

STAFF REPORT
PLANNING COMMISSION

FILE NO.: PDC08-010

Submitted: 2/11/08

PROJECT DESCRIPTION: Planned Development Rezoning from LI Light Industrial Zoning District to A(PD) Planned Development Zoning District to allow up to 75 attached affordable senior residential units on a 0.55 gross acre site.

LOCATION: West side of N. Sixth Street between Jackson and Taylor Streets

Zoning	LI Light Industrial
General Plan	Medium High Density Residential (MHDR)
Council District	3
Annexation Date	Original City 1850
Neighborhood Business District	Japantown
Historic Resources	Adjacent
Redevelopment Area	Japantown
Specific Plan	N/A

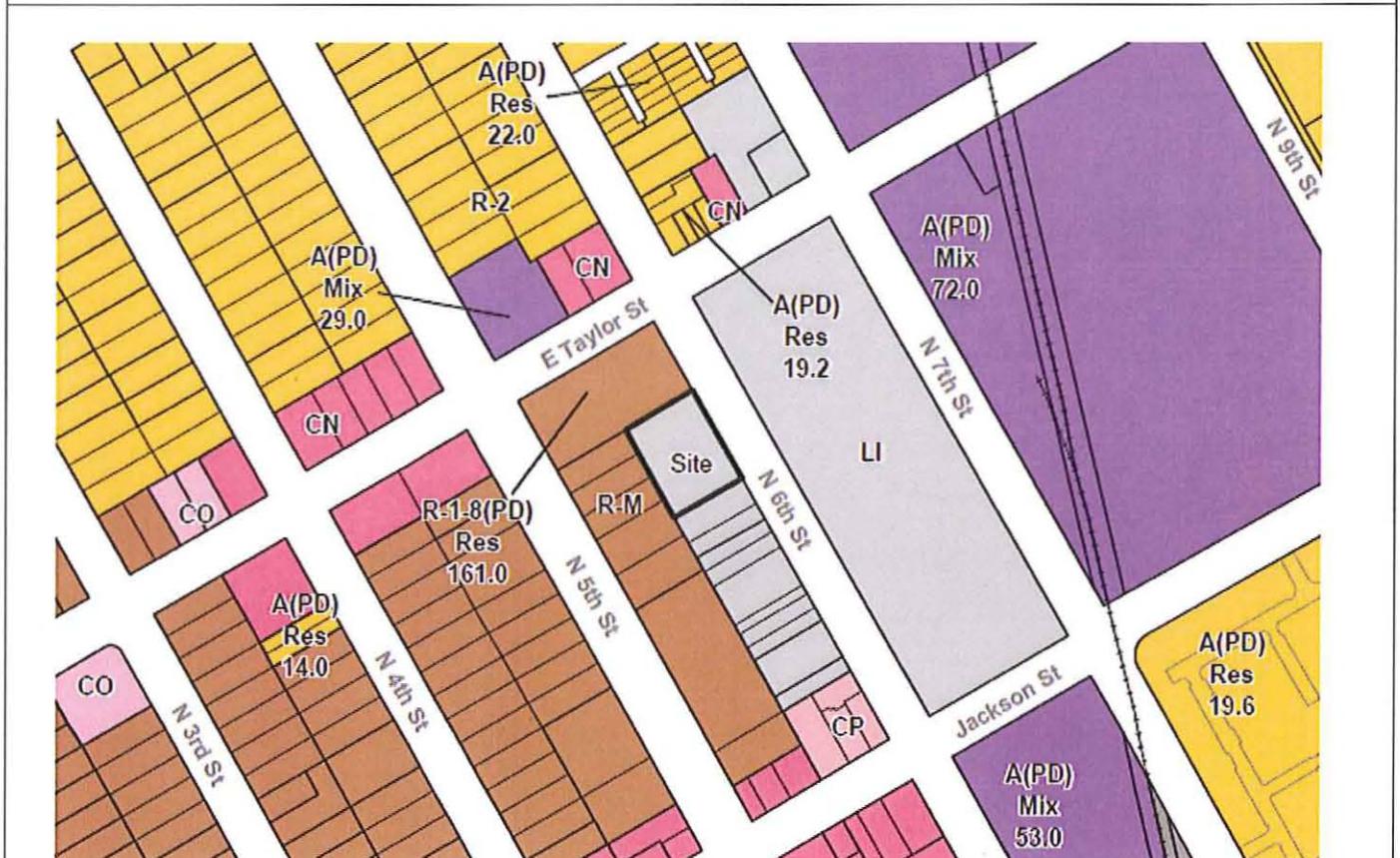
Aerial Photo



General Plan



Zoning



RECOMMENDATION

Planning staff recommends approval of the proposed Planned Development Rezoning for the following reasons:

1. The proposed project is consistent with the San José 2020 General Plan Land Use/Transportation Diagram designation of Medium High Density Residential MHDR (12-25 DU/AC) through the use of an Alternate Discretionary Use Policy (Affordable Housing).
2. The proposed project furthers the objectives of the goals and policies of the San José 2020 General Plan with respect to housing, growth management and sustainability.
3. The proposed project is compatible with the planned surrounding land uses.
4. The proposed project conforms to applicable policies of the City of San Jose Residential Design Guidelines.
5. The proposed project conforms to the requirements of CEQA.

BACKGROUND

On February 11, 2008, First Community Housing filed a Planned Development Rezoning application from LI Light Industrial to A(PD) Planned Development on a 0.55 gross acre site located at the west side of N. Sixth Street, approximately 200 feet south of E. Taylor Street (675 N. Sixth Street). The site is located within the Japantown Neighborhood Business District, however, located outside of the Jackson Taylor Specific Plan area. The environmental impacts of the original project for up to 85 affordable senior residential units, with a minimum of 40 parking spaces on the subject site, were addressed by a Final EIR entitled, "Japantown Corporation Yard Redevelopment Project," adopted City Council on May 20, 2008. In addition to the subject site, the EIR analyzed up to 600 market-rate residential units, 30,000 square feet of retail space, 20,000 square feet of community amenity space, and 900 parking spaces on the former City of San Jose Corporation Yard site across the street from the subject site. Following adoption of the EIR, the General Plan Amendment for the Japantown Corporation Yard Redevelopment Project was approved. This rezoning proposal has been modified since the initial submittal to decrease the number of affordable senior residential units to 75 while slightly increasing the number of parking spaces to 41 in order to respond to community concerns about the rear yard perimeter setback and parking.

Site and Surrounding Uses

The project site consists of one parcel located on the west side of N. Sixth Street, between Jackson and Taylor Streets. The project site has approximately 160 feet of street frontage on N. Sixth Street and is rectangular in shape. Currently, the site is a vacant former City employee parking lot.

The project site is bordered to the north by a six-story apartment building located along Taylor Street, to the south by the vacant National Register eligible historic Nishioka Brothers Fish Market brick building, to the west by an apartment complex and single-family residence, and to the east across N. Sixth Street by the vacant former City of San Jose Corporation Yard. It is anticipated that future development of the Corporation Yard site would conform to the recent General Plan Amendment.

Project Description

The proposed Planned Development Zoning would allow 75 attached affordable senior residential units

within a six-story building. The L-shaped building sits atop a single ground floor parking level, with community space and lobby fronting onto N. Sixth Street. The long elevation fronting onto N. Sixth Street and a smaller wing projecting to the west are arranged around the landscaped podium on the second floor located at the southwest (rear) corner of the site. The entire structure is setback 22 feet from the rear residential property line. The main building height is 65 feet, with the exception of the stair tower which projects to an overall height of 72 feet. Private open space for the units is provided in the form of small balconies overlooking the street or landscaped podium. In addition to the primary common open space area on the second floor, there are common open space areas at grade at the south end of the site and terraces on the fourth and fifth floors. The project also includes a rooftop garden.

A single driveway entrance to the garage is proposed off of N. Sixth Street towards the northern end of the podium structure. Emergency access to balconies above is proposed from N. Sixth Street via the project's side yards.

ANALYSIS

The analysis section of this report focuses on the following key topics: 1) conformance to the General Plan, 2) conformance to the Residential Design Guidelines, 3) conformance to the Green Building Policy and 4) conformance to the California Environmental Quality Act (CEQA).

General Plan Conformance

The subject site is located within the Japantown Neighborhood Business District, with a General Plan Land Use/Transportation Diagram designation of Medium High Density Residential (12-25 DU/AC). The subject proposal, with 75 affordable senior residential units and a density of 136 DU/AC can be found to conform to the combined General Plan Land Use/Transportation Diagram through the use of an Alternate Discretionary Use Policy (Affordable Housing).

In order to encourage the production of housing units affordable to low- and moderate-income households, the Affordable Housing Alternate Discretionary Use Policy allows properties designated for residential use on the Land Use/Transportation Diagram to be developed at any density under a Planned Development Zoning. In order to utilize this policy such housing shall be: 1) Rental or ownership housing affordable to very low-, low- or moderate-income households, 2) Proposed for a site and density compatible with surrounding land use designations, and 3) Located on a site consistent with the housing distribution policies of the San Jose 2020 General Plan. This affordable senior residential transit-oriented project located north of the downtown core area is consistent with this policy in that it would 1) provide rental housing affordable to the appropriate range of household incomes, 2) be proposed to be compatible with the surrounding land use designations and neighborhood by mirroring the existing six-story residential height to the north and potential Japantown Corporation Yard development of up to 14 stories, and maintaining a 20 foot setback from the Medium Density Residential (8-16 DU/AC) neighborhood to the rear, and 3) disperse affordable housing while increasing housing choices to persons of all income levels within the City.

While the General Plan Urban Design Policies set a general height limitation of 50 feet for the City, they also allow for several exceptions to that height limit. Because the project site is located within the Downtown Frame Area it is subject to a height exception of up to 120 feet. With a maximum height of 72 feet for the stair tower and 65 feet for the top of sunscreen, the project conforms to the General Plan urban design policies regarding height and is consistent with the adjacent residential structure on Taylor Street.

Japantown Neighborhood Business District

The project site is located within the Japantown Neighborhood Business District Overlay. The Japantown neighborhood is generally concentrated in the area bounded by Taylor Street on the north, N. Sixth Street on the east, Empire Street on the south, and N. Third Street on the west. Japantown is a diverse neighborhood with a distinct, walkable business district that is home to some 90 stores and over 20 restaurants, including many Asian-American and family owned establishments. The neighborhood continues to be the cultural center for the Japanese-American community and numerous cultural, religious and arts organizations. The purpose of the overlay is to recognize the variety of commercial and non-commercial uses contributing to neighborhood identity by serving as a focus for neighborhood activity. The overlay facilitates the implementation of the Neighborhood Business District (NBD) Program by identifying target areas. The NBD Program seeks to preserve, enhance, and revitalize San Jose's older neighborhood serving commercial areas through the coordination of public and private improvements, such as streetscape beautification, facade upgrading, business organization activities, business development, and promotional events. In areas designated with the Neighborhood Business District overlay, any new development or redevelopment must conform to both the underlying land use designation and the overlay designation. This rezoning will allow development that will add residential and community uses within walking distance of local businesses, community organizations and events that will strengthen the existing Neighborhood Business District. The proposed ground floor uses of office and meeting room support, while not commercial, still provide a creative alternative with the placement of uses that provide more openness and vitality than ground floor residential uses.

Major Strategies, Goals and Policies

The purpose of the Growth Management Major Strategy is to find the delicate balance between the need to house people and the need to balance the City's budget. This strategy encourages infill development on sites designated for housing uses within urbanized areas to achieve the most efficient use of urban facilities and services. The proposed use furthers this strategy by maximizing development potential of a designated residential site within an urban neighborhood and business district north of the downtown area.

The Housing Major Strategy works with the Growth Management Major Strategy to focus on encouraging a variety of affordable infill developments which the City can serve without overwhelming the City's fiscal resources. The Housing Major Strategy seeks to provide a variety of housing opportunities to meet the needs of the community in neighborhoods which are stable and have adequate urban services. Together with conforming to the land use and housing policies of the General Plan, the proposed use is well placed to take advantage of commercial services, transit opportunities and other amenities, therefore furthering this strategy.

The San José 2020 General Plan Sustainable City Major Strategy is a statement of the City's desire to become an environmentally and economically sustainable city. A "sustainable city" is designed, constructed, and operated to minimize waste, efficiently use natural resources and to manage and conserve them for the use of present and future generations. The City Council adopted San José's Green Vision in October 2007, which establishes ten goals for the City that serve as a roadmap for reducing the carbon footprint by more than half. The proposed rezoning supports the implementation of the Sustainable City Major Strategy by facilitating mid-rise intensified urban development in a location near downtown that will help ensure that the City is able to maintain the infrastructure and services necessary to sustain San José's economy and quality of life. The site is served by seven local bus lines and located less than one-half mile from both the Japantown/Ayer and Civic Center Light Rail Transit lines. As discussed in the Green Building

section below, the residential development project proposed on this site will be required to specifically address issues related to efficiency in resource consumption, such as Green Building and site design policies to improve energy and water efficiency.

Conformance to the Green Building Ordinance

This project will be required to comply with the recently adopted Green Building Ordinance at the Planned Development Permit stage which establishes standards intended to advance greenhouse gas reduction and other sustainability strategies outlined in the City's Green Vision and Council Policy 6-32. The project will be required to achieve a green building certification of either LEED or 50 Green Point Rated. The project as proposed currently includes several notable green building elements such as the use of a green roof, solar voltaic panels, and a building design with appropriate solar orientation.

Conformance to the Residential Design Guidelines

This project is subject to the Chapter 24 and 26 (Podium Cluster and Mid-Rise Residential Transit Oriented Development) of the Residential Design Guidelines (Guidelines). The Guidelines note that while San Jose is too large and heterogeneous for guidelines to have a specific stylistic intent, the Guidelines specifically address the relationships of projects to their surroundings: existing and developing neighborhoods, public streets, and public open spaces. The project was evaluated for conformance to the Guidelines for its relationship to surroundings, sidewalks, entry drives, required parking and amount of open space. Project design details will be effectuated through the Planned Development Permit process.

The project has been designed to be compatible with the context of the potential high density mixed-use development of the Japantown Corporation Yard site across N. Sixth Street, the existing high-density residential to the north and low-scale historic commercial development to the south along N. Sixth Street, and the low-scale residential development to the west of the site.

The street interface has been carefully designed to be compatible with the rhythm of existing development on the west side of N. Sixth Street. The project employs an innovative use of classic modern architectural vocabulary that also draws on elements of contemporary Japanese modern architecture, including sophisticated minimalist detailing that breaks the building into a recessed base, six bay façade broken by horizontal wood panels and recessed balconies, and a projecting sunscreen roof element in lieu of a more traditional cornice. The top of the podium defines a streetfront level that aligns with the height of the storefront of the historic Nishioka Fish Market building, while a horizontal wood panel aligns with the overall 30-foot height of that historic building. The proposed project building and façade step up in height to the north to align with the height of the existing multi-family Fuji Towers development on that side. For Mid-Rise Transit Oriented Residential Development, the Guidelines recommend downtown facades be located within two feet of the front property line in order to establish a strong streetwall. While the pilotis and upper floors of the proposed project will be located at the front property line, the structurally independent streetfront curtain wall setbacks vary between two and six feet, in the tradition of classic modern architectural design.

In conformance with the Guidelines, the project includes a minimum 10-foot side setback from the high-density residential and historic commercial development, with the exception of the southern stair tower which will maintain a minimum 5-foot setback. The proposed unit count has been reduced to allow for a minimum 20-foot rear building setback from existing single-family residential development in the RM Multiple Residence zoning district. The ground level surface parking will also maintain a 5-foot rear landscaped infiltration planter setback from the existing residential neighbors.

The project would provide public sidewalks consistent with City standards, to be implemented at the Planned Development Permit stage. The project includes a ten-foot pedestrian friendly sidewalk behind a five-foot park strip along N. Sixth Street, as specified by the Department of Public Works.

Vehicular access to the ground floor parking is located adjacent to the parking lot for the Fuji Towers development to the north, setback a full 29 feet from the front façade in order to reduce impact to the pedestrian-oriented design of the street level façade and plan.

The proposed development standards for the City parking lot site include an overall minimum of 0.5 parking spaces per senior unit. The parking analysis included in the Japantown Corporation Yard Project EIR includes reduced parking standards recommendations for this affordable senior residential project to accommodate developmentally disabled tenants who do not operate automobiles, chronically ill tenants who have reduced parking needs, and Eco Pass programs included in the leasing agreements for the project. With a total of 41 spaces, the project would exceed the peak parking demand rate for a senior housing development by three spaces. The project also utilizes three independent parking lifts to help ensure adequate parking.

Bicycle parking spaces should be provided for those senior residents or employees that would ride bicycles. Based on the City of San Jose Zoning Ordinance requirements, a Group Living residential development such as this would provide a minimum of one bicycle parking space per every 20 residents.

The project provides a minimum of 60 square feet of private open space in the form of a shaded patio for each unit and approximately 9,066 square feet of common open space providing a minimum of 120 square feet of common open space per unit, in excess of the minimum requirements.

Environmental Review

The environmental impacts of the development of up to 85 affordable senior housing units, with a minimum of 40 parking spaces on the subject site, were addressed by a Final EIR entitled, "Japantown Corporation Yard Redevelopment Project," and findings were adopted by City Council Resolution No. 74384 on May 20, 2008. Specifically, the following impacts were reviewed and found to be adequately considered by the EIR: Land use; Population, Employment and Housing; Transportation; Circulation and Parking; Air Quality; Noise; Geology Soils and Seismicity; Hydrology and Water Quality; Hazards; Cultural Resources; Biological Resources; Visual Resources; Shade/Shadow; Utilities; Public Services/Facilities; Energy; and Global Climate Change.

Pursuant to Section 15162 of the CEQA Guidelines, the City of San Jose has determined that the project described below does not involve new significant effects beyond those analyzed in the Final Environmental Impact Report (EIR) for the Japantown Corporation Yard Redevelopment Project in San Jose. Standard and special mitigation measures identified in the EIR have been included in the development standards for the Planned Development Rezoning. The project will be required to pay the Protected Intersection Traffic Level of Service (LOS) fee per City Policy.

PUBLIC OUTREACH

Prior to the adoption of the Japantown Corporation Yard Project EIR in 2008 which included analysis of this project, numerous meetings were held including: Presentation sponsored by RDA at City Hall on the project as part of the Corporation Yard planning process; Presentations at Japantown Corporation Yard; Planning Meetings at Yu-Ai-Kai and Northside Community Center; Housing Action Coalition

Presentation; EIR Community and Public Scoping Meeting; Historic Landmarks Commission-Architectural Review Committee; Japantown Community Congress Town Hall Meeting, and several coordination meetings with Board Members of Fuji Towers;

Prior to the public hearing for this project property owners and occupants located within a 1,000-foot radius of the subject site were mailed a notice informing them about a community meeting held on May 29, 2008 at the Northside Community Center. Several concerns were raised during the community meeting, which had an attendance of approximately 15 individuals from the public. The community was concerned with the general level of congestion and overflow parking from recent new market rate developments. There were major concerns about speed limits and pedestrian safety in crosswalks. Planning staff responded that some of these concerns could be addressed at the Planned Development Permit stage through offsetting improvements to address impacts at a protected intersection.

In conformance with the Public Outreach Policy, the property owners and occupants within a 1000-foot radius were sent public hearing notices for the Planning Commission and City Council hearings. This staff report has been posted on the City's web site. Signage has been posted at the site to inform the public about the proposed development and staff has been available to discuss the proposal with interested members of the public.

CONCLUSION

Planning staff recommends approval of the subject Planned Development Rezoning because it would allow residential development that further strengthens the Neighborhood Business District and Affordable Housing General Plan goals and policies. The project meets the provisions of the Residential Design Guidelines and will be compatible with the planned development pattern of the neighborhood.

Project Manager: Sally Zarnowitz **Approved by:**  **Date:** 1/19/10

Owner/Applicant	Attachments:
City of San Jose 200 E. Santa Clara Street San Jose CA 95113	Development Standards Final Public Works Memorandum Plans
Jeff Oberdorfer First Community Housing 75 E. Santa Clara Street, No. 1250 San Jose CA 95113	

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JAPANTOWN SENIOR APARTMENTS

The following notes are to be incorporated on the final General Development Plan upon City Council Approval. These notes shall replace all other notes currently identified on said plan(s) and shall take precedence over any element graphically depicted on the plans.

ALLOWED USES:

Attached Affordable Senior Residential: Up to 75 units (136.4 DU/AC), and associated office support and community meeting room

Conditional uses as enumerated in the RM Multiple Residence Zoning District may be considered and shall require the approval of a Planned Development Permit or Amendment.

DEVELOPMENT STANDARDS:

Setback requirements:

Front		0'
Rear		
	Podium	20'
	Parking	5'
Side		
	Podium	10'
	South stair and stair tower exception:	5'

Height Requirements:

Maximum height:	65'
Stair/elevator tower exception:	72'

Parking Ratio: .5 per unit

Private Open Space: 60 square feet per unit

Common Open Space: 100 square feet per unit

ENVIRONMENTAL MITIGATION AND STANDARD MEASURES:

TRANSPORTATION:

This project was included in the Japantown Corporation Yard Residential Mixed-Use Project Traffic Impact Analysis/EIR, which has significant impacts at three protected intersections. The Project will be required to pay the Protected Intersection LOS fee per City policy.

AIR QUALITY:

AIR-1: Consistent with guidance from the BAAQMD, the following actions shall be required.

Demolition. The following controls shall be implemented during demolition:

- Water during demolition work, including the break-up of pavement and infrastructure, to control dust generation;
- Cover all trucks hauling demolition debris from the site; and
- Use dust-proof chutes to load debris into trucks whenever feasible.

Construction. The following controls shall be implemented at all construction sites:

- Water all active construction areas at least twice daily and more often during windy periods; active areas adjacent to existing land uses shall be kept damp at all times, or shall be treated with non-toxic stabilizers to control dust;
- Cover all trucks hauling soil, sand, and other loose materials;
- Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites;
- Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas at construction sites; water sweepers shall vacuum up excess water to avoid runoff-related impacts to water quality;
- Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets;
- Apply non-toxic soil stabilizers to inactive construction areas;
- Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.);
- Limit traffic speeds on unpaved roads to 15 mph;
- Install sandbags or other erosion control measures to prevent silt runoff to public roadways;
- Replant vegetation in disturbed areas as quickly as possible;
- Install baserock at entryways for all exiting trucks, and wash off the tires or tracks of all trucks and equipment in designated areas before leaving the site; and
- Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 mph.

AIR-2: The *BAAQMD CEQA Guidelines* document identifies potential mitigation measures for various types of projects. The following are considered to be feasible and effective in further reducing vehicle trip generation and resulting emissions from the project:

- Provide transit facilities (e.g., bus bulbs/turnouts, benches, shelters).
- Provide bicycle lanes and/or paths, connected to community-wide network.
- Provide sidewalks and/or paths, connected to adjacent land uses, transit stops, and/or community-wide network.
- Provide secure and conveniently located bicycle and storage.
- Implement feasible transportation demand management (TDM) measures including a ride-matching program, coordination with regional ridesharing organizations and provision of transit information and free ECO passes to all residential tenants.

