



Downtown West



Amended Historic Preservation Permit 16-002

October 7, 2020

Authors:

Page & Turnbull

HMH Engineers

AFFIDAVIT OF OWNERSHIP

THE UNDERSIGNED HEREBY DECLARE THAT THE FOLLOWING IS TRUE AND CORRECT:

1. The undersigned are all the owners of all the property described in Exhibit A - Legal Description of Subject Property, or tenants of the entire subject site with a recorded lease and a term remaining of at least five years.
2. The development plans a part of this application show the exact location, size, and use of all easements on the subject site and all easement on surrounding properties benefiting the subject property.
3. If there are any existing active or deactivated water wells on your property, they must be shown on your plans. The property which is the subject of this application:

_____ does contain existing active or deactivated water wells and they are shown on the plans accompanying this application

does not contain existing active or deactivated water wells.

4. In conformance with Section 65962.5 of the California Government Code, and as owner(s) of the property referenced below, I(we) hereby certify that I(we) have reviewed the list of Hazardous Waste and Substance Sites within the City of San Jose, as compiled by the State Office of Planning and Research. The property which is the subject of the above-referenced application is _____ is not included on said list.
If included on the List, the listed item reads as follows:

PRINT NAME OF PROPERTY OWNER Google LLC		DAYTIME TELEPHONE # (650) 253-9481	
ADDRESS 1600 Amphitheatre Parkway	CITY Mountain View	STATE CA	ZIP CODE 94043
NAME OF FIRM, IF APPLICABLE		TITLE OR OTHER OFFICIAL CAPACITY*	
SIGNATURE 		DATE	
wet/original signature required. Digital or scanned copy of the signature will NOT be accepted.			
* PLEASE STATE IF YOU ARE A PARTNER, PRESIDENT, VICE-PRESIDENT, ETC...			
IF THERE ARE ADDITIONAL PROPERTY OWNERS, PLEASE USE THE FOLLOWING PAGE TO PROVIDE THE ABOVE INFORMATION.			

This application is accepted by APPOINTMENT ONLY. To arrange an appointment, please visit the Planning Division's website: <http://www.sanjoseca.gov/index.aspx?nid=1725>. For assistance, call (408) 535-3555

CONTACT PERSON			
That for the purpose of processing and coordination of this application, the following person is my (our) designated representative/contact person:			
PRINT NAME OF CONTACT PERSON		NAME OF FIRM, IF APPLICABLE	
ADDRESS		CITY STATE ZIP CODE	
DAYTIME TELEPHONE # ()	FAX TELEPHONE # ()	E-MAIL ADDRESS	
PROJECT DEVELOPER			
PRINT NAME OF PROJECT DEVELOPER (IF DIFFERENT THAN OWNER)		NAME OF FIRM, IF APPLICABLE	
Google LLC			
ADDRESS		CITY STATE ZIP CODE	
1600 Amphitheatre Parkway		Mountain View CA 94043	
DAYTIME TELEPHONE # (650) 253-9481	FAX TELEPHONE # ()	E-MAIL ADDRESS sanjoseplan@google.com	
ARCHITECT and ENGINEER			
PRINT NAME OF ARCHITECT		NAME OF FIRM, IF APPLICABLE	
Ruth Todd		Page & Turnbull	
ADDRESS		CITY STATE ZIP CODE	
170 Maiden Lane, Fl 5		San Francisco CA 94108	
DAYTIME TELEPHONE # (415) 593-3234	FAX TELEPHONE # ()	E-MAIL ADDRESS ruthodd@page-turnbull.com	
PRINT NAME OF ENGINEER Contractor		NAME OF FIRM, IF APPLICABLE	
MAI Construction			
ADDRESS		CITY STATE ZIP CODE	
50 Bonaventura Drive		San Jose CA 95134	
DAYTIME TELEPHONE # (408) 434-9880	FAX TELEPHONE # ()	E-MAIL ADDRESS	

This application is accepted by APPOINTMENT ONLY. To arrange an appointment, please visit the Planning Division's website: <http://www.sanjoseca.gov/index.aspx?nid=1725>. For assistance, call (408) 535-3555

EXHIBIT B
AMENDMENT TO HISTORIC PRESERVATION PERMIT
File No. HP16-002

Proposed Amendment to HP Permit 16-002

The San Jose Water Company site, located at 374 West Santa Clara Street, is a designated City Landmark that includes two historic buildings: the Main Building and a small transformer house. In 2016, as part of its approvals for the then-proposed Trammell Crow Company project, the City approved Historic Preservation Permit 16-002 (“HP16-002”), effective May 23, 2016. HP16-002 provides for the demolition of non-historic building additions, relocation of the transformer house on site, construction of a garage access building structure, and landscaping on the historic landmark site.

