - PROPOSED RIM ELEVATION
  - STORM DRAIN DROP INLET
  - STORM DRAIN DROP INLET
  - STORM DRAIN AREA DRAIN
  - WATER METER
  - WATER VALVE
  - UNDERGROUND TRANSFORMER
  - STORM DRAIN TREATMENT DEVICE
  - GAS METER



JOB NO. 20156166  
 DATE 10-11-16  
 1799 N. First Street, Suite 600  
 San Jose, CA 95112  
 408-487-9100



**PRELIMINARY UTILITY PLAN**

**VILLAS ON THE PARK**  
 278 N. 2<sup>ND</sup> ST., SAN JOSE, CA  
 AFFIRMED HOUSING | PATH VENTURES

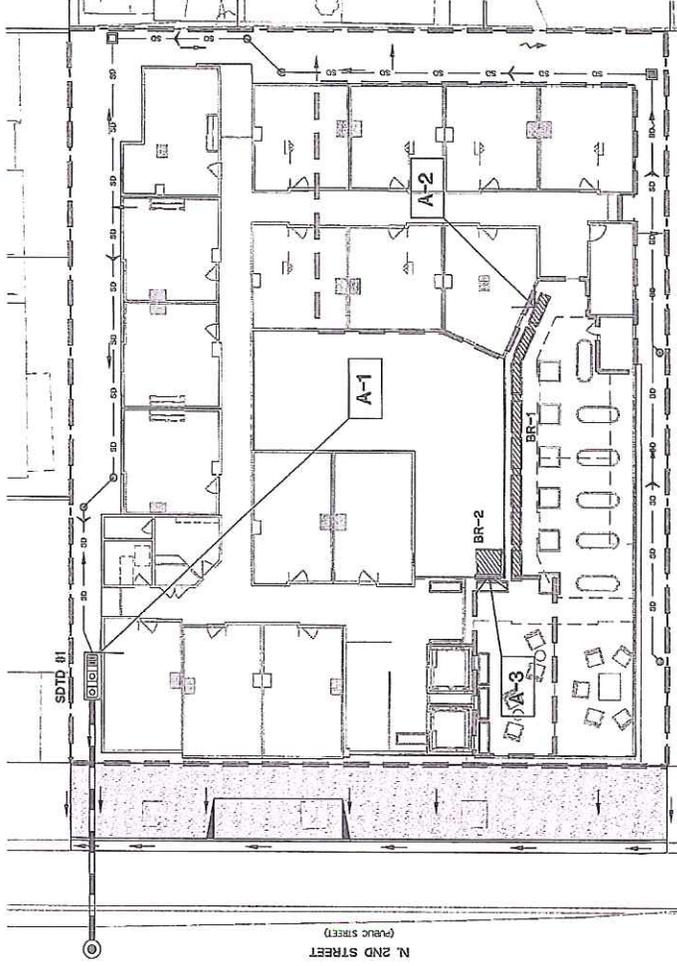
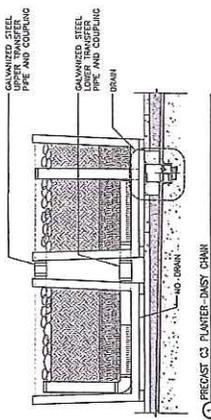


TABLE A

PREVIOUS AND IMPERVIOUS SURFACES COMPARISON TABLE		PROJECT PHASE NUMBER (A, 1, 2, 3, ETC)	REPLACED	NEW
TOTAL SITE (ACRES)	0.3353	0.3353	0.3353	0
EXISTING CONDITION OF SITE (AREA DISTURBED) (SQUARE FEET)	11,828	11,828	9,073	0
IMPERVIOUS SURFACES	0	0	0	0
ROOF AREAS	0	0	0	0
PARKING	0	0	0	0
SEWERAGE, PAVEMENT, ETC.	0	0	0	0
STREETS (PUBLIC)	0	0	0	0
STREETS (PRIVATE)	0	0	0	0
TOTAL IMPERVIOUS SURFACES:	15,464	15,464	13,308	0
LANDSCAPE AREA	0	0	0	2,156
PERMANENT PAVING	0	0	0	0
OTHER PREVIOUS SURFACES (ROADS, PARKS, ETC.)	0	0	0	0
TOTAL PREVIOUS SURFACES:	15,464	15,464	13,308	2,156
TOTAL PROPOSED REPLACED + NEW IMPERVIOUS SURFACES:	15,464	15,464	13,308	2,156

SOIL TYPE	DEPTH TO GROUNDWATER	100-YEAR FLOOD ELEVATION	RECEIVING WATER BODY	POLLUTANTS (INCLUDING, BUT NOT LIMITED TO THE FOLLOWING)	POLLUTANT SOURCE AREAS	TREATMENT SYSTEMS	SITE DESIGN MEASURES	SOURCE CONTROL MEASURES
CLAY	40'	ZONE D, AS SHOWN ON GEOTECHNICAL REPORT	GUADALUPE RIVER	SEDIMENT & TRASH HEAVY METALS HAZARDOUS WASTE	IMPROVING CONCRETE	MEAN FLOOR STORM FLOOD-THROUGH PLANTER	-CREATE NEW IMPERVIOUS AREA -PAVING UNDER BUILDING	-OUTDOOR PARKING STRUCTURE CONNECTED TO SANITARY SEWER -USE OF WATER EFFICIENT IRRIGATION SYSTEMS



RESponsible Party Information

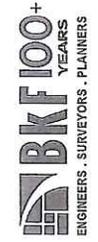
B. Oversight & Maintenance (OS&M) Information:  
 1. Name: Lindsey Construction  
 2. Company: Lindsey Construction, 2000 North, Suite 160  
 3. Phone: (951) 878-2828 / lindsay@lindseyconstruction.com  
 4. Email: lindsay@lindseyconstruction.com

Item	Description	Frequency of Task	Priority
1	Inspect for leaks	Monthly	High
2	Remove accumulated trash and debris in the catch basin	Monthly during rainy season, or as needed after storm events	High
3	Inspect for debris in the catch basin	Monthly during rainy season, or as needed after storm events	High
4	Repair the catch basin per manufacturer's instructions or as needed	As needed	High
5	Inspect main line lines using the attached inspection device	As needed	High

TABLE C

TREATMENT CONTROL MEASURE SUMMARY	PERVIOUS SURFACE (SQ FT)	TYPE OF PERVIOUS SURFACE	COMPOSITE COEFFICIENT	TREATMENT REQUIRED	PROPOSED TREATMENT CONTROL
ROOF	13,103	CONCRETE	0-0.73	MECHANICAL TREATMENT 0.08 CFS	MECHANICAL TREATMENT 100% PI
LANDSCAPE	2,156	LANDSCAPE	0	MECHANICAL TREATMENT 0.08 CFS	FLOW-THROUGH PLANTER WITH BIOTR-1
ROOF	2,700	ROOF	0	MECHANICAL TREATMENT 0.08 CFS	FLOW-THROUGH PLANTER WITH BIOTR-2
ROOF	500	ROOF	0	MECHANICAL TREATMENT 0.08 CFS	FLOW-THROUGH PLANTER WITH BIOTR-3

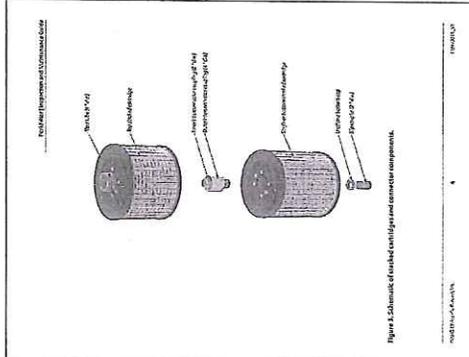
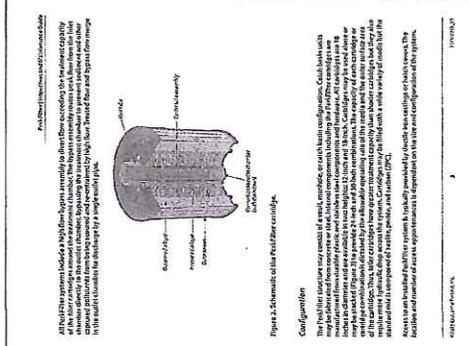
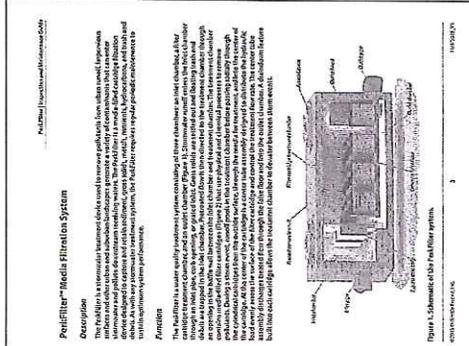
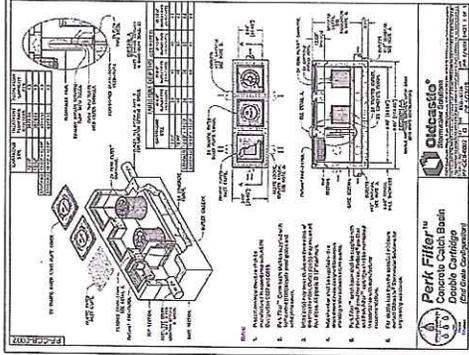
JOB NO. 20166156  
 DATE 10-11-16  
 1700 N. 2nd Street, Suite 600  
 San Jose, CA 95131  
 408-487-9100



PRELIMINARY STORMWATER CONTROL PLAN

VILLAS ON THE PARK  
 278 N. 2ND ST., SAN JOSE, CA  
 AFFIRMED HOUSING | PATH VENTURES

Scale: 1" = 10'-0"



**Maintenance Overview**

The Perk Filter™ is a stormwater treatment device used to remove pollutants from urban runoff. It is designed to capture and filter out debris, sediment, and other pollutants before they reach the water body. The filter media is made of a composite material that is resistant to corrosion and has a high surface area to capture pollutants. The system is easy to install and maintain, and it provides a long service life.

**Preventive Maintenance**

The Perk Filter™ system should be inspected regularly to ensure proper operation. The following are the recommended preventive maintenance tasks:

- Inspect the filter media for signs of wear or damage.
- Clean the filter media as needed.
- Check the inlet and outlet pipes for blockages.
- Inspect the catch basin for debris and sediment.
- Clean the catch basin as needed.

**Corrective Maintenance**

The Perk Filter™ system should be repaired or replaced as needed. The following are the recommended corrective maintenance tasks:

- Replace the filter media if it is worn or damaged.
- Repair the inlet and outlet pipes if they are blocked.
- Replace the catch basin if it is full or overflowing.

**Perk Filter™ Media Filtration System**

**Overview**

The Perk Filter™ is a stormwater treatment device used to remove pollutants from urban runoff. It is designed to capture and filter out debris, sediment, and other pollutants before they reach the water body. The filter media is made of a composite material that is resistant to corrosion and has a high surface area to capture pollutants. The system is easy to install and maintain, and it provides a long service life.

**Preventive Maintenance**

The Perk Filter™ system should be inspected regularly to ensure proper operation. The following are the recommended preventive maintenance tasks:

- Inspect the filter media for signs of wear or damage.
- Clean the filter media as needed.
- Check the inlet and outlet pipes for blockages.
- Inspect the catch basin for debris and sediment.
- Clean the catch basin as needed.

**Corrective Maintenance**

The Perk Filter™ system should be repaired or replaced as needed. The following are the recommended corrective maintenance tasks:

- Replace the filter media if it is worn or damaged.
- Repair the inlet and outlet pipes if they are blocked.
- Replace the catch basin if it is full or overflowing.

**Perk Filter™ Installation and Maintenance Guide**

**Installation**

The Perk Filter™ system should be installed in a location that is accessible for maintenance. The following are the recommended installation steps:

1. Prepare the site by excavating a hole for the filter unit.
2. Place the filter unit in the hole.
3. Connect the inlet and outlet pipes.
4. Backfill the hole with soil.

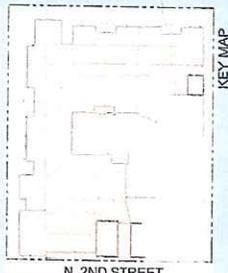
**Maintenance**

The Perk Filter™ system should be inspected regularly to ensure proper operation. The following are the recommended maintenance tasks:

- Inspect the filter media for signs of wear or damage.
- Clean the filter media as needed.
- Check the inlet and outlet pipes for blockages.
- Inspect the catch basin for debris and sediment.
- Clean the catch basin as needed.

**Perk Filter™ Installation and Maintenance Guide**

Section	Material	Quantity	Notes
1. Perk Filter™ Composite Catch Basin	FRP	1	
2. Perk Filter™ Composite Catch Basin	FRP	1	
3. Perk Filter™ Composite Catch Basin	FRP	1	
4. Perk Filter™ Composite Catch Basin	FRP	1	
5. Perk Filter™ Composite Catch Basin	FRP	1	
6. Perk Filter™ Composite Catch Basin	FRP	1	
7. Perk Filter™ Composite Catch Basin	FRP	1	
8. Perk Filter™ Composite Catch Basin	FRP	1	
9. Perk Filter™ Composite Catch Basin	FRP	1	
10. Perk Filter™ Composite Catch Basin	FRP	1	



N. 2ND STREET

ELEVATION WITHOUT LANDSCAPE

- MATERIAL LIST**
- 1 3 COAT STUCCO WITH L REVEALS
  - 2 WOOD GRAIN PORCELAIN TILE
  - 3 SMOOTH CEMENTITIOUS PANEL/TRIM
  - 4 DECORATIVE COMPOSITE SCREEN
  - 5 METAL GUARDRAIL
  - 6 ALUMINUM WINDOWS
  - 7 ALUMINUM DOORS
  - 8 ALUMINUM STOREFRONT
  - 9 METAL ANWING / VERTICAL FIN
  - 10 DECORATIVE METAL FENCE
  - 11 PRAC UNIT
  - 12 METAL TRELLIS

VILLAS ON THE PARK  
 278 N. 2ND ST., SAN JOSE, CA  
 AFFIRMED HOUSING | PATH VENTURES

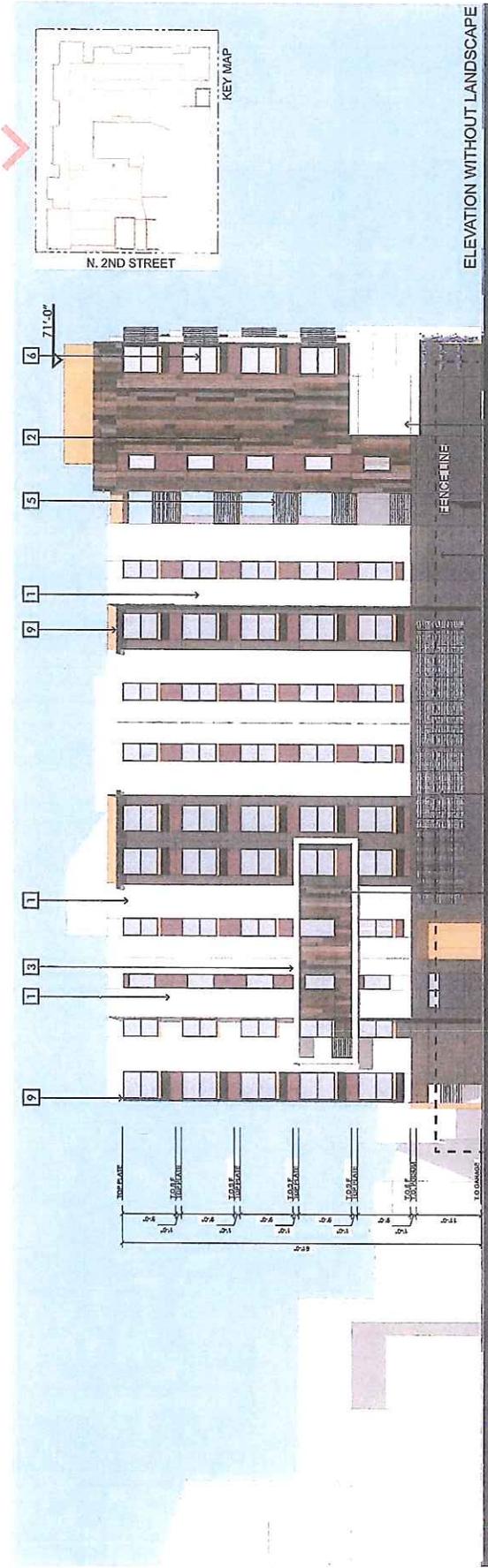
BUILDING ELEVATION  
 WEST  
 DAHLIN

JOB NO. 735,012  
 DATE 10-11-16  
 565 Owens Drive  
 Pleasanton, CA 94568  
 925-517-2200



