



BAYWEST
DEVELOPMENT

WRNSSTUDIO

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cbg CARLSON,
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GIBSON, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

PLANNED DEVELOPMENT ZONING FOR SOUTH BASCOM GATEWAY STATION

A MIXED-USE, RETAIL, AND TRANSIT-ORIENTED SIGNATURE PROJECT DEVELOPMENT BY BAY WEST DEVELOPMENT



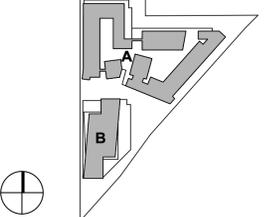
ISSUES	DATE
PRE-APPLICATION MEETING	09/29/2017
PLANNED DEVELOPMENT ZONING	10/12/2017
PDZ RE-SUBMITTAL #1	04/30/2018
PDZ RE-SUBMITTAL #2	11/02/2018
PDZ RE-SUBMITTAL #3	03/07/2019
PDZ RE-SUBMITTAL #4	05/08/2019
PLANNING COMMISSION MTG	08/02/2019
REVISION LIST	DATE

PREVIOUS PERMITS

BASCOM STATION - PLANNED DEVELOPMENT ZONING

1410 S BASCOM AVE
SAN JOSE, CA 95128

KEYPLAN



PLANNING NO.: PDC17-047
PROJECT NO.: 17019.00
DATE: MAY 8, 2019
SCALE:

SHEET TITLE:

COVER

SHEET NO:

G-000

PROJECT INFORMATION

PROJECT DESCRIPTION

RE: FILE NO. PD18-015: PLANNED DEVELOPMENT PERMIT TO ALLOW THE DEMOLITION OF AN APPROXIMATELY 76,894 SQUARE FEET OF EXISTING COMMERCIAL BUILDINGS, AND THE CONSTRUCTION OF AN APPROXIMATELY 200,000-SQUARE FOOT OFFICE BUILDING, 590 RESIDENTIAL UNITS, AN ALTERNATIVE PARKING ARRANGEMENT (TANDEM PARKING), AND THE REMOVAL OF 17 ORDINANCE, 1 NON-ORDINANCE SIZED, AND 3 STREET TREES IN THE (CP/PD) PLANNED DEVELOPMENT ZONING DISTRICT ON A 6.98-GROSS ACRE SITE, COMMONLY KNOWN AS DICK'S CENTER.

GATEWAY STATION IS A MIXED-USE PROJECT LOCATED AT THE INTERSECTION OF SOUTH BASCOM AVENUE AND SOUTHWEST EXPRESSWAY. THE SITE IS SITUATED AT THE SOUTHERN EDGE OF THE SOUTH BASCOM URBAN VILLAGE GENERAL PLAN BOUNDARY. THE PROJECT SITE IS DESIGNATED AS PART OF THE TRANSIT-ORIENTED DEVELOPMENT GATEWAY CHARACTER AS IT IS LOCATED ADJACENT TO THE BASCOM VTA LIGHT RAIL STATION. THE PROJECT ALSO INCLUDES A PUBLICLY-ACCESSIBLE OUTDOOR PLAZA THAT BOTH VISUALLY AND PHYSICALLY CONNECTS SOUTH BASCOM AVENUE TO THE BASCOM VTA PLATFORM.

THE SITE IS UNDERGOING PLANNED DEVELOPMENT REZONING FROM COMMERCIAL PEDESTRIAN (CP) TO CP(PD) PLANNED DEVELOPMENT ZONING. THE COMMERCIAL USES OF THIS PROJECT WILL BE CONSISTENT WITH WHAT IS ALLOWED IN THE URBAN VILLAGE COMMERCIAL DESIGNATION OF THE SOUTH BASCOM URBAN VILLAGE PLAN. THE RESIDENTIAL USES OF THIS PROJECT ARE ALLOWED THROUGH THE PROJECT'S CONFORMANCE WITH THE REQUIREMENTS OF THE SAN JOSE "SIGNATURE PROJECT" PROCESS.

PROJECT DATA

PROJECT ADDRESS: 1330 + 1388 + 1410 S BASCOM AVE, SAN JOSE, CA 95128

ASSESSOR'S PARCEL NUMBER: 282-26-007, 282-26-011, and 282-26-012

GENERAL PLAN DESIGNATION: URBAN VILLAGE COMMERCIAL

EXISTING ZONING DESIGNATION: CP (COMMERCIAL PEDESTRIAN)

PROPOSED USE: MIXED USE (OFFICE, TRANSIT-ORIENTED RESIDENTIAL)

GROSS SITE AREA (WITHIN PROPERTY LINE): 304,188 SF (6.98 ACRES)

NET SITE AREA: 295,068 SF (6.77 ACRES)
RIGHT OF WAY DEDICATION (10'-0" ALONG BASCOM AVE): 9,120 SF (0.21 ACRES)

FAR:

MAXIMUM: 8.0
PROPOSED: 2.66

RESIDENTIAL (GROSS):	±585,240 SF
OFFICE (GROSS):	±200,000 SF
TOTAL (GROSS)	±785,240 SF / 295,068 SF = 2.66

PROPOSED SITE COVERAGE:

BUILDINGS:	±180,207 SF	(61.1%)
LANDSCAPE:	±62,732 SF	(22.5%)
DRIVE AISLE:	±48,359 SF	(16.4%)

PERIMETER SETBACKS:

• SOUTH BASCOM AVENUE (WEST PROPERTY LINE):

REQUIRED: 0' MINIMUM, 10' MAXIMUM.