NOI-1a: All construction vehicles or equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers

NOI-1b: The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site as much as is reasonably feasible.

NOI-1c: The construction contractor shall locate equipment staging in areas that would create the greatest distance feasible between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.

NOI-1d: Except as otherwise permitted, construction activities shall be restricted to between 7:00 a.m. and 7:00 p.m. Monday through Friday. No construction shall be permitted on Sundays or federal holidays.

NOI-3a: All noise sensitive development located within 310 feet of Taylor Street or within 50 feet of 7th Street shall include an alternate form of ventilation, such as an air conditioning system, in order to ensure that windows can remain closed for a prolonged period of time.

NOI-3b: All on-site outdoor activity areas shall be located so that they are completely sheltered by buildings from direct exposure to Taylor Street.

GEOLOGY:

GEO-1: Prior to the issuance of individual site-specific grading or building permits for the applicable site, a design-level geotechnical investigation shall be prepared by a licensed professional, commissioned by the project applicant, and submitted to the City of San Jose Department of Public Works for review and confirmation that the proposed development fully complies with the California Building Code (Seismic Zone 4). The reports shall describe each project site's geotechnical conditions and address potential seismic hazards, such as liquefaction. The reports shall identify building techniques appropriate to minimize seismic damage. In addition, analysis presented in the geotechnical reports shall conform to the California Division of Mines and Geology recommendations

presented in the *Guidelines for Evaluating Seismic Hazards in California*. All mitigation measures, design criteria, and specifications set forth in the geotechnical and soils reports shall be followed.

GEO-2: The site is underlain by expansive soils and/or non-engineered fill and the designers of building foundations and other improvements (including the sidewalks, roads, and underground utilities) shall consider these conditions. The design-level geotechnical investigations required under Mitigation Measure GEO-1 shall include measures to ensure potential damages related to expansive soils and non-uniformly compacted fill are minimized. Mitigation options may range from removal of the problematic soils and replacement, as needed, with properly conditioned and compacted fill to design and construction of improvements to withstand the forces exerted during the expected shrink-swell cycles and settlements. All mitigation measures, design criteria, and specifications set forth in the geotechnical and soils reports shall be followed.

GEO-3: As required under Mitigation Measure GEO-1, prior to the issuance of individual grading permits for the applicable site, a site-specific grading plan and geotechnical report shall be prepared by licensed professionals and submitted to the City of San Jose Department of Public Works for review and approval. The plans shall include specific recommendations for mitigating potential settlement associated with fill placement and areas of different fill thickness. All mitigations measures set forth in the geotechnical report and/or grading plan shall be followed.

GEO-4: Project design shall be in accordance with the recommendations contained in site-specific geotechnical reports, as required under Mitigation Measure GEO-1, prepared by a licensed professional and reviewed and approved by the San Jose Department of Public Works. The City of San Jose Department of Public Works shall approve all final design and engineering plans. Project design and construction shall be in conformance with current best standards for earthquake resistant construction in accordance with the California Building Code (Seismic Zone 4), applicable local codes and in accordance with the generally accepted standard of geotechnical practice for seismic design in Northern California. The City shall submit one copy of the approved geotechnical reports, including mitigation measures, if any, that are to be taken, to the State Geologist within 30 days of approval of the reports. The design level geotechnical investigations shall include measures to reduce potential damage related to liquefaction to a less-than-significant level.

HYDROLOGY/STORM WATER QUALITY

HYD-1: As a condition of approval of the Planned Development Permit Plans, applicants shall demonstrate through the preparation of a detailed hydraulic analysis, that implementation of proposed drainage

plans for the applicable development site would not increase total off-site peak flow rates, or exceed the capacities of local system components. The projects must use drainage components and methods that are designed in compliance with City of San Jose standards. The grading and drainage plans shall be reviewed for compliance with these requirements by the City of San Jose Department of Public Works. Any improvements deemed necessary by the City will be part of the conditions of approval.

HYD-2a: The applicant shall prepare a SWPPP designed to reduce potential impacts to surface water quality through the construction period of the project. The SWPPPs must be maintained on-site and made available to City inspectors and/or Water Board staff upon request. The SWPPPs shall include specific and detailed BMPs designed to mitigate construction-related pollutants. At minimum, BMPs shall include practices to minimize the contact of construction materials, equipment, and maintenance supplies (e.g., fuels, lubricants, paints, solvents, adhesives) with stormwater. The SWPPPs shall specify properly designed centralized storage areas that keep these materials out of the rain. An important component of the stormwater quality protection effort is the knowledge of the site supervisors and workers. To educate on-site personnel and maintain awareness of the importance of stormwater quality protection, site supervisors shall conduct regular tailgate meetings to discuss pollution prevention. The frequency of the meetings and required personnel attendance list shall be specified in the SWPPPs. The SWPPPs shall specify a monitoring program to be implemented by the construction site supervisor, which must include both dry and wet weather inspections. In addition, in accordance with State Water Resources Control Board Resolution No. 2001-046, monitoring would be required during the construction period for pollutants that may be present in the runoff that are "not visually detectable in runoff." BMPs designed to reduce erosion of exposed soil may include, but are not limited to: soil stabilization controls, watering for dust control, perimeter silt fences, placement of hay bales, and sediment basins. The potential for erosion is generally increased if grading is performed during the rainy season as disturbed soil can be exposed to rainfall and storm runoff. If grading must be conducted during the rainy season, the primary BMPs selected shall focus on erosion control; that is, keeping sediment on the site. End-of-pipe sediment control measures (e.g., basins and traps) shall be used only as secondary measures. If hydroseeding is selected as the primary soil stabilization method, then these areas shall be seeded by September 1 and irrigated as necessary to ensure that adequate root development has occurred prior to October 1. Entry and egress from the construction site shall be carefully controlled to minimize off-site tracking of sediment. Vehicle and equipment wash-down facilities shall be designed to be accessible and functional during both dry and wet

conditions.

The City of San Jose Department of Public Works shall review and approve the SWPPPs and drainage plans prior to approval of the planning development permit or grading plan. The Director of Public Works and City inspectors from Building, Public Works or Environmental Services Departments may require more stringent stormwater treatment measures than required by the SWPPPS, at their discretion.

HYD-2b: Project shall comply with the City of San Jose's Post-Construction Urban Runoff Management Policy (Policy Number 6-29), which requires:

All new and redevelopment projects to implement Post-Construction Best Management Practices (BMPs) and Treatment Control Measures (TCMs) to the maximum extent practicable. This Policy also establishes specified design standards for Post-Construction TCMs for Major Projects and minimum Post-Construction BMPs for all Land Uses of Concern, including Expansion Projects. This Policy further establishes the criteria for determining the situations in which it is impracticable to comply with the Major Project design standards, including the criteria for evaluating the equivalency of Alternative Compliance Measure(s).

A stormwater control plan is required to be prepared by a qualified professional, prior to approval of the planning development permit. In accordance and compliance with City of San Jose Policy 6-29, the stormwater control plan for each site shall include, and show, calculations in compliance with the numerical sizing criteria listed in Chapter 4 of the C.3 Stormwater manual, as issued by the SCVURPPP. As part of the determination as to suitability of the site, location-specific soil testing is required if landscape treatment is part of the treatment strategy to be employed at the site.

The stormwater control plans shall demonstrate through detailed hydraulic analysis that implementation of the proposed drainage plans would result in treatment of the appropriate percentage of the runoff from the sites (in compliance with the County NPDES permit). The permit provides for more than one methodology for calculating numeric sizing criteria; however, the amount of runoff that is typically required to be treated is about 85 percent of the total average annual runoff from the site. The qualified professionals preparing the design-level stormwater control plans shall consider additional measures designed to mitigate potential water quality degradation of runoff from all portions of the completed developments. In general, passive, low-maintenance BMPs (e.g., grassy swales, porous pavements) are preferred by the agency. The City shall ensure that both the Corporation Yard and City parking lot site project designs include features and operational BMPs to reduce potential impacts to surface water quality associated with operation of the projects

to the maximum extent practicable. These features shall be included in the stormwater control plans and final development drawings.

The design teams for each of the Corporation Yard and City parking lot sites shall review and incorporate as many concepts as practicable from *Start at the Source, Design Guidance Manual for Stormwater Quality Protection* and the California Stormwater Quality Association's *Stormwater Best Management Practice Handbook, New Development and Redevelopment*. Any use of end-of-pipe treatment systems must be accompanied by a viable maintenance program. Specifically, drainage from the project sites should be treated prior to discharge to city storm drains.

The enclosed parking areas shall not be drained to the stormwater conveyance system. The garages should be dry-swept or, if wash down water is used the effluent should be discharged to the sanitary sewer system under permit from the San Jose/Santa Clara Water Pollution Control Plant.

The City of San Jose Department of Public Works shall review and approve the stormwater control plans and drainage plans prior to approval of the planning development permit. The Director of Public Works and City inspectors from Building, Public Works or Environmental Services Departments may require more stringent stormwater treatment measures than required by the SWPPPS, at their discretion.

HYD-3: As required under Mitigation Measure HYD-2a, the project shall include a SWPPP prepared for the site. The SWPPP shall include provisions for the proper management of construction-period dewatering activities. At minimum, all dewatering shall be contained prior to discharge to allow the sediment to settle out, and filtered, if necessary, to ensure that only sediment-free water is discharged to the storm or sanitary sewer system, as appropriate. The General Permit makes allowance for circumstances where limited amounts of uncontaminated dewatering effluent, from foundation excavations for example, may be released after sediment has settled out and the effluent has been filtered, in compliance with the terms of the SWPPP. This may be appropriate for the City parking lot site, however, the applicant is responsible for ensuring that any necessary field or laboratory test are performed if contamination is suspected, and appropriate steps taken.

For the Corporation Yard site, in areas of suspected groundwater contamination (i.e., near sites where chemical releases are known or suspected to have occurred), the groundwater shall be analyzed by a State-certified laboratory for the suspected pollutants prior to discharge. Based on the results of the analytical testing, the project applicant(s) shall acquire the appropriate permit(s) prior to discharge of the dewatering effluent. Discharge of the dewatering effluent would require a permit from the Water Board (for discharge to the storm sewer system) and/or the San Jose/Santa Clara Water Pollution Control Plant (for discharge to

the sanitary sewer system).

HYD-4a: The portions of the structures of the proposed Corporation Yard site that may come into contact with groundwater shall be waterproofed using accepted building practices and approved by the City of San Jose Building Official. The methods used in waterproofing may include (but are not limited to) the placement of membranes or coatings (e.g. modified asphalt, urethanes, or rubber polymers) on the exterior surfaces of the below grade foundation components. In addition, each sublevel area shall be equipped with a sump pump to remove infiltrating ground water and garage wash-down water to the sanitary sewer system, and the effluent should be discharged to the sanitary sewer system under permit from the San Jose/Santa Clara Water Pollution Control Plant.

HYD-4b: All structures of the proposed Corporation Yard site shall be built so that the potential for surface water flow into the underground parking, or other underground structures, is minimized. If the potential surface water inflow is not controlled, the sump pumps, installed primarily to remove ground water infiltration and wash-down water from garage maintenance, may be inadequate. Specifically, the entrances and exits to all below-grade structures shall be protected from all surface water inflow (including floodwater associated with the 100-year flood event) either by grade control and/or berms at the entrances and exits. The surface elevation for the entrance to the underground garage shall rise to at least one foot above the highest 'top-of-curb' point adjacent the parking entrance.

HAZARDOUS MATERIALS

HAZ-1b: Prior to approval for any grading or construction permits, the contractor(s) for the applicable site shall prepare procedures to be undertaken in the event that previously unreported contamination or subsurface hazards are discovered during redevelopment activities (e.g., identified by odor or visual staining), including a contingency plan for sampling of unknown materials, and shall designate personnel responsible for implementation of these procedures. The procedures shall be submitted by the contractor(s) with the application for a grading permit(s) from the City of San Jose Department of Public Works.

HAZ-1c: Prior to development activities at the parking lot site, a minimum of four surface soil samples shall be collected below the existing site paving by a qualified environmental professional (e.g., Professional Geologist, Professional Engineer) and analyzed for lead and other metals (EPA Method 6000/7000 series), Total Petroleum Hydrocarbons as gasoline, diesel, and motor oil (EPA Method 3630/8015M), fuel-related volatile organics and oxygenates (EPA Method 8260), and polynuclear aromatic hydrocarbons (EPA Method 8270) by a California-certified laboratory. The results of the samples shall be compared to Water Board Environmental Screening Levels

(ESLs) for future residential and commercial receptors and construction workers. Documentation of the sampling and comparisons of site data to ESLs shall be provided to the City/RDA and SCCEHD prior to issuance of a Planned Development Permit. If site soils contain contaminants above the ESLs for residential, commercial, and/or construction workers, any required additional site characterization, site remediation, or other required activities shall be completed by the responsible party under the direction of a regulatory oversight agency prior to site development. This mitigation measure does not apply to the Corporation Yard site, which has undergone separate subsurface investigations with regulatory oversight.

HAZ-2a: The contractor(s) shall designate storage areas suitable for material delivery, storage, and waste collection. These locations must be as far away from catch basins, gutters, drainage courses, and water bodies as possible. All hazardous materials and wastes used or generated during project site redevelopment activities shall be labeled and stored in accordance with applicable local, state, and federal regulations, and General Plan policies for Hazardous Materials and Fire Hazards. In addition, an accurate up-to-date inventory, including Material Safety Data Sheets, shall be maintained on-site to assist emergency response personnel in the event of a hazardous materials incident.

All maintenance and fueling of vehicles and equipment shall be performed in a designated, bermed area, or over a drip pan that will not allow run-off of spills. Vehicles and equipment shall be regularly checked and have leaks repaired promptly at an off-site location. Secondary containment shall be used to catch leaks or spills any time that vehicle or equipment fluids are dispensed, changed, or poured.

HAZ-2b: The contractor(s) shall prepare emergency procedures including notification procedures in the event of spills or other on-site hazardous materials releases, evacuation procedures, spill containment procedures, and required personal protective equipment, as appropriate, in responding to the emergency. Use, storage, disposal, and transport of hazardous materials during construction activities at both sites shall be performed in accordance with existing local, state, and federal hazardous materials regulations. These emergency procedures shall be prepared by the contractor(s) and submitted to the City prior to earthworking activities.

CULTURAL RESOURCES

CULT-1: If human remains are discovered during archaeological investigations or construction, any such remains shall be treated in accordance with the requirements of CCR Title 14(3) §15064.5(e), which has particular procedures that apply to the discovery of remains of Native American origin. These procedures are provided below.

(1) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

(A) The coroner of the County must be contacted to determine that no investigation of the cause of death is required, and

(B) If the coroner determines the remains to be Native American:

1. The coroner shall contact the Native American Heritage Commission within 24 hours.

2. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.

3. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in PRC §5097.98, or

(2) Where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.

(A) The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the commission;

(B) The descendent identified fails to make a recommendation; or

(C) The landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

Compliance with the requirements of CCR Title 14(3) §15064.5(e) shall be coordinated with the Native American community contacts already established for this project. If, following the fulfillment of the notification requirements described above, human remains are discovered that are determined to not be of Native American origin, then the City shall consult with the appropriate descendent community regarding means for treating or disposing of the human remains, and any associated items, with appropriate dignity.

CULT-2a: Research conducted by the Anthropological Studies Center has established that it is likely that the project area, including construction on both the Corporation Yard and City parking lot sites, may contain significant archaeological resources associated with historic-era Japanese and Chinese settlement. To identify these resources in the field, the Director of Planning shall require that an Archaeological Research Design, Testing, and Evaluation Plan (ARDTEP), be implemented prior to project construction. The ARDTEP will guide fieldwork and help to determine if identified archaeological remains constitute significant archaeological resources. The ARDTEP shall be prepared by professionals who meet the Secretary of the Interior's Professional Qualifications Standards in historical archaeology, prehistoric archaeology, and history (36 CFR Part 61, Appendix A).

The ARDTEP shall be subject to review and approval by the Director of Planning in consultation with the City of San Jose Historic Preservation Officer. On approval, the Planning Director shall require that the terms of the ARDTEP be carried out by professionals who meet the Secretary of the Interior's Professional Qualifications Standards in historical archaeology, prehistoric archaeology, and history (36 CFR Part 61, Appendix A). The ARDTEP will be used to inform the City's decision regarding project design, and will be carried out prior to project construction.

Following implementation of the ARDTEP, the project archaeologist shall submit a report (the content of which is specified in the ARDTEP) of his/her findings to the Planning Department. If the project archaeologist, in consultation with the Planning Department, determines that significant archaeological resources are present, and that such resources may be impacted by the project, then the Planning Department shall require the preparation and implementation of an Archaeological Treatment Plan to mitigate project impacts. The Plan may include archaeological data recovery, archaeological monitoring, and/or public interpretation of important remains. The Archaeological Treatment Plan is described below in Mitigation Measure CULT-2b.

CULT-2b: Unavoidable project impacts on significant archaeological resources shall be treated according to the requirements of an Archaeological Treatment Plan (ATP). The Director of Planning (or their designated representative) shall review, authorize, and require the implementation of the ATP, which shall be prepared by professionals who meet the Secretary of the Interior's Professional Qualifications Standards in historical archaeology, prehistoric archaeology, and history (36 CFR Part 61, Appendix A), and who will work in consultation with the City and the appropriate descendent communities. The ATP shall specify the treatment of previously identified significant archaeological resources, as well as the treatment of property types that may be uncovered during additional archaeological excavation.

Depending on the nature of the resources and project impacts, the ATP may include requirements for any or all of the following: additional archaeological identification efforts, data recovery (scientific excavation), laboratory analysis, preparation of technical and interpretive reports, *in situ* preservation of remains, archaeological monitoring during construction, and the preparation of feasible public outreach products. Treatment, including archaeological data recovery, shall be limited to significant archaeological resources that may be adversely impacted by the project.

After the City has approved the project design and the ATP has been implemented, the City, in consultation with the project archaeologist, may determine that it is necessary to prepare an Archaeological Monitoring Plan. This decision will be based on information about field conditions collected during the Archaeological Monitoring Plan's

implementation, and will specifically address the likelihood that undiscovered, significant archaeological resources may be present in the project area and may be impacted by project activities. The decision shall be made by the Director of Planning (or their designated representative).

CULT-2c: The purpose of the Archaeological Monitoring Plan (AMP) will be to ensure that significant archaeological resources discovered during construction are identified, evaluated, and appropriately treated. The City will review, authorize, and require the implementation of the AMP. The AMP shall be reviewed, authorized, and its implementation required by the Director of Planning (or their designated representative). The AMP shall include the following requirements:

- Construction monitoring shall be undertaken by an individual who meets the Secretary of the Interior's Professional Qualifications Standards in historical archaeology and/or prehistoric archaeology (36 CFR Part 61, Appendix A), as appropriate in relation to the anticipated resources. A Native American cultural monitor shall be present if previous archaeological excavations indicate that Native American archaeological deposits may be discovered. The cultural monitor's function shall be to advise the project archaeologist and the City regarding the respectful treatment of any prehistoric archaeological remains that are uncovered.

- The City, in consultation with the project archaeologist, shall determine which project activities and/or which portions of the project area will be archaeologically monitored. This information will be included in the AMP. In most cases, all soil-disturbing activities in sensitive portions of the project area—such as demolition, foundation removal, excavation, grading, utilities installation, and foundation work—will require archaeological monitoring. The project archaeologist shall have the authority to redirect construction personnel and equipment while discoveries are being assessed. The monitoring and project archaeologists would make every effort to ensure that evaluation and treatment of remains is carried out with as little disruption as possible. If it is necessary to suspend construction for more than one working day, the project archaeologist shall consult with the City to assess the appropriate course of action.

During construction monitoring, if the project archaeologist and the City determine that the finds in question represent significant archaeological resources, and that these resources may be adversely impacted by the project, then the City shall require the implementation of the appropriate portions of the Archaeological Treatment Plan to mitigate project effects on significant resources. These efforts may include archaeological data recovery and public interpretation of important remains.

CULT-3a: The proposed project shall have regular groundfloor entries along N. Sixth Street.

While of varying scales and designs, the nine contributing buildings along the west side of N, Sixth Street, although interrupted by vacant

parcels and surface parking lots, create a pedestrian-scaled rhythm of ground floor entries and storefronts. The project shall maintain and extend the scaled rhythm established by the contributing historic buildings along N. Sixth Street. The project should not “wall off” this portion of N. Sixth Street with an undifferentiated, continuous façade. Nor shall the buildings be set so far back from the street that N. Sixth Street fails to feel like a commercial-lined street. Building to the property line on N. Sixth Street from Jackson Street to is desirable.

CULT-3b: The proposed project shall employ setbacks and horizontal façade elements to reflect the scale of the San Jose Japantown Historic District along the following portions of N, Sixth Street: that portion of the project area adjacent to Building 16 (i.e., the City parking lot site). This mitigation measure shall not be construed to require specific building materials or design elements. Proposed buildings immediately adjacent to Building 16, shall incorporate horizontal façade elements to distinguish the first story or two from the stories above. Such elements will prevent the taller proposed buildings from overwhelming the contributing one- and two-story buildings on the west side of North 6th Street.

Maximum building heights fronting N. Sixth Street in proximity to Building 16 shall be mid-rise in order to be compatible with the mid-rise scale of the greater Japantown area and the low-rise scale of the identified Japantown Historic District. The proposed structure immediately adjacent to Building 16 on the City parking lot site, shall incorporate horizontal façade elements to distinguish the first story or two from the stories above.

A two-part review process would be used to ensure that proposed designs meet the objectives of Mitigation Measures CULT-3a and 3b. First, conceptual elevations and architectural standards for the proposed development shall be subject to City Council approval, following community input at the Planning Department zoning stage. Then, final elevations will be subject to the approval of the Director of Planning, following community input at the Planned Development Permit stage.

CULT-4a: Should the implementation of Mitigation Measure NOI-2a and -2b demonstrate that construction-related vibration levels may be in excess of the damage threshold, a qualified geologist or other professional with expertise in ground vibration and its effect on existing structures shall determine the likelihood that such vibration would damage any of the contributing buildings of the San Jose Japantown Historic District (Building 16, in particular). If such damage is likely, the qualified professional shall develop specifications regarding the restriction and monitoring of construction activities that shall be incorporated into the contract. Project modifications recommended by the qualified professional shall be made prior to project construction to reduce vibrations to below damage threshold levels.

CULT-4b: The monitoring architect (described above) shall establish a training program for construction personnel to emphasize the importance of protecting the historical buildings in the vicinity of the project area. This program shall include information on recognizing historic fabric and materials, and directions on how to exercise care when working around and operating equipment near historical buildings, including the proper storage of materials. The program shall also include information on ways to minimize vibrations from demolition and construction, as well as ways to monitor and report any potential damage to historical buildings from such vibration. A provision for establishing this training program shall be incorporated into the contract, and the contract provisions would be reviewed and approved by the City of San Jose's Historic Preservation Officer.