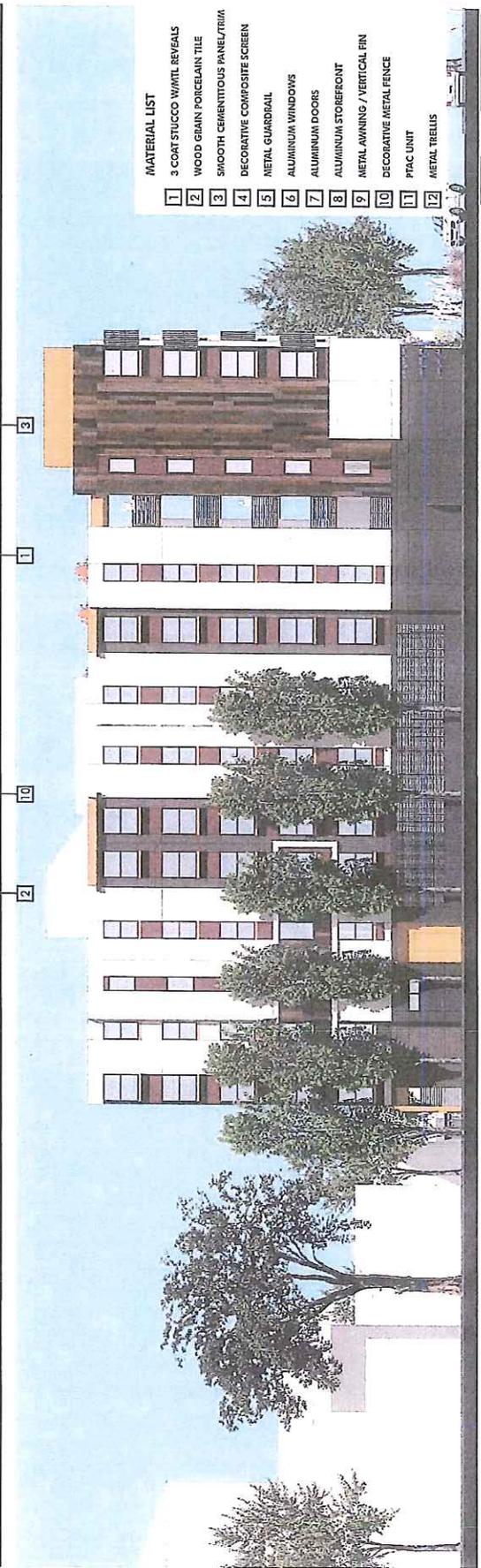
7.1





ELEVATION WITHOUT LANDSCAPE

- MATERIAL LIST**
- 1 3 COAT STUCCO W/MTL REVEALS
  - 2 WOOD GRAIN PORCELAIN TILE
  - 3 SMOOTH CEMENTITIOUS PANEL/TRIM
  - 4 DECORATIVE COMPOSITE SCREEN
  - 5 METAL GUARDRAIL
  - 6 ALUMINUM WINDOWS
  - 7 ALUMINUM DOORS
  - 8 ALUMINUM STOREFRONT
  - 9 METAL AWNING / VERTICAL FIN
  - 10 DECORATIVE METAL FENCE
  - 11 FRAC UNIT
  - 12 METAL TRELLIS

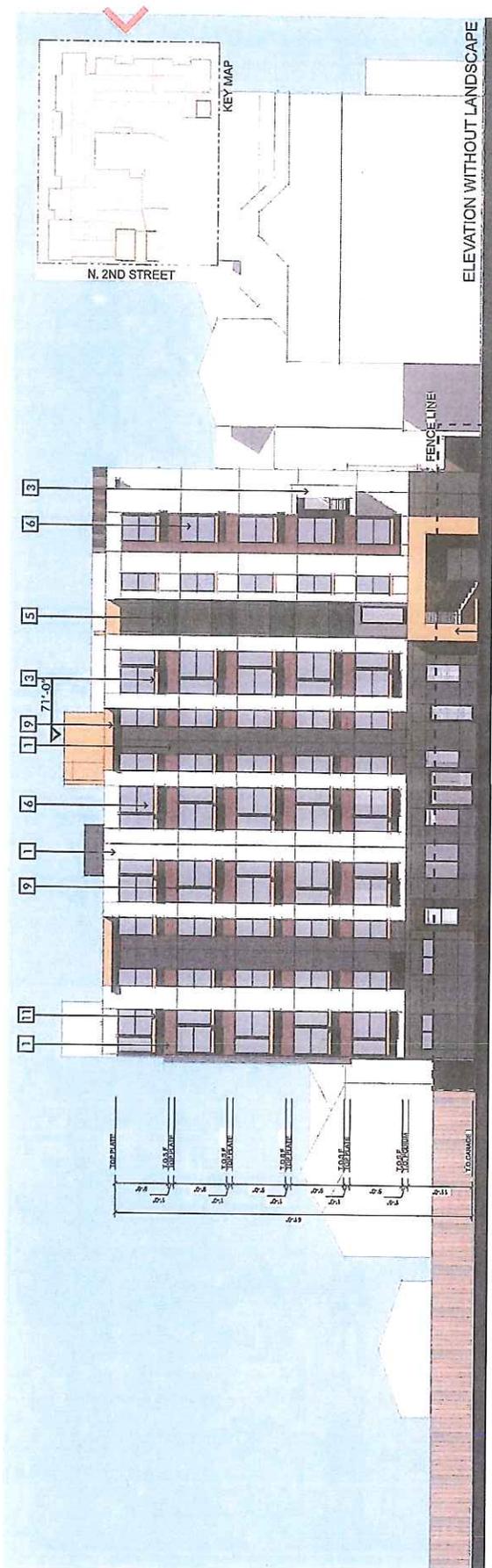


JOB NO. 736.012  
 DATE 10-11-16  
 5855 Owens Drive  
 Pleasanton, CA 94568  
 925-251-7200

**DAHLIN**

**BUILDING ELEVATION NORTH**

**VILLAS ON THE PARK**  
 278 N. 2ND ST., SAN JOSE, CA  
 AFFIRMED HOUSING | PATH VENTURES



**MATERIAL LIST**

1	3 COAT STUCCO WANTL REVEALS
2	WOOD GRAIN PORCELAIN TILE
3	SMOOTH CEMENTITIOUS PANEL/TRIM
4	DECORATIVE COMPOSITE SCREEN
5	METAL GUARDBAIL
6	ALUMINUM WINDOWS
7	ALUMINUM DOORS
8	ALUMINUM STOREFRONT
9	METAL AWNING / VERTICAL FIN
10	DECORATIVE METAL FENCE
11	PTAC UNIT
12	METAL TRELLIS

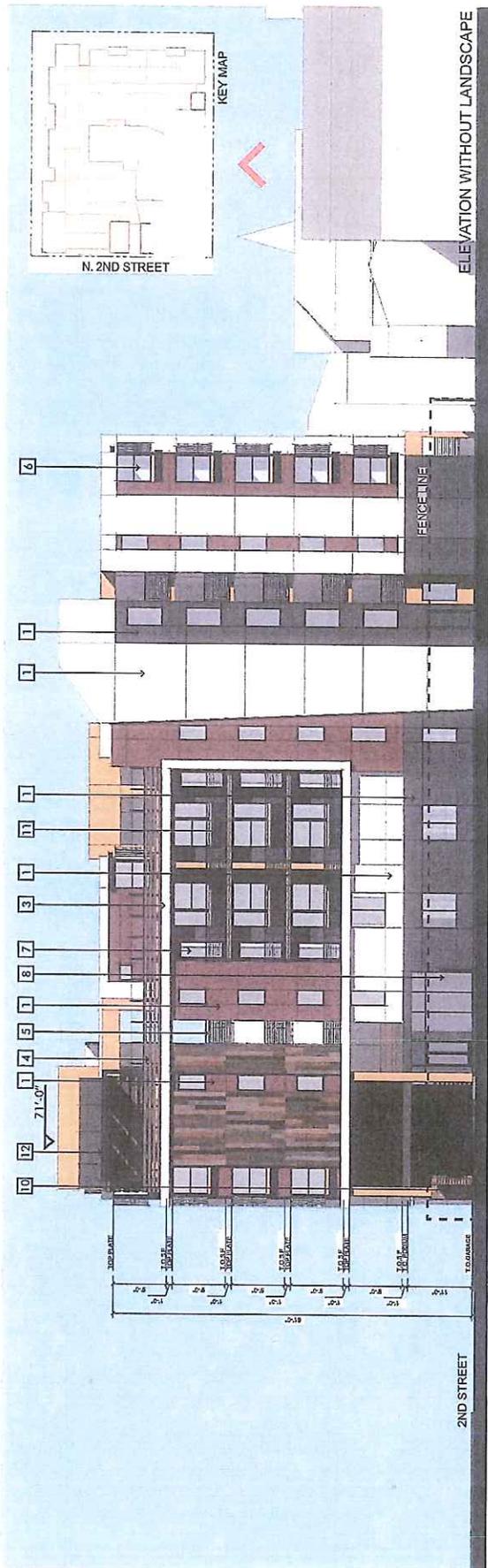
JOB NO. 736 012  
 DATE 10-11-16  
 5655 Owens Drive  
 San Jose, CA 95168  
 925-251-7200

7.3

**DAHLLIN**

**BUILDING ELEVATION EAST**

**VILLAS ON THE PARK**  
 278 N. 2ND ST., SAN JOSE, CA  
 AFFIRMED HOUSING | PATH VENTURES



**MATERIAL LIST**

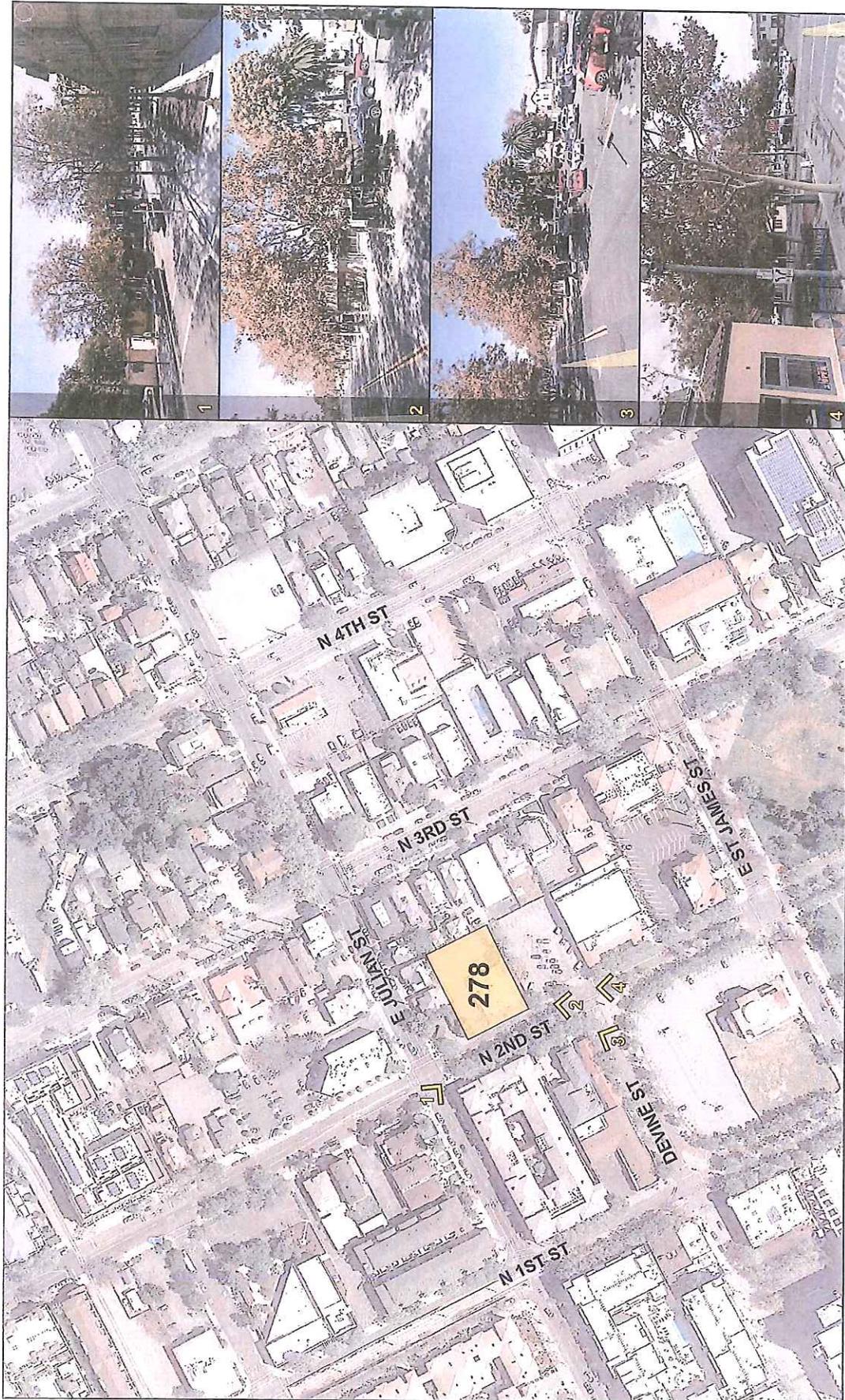
1	3 COAT STUCCO WITH REVEALS
2	WOOD GRAIN PORCELAIN TILE
3	SMOOTH CEMENTITIOUS PANEL/TRIM
4	DECORATIVE COMPOSITE SCREEN
5	METAL GUARDRAIL
6	ALUMINUM WINDOWS
7	ALUMINUM DOORS
8	ALUMINUM STOREFRONT
9	METAL AWNING / VERTICAL FIN
10	DECORATIVE METAL FENCE
11	PTAC UNIT
12	METAL TRELLIS

**VILLAS ON THE PARK**  
 278 N. 2<sup>ND</sup> ST., SAN JOSE, CA  
 AFFIRMED HOUSING | PATH VENTURES

**BUILDING ELEVATION SOUTH**  
**DAHLIN**

JOB NO. 736012  
 DATE 10-11-16  
 8885 Owens Drive  
 San Jose, CA 95138  
 925-251-7200

0 5 10 15 20  
 N  
 7.4



AERIAL N.T.S.

VILLAS ON THE PARK  
 278 N. 2ND ST., SAN JOSE, CA  
 AFFIRMED HOUSING | PATH VENTURES

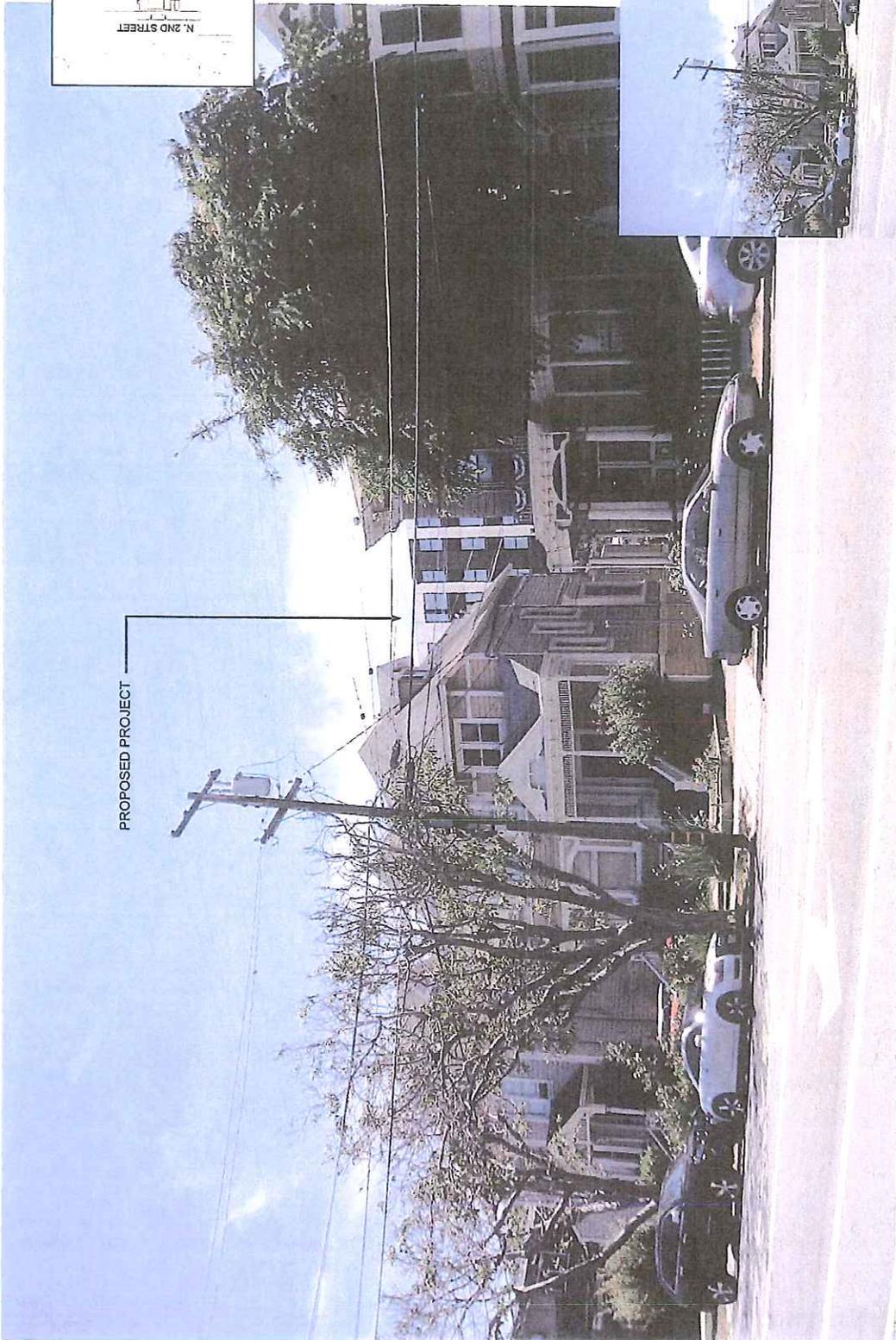
SITE FRONTAGE

JOB NO. 736.012  
 DATE 10-11-16  
 5661 Owens Circle  
 Pleasanton, CA 94568  
 925-251-7200

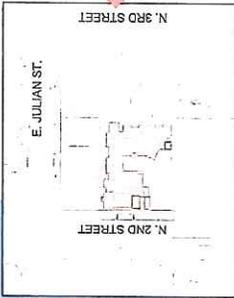
DAHLIN



8.0



PROPOSED PROJECT



KEYMAP N.T.S.



