

STAFF REPORT
PLANNING COMMISSION

FILE NO.: PDC08-038

Submitted: 07/01/08

PROJECT DESCRIPTION: Planned Development Rezoning from R-1-8 Residence Zoning District to A(PD) Planned Development Zoning District to allow up to 84 affordable attached residential units on a 1.92 gross acres site.

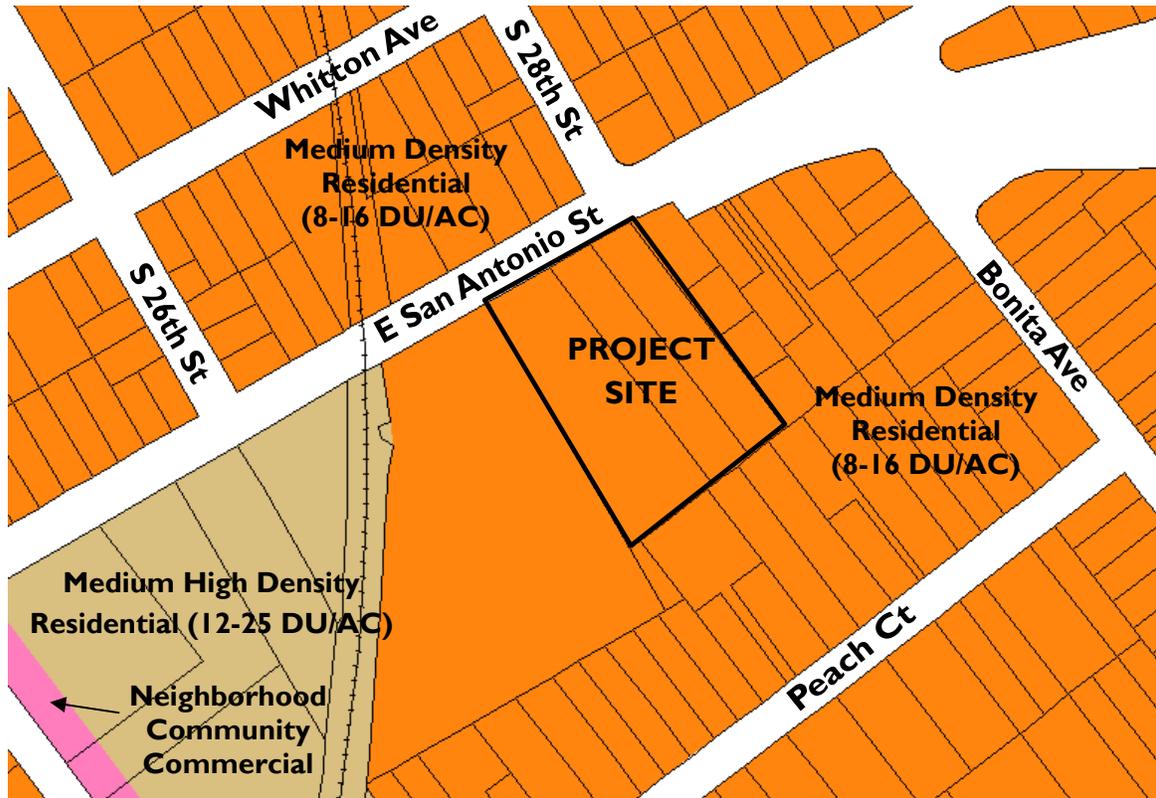
LOCATION: South side of E. San Antonio Street approximately 950 feet east of S. 24th Street.

Existing Zoning	R-1-8 Single Family
Proposed Zoning	A(PD) Planned Development
General Plan	MDR (8-16 DU/AC)
Council District	3
Annexation Date	07/27/1981
SNI	Five Wounds/Brookwood Terrace
Historic Resource	No
Redevelopment Area	Yes
Specific Plan	N/A

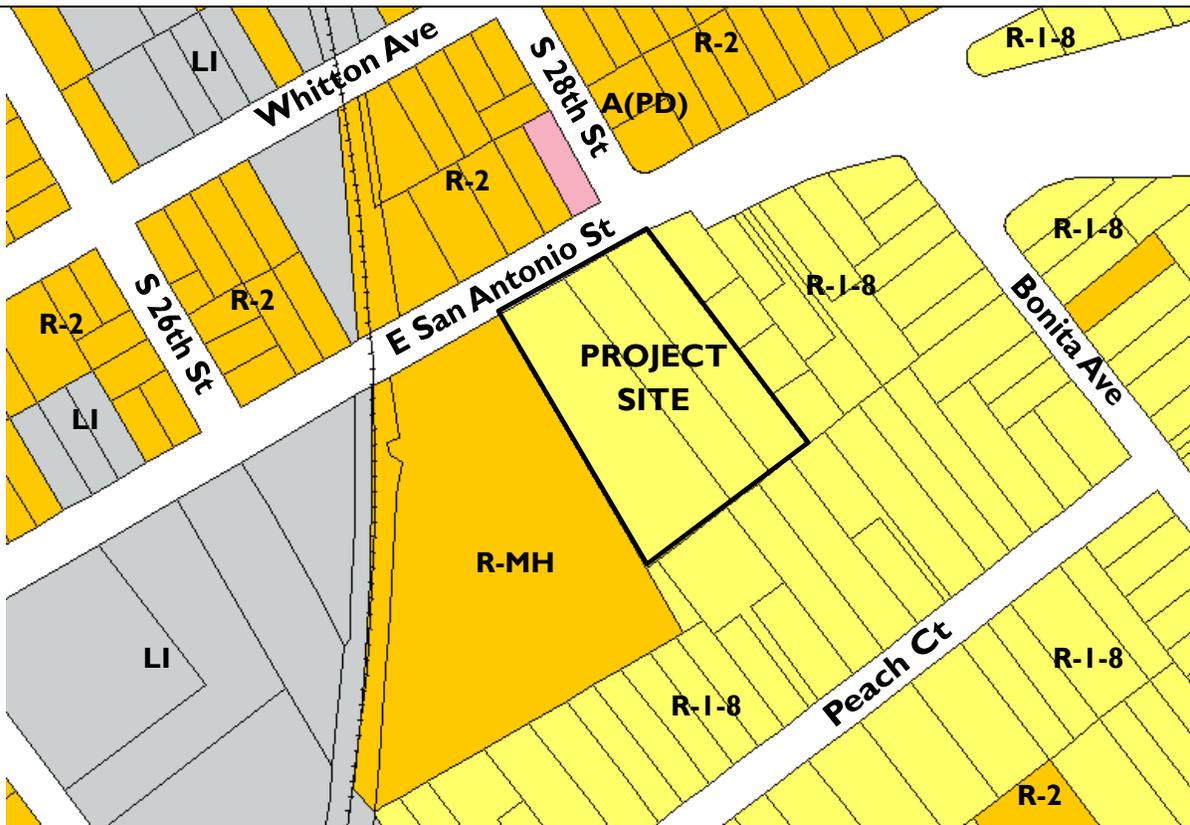
Aerial Map



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 Housing Major Strategy.
2. The project is proposed to be 100% affordable and is consistent with the “Location of Projects Proposing 100% Affordable Housing” General Plan Discretionary Alternate Use Policy.
3. The proposed project is in conformance with the Residential Design Guidelines through its site and architectural design.
4. The proposed project, 84 attached residences, is compatible with surrounding single-family residential, multi-family residential, and commercial land uses.

BACKGROUND & DESCRIPTION

On July 1, 2008, the applicant, ROEM Development Corporation, filed a Planned Development Rezoning to allow up to 84 affordable attached residential units on a 1.92 gross acres site, on the south side of East San Antonio Street, approximately 950 feet east of South 24th Street. A Planned Development Rezoning is required because the developer proposes to subdivide and develop the property in a configuration that is not supported in a conventional residential zoning district. Specifically, the project proposes a multi-family project on a podium with smaller setbacks than are supported by the R-M Multiple Residence Zoning District. The project proposes one-, two-, and three-bedroom rental units.

ANALYSIS

The proposed Planned Development Rezoning would facilitate development of an underutilized infill parcel into 84 affordable attached residential units. The primary issues associated with the proposed project are conformance with the San José 2020 General Plan, compliance with the California Environmental Quality Act (CEQA), and neighborhood compatibility conformance with regards to, setbacks, open space, and parking. The applicant has worked diligently with staff to modify the site layout to address staff concerns throughout the process, and staff notes below how each of these criteria are addressed in the proposed project.

General Plan Conformance

The San José 2020 General Plan includes several Discretionary Alternate Use Policies to encourage development that meets the intent of the General Plan Major Strategies but may not specifically fall into the use category or density range proscribed by the specific land use designation. This site has a designation of Medium Density Residential (8-16 DU/AC) on the adopted San José 2020 General Plan Land Use/Transportation Diagram, which would yield approximately 30 dwelling units. The residential density associated with this application is 43.75 DU/AC, which exceeds the range of the existing land use designation.

The proposed project is 100 % affordable, and therefore may be determined to be in conformance with the General Plan under the “Location of Projects Proposing 100% Affordable Housing” General Plan Discretionary Alternate Use Policy. This Policy allows flexibility in the use and density of the existing General Plan designation on parcels where 100% affordable projects are proposed, so long as the proposed project is designed in such a way as to be compatible with the surrounding neighborhood. Staff believes the

proposed project will be compatible with the existing neighborhood because of site design and setbacks incorporated into the project. Neighborhood compatibility is further discussed in the Analysis section of this report.

The project furthers the San José 2020 General Plan Housing Major Strategy in that it provides high-density, affordable housing on an infill parcel. The project proposes efficient use of land and would provide housing for lower income families where urban services already exist.

Environmental Review

Planning staff prepared an Initial Study for the proposed project. The Initial Study concluded that the proposed project could have significant effects on the environment, which would be reduced to a less than significant level by mitigation measures that the applicant has agreed to implement. A draft Mitigated Negative Declaration (MND) has been circulated for public comment.

The environmental issues addressed in the initial study and Draft MND include (1) air quality, (2) hazardous materials, (3) noise, (4) traffic, and (5) historic. As described in the MND, the project is required to incorporate specific measures to prevent dust emissions from the site during construction. Also, the project will be required to sample the soil where vehicle storage has occurred to ensure that no hazardous chemicals have been introduced into the soil. The project will also be required to incorporate mitigation to ensure that the project meets the City's Noise policies, and that all residences would not be exposed to interior noise in excess of 45 DNL. Also, to improve traffic circulation, the project will be required to restrict parking along the street frontage to allow adequate line of sight distance for vehicles. As described below in the *Neighborhood Compatibility* section, the existing on-site structures were evaluated for historic significance in accordance with the City's criteria and did not receive sufficient ratings to be considered for inclusion on the San José Historic Resources Inventory.

The applicant prepared a tree survey and indicated that Ordinance-sized trees would be removed as part of the project. All trees removed for development must be mitigated at the ratios indicated in the adopted MND.

The public review period for the Draft MND began on October 29, 2008 and will end on November 18, 2008. The Initial Study and MND are available for review on the City website at: <http://www.sanJoseca.gov/planning/eir/MND.asp>. The Director intends to adopt the MND on November 18, 2008. No public comments have been received on the environmental process for this project to date.

Neighborhood Compatibility

The site is currently developed with three single-family houses and associated outbuildings. The lot has also been used as a storage facility for inoperable vehicles, with over 140 vehicles stored there at once. The three single-family homes all have construction dates before 1963, which meet the city's threshold for historic review. Historic reports were prepared for each of the houses, and all of the houses were found not to be historically significant.

The project is surrounded by single-family residential on the east, commercial and multi-family residential on the north, single-family on the south, and mobile homes on the west. As the project site is very deep, measuring more than 339 feet in length, it shares an easterly property line with four single-family homes, which are arranged in a four-lot flag configuration and accessed by one driveway which runs on the other side of the project site's eastern property line.

Setbacks/Height

For podium cluster development, the Residential Design Guidelines recommend first and second story setbacks that match the adjacent uses when the project is surrounded by single-family or multi-family. Along the eastern property line, the existing single-family houses are located a minimum of 15 feet, and a maximum of 25 feet, from the shared property line. In addition, the single-family residences are separated from the proposed project by the existing driveway access to the homes, which is approximately ten feet wide. No private open space for the homes exists adjacent to the project site. The first two stories of the proposed project are set back a minimum of 31 feet from the eastern property line. Therefore, the proposed project meets the Guideline for side setback on the first two stories.

The Guidelines also state that the third story should be set back two feet for every one foot of building height. As the building height is 40 feet, this guideline would suggest an 80 foot setback from the single-family residences to the east. The project provides a 42-foot setback to the third story (a ten-foot step back from the lower floors) along the eastern property line. While this is less than the setback recommended by the Guidelines, the project has been designed in such a way as to minimize the massing and privacy impacts that are potential from the interface of single-family to a larger, multi-family structure. The intent of the Residential Design Guidelines is to limit the sightlines to the third story from and to reduce massing impacts to the adjacent single-family. The proposed project is designed with a flat roof to minimize the overall height, and the third floor steps back ten feet from the lower stories in order to move as much of the building away from the adjacent single-family residences as possible. In addition, the building was designed in the "E" configuration so that the single-family residences to the east would experience the least massing possible. In the current design, the project only presents three sections, each of them about 55 feet long, to the eastern side of the property. Utilizing this design, Planning staff believes that the proposed 42-foot setback meets the intent of the Guidelines.

The project currently provides an 18-foot setback to the porches in the front, and 20 feet to the living area along E. San Antonio Street. The block average on E. San Antonio Street is approximately 15 feet. Planning staff recommends a 15-foot front setback as the development standard for this site to maintain flexibility for the Planned Development Permit. To allow architectural flexibility while respecting the smaller scale of the surrounding built environment, Planning staff is recommending that at least 50% of the third story massing maintain a minimum 18-foot setback. The conceptual elevations show how this can be accomplished.

The project currently proposes a side setback of at least 30 feet along the west side, the property line that is currently shared with a mobile home park. Similar to the proposed front elevation of the building, the west side of the building introduces significant variation and changes in plane, which diminish the overall massing that the proposed project presents to the adjacent mobile homes. While the minimum proposed setback on this elevation is 30 feet, the setback increases to 33 feet as the building continues south. Also, articulation of the building increases the setback up to ten feet (to 40 feet and 43 feet, respectively) in some areas. The third story of this elevation is not set back from the lower stories, but much of the building that extends closest to the western property line is private open space in the form of balconies. These balcony sections have the appearance of two-story elements, as they have no roof above them.

The adjacent mobile homes are irregularly distributed on the site, but most of those along the eastern side of the site are within 10 feet of the shared property line. The Residential Design Guidelines recommend that the side setback of the proposed project match the setbacks of existing adjacent mobile home development. However, Planning staff felt that, given the scale of this project, a 10-foot setback was not appropriate, and requested that the applicant increase the setback to lessen the impacts of the new

development on the adjacent mobile home park. Planning staff believes that the proposed 30-foot setback is sufficient to address the compatibility issues between the proposed development and the adjacent mobile homes. Therefore, the proposed project exceeds the Residential Design Guidelines' recommendation for the side setback along the western property line.

For residential projects adjacent to single-family and two-family rear yards, the Residential Design Guidelines recommend that the first two stories of new projects should maintain a 20-foot setback, and that the third story be set back two feet for every one foot of building height. Along the rear property line, the project proposes a minimum setback of 30 feet, which increases to the east along the rear property line to 49 feet due to the irregular shape of the lot. Therefore, the project exceeds the recommendation of the Residential Design Guidelines for the first two stories.

As the proposed height at this interface is 40 feet, the Guidelines would recommend an 80-foot setback for the third story. The lot backs up to single-family and two-family homes on very deep lots, some measuring in excess of 300 feet deep. Currently, no single-family residential structures exist within 50 feet of the rear property lines of these lots, and the Zoning Ordinance would only support construction of new accessory structures or garages in this location. Because of the depth of these lots, the nearest residential structure would be separated from the proposed project by more than 80 feet. At the minimum setback of 30 feet for the proposed project, the nearest structure on the adjacent lot is 220 feet away. Additionally, the General Plan calls for increased density on these parcels and the General Plan does not envision that parcels this deep would remain as single-family lots in the future. For these reasons, Planning staff is comfortable with the proposed rear setback of 30 feet.

As described above, Planning staff recommends setbacks of 15 feet in the front with a minimum of 50% of the third story at a minimum setback of 18 feet, 31 feet to the first and second stories, and 42 feet to the third story to the east, 30 feet to the west with a minimum of 10% of the building at a minimum setback of 40 feet, and 30 feet in the rear. These proposed setbacks meet the intent of the Residential Design Guidelines.

The proposed maximum building height is 40 feet. The maximum height for this site, as set out in the Urban Design section of the San José 2020 General Plan, is 50 feet. A two-story portion, measuring 31 feet in height, is also proposed along the eastern side of the building as a buffer from the single-family portion. With the variations in massing and step backs incorporated for the third story, Planning staff is able to recommend this height as appropriate for the neighborhood and consistent with the General Plan height requirements.

Parking

For parking provided in an open configuration, the Residential Design Guidelines recommend 1.5 parking spaces for one-bedroom units, 1.8 spaces for two-bedroom units, and 2.0 spaces for three-bedroom units. The proposed development would include 18 one-bedroom, 51 two-bedroom and 15 three-bedroom units, for a total parking requirement of 148.8 spaces. The project proposed a subterranean garage with 149 parking spaces, meeting this criterion.

Staff also recommends a development standard requiring the project to meet the Zoning Ordinance bicycle parking ratio, which is one bicycle space per four units, or 21 bicycle spaces. Bicycle parking is not currently shown on the plans.

Open Space

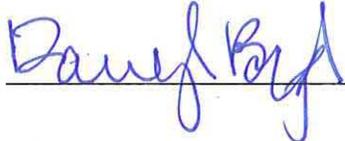
For podium cluster development, the Residential Design Guidelines recommend 60 square feet of private open space and 100 square feet of common open space per unit. The current proposal includes private balconies for each unit of approximately 60 square feet per unit, and approximately 345 square feet of common open space per unit, both in common courtyards and interior community spaces, as well as a walkway and exercise area surrounding the project. Planning staff recommends a development standard of 60 square feet per unit of private open space, and 100 square feet per unit of common open space, consistent with the Residential Design Guidelines.

PUBLIC OUTREACH

Consistent with the City Council Public Outreach Policy, a sign was posted on-site to notify neighbors of the proposed development. On August 26, 2008, the project was presented as an agenda item at the Five Wounds/Brookwood Terrace monthly meeting. Approximately 25 members of the community were in attendance. Community members were concerned with parking and traffic on a neighborhood level. The neighbors also expressed concerns about safety and gang violence. They also expressed their appreciation that someone would be redeveloping the site, and requested that the site be secured and demolished as quickly as possible to eliminate the vandalism and other negative impacts to the neighborhood.

Staff responded that the applicant's proposal meets the parking requirement of the Zoning Ordinance, and that traffic would be analyzed at a project level during the review of the project. The applicant has worked with staff to incorporate staff and community comments in order to expedite the process and assist with the security of the site as quickly as possible. Revisions to the massing of the project have been sent to the neighborhood for review through the SNI leaders, and no comments were received prior to this report. An oral report will be given at the Planning Commission hearing if further correspondence is received. Staff shares concerns about the site being an attractive nuisance and will work with the applicant for expeditious site clearance subsequent to City Council approval of the proposed rezoning.

The project was also published in a local newspaper, the Post Record. This staff report is also posted on the City's Website. Staff has been available to respond to questions from the public. A notice of this Planning Commission public hearing and subsequent City Council hearing was mailed to the owners and tenants of all properties located within 1,000 feet of the project site.

Project Manager: Licinia McMorrow **Approved by:**  **Date:** 11/12/08

Owner/Applicant: Jim Rendler ROEM Development Corp. 1650 Lafayette Street Santa Clara, CA 95050	Attachments: Development Standards Mitigated Negative Declaration Final Public Works Memo Reduced Plan Set
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PDC08-038
San Antonio Apartments

General Development Standards

Permitted Use

Up to 84 affordable multi-family attached residential units. Affordability requirement shall be defined as a formal agreement with the property owner and the San Jose Housing Department for income-restricted affordable housing, or like mechanism.

Maximum Building Height/Stories

40 feet maximum height from grade/3 stories

Setbacks

Front: To Living Area: 15 feet

To Porch: 13 feet

A minimum of 50% of the 3rd story portion of the building must be setback a minimum of 3 feet behind the setback line of the 2nd story.

Rear: 30 feet

Eastern Side: 1st and 2nd stories: 31 feet

3rd story: 42 feet

Western Side: 30 feet

At least 10% of the western building elevation must be set back a minimum of 10 feet behind the minimum westerly setback of the building.

Required Parking

Vehicular parking is required per Zoning Ordinance Table 20-200. Bicycle parking is required at a ratio of one (1) bicycle space per four (4) residential units.

Minimum Open Space

Private: 60 square feet per unit

Common: 100 square feet per unit of usable open space

General Notes

Water Pollution Control Plant Notice

Pursuant to part 2.75 of chapter 15.12 of the San José Municipal Code, no vested right to a building permit shall accrue as the result of the granting of any land development approvals and applications when and if the city manager makes a determination that the cumulative sewage treatment demand on the San José – Santa Clara water plant will cause the total sewage treatment demand to meet or exceed the capacity of the San José – Santa Clara water pollution control plant to treat such sewage adequately and within the discharge standards imposed on the city by the state of California regional water control board for the San Francisco Bay region. Substantive conditions designed to decrease

sanitary sewage associated with any land use approval may be imposed by the approving authority.

Street Trees

The Public right-of-way shall be planted with street trees as directed by the City Arborist.

Private Infrastructure Standards

Private Infrastructure standards will meet or exceed Public Improvement standards.

Post-Construction Storm Water Treatment Controls

The city's national pollutant discharge system (NPDES) permit compliance requires this project to incorporate post-construction mitigation measures to control the discharge of pollutants into the storm drainage system to the maximum extent practical. Planned development permit plans for this project shall include design details of all post construction storm water treatment controls proposed for the project to the satisfaction of the director of planning.

Park Impact Fees & Parkland Dedication Ordinance

The applicant shall comply with the requirements of the Park Impact Ordinances, pursuant to Ordinance 24172 (Chapter 14.25 of Title 14 of the San José, Municipal Code) and the project shall comply with the Parkland Dedication Ordinance.

Standard Environmental Measures

AESTHETICS

Standard Measures: The proposed project would implement the following standard measures:

- Design of the project shall conform to the City's Residential Design Guidelines.
- Lighting on the site shall conform to the City's Outdoor Lighting Policy (4-3).

AIR QUALITY

Mitigation Measures: The following mitigation measures will be implemented by proposed project during all phases of construction to prevent visible dust emissions from leaving the site:

- Water all active construction areas at least twice daily and more often during windy periods to prevent visible dust from leaving the site; active areas adjacent to existing land uses shall be kept damp at all times, or shall be treated with non-toxic stabilizers or dust palliatives.
- Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two (2) feet of freeboard.
- Pave, apply water at least three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.
- Sweep daily (or more often if necessary) to prevent visible dust from leaving the site (preferably 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, or more often if necessary (preferably with water sweepers) if visible soil material is carried onto adjacent public streets.
- Install wheel washers for all existing trucks, or wash off the tires or tracks of all trucks and equipment leaving the site.
- Install wind breaks, or plant trees/ vegetative wind breaks at windward side(s) of construction areas.
- Suspend excavation and grading activities when winds instantaneous gusts exceed 25 mph.
- Limit the area subject to excavation grading, and other construction activity at any one time.