CULT-5: If paleontological resources are encountered during project subsurface construction, the all work within 25 feet of the discovery shall be redirected and a qualified paleontologist contacted to evaluate the finds and make recommendations. If the exposed geological formation is found to contain significant paleontological resources, such resources shall be avoided by project activities, if feasible. If project activities cannot avoid the paleontological resources, the resources shall be evaluated for their significance. If the resources are found to be significant, adverse effects shall be mitigated. Mitigation may include, but is not limited to, monitoring, data recovery and analysis, and accessioning of all fossil material to a paleontological repository. A final report documenting the methods, findings, and recommendations of the consulting paleontologist shall be prepared and submitted to the paleontological repository.

VIS-1: Implement Mitigation Measures CULT-3a and 3b, which require project design modifications to reduce the project's impacts to the San Jose Japantown Historic District's integrity of setting and feeling. This would be achieved by designing new construction that is sympathetic to the district's existing architectural context and historical qualities.

BIOLOGICAL RESOURCES

BIO-1: Loss of ordinance size trees will be mitigated by implementation of landscaping plans approved by the City of San Jose, in conformance with the City of San Jose Landscape and Irrigation Guidelines and City of San Jose Planning Department specifications. For private projects, the City of San Jose requires tree replacement for those trees greater than 18 inches in diameter with 24-inch box trees at a ratio of 4:1 (trees planted to trees removed). The project applicant shall submit a landscape plan at the development permit stage illustrating the details by which these trees will be replaced and maintained.

BIO-2: All work on trees proposed for removal or pruning as part of

redevelopment of the Corporation Yard site and the City parking lot site should occur during the non-breeding season (August 1 to February 28) in the year prior to the start of grading if feasible. If tree pruning or removal cannot occur in the non-breeding season, then a preconstruction survey for active bird nests shall be conducted.

Surveys to determine the presence of active raptor and bird nests on or adjacent to the construction area shall be conducted by a qualified biologist no more than 30 days prior to the initiation of construction-related activities, including removal of existing vegetation or facilities.

Results from the survey shall be submitted to the Environmental Principal Planner in the Department of Planning, Building and Code Enforcement. If native birds are observed nesting on or within 100 feet from the site, exclusion zones shall be established around all active nests. The size of the exclusion zone shall be determined based on consultation with the CDFG, which typically requires a zone of 50 to 300 feet around the nest, depending on the bird species. Active Cooper's hawk nests within urban areas would likely require a 100-foot exclusion zone. No activity shall be allowed inside the exclusion zone until a qualified biologist has determined that the young have successfully fledged from the nest or that the nest is no longer active.

VIS-2: Implement Mitigation Measure BIO-1, which requires mitigation for the loss of ordinance sized trees by implementation of landscaping plans approved by the City of San Jose. Tree replacement for those trees greater than 18 inches in diameter shall occur at a ratio of 4:1 (trees planted to trees removed) with 24-inch box trees.

Memorandum

TO: Ella Samonsky
Planning and Building

FROM: Ryan Do
Public Works

**SUBJECT: FINAL RESPONSE TO
DEVELOPMENT APPLICATION**

DATE: 07/30/08

PLANNING NO.: PDC08-010
DESCRIPTION: Planned Development Rezoning from LI Light Industrial Zoning District to A(PD) Planned Development Zoning District to allow up to 85 affordable senior housing units on a 0.55 acre site
LOCATION: west side of North 6th Street, approximately 200 feet south of East Taylor Street
P.W. NUMBER: 3-18308

Public Works received the subject project on 06/18/08 and submits the following comments and requirements.

Project Conditions:

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 applicant will be required to have satisfied all of the following Public Works conditions. The applicant is strongly advised to apply for any necessary Public Works permits prior to applying for Building permits.

1. **Minor Improvement Permit:** The public improvements conditioned as part of this permit require the execution of a Minor Street Improvement Permit that guarantees the completion of the public improvements to the satisfaction of the Director of Public Works. This permit includes privately engineered plans, insurance, surety deposit, and engineering and inspection fees.
2. **Transportation:** This project was included in the Japantown Corporation Yard Residential Mixed-Use Project Traffic Impact Analysis/EIR, which has significant impacts at three protected intersections. The Project will be required to pay the Protected Intersection LOS fee per City policy.
3. **Grading/Geology:**
 - a) 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 control plan may be required with the grading application.

(Currently, the base fee is \$224 per linear foot of frontage. This base fee will increase to \$395 starting August 18th.)

10. **Street Improvements:**

- a) This project must conform to the Jackson-Taylor Specific Plan. Replace existing curb, gutter, and sidewalk with a 10' detached sidewalk with a 5' parkstrip.
- b) Close unused driveway cuts.
- c) Proposed driveway width to be 26'.
- d) Dedicate approximately 2' for street purposes along project frontage.
- e) Dedication and improvement of the public streets shall be to the satisfaction of the Director of Public Works.
- f) 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.

11. **Complexity Surcharge:** Based on established criteria, the public improvements associated with this project have been rated medium complexity. An additional surcharge of 25% will be added to the Engineering & Inspection (E&I) fee collected at the street improvement stage.

12. **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.

13. **Street Trees:** 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 tree wells. Obtain a DOT street tree planting permit for any proposed street tree plantings. Contact the City Arborist at (408) 277-2756 for the designated street tree.

Please contact Keith Gaxiola at (408) 535-6896 if you have any questions.



Ryan Do
Acting Senior Engineer
Transportation and Development Services Division

A DEVELOPMENT FOR FIRST COMMUNITY HOUSING
JAPANTOWN SENIOR APARTMENTS
 SAN JOSE, CA



PROJECT DIRECTORY

OWNER: FIRST COMMUNITY HOUSING
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 EMAIL: JEFFO@FIRSTHOUSING.ORG
 CONTACT: SHELLEY WALY
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GENERAL CONTRACTOR: BRANNAGH CONSTRUCTION INC.
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 OAKLAND, CA 94621
 TEL: (510) 638-6655 FAX: (510) 562-8371
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ARCHITECT: THE OFFICE OF JEROME KING
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CIVIL ENGINEER: WILSEY HAM
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 CONTACT: DENNIS JERICHO
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GREEN ROOF: DESIGN ECOLOGY
 116 E BUTHDALE AVE
 MILL VALLEY, CA, 94541
 TEL: (415) 888-8515 FAX: (415) 888-8516
 CONTACT: JOSIAH CARR
 EMAIL: JOSIAH@DESIGNECOLOGY.COM

PROJECT DATA

DESCRIPTION OF PROPOSED USE:
 100% AFFORDABLE SENIOR HOUSING DEVELOPMENT CONSISTING OF FIVE STOREYS OF 75 APARTMENT UNITS OVER A CONCRETE PODIUM AT GRADE

PARKING:
 NOTE: FCN WILL PROVIDE TREE, ANNUAL ECO PASSES TO ALL RESIDENTIAL TENANTS

288 MANAGERS UNIT: =	1.8 PARKING SPACES
30 SPECIAL POPULATION:	
20 CHRONICALLY ILL @ 0.55=	11 PARKING SPACES
10 DEVELOPMENTALLY DISABLED=	0 PARKING SPACES
43 1 BEDROOM @ 0.64=	27.52 PARKING SPACES
1 STUDIO @ 0.42=	0.42 PARKING SPACES

PARKING SPACES REQUIRED = 40.74 (41 SPACES)
 TOTAL PARKING PROVIDED = 41 SPACES

OFFSTREET PARKING AND LOADING = 2683 SQ FT (41% OF SITE AREA)

LANDSCAPING:

TOTAL AREA DEVOTED TO LANDSCAPED AREA = 1718 SQ FT PARKING LEVEL COURTYARDS AND PLANTING
 4864 SQ FT PODIUM
 4242 SQ FT ROOF TOP PLANTING
 TOTAL: 10824 SQ FT

DENSITY:

75 UNITS ON 0.55 ACRES = 136.4 DU/ACRE

GROSS SITE AREA: 0.55 ACRES (23644 SQ FT)

COMMON OPEN SPACE AREAS

PARKING LEVEL	
- Landscaped Forecourt Plaza	710 SF
- Indoor / Outdoor Community Room	1017 SF
- Side Community Room Plaza	693 SF
- Rear Courtyard	784 SF
PODIUM LEVEL	
- Landscaped Podium	3563 SF
- Indoor / Outdoor Community Room	345 SF
FOURTH LEVEL	
- Fourth Level Terrace	338 SF
ROOF LEVEL	
- Paved Areas on Roof	1566 SF
COMMON OUTDOOR SPACE PROVIDED	9066 SF

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ENVIRONMENTAL REPORTS

Environmental reports prepared by:

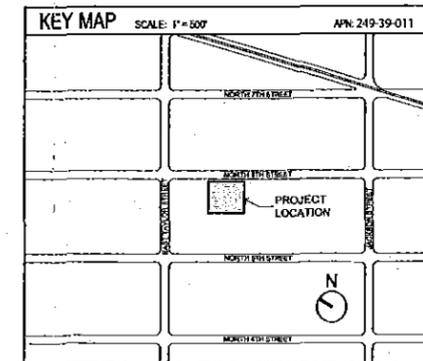
Scott B. Birkley
 Cox, Castle & Nicholson LLP
 535 California Street, Floor 10
 San Francisco, California 94104

DEVELOPMENT SCHEDULE

Project is not phased
 PD Application October 2007



PD ZONING



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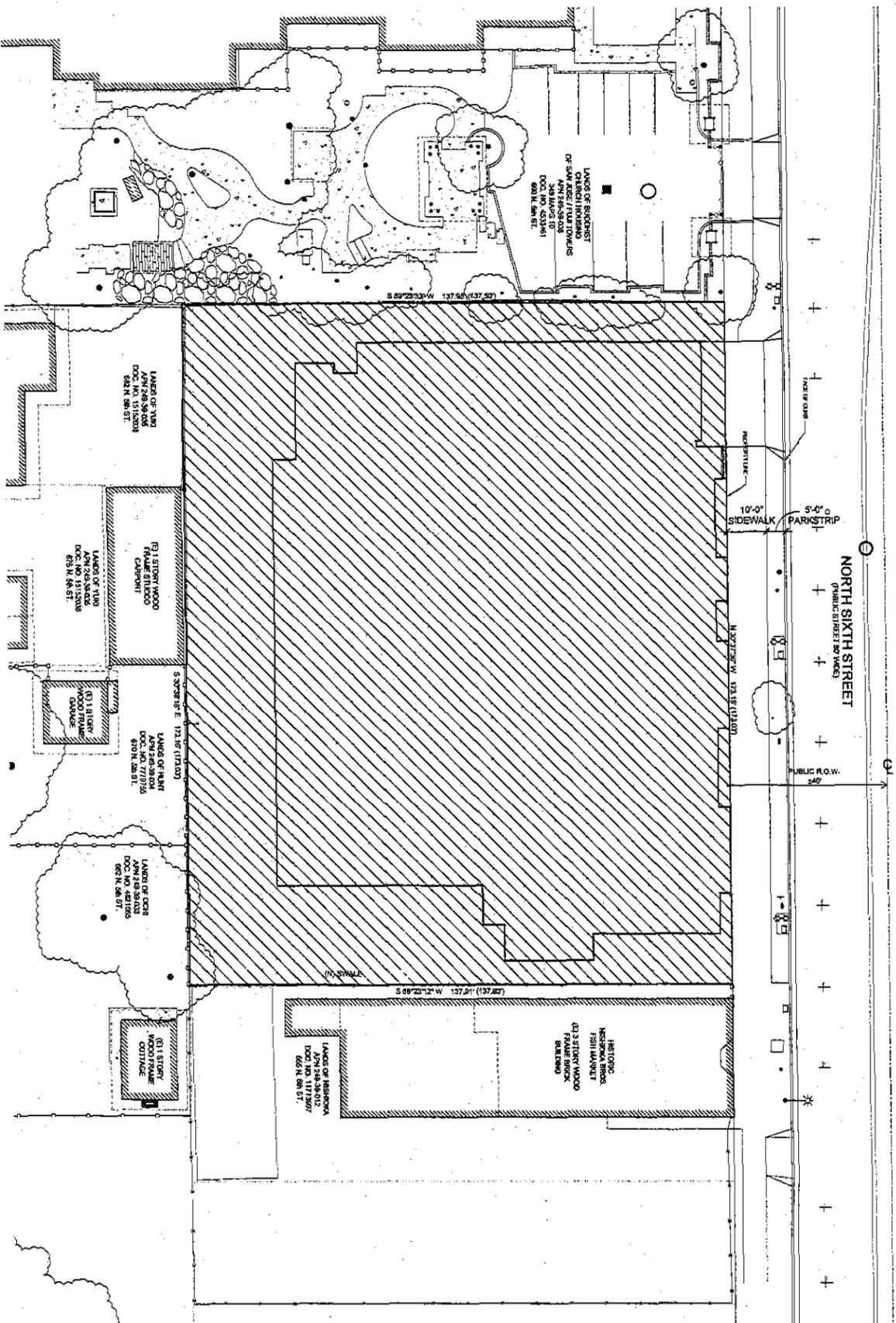
Japantown Senior Apartments
 A DEVELOPMENT FOR FIRST COMMUNITY HOUSING
 N. SIXTH STREET. NEAR E. TAYLOR STREET, SAN JOSE, CA

04.09.08	RESPONSE TO CITY COMMENTS
06.06.08	RESPONSE TO CITY COMMENTS
03.31.09	RESPONSE TO CITY COMMENTS
10.11.07	RESPONSE TO PIRK COMMENTS

TITLE SHEET
EXHIBIT C: PD ZONING
 GENERAL DEVELOPMENT PLAN

Issued: 10.10.07

Job:
 Sheet



1 LAND USE PARKING PLAN
SCALE: 1/16" = 1'-0"



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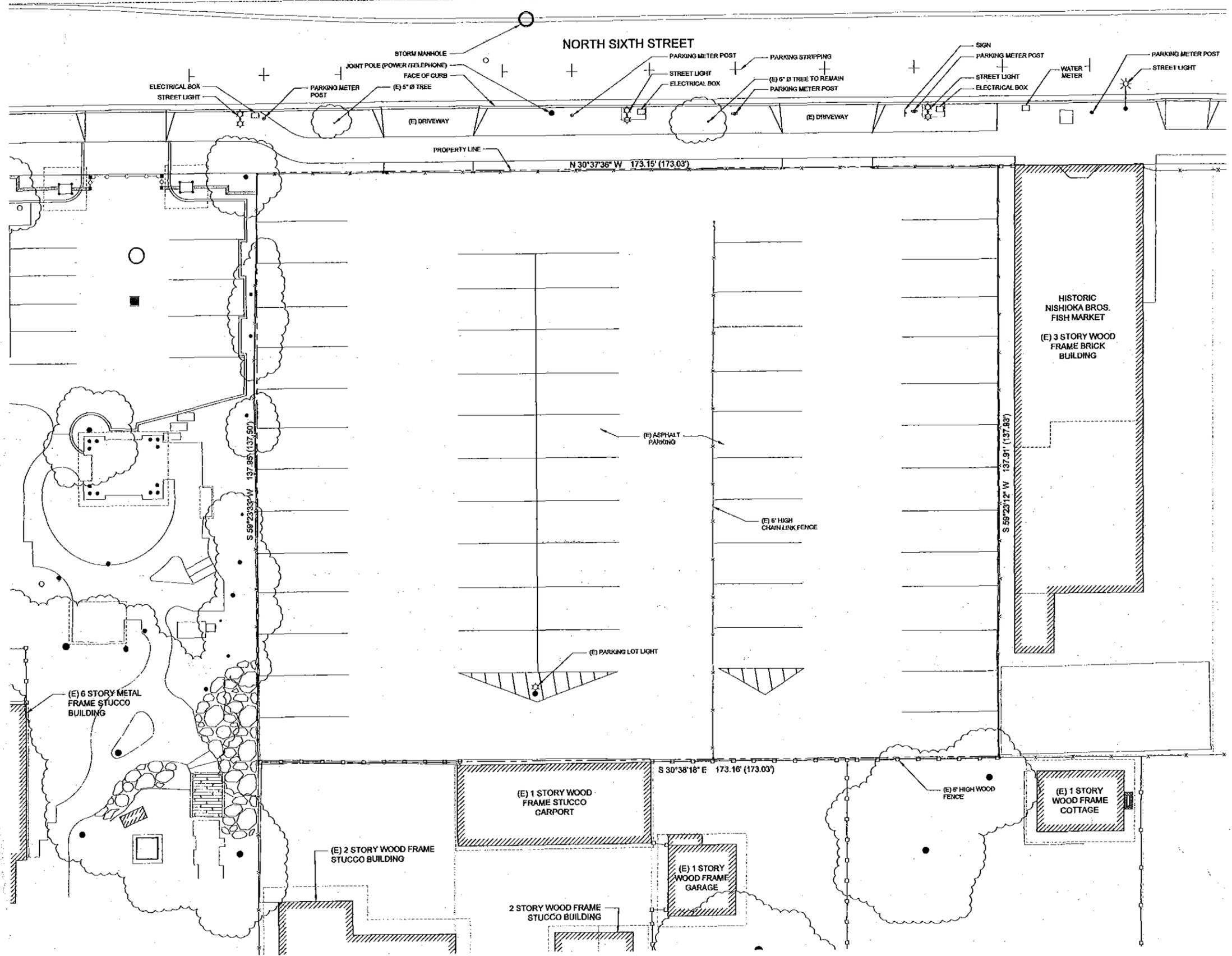


REVISIONS

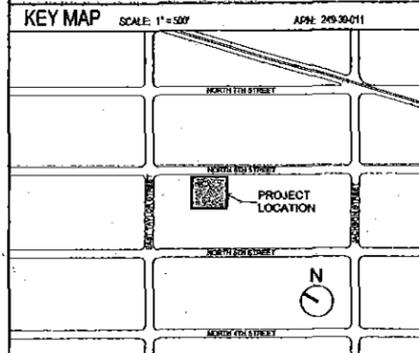
RESPONSE TO CITY COMMENTS 4.09.08
RESPONSE TO CITY COMMENTS 6.06.08
RESPONSE TO CITY COMMENTS 8.31.09

LAND USE PLAN
GENERAL DEVELOPMENT PLAN: EXHIBIT C
PD ZONING

Drawn: 10.10.07
Checked By:
J.K. JAPANTOWN
Sheet: 2



1 EXISTING SITUATION
SCALE: 3/32" = 1'-0"



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Japantown Senior Apartments
A DEVELOPMENT FOR FIRST COMMUNITY HOUSING
N. SIXTH STREET, NEAR E. TAYLOR STREET, SAN JOSE, CA

REVISIONS
RESPONSE TO CITY COMMENTS 4.09.08
RESPONSE TO CITY COMMENTS 6.09.08
RESPONSE TO CITY COMMENTS 8.31.08

EXISTING SITUATION
GENERAL DEVELOPMENT PLAN

Issued: 10.10.07
Drawn:
Checked By:
Job: JAPANTOWN
Sheet

SITE PLAN INFORMATION

QTY	DWELLING UNIT TYPE	UNIT SF	PRIVATE EXTERIOR SPACE REQUIRED (SF)	PRIVATE EXTERIOR SPACE PROVIDED (SF)	COMMON OUTDOOR SPACE REQUIRED (SF)	COMMON OUTDOOR SPACE PROVIDED (SF)
73	1 BEDROOM (TYP.) SENIOR UNITS	4850	60 SF PER UNIT	480 SF PER UNIT	100 SF PER UNIT	1102 SF PER UNIT
1	STUDIO UNIT	400	PER UNIT	60 SF	100 SF PER UNIT	1102 SF
1	2 BEDROOM MANAGERS UNIT	771	60 SF PER UNIT	60 SF	100 SF PER UNIT	1102 SF
75 DWELLING UNITS (TOTAL)			4440 SF (TOTAL)	4740 SF (TOTAL)	7500 SF (TOTAL)	7500 SF (TOTAL)

LOT SIZE:
 gross acreage = 0.55 acres (23,884 sq ft)
 net acreage = 0.55 acres (23,884 sq ft)

DENSITY:
 75 - D.U. @ 0.55 ACRES = 136.4 D. U. / ACRE

BUILDING HEIGHT:
 5 story over on grade parking garage.
 Total Height = 72'-0" above grade

PROPOSED SITE COVERAGE
 16545 SF (68% OF SITE AREA)

COMMON OUTDOOR SPACE AREAS

PARKING LEVEL	
- Landscaped Forecourt Plaza	710 SF
- Indoor / Outdoor Community Room	1017 SF
- Side Community Room Plaza	693 SF
- Rear Courtyard	784 SF
PODIUM LEVEL	3563 SF
- Landscaped Podium	3563 SF
- Indoor / Outdoor Community Room	345 SF

FOURTH LEVEL
 - Fourth Level Terrace 388 SF

ROOF LEVEL
 - Paved Areas on Roof 1566 SF

COMMON OUTDOOR SPACE PROVIDED 9068 SF

PARKING

• 2BR Managers Unit	=	1.8 Parking Spaces
• 30 Special Production	=	11 Parking Spaces
• 20 Chron III @ .55	=	10 DD @ Zero
• 43 1BR @ .64	=	27.52 Parking Spaces
• 1 Studio @ .42	=	0.42 Parking Spaces
Parking Spaces Req'd	=	43.74 Parking Spaces

TOTAL PARKING SPACES REQUIRED = 41
 TOTAL PARKING SPACES PROVIDED = 41

FIRST COMMUNITY HOUSING PROVIDES FREE ANNUAL "ECO - PASSES" TO ALL RESIDENTS.