PROPOSED: 10'-0"

• FROM NORTH PROPERTY LINE:

REQUIRED: 20'-0" MINIMUM

PROPOSED: 40'-0"

• FROM SOUTHEAST PROPERTY LINE (NEAR VTA STATION):

REQUIRED: 0' MINIMUM

PROPOSED: 34'-0"

HEIGHT LIMITS:

MAXIMUM:
UP TO 150'-0" PER SOUTH BASCOM (NORTH) URBAN VILLAGE PLAN, AS AMENDED.

PROPOSED:
OFFICE: 139'-0" TO TOP OF MECH. SCREENING, 125'-6" TO TOP OF ROOF
RESIDENTIAL: 85'-0" TO TOP OF FINISH ROOF, 73'-10" TO LAST OCCUPIED FLOOR

RESIDENTIAL BUILDING

ZONING SUMMARY	PROPOSED	ALLOWED	REF. CODE SECTION
Use	Residential	R-M Multi-Family Residence	SJMC Title 20
		Zoning District	
Dwelling Units	590	600 Maximum	Dev. Stds.
Residential Density	129 DU/Ac	70 DU/Ac Minimum	Dev. Stds.
Number of Stories	8	n/a	SJMC Title 20
Height	85'	85' Maximum	Dev. Stds.
Gross Floor Area	585,240	n/a	

BUILDING AREA SUMMARY	GSF (INCLUDED IN FAR)
Level 8	71,110
Level 7	77,360
Level 6	85,000
Level 5	84,880
Level 4	82,130
Level 3	82,250
Level 2	55,340
Level 1	47,160
TOTAL	585,240

DWELLING UNITS	QTY	UNIT MIX	AVERAGE DU SIZE	PARKING REQ'D / DU	REF. CODE SECTION
STUDIO	125	21%	1.25	1.25	SJMC 20.90.060
1 BED	360	61%	1.25	1.25	Table 20-210
2 BED	99	17%	1.70	1.70	
3 BED	6	1%	2.00	2.00	
TOTAL UNITS	590		759 SF	788	
				631 (20% reduction)	*See Parking Narrative (below)

PARKING PROVIDED	SECURE STALLS	VISITOR PARKING	TOTAL STALLS	NOTES
Level 2	143		143	Includes 50 tandem
Level 1	106	43	151	
Level B1	351		351	Includes 6 tandem
TOTAL	600	43	643	Includes 56 tandem

PARKING SPACE TYPE	PARKING RATIO REQ'D	# STALLS PROVIDED	# STALLS REQUIRED	REF. CODE SECTION
Motorcycle	1 space per every 10 DUs	59	63	SJMC Table 20-250
Accessible	2% of total	13	13	CBC 1109A.3
EV Spaces	3% of total	20	22	CalGreen 4.106.4.2
Bicycle Parking	1 per living unit	590	60 short-term	SJMC Table 20-211
	60% min. long-term		530 long-term	SJMC 20.90.190
	40% max short-term		590	

OPEN SPACE	D RATIO	REQUIRE (SF)	REQUIRED (SF)	PROVIDED (SF)	PROVIDED (SF)
Common Open Space	100sf/DU	59,000	100sf/DU	59,100	59,100
Private Open Space	60sf/DU	35,400	74sf/DU	44,010	44,010
Public Open Space	n/a	n/a	**See below	42,233	42,233

ELEVATORS	QUANTITY	LEVELS SERVED	DOOR HEIGHT	REF. CODE SECTION
Serving Residential & Parking	5	B1-8	7'-0"	N/A

***PARKING NARRATIVE**
A reduction of 17% in the required number of off-street vehicle parking spaces is proposed. A reduction up to 20% is allowed by-right to projects within an Urban Village.

OFFICE BUILDING

ZONING SUMMARY	PROPOSED	ALLOWED	REF. CODE SECTION
Use	Office/Retail	CP-Commercial	SJMC Title 20
		Pedestrian Zoning District	
Average Floor Plate Size	29,877	n/a	
Number of Stories	10	n/a	
Height	125'-6"	150'	Dev. Stds.
Gross Floor Area	200,000	200,000-300,000	Dev. Stds.