BIOLOGICAL RESOURCES

Mitigation Measures: The following mitigation measures will be implemented by the project to reduce impacts to nesting raptors and pallid bat and/or Townsend's big-eared bat to a less than significant level:

Raptors

If possible, construction should be scheduled between October and December (inclusive) to avoid the raptor nesting season. If this is not possible, pre-construction surveys for nesting raptors shall be completed by a qualified ornithologist to identify active raptor nests that may be disturbed during project implementation. Between January and April (inclusive) pre-construction surveys shall be completed no more than 14 days prior to the initiation of construction activities or tree relocation or removal. Between May and August (inclusive), pre-construction surveys shall be completed no more than thirty (30) days prior to the initiation of these activities. The surveying ornithologist shall inspect all trees in and immediately adjacent to the construction area for raptor nests. If an active raptor nest is found in or close enough to the construction area to be disturbed by project construction, the ornithologist shall, in consultation with the State of California, Department of Fish & Game (CDFG), designate a construction-free buffer zone (typically 250 feet) around the nest. The applicant shall submit a report to the City's Environmental Principal Planner indicating the results of the survey and any designated buffer zones to the satisfaction of the Director of Planning prior to the issuance of any grading or building permit.

Bats

Surveys for roosting bats shall be completed by a qualified biologist no more than thirty (30) days prior to any building demolition or removal, construction activities or oak tree relocation and/or removal. If a female or maternity colony of bats is found on the project site, and the project can be constructed without disturbance to the roosting colony, a bat biologist shall designate buffer zones (both physical and temporal) as necessary to ensure the continued success of the colony. Buffer zones may include a 200-foot buffer zone from the roost and/or timing of the construction activities outside the maternity roosting season (after July 31 and before March 1). If an active nursery roost is known to occur on the site and the project cannot be constructed outside of the maternity roosting season, bats may be excluded after July 31 and before March 1 to prevent the formation of maternity colonies. This exclusion shall occur under the direction of a bat biologist, by sealing openings and providing bats with one-way exclusion doors. In order to avoid excluding all potential maternity roosting habitat simultaneously, alternative roosting

habitat, as determined by the bat biologist, shall be in place at least one summer season prior to the exclusion. Bat roosts shall be monitored as determined necessary by a qualified bat biologist, and the removal or displacement of bats shall be performed in conformance with the requirements of the CDFG. A biologist report outlining the results of pre-construction surveys and any recommended buffer zones or other mitigation shall be submitted to the satisfaction of the City's Environmental Principal Planner prior to the issuance of any grading, building, or tree removal permit.

Standard Measures: The following standard measures will be implemented by the proposed project to reduce impacts to trees:

- All trees that are to be removed shall be replaced at the ratios specified in Table 4.4-1:

TABLE 4.4-1 TREE REPLACEMENT RATIOS				
Diameter of Tree to be Removed	Type of Tree to be Removed			Minimum Size of Each Replacement Tree
	Native	Non-Native	Orchard	
18 inches or greater	5:1	4:1	3:1	24-inch box
12 - 18 inches	3:1	2:1	none	24-inch box
less than 12 inches	1:1	1:1	none	15-gallon container

- In the event the project site does not have sufficient area to accommodate the required tree mitigation, one or more of the following measures shall be implemented by the project, to the satisfaction of the Director of Planning, Building, and Code Enforcement:

The size of a 15-gallon replacement tree can be increased to 24-inch box and count as two replacement trees.

- An alternative site(s) will be identified for additional tree planting. Alternative sites may include local parks or schools or installation of trees on adjacent properties for screening purposes to the satisfaction of the Director of the Department of Planning, Building, and Code Enforcement. Contact Todd Capurso, PRNS Landscape Maintenance Manager, at 277-2733 or todd.capurso@sanjoseca.gov for specific park locations in need of trees.
- A donation of \$300 per mitigation tree to Our City Forest for in-lieu off-site tree planting in the community. These funds will be used for tree planting and maintenance of planted trees for approximately three years. Contact Rhonda Berry, Our City Forest, at (408) 998-7337 x106 to make a donation. A

donation receipt for off-site tree planting shall be provided to the Planning Project Manager prior to starting construction.

CULTURAL RESOURCES

The following mitigation measures will be implemented by the project to reduce impacts to archaeological resources:

- A qualified archaeologist shall be retained to monitor site clearing and initial site grading and trenching until the archaeologist is satisfied that there is no further potential for the discovery of potentially significant archaeological materials and/or human remains.
- If no resources are discovered, the archaeologist shall submit a report to the City's Environmental Principal Planner verifying that the required monitoring occurred and that no further mitigation is necessary.
- In the event that any potentially significant archaeological materials are encountered, work should be halted inside the zone designated by a qualified archaeologist until a plan for the evaluation of the resource has been submitted to the City's Environmental Principal Planner by the project archaeologist.
- If evaluation demonstrates California Register of Historic Resources (CRHR) eligibility, a plan for mitigation of impacts to the resource shall be submitted to the City's Environmental Principal Planner by the project archaeologist before construction related earthmoving is allowed to recommence inside the zone designated as archaeologically sensitive. Mitigation can take the form of additional data retrieval through hand excavation coupled with archaeological monitoring to insure that all significant archaeological materials and/or other forms of information are retrieved and/or removed for analysis.
- In the event that human remains and/or cultural materials are found, all project-related construction shall cease within a 50-foot radius in order to proceed with the testing and mitigation measures required. Pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.94 of the Public Resources Code of the State of California:
 - In the event of the discovery of human remains during construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The Santa Clara County Coroner shall be notified and shall make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his authority, he shall notify the Native American Heritage Commission who shall attempt to identify descendants of the deceased Native American. If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this State law, then the land owner shall re-enter the

human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance.

- A final report shall be submitted to the City's Environmental Principal Planner prior to release of a Certificate of Occupancy. This report shall contain a description of the mitigation programs and its results including a description of the monitoring and testing program, a list of the resources found, a summary of the resources analysis methodology and conclusions, and a description of the disposition/curation of the resources. The report shall verify completion of the mitigation program to the satisfaction of the City's Environmental Principal Planner.

GEOLOGY AND SOILS

Standard Measures: The following standard measure will be implemented by the project to reduce seismic-related impacts:

- The proposed project shall be designed and constructed in conformance with the Uniform Building Code guidelines for Seismic Zone 4 to avoid or minimize potential damage from seismic shaking.
- The soil engineering report prepared for the project site shall be subject to the review and approval of the City Geologist, prior to issuance of a grading permit or Public Works Clearance for the site. The investigation should be consistent with the guidelines published by the State of California (CDMG Special Publication 117) and the Southern California Earthquake Center ("SCEC" report). Project construction shall follow the recommendations of the soil engineering report.

HAZARDS AND HAZARDOUS MATERIALS

Standard Measures: The project includes the following standard measures to reduce impacts related to ACMs, lead-based paint, and PCB containing ballasts:

- In conformance with state and local laws, a visual inspection/pre-demolition survey, and possible sampling, shall be completed prior to the demolition of the buildings to determine the presence of ACMs, lead-based paint and/or PCB containing ballasts.
- All PCB containing ballasts shall be removed and disposed of in accordance with state and local laws.
- All potentially friable asbestos-containing materials shall be removed in accordance with National Emissions Standards for Hazardous Air Pollutants (NESHAP) guidelines prior to building demolition or renovation that may disturb the materials.
- All demolition activities will be undertaken in accordance with Cal/OSHA standards, contained in Title 8 of the California Code of Regulations (CCR), Section 1529, to protect workers from exposure to asbestos. Materials containing more than one percent asbestos are also subject to Bay Area Air Quality Management District (BAAQMD) regulations.

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

Mitigation Measures: The following measures are included in the proposed project to avoid hazardous material impacts:

- The motor vehicles, related body and motor parts, tires, rubbish, paint, batteries, oil, gas cylinders, and other items shall be cleared from the site and disposed in accordance with state and federal regulations by a qualified contractor.
- Any unknown fluids on the site shall be sampled, analyzed and disposed in accordance with state and federal regulations by a qualified contractor.
- Prior to approval of a Planned Development Permit, a soil sampling analysis shall be prepared by a qualified hazardous materials consultant on the portions of the site where vehicle storage occurred to determine if any contamination exists on the project site. If contaminated soil is found, additional soil samples will be collected to determine the full extent (width and depth) of the contamination. If no contamination is found, no further action is required.
- Results of the soil sampling test shall be submitted to the Planning Division prior to approval of the Planned Development Permit and appropriate measures to address any contamination shall be approved by the City of San Jose and be included as part of the project scope.
- Should any contaminated soil or groundwater be encountered during excavation or grading, construction/grading within 50 feet shall cease, a qualified environmental consultant shall be contacted to evaluate the contamination, and the consultant shall present their findings/test results to the City Planning Division. The Planning Division will consult with the appropriate agencies/divisions and require mitigation measures as appropriate.

HYDROLOGY & WATER QUALITY

Standard Measures: Implementation of the following measures, consistent with NPDES Permit and City Policy requirements, will reduce potential construction impacts to surface water quality to less than significant levels. The ongoing maintenance of the post-construction water quality control measures (e.g., cleaning vegetative swales) will be the responsibility of the project.

Construction Measures

- Prior to the commencement of any clearing, grading or excavation, the project shall comply with the State Water Resources Control Board's National Pollutant Discharge

Elimination System (NPDES) General Construction Activities Permit, to the satisfaction of the Director of Public Works, as follows:

- The applicant shall develop, implement and maintain a Storm Water Pollution Prevention Plan (SWPPP) to control the discharge of stormwater pollutants including sediments associated with construction activities.
 - The applicant shall file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB).
- The project shall incorporate Best Management Practices (BMPs) into the project to control the discharge of stormwater pollutants including sediments associated with construction activities. Examples of BMPs are contained in the publication Blueprint for a Clean Bay. Prior to the issuance of a grading permit, the applicant may be required to submit an Erosion Control Plan to the City Project Engineer, Department of Public Works, 200 E. Santa Clara Street, San Jose, California 95113. The Erosion Control Plan may include BMPs as specified in ABAG's Manual of Standards Erosion & Sediment Control Measures for reducing impacts on the City's storm drainage system from construction activities. For additional information about the Erosion Control Plan, the NPDES Permit requirements or the documents mentioned above, please call the Department of Public Works at (408) 535-8300.
 - The project applicant shall comply with the City of San Jose Grading Ordinance, including erosion and dust control during site preparation and with the City of San Jose Zoning Ordinance requirements for keeping adjacent streets free of dirt and mud during construction. The following specific BMPs will be implemented to prevent stormwater pollution and minimize potential sedimentation during construction:
 - Restriction of grading to the dry season (April 15 through October 15) or meet City requirements for grading during the rainy season.
 - Utilize on-site sediment control BMPs to retain sediment on the project site.
 - Utilize stabilized construction entrances and/or wash racks.
 - Implement damp street sweeping.
 - Provide temporary cover of disturbed surfaces to help control erosion during construction.
 - Provide permanent cover to stabilize the disturbed surfaces after construction has been completed.

Post-Construction Measures

- Prior to the issuance of a Planned Development Permit, the applicant must provide details of specific Best Management Practices (BMPs), including, but not limited to, bioswales, disconnected downspouts, landscaping to reduce impervious surface area, and inlets stenciled "No Dumping – Flows to Bay" to the satisfaction of the Director of Planning, Building and Code Enforcement.

- The project shall comply with Provision C.3 of NPDES permit Number CAS0299718, which provides enhanced performance standards for the management of stormwater of new development.
- The project shall comply with applicable provisions of the following City Policies – 1) Post-Construction Urban Runoff Management Policy (6-29) which establishes guidelines and minimum BMPs for all projects and 2) Post-Construction Hydromodification Management Policy (8-14) which provides for numerically sized (or hydraulically sized) TCMs.

NOISE

Standard Measure: The following standard measures will be implemented by the proposed project to reduce short-term construction noise impacts to a less than significant level:

- Post-construction mechanical equipment shall conform to the City's General Plan limitation of 55 DNL at residential property lines.
- Construction will be limited to the hours of 7:00 AM to 7:00 PM Monday through Friday for any on-site or off-site work within 500 feet of any residential unit. Weekend construction hours, including staging of vehicles, equipment and construction materials, shall be limited to Saturdays between the hours of 9:00 AM to 5:00 PM. Permitted work activities shall be conducted exclusively within the interior of enclosed building structures provided that such activities are inaudible to existing adjacent residential uses. Exterior generators, water pumps, compressors and idling trucks are not permitted. The developer shall be responsible for educating all contractors and subcontractors of said construction restrictions. Rules and regulation pertaining to all construction activities and limitations, along with the name and telephone number of a developer appointed disturbance coordinator, shall be posted in a prominent location at the entrance to the job site.
- The contractor shall use "new technology" power construction equipment with state-of-the-art noise shielding and muffling devices. All internal combustion engines used on the project site shall be equipped with adequate mufflers and shall be in good mechanical condition to minimize noise created by faulty or poor maintained engines or other components.
- Locate stationary noise generating equipment as far as possible from sensitive receptors. Staging areas shall be located a minimum of 200 feet from noise sensitive receptors, such as residential uses.
- Radios shall be controlled as to not be audible outside of the project site.
- The contractor shall prepare a detailed construction plan identifying the schedule for major noise-generating construction activities. The construction plan shall identify a procedure for coordination with the adjacent noise sensitive uses so that construction activities can be scheduled to minimize noise disturbance.

- Designate a "disturbance coordinator" responsible for responding to any local complaints about construction noise and post the telephone number for the disturbance coordinator at a conspicuous location on the construction site and include it in the notice sent to neighbors regarding the construction schedule. The disturbance coordinator will determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and will require that reasonable measures warranted to correct the problem be implemented.

Mitigation and Avoidance Measures: The following measures are included in the proposed project to avoid noise impacts:

- All new multi-family housing is subject to the requirements of Title 24, Part 2, of the State Building Code. Since noise levels exceed 60 DNL on the site, an analysis detailing the treatments incorporated into the building plans shall be prepared and submitted to the City Building Department prior to issuance of a building permit. The report shall demonstrate that the design would achieve an interior DNL of 45 or less in all habitable residential areas.

PUBLIC SERVICES

Standard Measure: The following standard measures will be implemented by the proposed project to reduce public service impacts to a less than significant level

- In accordance with California Government Code Section 65996, the developer shall pay a school impact fee, to the School District, to offset the increased demands on school facilities caused by the proposed project.
- The project shall conform to the City's Park Impact Ordinance (PIO) and Parkland Dedication Ordinance (PDO) (Municipal Code Chapter 19.38).

TRANSPORTATION & TRAFFIC

Mitigation and Avoidance Measures: The following measures are included in the proposed project to avoid transportation and traffic impacts:

- Parking shall be restricted 60 feet east (along the project's East San Antonio Street frontage) and 35 feet west (between the project driveway and the adjacent property's driveway), which would allow outbound vehicles to have adequate sight distance.

**DRAFT
MITIGATED NEGATIVE DECLARATION**

The Director of Planning, Building and Code Enforcement has reviewed the proposed project described below to determine whether it could have a significant effect on the environment as a result of project completion. "Significant effect on the environment" means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance.

NAME OF PROJECT: San Antonio Apartments

PROJECT FILE NUMBER: PDC08-038

PROJECT DESCRIPTION: Planned Development Rezoning from R-1-8 Residence Zoning District to A(PD) Planned Development Zoning District to allow up to 84 attached residential units on a 1.92 gross acres site and subsequent permits.

PROJECT LOCATION & ASSESSORS PARCEL NO.: South side of E. San Antonio Street approximately 950 feet east of S. 24th Street; 472-05-032, -033, and -034

COUNCIL DISTRICT: 3

APPLICANT CONTACT INFORMATION: Jim Rendler, ROEM Development Corporation, 1650 Lafayette Street, Santa Clara, CA 95050

FINDING

The Director of Planning, Building & Code Enforcement finds the project described above will not have a significant effect on the environment in that the attached initial study identifies one or more potentially significant effects on the environment for which the project applicant, before public release of this draft Mitigated Negative Declaration, has made or agrees to make project revisions that clearly mitigate the effects to a less than significant level.

MITIGATION MEASURES INCLUDED IN THE PROJECT TO REDUCE POTENTIALLY SIGNIFICANT EFFECTS TO A LESS THAN SIGNIFICANT LEVEL

I. AESTHETICS – The project will not have a significant impact on this resource, therefore no mitigation is required.

II. AGRICULTURE RESOURCES – The project will not have a significant impact on this resource, therefore no mitigation is required.

III. AIR QUALITY – The following measures will be implemented by proposed project during all phases of construction to prevent visible dust emissions from leaving the site:

- Water all active construction areas at least twice daily and more often during windy periods to prevent visible dust from leaving the site; active areas adjacent to existing land uses shall be kept damp at all times, or shall be treated with non-toxic stabilizers or dust palliatives.
- Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two (2) feet of freeboard.
- Pave, apply water at least three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.
- Sweep daily (or more often if necessary) to prevent visible dust from leaving the site (preferably 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, or more often if necessary (preferably with water sweepers) if visible soil material is carried onto adjacent public streets.
- Install wheel washers for all existing trucks, or wash off the tires or tracks of all trucks and equipment leaving the site.
- Install wind breaks, or plant trees/ vegetative wind breaks at windward side(s) of construction areas.
- Suspend excavation and grading activities when winds instantaneous gusts exceed 25 mph.
- Limit the area subject to excavation grading, and other construction activity at any one time.

IV. BIOLOGICAL RESOURCES – The following standard measures will be implemented by the project to reduce impacts to nesting raptors and pallid bat and/or Townsend's big-eared bat to a less than significant level:

Raptors

If possible, construction should be scheduled between October and December (inclusive) to avoid the raptor nesting season. If this is not possible, pre-construction surveys for nesting raptors shall be completed by a qualified ornithologist to identify active raptor nests that may be disturbed during project implementation. Between January and April (inclusive) pre-construction surveys shall be completed no more than 14 days prior to the initiation of construction activities or tree relocation or removal. Between May and August (inclusive), pre-construction surveys shall be completed no more than thirty (30) days prior to the initiation of these activities. The surveying ornithologist shall inspect all trees in and immediately adjacent to the construction area for raptor nests. If an active raptor nest is found in or close enough to the construction area to be disturbed by project construction, the ornithologist shall, in consultation with the State of California, Department of Fish & Game (CDFG), designate a construction-free buffer zone (typically 250 feet) around the nest. The applicant shall submit a report to the City's Environmental Principal Planner indicating the results of the survey and any designated buffer zones to the satisfaction of the Director of Planning prior to the issuance of any grading or building permit.

Bats

Surveys for roosting bats shall be completed by a qualified biologist no more than thirty (30) days prior to any building demolition or removal, construction activities or oak tree relocation and/or removal. If a female or maternity colony of bats is found on the project site, and the project can be constructed without disturbance to the roosting colony, a bat biologist shall designate buffer zones (both physical and temporal) as necessary to ensure the continued success of the colony. Buffer zones may include a 200-foot buffer zone from the roost and/or timing of the construction activities outside the maternity roosting season (after July 31 and before March 1). If an active nursery roost is

known to occur on the site and the project cannot be constructed outside of the maternity roosting season, bats may be excluded after July 31 and before March 1 to prevent the formation of maternity colonies. This exclusion shall occur under the direction of a bat biologist, by sealing openings and providing bats with one-way exclusion doors. In order to avoid excluding all potential maternity roosting habitat simultaneously, alternative roosting habitat, as determined by the bat biologist, shall be in place at least one summer season prior to the exclusion. Bat roosts shall be monitored as determined necessary by a qualified bat biologist, and the removal or displacement of bats shall be performed in conformance with the requirements of the CDFG. A biologist report outlining the results of pre-construction surveys and any recommended buffer zones or other mitigation shall be submitted to the satisfaction of the City's Environmental Principal Planner prior to the issuance of any grading, building, or tree removal permit.

V. CULTURAL RESOURCES – The following mitigation measures will be implemented by the project to reduce impacts to archaeological resources.

- A qualified archaeologist shall be retained to monitor site clearing and initial site grading and trenching until the archaeologist is satisfied that there is no further potential for the discovery of potentially significant archaeological materials and/or human remains.
- If no resources are discovered, the archaeologist shall submit a report to the City's Environmental Principal Planner verifying that the required monitoring occurred and that no further mitigation is necessary.
- In the event that any potentially significant archaeological materials are encountered, work should be halted inside the zone designated by a qualified archaeologist until a plan for the evaluation of the resource has been submitted to the City's Environmental Principal Planner by the project archaeologist.
- If evaluation demonstrates California Register of Historic Resources (CRHR) eligibility, a plan for mitigation of impacts to the resource shall be submitted to the City's Environmental Principal Planner by the project archaeologist before construction related earthmoving is allowed to recommence inside the zone designated as archaeologically sensitive. Mitigation can take the form of additional data retrieval through hand excavation coupled with archaeological monitoring to insure that all significant archaeological materials and/or other forms of information are retrieved and/or removed for analysis.
- In the event that human remains and/or cultural materials are found, all project-related construction shall cease within a 50-foot radius in order to proceed with the testing and mitigation measures required. Pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.94 of the Public Resources Code of the State of California:
- In the event of the discovery of human remains during construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The Santa Clara County Coroner shall be notified and shall make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his authority, he shall notify the Native American Heritage Commission who shall attempt to identify descendants of the deceased Native American. If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this State law, then the land owner shall re-enter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance.

- A final report shall be submitted to the City's Environmental Principal Planner prior to release of a Certificate of Occupancy. This report shall contain a description of the mitigation programs and its results including a description of the monitoring and testing program, a list of the resources found, a summary of the resources analysis methodology and conclusions, and a description of the disposition/curation of the resources. The report shall verify completion of the mitigation program to the satisfaction of the City's Environmental Principal Planner.

VI. GEOLOGY AND SOILS – The project will not have a significant impact on this resource, therefore no mitigation is required.

VII. HAZARDS AND HAZARDOUS MATERIALS – The following measures will be implemented by the project to reduce impacts resulting from hazards or hazardous materials.

- The motor vehicles, related body and motor parts, tires, rubbish, paint, batteries, oil, gas cylinders, and other items shall be cleared from the site and disposed in accordance with state and federal regulations by a qualified contractor.
- Any unknown fluids on the site shall be sampled, analyzed and disposed in accordance with state and federal regulations by a qualified contractor.
- Once the site is cleared, subsurface soil sampling with chemical analysis will be completed by a qualified contractor for all suspect soil stains to ascertain the type, presence and depth of potential contaminants. All soil stained areas will be over-excavated and the contaminated soil will be disposed in accordance with state and federal regulations by a qualified contractor.

VIII. HYDROLOGY AND WATER QUALITY – The project will not have a significant impact on this resource, therefore no mitigation is required.

IX. LAND USE AND PLANNING – The project will not have a significant impact on this resource, therefore no mitigation is required.

X. MINERAL RESOURCES – The project will not have a significant impact on this resource, therefore no mitigation is required.

XI. NOISE – All new multi-family housing is subject to the requirements of Title 24, Part 2, of the State Building Code. Since noise levels exceed 60 DNL on the site, an analysis detailing the treatments incorporated into the building plans shall be prepared and submitted to the City Building Department prior to issuance of a building permit. The report shall demonstrate that the design would achieve an interior DNL of 45 or less in all habitable residential areas.

XII. POPULATION AND HOUSING – The project will not have a significant impact on this resource, therefore no mitigation is required.

XIII. PUBLIC SERVICES – The project will not have a significant impact on this resource, therefore no mitigation is required.

XIV. RECREATION – The project will not have a significant impact on this resource, therefore no mitigation is required.

XV. TRANSPORTATION / TRAFFIC – The following standard measures will be implemented by the project to reduce impacts resulting from transportation and traffic.

- Parking shall be restricted 60 feet east (along the project's East San Antonio Street frontage) and 35 feet west (between the project driveway and the adjacent property's driveway), which would allow outbound vehicles to have adequate sight distance.