Japantown Senior Apartments
 A DEVELOPMENT FOR FIRST COMMUNITY HOUSING
 N. SIXTH STREET, NEAR E. TAYLOR STREET, SAN JOSE, CA

REVISIONS

RESPONSE TO CITY COMMENTS 4.08.08
RESPONSE TO CITY COMMENTS 6.08.08
RESPONSE TO CITY COMMENTS 8.31.09

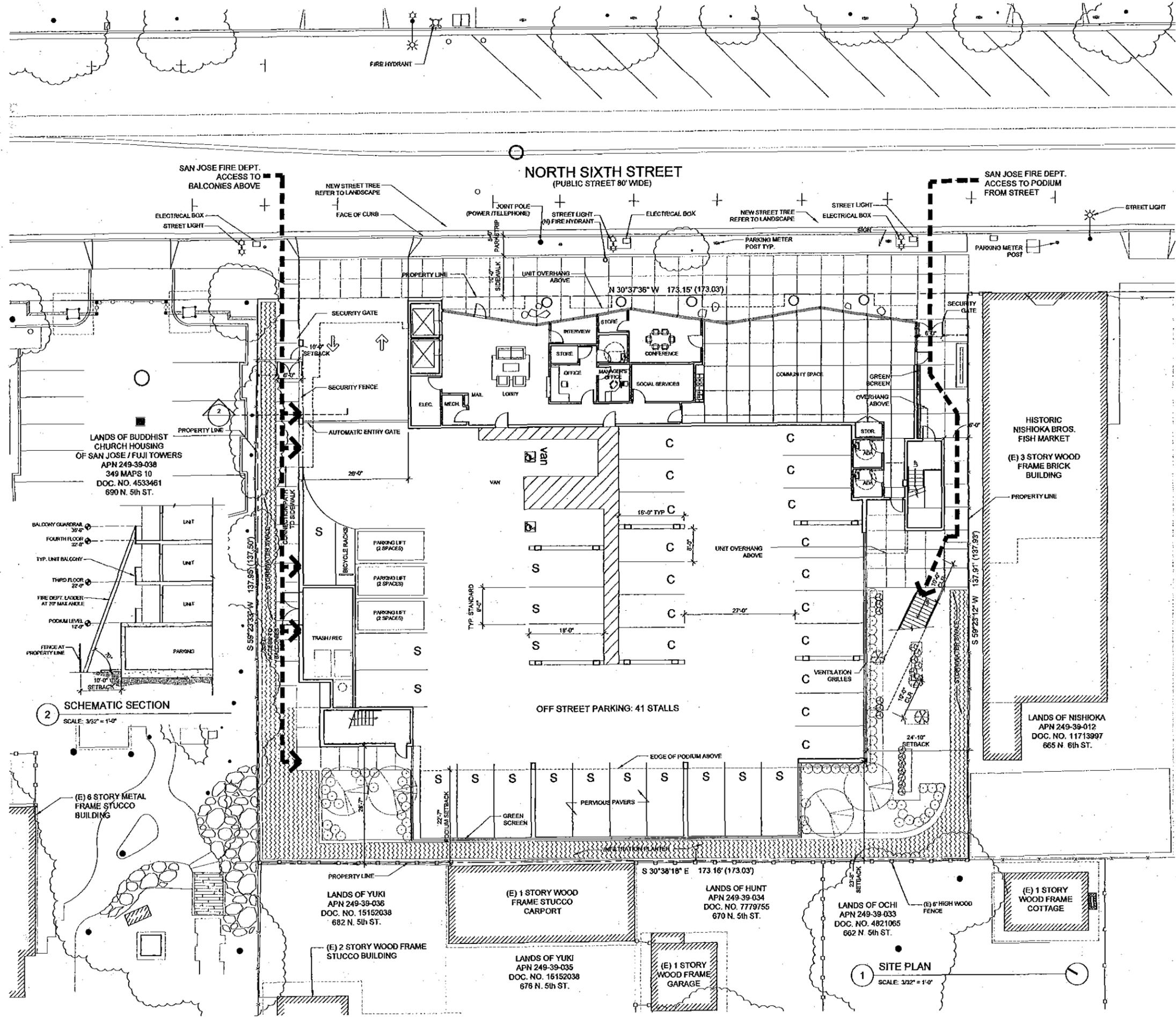
CONCEPTUAL SITE PLAN
 PLANNED DEVELOPMENT ZONING
 GENERAL DEVELOPMENT PLAN EXHIBIT C

Issued: 10.10.07
 Drawn:
 Checked By:
 Job: JAPTOWN
 Sheet **3**

KEY MAP SCALE: 1" = 500' APN: 249-39-011



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2 SCHEMATIC SECTION
 SCALE: 3/32" = 1'-0"

1 SITE PLAN
 SCALE: 3/32" = 1'-0"



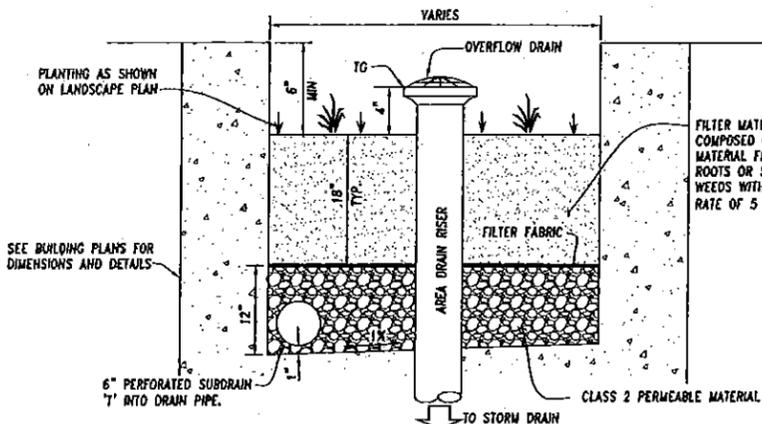
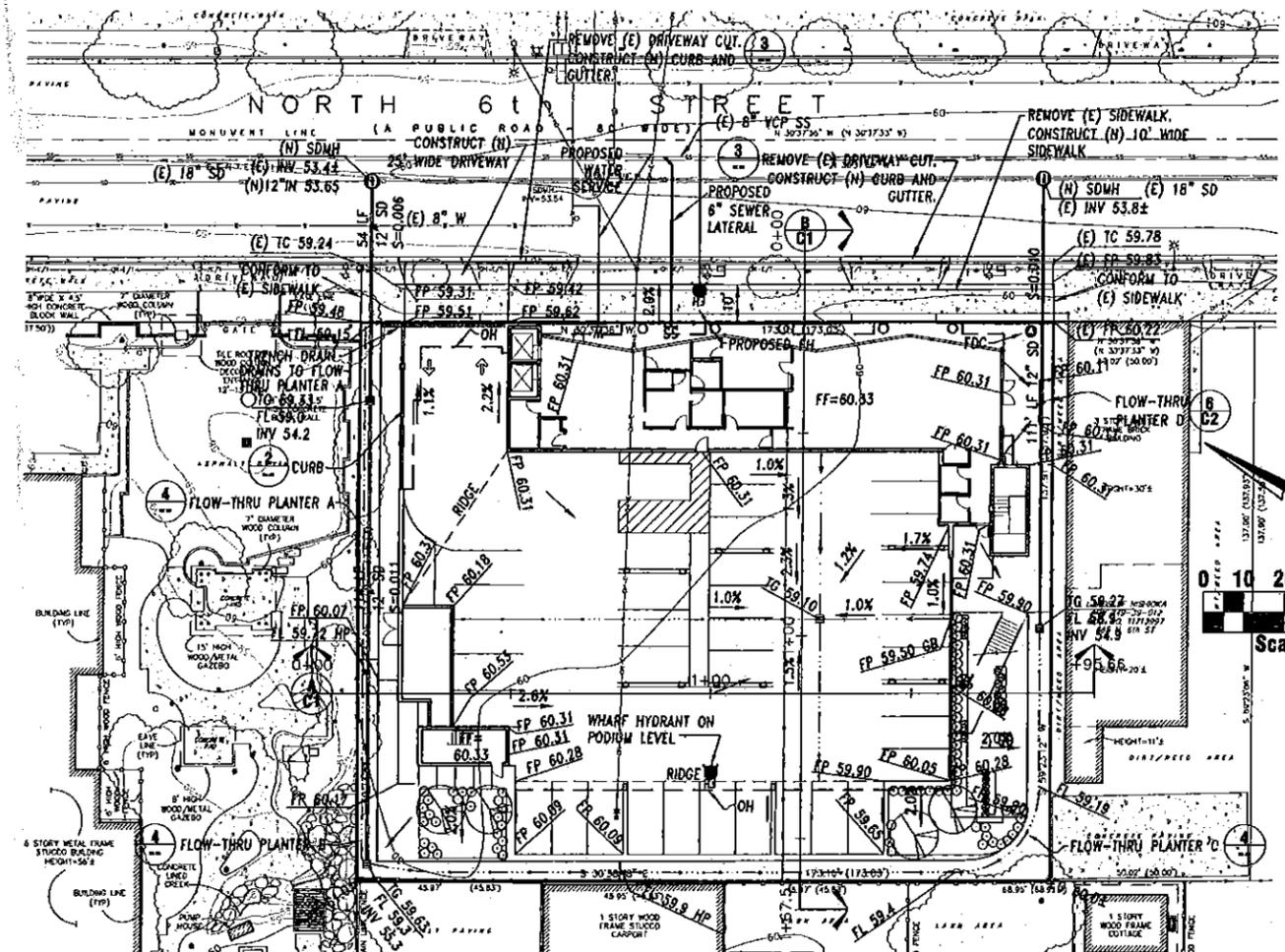
Prepared Under The Supervision Of
WILSEY HAM
 ENGINEERING & SURVEYING
 5000 Executive Parkway, Suite 550
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 925 / 275-9770

Japantown Senior Apartments
 A DEVELOPMENT FOR FIRST COMMUNITY HOUSING
 675 North 6th Street, San Jose, CA 95112

Grading & Drainage Plan
General Development Plan - Exhibit C

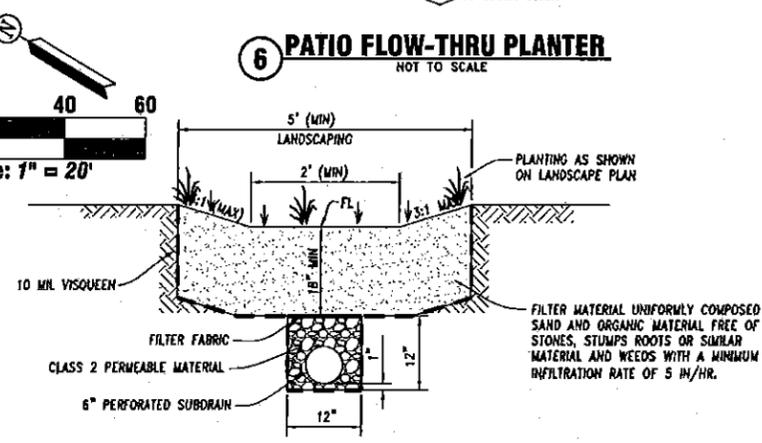
Issued: OCT 8, 2009
 Drawn: KPM
 Checked By: BSDKJP
 Job No: 832-002
 Sheet

C1.0



FH-ID	HYDRANT NO.	LOCATION
FH-A	B-13238	N. 6th ST. APPROX. 5' NORTH OF E. TAYLOR ST.
FH-B	A-09169	N. 6th ST. APPROX. 190' SOUTH OF E. TAYLOR ST.
FH-C	A-00477	JACKSON ST. APPROX. 16' WEST OF N. 6th ST.
FH-D		N. 6th ST. PROPOSED

FIRE HYDRANT DIAGRAM
 NOT TO SCALE

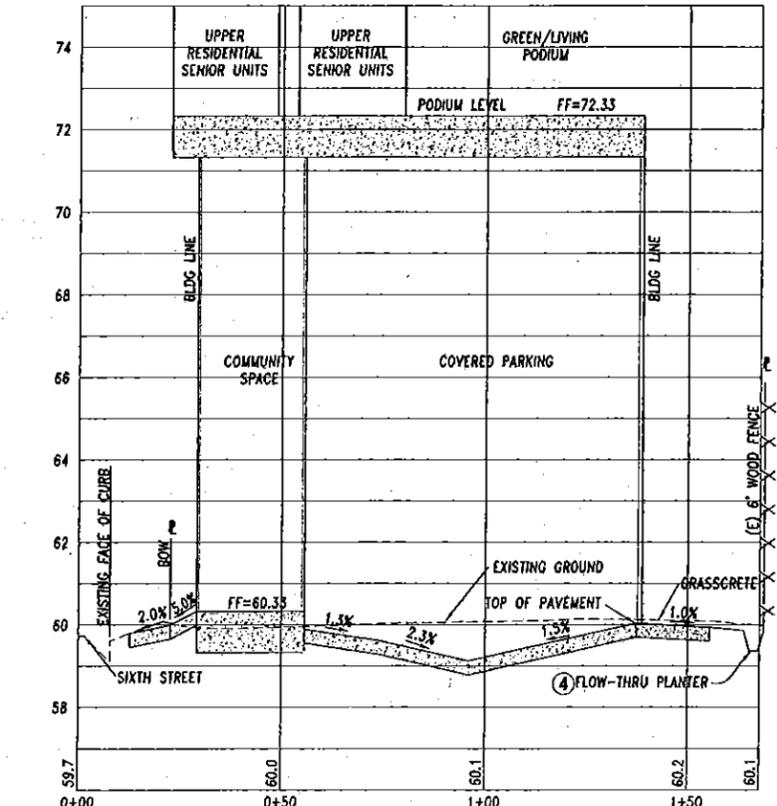
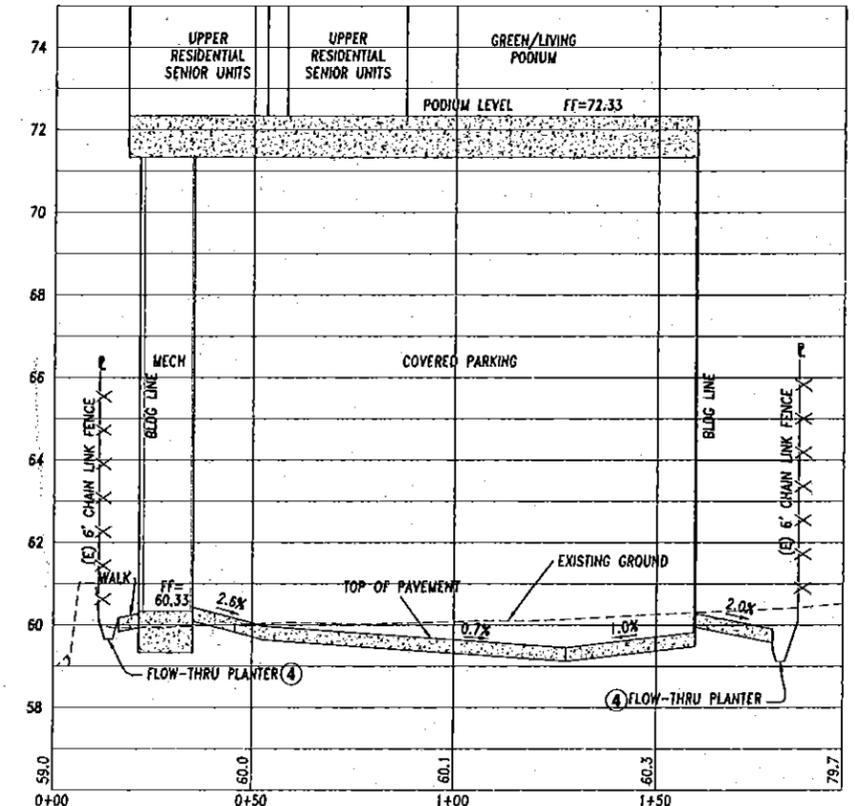
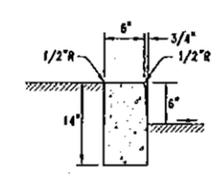
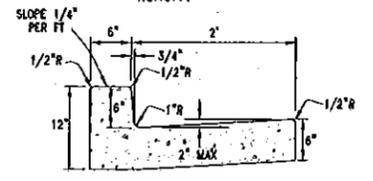


LEGEND & ABBREVIATIONS

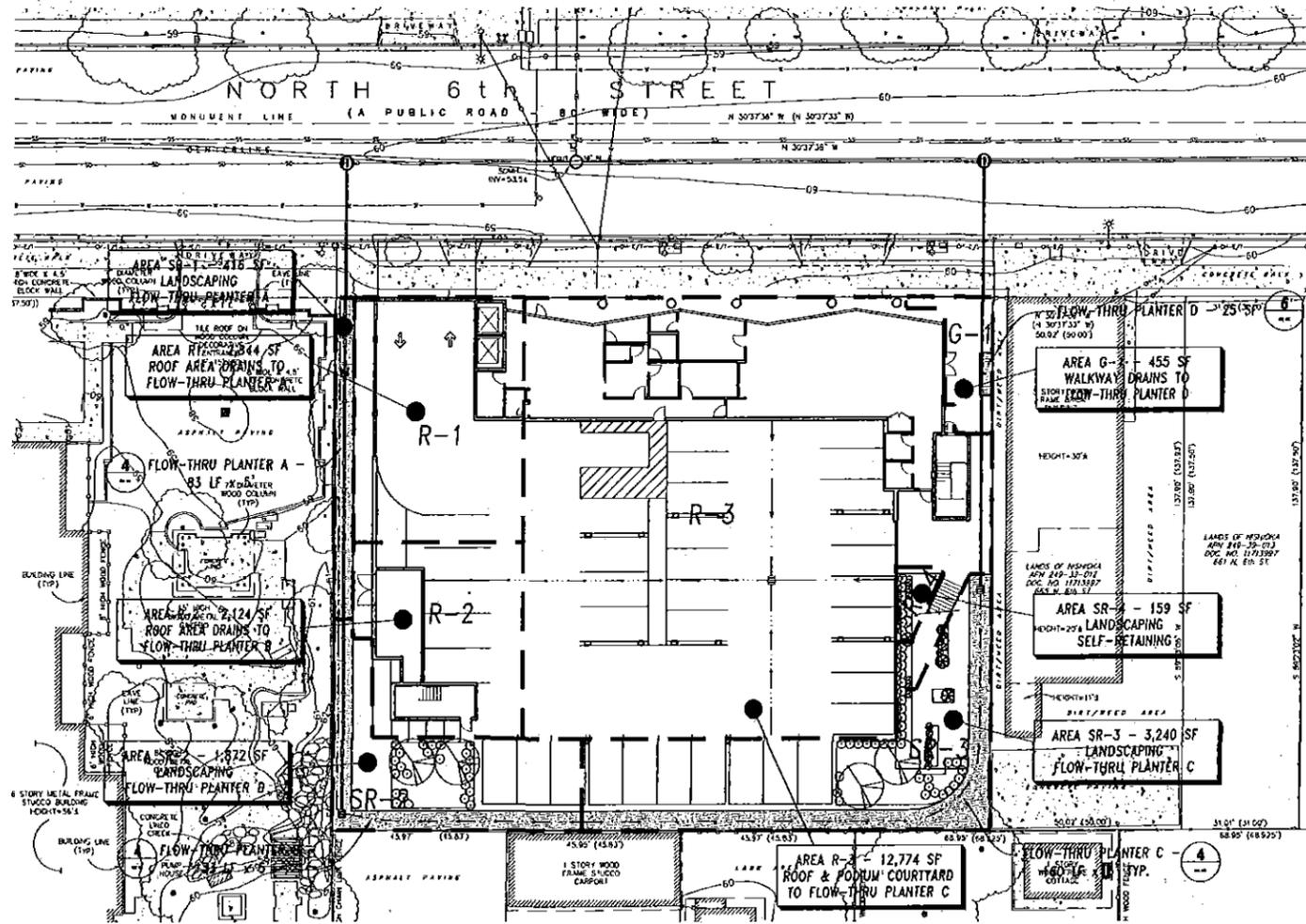
- STORM DRAIN
- TRENCH DRAIN
- FLOW LINE
- GB GRADE BREAK
- RO ROOF DRAIN PIPE
- PROPERTY LINE
- DRAIN INLET
- S D STORM DRAIN MANHOLE
- 2% SLOPE
- FH FIRE HYDRANT
- FDC
- BOW BACK OF WALK
- BLDG BUILDING
- CL CENTER LINE
- CMU CONCRETE MASONRY UNIT
- (E) EXISTING
- EG EXISTING GROUND
- FDC FIRE DEPARTMENT CONNECTION
- FH FIRE HYDRANT
- FP FINISHED PAVEMENT
- FF FINISHED FLOOR
- FG FINISHED GROUND
- FL FLOWLINE
- GB GRADE BREAK
- HP HIGH POINT
- INV INVERT
- LF LINEAR FEET
- LP LOW POINT
- MAX MAXIMUM
- MIN MINIMUM
- (N) NEW
- OH OVERHANG
- P PROPERTY LINE
- SS SANITARY SEWER
- SO SIDE OPENING
- S SLOPE
- SD STORM DRAIN
- TC TOP OF CURB
- TG TOP OF GRATE
- TYP TYPICAL
- W WATER

NOTES

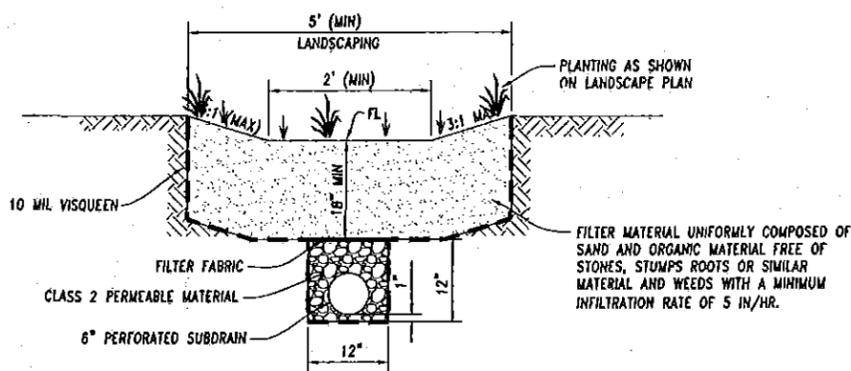
1. DRAIN IN COVERED GARAGE TO BE CONNECTED TO SANITARY SEWER. DRAIN IS DESIGNED TO RECEIVE NO STORMWATER RUNOFF.



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DRAINAGE AREA PLAN
Scale: 1" = 20' Horizontal



4 PERIMETER FLOW-THRU PLANTER
NOT TO SCALE

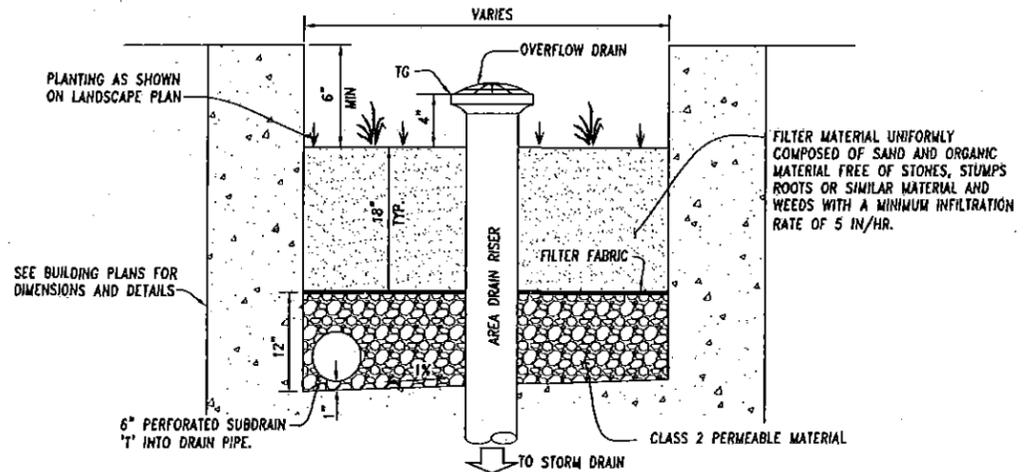
BEST MANAGEMENT PRACTICES SUMMARY								
AREA	IMPERVIOUS SURFACE	IMPERVIOUS AREA (SF)	TOTAL AREA (SF)	BMP TYPE	BMP FLOW REQUIRED (CFS)	BMP FLOW PROVIDED	BMP AREA REQUIRED (4% SIZING FACTOR)	BMP AREA PROVIDED
R-1 + SR-1	ROOF/WALKWAY	2,844	3,260	FLOW-THRU PLANTER A	0.010	0.059	115	416
R-2 + SR-2	ROOF/WALKWAY	2,124	3,996	FLOW-THRU PLANTER B	0.007	0.080	92	565
R-3 + SR-3	ROOF/COURTYARD	12,774	16,014	FLOW-THRU PLANTER C	0.0403	0.113	524	800
G-1	WALKWAY	455	455	FLOW-THRU PLANTER D	0.0017	0.004	18	25

DRAINAGE AREA LEGEND

- DRAINAGE AREA BOUNDARY
- PERIMETER FLOW-THRU PLANTER
- IN GROUND FLOW-THRU PLANTER

STORMWATER CONTROL NOTES

- SEE STORMWATER CONTROL PLAN REPORT FOR FULL SIZING CALCULATIONS AND ADDITIONAL INFORMATION.
- THERE ARE NO KNOWN EXISTING HYDROLOGIC FEATURES WITHIN THE SUBJECT PROPERTY.
- THE SOIL TYPE(S) AS IDENTIFIED IN THE PROJECT GEOTECHNICAL REPORT, BY TRC, DATED AUGUST 13, 2009 ARE CLAYS WITH VARYING LEVELS OF PLASTICITY WITH SOME SANDY CLAY AND SANDY SILT. GROUND WATER ENCOUNTERED AT A DEPTH OF APPROXIMATELY 16 FEET.
- THE SITE LIES IN ZONE D, AREA IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE PER FLOOD INSURANCE RATE MAP NUMBER 06085C0232H, EFFECTIVE MAY 18, 2009. 100 YEAR FLOOD LEVEL NOT DETERMINED.
- COVERED DRAIN IN THE GARAGE SHALL BE CONNECTED TO THE SANITARY SEWER. GRADING IS DESIGNED SUCH THE NO STORMWATER RUNOFF SHALL DRAIN INTO THE GARAGE DRAIN.
- ALL ROOF DRAINS/RAIN WATER LEADERS COLLECT AND DISCHARGE TO VARIOUS FLOW-THRU PLANTERS ALONG THE SITE PERIMETER.