The Trammell Crow Company project has not been constructed. The San Jose Water Company site and its surroundings are now part of Google LLC’s proposed Downtown West Mixed-Use Plan (“Downtown West”), specifically “Block E” in the Downtown West plan. In 2020, the City extended HP Permit 16-002 for one year, to May 23, 2021.

The development of Downtown West will require a General Plan Amendment, Planned Development Rezoning, and Planned Development Permit among other project approvals. Concurrent with this application to amend HP16-002, the project sponsor is submitting a Downtown West Historic Landmark Nomination application to amend the size of the historic landmark to conform the landmark boundary to the locations of the two historic buildings that would remain on the site: the Main Building and the relocated transformer house. This would reduce the size of the historic landmark site identified in HP16-002 from an approximately 1.02 gross acre site to an approximately 0.31 acre gross site.

The garage access building structure and landscaping are no longer proposed. As of the date of this application, the relocation of the transformer house and the demolition of building additions under HP16-002 are the remaining activities authorized to be implemented.

The property sponsor is submitting this application to amend HP16-002 (“HP Amendment”) to:

1. Remove activities that will have been completed under existing building permits prior to action on the proposed Amendment, *i.e.*, rehabilitation of the Main Building;
2. Remove activities that are no longer proposed, *i.e.*, the construction of garage access building structure and landscaping; and
3. Revise the terms of HP16-002 to be consistent with the City Council’s approval of the Downtown West Planned Development Permit with respect to relocation of the transformer house and demolition of non-historic building additions (if not completed prior to action on the proposed Amendment). The Downtown West Planned Development Zoning (File No. PDC19-039), like the Planned Development Zoning (File No. PDCO2-046) that HP 16-002 currently refers to, allows the relocation of the transformer house and demolition of non-historic building additions. However, the new Planned Development Permit will include terms different from those in PDCO2-046 with respect to development on Block E. Therefore, to ensure that the findings and conditions

of HP 16-002 accurately reflect the new Planned Development Permit, the project sponsor seeks this amendment.

HP Permit Application Materials

This HP Amendment application includes the following additional materials:

1. Application Form. The HP Amendment includes a completed Historic Preservation Permit/Amendment Application form.
2. Legal Description. The Legal Description of the subject property, which consists of the reduced historic landmark site identified in the Downtown West Historic Landmark Nomination, is set forth in Exhibit A.
3. County Assessor's Map. The County Assessor's Map is attached as Exhibit C.
4. Development Plan. Refer to the following Downtown West plan sets or documents:
 - Title Sheet. Refer to Exhibit D
 - Land Use Plan. Refer to the Downtown West General Development Plan and the Downtown West Design Standards and Guidelines.
 - Site Plan. Refer to Exhibit D-1 for the proposed relocation of the transformer house.
 - Grading and Drainage Plan. Refer to the Downtown West Conceptual Infrastructure Plan Sheets.
 - Floor Plans. Not applicable to relocation of the transformer house.
 - Building Elevations. Not applicable to the relocation of the transformer house.
 - Landscape plan. Not applicable to the relocation of the transformer house.
5. Environmental Review. The Downtown West Mixed-Use Project Environmental Impact Report, prepared under the provisions of the California Environmental Quality Act of 1970, as amended (CEQA), analyzes the potential significant environmental impacts of Downtown West.



EXHIBIT "A"
HISTORIC BOUNDARY

REAL PROPERTY in the City of San Jose, County of Santa Clara, State of California, being a portion of Parcel A as shown on that certain Parcel Map filed for record on December 3, 1986, in Book 567 of Maps, page 46, Santa Clara County Records, described as follows:

BEGINNING at the northerly corner of said Parcel A, being on the southeasterly line of West Santa Clara Street;

Thence along said southeasterly line, South 60°05'31" West, 82.84 feet;

Thence South 30°01'06" East, 161.02 feet;

Thence North 59°58'54" East, 87.62 feet, to the northeasterly line of said Parcel A;

Thence along said northeasterly line, the following three courses:

1. Thence North 33°09'29" West, 25.50 feet;
2. Thence North 45°48'23" West, 13.33 feet;
3. Thence North 29°54'29" West, 122.57 feet, to the POINT OF BEGINNING.