BUILDING AREA SUMMARY	GSF (INCLUDED IN FAR)
Level 10	26,651
Level 9	30,766
Level 8	30,766
Level 7	30,766
Level 6	30,766
Level 5	29,549
Level 4	0
Level 3	0
Level 2	0
Level 1	20,736
TOTAL	200,000

PARKING SUMMARY	RATIO (PROPOSED)	RATIO (REQUIRED)	# STALLS REQ'D	REF. CODE SECTION
Office	3/1000 GSF	1/250sf x 85% GSF	680	SJMC 20.90.060 Table 20-190 SJMC 20.90.220 *See Parking Narrative (below)
			545 (20% reduction)	

PARKING PROVIDED	SECURE STALLS	PUBLIC STALLS	TOTAL STALLS	NOTES
Level 4	95	-	95	
Level 3	123	-	123	
Level 2	74	-	74	
Level 1	53	-	53	
Level B1	127	-	127	
Level B2	128	-	128	
TOTAL	600	-	600	

PARKING SPACE TYPE	PARKING RATIO REQ'D	# STALLS PROVIDED	# STALLS REQUIRED	REF. CODE SECTION
Motorcycle	1 space per every 50 req'd. auto space	14	14	SJMC Table 20-250
Clean Air Vehicles	8% of total	48	48	SJMC Table 20-215
EV Spaces	6% of total	36	36	CalGreen 5.106.5.3
Accessible	2% of total	12	12	CBC 11B-208.2
Bicycle Parking	1/4,000 x 85% GSF	43	43 short-term	SJMC Table 20-190
	80% min. short-term			
	20% max long-term			

ELEVATORS	QUANTITY	LEVELS SERVED	DOOR HEIGHT	REF. CODE SECTION
Pedestrian	3	B2-10	7'-0"	N/A
Service	1	B2-ROOF	7'-0"	N/A

***PARKING NARRATIVE**
A reduction of approximately ±12% in the required number of off-street vehicle parking spaces is proposed. A reduction up to 20% is allowed by-right to projects within an Urban Village.

SHEET INDEX

G-000	COVER
G-001	DRAWING INDEX, PROJECT DIRECTORY, PROJECT INFO
G-002	EXISTING SITE PHOTOS
G-003	DEVELOPMENT STANDARDS
C-100	GENERAL DEVELOPMENT PLAN
C-101	SITE PLAN

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4TH FLOOR, STE. 402
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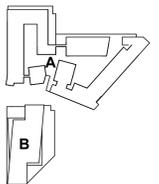
ISSUES	DATE
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PDZ RE-SUBMITTAL #4	05/08/2019

REVISION LIST	DATE
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PREVIOUS PERMITS

BASCOM STATION - PLANNED DEVELOPMENT ZONING

1410 S BASCOM AVE
SAN JOSE, CA 95128



PLANNING NO.: PDC17-047
PROJECT NO.: 17019.00
DATE: MAY 8, 2019
SCALE:

SHEET TITLE:

**DRAWING INDEX,
PROJECT DIRECTORY,
PROJECT INFO**

SHEET NO:

G-001

PROJECT DIRECTORY

ARCHITECT

WRNS STUDIO
501 SECOND STREET
SUITE 402
SAN FRANCISCO, CA 94107
415-489-2242

DEVELOPER

BAY WEST DEVELOPMENT
2 HENRY ADAMS STREET
SUITE 450
SAN FRANCISCO CA 94103
415.602.8128

STRUCTURAL

DCI ENGINEERS
ONE POST STREET
SUITE 1050
SAN FRANCISCO, CA 94104
415-781-1505

MEP

ACIES ENGINEERING
3371 OLCOTT STREET
SANTA CLARA, CA 95054
408-522-5255

LANDSCAPE

THE GUZZARDO PARTNERSHIP
181 GREENWICH STREET
SAN FRANCISCO, CA 94111
415-433-4672

CIVIL

CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON
SUITE 350
SAN RAMON, CA 94583
925-866-0322