6 PATIO FLOW-THRU PLANTER
NOT TO SCALE

PERVIOUS AND IMPERVIOUS SURFACES COMPARISON						
	EXISTING CONDITION (SQ FT)	%	PROPOSED CONDITION (SQ FT)	%	DIFFERENCE (SQ FT)	%
SITE = 0.55 AC	23,884 SF	100	23,884	100	0	0
BUILDING FOOTPRINT(S)	0	0	16,101	67	16,101	67
PARKING	23,884	100	0	0	-23,884	-100
STREETS -PUBLIC AND/OR PRIVATE (AS APPLICABLE)	0	0	0	0	0	0
DRIVEWAYS, SIDEWALKS, PATIOS, PATHS, ETC.	0	0	2,096	9	2,096	9
LANDSCAPING*	0	0	5,687	24	5,687	24
TOTAL	23,884	100	23,884	100	0	0
IMPERVIOUS SURFACES	23,884	100	18,197	76	-5,687	-24
PERVIOUS SURFACES	0	0	5,687	24	5,687	24
TOTAL	23,884	100	23,884	100	0	0

*INCLUDES GRASSCRETE/PERVIOUS PARKING STALLS ALONG WEST EDGE OF PARKING AREA.



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Japantown Senior Apartments
A DEVELOPMENT FOR FIRST COMMUNITY HOUSING
675 North 6th Street, San Jose, CA 95112

PERMITS

Stormwater Control Plan
General Development Plan - Exhibit 'C'

Issued: OCT 8, 2009
Drawn: KPM
Checked By: BSED/CP
Job No: 632-002
Sheet

C2.0

Sizing Flow-Based Treatment Controls

Japantown

Treatment Control Sizing Criteria & Worksheet
Per SCVURPPP C.3 Stormwater Handbook
Attachment IV-1 Section B, Page 10
September 21, 2009

Section B - California Stormwater BMP Handbook Flow Approach

Step 1: Drainage Area	A =	0.97 Acres	
Step 2: Run-Off Coefficient for Small Storms	C _s =	0.80	Roofs/Walkway
Step 3: MAP - Mean Annual Precipitation	MAP _{site} =	15.88 inches	
Step 4: Closest Gage	MAP _{gage} =	13.90 inches	@ San Jose Airport
Step 5: Gage Correction Factor	MAP _{site} / MAP _{gage} =	1.86	
Step 6: Design Intensity (2 times 85th percentile Rainfall Intensity)	I =	0.17 in/hr	
Step 7: Corrected Design Intensity	Correction Factor * I =	0.18 in/hr	
Step 8: Determine Required Treatment Q	Q _{required} = CIA =	0.010 cfs	←Input for Next Page

Sizing Flow-Based Treatment Controls

Japantown

Treatment Control Sizing Criteria & Worksheet
Per SCVURPPP C.3 Stormwater Handbook
Attachment IV-1 Section B, Page 10
September 21, 2009

Section B - California Stormwater BMP Handbook Flow Approach

Step 1: Drainage Area	A =	0.95 Acres	
Step 2: Run-Off Coefficient for Small Storms	C _s =	0.80	Roofs/Walkway
Step 3: MAP - Mean Annual Precipitation	MAP _{site} =	15.60 inches	
Step 4: Closest Gage	MAP _{gage} =	13.90 inches	@ San Jose Airport
Step 5: Gage Correction Factor	MAP _{site} / MAP _{gage} =	1.86	
Step 6: Design Intensity (2 times 85th percentile Rainfall Intensity)	I =	0.17 in/hr	
Step 7: Corrected Design Intensity	Correction Factor * I =	0.18 in/hr	
Step 8: Determine Required Treatment Q	Q _{required} = CIA =	0.007 cfs	←Input for Next Page

Sizing Flow-Based Treatment Controls

Japantown

Treatment Control Sizing Criteria & Worksheet
Per SCVURPPP C.3 Stormwater Handbook
Attachment IV-1 Section B, Page 10
September 21, 2009

Section B - California Stormwater BMP Handbook Flow Approach

Step 1: Drainage Area	A =	0.29 Acres	
Step 2: Run-Off Coefficient for Small Storms	C _s =	0.75	Roof
Step 3: MAP - Mean Annual Precipitation	MAP _{site} =	15.00 inches	
Step 4: Closest Gage	MAP _{gage} =	13.90 inches	@ San Jose Airport
Step 5: Gage Correction Factor	MAP _{site} / MAP _{gage} =	1.86	
Step 6: Design Intensity (2 times 85th percentile Rainfall Intensity)	I =	0.17 in/hr	
Step 7: Corrected Design Intensity	Correction Factor * I =	0.18 in/hr	
Step 8: Determine Required Treatment Q	Q _{required} = CIA =	0.0483 cfs	←Input for Next Page

FLOW-THRU PLANTER CALCULATIONS

Sizing Flow-Based Treatment Controls

Japantown

Perimeter Flow-Thru Planter Criteria & Worksheet
September 21, 2009

From Previous Sheet

R-1	Q _{required} =	0.010 cfs required	
R-2	Q _{required} =	0.007 cfs required	
R-3	Q _{required} =	0.040 cfs required	
K =	5	in/hr	
Δh =	1.18E-04	ft/sec	
L =	22	in	
A _{plan} =	18	ft ²	
A _{total} =	665	ft ²	
Q =	0.088	cfs provided	← From Darcy's Law

Q_{plan} > Q_{Treatment}

Infiltration material shall be replaced if above surface water drawdown time exceeds 80 minutes (4 in at 3 in/hr)

K =	3	in/hr	
Δh =	0.94E-05	ft/sec	
L =	22	in	
A _{plan} =	18	ft ²	
A _{total} =	665	ft ²	
Q =	0.048	cfs provided	← From Darcy's Law

Q_{plan} > Q_{Treatment}

Check Treatable area with required treatment area using 0.04 sizing factor.

A _{plan} = Area R-1 =	2,844	ft ²	Total Impervious Area
C _s =	1.0		Impervious runoff coefficient
CA _{imp} =	2,844	ft ²	Factored Impervious Area
A _{plan} = Area SR-1 =	418	ft ²	Total Pervious (Landscaped) Area
C _s =	0.1		landscape runoff coefficient
CA _{perv} =	42	ft ²	Factored pervious Area
CA _{imp} + CA _{perv} =	2,886	ft ²	Total Factored Area
0.04(CA _{imp} + CA _{perv}) =	115	ft ²	Required Treatment Area
A _{plan} =	418	ft ²	Treatment Area Provided

Sizing Flow-Based Treatment Controls

Japantown

Perimeter Flow-Thru Planter Criteria & Worksheet
September 21, 2009

From Previous Sheet

R-1	Q _{required} =	0.010 cfs required	
R-2	Q _{required} =	0.007 cfs required	
R-3	Q _{required} =	0.040 cfs required	
K =	5	in/hr	
Δh =	1.18E-04	ft/sec	
L =	22	in	
A _{plan} =	18	ft ²	
A _{total} =	665	ft ²	
Q =	0.088	cfs provided	← From Darcy's Law

Q_{plan} > Q_{Treatment}

Infiltration material shall be replaced if above surface water drawdown time exceeds 80 minutes (4 in at 3 in/hr)

K =	3	in/hr	
Δh =	0.94E-05	ft/sec	
L =	22	in	
A _{plan} =	18	ft ²	
A _{total} =	665	ft ²	
Q =	0.035	cfs provided	← From Darcy's Law

Q_{plan} > Q_{Treatment}

Check Treatable area with required treatment area using 0.04 sizing factor.

A _{plan} = Area R-1 =	2,844	ft ²	Total Impervious Area
C _s =	1.0		Impervious runoff coefficient
CA _{imp} =	2,844	ft ²	Factored Impervious Area
A _{plan} = Area SR-1 =	418	ft ²	Total Pervious (Landscaped) Area
C _s =	0.1		landscape runoff coefficient
CA _{perv} =	42	ft ²	Factored pervious Area
CA _{imp} + CA _{perv} =	2,886	ft ²	Total Factored Area
0.04(CA _{imp} + CA _{perv}) =	115	ft ²	Required Treatment Area
A _{plan} =	418	ft ²	Treatment Area Provided

TREATMENT CALCULATIONS

Sizing Flow-Based Treatment Controls

Japantown

Perimeter Flow-Thru Planter Criteria & Worksheet
September 21, 2009

From Previous Sheet

R-1	Q _{required} =	0.010 cfs required	
R-2	Q _{required} =	0.007 cfs required	
R-3	Q _{required} =	0.040 cfs required	
K =	5	in/hr	
Δh =	1.18E-04	ft/sec	
L =	22	in	
A _{plan} =	18	ft ²	
A _{total} =	665	ft ²	
Q =	0.113	cfs provided	← From Darcy's Law

Q_{plan} > Q_{Treatment}

Infiltration material shall be replaced if above surface water drawdown time exceeds 80 minutes (4 in at 3 in/hr)

K =	3	in/hr	
Δh =	0.94E-05	ft/sec	
L =	22	in	
A _{plan} =	18	ft ²	
A _{total} =	665	ft ²	
Q =	0.068	cfs provided	← From Darcy's Law

Q_{plan} > Q_{Treatment}

Check Treatable area with required treatment area using 0.04 sizing factor.

A _{plan} = Area R-3 =	12,774	ft ²	Total Impervious Area
C _s =	1.0		Impervious runoff coefficient
CA _{imp} =	12,774	ft ²	Factored Impervious Area
A _{plan} = Area SR-3 =	3,240	ft ²	Total Pervious (Landscaped) Area
C _s =	0.1		landscape runoff coefficient
CA _{perv} =	324	ft ²	Factored pervious Area
CA _{imp} + CA _{perv} =	13,098	ft ²	Total Factored Area
0.04(CA _{imp} + CA _{perv}) =	524	ft ²	Required Treatment Area
A _{plan} =	800	ft ²	Treatment Area Provided



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Japantown Senior Apartments
A DEVELOPMENT FOR FIRST COMMUNITY HOUSING
675 North 6th Street, San Jose, CA 95112

REVISIONS

Stormwater Control Plan
General Development Plan - Exhibit C

Issue: OCT 8, 2009

Drawn: KPM

Checked By: BSD/K/P

Job No: 832-002

Sheet

C2.1

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Sizing Flow-Based Treatment Controls

Japantown

Treatment Control Sizing Criteria & Worksheet
Per SCVURPPP C.3 Stormwater Handbook
Attachment IV-1 Section B, Page 10
September 21, 2009

Section B - California Stormwater BMP Handbook Flow Approach

Step 1: Drainage Area	A =	0.01	Acres
Step 2: Run-Off Coefficient for Small Storms	C =	0.90	Wabway
Step 3: MAP - Mean Annual Precipitation	MAP _{area} =	13.00	Inches
Step 4: Closest Gage	MAP _{gage} =	13.00	Inches
Step 5: Gage Correction Factor	MAP _{site} / MAP _{gage} =	1.00	
Step 6: Design Intensity (2 times 85th percentile Rainfall Intensity)	I =	0.17	In/hr
Step 7: Corrected Design Intensity	Correction Factor * I =	0.19	In/hr
Step 8: Determine Required Treatment Q	Q _{required} = CIA =	0.0017	cfs

← Input for Next Page

Preliminary Stormwater Control Plan
Japantown

Job No. 832-002

Page 11 of 20

FLOW-THRU PLANTER CALCULATIONS

Sizing Flow-Based Treatment Controls

Japantown

Planter Flow-Thru Planter Criteria & Worksheet
September 21, 2009

From Previous Sheet: Q_{required} = 0.002 cfs required

K = 5 In/hr
Δh = 1.16E-04 In
L = 22 In
A = 18 In²

Q = 0.004 cfs provided ← From Darcy's Law

Q_{sup} > Q_{required}

Filter material shall be replaced if above surface water drawdown time exceeds 60 minutes (4 in at 3 in/hr)

K = 3 In/hr

Q = 0.002 cfs provided ← From Darcy's Law

Q_{sup} > Q_{required}

Check Treatable area with required treatment area using 0.04 sizing factor.

0.04	Area Requiring Treatment
18	Required Treatable Area
25	Treatable Area Provided

Preliminary Stormwater Control Plan
Japantown

Job No. 832-002

Page 14 of 20

TREATMENT CALCULATIONS

SOURCE CONTROL MEASURES

IV. SOURCE CONTROL MEASURES

The following likely activities for this mixed use development have potential to allow pollutants to enter runoff:

- Refuse disposal for the commercial offices and residential units
- Landscape maintenance
- Maintenance and washing of vehicles' cars (this will be prohibited on-site)

All areas where these activities occur will drain to stormwater treatment facilities. To further reduce the potential for pollutants to enter runoff, permanent and operational BMPs will be implemented as described in Table 3.

TABLE 3 - SOURCES AND SOURCE CONTROL BMPs

Potential Source	Permanent BMPs	Operational BMPs
On-site drain inlets	The drainage design minimizes on-site inlets. This substantially reduces the potential for dumping. Inlets that could be accessed from sidewalks and driveways will be marked with "No Dumping/Drains to Creek" or similar message.	<ul style="list-style-type: none"> • Inlet markings will be inspected annually and replaced or renewed as needed. • Commercial tenant leases will include a clause stating: "Tenant shall not allow anyone to discharge anything to storm drains or to store or deposit materials so as to create a potential discharge to storm drains." • Commercial and residential leases will receive stormwater pollution

		<ul style="list-style-type: none"> • prevention information to be provided by the City. • Planters and related structures and features will be inspected and maintained as specified in the Stormwater Control Operation and Maintenance Plan (to be developed and submitted for approval).
Covered parking garage drains connect to sanitary sewer	All such drains may receive nuisance runoff shall be connected to the sanitary sewer.	Drains will be periodically inspected to avoid blockages and overflow.
Need for future indoor and structural pest control	Standard building design minimizes potential need for future pest control.	Commercial and residential leases will receive integrated pest management information.
Landscape/outdoor pesticide use	<ul style="list-style-type: none"> • Landscaping will be designed to minimize required irrigation and runoff, to promote surface infiltration, and to minimize the use of fertilizers and pesticides that can contribute to stormwater pollution. • Plantings for BMPs will be selected to be appropriate to anticipated soil and moisture conditions. • Where possible, pest-resistant plants will be selected, especially for locations adjacent to hardscape. • Plants will be selected appropriate to the soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, use of recycled water (where applicable), and plant interactions. 	<ul style="list-style-type: none"> • Commercial and residential leases will receive integrated pest management information. • All site landscaping is to be maintained by a professional landscaping contractor. Contract to state that landscaping is to be maintained using Integrated Pest Management (IPM) principles, with minimal or no use of pesticides.

Refuse areas	<ul style="list-style-type: none"> • Refuse areas for commercial buildings to be roofed and bermed. Any drains must connect to sanitary sewer. • Refuse areas for residential buildings to be roofed and bermed. Any floor drains must connect to sanitary sewer. • All dumpsters will be marked with "Do not dump hazardous materials here" or similar. 	Adequate litter receptacles will be provided outside the residential and retail areas. Grounds keeping crew or contractor will inspect and clean up daily. Spills will be cleaned up using dry methods.
Outdoor storage of equipment or materials	Areas drain to flow-thru planters thereby reducing the potential for spills directly into storm drains.	Leases will prohibit storage or display of materials outside.
Vehicle and equipment cleaning	All paved areas drain to planters rather than directly to storm drains. Hose bibs will have automatic shutoff or will require keys to operate.	Residential and commercial leases will prohibit maintenance, repair or cleaning of vehicles or other equipment on site.
Fire Sprinklers in covered parking area	Sprinkler test and system drain water shall discharge to the sanitary sewer.	Sprinkler system design shall include the proposed method for drainage on sprinkler system discharge.
Miscellaneous drain or wash water	<ul style="list-style-type: none"> • Condensate drain lines will discharge to the sanitary system or to landscaped areas. • Rooftop mounted equipment will be roofed or covered to prevent pollutants from entering runoff. • Roofing gutters, and trim shall not be copper or other unprotected metal that could leach into runoff. 	Drainage sumps shall be cleaned of accumulated silt, debris and sediment and material properly disposed.
Upper courtyard and access walkway	These areas drain to flow-thru planters and not directly to storm drains.	Drive aisle, sidewalks, parking lots, and common areas shall be swept regularly to prevent accumulation of litter and debris. Debris from pressure washing shall be collected and not allowed to enter the storm drain system. Wash water containing any cleaning agent or degreasers shall be collected and discharged to the sanitary sewer and not discharged to a storm drain.

BMP OPERATION AND MAINTENANCE

VI. BMP OPERATION AND MAINTENANCE

A. Means to Finance and Implement BMP Maintenance

Proper operation and maintenance of Stormwater Management Facilities in this plan will be the responsibility of the property owner in perpetuity. The applicant accepts responsibility for interim operation and maintenance of the facilities until such time as this responsibility is formally transferred to a subsequent owner.

The applicant will prepare and submit, for the City's review, an acceptable Stormwater Control Operation and Maintenance Plan prior to construction and will execute a Stormwater Management Facilities Operation and Maintenance Agreement before sale, transfer, or permanent occupancy of the site. Such an agreement will "run with the land" and be enforceable on subsequent property owners.

B. Summary of Maintenance Requirements

Planters remove pollutants primarily by filtering runoff slowly through an active layer of filter material soil. Routine maintenance is needed to insure that flow is unobstructed, erosion is prevented, soils are held together by plant roots and that soils are biologically active. Typical routine maintenance consists of the following:

- The property management shall create an operation and maintenance contact list designating individual responsible for stormwater treatment BMP operation and maintenance. It will be that individual's responsibility to maintain a checklist and log for inspections, a copy of which shall be kept on-site at all times and can be made available at the request of the City of San Jose.
- Inspect inlets for sediment; identify exposure of soils or other evidence of erosion. Clear any obstructions and remove any accumulation of sediment. Examine rock or other material used as a splash pad and replenish if necessary.
- Inspect outlets for erosion and plugging.
- Inspect in ground flow-thru planter side slopes for evidence of instability or erosion and correct as necessary.
- Confirm that any check dams and flow spreaders are in place and level and that channelization within the planters are effectively prevented.
- Examine the vegetation to insure that it is healthy and dense enough to provide filtering and to protect soils from erosion. Replenish mulch as necessary, remove fallen leaves and debris, prune large shrubs or trees, and mow roof areas. Confirm that irrigation is adequate and not excessive. Replace dead plants and remove invasive vegetation.
- Abate any potential vectors by filling holes in the ground in and around the planters and by insuring that there are no areas where water stands longer than 48 hours following a storm. If mosquito larvae are present and persistent, contact the Santa Clara County Vector Control.
- Remove the accumulation of sediment and debris such that there is 4" of clearance from drain inlet to finish surface.
- Observe the drawdown of surface water following storm events. If the drawdown of surface water in planters is observed to be greater than 60 minutes, the filter material and filter fabric shall be replaced with new filter material and fabric.



