BAY WEST DEVELOPMENT

GATEWAY STATION - PLANNED DEVELOPMENT ZONING

PDC17-047

1410 S BASCOM AVE
SAN JOSE, CA 95128

PDZ APPLICATION RESUBMITTAL
APRIL 30, 2018
THE SITE IS UNDERGOING PLANNED DEVELOPMENT REZONING FROM COMMERCIAL PEDESTRIAN (CP) TO CP/PD PLANNED DEVELOPMENT ZONING.

COMMERCIAL USES SHALL CONFORM TO THOSE USES IDENTIFIED IN THE CP - COMMERCIAL PEDESTRIAN ZONING DISTRICT AS SET FORTH IN TITLE 20 OF THE SAN JOSE MUNICIPAL CODE, AND AMENDED. THE RESIDENTIAL USES OF THIS PROJECT ARE ALLOWED THROUGH THE PROJECT'S COMPLIANCE WITH THE REQUIREMENTS OF THE SAN JOSE UKU-11 PLAN.

ARCHITECT
WRNS STUDIO
2633 CAMINO RAMON SUITE 350 SAN RAMON, CA 94583
925-866-0322

TRAFFIC
WRNS STUDIO
2633 CAMINO RAMON SUITE 350 SAN RAMON, CA 94583
925-866-0322

LANDSCAPE
GLS LANDSCAPE/ARCHITECTURE
2633 CAMINO RAMON SUITE 350 SAN RAMON, CA 94583
925-866-0322

CIVIL
CBG, INC.
2633 CAMINO RAMON SUITE 350 SAN RAMON, CA 94583
925-866-0322

PROJECT DATA
PROJECT ADDRESS:
282-26-011 and 282-26-012

EXISTING GENERAL PLAN DESIGNATION:
URBAN VILLAGE COMMERCIAL

CURRENT URBAN VILLAGE PLAN DESIGNATION:
MIXED USE (OFFICE, RETAIL, TRANSIT-ORIENTED RESIDENTIAL)

EXISTING ZONING DESIGNATION:
CP (COMMERCIAL PEDESTRIAN)

PROPOSED USE:
RESIDENTIAL (GROSS): ±595,000 SF
OFFICE (GROSS): ±220,000 SF

GROSS SITE AREA (WITHIN PROPERTY LINE):
362,256 SF (8.19 ACRES)

PROPOSED SITE COVERAGE:
TOTAL: 70,000 SF

PROPOSED FAR:
RESIDENTIAL (GROSS): 1.65
OFFICE (GROSS): 0.99

HEIGHT LIMITS:
OFFICE: 142'-0" TO TOP OF MECH. SCREENING (AND 116'-11" TO LAST OCCUPIED FLOOR)
RESIDENTIAL: 85'-0", 73'-10" TO LAST OCCUPIED FLOOR

OPEN SPACE REQUIREMENTS:
PRIVATE OPEN SPACE: 60 SF MIN PER RESIDENTIAL UNIT

RESIDENTIAL UNIT BREAKDOWN:
STUDIOS: 144 UNITS (24%)
1 BEDROOMS: 343 UNITS (58%)
2 BEDROOMS: 103 UNITS (18%)
TOTAL UNITS: 590 UNITS

TOTAL UNITS: 590 UNITS
TOTAL NET DENSITY (DU/AC): 130.82
TOTAL AVERAGE UNIT SIZE (GSF): 750 GSF

DATE ISSUES
PRE-APPLICATION MEETING
09/29/2017
PLANNED DEVELOPMENT ZONING
10/12/2017
PDZ RESUBMITTAL
04/30/2018

GATEWAY STATION - PLANNED DEVELOPMENT ZONING
LOCATION MAP
OPEN SPACE DIAGRAM
KEYPLAN

09/29/2017 10/12/2017 04/30/2018

DATE ISSUES

PRE-APPLICATION MEETING PLANNED DEVELOPMENT ZONING PDZ RESUBMITTAL

REVISION LIST # DATE

GATEWAY STATION - PLANNED DEVELOPMENT ZONING

DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS

PLANNING NO.:

5/29/2018 4:52:22 PM

DEVELOPMENT STANDARDS

PLANNING NO.:

G-003
## TREATMENT CONTROL MEASURE SUMMARY TABLE

<table>
<thead>
<tr>
<th>DMA AREA (SF)</th>
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<th>PERVIOUS AREA (SF)</th>
<th>EFFECTIVE IMPERVIOUS AREA (SF)</th>
<th>BIO-RETENTION AREA (SF)</th>
<th>PROVIDED BIO-RETENTION AREA (SF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>20,000</td>
<td>10,000</td>
<td>10,000</td>
<td>5,000</td>
<td>5,000</td>
</tr>
<tr>
<td>2</td>
<td>12,000</td>
<td>6,000</td>
<td>6,000</td>
<td>3,000</td>
<td>3,000</td>
</tr>
<tr>
<td>3</td>
<td>15,000</td>
<td>7,500</td>
<td>7,500</td>
<td>3,750</td>
<td>3,750</td>
</tr>
<tr>
<td>4</td>
<td>18,000</td>
<td>9,000</td>
<td>9,000</td>
<td>4,500</td>
<td>4,500</td>
</tr>
<tr>
<td>TOTAL</td>
<td>90,000</td>
<td>45,000</td>
<td>45,000</td>
<td>22,500</td>
<td>22,500</td>
</tr>
</tbody>
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### LEGEND