PARKING

WATRY DESIGN, INC.
2099 GATEWAY PLACE
SUITE 550
SAN JOSE, CA 95110
408-292-7900

TRASH

AMERICAN TRASH MANAGEMENT
1900 POWELL STREET
SUITE 890
EMERYVILLE, CA 94608
415-292-5400

ACOUSTIC

CHARLES M. SALTER ASSOCIATES, INC.
130 SUTTER STREET
FLOOR 5
SAN FRANCISCO, CA 94104
415-397-0442

GEOTECHNICAL

ROCKRIDGE GEOTECHNICAL, INC.
270 GRAND AVENUE
OAKLAND, CA 94610
510-420-5738

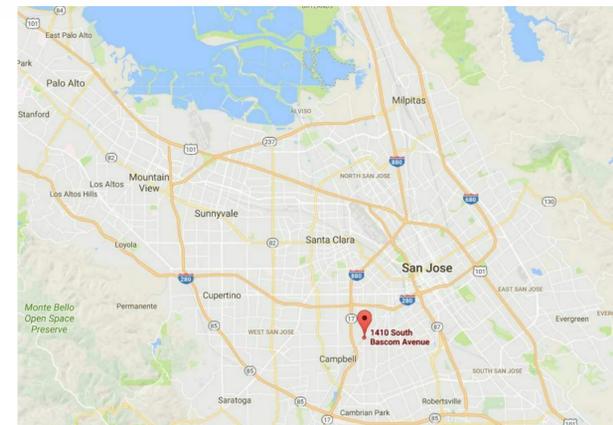
DRY UTILITIES

GIACALONE DESIGN SERVICES, INC.
5820 STONERIDGE MALL RD.
SUITE 345
PLEASANTON, CA 94588
925-467-1740

TRAFFIC

HEXAGON TRANSPORTATION CONSULTANTS, INC.
8070 SANTA TERESA BOULEVARD, SUITE 230
GILROY, CA 95020
408-846-7410

VICINITY MAP





BAYWEST
DEVELOPMENT

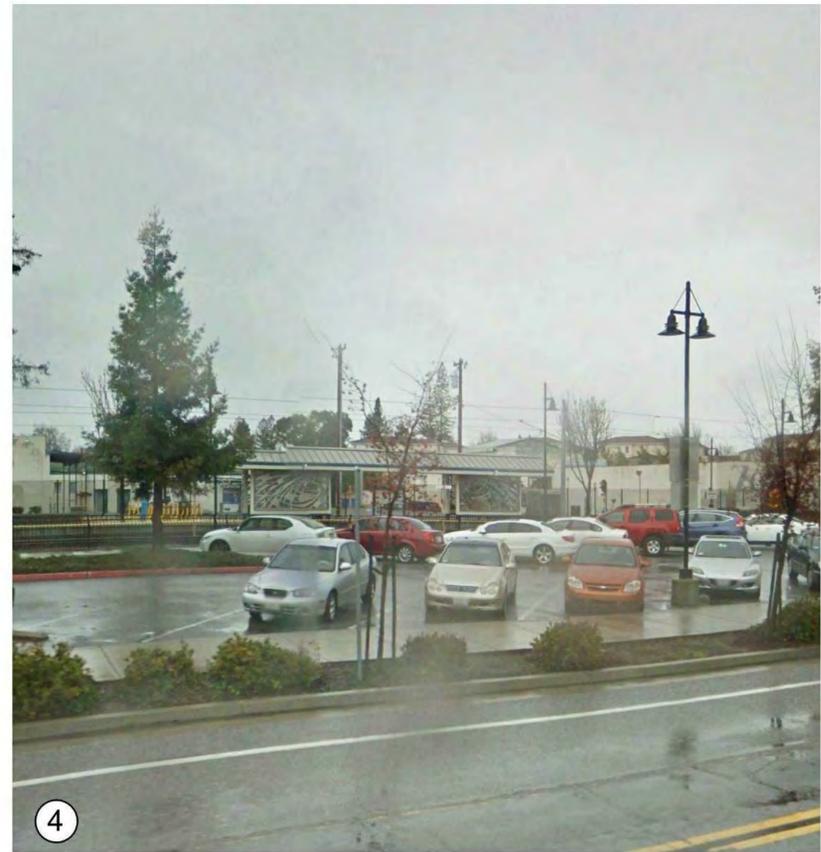
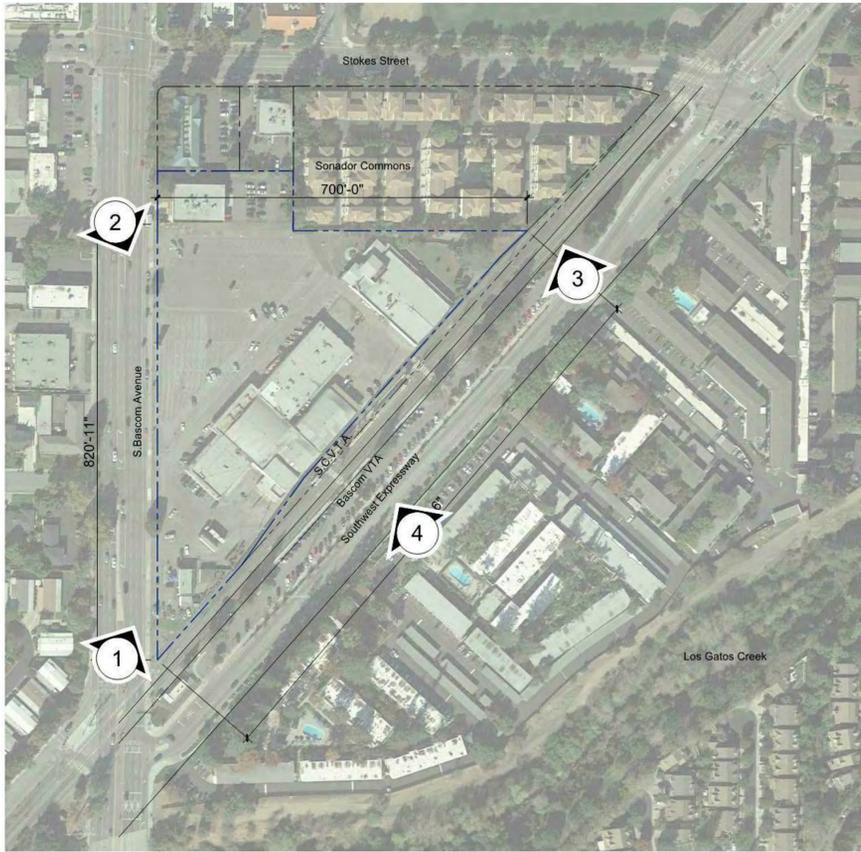
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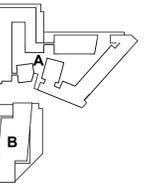
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PDZ RE-SUBMITTAL #3	03/07/2018