Prepared Under The Supervision Of:

WILSEY HAM
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San Ramon, CA 94583
Fax: 925/275-9177

Prepared By:

Japantown Senior Apartments
A DEVELOPMENT FOR FIRST COMMUNITY HOUSING
675 North 6th Street, San Jose, CA 95112

REVISIONS

Stormwater Control Plan
General Development Plan - Exhibit C

Issued: OCT 8, 2009

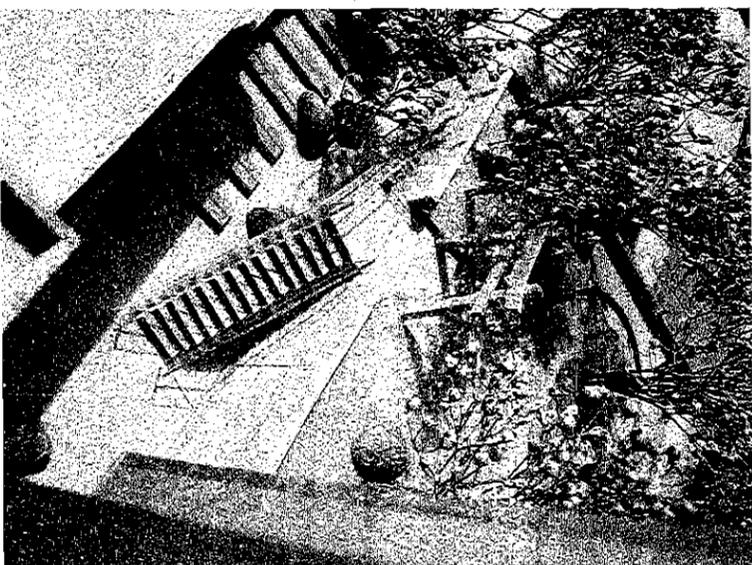
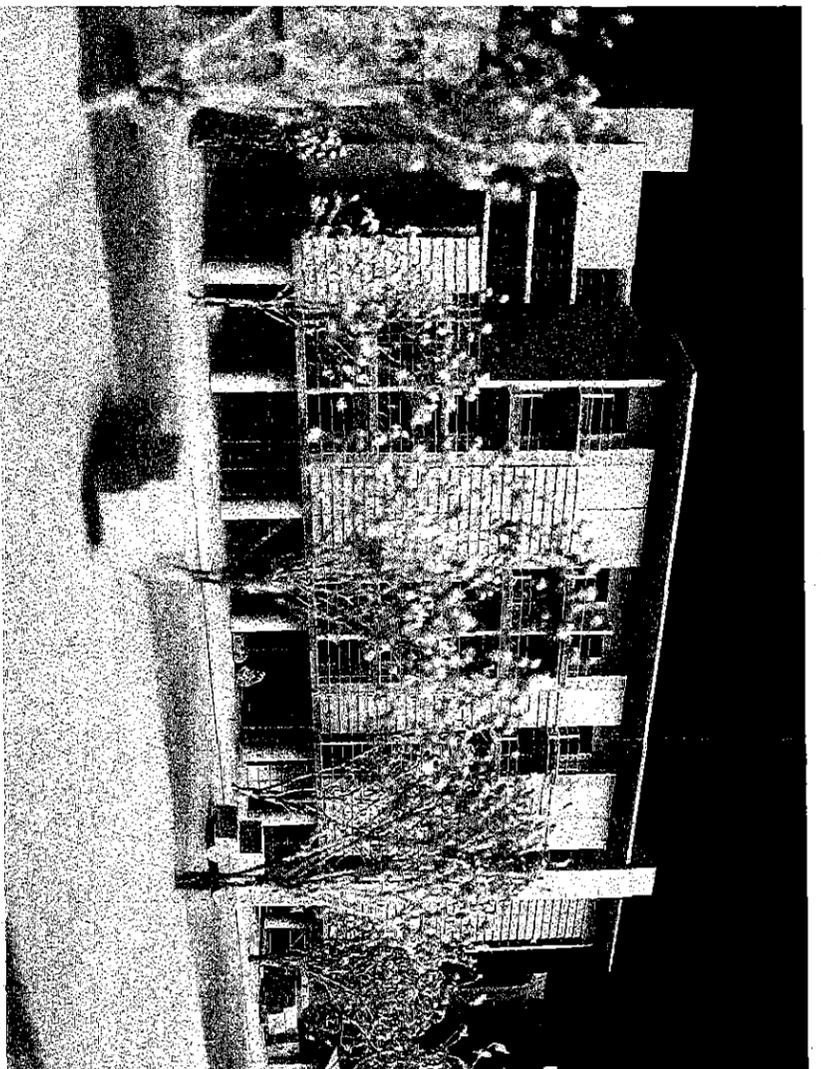
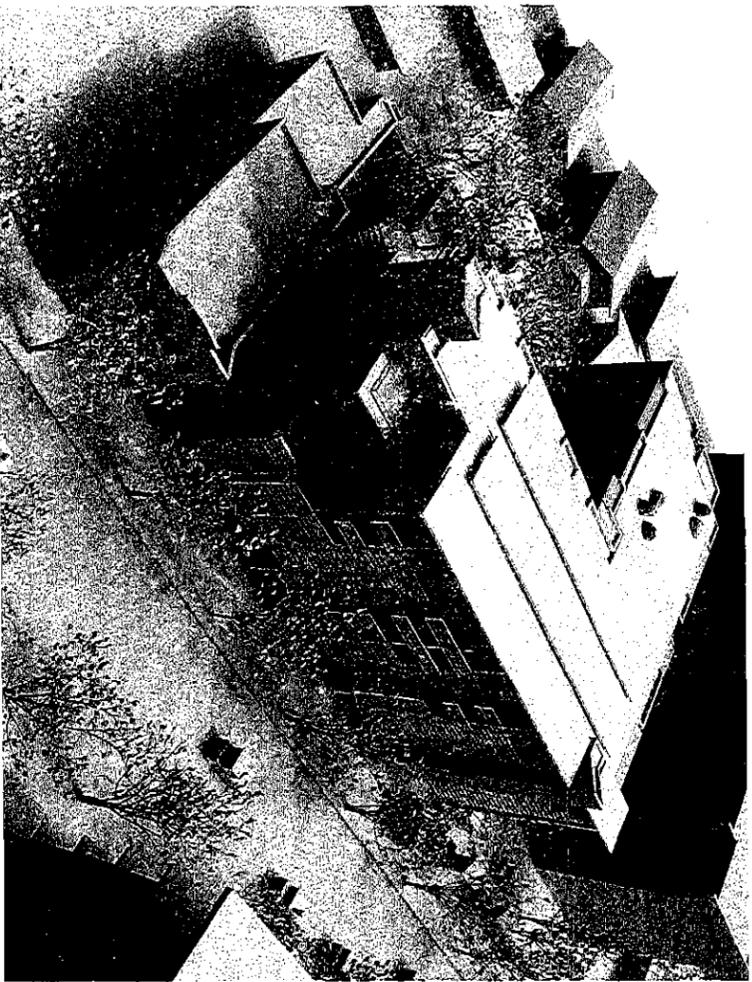
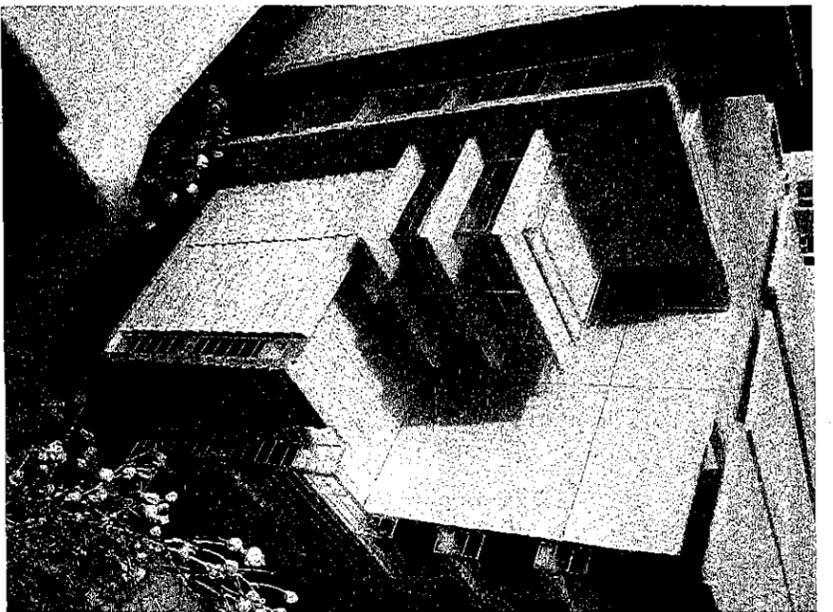
Drawn: KPM

Checked By: BSD/KJP

Job No: 832-002

Sheet

C2.2



NOTE:
 MODEL PHOTOS PRESENTED
 AT COMMUNITY MEETING,
 CONCEPTUAL ONLY

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 N. SIXTH STREET, NEAR E. TAYLOR STREET, SAN JOSE, CA

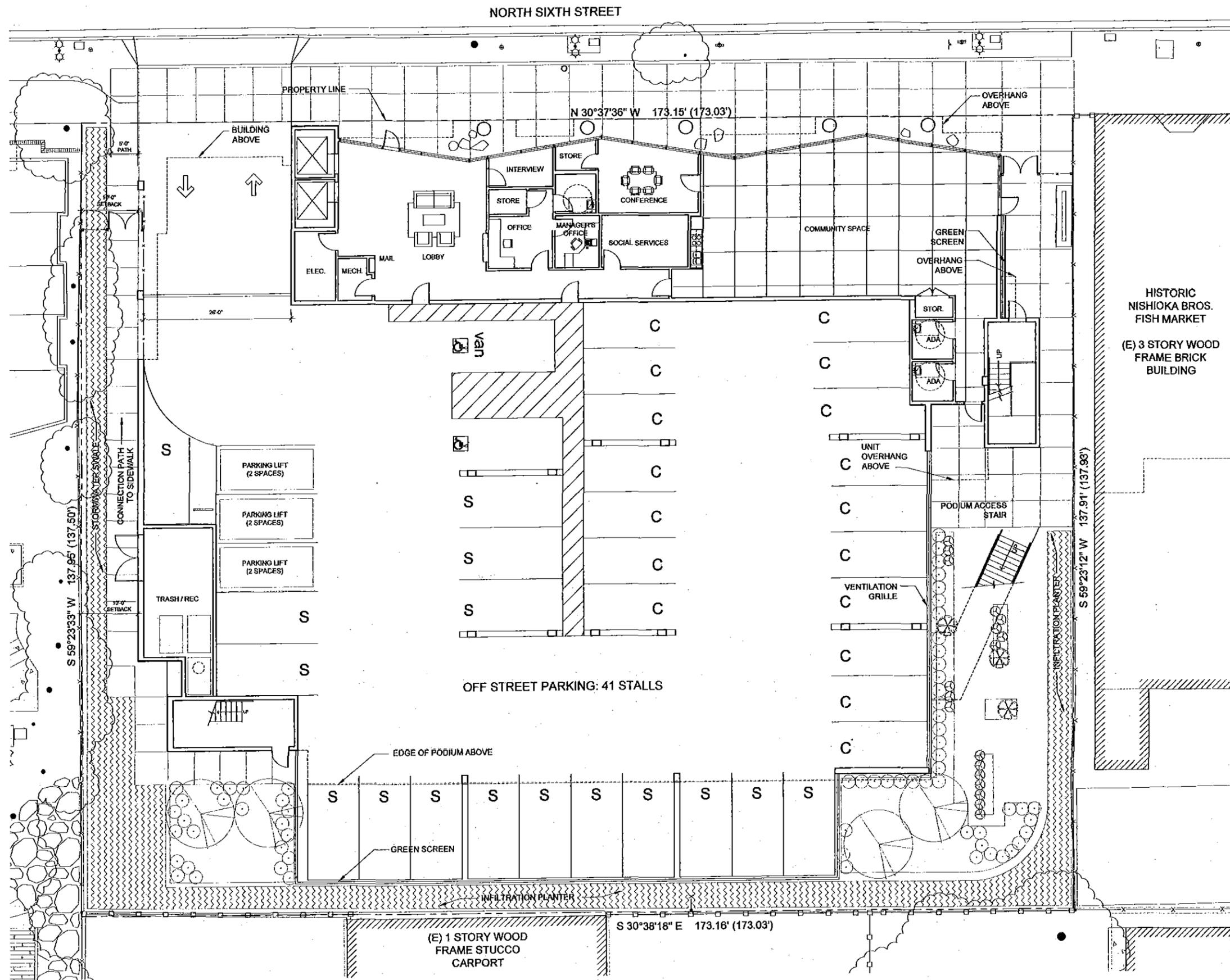
The Office of Jerome King
 97 East St. James Street, Suite 42
 San Jose CA 95112
 Phone 408.295.2210 Fax: 408.295.2289
 www.ojarch.com

Architecture and Planning



REVISIONS
 01/11/09 RESPONSE TO CITY COMMENTS
 02/02/09 RESPONSE TO CITY COMMENTS
 02/11/09 RESPONSE TO CITY COMMENTS

CONCEPTUAL BUILDING
 MODEL PHOTOS
 PLANNED DEVELOPMENT ZONING
 GENERAL DEVELOPMENT PLAN EXHIBIT C



1 PARKING LEVEL PLAN
SCALE: 1/8" = 1'-0"

FLOOR AREA INFORMATION

PARKING LEVEL GROSS FLOOR AREA =	16545 SF
PODIUM LEVEL GROSS FLOOR AREA =	11120 SF
3RD FLR GROSS FLOOR AREA =	11120 SF
4TH FLR GROSS FLOOR AREA =	9938 SF
5TH FLR GROSS FLOOR AREA =	9938 SF
6TH FLR GROSS FLOOR AREA =	9938 SF
TOTAL =	68599 SF

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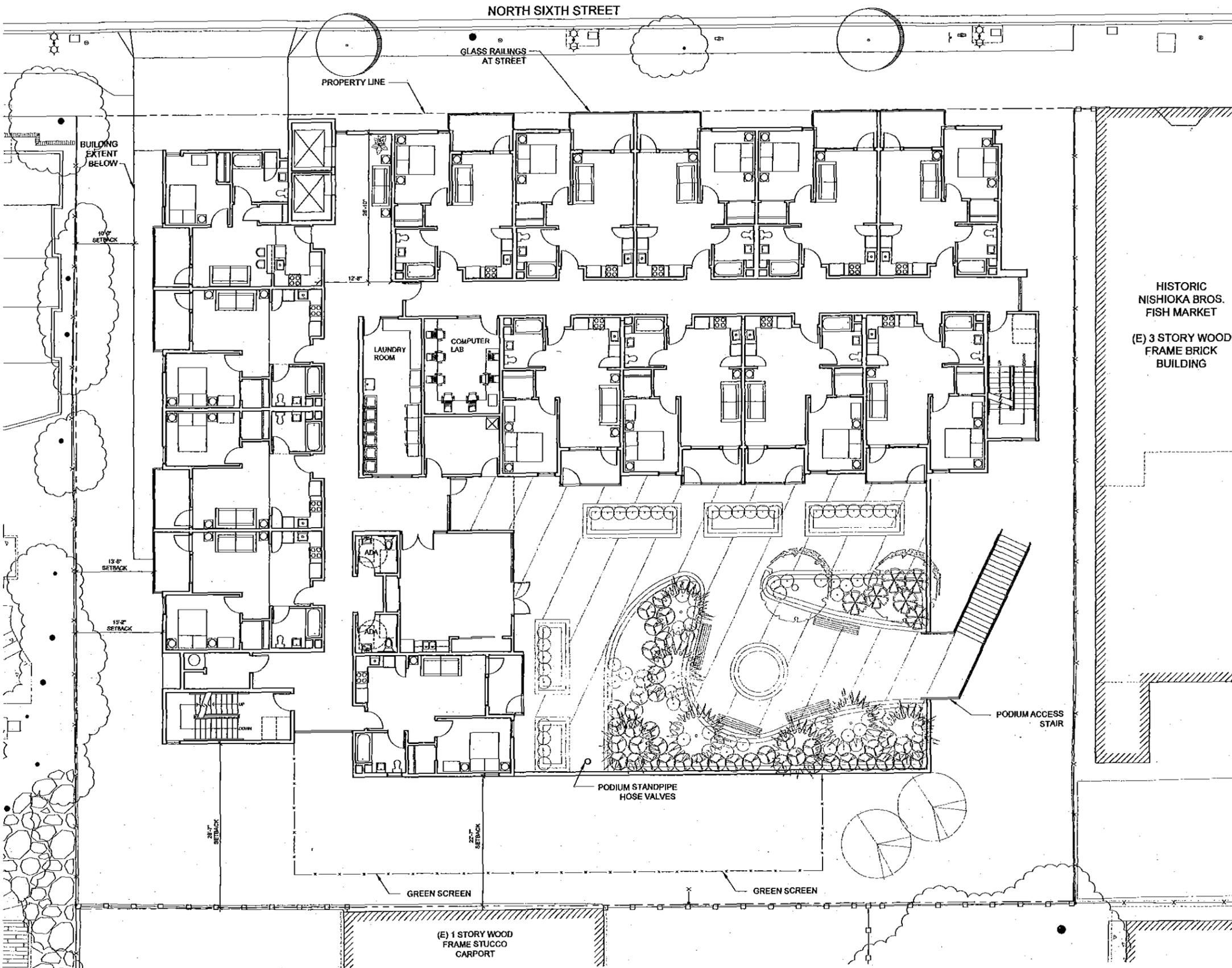
Japantown Senior Apartments
A DEVELOPMENT FOR FIRST COMMUNITY HOUSING
NEAR E. TAYLOR STREET, SAN JOSE, CA

REVISIONS

RESPONSE TO CITY COMMENTS 4.09.08
RESPONSE TO CITY COMMENTS 6.09.08
RESPONSE TO CITY COMMENTS 8.31.08

CONCEPTUAL FLOOR PLANS
PLANNED DEVELOPMENT ZONING
GENERAL DEVELOPMENT PLAN EXHIBIT C

Issued: 10.10.07
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Checked By:
Job: JAPANTOWN



1 PODIUM LEVEL PLAN
SCALE: 1/8" = 1'-0"

HISTORIC
NISHIOKA BROS.
FISH MARKET
(E) 3 STORY WOOD
FRAME BRICK
BUILDING

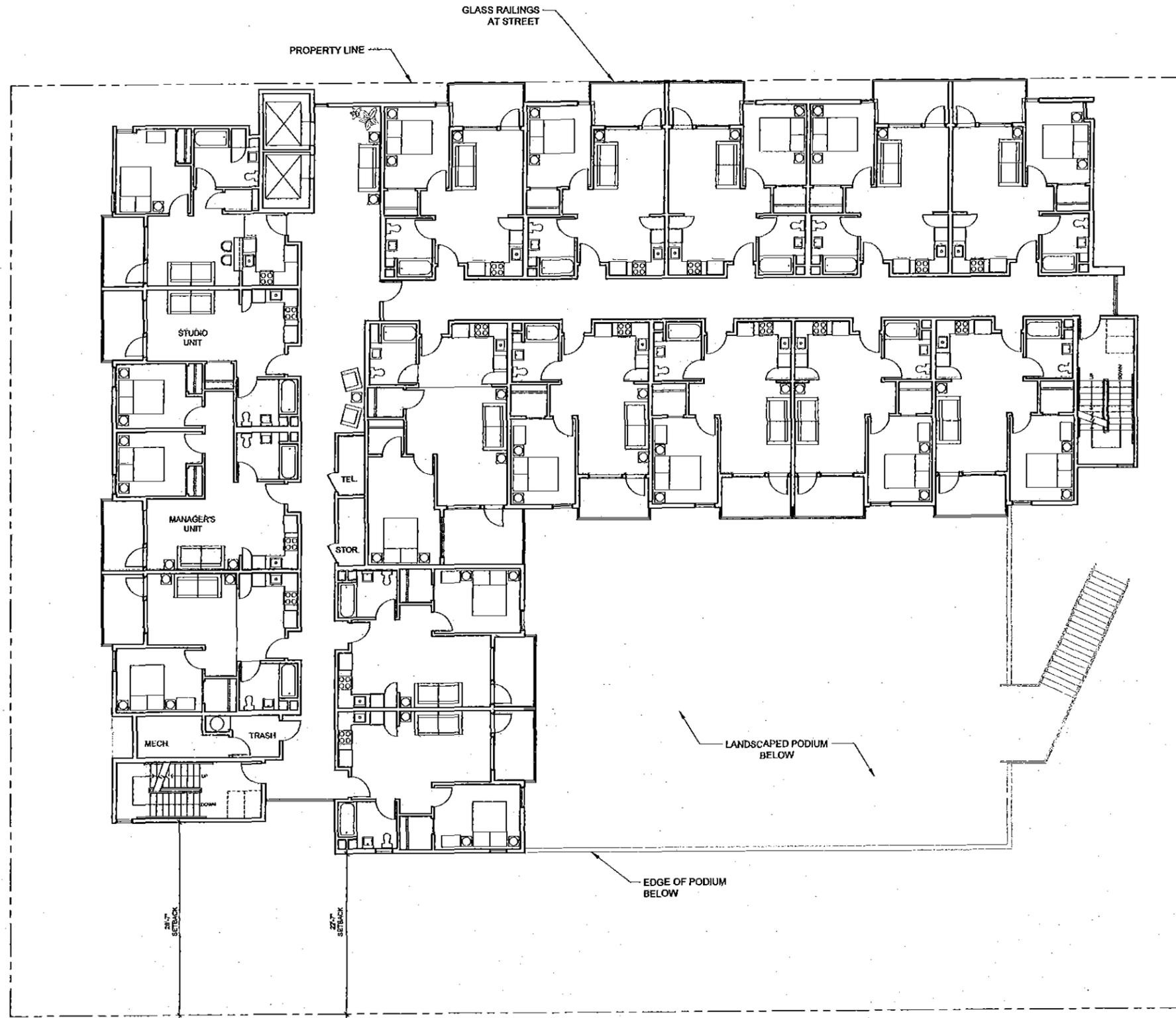
FLOOR AREA INFORMATION

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PODIUM LEVEL GROSS FLOOR AREA =	11120 SF
3RD FLR GROSS FLOOR AREA =	11120 SF
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REVISIONS

RESPONSE TO CITY COMMENTS 4.09.08
RESPONSE TO CITY COMMENTS 6.06.08
RESPONSE TO CITY COMMENTS 6.31.09



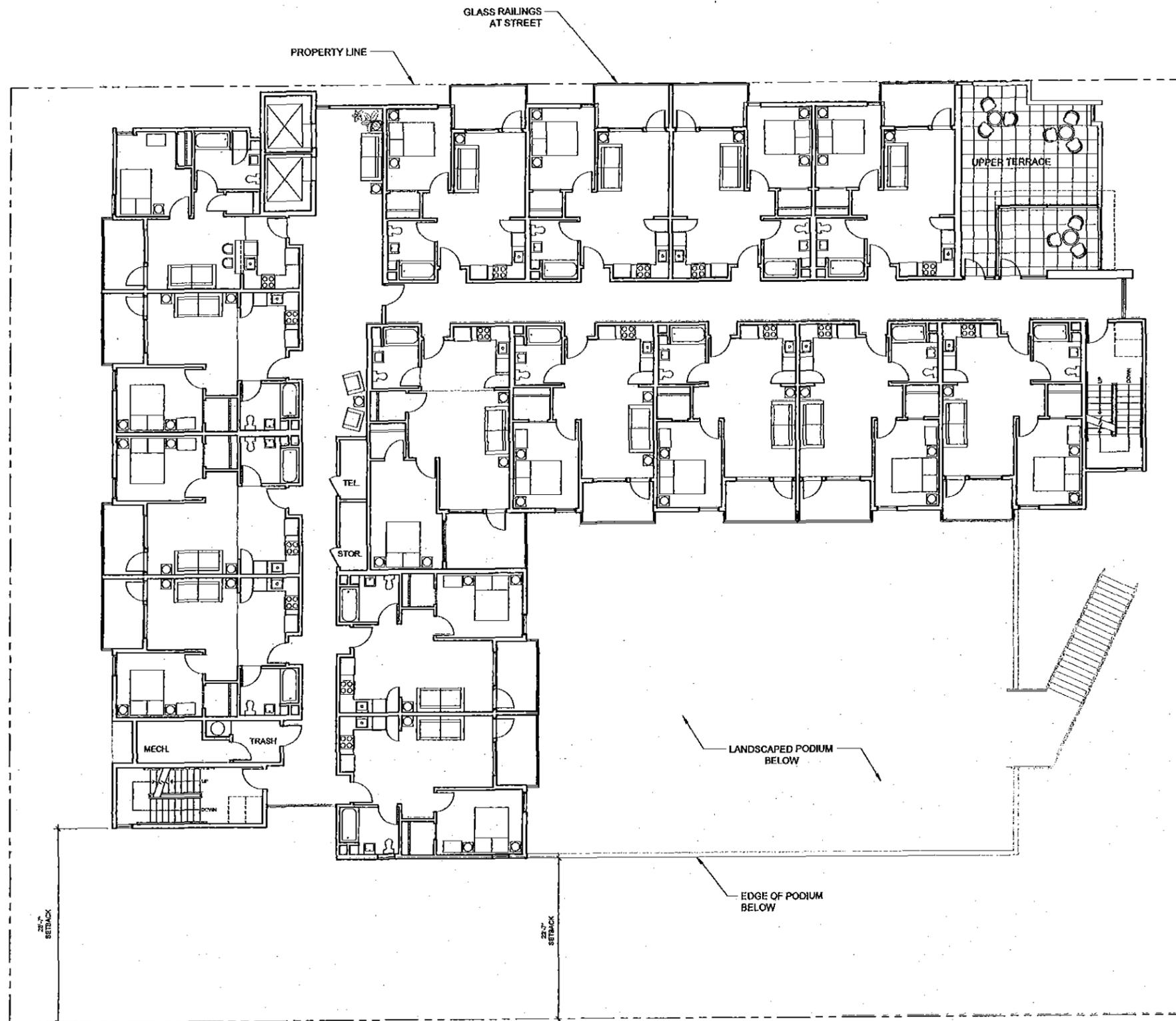
1 THIRD LEVEL PLAN
SCALE: 1/8" = 1'-0"