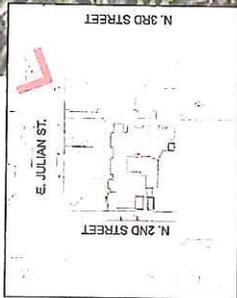
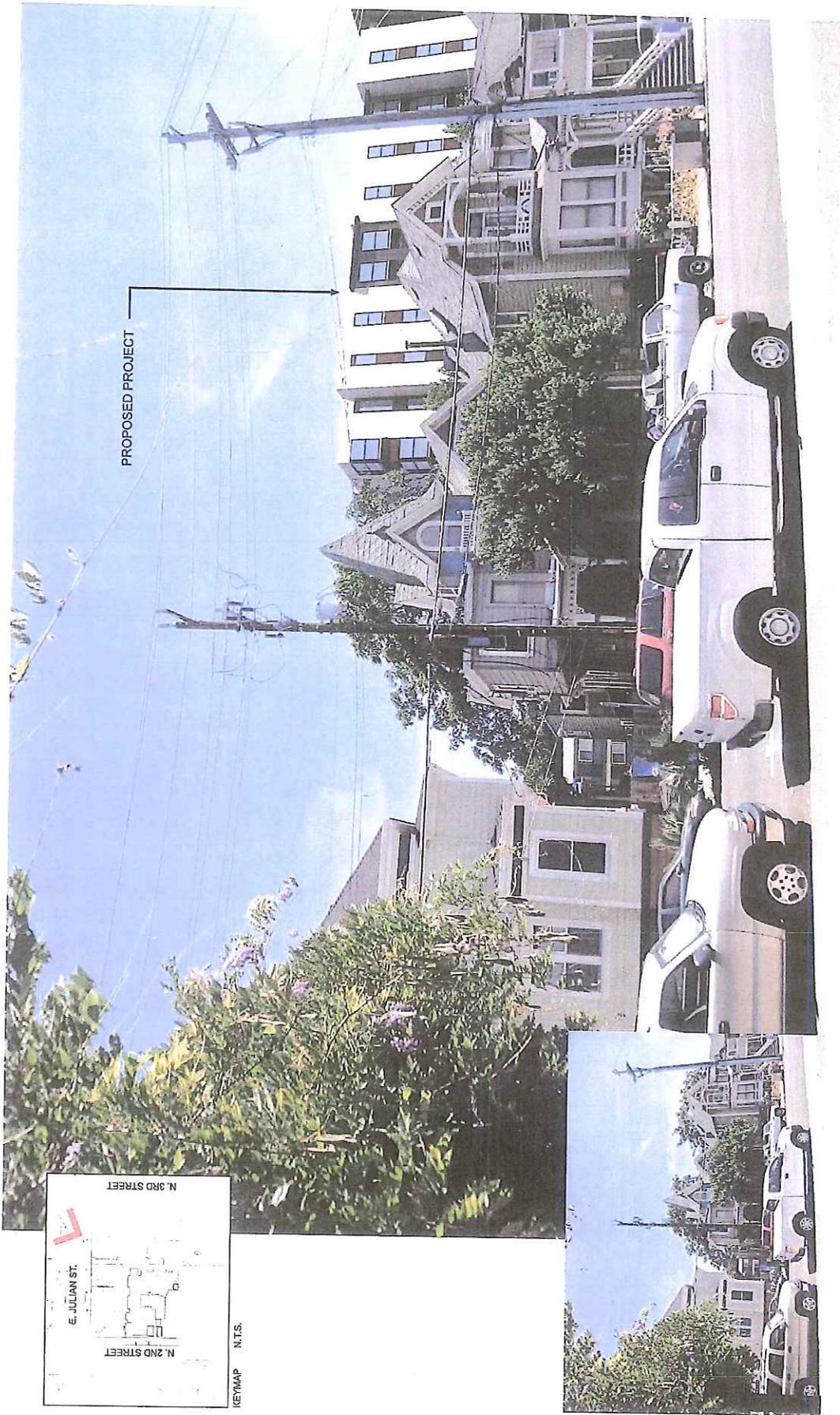
VILLAS ON THE PARK  
 278 N. 2ND ST., SAN JOSE, CA  
 AFFIRMED HOUSING | PATH VENTURES

PHOTO SIMULATION - VIEW 1

JOB NO. 736.012  
 DATE 10-11-16  
 5850 Owens Drive  
 San Jose, CA 95138  
 925-261-7200

DAHLIN

8.1

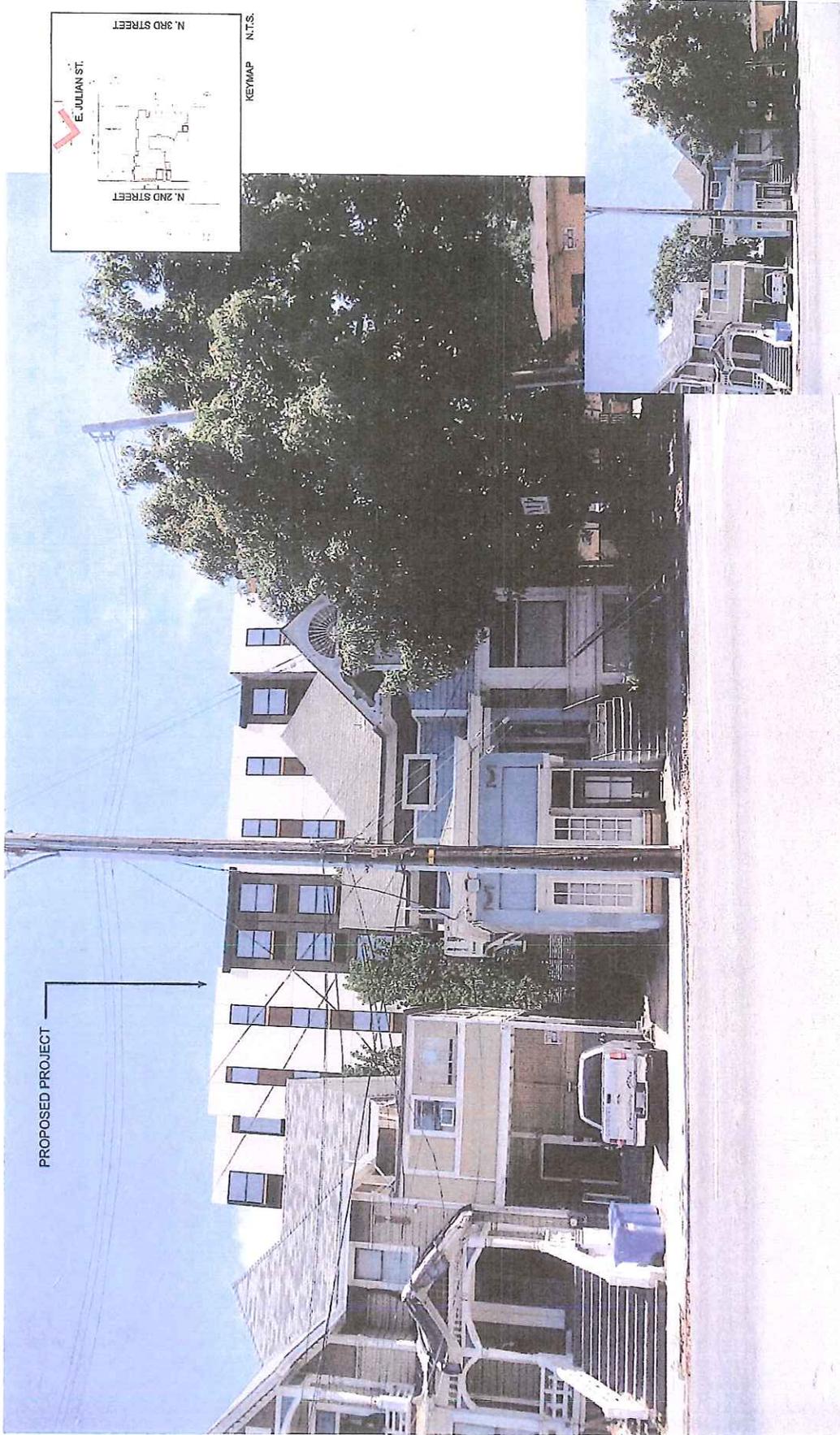


KEYMAP N.T.S.

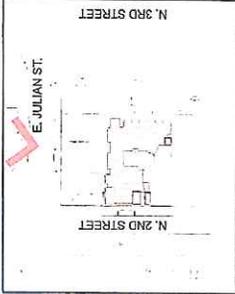
**VILLAS ON THE PARK**  
 278 N. 2<sup>ND</sup> ST., SAN JOSE, CA  
 AFFIRMED HOUSING | PATH VENTURES

PHOTO SIMULATION - VIEW 2

<b>DAHLIN</b>	JOB NO. 795.012	 <b>8.2</b>
	DATE 10-11-16	
	5665 Owens Drive Pleasanton, CA 94568	
	925-251-7200	



PROPOSED PROJECT



KEYMAP N.T.S.

**VILLAS ON THE PARK**  
 278 N. 2<sup>ND</sup> ST., SAN JOSE, CA  
 AFFIRMED HOUSING | PATH VENTURES

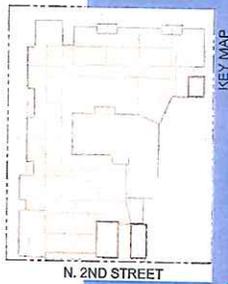
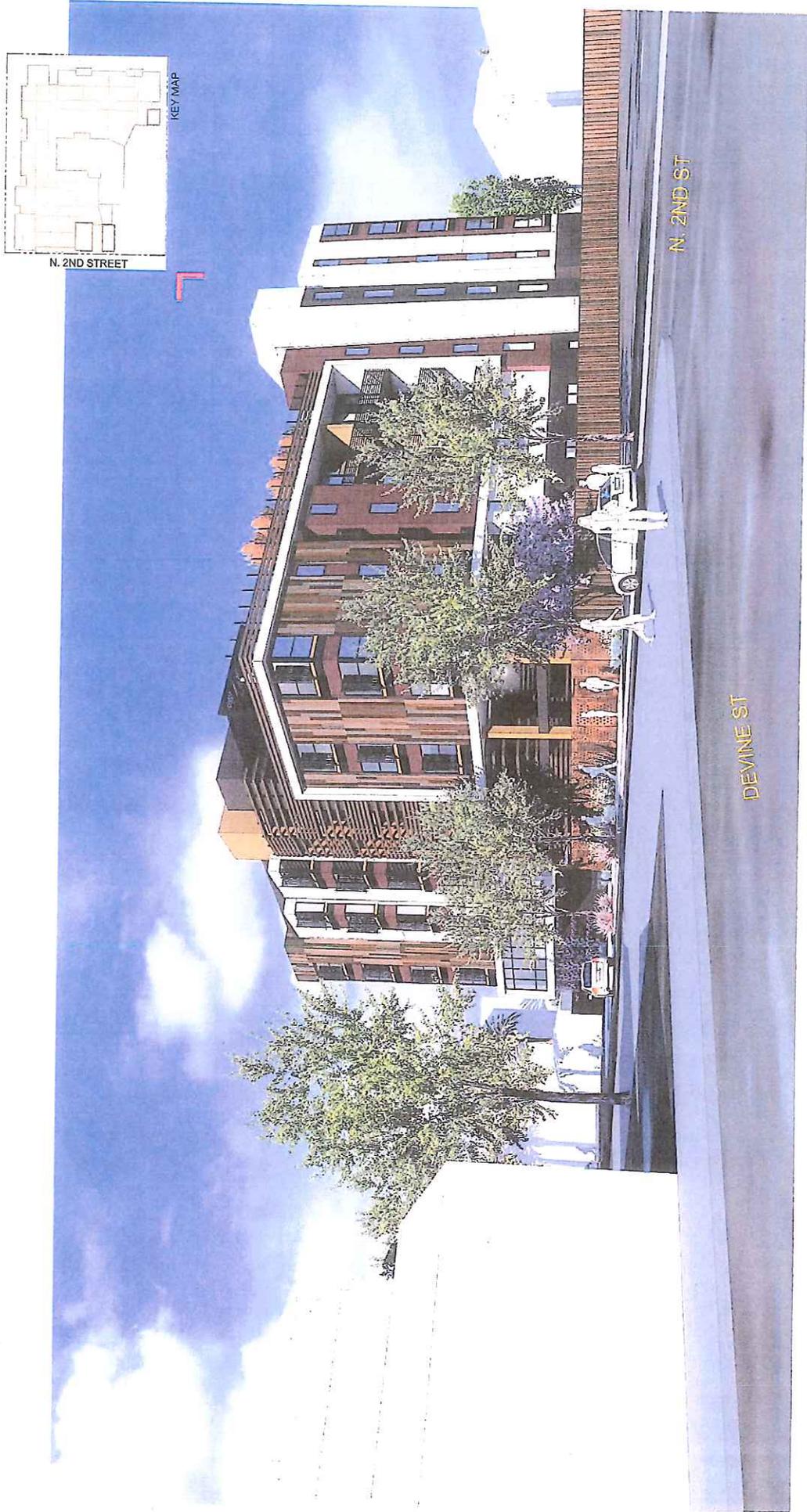
PHOTO SIMULATION - VIEW 3

JOB NO. 736012  
 DATE 10-11-16  
 5865 Owens Drive  
 Pleasanton, CA 94588  
 925-251-1720

**DAHLIN**



8.3



VILLAS ON THE PARK  
 278 N. 2<sup>ND</sup> ST., SAN JOSE, CA  
 AFFIRMED HOUSING | PATH VENTURES

INTERSECTION OF N. 2ND ST / DEVINE ST

JOB NO. 736.012  
 DATE 10-11-16  
 8965 Owens Drive  
 Fremont, CA 94638  
 510-551-1730

DAHLIN



N. 2ND ST

DEVINE ST



**MATERIAL LIST**

1	3 COAT STUCCO W/MTL REVEALS
2	WOOD GRAIN PORCELAIN TILE
3	SMOOTH CEMENTITIOUS PANEL/TRIM
4	DECORATIVE COMPOSITE SCREEN
5	METAL GUARDRAIL
6	VINYL WINDOWS
7	FIBERGLASS DOORS
8	ALUMINUM SCREENFRONT
9	METAL AWNING / VERTICAL FIN
10	DECORATIVE METAL FENCE
11	FRAC UNIT

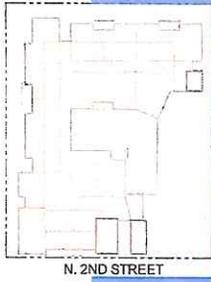
VILLAS ON THE PARK  
 278 N. 2ND ST., SAN JOSE, CA  
 AFFIRMED HOUSING | PATH VENTURES

SOUTHWEST CORNER AERIAL

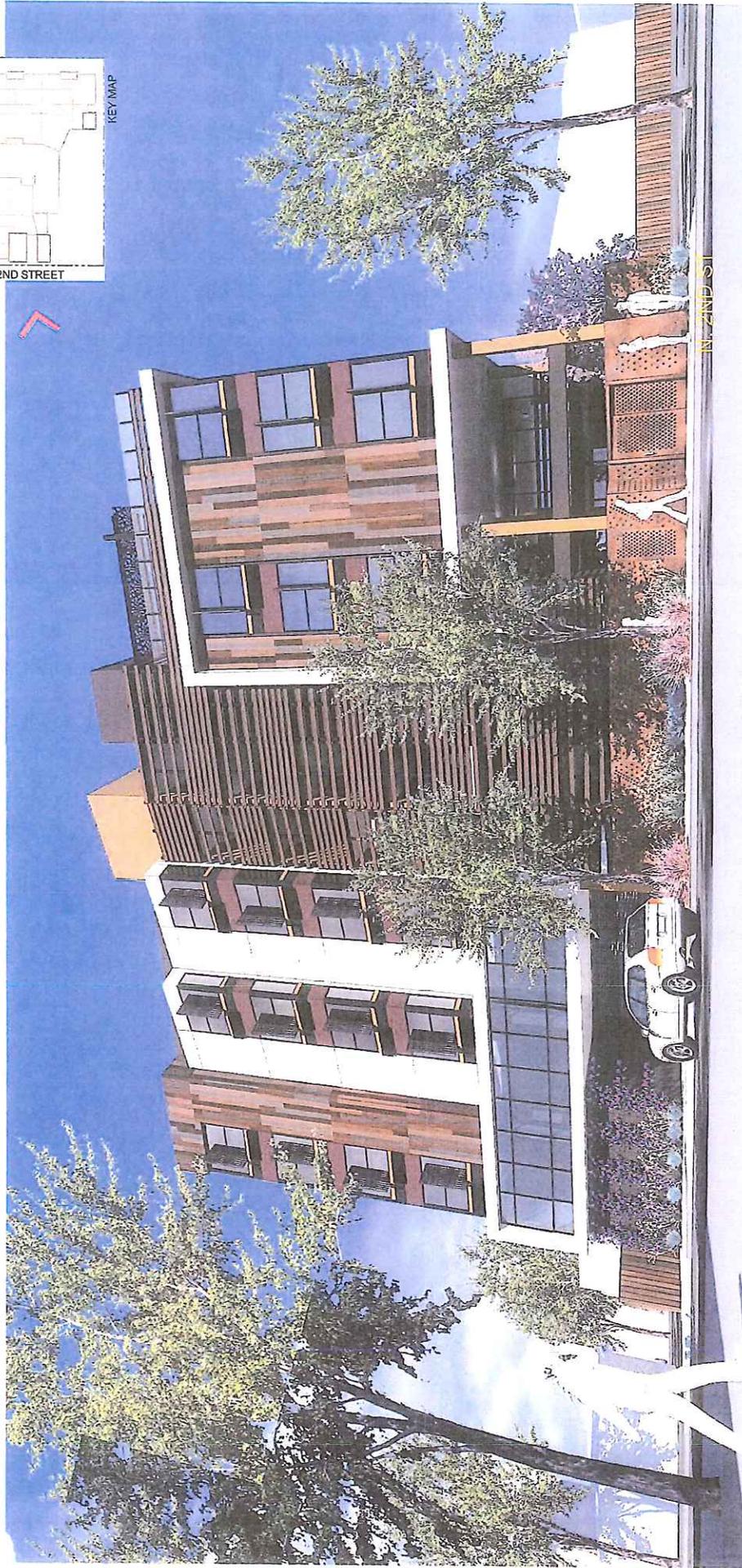
DAHLIN

JOB NO. 736.012  
 DATE 10-11-16  
 5865 Owens Drive  
 Pleasanton, CA 94588  
 925-251-7200