REVISION LIST	DATE

PREVIOUS PERMITS

BASCOM STATION - PLANNED DEVELOPMENT ZONING

1410 S BASCOM AVE
SAN JOSE, CA 95128



PLANNING NO.: PDC17-047
PROJECT NO.: 17019.00
DATE: MARCH 7, 2019
SCALE:

SHEET TITLE:

EXISTING SITE PHOTOS

SHEET NO:

G-002

3/6/2019 5:32:19 PM



BAYWEST
DEVELOPMENT

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SAN FRANCISCO, CA 94107
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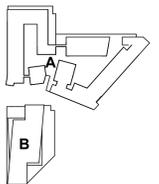
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PDZ RE-SUBMITTAL #2	11/02/2018
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REVISION LIST DATE

PREVIOUS PERMITS

**BASCOM STATION -
PLANNED
DEVELOPMENT
ZONING**

1410 S BASCOM AVE
SAN JOSE, CA 95128



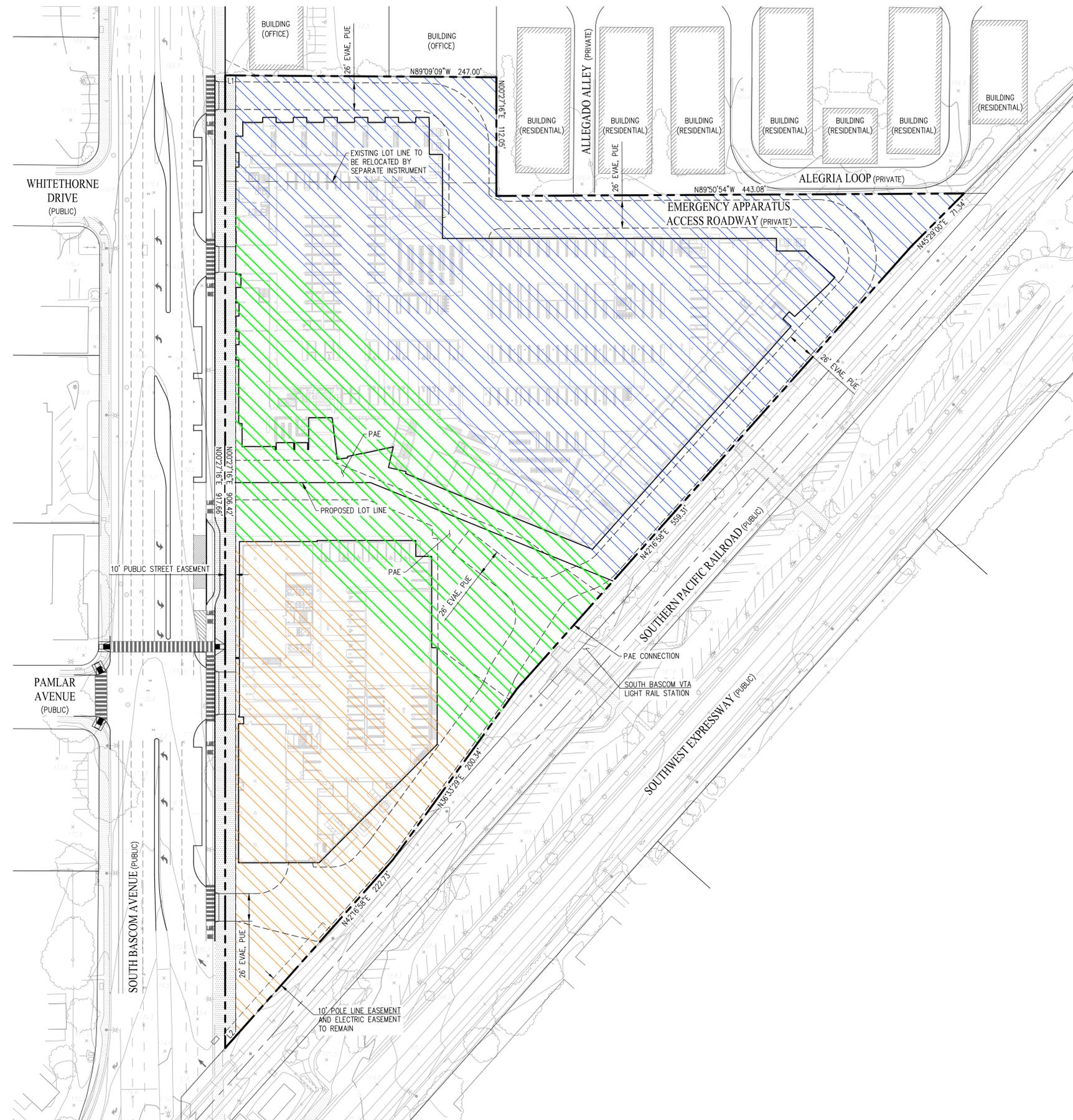
PLANNING NO.: PDC17-047
PROJECT NO.: 17019.00
DATE: MARCH 7, 2019
SCALE:

SHEET TITLE:

**DEVELOPMENT
STANDARDS**

SHEET NO:

G-003



LEGEND

- - - - - EXISTING PROPERTY LINE
- - - - - CENTERLINE
- - - - - ADJACENT PROPERTY LINE
- - - - - EXISTING EASEMENT
- - - - - PROPOSED EASEMENT
- - - - - EMERGENCY VEHICLE ACCESS EASEMENT
- - - - - PUBLIC ACCESS EASEMENT
- - - - - EXISTING EASEMENT

- AREA A: UP TO 600 MULTIFAMILY RESIDENTIAL UNITS AND COMMERCIAL USES AS BOTH CALLED FORTH IN THE DEVELOPMENT STANDARDS
- AREA B: PUBLIC PLAZA AND OPEN SPACES AS CALLED FORTH IN THE DEVELOPMENT STANDARDS
- AREA C: COMMERCIAL USES PURSUANT TO THE CP COMMERCIAL PEDESTRIAN ZONING DISTRICT AS CALLED FORTH IN THE DEVELOPMENT STANDARDS. MINIMUM 200,000 AND MAXIMUM 300,000 SQUARE FEET OF COMMERCIAL USES.

LINE TABLE		
NO	BEARING	LENGTH
L1	S89°09'09"E	10.00'
L2	S42°16'57"W	14.99'

GENERAL NOTES:

1. FOR EXISTING EASEMENTS TO BE QUITCLAIMED, SEE SHEET 3.1.
2. FOR TYPICAL BUILDING SETBACKS, SEE SHEET 3.0.
3. FOR PARKING SUMMARY, SEE SHEET 3.0.
4. FOR EXISTING TREES TO BE REMOVED, SEE SHEET 3.1.
5. FOR BUILDINGS PROPOSED TO BE REMOVED, SEE SHEET 3.2.
6. FOR LANDSCAPE AREAS, COMMON OPEN SPACE, PRIVATE OPEN SPACE, SEE SHEET 1.1.
7. PRIVATE INFRASTRUCTURE STANDARDS TO MEET OR EXCEED PUBLIC IMPROVEMENT STANDARDS.

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**BASCOM STATION -
PLANNED
DEVELOPMENT
ZONING**

1410 S BASCOM AVE
SAN JOSE, CA 95128

PLANNING NO.: PDC17-047
PROJECT NO.: 2785-000
DATE: MAY 8, 2019
SCALE: 1" = 50'