XVI. UTILITIES AND SERVICE SYSTEMS – The project will not have a significant impact on this resource, therefore no mitigation is required.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE – The project will not substantially reduce the habitat of a fish or wildlife species, be cumulatively considerable, or have a substantial adverse effect on human beings, therefore no additional mitigation is required.

PUBLIC REVIEW PERIOD

Before 5:00 p.m. on **November 18, 2008**, any person may:

Review the Draft Mitigated Negative Declaration (MND) as an informational document only; or

Submit written comments regarding the information, analysis, and mitigation measures in the Draft MND. Before the MND is adopted, Planning staff will prepare written responses to any comments, and revise the Draft MND, if necessary, to reflect any concerns raised during the public review period. All written comments will be included as part of the Final MND.

Joseph Horwedel, Director
Planning, Building and Code Enforcement

Circulated on: October 28, 2008
Deputy



Adopted on: _____
Deputy

Memorandum

TO: Licinia McMorrow
Planning and Building

FROM: Michael Liw
Public Works

**SUBJECT: FINAL RESPONSE TO
DEVELOPMENT APPLICATION**

DATE: 11/10/08

PLANNING NO.: PDC08-038
DESCRIPTION: Planned Development Rezoning from R-1-8 Residence Zoning District to A(PD) Planned Development Zoning District to allow up to 84 attached residential units on a 1.92 gross acres site
LOCATION: south side of E. San Antonio Street approximately 950 feet east of S. 24th Street
P.W. NUMBER: 3-05511

Public Works received the subject project on 10/27/08 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. **Public Works Development Review Fees:** Additional Public Works Review Fees are due. Prior to the project being cleared for the hearing and approval process, these fees shall be paid to the Development Services Cashier using the attached invoice(s).
Additional fees due are as follows:
 - a) An additional complexity fee in the amount of **\$2,260.**
 - b) An NPDES - C.3 Requirements Review Fee of **\$2,320.**
2. **Transportation:** A traffic report was prepared for the subject project. A separate traffic memorandum was issued on September 23, 2008. Please refer to this memorandum for further details.
3. **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.

4. **Grading/Geology:**

- a) A grading permit is required prior to the issuance of a Public Works Clearance.
- b) If the project proposes to haul more than 10,000 cubic yards of cut/fill to or from the project site, a haul route permit is required. Prior to issuance of a grading permit, contact the Department of Transportation at (408) 535-3850 for more information concerning the requirements for obtaining this permit.
- c) Because this project involves a land disturbance of one or more acres, the applicant is required to submit a Notice of Intent to the State Water Resources Control Board and to prepare a Storm Water Pollution Prevention Plan (SWPPP) for controlling storm water discharges associated with construction activity. Copies of these documents must be submitted to the City Project Engineer prior to issuance of a grading permit.
- d) The Project site is within the State of California Seismic Hazard Zone. A soil investigation report addressing the potential hazard of liquefaction must be submitted to, reviewed and approved by the City Geologist prior to issuance of a grading permit or Public Works Clearance. The investigation should be consistent with the guidelines published by the State of California (CDMG Special Publication 117) and the Southern California Earthquake Center ("SCEC" report). A recommended depth of 50 feet should be explored and evaluated in the investigation.

5. **Stormwater Runoff Pollution Control Measures:** This project must comply with the City's Post-Construction Urban Runoff Management Policy (Policy 6-29) which requires implementation of Best Management Practices (BMPs) that include site design measures, source controls, and stormwater treatment controls to minimize stormwater pollutant discharges. Post-construction treatment control measures, shown on the project's Stormwater Control Plan, shall meet the numeric sizing design criteria specified in City Policy 6-29.

- a) The project's preliminary Stormwater Control Plan and numeric sizing calculations have been reviewed. At PD stage, submit the final Stormwater Control Plan and numeric sizing calculations.
- b) Final inspection and maintenance information on the post-construction treatment control measures must be submitted prior to issuance of a Public Works Clearance.
- c) A post construction Final Report is required by the Director of Public Works from a Civil Engineer retained by the owner to observe the installation of the BMPs and stating the all post construction storm water pollution control BMPs have been installed as indicated in the approved plans and all significant changes have been reviewed and approved in advance by the Department of Public Works.

6. **Sewage Fees:** In accordance with City Ordinance all storm sewer area fees, sanitary sewer connection fees, and sewage treatment plant connection fees, less previous credits, are due and payable.

7. **Parks:** In accordance with the Parkland Dedication and Park Impact Ordinances (SJMC 19.38/14.25), the park impact fee will be due for any additional living units that are built.

8. **Street Improvements:**

- a) Restrict parking along the project's frontage on San Antonio Street to allow adequate sight distance for outbound vehicles to exit safely from the driveway.
- b) Applicant shall be responsible to remove and replace curb, gutter, and sidewalk damaged during construction of the proposed project.
- c) Remove and replace broken or uplifted curb, gutter, and sidewalk along project frontage.
- d) Close unused driveway cut(s).
- e) Proposed driveway width to be 26'.
- f) Dedication and improvement of the public streets to the satisfaction of the Director of Public Works.
- g) 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. (To assist the Applicant in better understanding the potential cost implications resulting from these requirements, existing pavement conditions can be evaluated during the Planning permit review stage. The Applicant will be required to submit a plan and the applicable fees to the PW Project Engineer for processing. The plan should show all project frontages and property lines. Evaluation will require approximately 20 working days.)

9. **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.

10. **SNI:** This project is located within the Five Wounds / Brookwood Terrace SNI area. Public improvements shall conform to the approved EIR and neighborhood improvement plan.

11. **Electrical:**

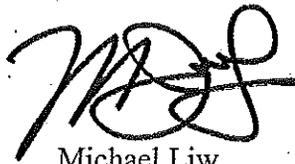
- a) Relocate existing electrolier to maintain 10' minimum clearance between driveway and electrolier.
- b) Existing electroliers along the project frontage will be evaluated at the public improvement stage and any street lighting requirements will be included on the public improvement plans.
- c) Locate and protect existing electrical conduit in driveway and/or sidewalk construction.
- d) Provide clearance for electrical equipment from driveways, and relocate driveway or electrolier. The minimum clearance from driveways is 5' in residential areas.
- e) Provide clearance for electroliers from overhead utilities and request clearance from utility companies. Clearance from electrolier(s) must provide a minimum of 10' from high voltage lines; 3' from secondary voltage lines; and 1' from communication lines.
- f) To assist the Applicant in better understanding the potential cost implications resulting from these requirements, the electroliers along the project frontage can be evaluated during the Planning permit review stage. The Applicant will be

required to submit a plan and the applicable fees to the PW Project Engineer for processing. The plan should show all project frontages and property lines. Evaluation will require approximately 15 working days.

12. **Street Trees:**

- a) The locations of the street trees will be determined at the street improvement stage. Street trees shown on this permit are conceptual only.
- b) Contact the City Arborist at (408) 277-2756 for the designated street tree.
- c) Install street trees within public right-of-way along entire project street frontage per City standards; refer to the current "Guidelines for Planning, Design, and Construction of City Streetscape Projects". Street trees shall be installed in cut-outs at the back of curb. Obtain a DOT street tree planting permit for any proposed street tree plantings.
- d) Replace any missing street trees in empty tree wells or park strips along East San Antonio Street and match existing trees per City standards; refer to the current "Guidelines for Planning, Design, and Construction of City Streetscape Projects". Obtain a DOT street tree planting permit for any proposed street tree plantings.
- e) Show all existing trees by species and diameter that are to be retained or removed. Obtain a street tree removal permit for any street trees that are over 6 feet in height that are proposed to be removed.

Please contact the Project Engineer, Norman Mascarinas, at (408) 535-6812, if you have any questions.



Michael Liw
Senior Civil Engineer
Development Services Division



SAN ANTONIO STREET APARTMENTS SAN JOSE, CA

GENERAL DEVELOPMENT PLAN: EXHIBIT "C"

APPLICANT

ROEM CORPORATION
1650 LAFAYETTE ST.
SANTA CLARA, CA
TEL: (408) 984-5600

CONSULTANTS

ARCHITECT:

KTGY GROUP, INC.
ARCHITECTURE PLANNING
177992 MITCHELL SOUTH
IRVINE, CALIFORNIA 92614
(949)851-2133 FAX(949)851-5158

CIVIL ENGINEER:

BKF
ENGINEERS / SURVEYORS / PLANNERS
1650 TECHNOLOGY DRIVE
SUITE 650
SAN JOSE, CA 95110
408-467-9100
408-467-9199 (FAX)

LANDSCAPE ARCHITECT:

BRUCE JETT ASSOCIATES
landscape architects

CRLA #3335
510 628.0998 Fax 510 628.0997
155 Filbert Street, Suite 208
Oakland, CA 94607



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- 6.2 CONCEPTUAL LANDSCAPE ARCHITECTURE PLAN

DEVELOPMENT SCHEDULE

BEGINNING DATE: APRIL 2009
COMPLETION DATE: DECEMBER 2010

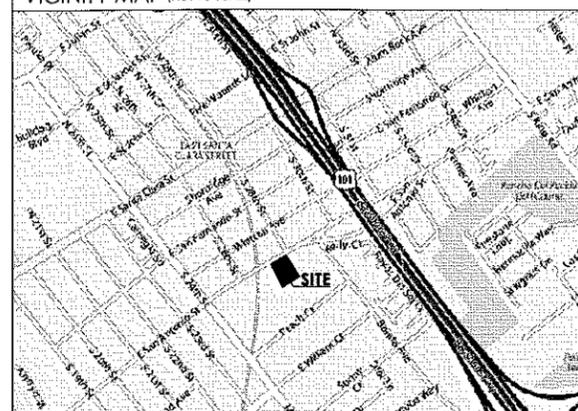
STATEMENTS AND TABLES

PROPOSED USE: 84 MULTI FAMILY FLATS
ACREAGE: 1.92
DENSITY: 43.75 du/ac
AREA OF BUILDING FOOTPRINT: 54,557 SF (65.3%)
AREA OF OPEN SPACE: 28,959 SF (34.7%)

UNIT SUMMARY	TYPE	AREA (GROSS S.F.)	# OF UNITS
PLAN 1	(1 BDR/1 BA)	708	18
PLAN 2	(2 BDR/2 BA)	970	51
PLAN 3A	(3 BDR/2 BA)	1,162	12
PLAN 3B	(3 BDR/2 BA)	1,253	3
TOTAL			84

PARKING SUMMARY	REQUIRED:	TOTAL PROVIDED:
PLAN 1 (18 UNITS x 1.5 SPACES) =	27 SPACES	
PLAN 2 (51 UNITS x 1.8 SPACES) =	91.8 SPACES	
PLAN 3 (15 UNITS x 2 SPACES) =	30 SPACES	
TOTAL REQUIRED:	148.8 SPACES	
TOTAL PROVIDED:	149 SPACES	

VICINITY MAP (NOT TO SCALE)



ROEM CORPORATION
1650 LAFAYETTE ST.
SANTA CLARA, CA
Tel: (408) 984-5600



KTGY NO. 20080202

SAN ANTONIO STREET APARTMENTS
SAN JOSE, CALIFORNIA

GENERAL DEVELOPMENT PLAN
EXHIBIT "C"
TITLE SHEET

1 JULY 2008

27 OCT 2008

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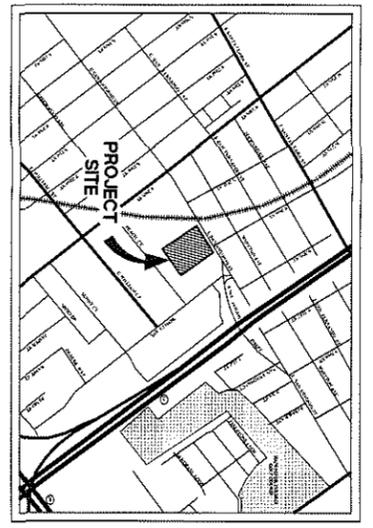


PROPOSED RESIDENTIAL APARTMENTS

E. SAN ANTONIO STREET
(PUBLIC STREET)

S. 28TH STREET
(PUBLIC STREET)

LOCATION MAP:



LEGEND:

- PROPERTY LINE
- - - EXISTING BUILDING ENVELOPE

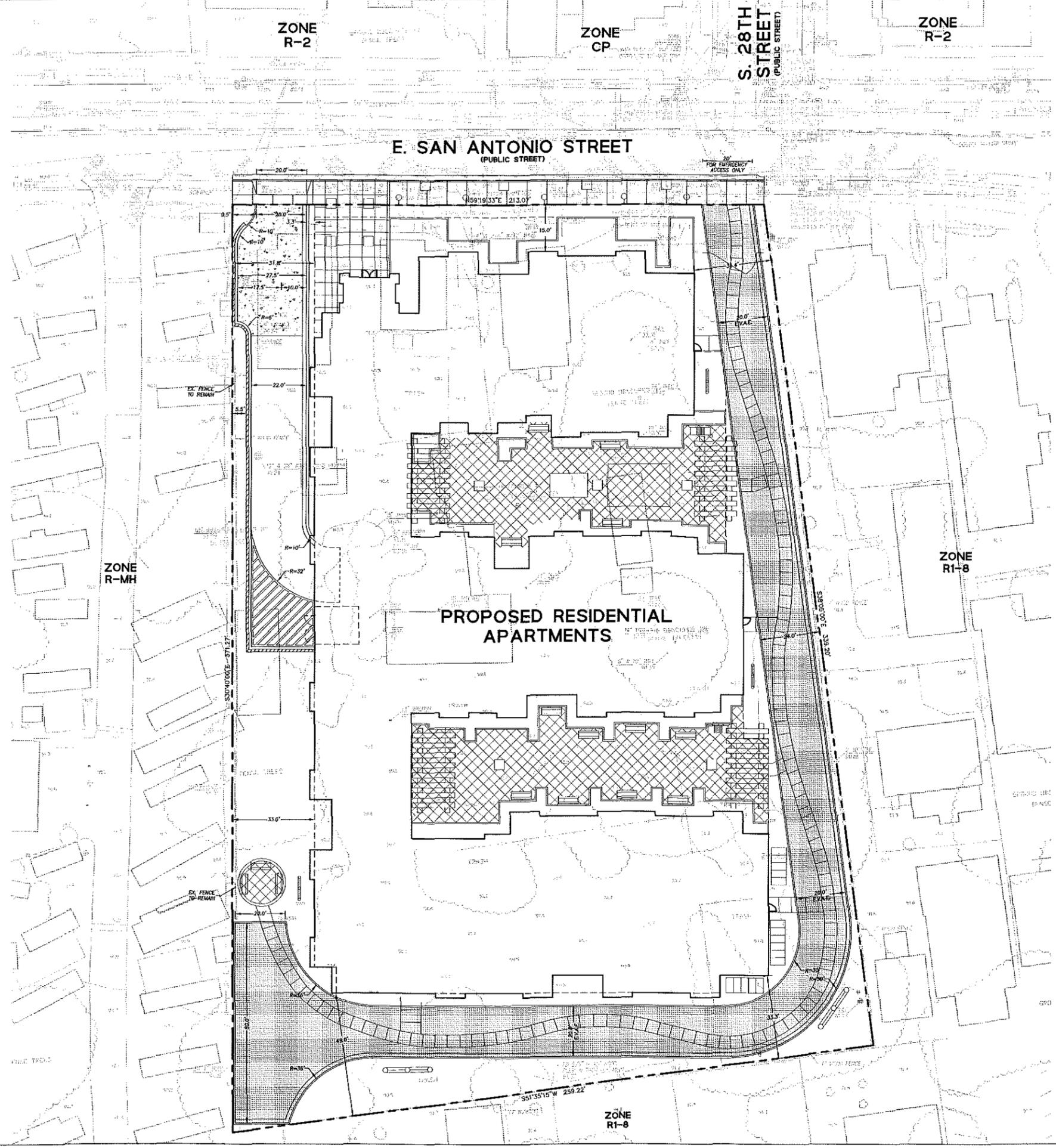
LAND USE PLAN:

SYMBOL	USE	AREA (SQ. FT.)
	MULTI-FAMILY RESIDENTIAL	83,516



GRAPHIC SCALE





LEGEND:

- PROPERTY LINE
- PROPOSED BUILDING ENVELOPE
- PROPOSED GARAGE ENVELOPE
- PROPOSED EASEMENT (SEE BELOW FOR TYPE)
- EXISTING BUILDING ENVELOPE

- E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT

ZONING CODES:

- R1-8 SINGLE FAMILY RESIDENTIAL
- R-2 TWO FAMILY RESIDENTIAL
- R-MH MOBILE HOME RESIDENTIAL
- CP PEDESTRIAN COMMERCIAL

ROEM CORPORATION
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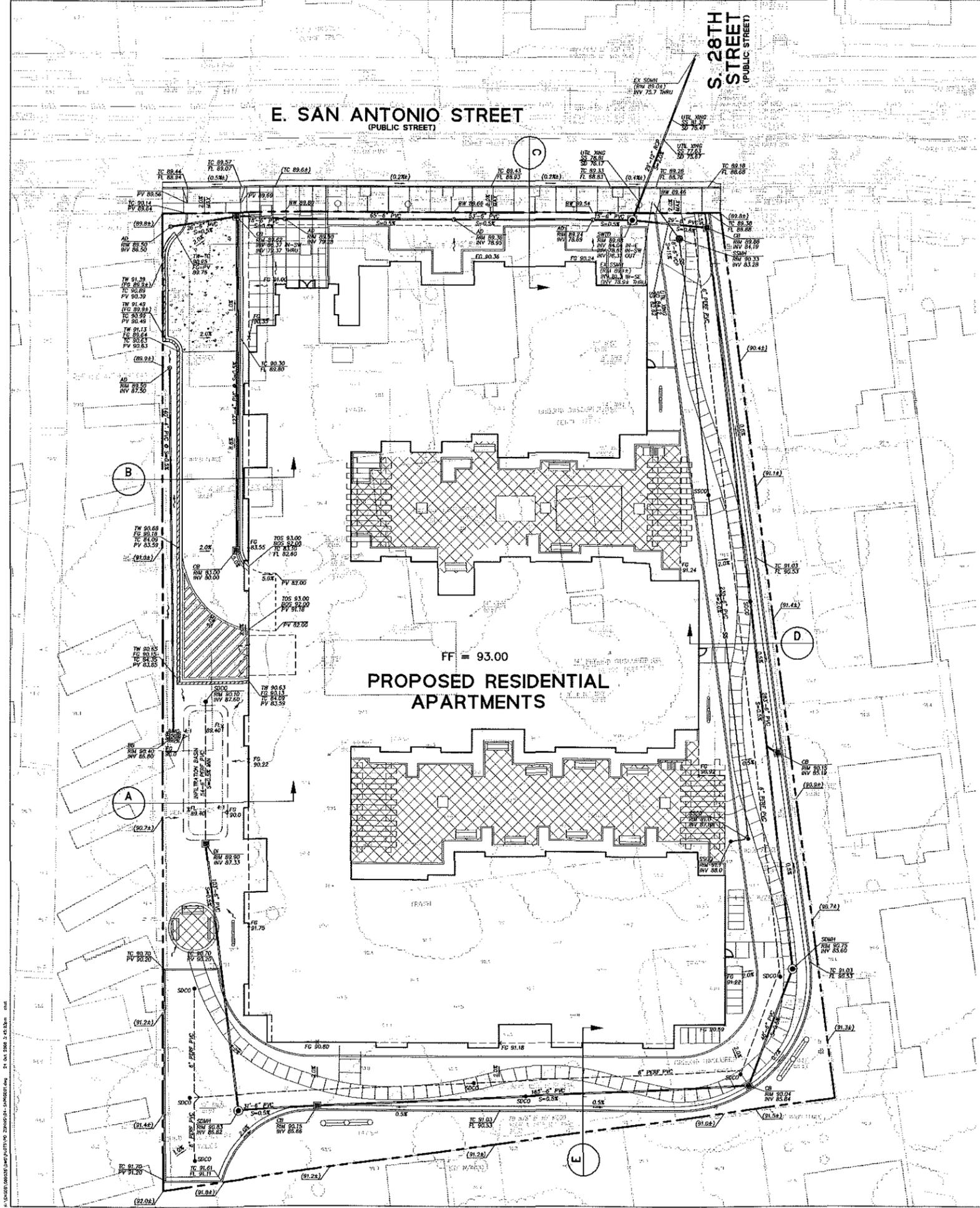
BKF
 ENGINEERS / SURVEYORS / PLANNERS
 1650 TECHNOLOGY DRIVE
 SUITE 850
 SAN JOSE, CA 95110
 408-487-9100
 408-487-9199 (FAX)

SAN ANTONIO STREET APARTMENTS
 SAN JOSE, CALIFORNIA

GENERAL DEVELOPMENT PLAN
 EXHIBIT "C"

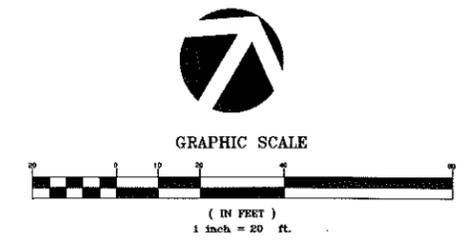
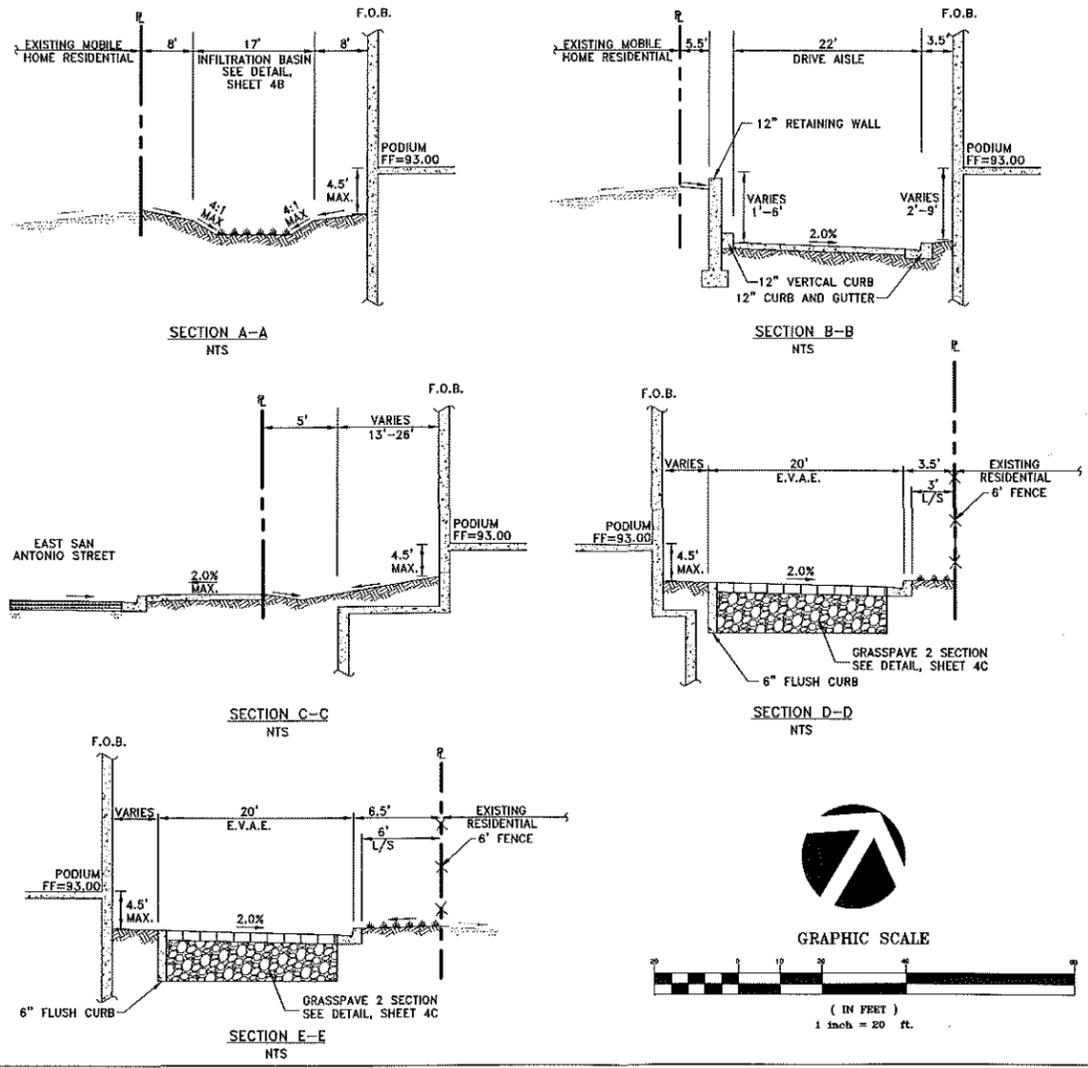
CONCEPTUAL SITE PLAN