FLOOR AREA INFORMATION	
PARKING LEVEL GROSS FLOOR AREA =	16545 SF
PODIUM LEVEL GROSS FLOOR AREA =	11120 SF
3RD FLR GROSS FLOOR AREA =	11120 SF
4TH FLR GROSS FLOOR AREA =	9938 SF
5TH FLR GROSS FLOOR AREA =	9938 SF
6TH FLR GROSS FLOOR AREA =	9938 SF
TOTAL =	68599 SF

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REVISIONS
RESPONSE TO CITY COMMENTS 4.09.08
RESPONSE TO CITY COMMENTS 5.09.08
RESPONSE TO CITY COMMENTS 8.31.09

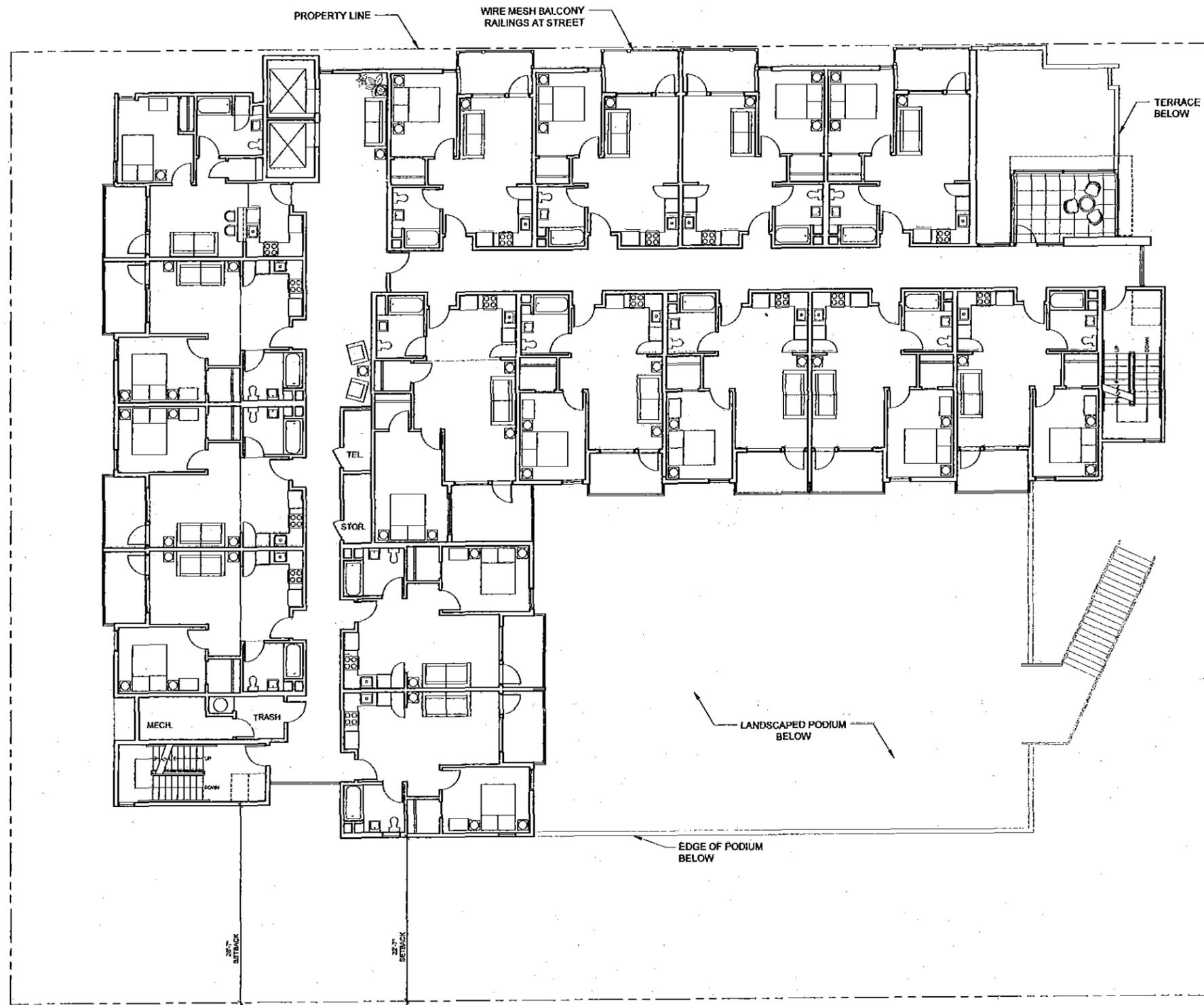
Issued: 10.10.07
Drawn:
Checked By:
Job: JAPANTOWN



1 FOURTH LEVEL PLAN
SCALE: 1/8" = 1'-0"

FLOOR AREA INFORMATION	
PARKING LEVEL GROSS FLOOR AREA =	16545 SF
PODIUM LEVEL GROSS FLOOR AREA =	11120 SF
3RD FLR GROSS FLOOR AREA =	11120 SF
4TH FLR GROSS FLOOR AREA =	9938 SF
5TH FLR GROSS FLOOR AREA =	9938 SF
6TH FLR GROSS FLOOR AREA =	9938 SF
TOTAL =	66599 SF

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1 FIFTH LEVEL PLAN
SCALE: 1/8" = 1'-0"

FLOOR AREA INFORMATION	
PARKING LEVEL GROSS FLOOR AREA =	16545 SF
PODIUM LEVEL GROSS FLOOR AREA =	11120 SF
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TOTAL =	68599 SF

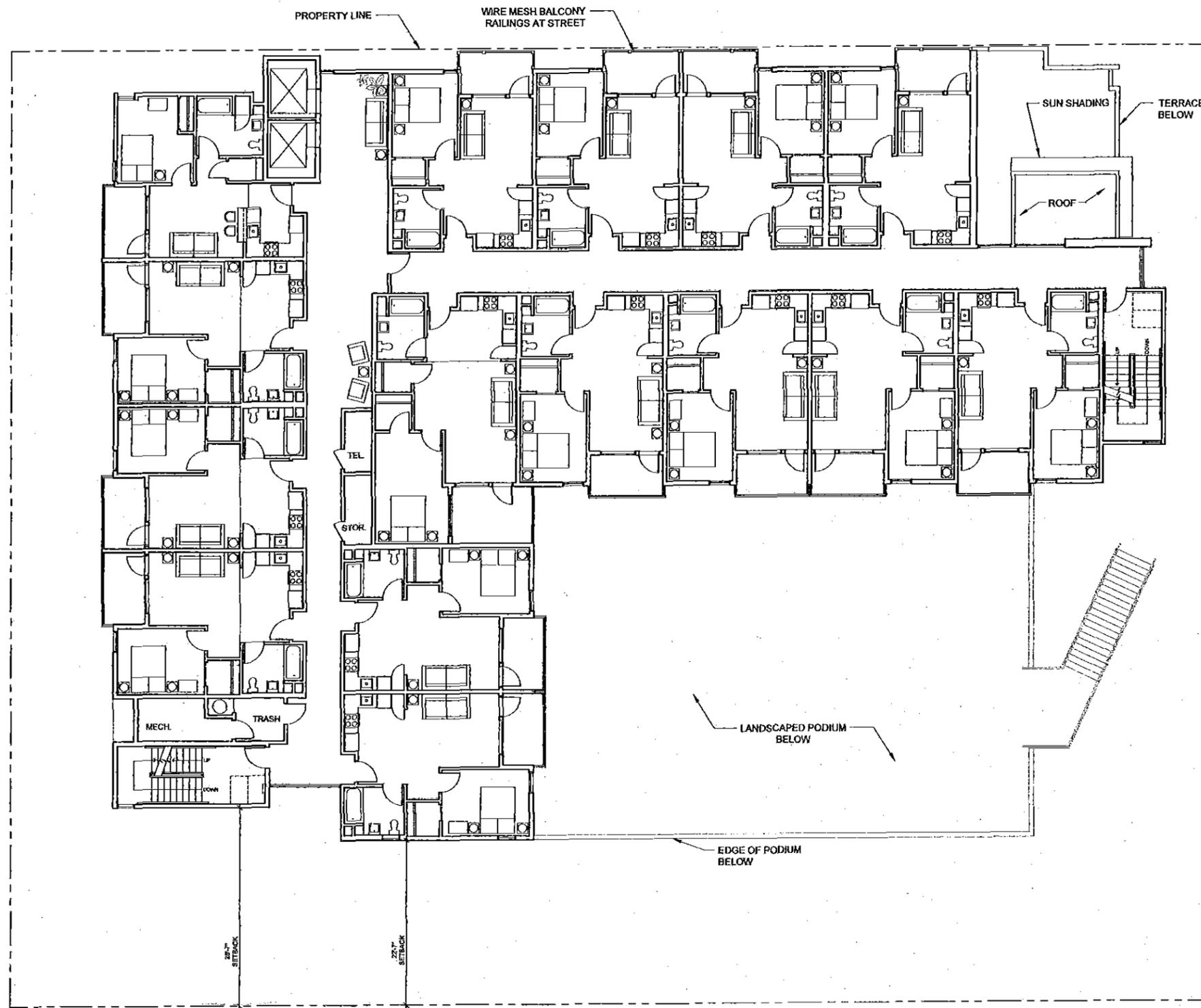
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Japantown Senior Apartments
A DEVELOPMENT FOR FIRST COMMUNITY HOUSING
N. SIXTH STREET, NEAR E. TAYLOR STREET, SAN JOSE, CA

REVISIONS
RESPONSE TO CITY COMMENTS 4.09.08
RESPONSE TO CITY COMMENTS 5.26.08
RESPONSE TO CITY COMMENTS 8.31.09

CONCEPTUAL FLOOR PLANS
PLANNED DEVELOPMENT ZONING
GENERAL DEVELOPMENT PLAN EXHIBIT C

Issued: 10.10.07
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Job: JAPANTOWN



1 SIXTH LEVEL PLAN
SCALE: 1/8" = 1'-0"

FLOOR AREA INFORMATION	
PARKING LEVEL GROSS FLOOR AREA =	16545 SF
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TOTAL =	68599 SF

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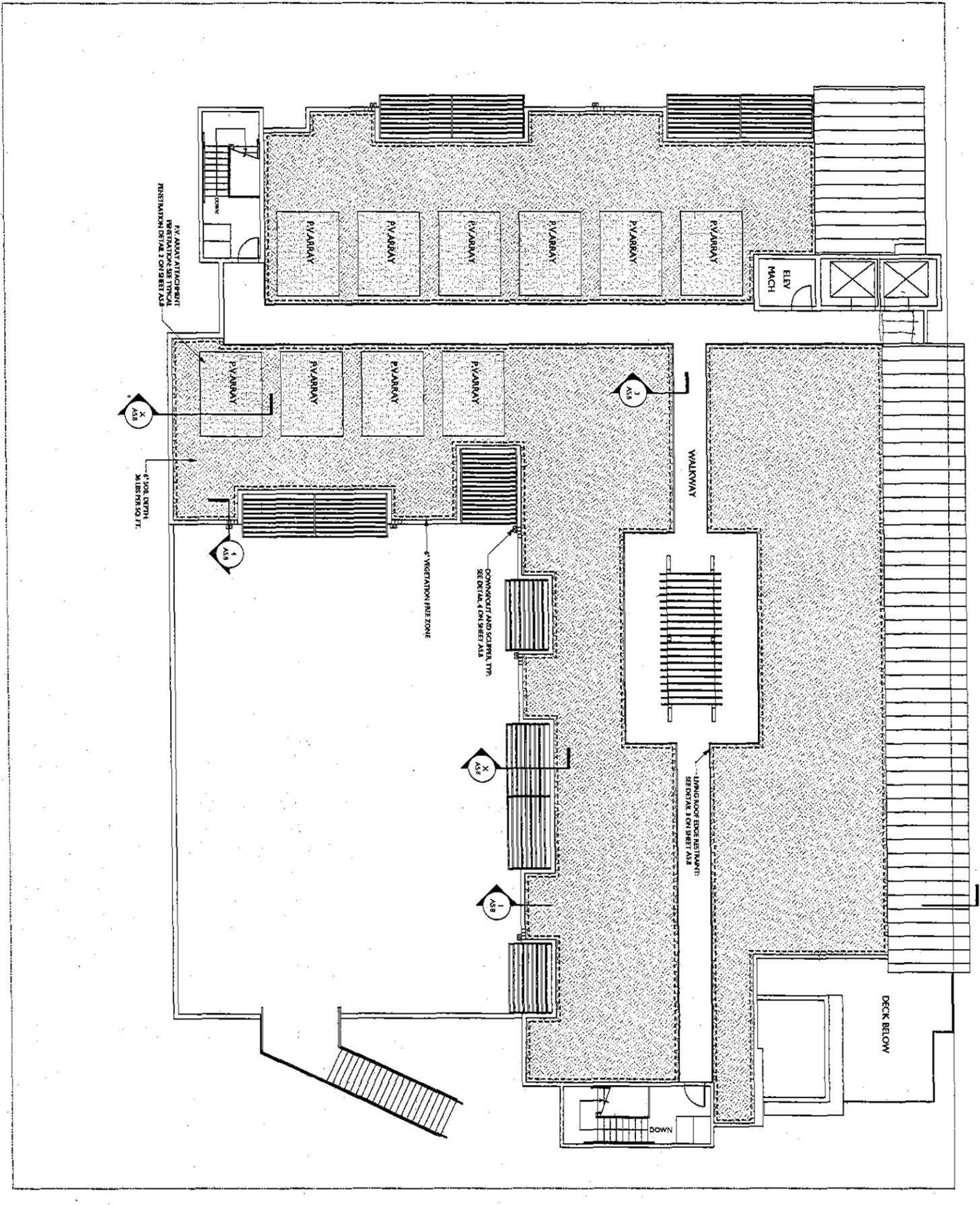
Japantown Senior Apartments
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REVISIONS
 RESPONSE TO CITY COMMENTS 4.09.08
 RESPONSE TO CITY COMMENTS 5.06.08
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CONCEPTUAL FLOOR PLANS
PLANNED DEVELOPMENT ZONING
 GENERAL DEVELOPMENT PLAN EXHIBIT C

Issued: 10.10.07
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 Checked By:
 Job: JAPANTOWN
 Sheet: **5.6**

1 CONCEPTUAL LIVING ROOF PLAN
Scale: 1/8" = 1'-0"



CONCEPTUAL ROOF PLAN
PLANNED DEVELOPMENT ZONING
GENERAL DEVELOPMENT PLAN EXHIBIT C

REVISIONS

RESPONSE TO CITY COMMENTS 1/20/08
RESPONSE TO CITY COMMENTS 1/25/08

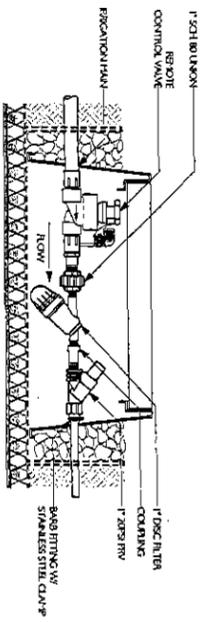
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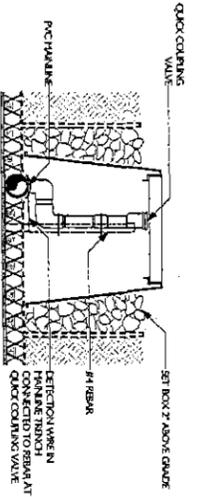


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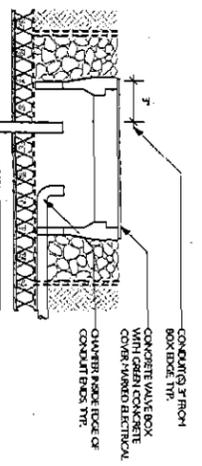
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Checked by JJC
Date 8/10/09
Drawn by CW



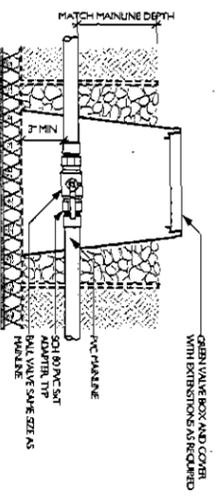
1. Remote Control Valve Assembly
Scale: 2" = 1'-0"



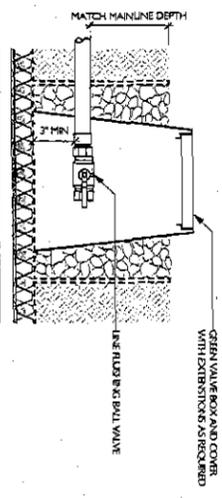
2. Quick Coupling Valve
Scale: 2" = 1'-0"



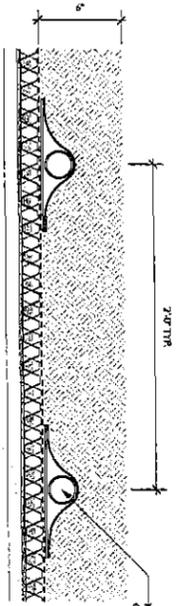
3. Control Wire Fall Box
Scale: 2" = 1'-0"



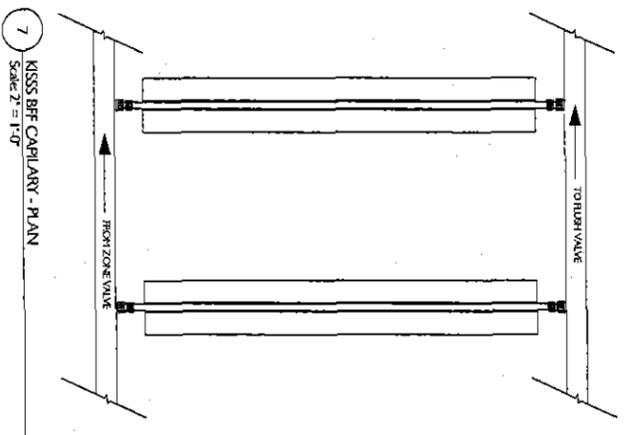
4. Ball Valve
Scale: 2" = 1'-0"



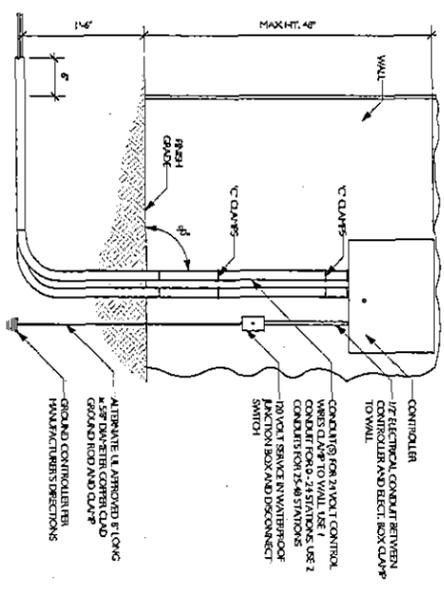
5. Line Flushing Ball Valve
Scale: 2" = 1'-0"



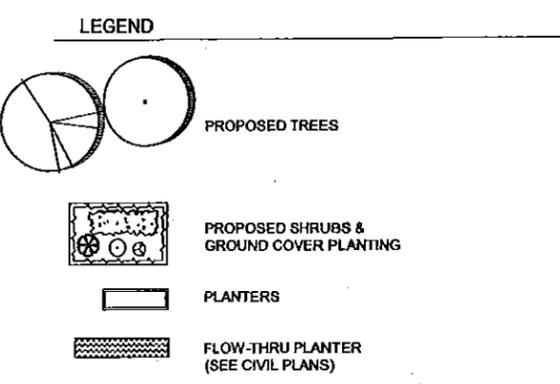
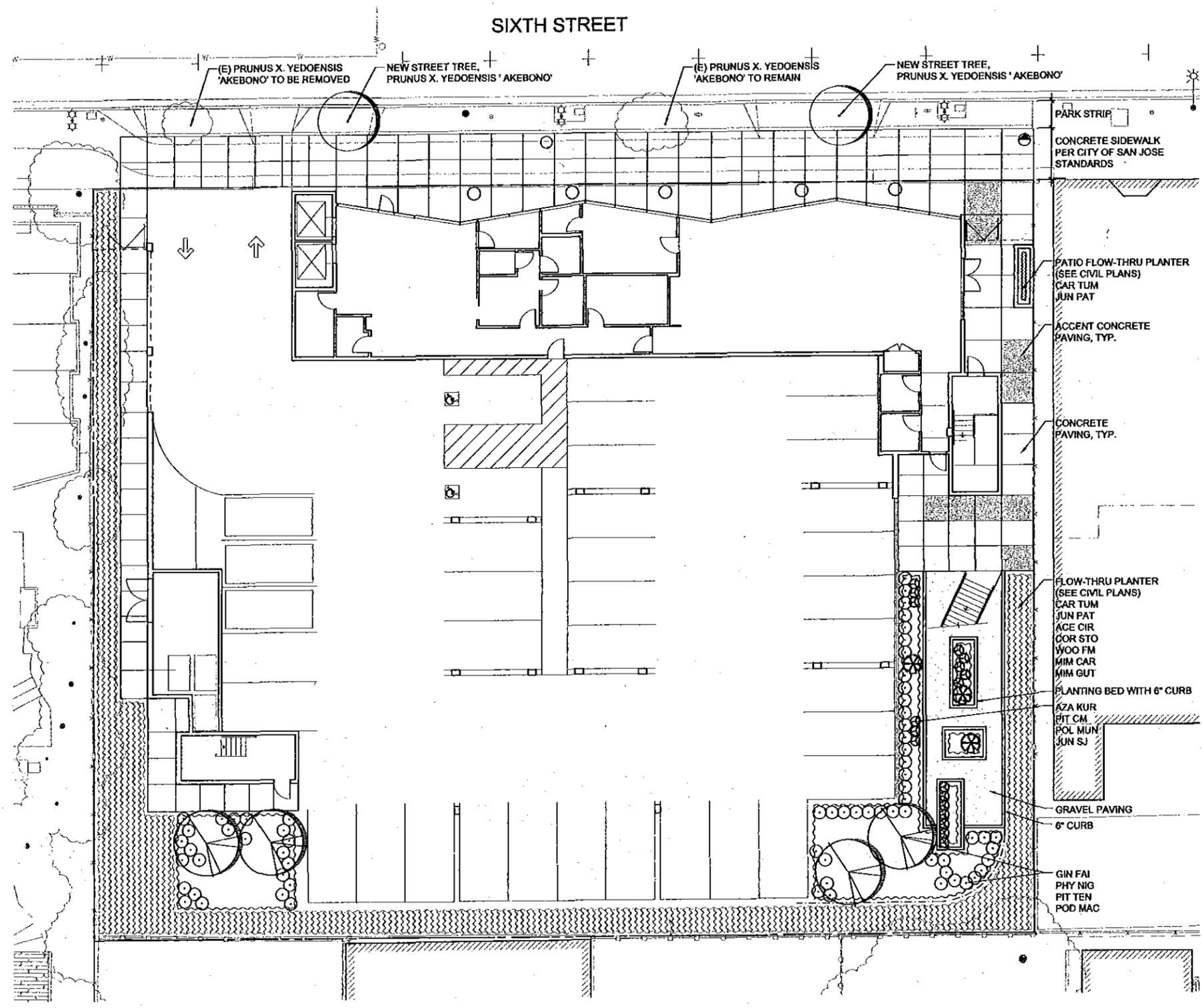
6. KISS BFF Capillary - Section
Scale: 2" = 1'-0"