SHEET TITLE:
**GENERAL DEVELOPMENT
PLAN - LAND USE PLAN**

SHEET NO.: **C-100**

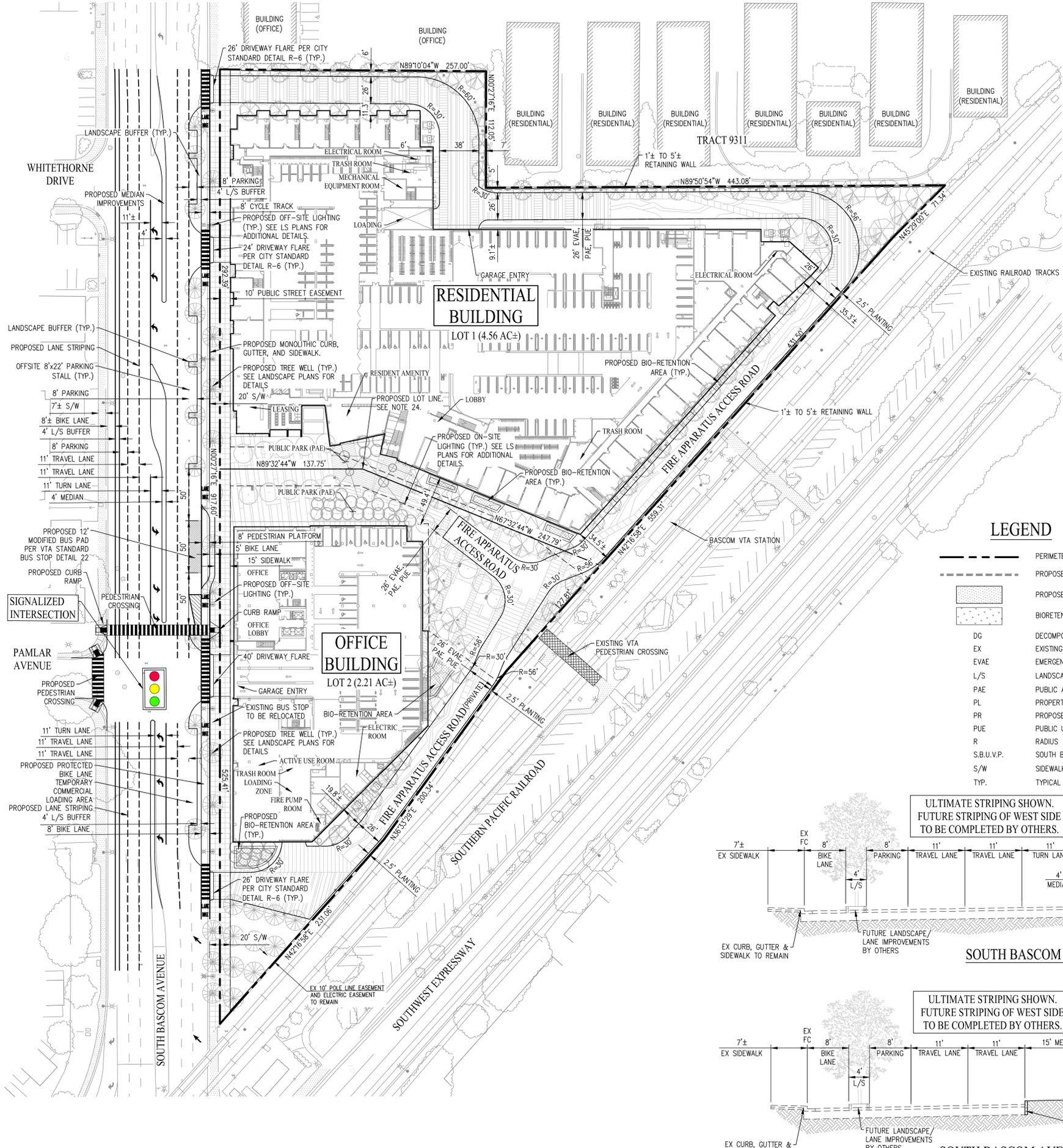


GENERAL NOTES:

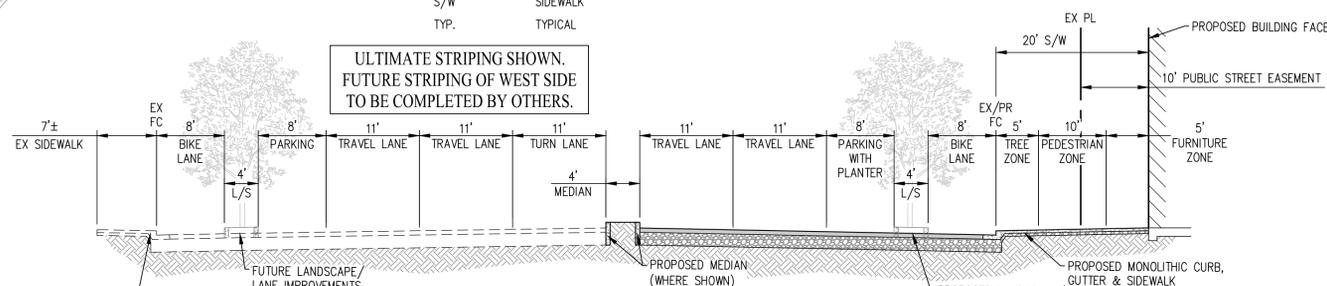
- DEVELOPER: BAY WEST DEVELOPMENT
1725 S. BASCOM AVE., SUITE 1050
CAMPBELL, CA 95008
PHONE: (408) 680-4938
- ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
PHONE: (925) 866-0322
- EXISTING SITE ADDRESS & PARCEL NO.: 282-26-012
1330 S BASCOM AVE
SAN JOSE, CA
282-26-007
1392 S BASCOM AVE
SAN JOSE, CA
282-26-011
1410 S BASCOM AVE
SAN JOSE, CA
- EXISTING USE: COMMERCIAL
- PROPOSED USE: MULTI-FAMILY RESIDENTIAL, PUBLIC PLAZA AND OFFICE
- GENERAL PLAN: URBAN VILLAGE COMMERCIAL
- GROSS SITE AREA: 6.98± AC
NET SITE AREA: 6.77± AC
(LESS 10' STREET DEDICATION, 0.21± AC)
- EXISTING BUILDINGS FOOTPRINT AREA: 77,800± SF
- PROPOSED BUILDING FOOTPRINT AREA:
RESIDENTIAL: 131,525± SF
OFFICE: 48,682± SF
TOTAL: 180,207± SF
- PROPOSED BUILDING COVERAGE: 180,207± SF, 61.1%
PROPOSED LANDSCAPE COVERAGE: 62,732± SF, 22.5%
PROPOSED DRIVE AISLE COVERAGE: 48,359± SF, 16.4%
- ON-SITE RESIDENTIAL PARKING STALLS: 590 STALLS
ON-SITE COMMERCIAL PARKING STALLS: 600 STALLS
- DWELLING UNITS (DU): 590
MAX ALLOWED: 600
- RESIDENTIAL DENSITY: 130 DU/AC (ASSUMED LOT 1 4.56± AC)
- COMMERCIAL GROSS FLOOR AREA: 200,300 SF
MINIMUM ALLOWED: 200,000 SF
MAXIMUM ALLOWED: 300,000 SF
- UTILITIES:
SEWER: CITY OF SAN JOSE
WATER: SAN JOSE WATER COMPANY
STORM DRAIN: CITY OF SAN JOSE
GAS/ELECTRIC: PACIFIC GAS & ELECTRIC
TRASH: CITY OF SAN JOSE
CABLE/TELEPHONE: COMCAST
- FLOOD ZONE: ZONE D - AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE.
- BASIS OF BEARING: THE BASIS OF BEARINGS FOR THIS SURVEY IS THE MONUMENT LINE OF BASCOM AVENUE, BEING N00°27'16"E PER RECORD OF SURVEY 785 M 1
- TREES: ALL ONSITE TREES ARE TO BE REMOVED UNLESS OTHERWISE NOTED
- GRADING SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
- ALL PROPOSED UTILITIES SHOWN ARE PRELIMINARY AND MAY CHANGE DURING FINAL DESIGN.
- ADJACENT PROPERTIES INCLUDE A COMMERCIAL BUILDING, RESIDENTIAL DEVELOPMENT, VTA RAILROAD STATION.
- PARCEL CONFIGURATION SUBJECT TO LOT LINE ADJUSTMENT. PUBLIC UTILITY, FIRE OR ACCESS EASEMENTS TO BE GRANTED BY SEPARATE INSTRUMENTS. ALL DIMENSIONS DEPICTED HEREON ARE APPROXIMATE.
- SOUTH BASCOM MEDIAN IMPROVEMENTS AND TURN LANE DIMENSIONS SUBJECT TO TRAFFIC ENGINEER RECOMMENDATIONS.