27 OCTOBER '08



LEGEND:

	PROPERTY LINE	AD	AREA DRAIN
	PROPOSED BUILDING ENVELOPE	BOS	BOTTOM OF SLAB
	PROPOSED GARAGE ENVELOPE	BW	BACK OF WALK
	PROPOSED EASEMENT	CB	CATCH BASIN
	EXISTING BUILDING ENVELOPE	FF	FINISHED FLOOR
	6" VERTICAL CURB AND GUTTER	FG	FINISHED GRADE
	6" FLUSH CURB	FL	FLOW LINE
	STORM DRAIN LINE	HP	HIGH POINT
	SANITARY SEWER LINE	JB	JUNCTION BOX
	EXISTING GRADE	PV	PAVEMENT
	PROPOSED GRADE	SDMH	STORM DRAIN MANHOLE
	OVERLAND FLOW ARROW	SWTD	STORM WATER TREATMENT DEVICE
	AREA DRAIN	TC	TOP OF CURB
	CLEANOUT (SANITARY & STORM)	TOS	TOP OF SLAB
	CATCH BASIN/DRAIN INLET	TW	TOP OF WALL
	STORM DRAIN MANHOLE		
	STORM WATER TREATMENT DEVICE (SEE SHEET 4B FOR DETAILS)		
	SANITARY SEWER MANHOLE		
	RETAINING WALL		



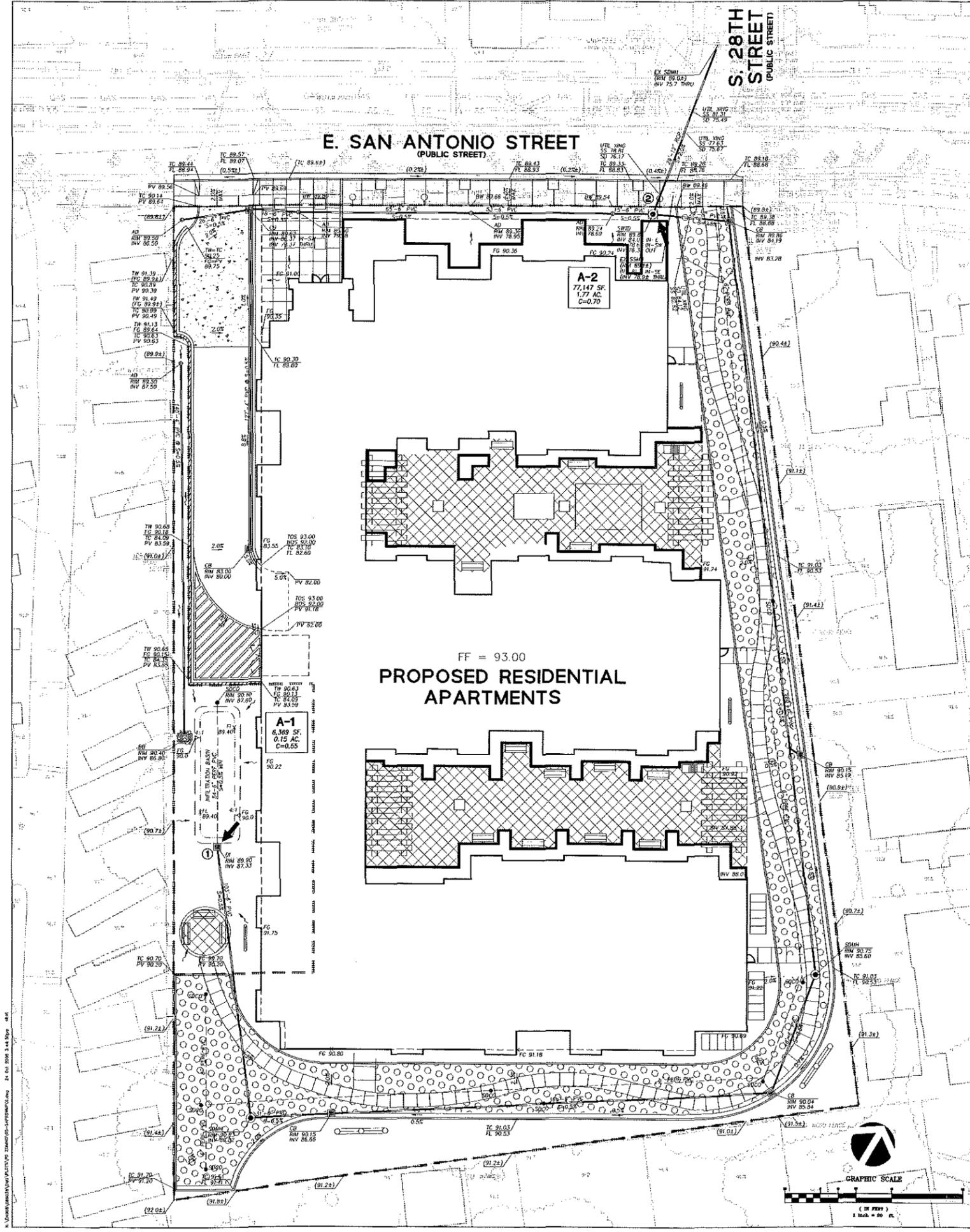
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SAN ANTONIO STREET APARTMENTS
SAN JOSE, CALIFORNIA

GENERAL DEVELOPMENT PLAN
EXHIBIT "C"
CONCEPTUAL GRADING AND DRAINAGE PLAN

27 OCTOBER '08



LEGEND:

- PROPERTY LINE
- BUILDING ENVELOPE
- GARAGE ENVELOPE
- DRAINAGE AREA BOUNDARY
- STORM WATER TREATMENT DEVICE (SEE DETAIL, THIS SHEET)
- POINT OF DISCHARGE FROM DRAINAGE AREA
- GRASSPAVE2 SECTION (SEE DETAIL, THIS SHEET)
- STORM DRAIN LINE
- AREA DRAIN
- CATCH BASIN/DRAIN INLET
- STORM DRAIN MANHOLE

NOTES:

- SOIL TYPE: CLAY AND SILT
- DEPTH TO GROUNDWATER: 20'
- FLOOD ELEVATION: ZONE A0
AREAS OF SHALLOW FLOODING BETWEEN 1 AND 3 FEET;
UNDETERMINED FLOOD HAZARDS
- RECEIVING BODY OF WATER: GUADALUPE RIVER (VIA CITY CONDUIT SYSTEM)
- ANTICIPATED POLLUTANTS: SEDIMENTS
OIL AND GREASE
METALS
- WATER QUALITY TREATMENT CONTROL MEASURES: INFILTRATION BASIN
GRASSPAVE2 - SHEET 2
STORMWATER TREATMENT DEVICE
- WATER QUALITY TREATMENT CALCULATIONS AND DESIGN: INFILTRATION BASIN - SHEET 4B
GRASSPAVE2 - SHEET 4C
STORMWATER TREATMENT DEVICE - 4D
- MAINTENANCE: INFILTRATION BASIN - SHEET 4B
GRASSPAVE2 - SHEET 4C
STORMWATER TREATMENT DEVICE - 4D

PERVIOUS AND IMPERVIOUS SURFACES COMPARISON						
	EXISTING CONDITION (SQ. FT.)	%	PROPOSED CONDITION (SQ. FT.)	%	DIFFERENCE (SQ. FT.)	%
BUILDING FOOTPRINTS	6,327	8	54,206	65	+47,879	+57
PARKING	0	0	0	0	0	0
SIDEWALKS, PATIOS, PATHS, ETC.	1,355	2	0	0	-1,355	-2
STEETS (PUBLIC/PRIVATE)	0	0	3,203	4	+3,203	+4
LANDSCAPING	75,834	90	26,107	31	-49,727	-59
TOTAL	83,516	100	83,516	100	0	0
IMPERVIOUS SURFACES	7,682	10	57,409	69	+49,727	+59
PERVIOUS SURFACES	75,834	90	26,107	31	-49,727	-59
TOTAL	83,516	100	83,516	100	0	0

STORMWATER TREATMENT SUMMARY									
LOCATION: SOUTH 28TH STREET AND SAN ANTONIO ST. SAN JOSE, CA					RAINFALL DATA: SOURCE: SANTA CLARA COUNTY DRAINAGE MANUAL				
JOB TITLE: SAN ANTONIO AFFORDABLE APARTMENTS					STORM INTENSITY: 0.2 IN/HR				
REFERENCE SHEET: STORM WATER CONTROL PLAN SHEETS 4A, 4B, 4C, 4D					TOTAL AREA: 1.92 ACRES				
DRAINAGE AREA	TRIBUTARY AREA (SQ. FT.)	TRIBUTARY AREA (AC)	COMPOSITE RUNOFF COEFFICIENT	OUTFLOW DESTINATION	PRIMARY TREATMENT METHOD	TREATMENT REQUIRED	TREATMENT PROVIDED	AREA TREATED (AC)	TOTAL AREA TREATED (%)
A-1	6,389	0.15	0.55	SD-1	INFILTRATION BASIN	165.00 CU.FT.	257.00 CU.FT.	0.15	100%
A-2	77,147	1.77	0.70	SD-1	STORMWATER TREATMENT DEVICE	0.250 CFS	0.250 CFS	1.77	100%

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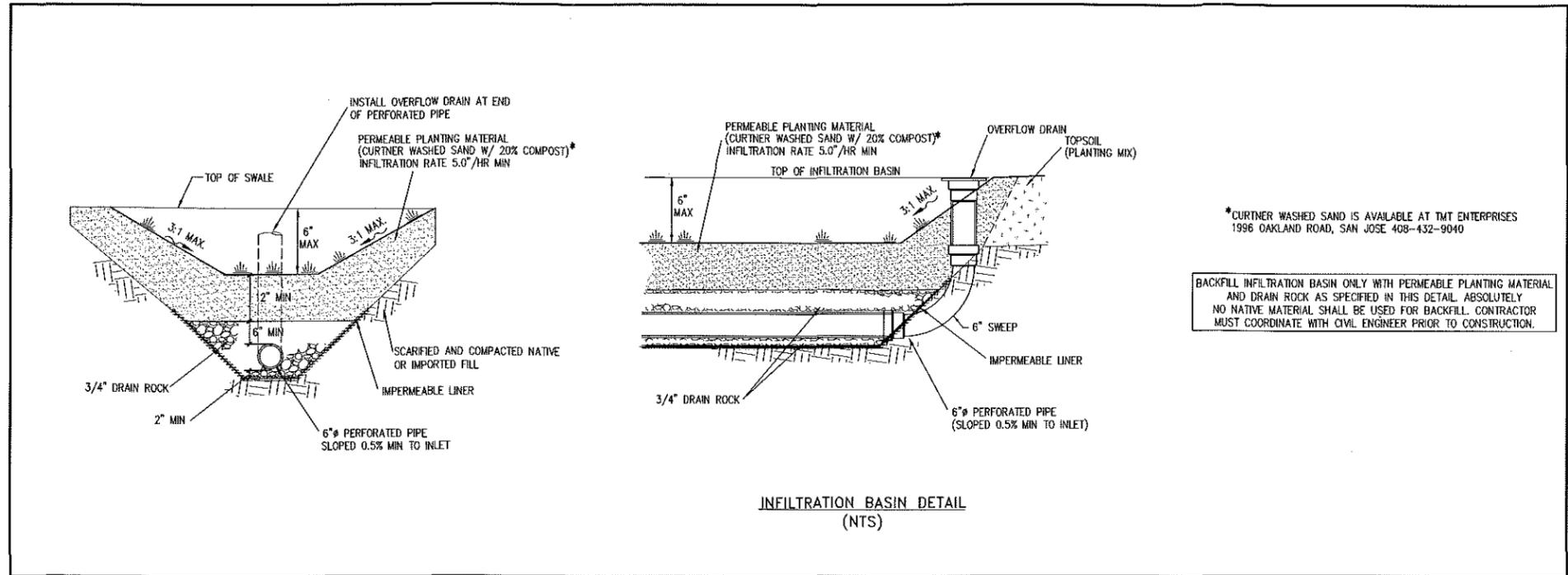
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4A

INFILTRATION BASIN DESIGN CALCULATIONS:

SAN ANTONIO STREET APARTMENTS		A-1	
INFILTRATION BASINS URQM VOLUME METHOD 1			
MEAN STORM PRECIPITATION (BASED ON RAINFALL INTENSITY AT SAN JOSE AIRPORT - EVENT RAINFALL VS. MEAN ANNUAL RAINFALL OF 13.9") From SCVURPPP Stormwater BMP Handbook, Attachment IV-1 From 2007 Santa Clara County Drainage Manual	MAP _(30yr) MAP _(10yr) P _(5yr)	13.90 15.00 0.51	
CALCULATE RUNOFF COEFFICIENT C FOR I = 0.4 USING C = 0.858(3) - 0.78(2) + 0.77(1) + 0.04 From SCVURPPP Stormwater BMP Handbook, Table 3a	C	0.28	
SELECT TIME TO DRAIN BMP USUALLY 48 HOURS, 24 HOURS, OR 12 HOURS (USE 48 HOURS AS MOST CONSERVATIVE) AND ENTER APPROPRIATE REGRESSION CONSTANT (a): IF DRAIN TIME IS 48 HOURS, ENTER 1.953 IF DRAIN TIME IS 24 HOURS, ENTER 1.582 IF DRAIN TIME IS 12 HOURS, ENTER 1.312 Choose 48 Hours for Detention Basins	a	1.953	
DETERMINE THE AREA THAT WILL DRAIN TO THE BMP (1 ACRE = 43,560 SQ FT.)	A (acre)	0.15	
CALCULATE DETENTION STORAGE VOLUME (P ₀) = a * C * P ⁶	(P ₀)	0.30	
BMP VOLUME REQUIRED A * (P ₀)	acre-feet ft ³	0.05 164.24	
BMP VOLUME PROVIDED (GRASSPAVEZ AREA) DIMENSIONS: 47' L x 13' W x 6' D MINIMUM	(ft ³)	257.00	

DESIGN GUIDELINES:



INSPECTION AND MAINTENANCE GUIDELINES:

TC-11	TC-11	TC-11	TC-11
<p>Infiltration Basin</p> <p>Objective, and Goals</p> <ul style="list-style-type: none"> • Collect and/or store stormwater • Infiltrate stormwater into the ground • Detention of stormwater • Aesthetics <p>General Description</p> <p>An infiltration basin is a shallow impoundment that is designed to infiltrate stormwater. Infiltration basins use the natural filtering ability of the soil to remove pollutants in stormwater runoff. Infiltration facilities store runoff until it gradually percolates into the soil and eventually into the water table. This process provides high pollutant removal efficiency and can also help recharge groundwater, thus helping to maintain low flows in streams systems. Infiltration basins can be challenging to apply on many sites, however, because of soil requirements. In addition, some studies have shown relatively high failure rates compared with other treatment practices.</p> <p>Inspection/Maintenance Considerations</p> <p>Infiltration basins perform better in well-drained permeable soils. Infiltration basins in areas of low permeability can clog within a couple years, and require more frequent inspections and maintenance. The type and regular maintenance of pretreatment (BMP) will significantly influence maintenance requirements for the basin. Spill response procedures and controls should be implemented to prevent spills from reaching the infiltration system.</p> <p>Restoration or other disturbance should only be performed when there are actual signs of clogging or significant loss of infiltrative capacity, rather than on a routine basis. Always restore deposits of sediment before scarification, and use a hand-guided rotary tiller, if possible, or a disc harrow pulled by a light tractor. This BMP may require groundwater monitoring. Basins cannot be put into operation until the upstream tributary area is stabilized.</p> <p>January 2003 California Stormwater BMP Handbook 1 of 3 www.calgov.org/bmpbook</p>	<p>Infiltration Basin</p> <p>Additional Information</p> <p>In most cases, sediment from an infiltration basin does not contain toxins at levels posing a hazardous concern. Studies have indicated that pond sediments are generally below toxicity limits and can be safely landfilled or disposed onsite. Onsite sediment disposal is always preferable (if local authorities permit) as long as the sediments are disposed away from the shoreline to prevent their entry into the pond and away from recreation areas, where they could possibly be ingested by young children. Sediments should be tested for toxicants in compliance with current disposal requirements if land uses in the catchment include commercial or industrial areas, or if visual or olfactory indications of pollution are noticed. Sediments containing high levels of pollutants should be disposed of properly.</p> <p>Light equipment, which will not compact the underlying soil, should be used to remove the top layer of sediment. The remaining soil should be sifted and revegetated as soon as possible.</p> <p>Sediment removal within the basin should be performed when the sediment is dry enough so that it is crushed and readily separates from the basin floor. This also prevents smearing of the basin floor.</p> <p>References</p> <p>King County Stormwater Pollution Control Manual - Best Management Practices for Businesses, July 1999, available at: http://dnr.metrokc.gov/water/Stormwater/BMP/BMP.htm Metropolitan Council, Urban Small Sites Best Management Practices Manual Available at: http://www.metrocouncil.org/Sustainable/MSBMP/BMPManual.htm U.S. Environmental Protection Agency, Post-Construction Stormwater Management in New Development & Redevelopment BMP Technical Manual Available at: http://www.epa.gov/waters/Stormwater/PostConstruction/BMP_TechManual_files.cfm Ventura Countywide Stormwater Quality Management Program, Technical Guidance Manual for Stormwater Quality Control Measures, July, 2002.</p> <p>January 2003 California Stormwater BMP Handbook 3 of 3 www.calgov.org/bmpbook</p>	<p>TC-11 Infiltration Basin</p> <p>Clogged infiltration basins with surface standing water can become a breeding area for mosquitoes and snails. Maintenance efforts associated with infiltration basins should include frequent inspections to ensure that water infiltrates into the soil surface completely. Unmonitored infiltration rates of 70 hours or less and that vegetation is carefully managed to prevent creating mosquito and other vector habitats.</p> <p>Inspection Activities</p> <ul style="list-style-type: none"> • Observe debris for a debris after inspection or modification of the facility to ensure that the desired debris has been obtained. • Newly established vegetation should be inspected several times to determine if any landscape maintenance (weeding, irrigation, etc.) is necessary. • Report for the following issues: differential settlement of adjacent paved surfaces or damage to structures, erosion of the basin floor, dead or dying grass on the bottom, evidence of deep erosion lines, adjacent property (parking, residential, etc.), standing water, trash and debris, sediment accumulation, slope stability, or attachment device malfunctions. <p>Maintenance Activities</p> <ul style="list-style-type: none"> • Factors responsible for clogging should be reported immediately. • Weeds are removed during the first two growing seasons. • Stabilize eroded banks. • Repair sediment and erosion areas of failure and outflow structures. • Maintain access to the basin for regular maintenance activities. • Allow no appropriate for vegetation species. • Monitor health of vegetation and replace as necessary. • Control mosquitoes as necessary. • Remove litter and debris from infiltration basins area as required. • Store and cover debris, trash, and sediments. • This inspection at the beginning and end of the wet season to prevent establishment of weeds, vegetation and for stability and water control. • Repairs needed at basins spots a general erosion, and accumulation of sediment. • Slope failure and other evidence of erosion should be repaired within 30 days of detection. Repair eroded areas within and infiltration area. Properly dispose of sediment. • Seed or sod to restore ground cover. • Disc or otherwise remove litters. • Deleted basin bottom. <p>January 2003 California Stormwater BMP Handbook 1 of 3 www.calgov.org/bmpbook</p>	<p>TC-11 Infiltration Basin</p> <p>Inspected Frequency</p> <ul style="list-style-type: none"> • Post-construction • After extreme event • Post-construction • Standard (minimum of 6 months) • Semi-annual • 3 year (retrofit)

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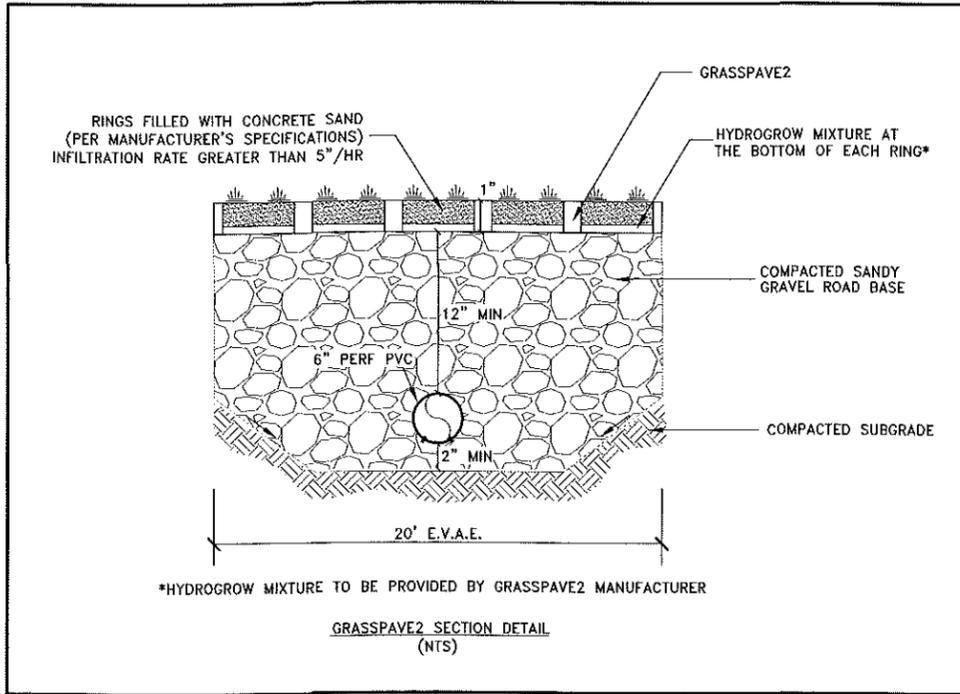
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SAN JOSE, CALIFORNIA

GENERAL DEVELOPMENT PLAN
EXHIBIT "C"
CONCEPTUAL STORMWATER CONTROL PLAN

27 OCTOBER '08

4B

DESIGN GUIDELINES:



INSPECTION AND MAINTENANCE GUIDELINES:

DATA SHEET Grasspave ¹ Grasspave ² Maintenance Guide	DATA SHEET Grasspave ¹ Grasspave ² Maintenance Guide	DATA SHEET Grasspave ¹ Grasspave ² Maintenance Guide	DATA SHEET Grasspave ¹ Grasspave ² Maintenance Guide	DATA SHEET Grasspave ¹ Grasspave ² Maintenance Guide	DATA SHEET Grasspave ¹ Grasspave ² Maintenance Guide
<p>Grasspave² Maintenance Guide</p> <p>Regular maintenance is required to maximize traffic on grass paved areas with minimum wear and tear problems. The following maintenance and repair information, compiled from more than a decade of client experience with Grasspave², will enable staff to keep your grass paved areas healthy and beautiful all year long.</p> <p>For more information about grass maintenance, or for answers on questions about a unique site, contact Invisible Structures Pty Ltd.</p> <p>Normal Maintenance Grasspave² paved areas require basically the same care as other turf areas. Mow, irrigate, and fertilize as necessary for selected grass species (see a healthy turf) as in lawns and lawns. Frequency increases, the need for additional nitrogen increases in order to make the grass grow faster and replace damaged blades quickly. Take care to use fertilizers that do not have your materials such as clay or silica. The best fertilizers are:</p> <ul style="list-style-type: none"> • Slow release (temperature activated) • Liquid concentrates (through an irrigation system) <p>• Microorganisms: apply fertilizer supplemented with microorganisms available from reputable nurseries and turf suppliers.</p> <p>• Other Chemicals: apply water, herbicide, and insecticides as needed in response to site specific needs/problems.</p> <p>Aeration DO NOT AERATE GRASSPAVE² INSTALLATIONS!</p> <p>Aeration is a treatment for compaction problems, associated with poor penetration. Grasspave² paved areas do not need aeration because, when properly installed, compaction will not occur. Aeration equipment will damage the Grasspave² structure and could prevent it from performing.</p> <p>If compaction problems and poor water penetration problems arise, they can be due to things other than organic soils. Many soil types grow plants turf in high organic soils, such as peat. When these soils dry out, there can be severe shrinkage. The use of dry fertilizers with clay or a "filler" material (sometimes as much as 20% of the bag contents) can also contribute to compaction and poor water penetration. Organic (NPK, etc.) fertilizers can effectively seal and surface of the grass paved areas, preventing entry of air and water to the roots.</p> <p>Root penetration can also be a result of chemical change to soils of ionic charges that might increase water repellency of soils. Solutions include treatment with products of chelated iron, such as wetting agents (sodium disulfate), gypsum, etc. Your local garden suppliers can be excellent source for advice on local conditions.</p> <p>Antifreeze Spills - See Oil/Antifreeze Spills</p> <p>Bare Spots: Causes and Solutions It is important to determine the cause of bare spots in order to select the most appropriate solution. Some possible causes and solutions:</p> <p>(Causes) • Physical impact: turf blown in place, salt or clay for high traffic areas. • Toxicity: replace with seed grass mixtures. For low traffic areas, amend soil with a compost such as, detritus, and add seed to cracks for low traffic areas, and reseed as needed.</p> <p>Ph: +61 3 5263 1997 Fax: +61 3 5263 2024</p> <p>INVISIBLE STRUCTURES PTY LTD www.invisiblestructures.com.au info@invisiblestructures.com.au</p>	<p>Grasspave¹ Maintenance Guide</p> <ul style="list-style-type: none"> • Use quality seed Reseed with fresh source. • Erosion Identify source of water and redirect to reduce impact. • Lack of nutrients Increase water and fertilizer. • Shading Reduce shade cover or change grass to more shade tolerant species. • High traffic Increase fertilization and water, and/or reduce traffic frequency by limiting or alternating times of access. <p>Bare Spots - Repair</p> <ol style="list-style-type: none"> 1. Fill gaps uniformly with clean sand (concrete sand is preferable) to the top of all rings. 2. Mow area with a mower deck set to trim the top of the rings. 3. Topdress small bare areas with a mixture of sand and grass seed that either matches the installed grass species or changes the species for an environmental response (such as a shade mix). 4. Mow with a layer of cellulose (paper) mulch over the topdressing mix to avoid germination and prevent surface erosion by irrigation or rainfall. Commercial mulch materials should have a fine texture, such as those used for horticulture. If locally acceptable, this type of mulch (paper mulch) can be used very effectively to match. 5. Turf Recovery: Hydrogrow's advantage is that it is able to store moisture and disperse nutrients when the root zone, making them readily available to plant roots. Check local dealers or equipment rental suppliers for practices to inject dry polymers by compressed air into existing installations. <p>Irrigation Regular irrigation is necessary for grass subjected to the stress of daily traffic, even a small area with "historically high average rainfall". The composition of your water and even a week without rainfall can quickly dry out a quality grass paved area. Replaced areas also usually require supplemental water to establish grass.</p> <p>The irrigation system can be a hose and nozzle, a simple manual valve system, or an automatic pop-up system as appropriate for the owner's maintenance program and budget. Automatic irrigation systems are fine in larger areas, provide quick response to drought, conserve water, and allow for easy and rapid fertilizer applications. Some surface water spray heads will keep the irrigation cost per square metre to a minimum. Manual systems have higher labor and water costs but provide a response to water needs.</p> <p>Build low-pressure pressure zone irrigation systems have also been used with success. This type of irrigation can work during daylight hours without watering under clearing water being from above.</p> <p>Oil/Antifreeze Spills</p> <p>Small Spills: Immediately notify your organization in turf can break down oil and "clean" spills prior to their reaching the water table below. They, then, in the context of accepting a small amount of drainage, reduce harm to grass below. Small amounts of diluted detergent (detergent concentrate) applied to minor spills will help to reduce oil particles to a manageable size and speed recovery.</p> <p>Ph: +61 3 5263 1997 Fax: +61 3 5263 2024</p> <p>INVISIBLE STRUCTURES PTY LTD www.invisiblestructures.com.au info@invisiblestructures.com.au</p>	<p>Grasspave¹ Maintenance Guide</p> <p>Large Spills - Large oil or antifreeze spills will effectively sterilize affected soils for years and prevent growth of most vegetation. Thus, affected soil, base course, road and gravel should be replaced and soil removed if according to local codes relating to hazardous materials.</p> <p>To create a uniform edge for repair, use a half cutter or circular saw with diamond blades to cut the upper 20mm of soil and Grasspave² structure. Be sure to wear appropriate eye and body protection when cutting into rings, soil, and gravel. The disturbed base can be dug by shovel or backhoe depending on the size of the area. Replace materials per Grasspave² Installation Guide.</p> <p>Edges - Repair When Exposed When properly installed, Grasspave² units are protected from damaging ultraviolet (UV) rays, which make plastic brittle. Some wear may be seen below the soil surface. When the edges of the rings are visible as cracks in grass blades (during the growing season), or when edge rings are visible in the rings immediately above the impacted ring, add sand topdressing to a depth of between 20mm to 30mm above the top of the rings. This is easily done by a sweeper equipped with a shovel and drum.</p> <p>Seams The appearance of ruts in grass paving is a sign of improper installation. Possible causes include: 1. Incorrect depth of base, or inadequate compaction. 2. "Tearing" placed between base and Grasspave². 3. More than 2mm of soil above top of rings.</p> <p>Contact the original contractor to repair and re-install to specifications.</p> <p>Stress As traffic increases in the marketplace, grass paved areas (especially those carrying daily traffic) can experience a loss of grass vigor due to increased levels of shade. Some grasses are more tolerant of shade than others and may have to be added into the affected areas.</p> <p>This can be done without removing the existing grass because a shade tolerant mix will overcome a viable area. For a more rapid and complete recovery, however, an application of a short-term herbicide such as Roundup can be applied according to manufacturer's recommendations. In preparation for reseed, use reseed mix to "Bare Spots - Repair" described on Page 1.</p> <p>Grass paved areas that subject to daily traffic (such as fire lanes) will probably not show any signs from shading.</p> <p>Snow Removal Grasspave² paved areas can only be plowed if snow using standard track-mounted snow plow blades with small gaps on the corners to keep the bottom of the blade off grass surface by approximately 20mm. This minimum surface clearing. This apparatus should be used regardless of the pavement surface type.</p> <p>The Grasspave² paved area surface should be set at or slightly below that of adjacent hard surfaces to avoid gouging. Grass plants are dormant in the winter and damage to grass blades will be replaced with new growth in the spring. Damage to grass stems can be repaired by topdressing as described in "Bare Spots - Repair" page 1.</p> <p>Avoid long-term pile up of snow on grass paved surfaces to minimize possible damage from snow melting and other related stresses. Snow melts from grass areas at about the same rate as that of asphalt.</p> <p>Trash Removal Over time, most grass pavements, including Grasspave² areas, will develop layers of trash - usually defined in two traffic areas of grass, or layers of grass clippings in various stages of decomposition. Trash is a problem because it can prevent penetration and, if allowed to build up over a 10mm in depth above rings, can allow compaction to occur in the subgrade.</p> <p>Ph: +61 3 5263 1997 Fax: +61 3 5263 2024</p> <p>INVISIBLE STRUCTURES PTY LTD www.invisiblestructures.com.au info@invisiblestructures.com.au</p>	<p>Grasspave¹ Maintenance Guide</p> <p>Take care above the Grasspave² structure. This layer of slates must be removed for the long-term health of turf.</p> <p>Various grasses require different techniques for trash removal. The two most common methods are:</p> <ul style="list-style-type: none"> • Use of rotary mowers or rotary mowing blades (used for buildup from mowing) • Use of turf cutters, set to remove depth to about 20mm (used for a waterborne soil deposits over long term) <p>Depending on the depth of trash removed and the condition of grass covers remaining, it may be necessary to topdress and reseed. (See "Bare Spots - Repair" page 1)</p> <p>Utilities - Subsurface Access Subsurface utilities can be located or repaired by cutting the Grasspave² structure and turf with a turf cutter (set to depth below the Grasspave²) and lifting up the section and setting it aside. To replace Grasspave², reseed the base with a new installation. (See Grasspave² Installation Guide) and replace the Grasspave² turf. Be sure to compact the base course material to 95% Australian Standard Compaction (3 to 4 passes with vibrating roller on moist material).</p> <p>In the case of a broken water or gas line below Grasspave² paved areas, use a standard backhoe to expose and any emergency access. Follow following instructions for a new installation. If necessary, use Grasspave² units can be delivered by carrier with a 45mm in mesh steel of the carrier. The fresh grade of base course (usually 100mm thick base) (50mm) can be used for temporary access until Grasspave² and grass are ready to complete the finished surface.</p> <p>Grasspave² Normal Maintenance Checklist Aeration NEVER AERATE GRASSPAVE² PAVED AREA. Fertilizing As appropriate for selected grass species. Herbicides/Insecticides As needed, following manufacturer's instructions. Irrigation As appropriate for selected grass species and rainfall amounts in area. Microorganisms Apply once a year (or every 6 months in warm areas). Mowing As appropriate for the selected grass species. Trash removal Remove when trash reaches 10mm in depth above rings.</p> <p>Grasspave² Installation Procedure</p> <ol style="list-style-type: none"> 1. Ensure the prepared base for Grasspave² meets or exceeds required for anticipated traffic and future use. 2. Check exposed sub base for foreign debris eg. tree roots or buried material. 3. Grasspave² units will fall to allow for interlocking water drainage to installed subgrade. Use flat or alternate drainage. 4. Ensure total stability of sub base by compacting if necessary. 5. Place 20mm gravel base course material in the sub base, spreading 250mm compact each lift to 90% Aust. Std. Compaction (2 or 3 passes with compaction on moist material is usually sufficient). 6. Ensure priority of compacted sandy gravel base by running water over base to observe interlocking/infiltration. <p>Ph: +61 3 5263 1997 Fax: +61 3 5263 2024</p> <p>INVISIBLE STRUCTURES PTY LTD www.invisiblestructures.com.au info@invisiblestructures.com.au</p>		

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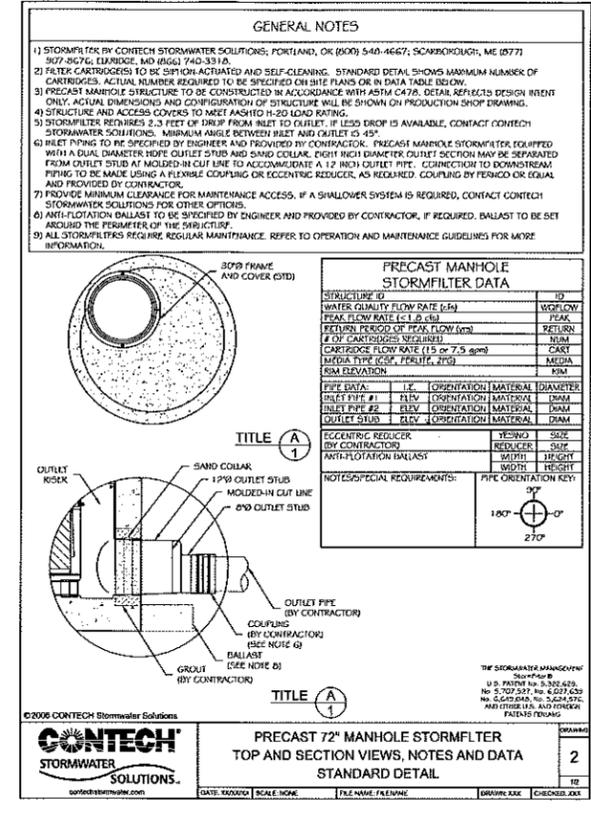
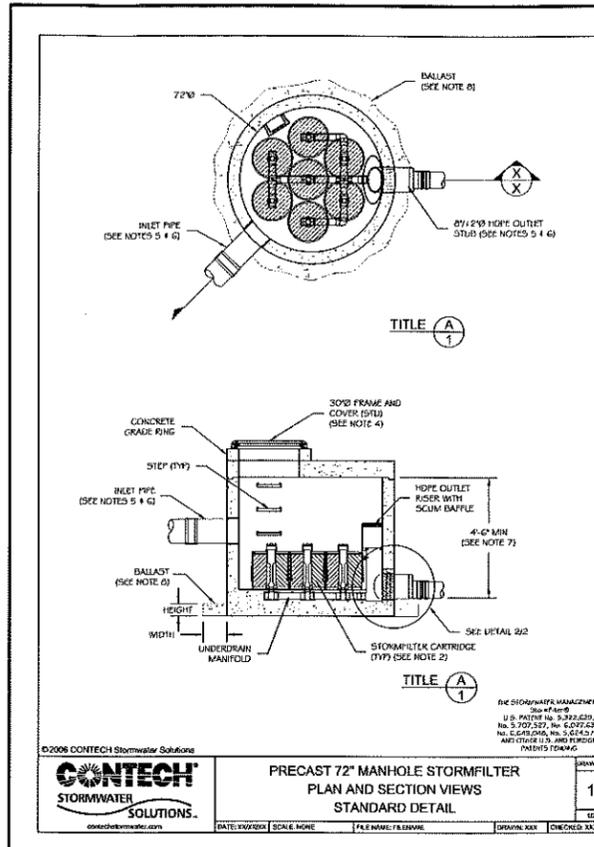
MEDIA FILTER TREATMENT DEVICE (CONTECH STORMFILTER) DESIGN CALCULATIONS:

PRELIMINARY STORM DEVICE TREATMENT SIZING (TYP):

TRIBUTARY AREA TO DEVICE: 77,147 SF. (A-2)
TREATMENT STORM: 0.2 IN/HR.
WEIGHTED RUNOFF COEFFICIENT: 0.70 (PAVEMENT, SOFT/HARDSCAPE)
TREATMENT FLOW: $Q=CIA$
 $Q=(0.70)(0.2)(77,147/43,560)$
 $Q=0.25$ CFS

USE "CONTECH" PRECAST 72" MANHOLE STORMFILTER UNIT WITH 7 FILTER CARTRIDGES (WILL TREAT UP TO 0.25 CFS)

DESIGN GUIDELINES:



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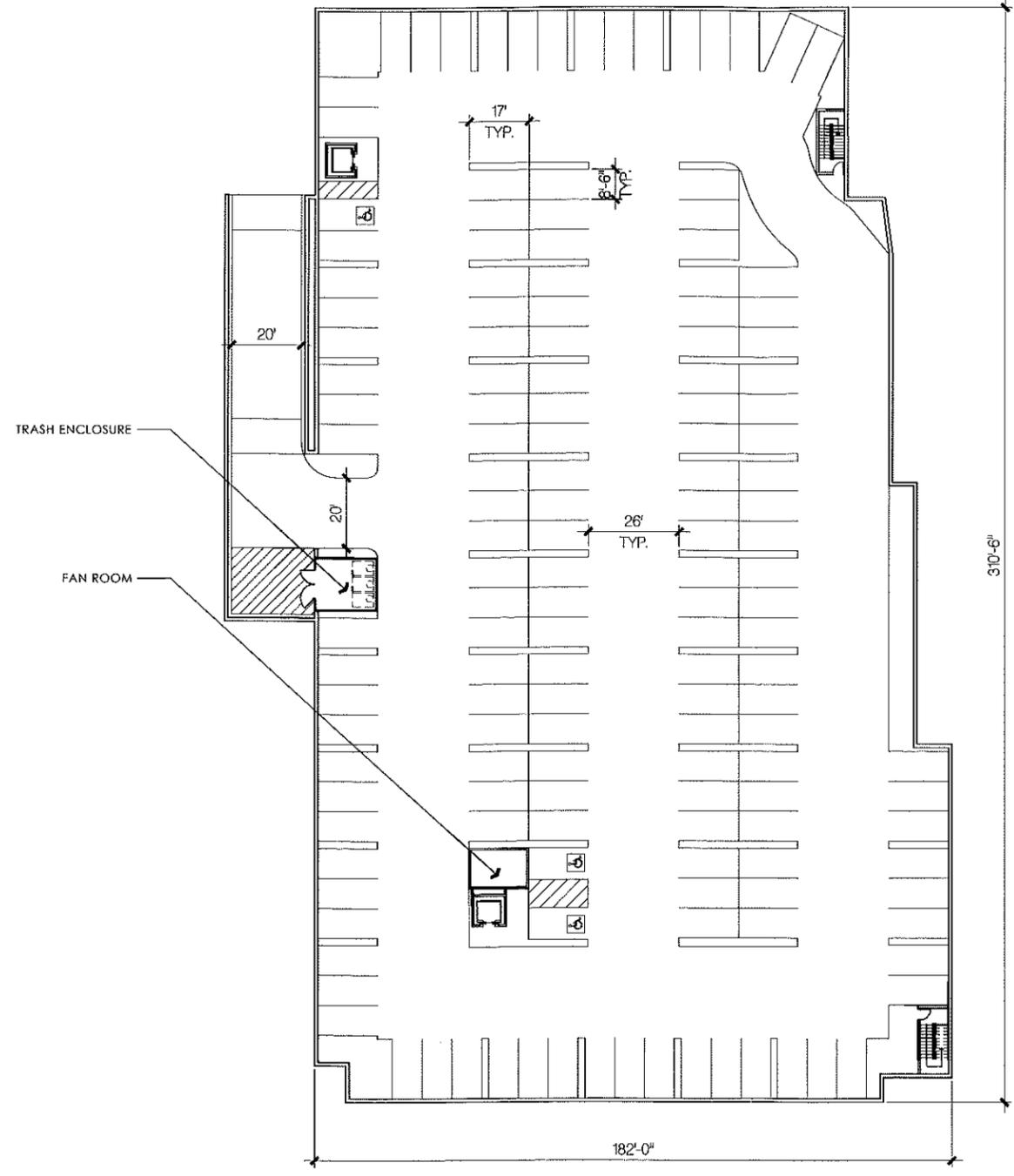
INSPECTION AND MAINTENANCE GUIDELINES:

<p>Maintenance Guidelines</p> <p>The primary purpose of the StormFilter is to filter out and prevent pollutants from entering the waterways. The most effective filtration system, periodically these pollutants must be removed to restore the StormFilter to its full efficiency and effectiveness.</p> <p>Maintenance requirements and frequency are dependent on the pollutant load characteristics of each site.</p> <p>Maintenance activities may be required in the event of a chemical spill or rise to excessive sediment loading from site erosion or extreme storms. It is also good practice to inspect the system after average storm events.</p> <p>Types of Maintenance</p> <p>Presently, procedures have been developed in two levels of maintenance:</p> <ul style="list-style-type: none"> • Inspection/minor maintenance • Major maintenance <p>Inspection/minor maintenance activities are combined since minor maintenance does not require special equipment and typically little or no materials are in need of disposal.</p> <p>Inspection/minor maintenance typically involves:</p> <ul style="list-style-type: none"> • Inspection of the walk-off leaf • Removal of vegetation and trash and debris <p>Major maintenance typically includes:</p> <ul style="list-style-type: none"> • Cartridge replacement • Sediment removal <p>Important: Appropriate safety (OSHA) and disposal regulations should be followed during all maintenance activities.</p> <p>Maintenance Activity Timing</p> <p>©2006 CONTECH Stormwater Solutions CONTECH Stormwater Solutions 1650 Technology Drive, Suite 650, San Jose, CA 95110 408-467-9100</p>	<p>Two scheduled inspection/maintenance activities should take place during the year:</p> <p>First, an inspection/minor maintenance activity should be done. During the minor maintenance activity, periodic inspection debris removal, be used for minor maintenance should be determined and, if disposal during major maintenance will be required, samples of the sediments and media should be obtained.</p> <p>Second, if required, a major maintenance activity should be performed. The major maintenance activity should be performed in the event of a chemical spill or rise to excessive sediment loading from site erosion or extreme storms. It is also good practice to inspect the system after average storm events.</p> <p>In general, minor maintenance activities will occur once in the rainy season and major maintenance will occur in late summer to early fall when flows into the system are not likely to be great.</p> <p>Maintenance Activity Frequency</p> <p>The primary factor controlling timing of maintenance for the StormFilter is sedimentation.</p> <p>Prior to the development of the maintenance schedule, the following maintenance frequencies should be followed:</p> <p>Inspection/minor maintenance</p> <ul style="list-style-type: none"> • One time per year • After large storms <p>Major maintenance</p> <ul style="list-style-type: none"> • One time per year • In the event of a chemical spill <p>Frequency should be updated as required.</p> <p>©2006 CONTECH Stormwater Solutions CONTECH Stormwater Solutions 1650 Technology Drive, Suite 650, San Jose, CA 95110 408-467-9100</p>	<p>A properly functioning system will remove solids from water by trapping particulates in the porous structure of the filter media. The flow through the system will gradually decrease as more and more debris are trapped. Eventually, the flow through the system will be low enough to require replacement of the cartridge. It may be possible to extend the useful span of the cartridge by removing sediment from upstream trapping devices on an as-needed basis in order to prevent material from being suspended and discharged to the system.</p> <p>Site conditions greatly influence maintenance requirements. StormFilter units located in areas with erosion or active construction should be inspected and maintained more often than those in fully stabilized sites.</p> <p>The maintenance frequency may be adjusted as additional monitoring information becomes available during the inspection program. Areas that develop known problems should be inspected more frequently than areas that demonstrate no problems, particularly after large storms.</p> <p>Ultimately, inspection and maintenance activities should be scheduled based on the historic records and characteristics of an individual StormFilter system. It is recommended that the maintenance agency develop a database to properly manage StormFilter maintenance programs.</p> <p>Prior to the inspection and/or water replacement:</p> <p>Important: Maintenance must be performed by a utility worker familiar with StormFilter units.</p> <p>Replacement cartridges will be delivered to the site. Information concerning how to obtain the replacement cartridges is available from CONTECH Stormwater Solutions.</p> <p>Warning: In the case of a spill, the worker should avoid maintenance activities until the proper guidance is obtained. Notify the local health control agency and CONTECH Stormwater Solutions immediately.</p> <p>To conduct cartridge replacement and sediment removal maintenance:</p> <ol style="list-style-type: none"> 1. If applicable, set up safety equipment to prevent pedestrians from falling into the vault. 2. Visually inspect the external condition of the unit and take notes concerning disconnections. 3. Open the doors to the vault and allow the system to air out for 5-10 minutes. 4. Without entering the vault, give the system a general condition inspection. 5. Make notes about the external and internal condition of the vault. 6. Remove large loose debris and trash using a pole with a grapple or net on the end. 7. Close and fasten the door. 8. Remove safety equipment. 9. Make notes about the local drainage area relative to ongoing construction, erosion problems, or high loading of other pollutants to the system. 10. Finally, review the condition reports from the previous minor and major maintenance visits, and schedule cartridge replacement if needed. <p>Major Maintenance</p> <p>Depending on the configuration of the particular system, a permit may be required to enter the vault to perform some tasks.</p> <p>Important: If visit entry is required, OSHA rules for confined space entry must be followed.</p> <p>Filter cartridge replacement should occur during dry weather. It may be necessary to plug the filter inlet pipe if base flows exist. Standing water present in the vault should be removed as required and should be contained during the operation by temporarily capping the manifold connectors.</p> <p>©2006 CONTECH Stormwater Solutions CONTECH Stormwater Solutions 1650 Technology Drive, Suite 650, San Jose, CA 95110 408-467-9100</p>	<p>Replacement cartridges will be delivered to the site. Information concerning how to obtain the replacement cartridges is available from CONTECH Stormwater Solutions.</p> <p>Warning: In the case of a spill, the worker should avoid maintenance activities until the proper guidance is obtained. Notify the local health control agency and CONTECH Stormwater Solutions immediately.</p> <p>To conduct cartridge replacement and sediment removal maintenance:</p> <ol style="list-style-type: none"> 1. If applicable, set up safety equipment to prevent pedestrians from falling into the vault. 2. Visually inspect the external condition of the unit and take notes concerning disconnections. 3. Open the doors to the vault and allow the system to air out for 5-10 minutes. 4. Without entering the vault, give the system a general condition inspection. 5. Make notes about the external and internal condition of the vault. 6. Remove large loose debris and trash using a pole with a grapple or net on the end. 7. Using a boom, crane, or other device (ladder and ropes), obtain the replacement cartridges (up to 150 lbs. each) and set aside. 8. Remove used cartridges from the vault using one of the following methods: <p>Method 1:</p> <ol style="list-style-type: none"> a. Using an appropriate sling, attach the cable from the boom, crane, or tripod to the cartridge using proper attachment methods. Take care not to damage the manifold connectors. This contractor should remain installed in the manifold and support if necessary. b. Remove the used cartridge (250 lbs. each) from the vault. <p>Important: Care must be used to avoid damaging the cartridge during removal and installation. The cost of replacing components damaged during maintenance will be the responsibility of the contractor unless CONTECH Stormwater Solutions performs the maintenance activities and damage is not related to discharges to the system.</p> <ol style="list-style-type: none"> a. If required, apply a light coating of FDA approved silicon grease to the outside of the manifold prior to the connectors. This ensures a watertight connection between the cartridge and the drainage pipe. b. Replace any damaged connectors. c. Using the boom, crane, or tripod, lower and install the new cartridges. <p>Method 2:</p> <ol style="list-style-type: none"> a. Unhook the cartridge cap. b. Remove the cartridge head. c. Tip the cartridge on its side. <p>Important: Note that cartridges containing media other than leaf media require unhooking from their manifold connectors. Take care not to damage the manifold connectors. This contractor should remain installed in the manifold and support if necessary. d. Empty the cartridge onto the vault floor. e. Set the empty, used cartridge aside or load onto the hauling truck. f. Continue steps a through e until all cartridges have been removed. g. Remove deposited sediment from the floor of the vault and, if large amounts are present, from the forebay. This can usually be accomplished by shoveling the sediment into containers, which, once full, are hoisted mechanically from the vault and placed onto the hauling truck. h. If Method 2 in Step 8 is used to empty the cartridges, or in cases of extreme sediment loading, a water pump may be required. i. If required, apply a light coating of FDA approved silicon grease to the outside of the manifold prior to the connectors. This ensures a watertight connection between the cartridge and the drainage pipe. j. Replace any damaged connectors. k. Using the boom, crane, or tripod, lower and install the new cartridges. <p>©2006 CONTECH Stormwater Solutions CONTECH Stormwater Solutions 1650 Technology Drive, Suite 650, San Jose, CA 95110 408-467-9100</p> </p>	<p>Apply take care not to damage connectors.</p> <ol style="list-style-type: none"> 12. Close and fasten the door. 13. Remove safety equipment. 14. Make notes about the local drainage area relative to ongoing construction, erosion problems or high loading of other pollutants to the system. 15. Finally, dispose of the residual materials in accordance with applicable regulations. Make arrangements to return the used cartridges to CONTECH Stormwater Solutions. <p>Related Maintenance Activities</p> <p>StormFilter units are often just one of many components in a more comprehensive stormwater drainage and treatment system. The entire system may include catch basins, detention basins, sedimentation vaults and manholes, detention/retention ponds, wetlands, artificial wetlands, and other miscellaneous components.</p> <p>In order for maintenance of the StormFilter to be successful, it is imperative that all other components be properly maintained. The maintenance report of upstream facilities should be checked out prior to StormFilter maintenance activities.</p> <p>In addition to considering upstream facilities, it is also imperative to correct any problems identified in the drainage area. Drainage area concerns may include erosion problems, heavy oil and grease loading, and discharges of inappropriate materials.</p> <p>Material Disposal</p> <p>The accumulated sediment found in stormwater treatment and conveyance systems must be handled and disposed in a manner that will not allow the sediment to affect surface or ground water, it is possible for sediments to contain measurable concentrations of heavy metals and organic chemicals (such as pesticides and petroleum products). Areas with the greatest potential for high pollutant loading include urban areas and heavily traveled roads.</p> <p>Sediments and water must be disposed of in accordance with all applicable waste disposal regulations. It is not appropriate to discharge untreated materials back to the stormwater drainage system.</p> <p>Part of preparing for maintenance to occur should include coordination of disposal of solids (except construction and liquids) (municipal vacuum truck, decent facility, local wastewater treatment plant, onsite treatment and discharge).</p> <p>Owners should contact the local public works department and inquire about how the department disposes of their street waste materials. CONTECH Stormwater Solutions will determine disposal methods at the time of the media contained in the cartridges. If the material has been contaminated with any unusual substance, the cost of special handling and disposal will be the responsibility of the owner.</p> <p>©2006 CONTECH Stormwater Solutions CONTECH Stormwater Solutions 1650 Technology Drive, Suite 650, San Jose, CA 95110 408-467-9100</p>
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GENERAL DEVELOPMENT PLAN
EXHIBIT "C"
CONCEPTUAL STORMWATER CONTROL PLAN

27 OCTOBER '08

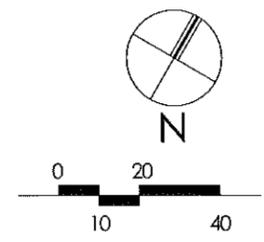
4D



SUMMARY

REQUIRED:

PLAN 1 (18 x 1.5) =	27
PLAN 2 (51 x 1.8) =	91.8
PLAN 3 (15 x 2.0) =	30
TOTAL REQUIRED =	148.8
TOTAL PROVIDED =	149



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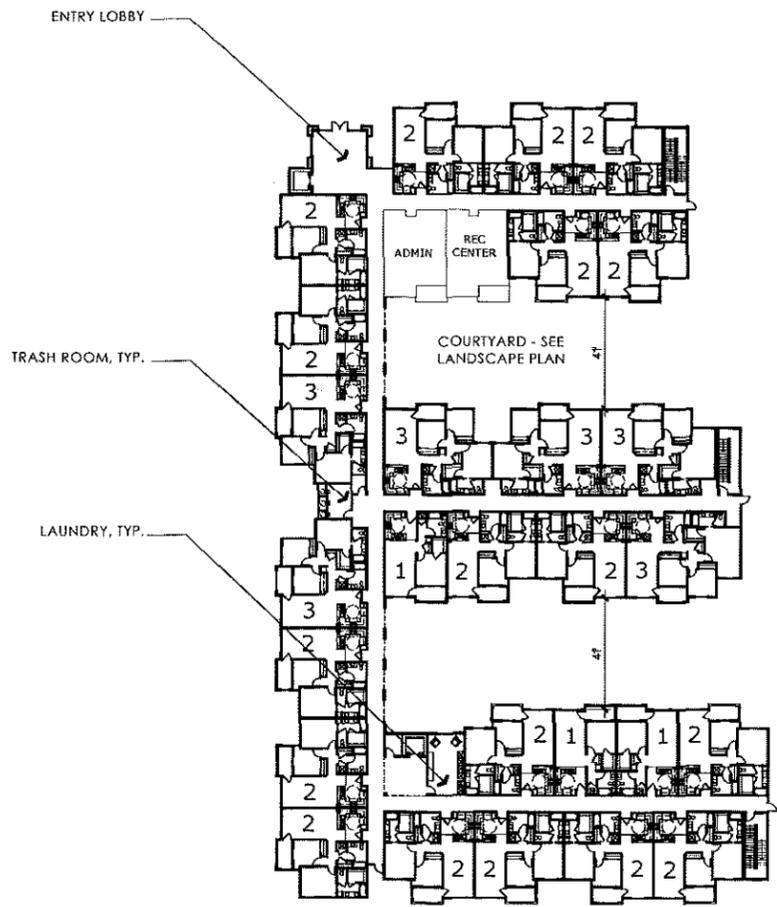
SAN ANTONIO STREET APARTMENTS
SAN JOSE, CALIFORNIA

GENERAL DEVELOPMENT PLAN
EXHIBIT "C"
SUBTERRANEAN PARKING PLAN

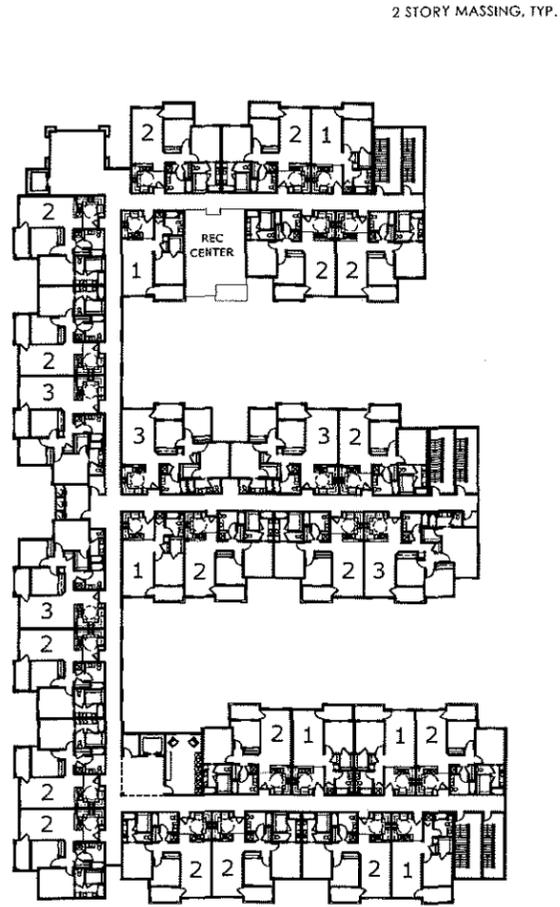
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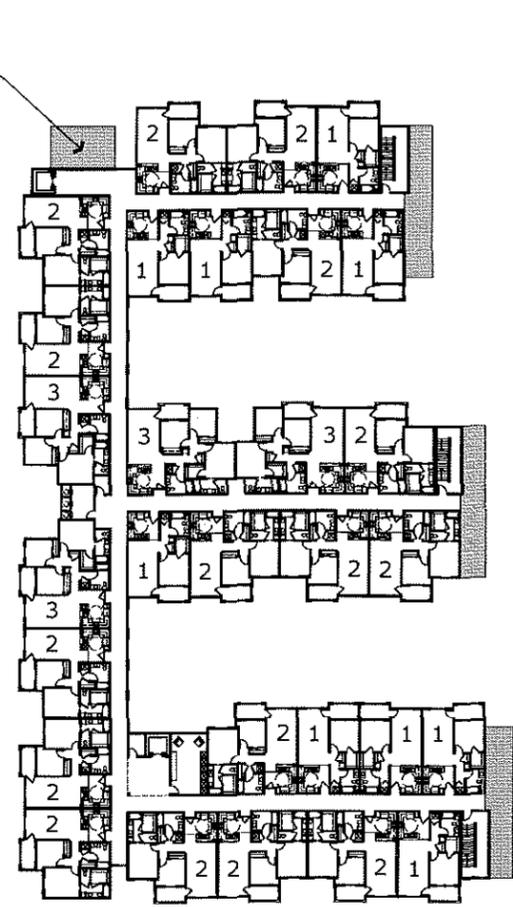
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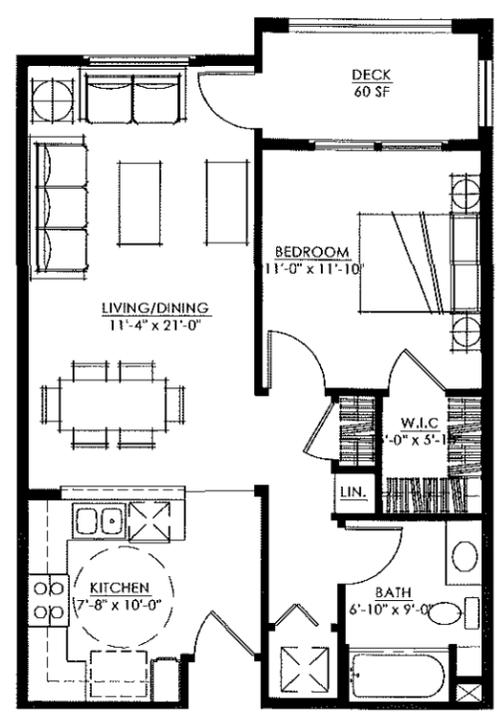


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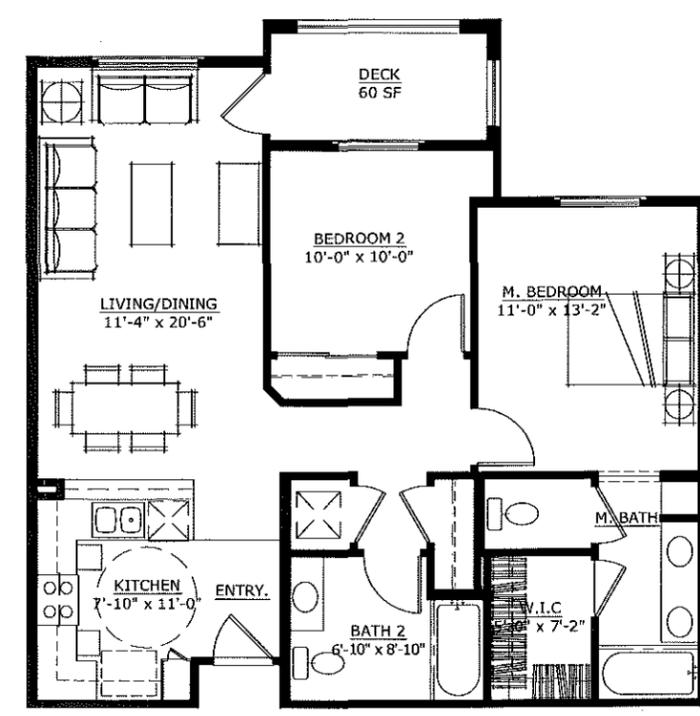


THIRD FLOOR

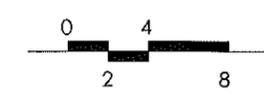




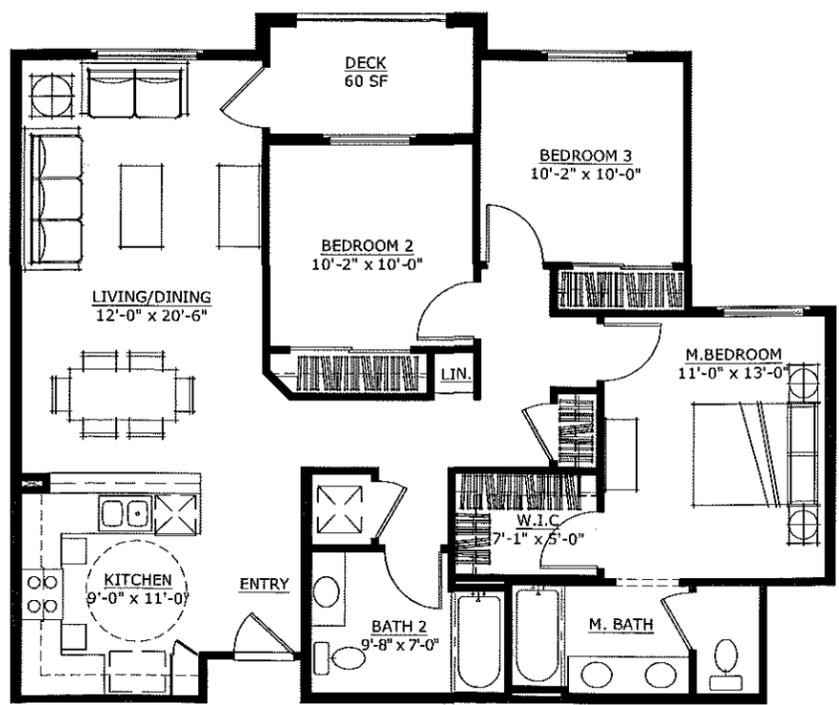
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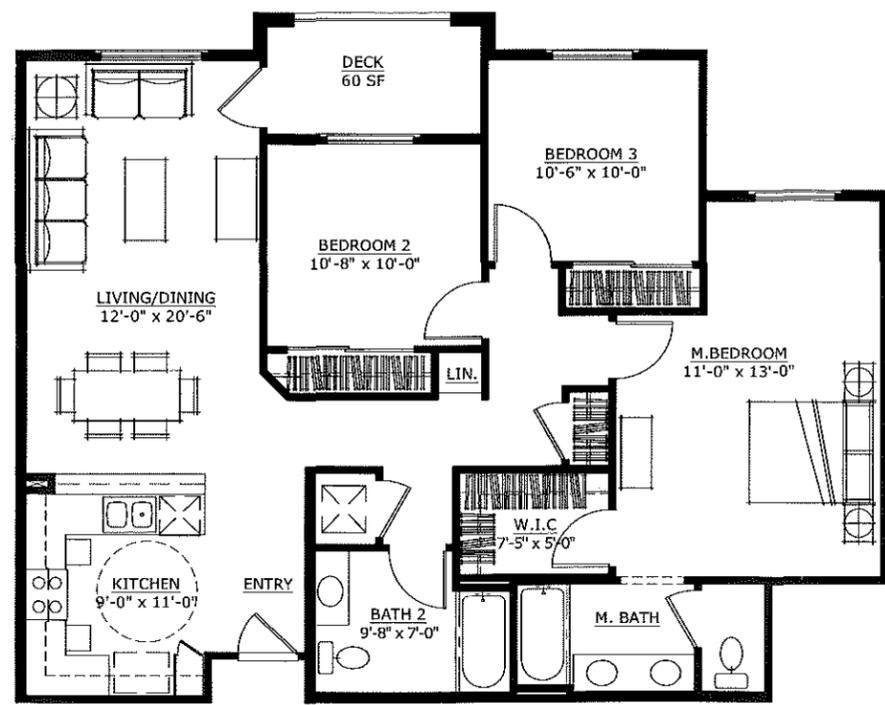
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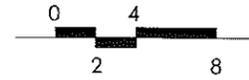
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PLAN 3A
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PLAN 3A
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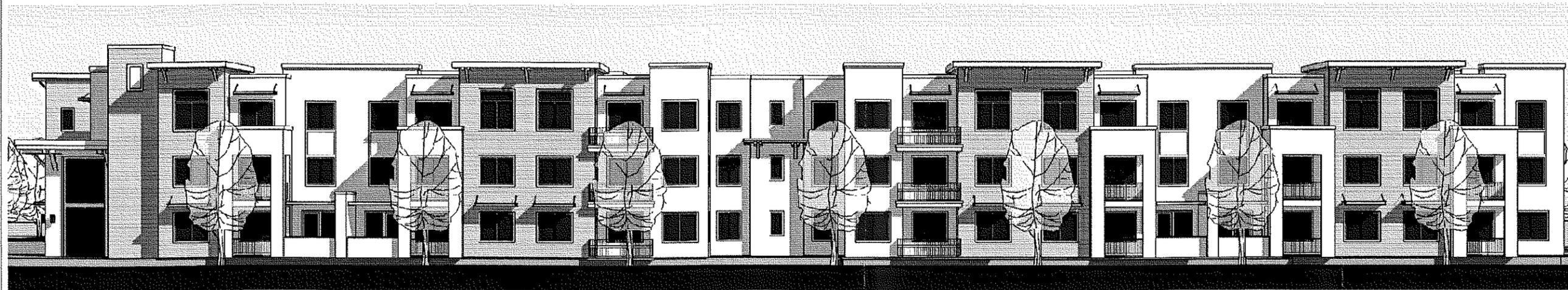


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FRONT ELEVATION

Parking Structure Finish Floor



RIGHT ELEVATION

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SAN ANTONIO STREET APARTMENTS
SAN JOSE, CALIFORNIA

GENERAL DEVELOPMENT PLAN
EXHIBIT "C"
BUILDING ELEVATIONS

1 JULY 2008

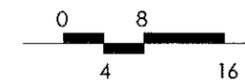
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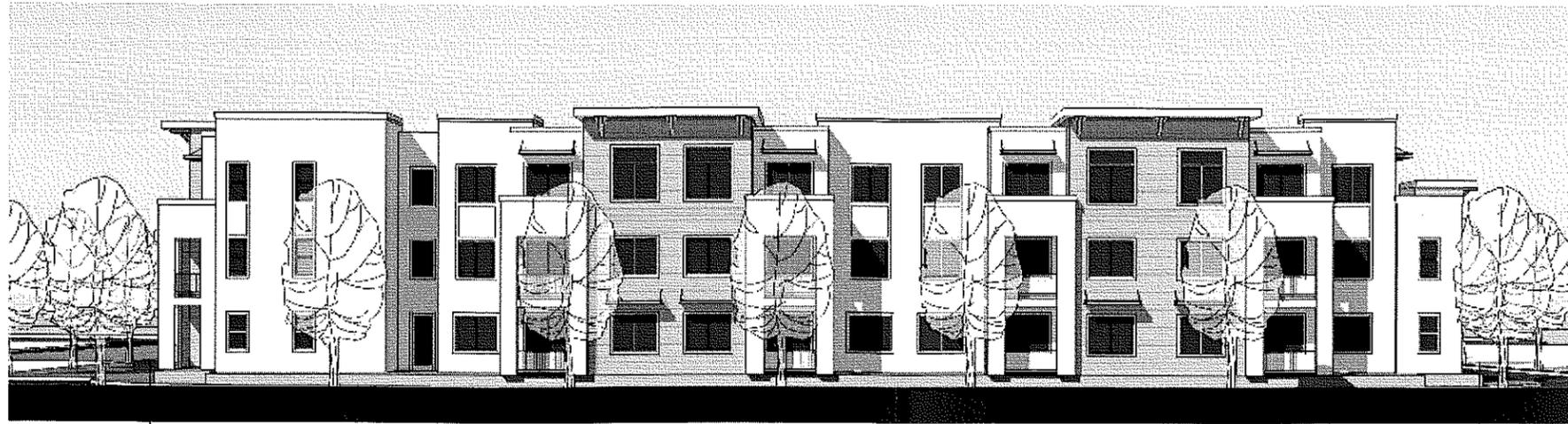
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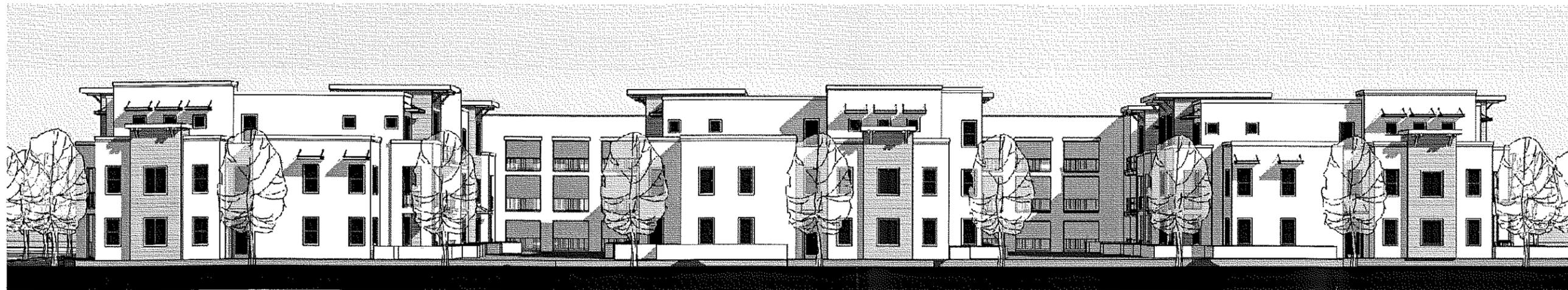