IN  
 8.5



N. 2ND STREET



VILLAS ON THE PARK  
278 N. 2ND ST., SAN JOSE, CA  
AFFIRMED HOUSING | PATH VENTURES

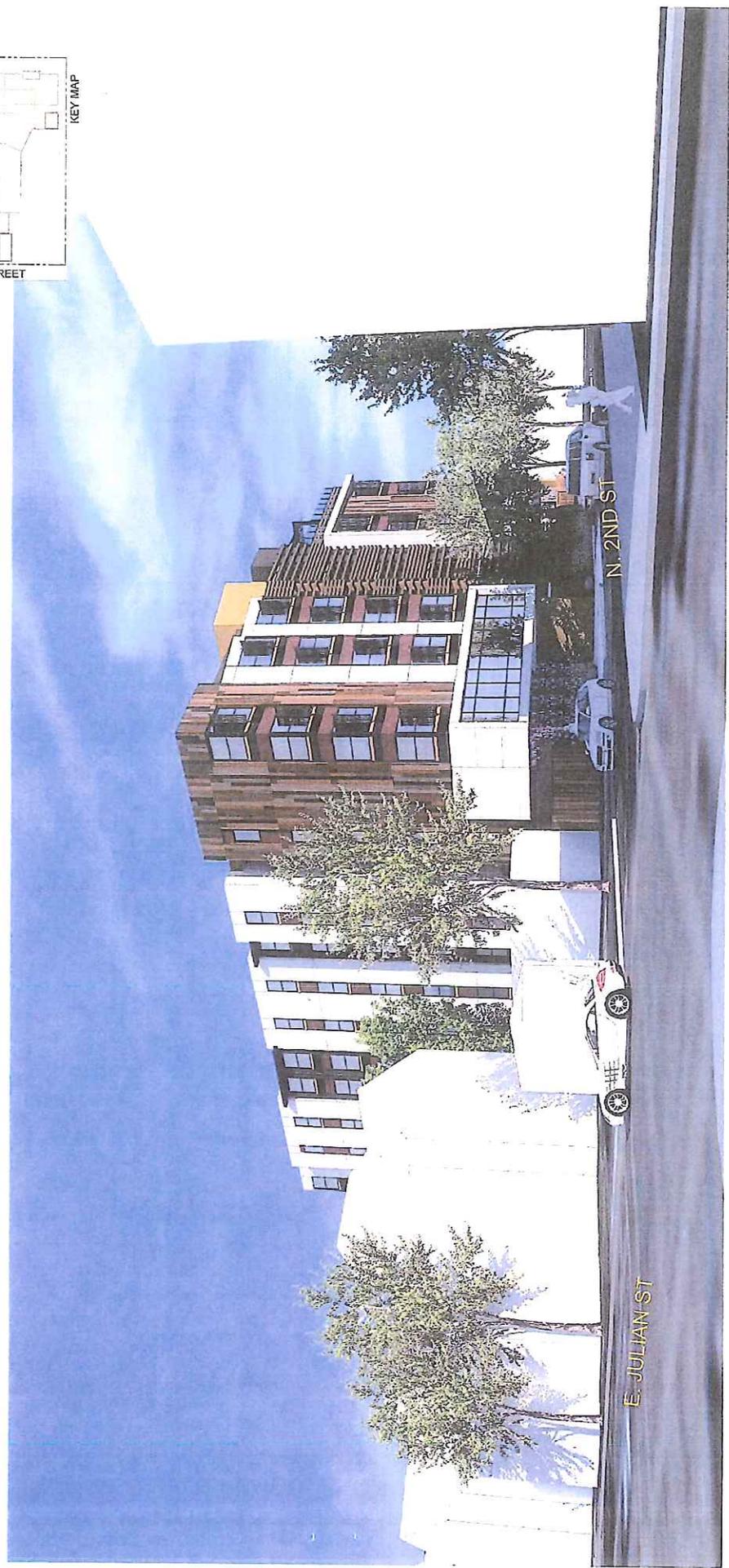
N. 2ND ST

JOB NO. 736.012  
DATE 10-11-16  
5985 Owens Drive  
Pleasanton, CA 94568  
925-251-7200

DAHLIN



8.6



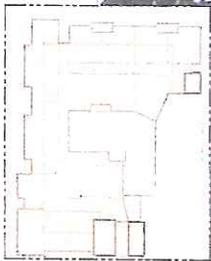
VILLAS ON THE PARK  
 278 N. 2<sup>ND</sup> ST., SAN JOSE, CA  
 AFFIRMED HOUSING | PATH VENTURES

INTERSECTION OF N. 2ND ST / E. JULIAN ST

JOB NO. 736012  
 DATE 10-11-16  
 585 Owens Drive  
 Redwood City, CA 94068  
 925-251-7239

DAHLLIN





N. 2ND STREET



VILLAS ON THE PARK  
278 N. 2ND ST., SAN JOSE, CA  
AFFIRMED HOUSING | PATH VENTURES

LOOKING SOUTH DOWN N. 2ND ST

JOB NO. 736.012  
DATE 10-11-16  
5685 Owens Drive  
Pleasanton, CA 94568  
925-251-7200



DAHLIN

8.8



**VILLAS ON THE PARK**  
 278 N. 2ND ST., SAN JOSE, CA  
 AFFIRMED HOUSING | PATH VENTURES

**NORTHWEST AERIAL**

JOB NO. 736.012  
 DATE 10-11-16  
 6855 Owens Drive  
 Redwood City, CA 94068  
 925-251-7200

**DAHLIN**

8.9



VILLAS ON THE PARK  
278 N. 2<sup>ND</sup> ST., SAN JOSE, CA  
AFFIRMED HOUSING | PATH VENTURES

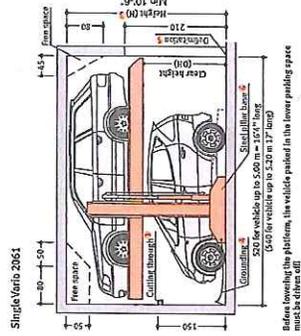
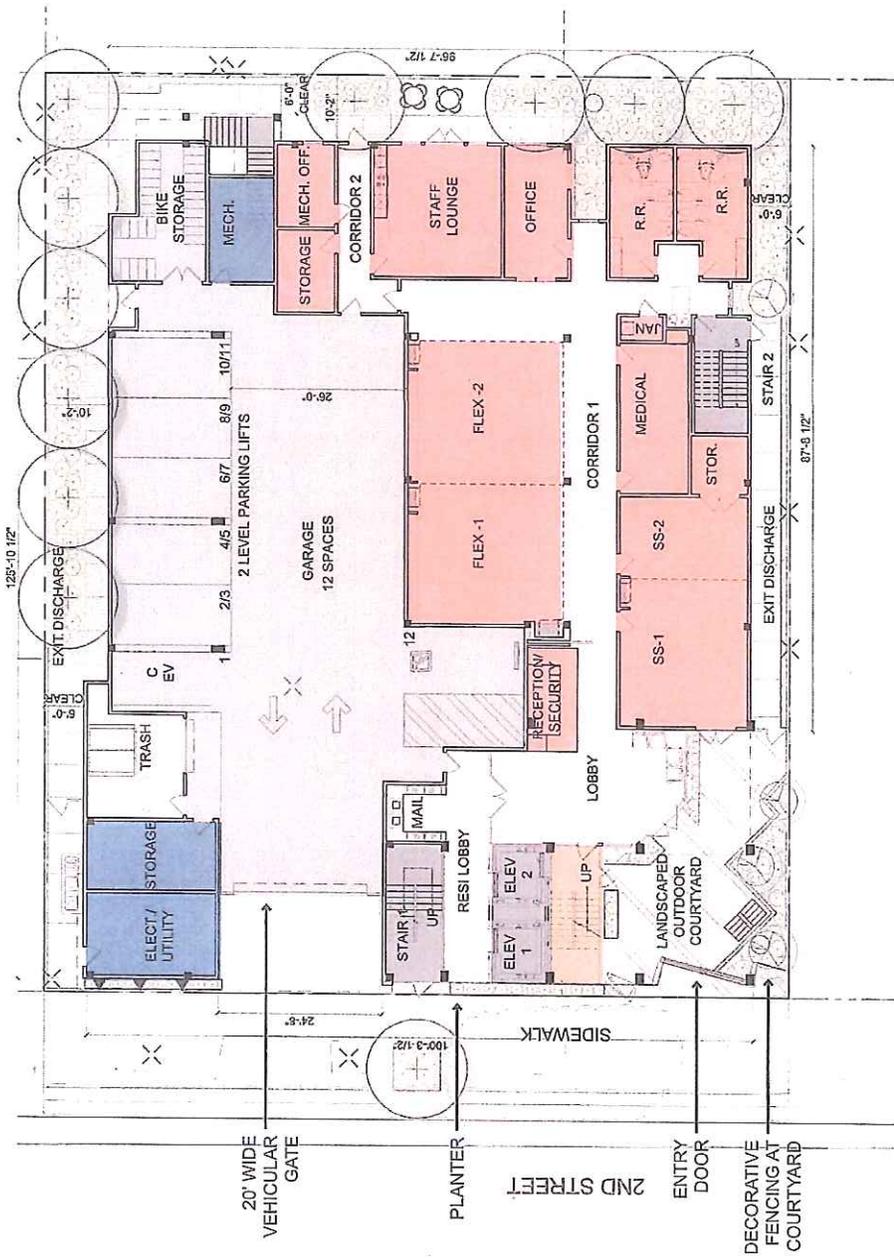
SOUTHWEST AERIAL

JOB NO. 736.012  
DATE 10-11-16  
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200

DAHLLIN



8.10



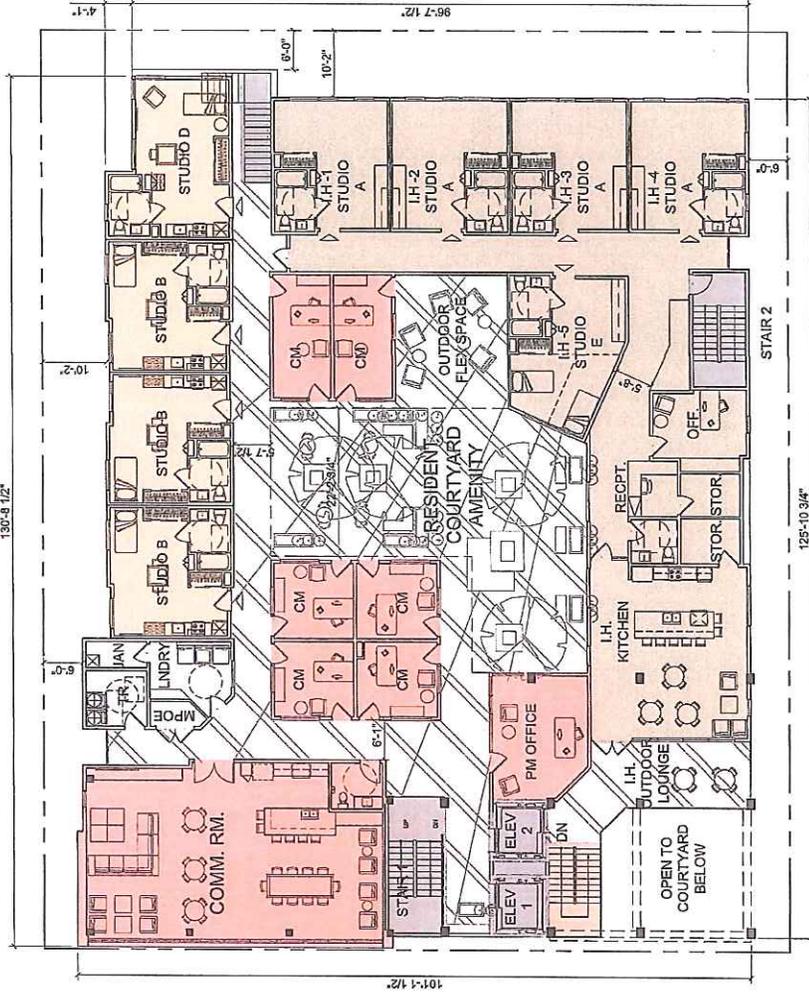
**PARKING LIFT SECTION**

- PROGRAMMING
- MECH./UTILITY
- GARAGE
- VERTICAL CORE
- CIRCULATION
- INTERIM HOUSING STAIR

JOB NO.	736.012
DATE	10-11-16
5885 Owens Drive Pleasanton, CA 94588 925-557-7200	
<b>DAHLIN</b>	
<b>9.1</b>	

**FIRST FLOOR PLAN**  
+/- 0'-0"

**VILLAS ON THE PARK**  
278 N. 2ND ST., SAN JOSE, CA  
AFFIRMED HOUSING | PATH VENTURES



UNIT COUNT/SECOND LEVEL	
UNIT TYPE	NUMBER OF UNITS
STUDIO	3
SUBTOTAL	1
TOTAL	4

UNIT BREAK-DOWN, PER LEVEL:	
LEVEL 2	=4
STUDIO	=5
INTERIM HOUSING	=18
LEVEL 3	=1
STUDIO	=20
MANAGER'S UNIT	=20
LEVEL 4	=16
STUDIO	=78
LEVEL 5	=5
STUDIO	=1
LEVEL 6	
STUDIO	
TOTAL:	
STUDIO	=78
INTERIM HOUSING	=5
MANAGER'S UNIT	=1

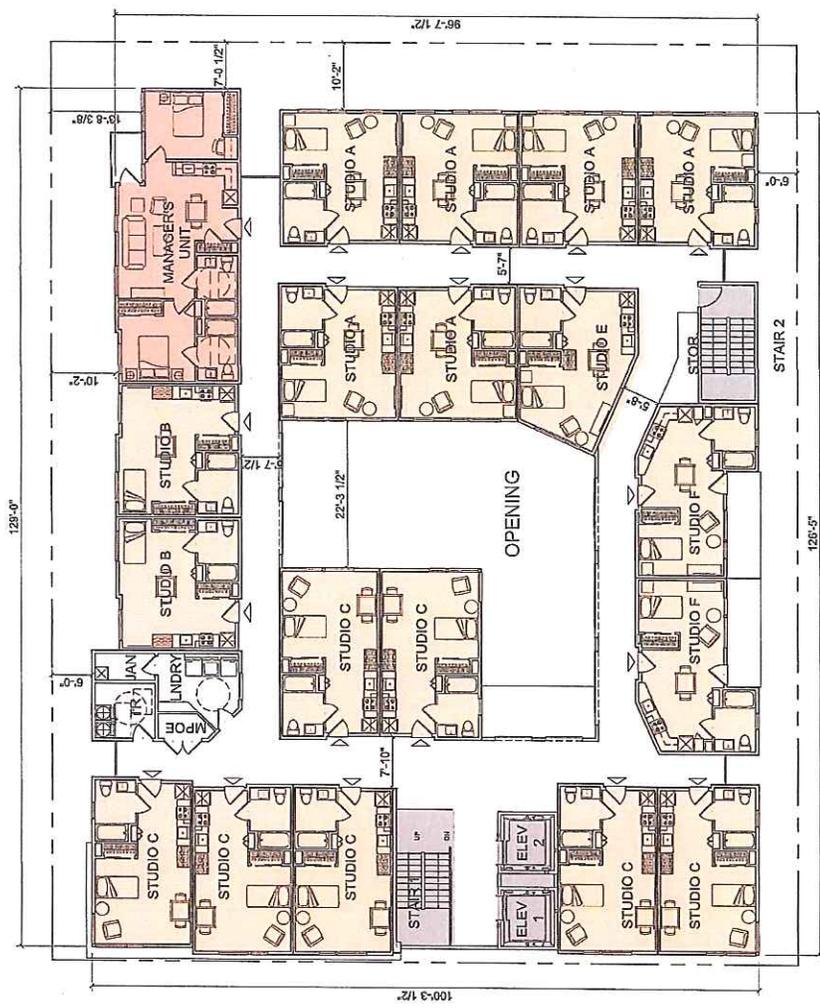
- PROGRAMMING
- UNITS
- INTERIM HOUSING
- VERTICAL CORE
- CIRCULATION
- INTERIM HOUSING STAIR

**DAHLIN**

JOB NO. 736.012  
 DATE 10-11-16  
 855 Owens Drive  
 San Jose, CA 95128  
 925-251-7200

**SECOND FLOOR PLAN**  
 ± 12'-0"

**VILLAS ON THE PARK**  
 278 N. 2ND ST., SAN JOSE, CA  
 AFFIRMED HOUSING | PATH VENTURES



UNIT COUNT: THIRD LEVEL		
UNIT TYPE	UNIT NAME	NUMBER OF UNITS
STUDIO	A	2
	B	7
	C	7
	E	1
	F	1
SUBTOTAL		18
MANAGER'S UNIT		1
SUBTOTAL		1
TOTAL		19