LEGEND

- PERIMETER PROPERTY LINE
- PROPOSED RETAINING WALL
- PROPOSED SIDEWALK
- BIORETENTION AREA
- DG DECOMPOSED GRANITE
- EX EXISTING
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- L/S LANDSCAPE
- PAE PUBLIC ACCESS EASEMENT
- PL PROPERTY LINE
- PR PROPOSED
- PUE PUBLIC UTILITY EASEMENT
- R RADIUS
- S.B.U.V.P. SOUTH BASCOM URBAN VILLAGE PLAN
- S/W SIDEWALK
- TYP. TYPICAL

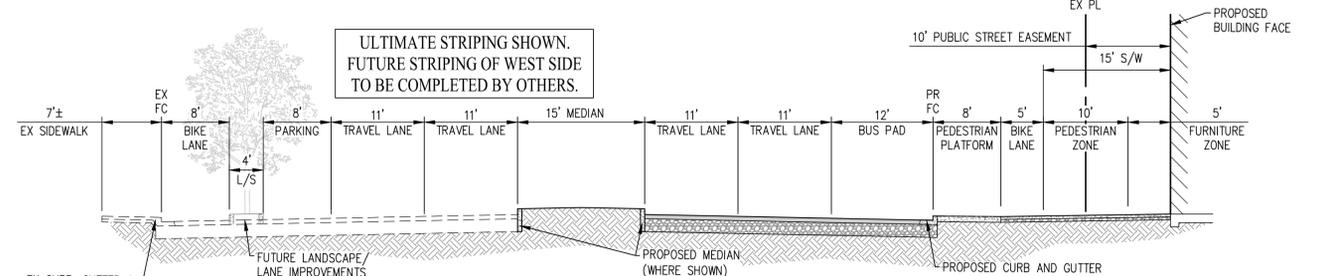


ULTIMATE STRIPING SHOWN. FUTURE STRIPING OF WEST SIDE TO BE COMPLETED BY OTHERS.



SOUTH BASCOM AVENUE - FRONTAGE SECTION
NOT TO SCALE

ULTIMATE STRIPING SHOWN. FUTURE STRIPING OF WEST SIDE TO BE COMPLETED BY OTHERS.



SOUTH BASCOM AVENUE - FRONTAGE SECTION W/ BUS PAD
NOT TO SCALE

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SHEET TITLE:

COMPREHENSIVE SITE PLAN

SHEET NO: **C-101**

All drawings and written material constitute herein constitute original and unpublished work of the... If this drawing is not 100% complete, then the developer has been advised from its adjacent plan...