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REAR ELEVATION

Parking Structure Finish Floor



LEFT ELEVATION



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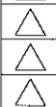


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SAN ANTONIO STREET APARTMENTS
SAN JOSE, CALIFORNIA

GENERAL DEVELOPMENT PLAN
EXHIBIT "C"
BUILDING ELEVATIONS

1 JULY 2008
27 OCT 2008



5.6



BIRD'S EYE LOOKING EAST



BIRD'S EYE LOOKING SOUTH



BIRD'S EYE LOOKING WEST



BIRD'S EYE LOOKING NORTH

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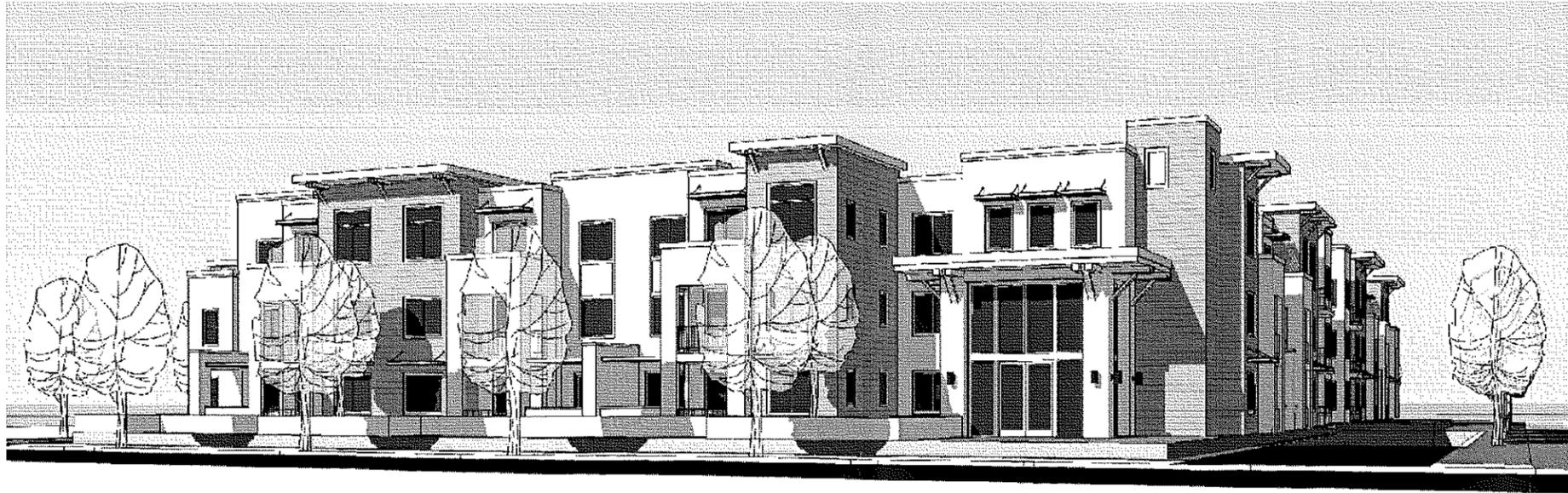
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SAN ANTONIO STREET APARTMENTS
SAN JOSE, CALIFORNIA

GENERAL DEVELOPMENT PLAN
EXHIBIT "C"
PROJECT IMAGES

	1 JULY 2008
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5.7



CORNER LOBBY



VIEW FROM SAN ANTONIO STREET

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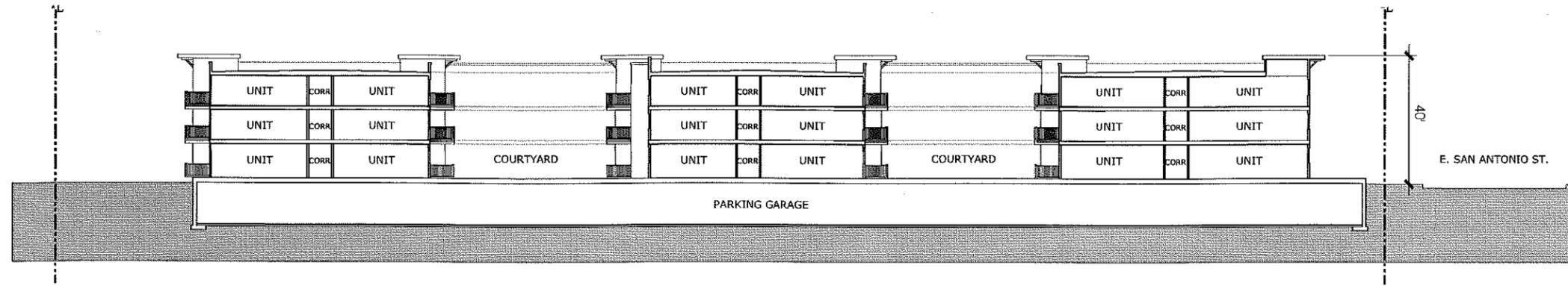
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SAN ANTONIO STREET APARTMENTS
SAN JOSE, CALIFORNIA

GENERAL DEVELOPMENT PLAN
EXHIBIT "C"
PROJECT IMAGES

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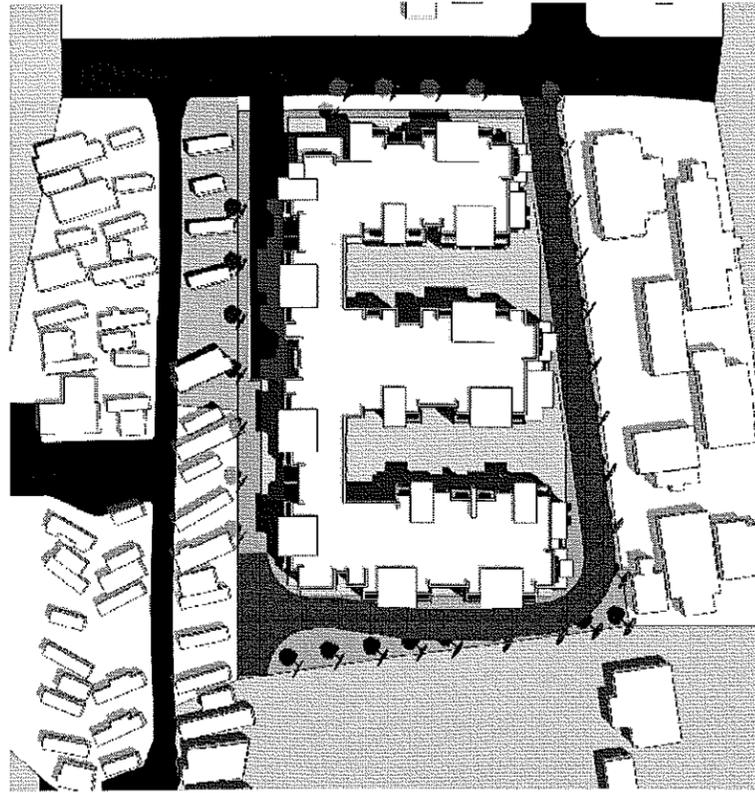
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SAN JOSE, CALIFORNIA

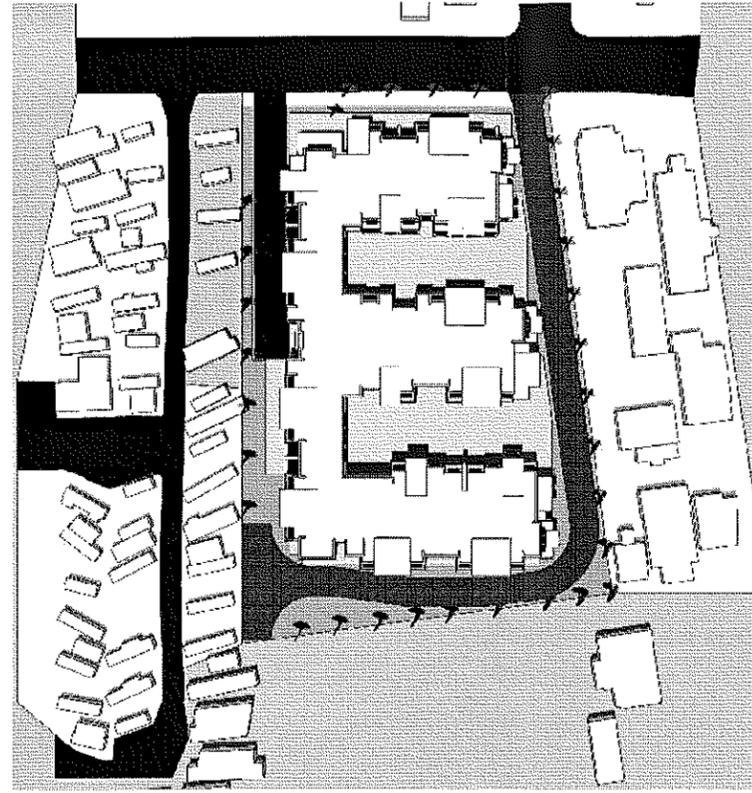
GENERAL DEVELOPMENT PLAN
EXHIBIT "C"
SITE SECTION

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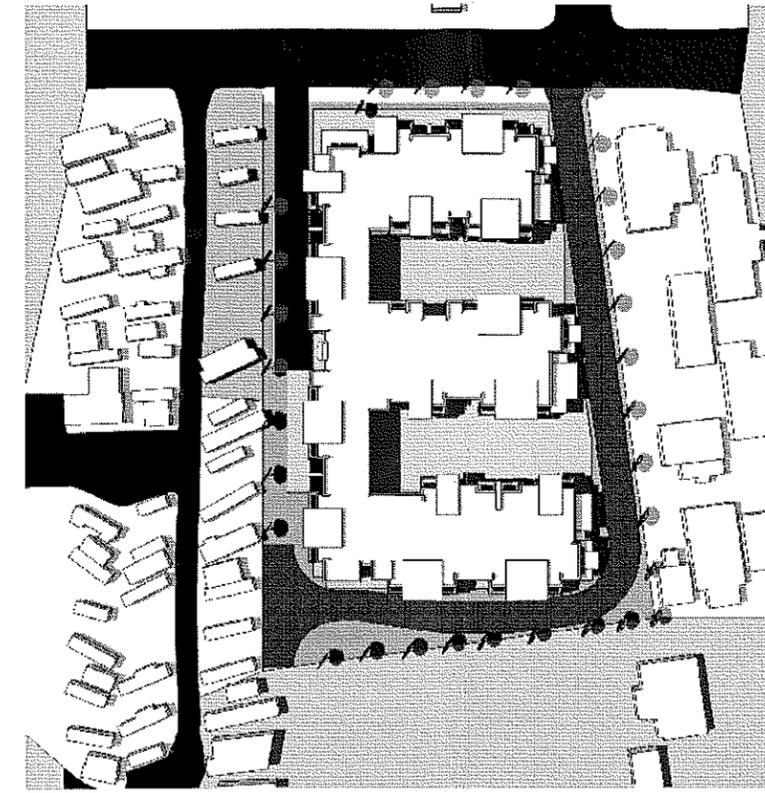
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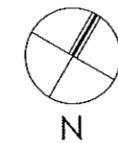


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SUMMER SOLSTICE
JUNE 21



GENERAL DEVELOPMENT PLAN
EXHIBIT "C"
SHADOW STUDIES

SAN ANTONIO STREET APARTMENTS
SAN JOSE, CALIFORNIA

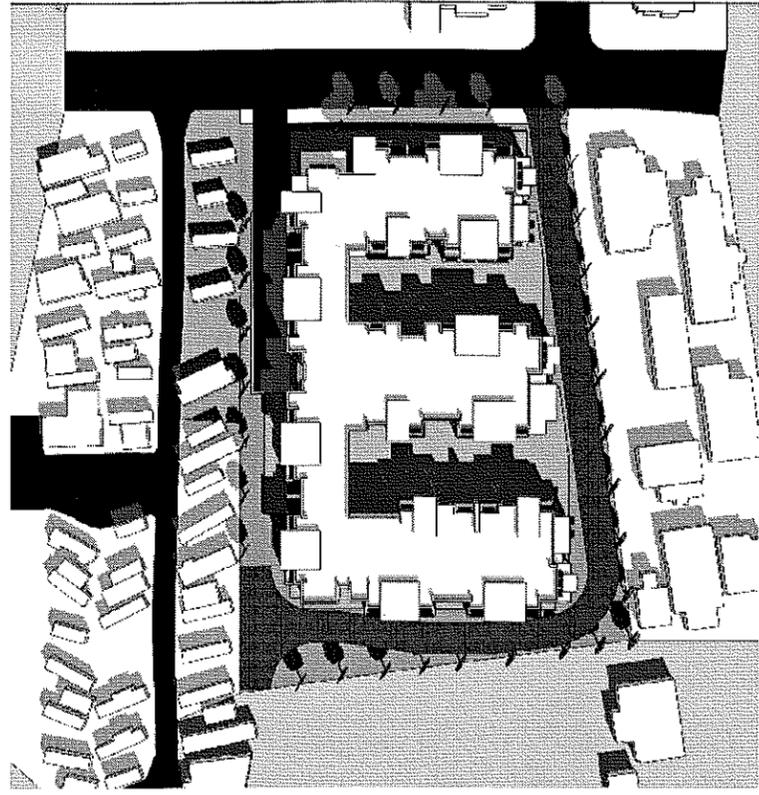
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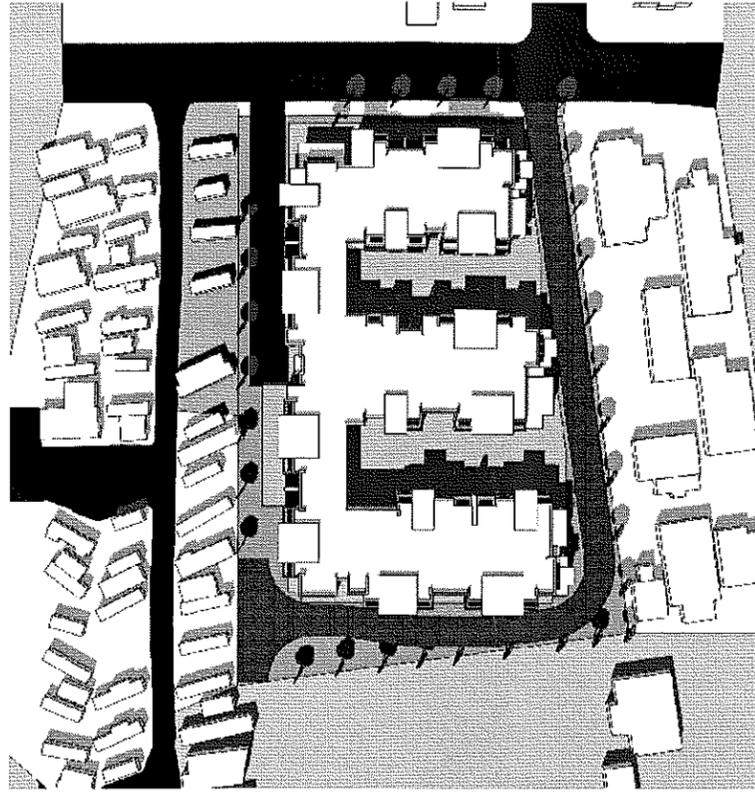


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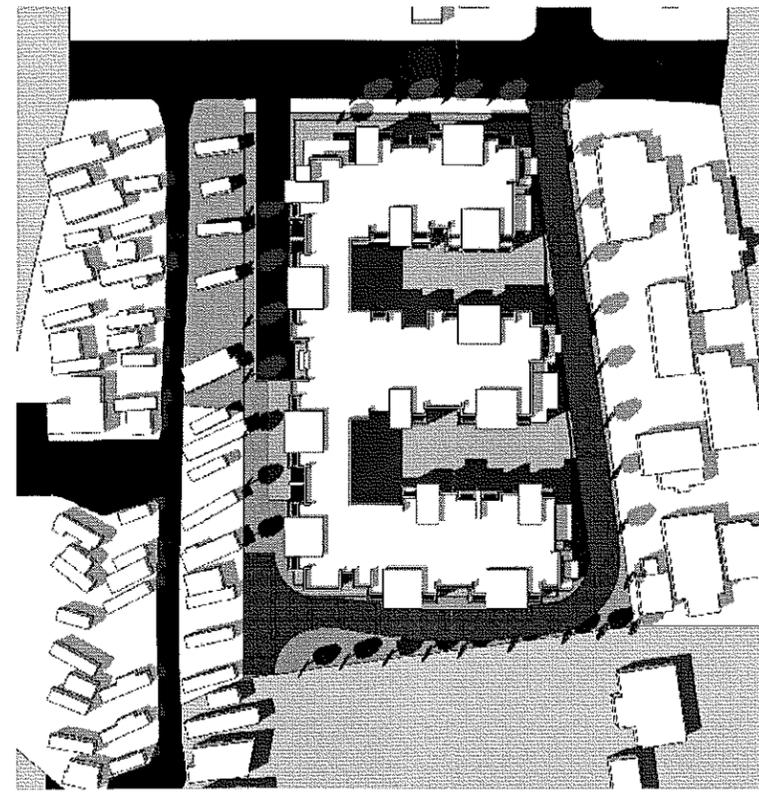
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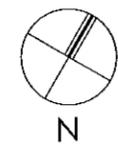


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FALL EQUINOX
SEPTEMBER 21



GENERAL DEVELOPMENT PLAN
EXHIBIT "C"
SHADOW STUDIES

SAN ANTONIO STREET APARTMENTS
SAN JOSE, CALIFORNIA

KTGY NO. 20080202

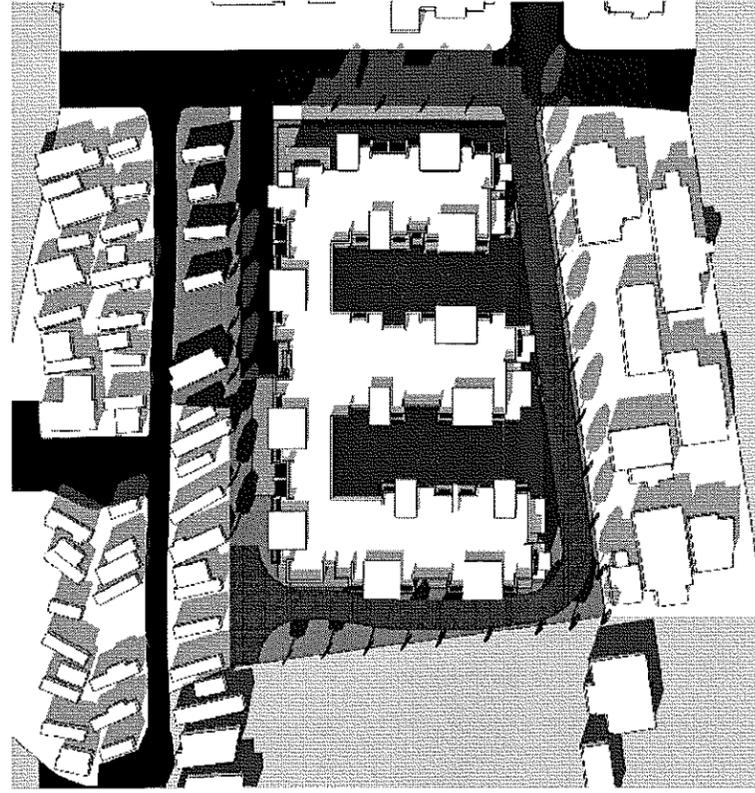


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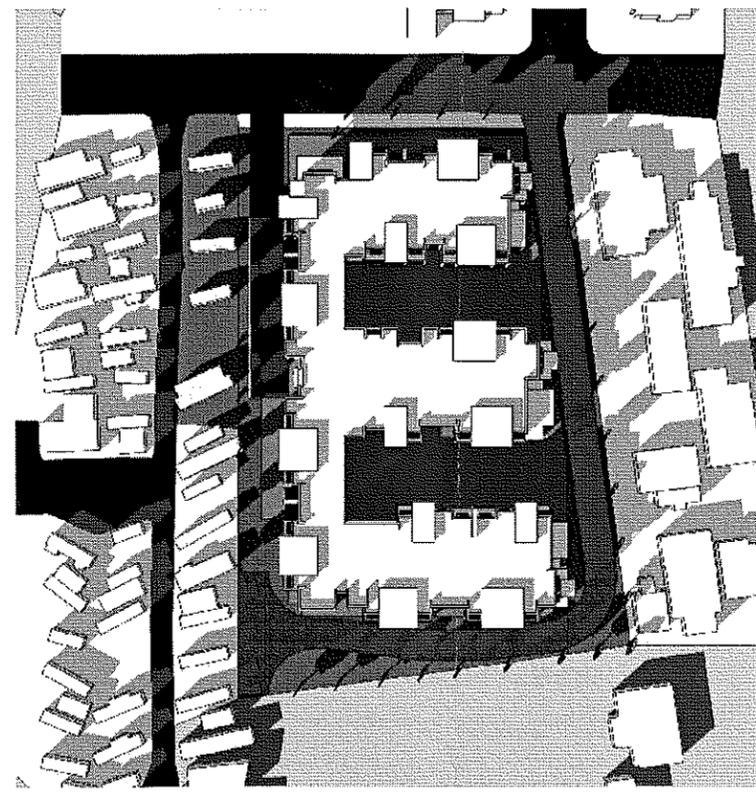
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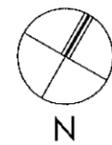