UNITS  
 MANAGER'S UNIT (@ LVL 3)  
 VERTICAL CORE  
 CIRCULATION

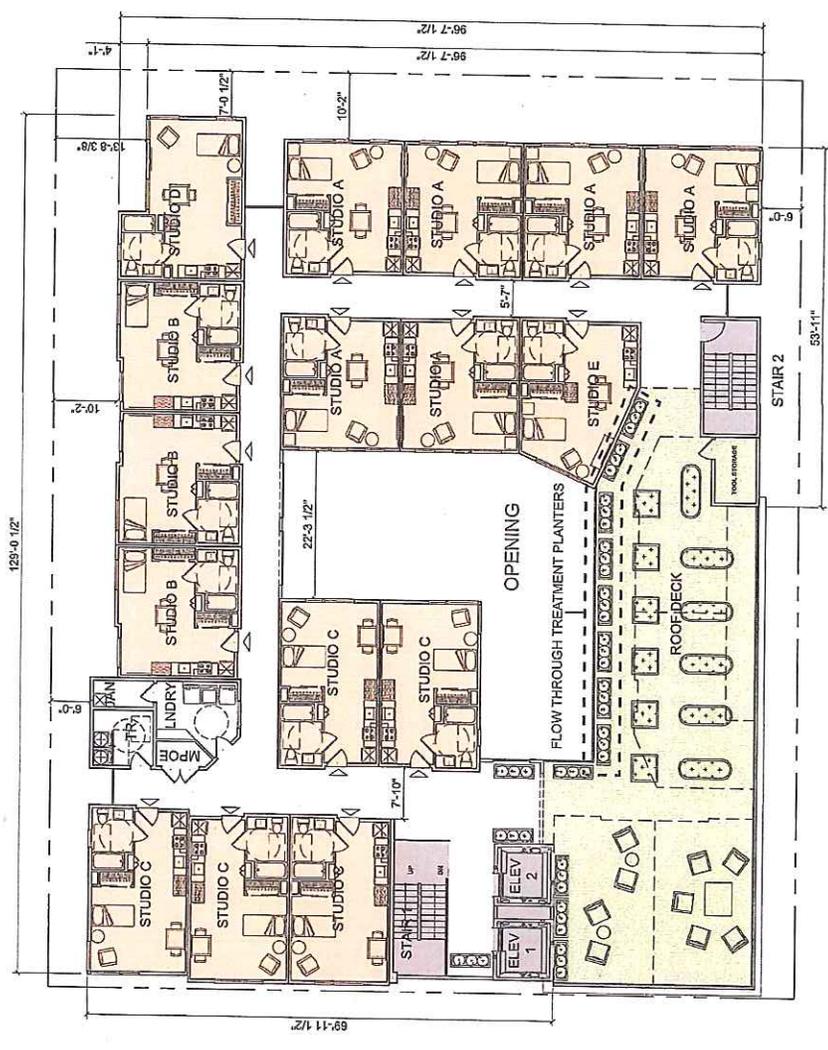
JOB NO. 736.012  
 DATE 10-11-16  
 5865 Owens Drive  
 Pleasanton, CA 94588  
 925-251-7700

**DAHLIN**

**THIRD FLOOR PLAN**  
 +/- 22'-0"

VILLAS ON THE PARK  
 278 N. 2ND ST., SAN JOSE, CA  
 AFFIRMED HOUSING | PATH VENTURES





UNIT COUNT - SIXTH LEVEL		
UNIT TYPE	UNIT NAME	NUMBER OF UNITS
STUDIO	A	8
	B	9
	C	9
	E	1
	<b>TOTAL</b>	

- UNITS
- VERTICAL CORE
- CIRCULATION
- ROOF DECK

JOB NO. 736.012  
 DATE 10-11-16  
 5885 Owens Drive  
 Pleasanton, CA 94588  
 925-237-200

**DAHLIN**

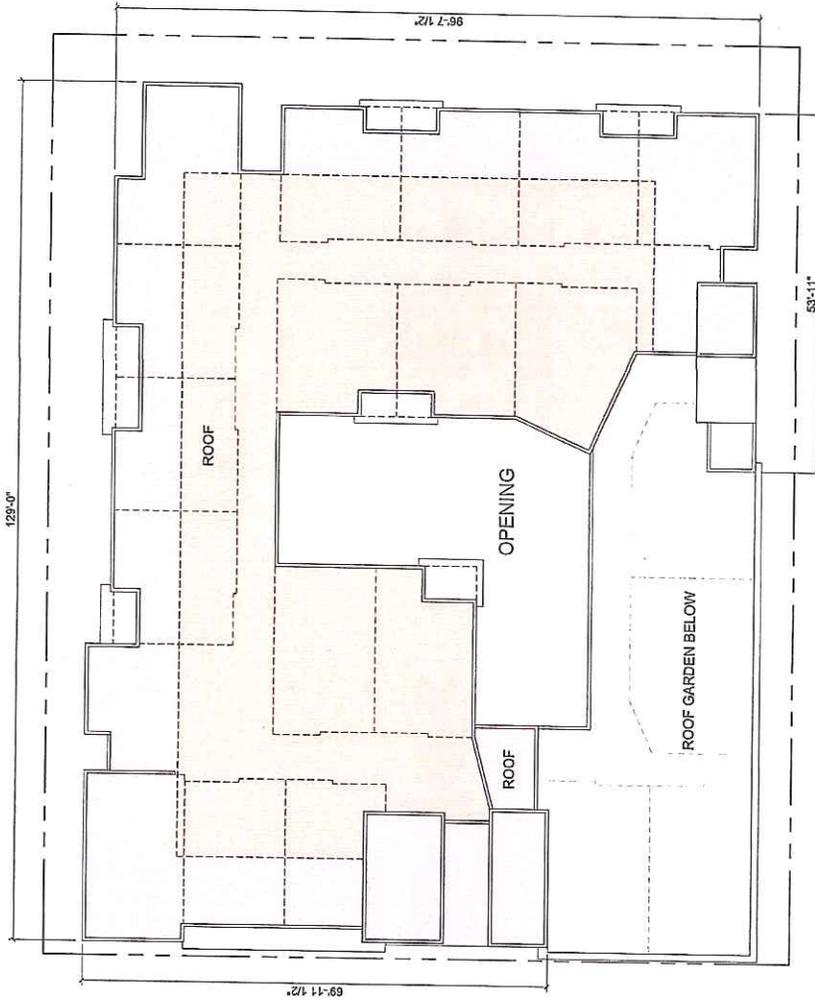
0 5 10 15 20

N

9.5

**SIXTH FLOOR PLAN**  
 +52'-0"

VILLAS ON THE PARK  
 278 N. 2ND ST., SAN JOSE, CA  
 AFFIRMED HOUSING | PATH VENTURES



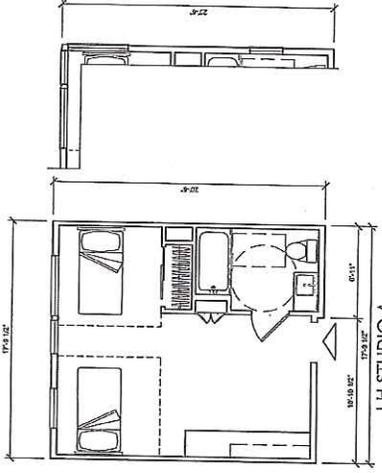
VILLAS ON THE PARK  
 278 N. 2<sup>ND</sup> ST., SAN JOSE, CA  
 AFFIRMED HOUSING | PATH VENTURES

**ROOF PLAN**  
 +/-62'-0"

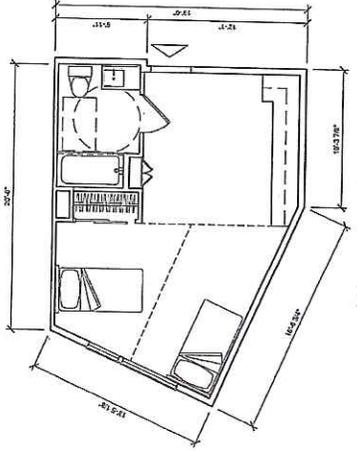
JOB NO. 736012  
 DATE 10-11-16  
 5955 Owens Drive  
 Pleasanton, CA 94588  
 925-251-7200



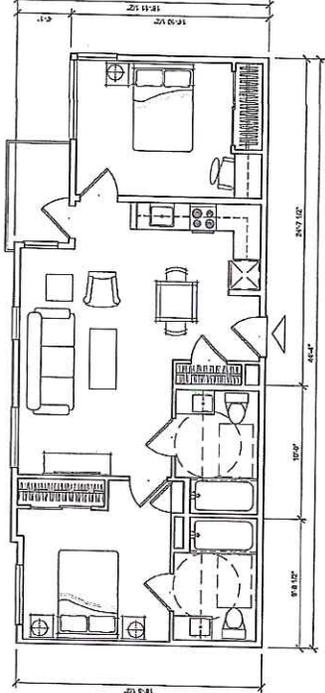
**DAHLIN**  
 9.6



**I.H. STUDIO A**  
 GROSS AREA: 319 SQFT  
 NET AREA: 228 SQFT



**I.H. STUDIO E**  
 GROSS AREA: 403 SQFT  
 NET AREA: 319 SQFT



**MANAGER'S UNIT**  
 GROSS AREA: 779 SQFT  
 NET AREA: 720 SQFT

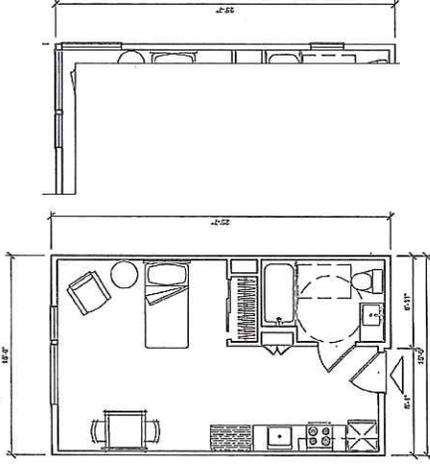
VILLAS ON THE PARK  
 278 N. 2<sup>ND</sup> ST., SAN JOSE, CA  
 AFFIRMED HOUSING | PATH VENTURES

UNIT PLANS

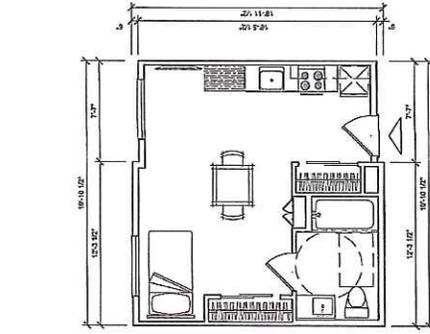
JOB NO. 735.012	
DATE 10-11-16	
5665 Owens Drive Pleasanton, CA 94568 925-251-7200	



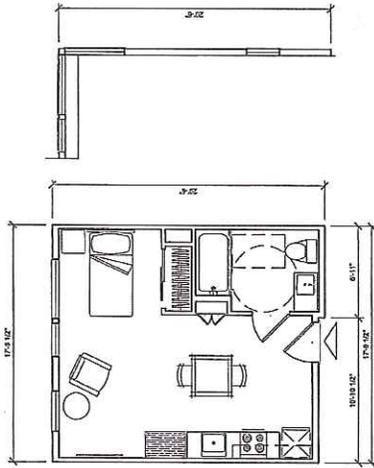
9.7



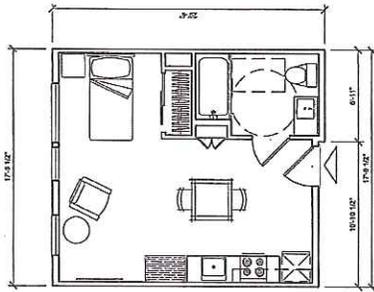
**STUDIO-C-Corner**  
PARTIAL PLAN



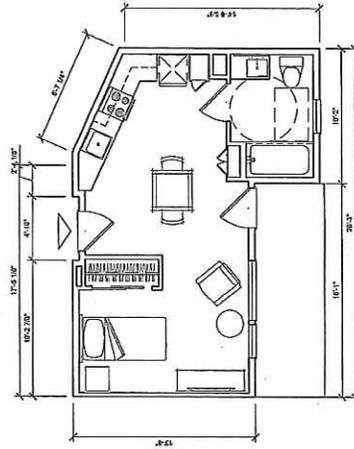
**STUDIO-C**  
GROSS AREA: 330 SQFT  
NET AREA: 314 SQFT



**STUDIO-A-Corner**  
PARTIAL PLAN



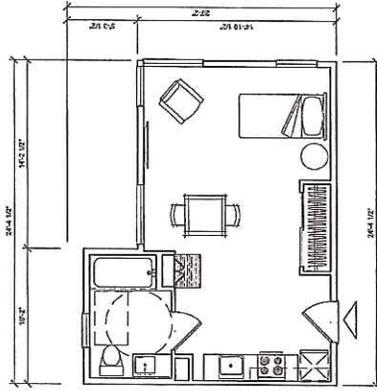
**STUDIO-A**  
GROSS AREA: 309 SQFT  
NET AREA: 298 SQFT



**STUDIO-F**  
GROSS AREA: 303 SQFT  
NET AREA: 291 SQFT



**STUDIO-E**  
GROSS AREA: 303 SQFT  
NET AREA: 291 SQFT



**STUDIO-D**  
GROSS AREA: 416 SQFT  
NET AREA: 364 SQFT

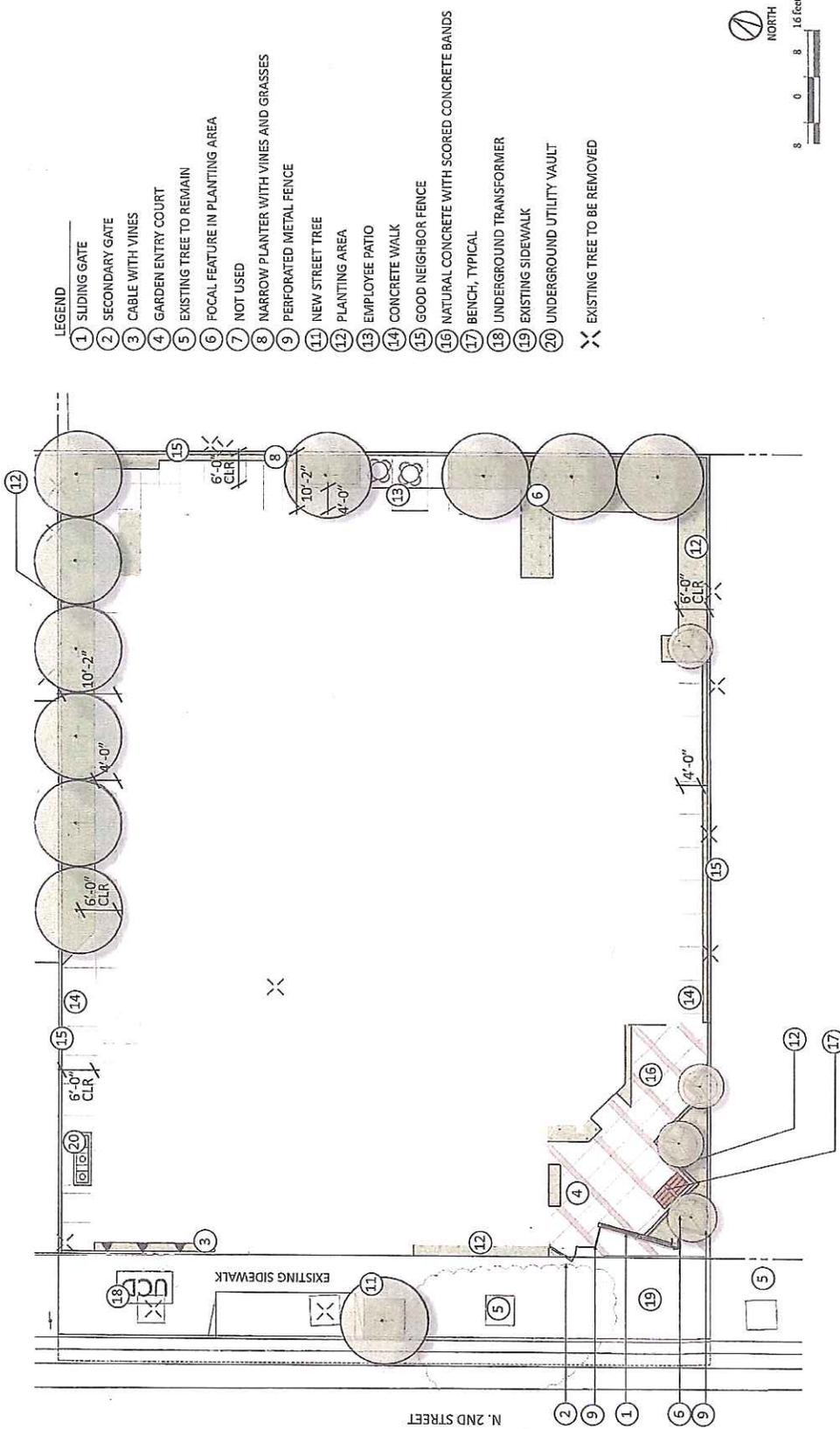
JOB NO. 735.012  
 DATE 10-11-16  
 5885 Owens Drive  
 San Jose, CA 95138  
 408-251-1700



**UNIT PLANS**

**VILLAS ON THE PARK**  
 278 N. 2<sup>ND</sup> ST., SAN JOSE, CA  
 AFFIRMED HOUSING | PATH VENTURES

9.8



**LEGEND**

- 1) SLIDING GATE
- 2) SECONDARY GATE
- 3) CABLE WITH VINES
- 4) GARDEN ENTRY COURT
- 5) EXISTING TREE TO REMAIN
- 6) FOCAL FEATURE IN PLANTING AREA
- 7) NOT USED
- 8) NARROW PLANTER WITH VINES AND GRASSES
- 9) PERFORATED METAL FENCE
- 11) NEW STREET TREE
- 12) PLANTING AREA
- 13) EMPLOYEE PATIO
- 14) CONCRETE WALK
- 15) GOOD NEIGHBOR FENCE
- 16) NATURAL CONCRETE WITH SCORED CONCRETE BANDS
- 17) BENCH, TYPICAL
- 18) UNDERGROUND TRANSFORMER
- 19) EXISTING SIDEWALK
- 20) UNDERGROUND UTILITY VAULT
- ✕ EXISTING TREE TO BE REMOVED