Containing 13,441 square feet or 0.31 acres, more or less.

As shown on Exhibit "B" attached hereto and made a part hereof.

END OF DESCRIPTION

This legal description of land does not constitute a separately created parcel per requirements of the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.

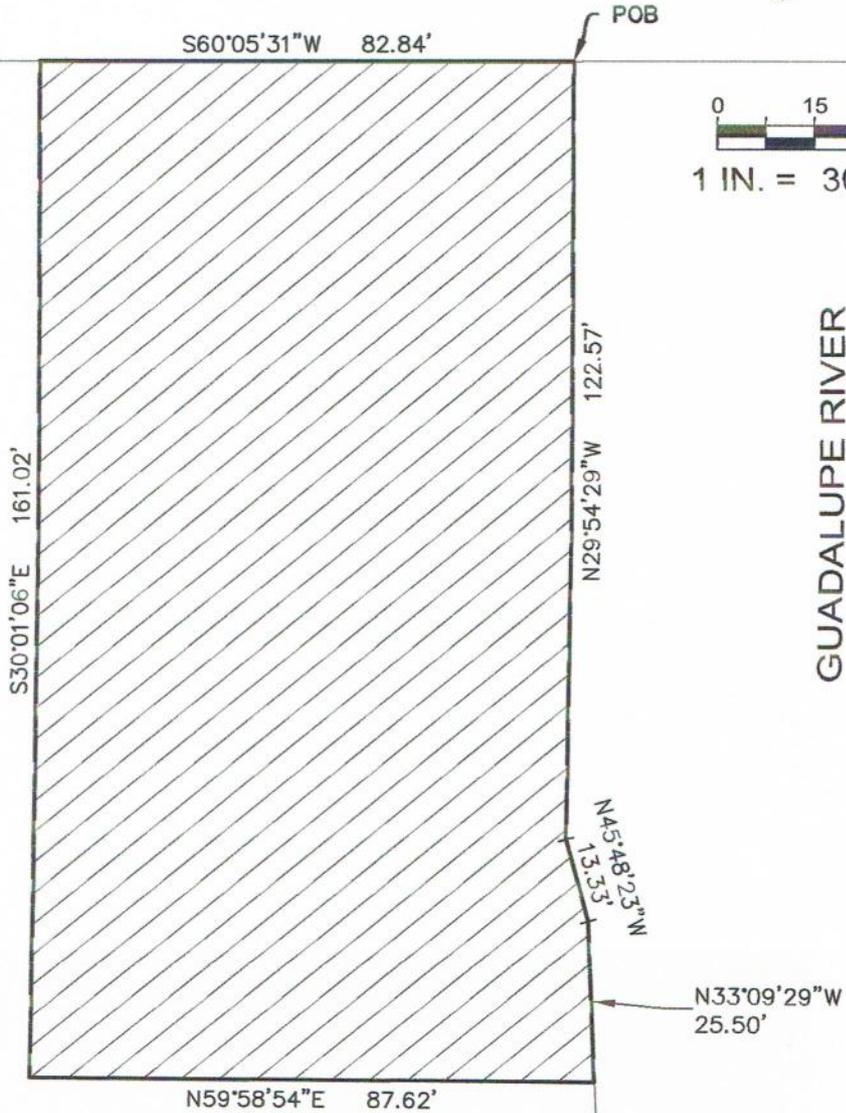
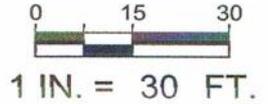
This legal description was prepared by me or under my direction in accordance with the Professional Land Surveyors Act.