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WINTER SOLSTICE
DECEMBER 21



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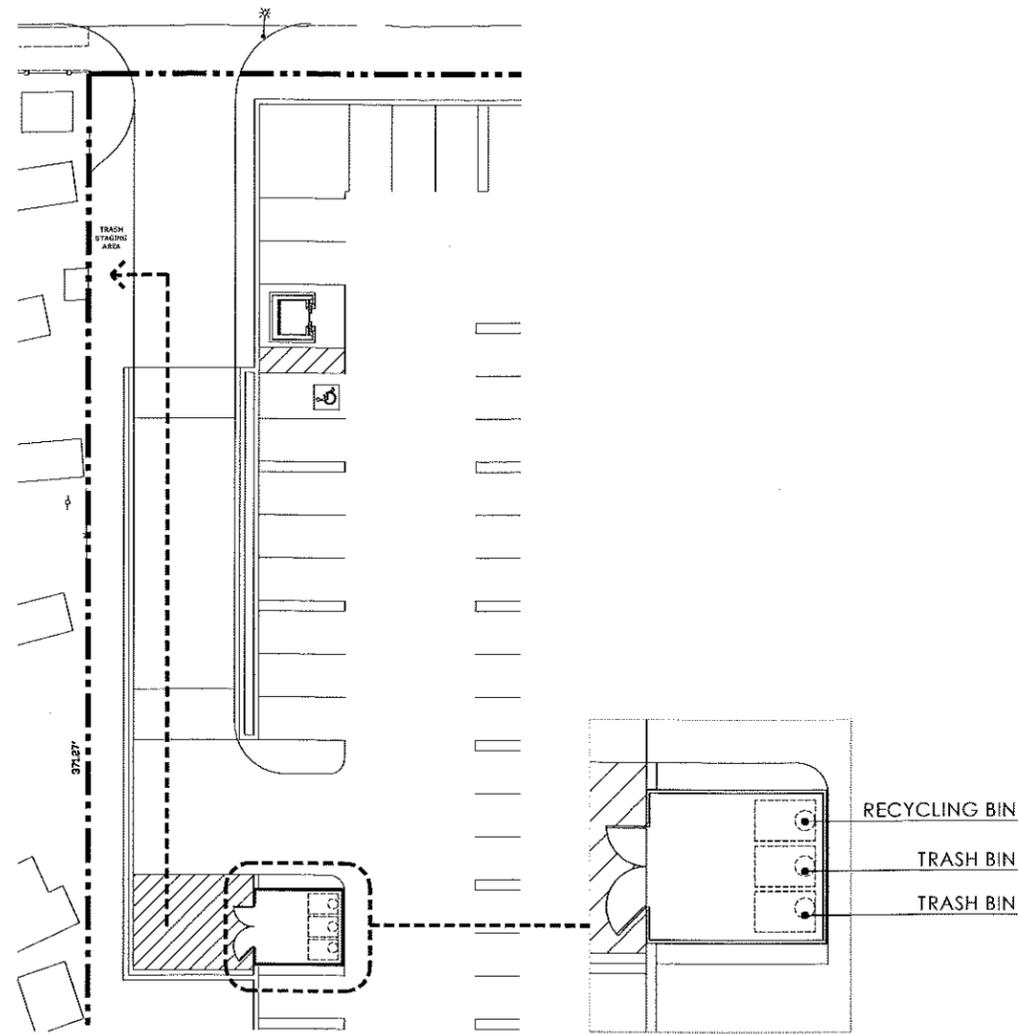
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SAN ANTONIO STREET APARTMENTS
SAN JOSE, CALIFORNIA

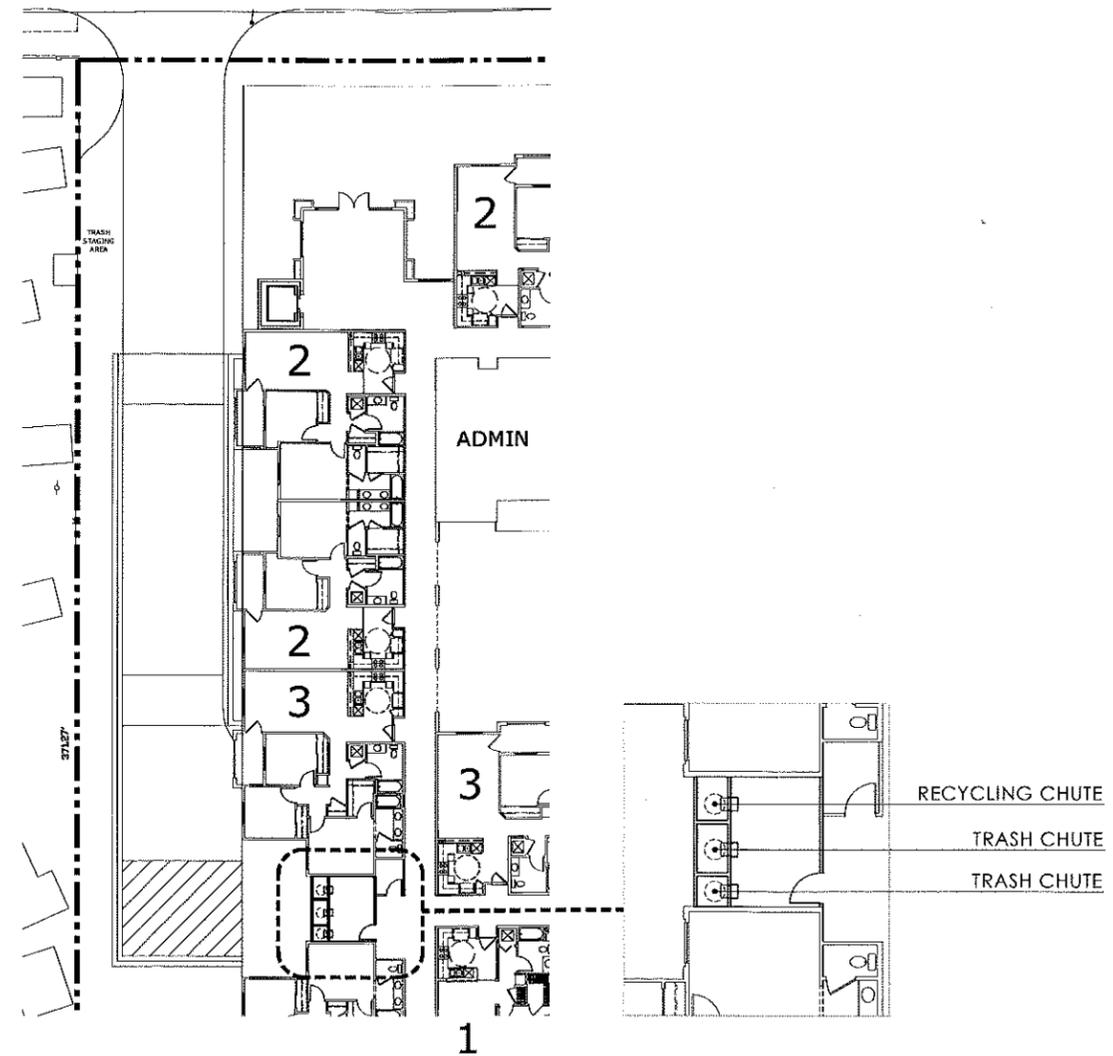
GENERAL DEVELOPMENT PLAN
EXHIBIT "C"
SHADOW STUDIES

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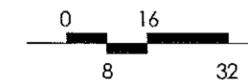
5.12



TRASH/RECYCLING ENCLOSURE @ GROUND LEVEL
 SEE WRITTEN RESPONSE FOR DESCRIPTIVE EXPLANATION OF HOW
 GARBAGE & RECYCLING WILL BE COLLECTED.



TRASH/RECYCLING ROOM @ LEVELS 2-4, TYP.



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SAN ANTONIO STREET APARTMENTS
 SAN JOSE, CALIFORNIA

GENERAL DEVELOPMENT PLAN
EXHIBIT "C"
GARBAGE/RECYCLING PLAN

	1 JULY 2008
▲	27 OCT 2008
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5.13

PRELIMINARY PLANT LIST

(TO BE APPROVED BY CITY OF SAN JOSE)

STREET TREES		
LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX
PYRUS CALLERYANA 'NEW BRADFORD'	NEW BRADFORD PEAR	24" BOX
ACER x FREMANII 'AUTUMN BLAZE'	FREEMAN MAPLE	24" BOX
ACER x FREMANII 'AUTUMN FANTASY'	FREEMAN MAPLE	24" BOX
ACCENT TREES		
LAGERSTROEMIA INDICA	CRAPE MYRTLE	24" BOX
ARBUTUS MARINA	STRAWBERRY TREE	24" BOX
SCREEN TREES		
LOPHOSTEMON CONFRETUS	BRISBANE BOX	24" BOX
METROSIDEROS EXCELSUS	NEW ZEALAND CHRISTMAS TREE	24" BOX
ENTRY TREES		
PYRUS CALLERYANA 'ARISTOCRAT'	'ARISTOCRAT' PEAR	24" BOX
SHRUBS		
PITTOSPORUM EUGENOIDES	NCN	15 GAL
ESCALLONIA BIFIDA	WHITE ESCALLONIA	5 GAL
ESCALLONIA RUBRA 'WILLAM WILSON'	ESCALLONIA	5 GAL
RHAPHIOLEPIS INDICA	INDIAN HAWTHORN	5 GAL
NANDINA SPP.	BAMBOO	5 GAL
DIETES VEGETA	FORTNIGHT LILY	5 GAL
ESCALLONIA 'NEWPORT DWARF'	ESCALLONIA	5 GAL
PHORMIUM TENAX 'DAZZLER'	NEW ZEALAND FLAX	5 GAL
HEMEROCALLIS HYBRIDA	DAYLILY	1 GAL
VIBURNUM DAVIDII	DAVID'S VIBURNUM	5 GAL
HEUCHERA SPP	CORAL BELLS	1 GAL
CAREX TESTACEA	ORANGE COLORED SEDGE	1 GAL
CORREA 'DUSTY BELLS'	AUSTRALIAN FUCHSIA	1 GAL

INFILTRATION SEED MIX TO BE DETERMINED BY PACIFIC COAST SEED, LIVERMORE, CA

SITE FURNISHINGS

BENCH	SHADE ARBOR
BBQ	PAR COURSE EXERCISE STATION WITH DECOMPOSED GRANITE PAVING (5 TOTAL)

SITE LIGHTING

WALL LIGHT	EXISTING STREET LIGHT
POLE LIGHT	

SITE PAVING

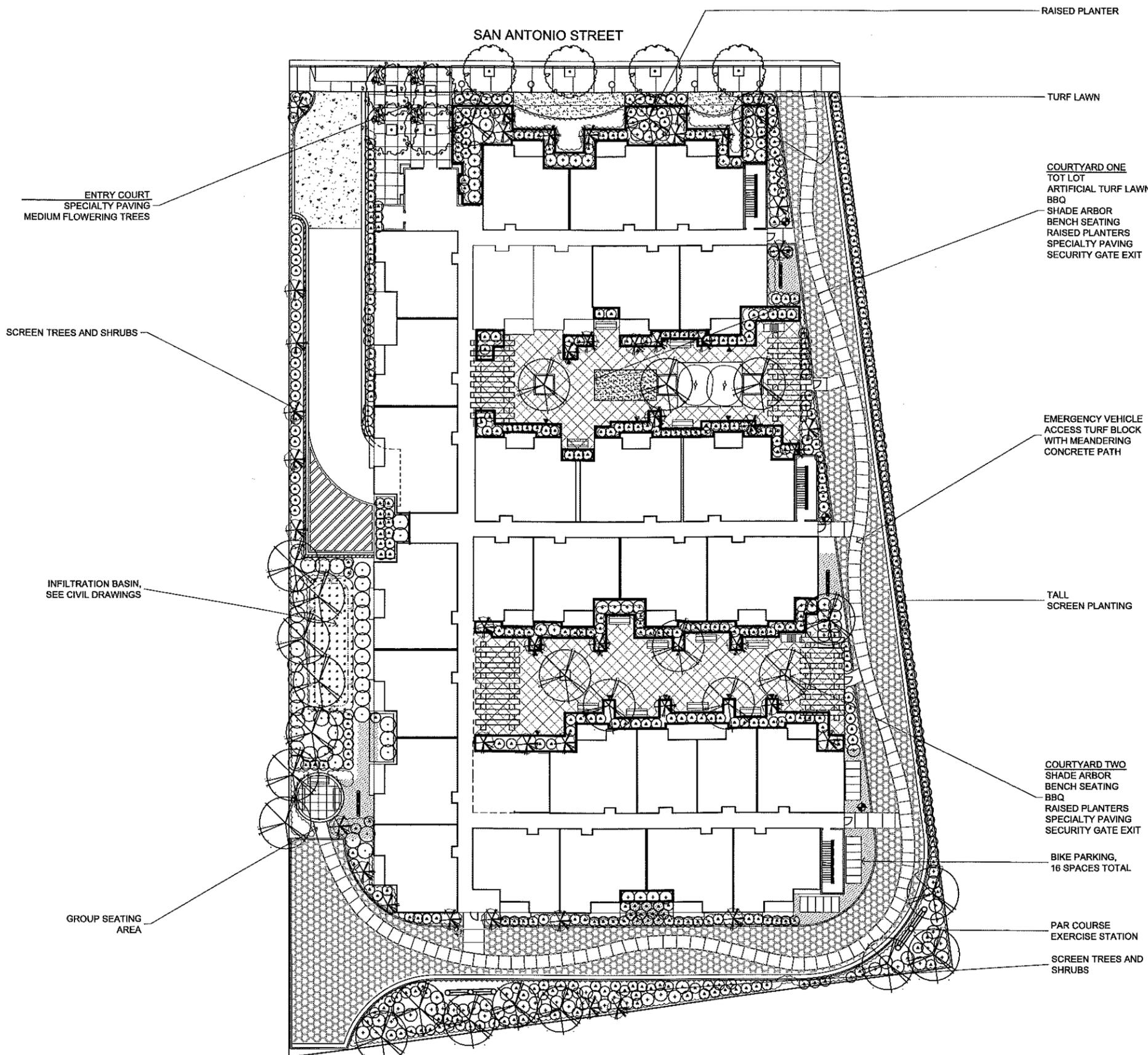
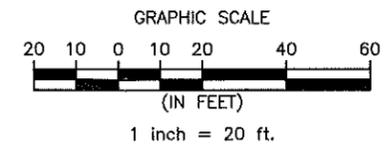
ON-STRUCTURE PAVING	CONCRETE WALK AT EVA
PAVING BY CIVIL	TURF PAVERS AT EVA
SPECIALTY PAVING	CRUSHED GRAVEL PAVING

IRRIGATION NOTE:

ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY CONVENTIONAL WATER CONSERVING IRRIGATION SYSTEM THAT COMPLIES WITH ALL STANDARDS AND REGULATIONS OF THE CITY OF SAN JOSE. ALL SPRINKLERS SHALL UTILIZE MATCHED PRECIPITATION, PRESSURE COMPENSATION NOZZLES FOR MAXIMUM UNIFORMITY OF DISTRIBUTION.

BRUCE JETT ASSOCIATES

landscape architects
 CRLA #3335
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 155 Filbert Street, Suite 208
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ENTRY COURT
 SPECIALTY PAVING
 MEDIUM FLOWERING TREES

SCREEN TREES AND SHRUBS

INFILTRATION BASIN,
 SEE CIVIL DRAWINGS

GROUP SEATING
 AREA

RAISED PLANTER

TURF LAWN

COURTYARD ONE
 TOT LOT
 ARTIFICIAL TURF LAWN
 BBQ
 SHADE ARBOR
 BENCH SEATING
 RAISED PLANTERS
 SPECIALTY PAVING
 SECURITY GATE EXIT

EMERGENCY VEHICLE
 ACCESS TURF BLOCK
 WITH MEANDERING
 CONCRETE PATH

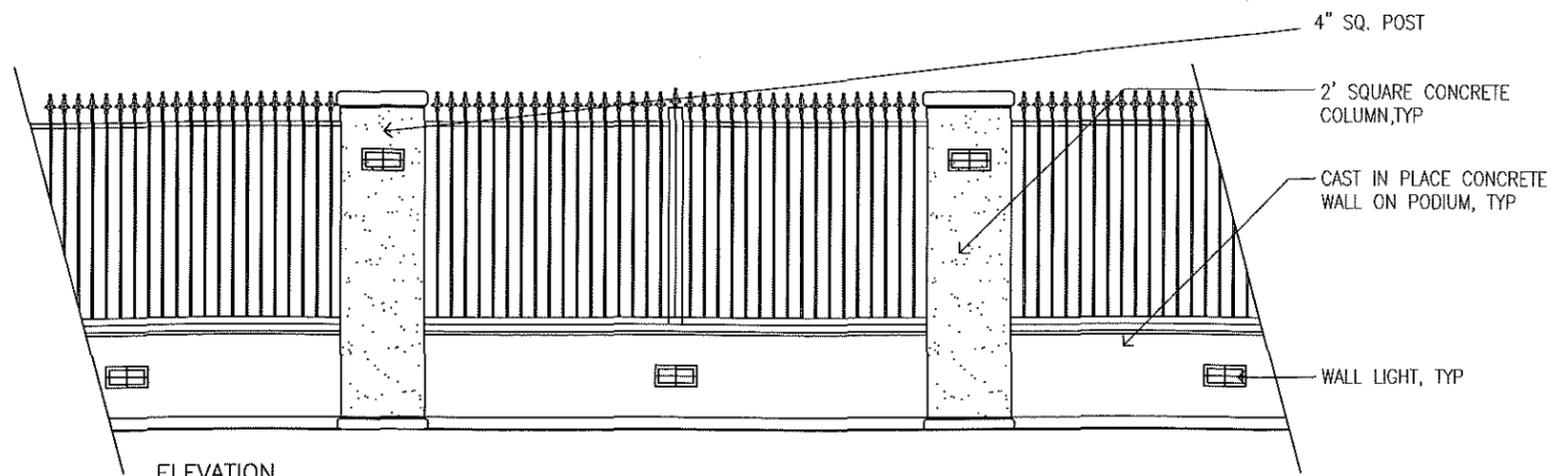
TALL
 SCREEN PLANTING

COURTYARD TWO
 SHADE ARBOR
 BENCH SEATING
 BBQ
 RAISED PLANTERS
 SPECIALTY PAVING
 SECURITY GATE EXIT

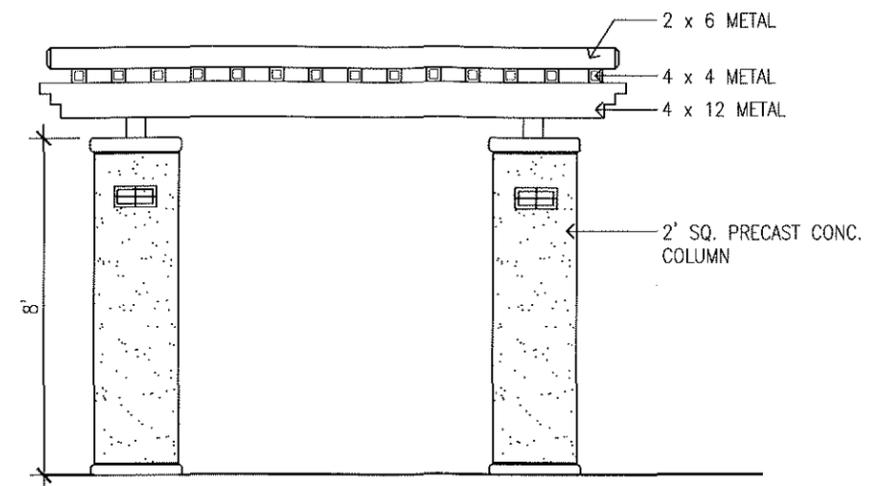
BIKE PARKING,
 16 SPACES TOTAL

PAR COURSE
 EXERCISE STATION

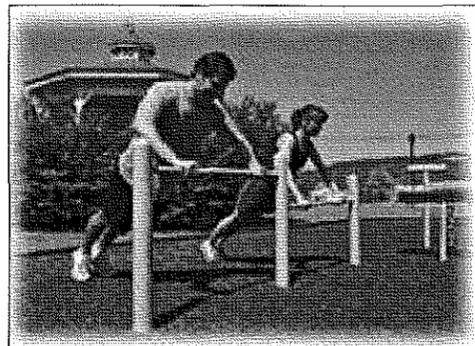
SCREEN TREES AND
 SHRUBS



4 PLANTER WALL WITH SECURITY FENCE



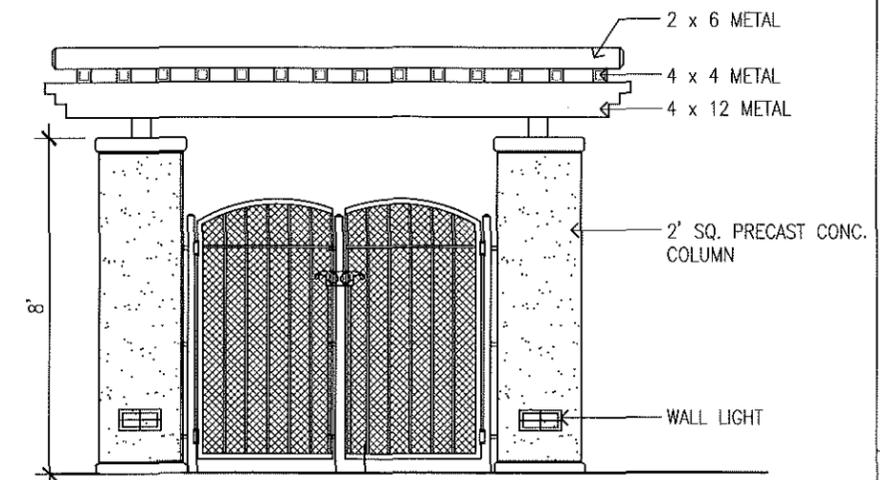
1 ARBOR AT COURTYARDS



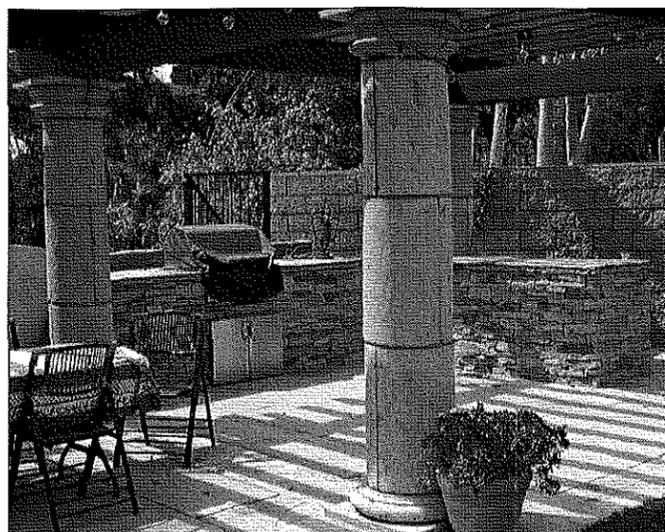
7 PAR COURSE EQUIPMENT



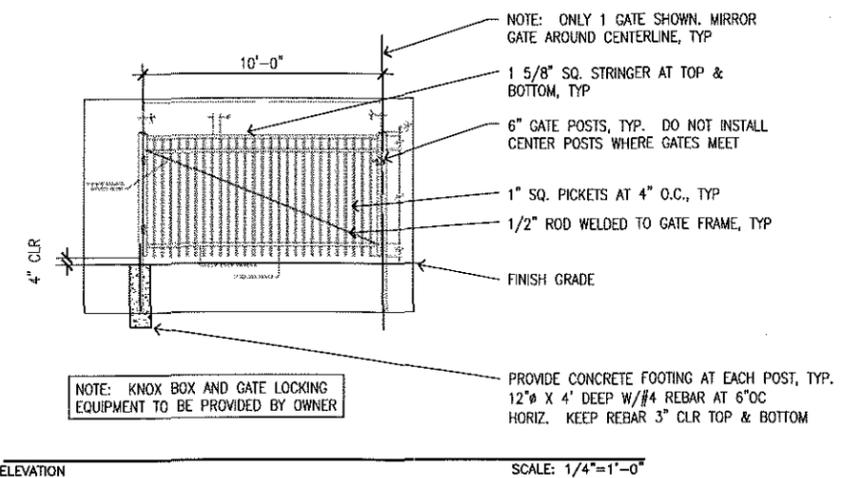
5 PLANTER WALL



2 PEDESTRIAN SECURITY GATES



6 BBQ AREA



3 EVA DOUBLE SWING GATE

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KTGY NO. 20080202

SAN ANTONIO STREET APARTMENTS
SAN JOSE, CALIFORNIA

CONCEPTUAL LANDSCAPE ARCHITECTURE PLAN
SITE AMENITIES

27 OCTOBER '08