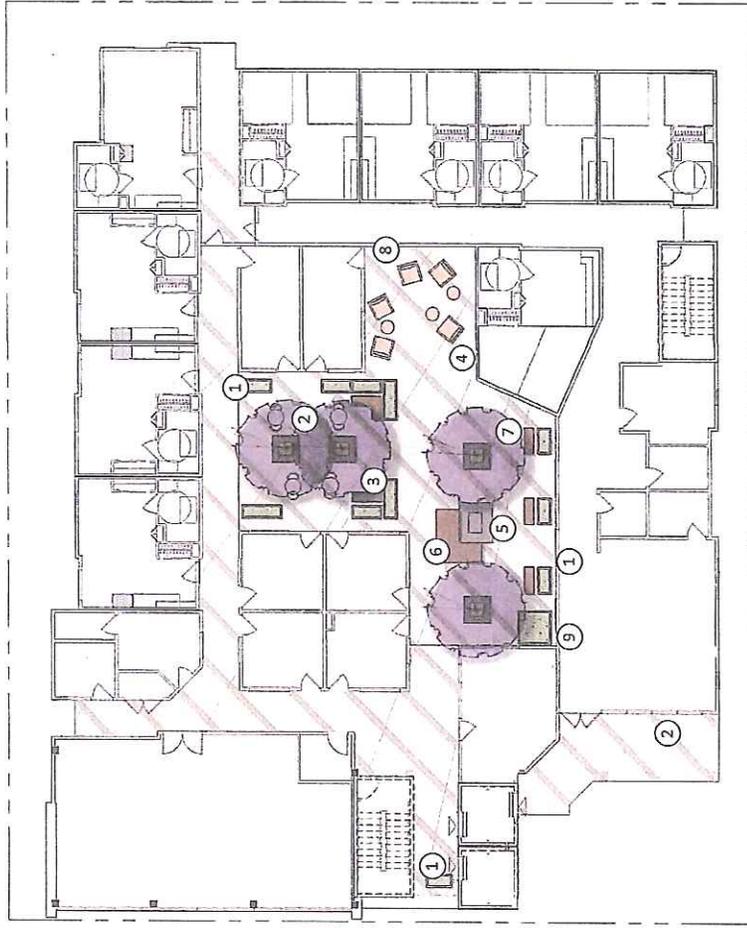
JOB NO. 736.012  
 DATE 10-11-16  
 2 Theater Square  
 Suite 218  
 Orange, CA 92653



**GROUND FLOOR  
 LANDSCAPE PLAN**

VILLAS ON THE PARK  
 278 N. 2ND ST., SAN JOSE, CA  
 AFFIRMED HOUSING | PATH VENTURES

10.1



N. 2ND STREET

- LEGEND
- ① PRECAST PLANTER
  - ② TABLES AND CHAIRS
  - ③ BENCHES
  - ④ INFORMAL SEATING
  - ⑤ RAIN CHAIN AND BASIN
  - ⑥ PLATFORM DECK SEATING
  - ⑦ PRECAST SEATWALL PLANTER WITH TREE
  - ⑧ STORY WALL
  - ⑨ FLOW THROUGH TREATMENT PLANTER

PODIUM FLOOR  
LANDSCAPE PLAN

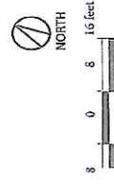
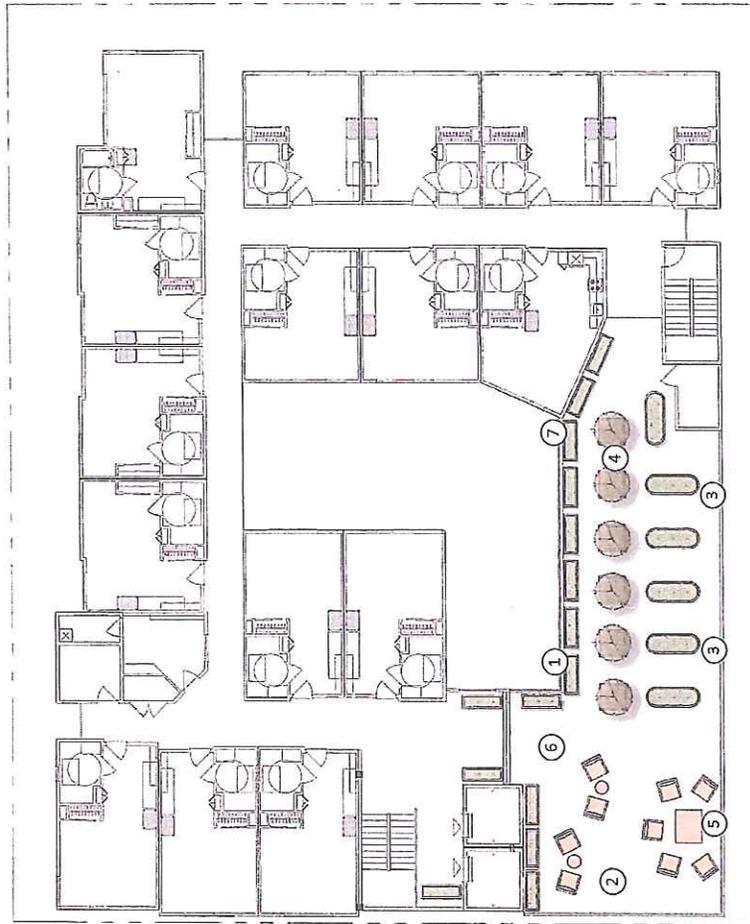
VILLAS ON THE PARK  
278 N. 2ND ST., SAN JOSE, CA  
AFFIRMED HOUSING | PATH VENTURES



JOB NO. 786.012  
DATE 10-11-16  
2 Theodo Square  
Orinda, CA 94563

10.2

- LEGEND**
- 1) PLANTER
  - 2) SMOKING AREA
  - 3) GALVANIZED METAL WATER TROUGH, VEGETABLE GARDEN
  - 4) FRUIT TREES, TYPICAL
  - 5) LOUNGE SEATING WITH COFFEE TABLE
  - 6) PAVERS, TYPICAL
  - 7) FLOW THROUGH TREATMENT PLANTER



**LANDSCAPE ARCHITECTURE | DESIGN**

JOB NO. 735.012  
 DATE 10-11-15  
 2 Theatre Square  
 Suite 218  
 Clinda, CA 94563

10.3

**ROOF DECK  
 LANDSCAPE PLAN**

**VILLAS ON THE PARK**  
 278 N. 2nd St., San Jose, CA  
 AFFIRMED HOUSING | PATH VENTURES



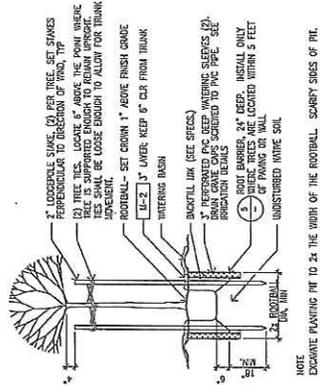




**PLANTING NOTES:**

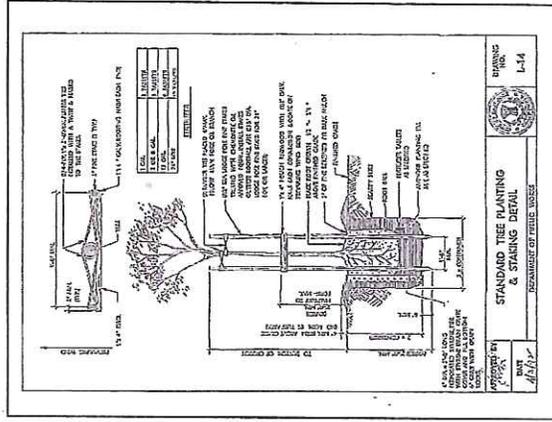
1. ALL AREAS TO BE LANDSCAPED AND MAINTAIN BY PRIVATE OWNER.
2. ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH PLANTING WORK AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN.
3. THE LANDSCAPE CONTRACTOR IS TO PROVIDE A MINIMUM OF 2 EACH AGRICULTURAL SUITABILITY ANALYSIS FOR ON-SITE AND IMPROVED TOPSOIL RESULTS OF TEST TO BE PROVIDED TO LANDSCAPE ARCHITECT. RECOMMENDATIONS FOR AMENDMENTS CONTAINED IN THIS ANALYSIS ARE TO BE CARRIED OUT BEFORE PLANTING OCCURS. CONTRACTOR SHALL FOLLOW SOIL AMENDMENTS AS RECOMMENDED BY THE SOILS TEST OR BETTER.
4. PLANT COUNT IS FOR THE CONVENIENCE OF THE CONTRACTOR. IN CASE OF DISCREPANCIES, THE PLAN SHALL GOVERN.
5. PLANT MATERIAL LOCATIONS SHOWN ARE DIAGRAMMATIC AND MAY BE SUBJECT TO CHANGE IN THE FIELD BY THE LANDSCAPE ARCHITECT. PLANT LOCATIONS ARE TO BE ADJUSTED IN THE FIELD AS NECESSARY TO SCREEN UTILITIES BUT NOT TO SIGNS NOR IMPEDE ACCESS.
6. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE SUBSTITUTIONS, ADDITIONS, AND DELETIONS IN THE PLANTING SCHEME AS THEY FEEL NECESSARY WHILE WORK IS IN PROGRESS UPON APPROVAL OF THE OWNER. SUCH CHANGES ARE TO BE ACCOMPANIED BY EQUITABLE ADJUSTMENTS IN THE CONTRACT PRICE IF NECESSARY.
7. ALL TREES ARE TO BE STAKED AS SHOWN ON THE TREE STAKING/GUYSING DIAGRAMS. BRANCHING HEIGHT OF TREES SHALL BE A 6-0" MINIMUM ABOVE FINISH GRADE. ALL TREES IN A FORMAL GROUP PLANTING SHALL BE MATCHING IN SIZE AND SHAPE. ALL STREET TREES TO BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF SANTA CLARA COUNTY. LANDSCAPE ARCHITECT SHALL BE CONSULTED REGARDING ORIENTATION OF TREES PRIOR TO PLANTING AND/OR BACKFILLING.
8. PLANT TREES 3'-0" MINIMUM FROM FACE OF CURB AT PARKING, AND FROM EGDS OF PAVING ALL TREES WITHIN 5' OF PAVING AREAS SHALL HAVE DEEP ROOT BARRIERS INSTALLED. DEEP ROOT BARRIER MODEL # UB.24.2. CONTACT #R.415.344.1464. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
9. ALL BOXED MATERIALS SHALL BE HAND-PICKED AND TAGGED BY THE LANDSCAPE ARCHITECT AT THEIR PLACE OF ORIGIN.
10. ON GRADE PLANTING BACKFILL MIX SHALL CONSIST OF 2 PARTS NATIVE TOPSOIL AND 1 PART NITRIFIED REDWOOD SOIL CONDITIONER.
11. ALL PLANTING AREAS SHALL BE TOP-DRESSED WITH 3" LAYER OF FIR FIBER MULCH, A SHREDDED BARK PRODUCT. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING.
12. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED BY HIS OPERATIONS TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE WITHOUT ANY ADDITIONAL CHARGE.
13. TREES MUST HAVE UNCUT LEADER THAT HAS A UNIFORM TAPER FROM BASE TO TIP. TREES MUST MEET AT LEAST NORMAL CALIPER AND HEIGHT FOR CONTAINER SIZE. OVERGROWN OR ROOT BOUND TREES ARE NOT ACCEPTABLE.

VILLAS ON THE PARK  
278 N. 2ND ST., SAN JOSE, CA  
AFFIRMED HOUSING | PATH VENTURES

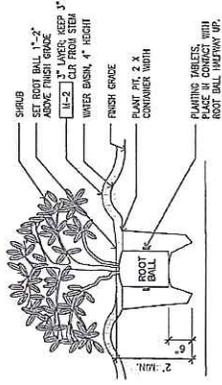


NOTE: EXCAVE PLANTING PIT TO 2x THE WIDTH OF THE ROOTBALL. SCARIFY SIDES OF PIT.

1 TREE PLANTING  
SCALE: 1/2"=1'-0"

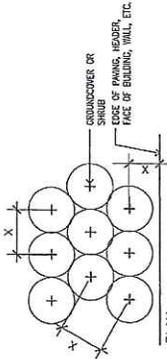


2 PUBLIC RIGHT OF WAY TREE PLANTING  
SCALE: 1/2"=1'-0"



3 SHRUB PLANTING  
SCALE: 1"=1'-0"

O.C. SPACING (IN)	4"	6"	8"	12"	16"
PLANTS PER 100 S.F.	100	225	178	100	56
O.C. SPACING (IN)	18"	24"	30"	36"	48"
PLANTS PER 100 S.F.	45	25	16	11.1	6.25



NOTE:  
X IS GROUNDCOVER AND SHRUB SPACING AS PER LANDSCAPE PLAN, PLANT LIST, AND LEGEND

4 GROUNDCOVER PLANTING  
SCALE: 1/2"=1'-0"

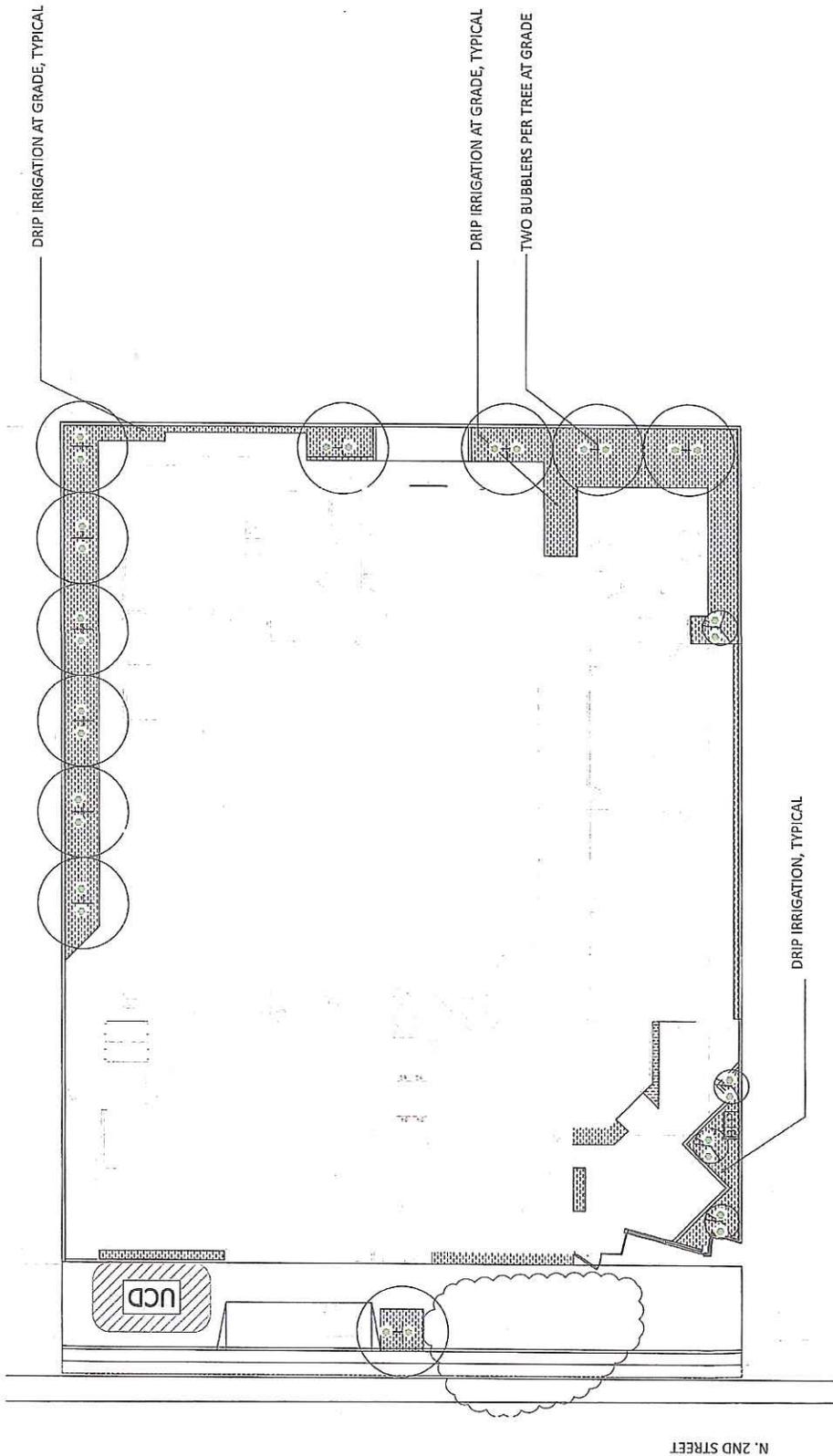


JOB NO. 736.012  
DATE 10-11-16  
2 Theatra Square  
Suite 218  
Orinda, CA 94963



PLANTING NOTES  
AND DETAILS

10.7



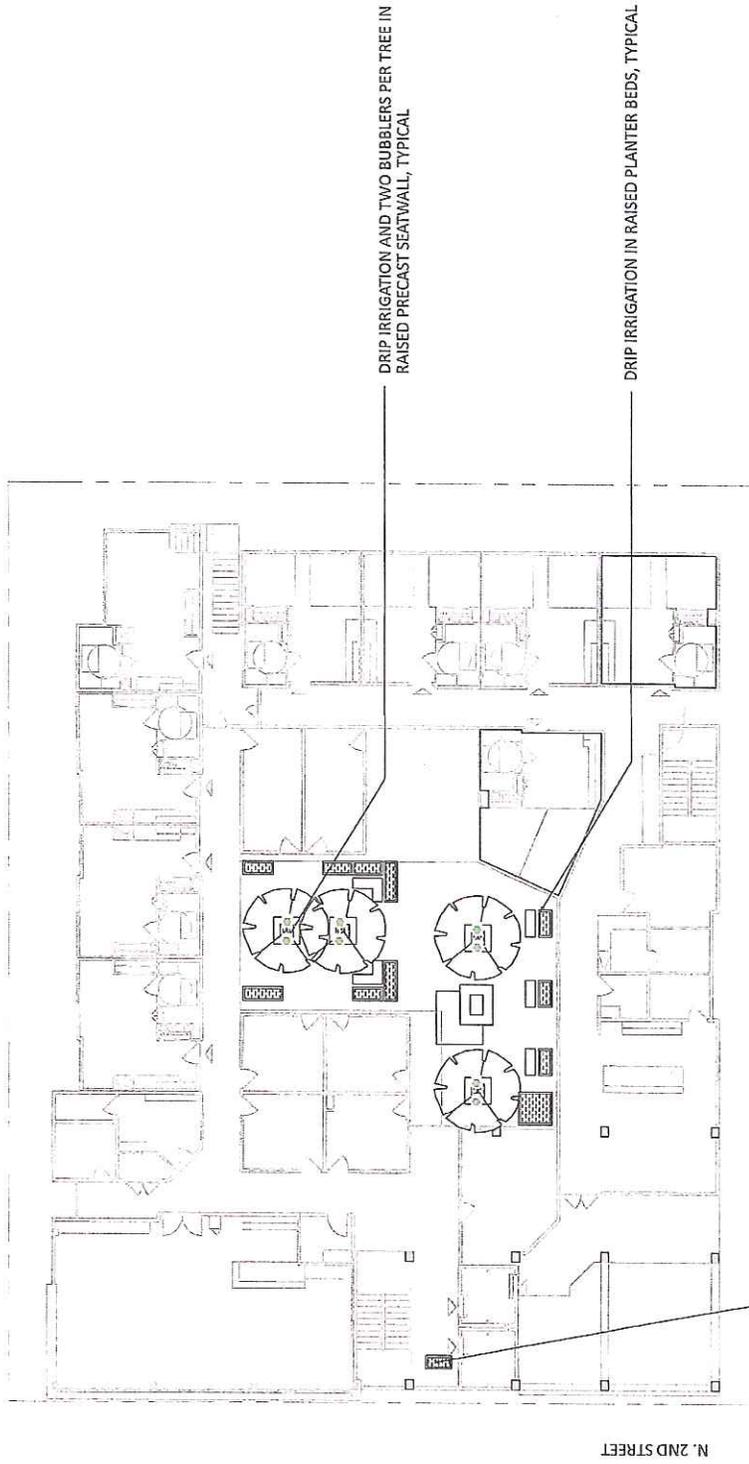
VILLAS ON THE PARK  
 278 N. 2<sup>ND</sup> ST., SAN JOSE, CA  
 AFFIRMED HOUSING | PATH VENTURES