- **EXISTING**
  - Storm sewer system
  - Pumping basin
  - Storm water flow path
- **PROPOSED**
  - Drainage management area
  - Road
  - Bio-retention area
  - Storm water flow path
  - Existing building

### NOTES

1. Storm sewer, drain, and pump areas are subject to change with the approval of the Planning and Building, Public Works, and Fire departments.
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**Preliminary Stormwater Management Plan**

**Gateway Station - Planned Development Zoning**

**Sheet No:** C-103

**Project Name:** 2785-000

**Date:** April 30, 2018

**Scale:** 1" = 50'

**Legend:**
- **EXISTING**
  - Storm sewer system
  - Pumping basin
  - Storm water flow path
- **PROPOSED**
  - Drainage management area
  - Road
  - Bio-retention area
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  - Existing building
### TABLE 1: ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION AREAS

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**TABLE 2: ROUTINE MAINTENANCE ACTIVITIES FOR MEDIA FILTERS**

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**NOTES:**
- All drawings and written material appearing herein constitute original and unpublished work of the Architect/Engineer and may not be duplicated, used or disclosed without consent of Architect/Engineer.
- If this drawing is not 24"x36", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch.
- Special project Non-LID treatment reduction credits.

**GATEWAY STATION - PLANNED DEVELOPMENT ZONING**

**NOTES:**
- PRELIMINARY STORMWATER MANAGEMENT PLAN
- Sheet No. C-104
- Date: 04/30/2018
- PRE-APPLICATION MEETING
- ISSUES
- PROJECT NO.:
- DATE:
- SCALE:
- SHEET TITLE:
- KEYPLAN
- DATE:

**SHEET NO.:**

**DATE:**

**ISSUES**

**PROJECT NO.:**

**DATE:**

**SCALE:**

**SHEET TITLE:**

**KEYPLAN:**

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**REVISION LIST**

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**OPERATION AND MAINTENANCE INFORMATION**

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<thead>
<tr>
<th>Item</th>
<th>Description</th>
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<tr>
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**COMPARISON OF IMPERVIOUS AND PERVIOUS SURFACES AT PROJECT SITE**

<table>
<thead>
<tr>
<th></th>
<th>Existing Surface (SF)</th>
<th>Proposed Surface</th>
<th>TO BE REPLACED (SF)</th>
<th>NEW (SF)</th>
</tr>
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<tbody>
<tr>
<td>New (SF)</td>
<td>0</td>
<td>20,000</td>
<td>0</td>
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**TYPICAL BIO-RETENTION AREA DETAIL**

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**TREES**
- Ginkgo biloba / Maidenhair Tree 50'-80' Height
- Ulmus "Tricenter" / Frontier Elm 30'-40' Height
- Quercus agrifolia / Coast Live Oak 60'-80' Height
- Acer saccharum / Sugar Maple 50'-60' Height
- Arbutus "Marina" / Strawberry Tree 20'-40' Height
- Schinus molle / California Pepper Tree 25'-40' Height
- Phoenix canariensis / Canary Island Date Palm 12' Brown Trunk Height Min

*Trees in Planters will be substantially dwarfed*

**SHRUBS**
- Cornus stolonifera / American Dogwood 6'-8' Height
- Garrya elliptica / Silk Tessell 5'-10' Height
- Heteromeles arbutifolia / Toyon 10'-15' Height
- Rhhamus californica / Coffeeberry 4'-6' Height
- Prunus ilicifolia / Hollyleaf Cherry 6'-15' Height
- Ribes sanguineum / Red Flower Currant 6'-15' Height

**GROUND COVERS**
- Elymus glaucus / Blue Wildrye
- Seneio spp.
- Lomandra spp.
- Muhlenbergia spp.
- Dianthus pulcherrimus / Angel's Hair
- Fragraea chiloensis / Beach Strawberry

**GATEWAY STATION - PLANNED DEVELOPMENT ZONING**

- CENTRAL PUBLIC PLAZA
- TURF BLOCK PLAZA

**PROPERTY LINE**
- A
- B
SHRUBS
Cornus stolonifera / American Dogwood 2’-4’ Height
Garrya elliptica / Silk Tassel 5’-10’ Height
Heteromeles arbutifolia / Toyon 10’-15’ Height
Rhamnus californica / Coffeeberry 4’-6’ Height
Prunus ilicifolia / Hollyleaf Cherry 6’-15’ Height
Ribes sanguineum / Redflower Currant 0’-15’ Height

GROUND COVERS
Elymus glaucus / Blue Wildrye
Sedum spp.
Lomandra spp.
Michaerbergia spp.
Dierama pulcherrimum / Angel’s Rod
Fragaria chiloensis / Beach Strawberry

PEDESTAL PAVER

POOL / SPA

RAISED PLANTER

SCULPTURAL/ STRUCTURAL ELEMENT

A POOL PLANTING & FENCE/GATES

B PRIVACY PLANTINGS ADJACENT TO APARTMENT

GROUND COVERS
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Sedum spp.
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Michaerbergia spp.
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CONCEPTUAL SITE SECTION: TRANSITIONAL HEIGHT DIAGRAM PER SOUTH BASCOM URBAN VILLAGE PLAN FIGURE 5.3