7. KISS BFF Capillary - Plan
Scale: 2" = 1'-0"



8. Irrigation Control Box - Ext Wall Mounted
Scale: 1" = 1'-0"



PRELIMINARY PLANT LIST Japantown Senior Apts., CAT #07036.000

ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE	MISC. NOTES & REQUIREMENTS
TREES				
ACE PAL	<i>Acacia palmata</i>	Japanese Maple	15 G.C.	Match SL/N.V.S.-45/50cm up.
ACE BG	<i>Acacia palmata</i> 'Bloodgood'	Japanese Maple	24" Box	Match SL/N.V.S.-45/50cm up.
ACE KUR	<i>Acacia palmata</i> 'Kuroko yano'	Japanese Maple	24" Box	
GIN FAI	<i>Ginkgo biloba</i> 'Fatschauer'	Maidservant Tree	24" Box	Match same only
PHY TEN	<i>Phytolacca tenella</i>	Black Vine	24" Box	
FLA COL	<i>Flaxman scandifolia</i> 'Columbian'	London Plane Tree	15 G.C.	SL/N.V. Br/Match
POD MAC	<i>Podocarpus neriifolia</i>	Yew Pine	15 G.C.	Match SL/N.V. Whol. Br/N. Dp. Br.
PRU SAR	<i>Prunus serrulata</i> 'Cokuzanji'	Sargent Cherry	Container	Matched with 1/2" Cal. min.
PRU YED	<i>Prunus yedoensis</i> 'Akabono'	Akabono Flowering Cherry	24" Box	
SHRUBS				
ACE CIR	<i>Acacia circinata</i>	Vine Maple	1 G.C.	Match SL/N.V.S.-45/50cm up.
AZA KUR	<i>Azalea kurume</i> 'Himezakura'	Kurume Azalea	5 G.C.	
AZA SHO	<i>Azalea kurume</i> 'Snow'	Kurume Azalea	5 G.C.	
SUR WO	<i>Sorbus japonica</i> 'Winter Gem'	Japanese Rowanwood	5 G.C.	F & B/B. Gr.
CAM SAS	<i>Camellia sasanqua</i> 'Satsugaki'	Camellia	5 G.C.	F & B/N. Dp. Br.
CAM WD	<i>Camellia sasanqua</i> 'White Dove'	Camellia	6 G.C.	
ODR S FD	<i>Ostrya strobilifera</i>	Hedgehog Dogwood	1 G.C.	
DEE BUC	<i>Dieteria buxifolia</i>	Fortnight Lily	1 G.C.	
MALE YED	<i>Maclura yedoensis</i>	Hardy Bamboo	5 G.C.	F & B
NEP OOR	<i>Nepenthes cordata</i>	Southern Sword Fern	1 G.C.	F & B
PHY NIG	<i>Phytolacca nigra</i> 'Nivosa'	Black Bamboo	5 G.C.	
PIT TEN	<i>Pittosporum tenuifolium</i>	H.C.N.	5 G.C.	
PIT CM	<i>Pittosporum tobira</i> 'Compacta'	Variegated Dwarf Tibbou	1 G.C.	
PIT VAR	<i>Pittosporum tobira</i> 'Variegata'	Tobira	5 G.C.	F & B/B. Gr.
PIT WD	<i>Pittosporum wheeleri</i> 'Dwarf'	Tobira	5 G.C.	F & B/B. Gr.
POL MUN	<i>Polystichum munroianum</i>	Western Sword Fern	1 G.C.	F & B
RB VIB	<i>Ribes viburnifolium</i>	Evergreen Currant	5 G.C.	
PERENNIALS/BIENNIALS				
ASP ELA	<i>Aspidistra elatior</i>	Cast-iron Plant	1 G.C.	
HEM APP	<i>Hemerocallis 'Apple Tart'</i>	Daylily, repeat bloom Daylily	B.R.	Double form, plant at 18" o.c. max.
RI PAC	<i>Ribes pacificum</i> 'Oval Hybrid'	Oxalis Iris	1 G.C.	
MIM CAR	<i>Mimulus cardinalis</i>	Scarlet Monkey Flower	1 G.C.	
MIM GUT	<i>Mimulus guttatus</i>	Monkey Flower	1 G.C.	
MIM RO	<i>Mimulus lewisii</i>	Deer Grass	1 G.C.	
PEN ALD	<i>Pennisetum alopecuroides</i>	Fourteen Grass	1 G.C.	
TIM JAS	<i>Trachelium japonicum</i>	Star Jasmine	1 G.C.	Plant at 2'-6" o.c.
WOO FM	<i>Woodsia limbata</i>	Swamp Chain Fern	1 G.C.	
GROUNDCOVERS				
COT MAN	<i>Cotoneaster horizontalis</i> 'Alma'	Chasteberry	1 G.C.	
JUN SJ	<i>Juniperus chinensis</i> 'Dau's Fireball'	Dau's Fireball Juniper	1 G.C.	Plant at 3' o.c.
VINES				
SOL JAS	<i>Solanum jasminoides</i>	White Potato Vine	5 G.C.	
WIS CH	<i>Wisteria chinensis</i>	Wisteria	5 G.C.	
EDGE/RUSH: FLOW-THROUGH PLANTERS				
CAR TEX	<i>Carex texensis</i>	Clarin Sedge	1 G.C.	Plant at 15" o.c.
CAR TIM	<i>Carex limicola</i>	Banksway Sedge	1 G.C.	Plant at 15" o.c.
JUN PAT	<i>Juncus patens</i>	Gray Rush	1 G.C.	Plant at 15" o.c.

NOTES:

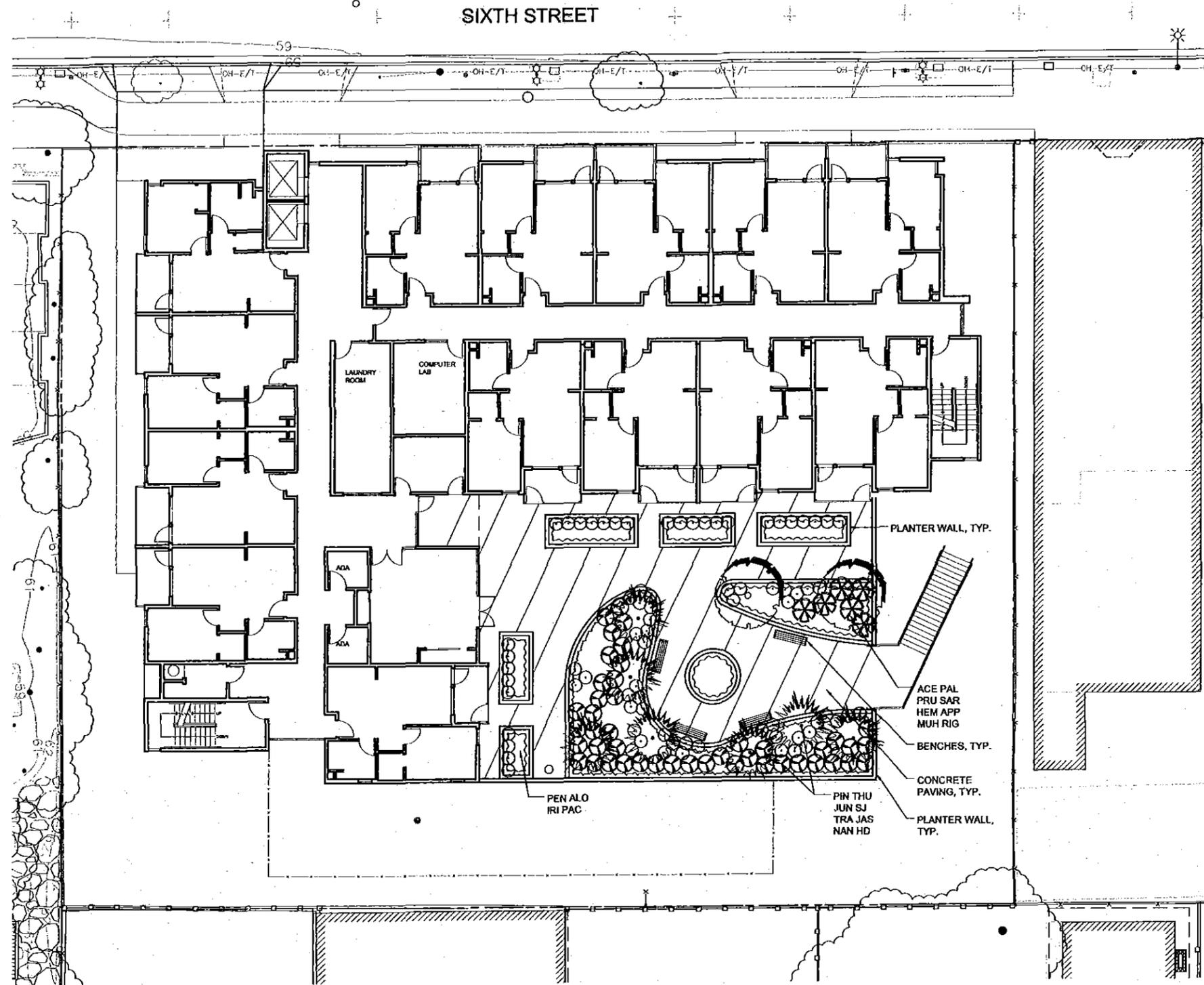
- See specifications for planting/irrigation for seasonal bulb and later installation.
- *Hemerocallis available only from Greenwood Daylilies, 9566 E. 7th #400, Long Beach, CA 90804, (562) 494-8944.
- Contractor to obtain planting permit for street trees from the city at 408/461-4000/277-3762; contact arborist for inspection prior to laying out location of street tree.

PLANT LIST ABBREVIATIONS:

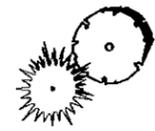
Note: This list together with the plant list prepared by Cottong & Taniguchi must accompany the contractor's nursery order(s).

SL: Single main, straight, dominant leader
 H.B.: High branched - lowest limbs held above football 6' min. for 24" box trees
 No Top: No topping or pruning of upper branches
 Br. Cr.: Branched to ground
 F & B: Full dense, bushy, vigorous plants, with young growth closely spaced on branches, no old woody plants.
 N.V.S.: 20 deg Narrow upright shape 30 degrees or less spread in branch/trunk structure
 N.V.S.-45 deg Narrow upright, wide shape 45 degrees or less spread in branch/trunk structure
 No. Whool: No clearly spaced whorled branches. Select even symmetrical branch distribution
 Match: Matched size, form, caliper, branching and color. Select from one lot, one grower, for guaranteed consistency through life of plants.
 In general plants within a group or area are to be matched, unless noted otherwise.

See Form:
 S.F.: Shrub Form
 N.F.: Narrow upright Form
 B.R.: Bare Root
 B & B: Balled and Burlap
 M.L.: M.L. standard
 Flat: Rooted cuttings from flats set on center distance specified in list. See groundcover/shrub o.c. planting detail for layout
 Cal: Caliper
 EV: E. virginian
 G.C.: Golden Green
 N.C.N.: No Common Name
 T.M.F.: Selected trailing forms for prostrate growth
 Veg. Gr.: Vegetative Growth
 Hed. F.: Hedge Form (Opposed)
 Stem up: Stem up in opposite trunk and lower branch pattern
 N. Dp. Br.: No long heavy drooping branches



LEGEND

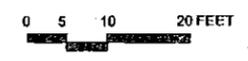
-  PROPOSED TREES
-  PROPOSED SHRUBS & GROUND COVER PLANTING
-  PLANTERS
-  BENCHES

NOTES:
1. SEE PLANT LIST & NOTES, SHEET 6.1

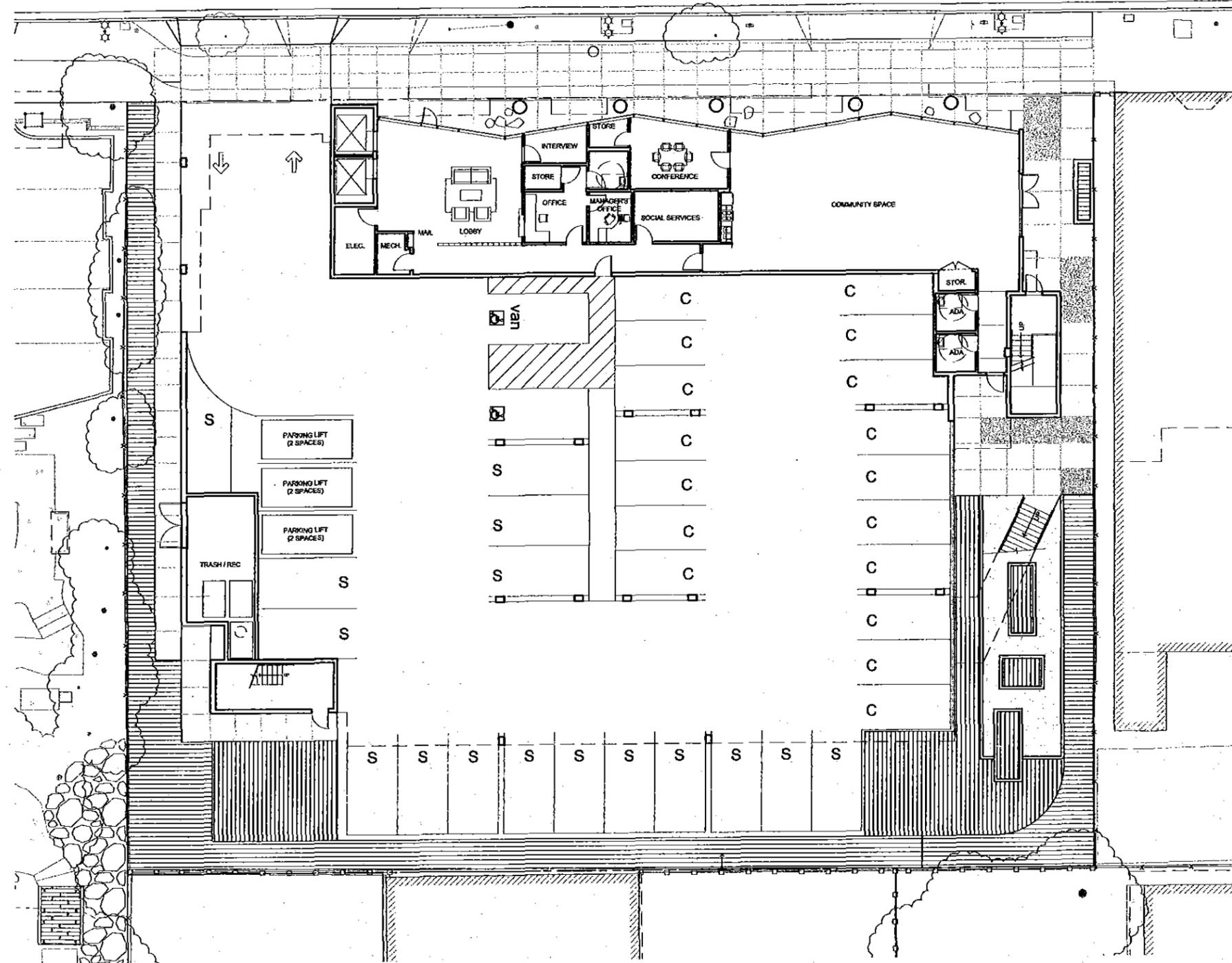
REVISIONS

RESPONSE TO CITY COMMENTS 4.08.08
RESPONSE TO CITY COMMENTS 6.06.08

Issued: 4/01/08
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Job: JAPANTOWN
Sheet



SIXTH STREET



LEGEND

- LOW WATER USE
- MEDIUM WATER USE
- HIGH WATER USE

CONCEPTUAL IRRIGATION STATEMENT

- 1 Irrigation design shall be zoned for 1) turf and annuals and other moderate to higher water use plant materials; 2) groundcovers, and 3) native and water conserving plant materials.
- 2 Irrigation design shall also be zoned for micro climates including cool, shaded and protected areas, as well as hot, sunny and windy areas. Separate sprinkler valves for watering top, middle, and toe of slopes.
- 3 Part shade areas include moderate water use areas having morning and/or afternoon shade.
- 4 Cool and full shady areas include low water use areas for plants requiring little or no irrigation water and/or locations that will provide moist conditions.
- 5 Layout shall be designed for minimum runoff and overspray onto non-landscaped areas
- 6 Low volume sprinklers shall be used wherever possible with head to head coverage.
- 7 Drip emitter or bubbler irrigation shall be utilized at trees to promote deep watering wherever possible.
- 8 Drip irrigation shall be utilized at non-traffic or isolated planting areas to decrease the possibility of vandalism to the micro-tubing.
- 9 The irrigation controller shall have ample capacity in terms of programs and cycles that will match the complexity of the landscape plan for more efficient watering. For example, the controller shall have the ability to have multiple cycles to permit a number of short duration waterings that will allow water to soak into the soil rather than run off.
- 10 Individual bubblers or drip emitters shall be utilized to isolate water for plant materials and eliminate watering of "bare ground."

STANDARDS FOR IRRIGATION EQUIPMENT

- 1 Mainlines shall be 1120 pvc-schedule 40 for pipe size 1 1/2" and smaller, 1120 pvc-class 315 for pipe sizes 2" and 2 1/2", bell and ring pvc-class 160 for pipe sizes 3" and larger.
- 2 Lateral lines shall be 1120 pvc-class 200.
- 3 Depth of mainline: 24" of cover
Depth of lateral line: 18" of cover
Depth of pipe under paving: 24" of cover encased in a sleeve
- 4 Backflow preventer shall be a type approved by and installed per local codes.
- 5 Sprinklers shall have matched precipitation rates within each control valve circuit.
- 6 Precipitation rates for sprinklers shall match soil absorption rate.
- 7 Sprinklers shall have pressure compensating feature whenever possible to prevent fogging and misting and to prevent wind drift.
- 8 Sprinkler circuit shall have a check valve installed where necessary to minimize or prevent low head drainage.
- 9 Rain sensing override devices shall be installed with controller.

JJK



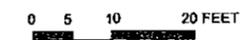
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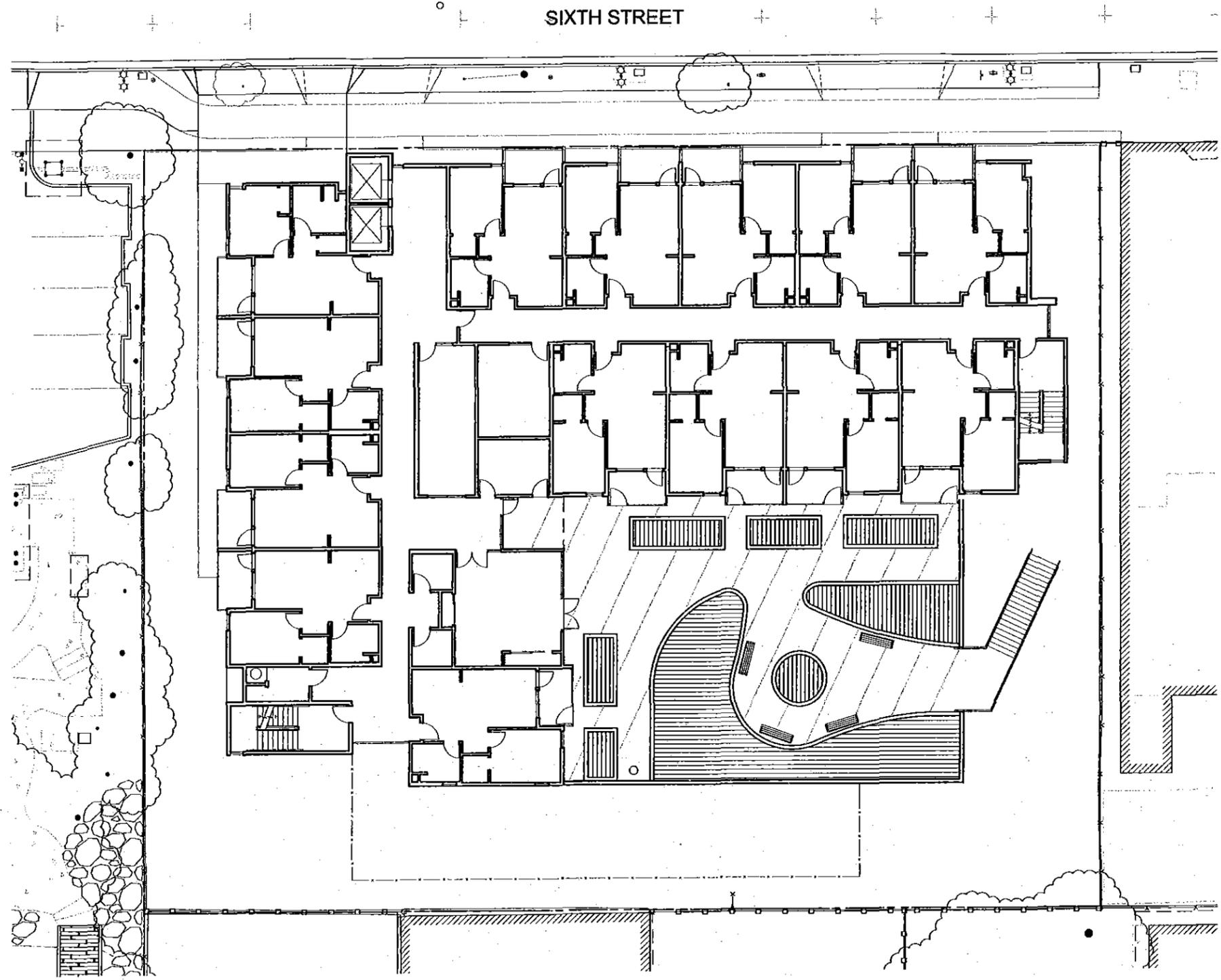
REVISIONS
 RESPONSE TO CITY COMMENTS 4.09.06
 RESPONSE TO CITY COMMENTS 6.06.06

ZONAL IRRIGATION PLAN
 STREET LEVEL
 GENERAL DEVELOPMENT PLAN EXHIBIT C

Issued: 4/1/06
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 Job: JAPTANTOWN
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LEGEND

-  LOW WATER USE
-  MEDIUM WATER USE
-  HIGH WATER USE

NOTES:
1. SEE IRRIGATION NOTES, SHEET 7.1

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