GROUND FLOOR  
 IRRIGATION PLAN



JOB NO. 736.012  
 DATE 10/11/16  
 2 Theaig Square  
 Oakland, CA 94612

10.8



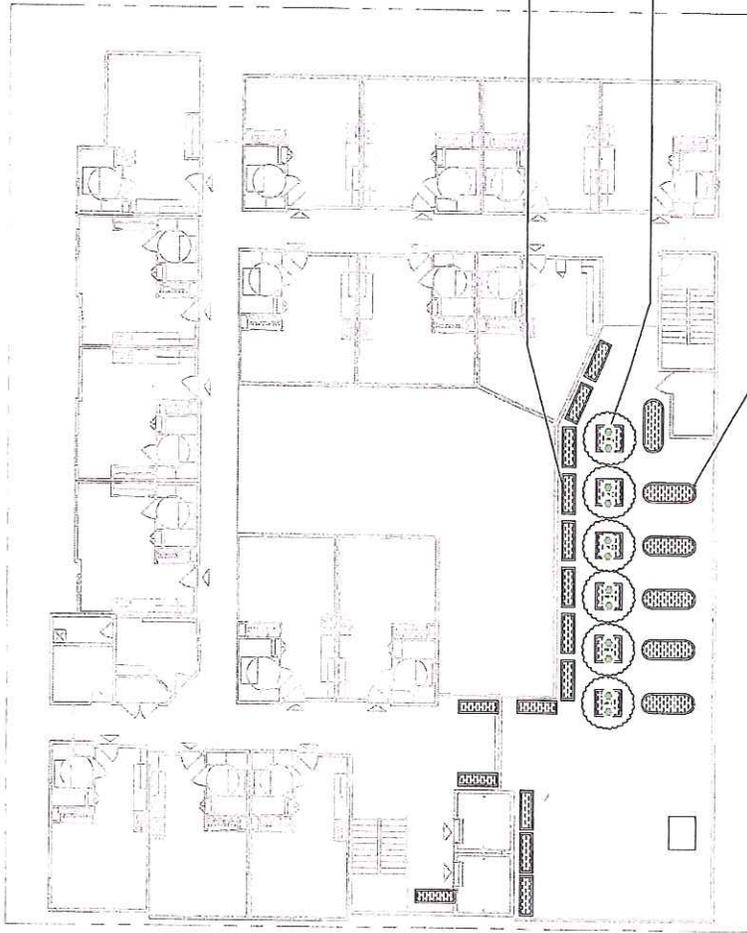
JOB NO. 736.012  
 DATE 10-11-16  
 2770 Lakes Square  
 Suite 218  
 Orinda, CA 94563



**PODIUM FLOOR  
 IRRIGATION PLAN**

10.9

**VILLAS ON THE PARK**  
 278 N. 2<sup>ND</sup> ST., SAN JOSE, CA  
 AFFIRMED HOUSING | PATH VENTURES



DRIP IRRIGATION IN RAISED PLANTER BEDS,  
TYPICAL

DRIP IRRIGATION AND TWO BUBBLERS PER TREE IN  
RAISED PRECAST SEATWALL, TYPICAL

DRIP IRRIGATION IN WATER TROUGH VEGETABLE  
GARDEN, TYPICAL

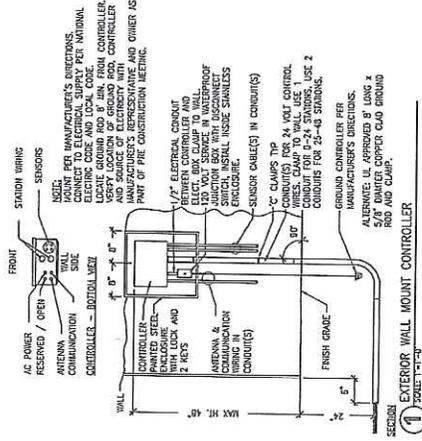


JOB NO.	736012	
DATE	10-11-18	
278 N. 2nd Street Suite 218 Oakland, CA 94603		10.10

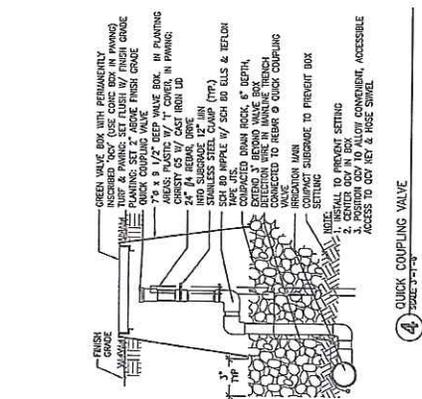


**ROOF DECK  
IRRIGATION PLAN**

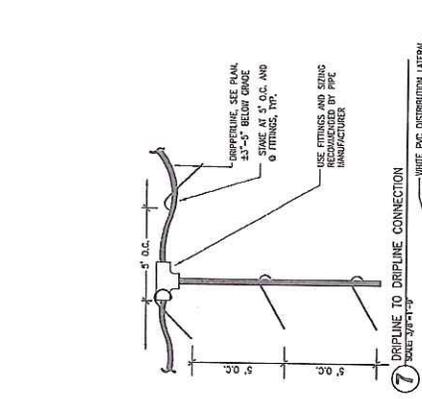
**VILLAS ON THE PARK**  
 278 N. 2ND ST., SAN JOSE, CA  
 AFFIRMED HOUSING | PATH VENTURES



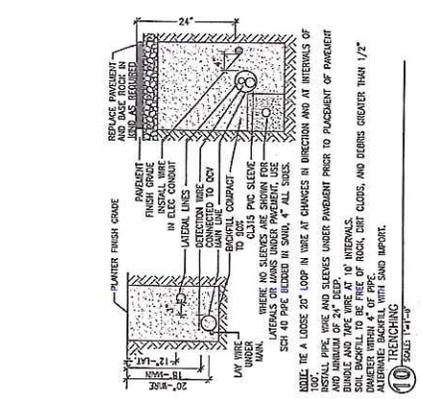
1 EXTERIOR WALL MOUNT CONTROLLER  
SHEET 17-1-19



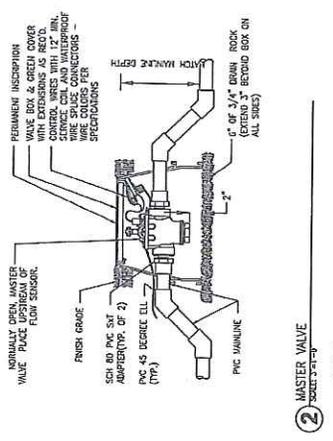
2 QUICK COUPLING VALVE  
SHEET 17-2-19



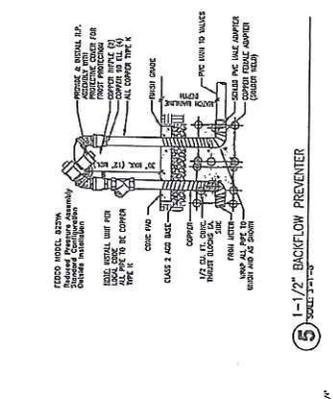
3 DRIPLINE TO DRIPLINE CONNECTION  
SHEET 17-3-19



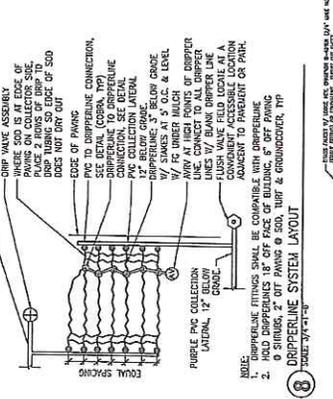
4 VALVE BOX INSTALLATION  
SHEET 17-4-19



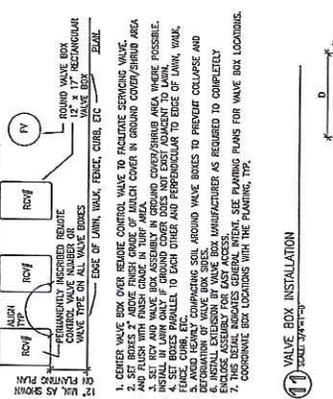
5 1-1/2\"/>



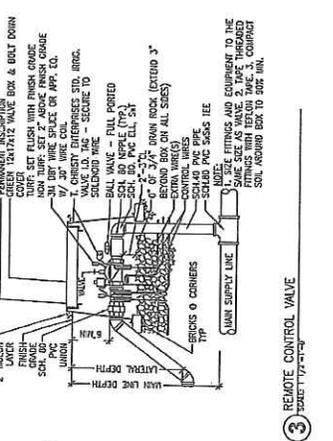
6 GATE VALVE  
SHEET 17-6-19



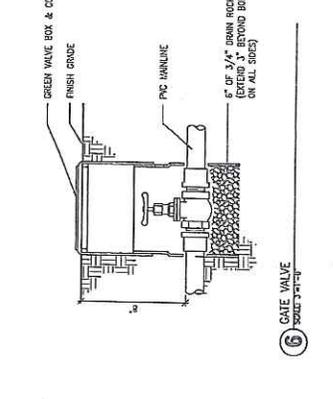
7 DRIPLINE SYSTEM LAYOUT  
SHEET 17-7-19



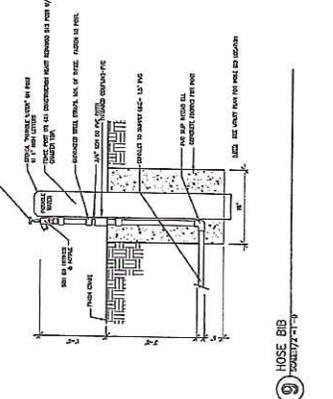
8 BACKFLOW PREVENTER ENCLOSURE  
SHEET 17-8-19



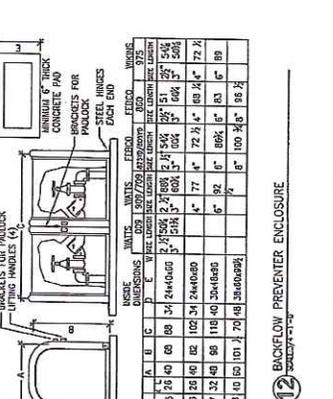
9 REMOTE CONTROL VALVE  
SHEET 17-9-19



10 MASTER VALVE  
SHEET 17-10-19



11 HOSE BIB  
SHEET 17-11-19



12 BACKFLOW PREVENTER ENCLOSURE  
SHEET 17-12-19

JOB NO. 736.012  
DATE 10-11-16  
2 Theatre Square  
Suite 218  
Orland, CA 94563



IRRIGATION DETAILS

VILLAS ON THE PARK  
278 N. 2ND ST., SAN JOSE, CA  
AFFIRMED HOUSING | PATH VENTURES

10.11

**IRRIGATION NOTES:**

- GENERAL:**
- IRRIGATION SYSTEM TO BE FULLY AUTOMATIC WEATHER-BASED SYSTEM USING LOW FLOW DRIP AND BUBBLER DISTRIBUTION. NEW STREET TREES TO BE IRRIGATED IN ACCORDANCE WITH CITY OF SAN JOSE STANDARD DETAILS.
  - VALVE BOX SPECIFICATIONS:
  - PLASTIC IRRIGATION VALVE BOXES SHALL BE GREEN COLOR. USE CONCRETE BOXES IN DG & PAVING AREAS AS SHOWN IN THE IRRIGATION DETAILS.
  - IRRIGATION VALVE LOCATIONS ARE SHOWN DIAGRAMMATICALLY ON THE IRRIGATION PLANS. SEE VALVE BOX LAYOUT DETAIL.

**SPRAY AND GENERAL IRRIGATION NOTES:**

- INSTALL MAIN LINES, LATERAL LINES AND EQUIPMENT IN PLANTING AREAS AND NOT UNDER PAVEMENT EXCEPT WHERE NECESSARY BETWEEN PLANTERS SEPARATED BY PAVEMENT.
- INSTALL ALL HEADS ADJACENT TO BUILDINGS AT LEAST 18" AWAY FROM THE BUILDING FACE.
- THE CONTRACTOR SHALL VERIFY THAT THERE IS NO OVERSPRAY ONTO BUILDINGS, WALLS, COLUMNS OR FENCES. ADJUST OR RENOVATE AS REQUIRED.
- INSTALL SLEEVES FOR ALL LATERALS UNDER CONCRETE UNLESS SPECIFICALLY NOTED. NO SLEEVES ARE REQUIRED FOR LATERAL LINES UNDER ASPHALT CONCRETE, UNLESS OTHERWISE SHOWN ON PLANS.
- IRRIGATION VALVE LOCATIONS ARE SHOWN DIAGRAMMATICALLY ON THE IRRIGATION PLANS. SEE VALVE BOX LAYOUT DETAIL FOR INSTALLATION LOCATIONS.

**SURFACE DRIP IRRIGATION NOTES:**

- PROVIDE TEMPORARY SUPPLEMENTAL OVERHEAD IRRIGATION TO ESTABLISH PLANTS.
- HOLD DRIPPER LINES 18" OFF FACE OF BUILDING, 6" OFF PAVING @ SHRUBS, 2" OFF PAVING @ SOD & GROUND COVER TYPICAL.
- SPACE DRIPPER LINES EQUALLY WITHIN EACH ZONE UNLESS OTHERWISE NOTED (18" O.C. MAX PER LEGEND)
- FOR SLOPES GREATER THAN 30:1, MODIFY DRIPPER LINE SPACING ON THE BOTTOM 1/3 OF THE SLOPE TO BE 25% GREATER AND OMIT THE DRIPPER LINE AT THE BOTTOM OF SLOPE.
- DRIP SYSTEMS WITH 18" EMITTER SPACING HAVE DIFFERENT PRECIPITATION RATES. INDEPENDENTLY TEST AND SET RUN TIMES FOR THESE TWO CONDITIONS.
- INSTALL AVRVS AT HIGH POINT(S) OF EACH PLANTING AREA. AVRVS ARE SHOWN TO INDICATE INTENT - LOCATE AS REQUIRED BASED ON ACTUAL GRADES OF THE SITE. LOCATE (1) AVR PER 500' OF DRIPPER LINE TUBING, TYPICAL. SEE DETAIL.

**IRRIGATION SYSTEM MAINTENANCE**

- SYSTEM OBSERVATION: THE CONTRACTOR SHALL VISUALLY CHECK ALL SYSTEMS FOR PROPER OPERATION ON A WEEKLY BASIS AND MAKE ALL NECESSARY REPAIRS. ALL EQUIPMENT SHALL BE ADJUSTED AS NECESSARY FOR PROPER COVERAGE AND FUNCTION.
- ESTABLISHMENT IRRIGATION SCHEDULING: FOR THE FIRST 12 MONTHS OF PLANTING ESTABLISHMENT AND MAINTENANCE, PROGRAM CONTROLLER IN A PLANTING ESTABLISHMENT IRRIGATION MODE. SCHEDULE IRRIGATION TO ESTABLISH PLANTINGS PER THE SPECIFICATIONS.
- CLIMATOLOGICALLY CONTROLLED IRRIGATION SCHEDULING: FOR THE LAST 12 MONTHS OF PLANTING ESTABLISHMENT AND MAINTENANCE, PROGRAM CONTROLLER TO RUN AUTOMATICALLY SITE-SPECIFIC CLIMATOLOGICAL EVAPOTRANSPIRATION (ET) DATA. OPTIMIZE AUTOMATIC SCHEDULE AS REQUIRED FOR PLANT MATERIALS, SUN, ASPECT, SOLAR REFLECTANCE & HEAT ISLANDS, LOCALITY, SLOPE, AND THE INSTALLED IRRIGATION SYSTEM. CHECK SYSTEM FOR PROPER FUNCTION AND ADJUST AUTOMATIC SCHEDULE WEEKLY TO PROVIDE OPTIMAL CONDITIONS FOR SUSTAINING HEALTHY PLANTING.
- MAINTENANCE STAFF TRAINING: PERFORM A FULL INSTRUCTION SESSION IN THE PRESENCE OF THE DESIGNATED MAINTENANCE PERSONNEL DEMONSTRATING THE IRRIGATION CONTROLLER SYSTEM, PROGRAM ADJUSTMENT AND OVER-RIDES, SYSTEM TESTING, TROUBLE-SHOOTING, ETC. INCLUDE INSTRUCTIONS ON HOW TO TURN OFF SYSTEM IN CASE OF EMERGENCY.
- REPAIRS: DURING THE PLANT ESTABLISHMENT & MAINTENANCE PERIOD, ALL REPAIRS MADE TO THE IRRIGATION SYSTEM SHALL BE AT THE CONTRACTOR'S EXPENSE. ALL REPAIRS SHALL BE MADE WITHIN TWENTY-FOUR (24) HOURS.
- SYSTEM CERTIFICATION: OBTAIN A LETTER OF CERTIFICATION FROM CONTROLLER MANUFACTURER'S REPRESENTATIVE CERTIFYING THAT THE CONTROLLER IS PROPERLY PROGRAMMED AND IN WORKING ORDER BEFORE THE END OF THE MAINTENANCE PERIOD.