Date: 6-12-2020


Tracy L. Giorgetti, LS 8720



WEST SANTA CLARA STREET



PARCEL B
567-M-46

GUADALUPE RIVER

PARCEL A
567-M-46



LEGEND

POB POINT OF BEGINNING

SHEET 1 OF 1

Date:	2020-06-12
Designed:	RF
Drawn:	RF
Checked:	TG
Proj. Engr.:	VM
571900PL04	

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMMca.com

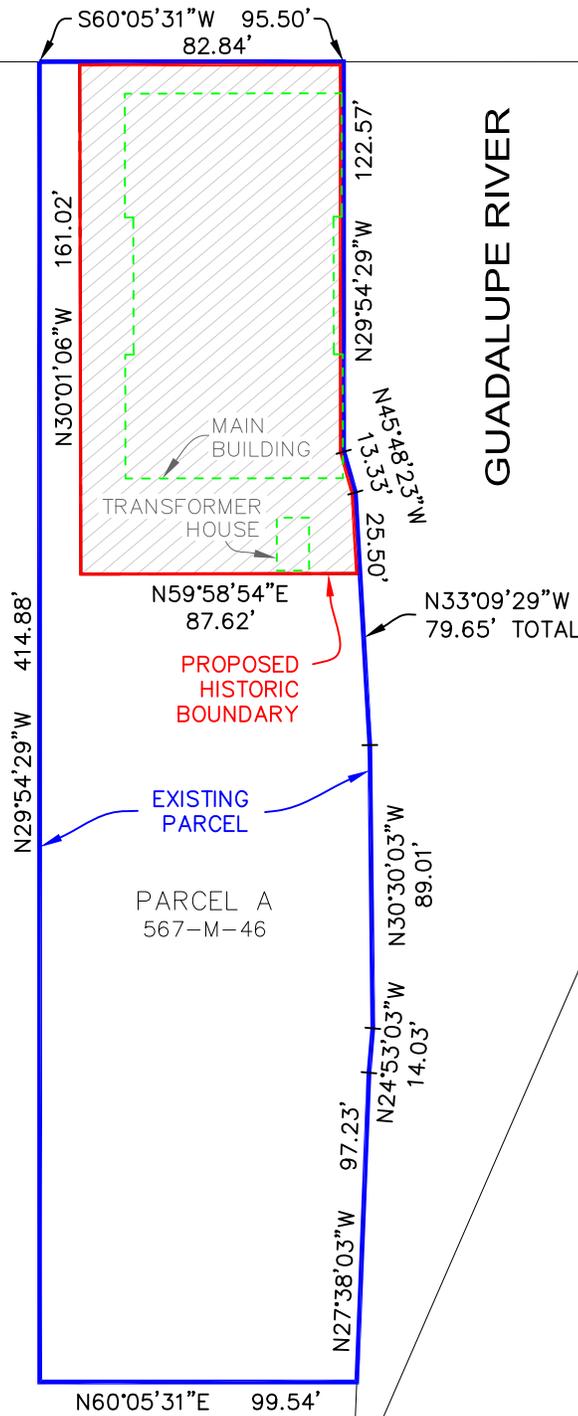
EXHIBIT "B"
PLAT TO ACCOMPANY DESCRIPTION:
HISTORIC BOUNDARY

SAN JOSE

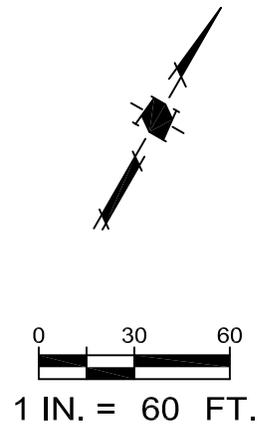
CALIFORNIA

WEST SANTA CLARA STREET

PARCEL B
567-M-46



GUADALUPE RIVER



LEGEND

--- BUILDING FOOTPRINT

SHEET 1 OF 1

Date: 2020-09-28

Designed: RF

Drawn: RF

Checked: TG

Proj. Engr.: VM



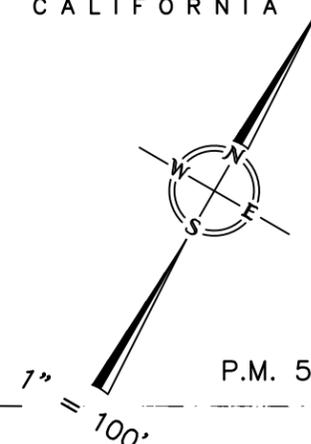
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMMca.com

EXHIBIT
SAN JOSE WATER COMPANY BOUNDARY

SAN JOSE

CALIFORNIA

**EXHIBIT C
COUNTY ASSESSOR'S MAP**



R. O. S. 666 / 5
GUADALUPE RIVER

P.M. 567-M-46

STREET

261
34

39

87

48

45

151
CITY OF SAN JOSE
484 sf

129

TRA DET. MAP 115
LAWRENCE E. STONE — ASSESSOR
Cadastral map for assessment purposes only.
Compiled under R. & T. Code, Sec. 327.
Effective Roll Year 2020-2021