VILLAS ON THE PARK  
278 N. 2ND ST., SAN JOSE, CA  
AFFIRMED HOUSING | PATH VENTURES

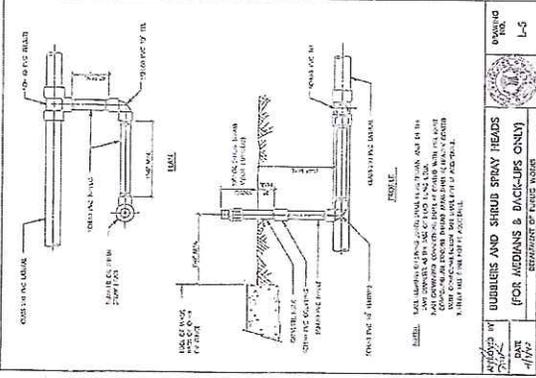
**IRRIGATION SIZING CHART**

LATERAL PIPE SIZE	CLASS 200 SCHEDULE 40 (GPM)	CLASS 315 SCHEDULE 40 (GPM)
3/4"	0-10	0-8
1"	10-16	8-12
1 1/4"	16-26	12-22
1 1/2"	26-35	22-30
2"	35-55	30-50
2 1/2"	55-80	50-70
3"	80-120	70-110

MAIN LINE PIPE SIZE	SCHEDULE 40 (GPM)	CLASS 315 SCHEDULE 40 (GPM)
1"	0-30	-
1 1/2"	30-56	-
2"	56-76	-
2 1/2"	76-100	-
3"	100-180	-
4"	-	100-180

PIPE SIZE PER VALVE BOX	CLASS 200 SCHEDULE 40 (GPM)	CLASS 315 SCHEDULE 40 (GPM)
1"	0-30	0-30
1 1/2"	30-56	30-56
2"	56-76	56-76
2 1/2"	76-100	76-100
3"	100-180	100-180

PIPE SIZE	CLASS 200 SCHEDULE 40 (GPM)	CLASS 315 SCHEDULE 40 (GPM)
1"	0-30	0-30
1 1/2"	30-56	30-56
2"	56-76	56-76
2 1/2"	76-100	76-100
3"	100-180	100-180



**BUBBLERS AND SHRUB SPRAY HEADS**  
(FOR MEDIAN & DRAINAGE ONLY)

DATE: 4/1/12  
BY: [Signature]



LANDSCAPE ARCHITECTURE | DESIGN

JOBS NO. 738.012  
DATE 10-11-16  
2 Theine Square  
Oakland, CA 94663

10.12

**IRRIGATION NOTES AND DETAILS**

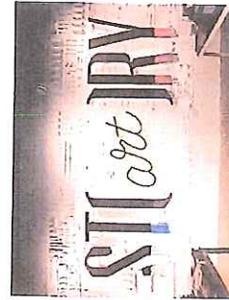
**WALLS AND DOORS**



PERFORATED METAL GATE



PERFORATED METAL FENCE



STORY WALL IN OUTDOOR FLEX SPACE

**PLANTING IN PLANTERS**



SMALL FRUIT TREE IN PRECAST PLANTERS AT ROOF DECK



GRASSES IN RAISED PLANTERS



NATIVE PLANTING IN RAISED PLANTERS

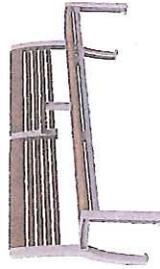
**SITE FURNISHINGS**



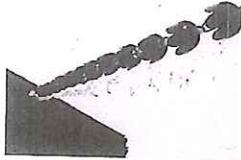
LOUNGE/SOCIAL SEATING



CAFE SEATING



BENCH



RAIN CHAIN

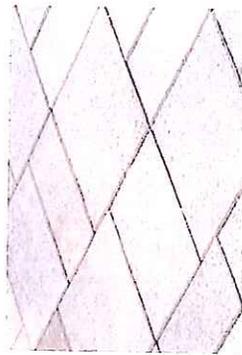


DECORATIVE LIGHTING

**HARDSCAPE**



COLOR CONCRETE BANDS ON GRADE



PODIUM PAVERS

**PLANTING**



ARBUST UNEDO 'MARINA' ON PODIUM LEVEL IN PLANTERS AND AT GRADE AT GARDEN ENTRY COURTYARD



ACER PALMATUM 'SANGO (AKU)' ON PODIUM LEVEL IN PLANTERS AT GRADE AT GARDEN ENTRY COURTYARD



ACER RUBRUM 'BOWHALL' ON GRADE



CABLE WITH VINES ON GRADE



NATIVE PLANTING AND BAY-FRIENDLY PLANTING AT GRADE



VILLAS ON THE PARK  
278 N. 2ND ST., SAN JOSE, CA  
AFFIRMED HOUSING | PATH VENTURES

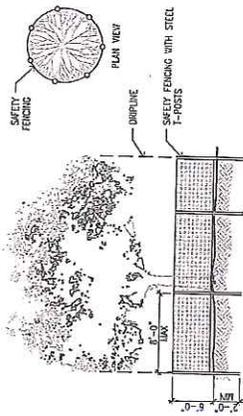
PRECEDENT IMAGES



JOB NO. 736.012  
DATE 10-11-16  
2 Thomas Square  
Suite 216  
Oakland, CA 94612

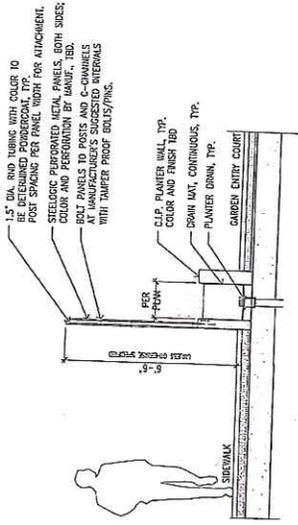


10.13

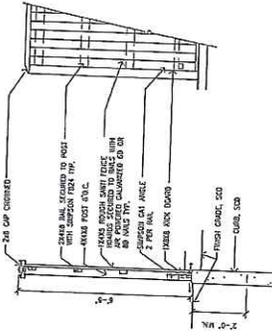


- NOTES
1. SAFETY FENCING TO BE ORANGE COLOR, UV STABILIZED, HDPE PLASTIC TANK BRAND SAFETY/SWIFT FENCING OR EQUAL.
  2. T-POSTS TO BE EMBEDDED IN THE GROUND A MINIMUM OF 2 FEET DEEP AND BE SPACED A MINIMUM OF 8 FEET APART.
  3. SEE SHEET NOTES FOR ADDITIONAL INFORMATION.

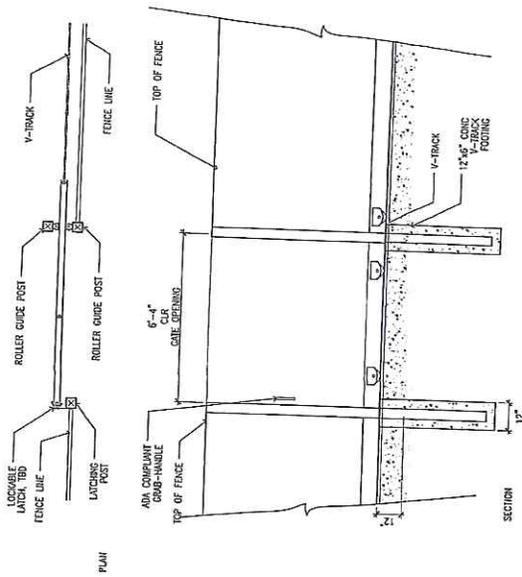
5 TREE PROTECTION FENCING  
SCALE: 3/16"=1'-0"



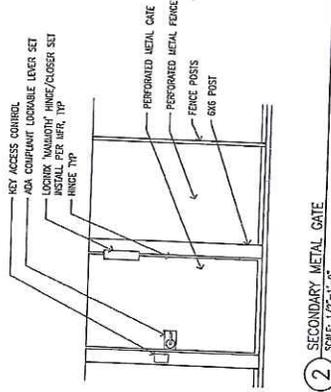
3 PERFORATED METAL FENCE  
SCALE: 1/2"=1'-0"



1 WOOD FENCE  
SCALE: 1/2"=1'-0"



4 PERFORATED METAL SLIDING GATE  
SCALE: 1/2"=1'-0"



2 SECONDARY METAL GATE  
SCALE: 1/2"=1'-0"

VILLAS ON THE PARK  
278 N. 2ND ST., SAN JOSE, CA  
AFFIRMED HOUSING | PATH VENTURES

DETAILS



JOB NO. 736-012  
DATE 10-11-16  
2 Theatre Square  
Suite 218  
Orinda, CA 94653



10.14

**ORDINANCE NO.**

**AN ORDINANCE OF THE CITY OF SAN JOSE REZONING CERTAIN REAL PROPERTY OF APPROXIMATELY 0.35 GROSS ACRE SITUATED ON THE EASTERLY SIDE OF NORTH 2<sup>ND</sup> STREET, APPROXIMATELY 130 FEET SOUTH OF EAST JULIAN STREET (278 NORTH 2<sup>ND</sup> STREET) FROM THE CG COMMERCIAL GENERAL ZONING DISTRICT TO THE DC DOWNTOWN PRIMARY COMMERCIAL 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**, an Addendum to the “Downtown Strategy 2000 Final Program Environmental Impact Report,” adopted by City Council Resolution No. 72767 on June 21, 2005; “Envision San Jose 2040 General Plan Final Program Environmental Impact Report,” adopted by City Council Resolution No. 76041 on November 1, 2011; and “Supplemental Environmental Impact Report to the Envision San Jose 2040 General Plan Final Program Environmental Impact Report,” adopted by City Council Resolution No.77617 on December 15, 2015 was prepared and approved by the Planning Director for the subject rezoning in conformance with the California Environmental Quality Act of 1970 (CEQA), as amended; and

**WHEREAS**, the City Council of the City of San José is the decision-making body for the proposed subject rezoning to the DC Downtown Primary Commercial Zoning District; and

**WHEREAS**, this Council of the City of San José has considered and approves the application and use of said Addendum as the appropriate environmental clearance for this proposed project prior to taking any approval actions on this project.

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

**SECTION 1.** The recitals above are incorporated herein.

**SECTION 2.** All that real property hereinafter described in this section, hereinafter referred to as "subject property," is hereby rezoned as DC Downtown Primary Commercial Zoning District.

The subject property referred to in this section is all that real property situated in the County of Santa Clara, State of California, described and shown 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. C16-020 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.

//

//

//

//

//

**PASSED FOR PUBLICATION** of title this \_\_\_\_ day of \_\_\_\_\_, 2016 by the following  
vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

\_\_\_\_\_  
SAM LICCARDO  
Mayor

ATTEST:

\_\_\_\_\_  
TONI J. TABER,  
CMC  
City Clerk

**ADDENDUM TO THE SAN JOSÉ DOWNTOWN STRATEGY 2000 FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT (SCH #2003042127), AND THE ENVISION SAN JOSÉ 2040 GENERAL PLAN FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT AND SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT - GREENHOUSE GAS EMISSION ANALYSIS (SCH# 2009072096)**

Pursuant to Section 15164 of the CEQA Guidelines, the City of San José has prepared an Addendum to the San José Downtown Strategy 2000 Final Program Environmental Impact Report (Downtown Strategy 2000 FPEIR) and the Envision San José 2040 General Plan Final Program Environmental Impact Report (2040 General Plan FPEIR) and Supplemental Environmental Impact Report (2040 General Plan SEIR) because minor changes made to the project, as described below, do not raise important new issues about the significant impacts on the environment.

**Project Name and Description: Villas on the Park**

**File No. C16-020:** Conforming Conventional Zoning from CG Commercial General Zoning District to DC Downtown Core Zoning District to allow for residential uses on a 0.355 gross acre site.

**File No. CP16-014:** Conditional Use Permit to allow the demolition of an existing commercial building and to construct a six story, Residential Service Facility for the formerly homeless, comprising of 78 studio apartments, a two bedroom manager's apartment, a ten bed interim housing section, first and second floor social services and community spaces, a sixth floor outdoor deck and garden area, and a street level garage with 12 parking spaces on a 0.355-gross acre site.

**File No. AT16-030:** Lot Line Adjustment to combine two (2) parcels into one (1) lot on a 0.355 gross acre site.

**Location:** The project on the easterly side of North 2<sup>nd</sup> Street approximately 130 feet southerly of W. Julian Street, at 278 North 2<sup>nd</sup> Street. **Council District:** 3. **Assessor's Parcel Numbers:** 467-01-030 and 467-01-031

The environmental impacts of this project were addressed by the following Final Environmental Impact Reports: "The Downtown Strategy 2000 Final Program Environmental Impact Report," adopted by City Council Resolution No. 72767 on June 21, 2005; "Envision San José 2040 General Plan Final Program Environmental Impact Report," adopted by City Council Resolution No. 76041 on November 1, 2011; and "Supplemental Environmental Impact Report to the Envision San José 2040 General Plan Final Program Environmental Impact Report," adopted by City Council Resolution No. 77617 on December 15, 2015. The proposed project is eligible for an addendum pursuant to CEQA Guidelines §15164, which states that "A lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in CEQA Guidelines §15162 calling for preparation of a subsequent EIR have occurred." Circumstances which would warrant a subsequent EIR include substantial changes in the project or new information of substantial importance which would require major revisions of the previous EIR due to the occurrence of new significant impacts and/or a substantial increase in the severity of previously identified significant effects.

The following impacts were reviewed and found to be adequately considered by the Downtown Strategy 2000 FPEIR and 2040 General Plan FPEIR as supplemented:

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> Aesthetics                         | <input checked="" type="checkbox"/> Agriculture Resources       | <input checked="" type="checkbox"/> Air Quality               |
| <input checked="" type="checkbox"/> Biological Resources               | <input checked="" type="checkbox"/> Cultural Resources          | <input checked="" type="checkbox"/> Geology and Soils         |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions           | <input checked="" type="checkbox"/> Hazardous Materials         | <input checked="" type="checkbox"/> Hydrology & Water Quality |
| <input checked="" type="checkbox"/> Land Use                           | <input checked="" type="checkbox"/> Mineral Resources           | <input checked="" type="checkbox"/> Noise                     |
| <input checked="" type="checkbox"/> Population and Housing             | <input checked="" type="checkbox"/> Public Services             | <input checked="" type="checkbox"/> Recreation                |
| <input checked="" type="checkbox"/> Transportation/Traffic             | <input checked="" type="checkbox"/> Utilities & Service Systems | <input checked="" type="checkbox"/> Energy                    |
| <input checked="" type="checkbox"/> Growth Inducing                    | <input checked="" type="checkbox"/> Cumulative Impacts          |   |
| <input checked="" type="checkbox"/> Mandatory Findings of Significance |   |   |

### ANALYSIS

The amount of residential and commercial development proposed for the site was included and analyzed in the Downtown Strategy 2000 FPEIR and the certified 2040 General Plan FPEIR as supplemented, at a program level.

The Downtown Strategy 2000 FPEIR, and addenda thereto is a broad range, program-level environmental document, which analyzed the following level of development in the Greater Downtown Core Area during the planning horizon of Strategy 2000:

- 11.2 million square feet of office development;
- 8,500 residential dwelling units;
- 1.4 million square feet of retail development; and
- 3,600 hotel rooms.

The project, as proposed, would construct an affordable housing development with approximately 78 studio apartments, a two bedroom manager's apartment, and ten bed interim housing section. The type and intensity of development proposed is consistent with the intent of the Downtown Strategy 2000 and the findings of the Downtown Strategy 2000 FPEIR.

The 2040 General Plan FPEIR included the project site in the evaluation for the Downtown land use designation. This designation allows for office, retail, service, residential, and entertainment uses in the Downtown at very high intensities. The project conforms to the Downtown General Plan land use designation in that it proposes high-density residential and commercial uses, consistent with the Envision San José 2040 General Plan and the 2040 General Plan FEIR. The proposed rezoning from Commercial General Zoning District to Downtown Core Zoning District is consistent with the 2040 General Plan land use designation.

As analyzed in the attached Addendum, the project would comply with the Greenhouse Gas Reduction Strategy identified in the 2040 General Plan and would not result in greenhouse gas emission impacts beyond those identified in the 2040 General Plan FPEIR and SEIR.

The Addendum concluded that the proposed project would not result in any new impacts not previously disclosed in the Downtown Strategy 2000 FPEIR and the 2040 General Plan FPEIR as supplemented. The project will not result in a substantial increase in the magnitude of any significant environmental impact previously identified in the EIRs. For these reasons, a supplemental or subsequent EIR is not required and an addendum to the Strategy 2000 FEIR and the 2040 General Plan FEIR as supplemented has been prepared for the proposed project.

The Addendum will not be circulated for public review, but will be attached to both the Strategy 2000 FEIR and the 2040 General Plan EIR as supplemented, pursuant to CEQA Guidelines §15164(c). The Addendum provides background on the project description, specific project impacts, and the relationship between previous mitigation measures and the revised project.

Krinjal Mathur  
Environmental Project Manager

Harry Freitas, Director  
Planning, Building and Code Enforcement

11/4/2016  
Date

Meenaxi R. P.  
Deputy

*Attachment: Villas on the Park Initial Study, dated November 2016*