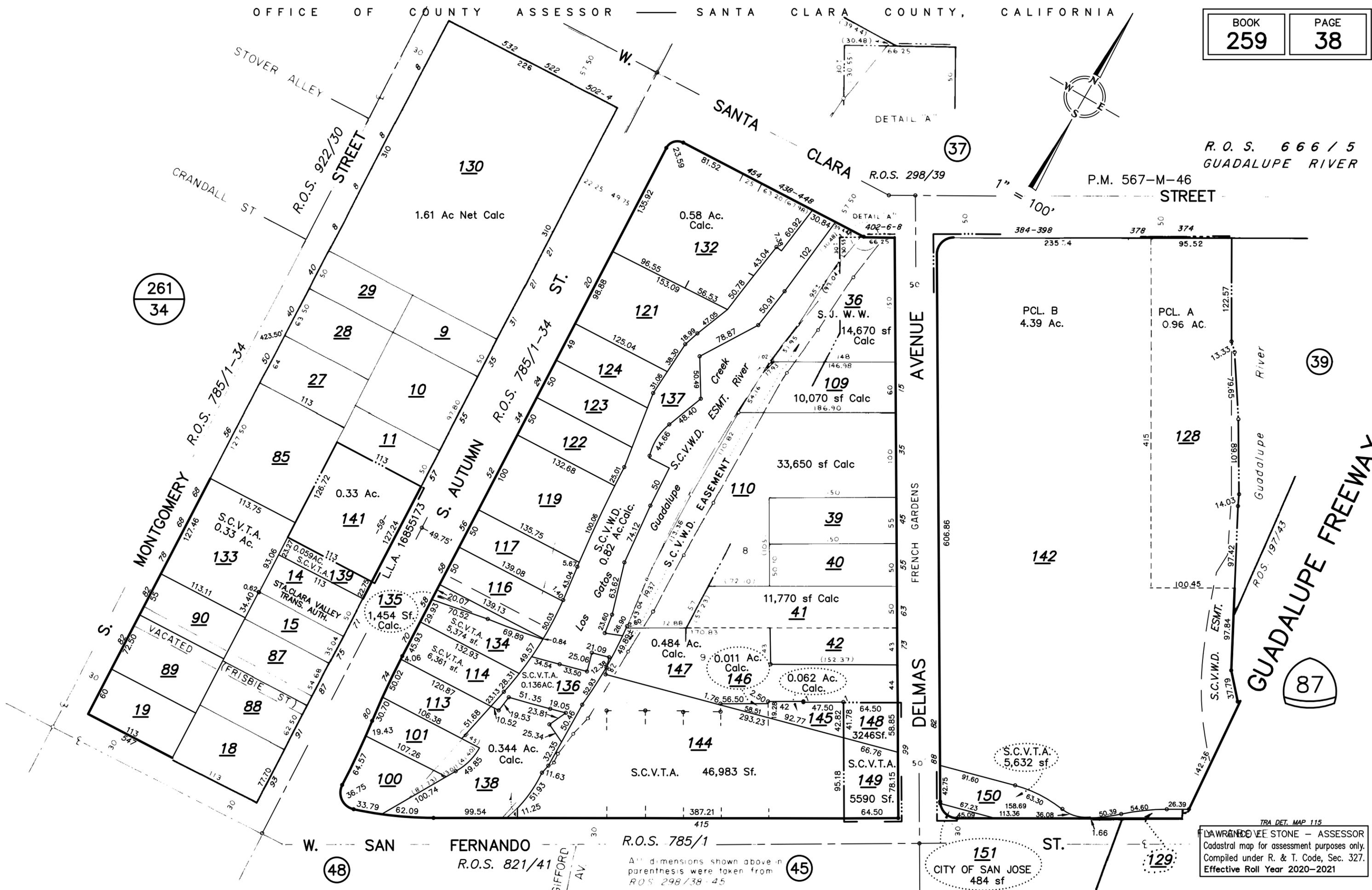
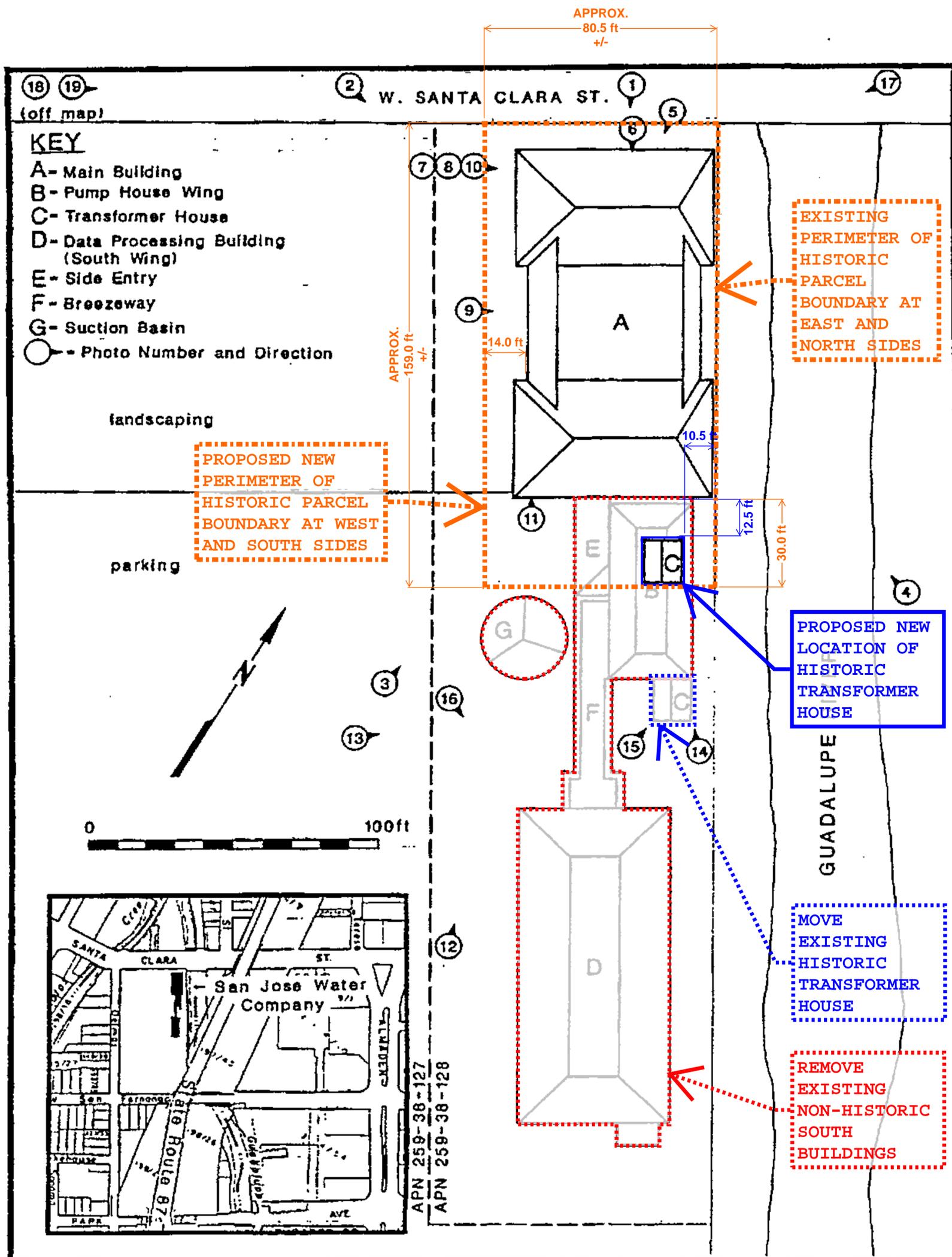


EXHIBIT D
HP PERMIT 16-002 AMENDMENT TITLE SHEET

DEVELOPMENT PLAN SHEETS AND REFERENCES

1. Land Use Plan. Refer to the Downtown West General Development Plan and the Downtown West Design Standards and Guidelines.
2. Site Plan. Refer to Exhibit D-1 for the proposed relocation of the transformer house.
3. Grading and Drainage Plan. Refer to the Downtown West Conceptual Infrastructure Plan Sheets.
4. Floor Plans. Not applicable to relocation of the transformer house.
5. Building Elevations. Not applicable to the relocation of the transformer house.
6. Landscape plan. Not applicable to the relocation of the transformer house.

EXHIBIT D-1
SITE PLAN FOR RELOCATION OF TRANSFORMER HOUSE



SAN JOSE WATER COMPANY BUILDING - HP16-002
 PROPOSED TRANSFORMER HOUSE RELOCATION AND PARCEL BOUNDARY ADJUSTMENT
 2020-04-01 / PAGE & TURNBULL / SCALE AS NOTED