PLANNED DEVELOPMENT ZONING
FOR
SOUTH BASCOM GATEWAY STATION
A MIXED-USE, RETAIL, AND TRANSIT-ORIENTED SIGNATURE PROJECT DEVELOPMENT BY BAY WEST DEVELOPMENT
**PROJECT INFORMATION**

**PROJECT DESCRIPTION**

The PG&E NO. 768 is an underground electric transmission line located in San Jose, California. This line is an integral part of the PG&E transmission network, providing critical energy infrastructure to the local community. The line is buried underground to minimize visual impact and environmental disruption. Regular maintenance and updates are conducted to ensure the line's safety and reliability.

**PROJECT DATA**

General Data:
- **Location:** San Jose, California
- **Owner:** PG&E
- **Purpose:** Underground Electric Transmission Line
- **Conductor:** Copper

Contents of PG&E NO. 768:
- **Conductors:** 200 kV
- **Conductor Diameter:** 2.5 inches
- **Conductor Material:** Copper
- **Insulator Type:** Composite
- **Insulator Rating:** 200 kV
- **Insulator Material:** Glass

**PERMIT INFORMATION**

- **File No.:** PD18-015
- **Issued by:** City of San Jose Planning Department
- **Status:** Application for Planned Development Permit

**CONSTRUCTION DETAILS**

- **Grade:** Earth grade, buried underground
- **Bury Depth:** 1.5 meters
- **Access:** Manholes every 100 meters

**SITE PROTECTION**

- **Temporary Protection:** Plastic sheeting
- **Permanent Protection:** Commercial-quality signage

**PROJECT DIRECTORIES**

- **Architect:** WRNS Studio
- **Developer:** Bay West Development
- **Structural Engineer:** DCI Engineers
- **MEP Engineer:** ACIES Engineering
- **Landscape Architect:** The Guzzardo Partnership
- **Parking:** Martin Ross
- **Trash Management:** American Trash Management

**VICINITY MAP**

A map showing the location of the PG&E NO. 768 underground electric transmission line is included, depicting its route through the city of San Jose. The map highlights key locations such as major roads and intersections, providing context for the line's strategic placement.

**SHEET INDEX**

- **G-000:** Cover
- **G-001:** Table of Contents
- **G-002:** General Data
- **G-003:** Site Plan
- **G-004:** Building Elevations
- **G-005:** Section Drawings
- **G-006:** Details
- **G-007:** Photographs

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

A detailed index of all drawings and project information is included, providing comprehensive documentation for the project's various facets.

**BASCOM STATION - PLANNED DEVELOPMENT ZONING**

The project is located in the Bascom Station area, which is undergoing planned development rezoning from Commercial Pedestrian (CP) to CP(PD) Planned Development Zoning. This rezoning is intended to allow for mixed-use development, including office and residential spaces, in alignment with the San Jose "Signature Project" process.

**PROJECT DESCRIPTION**

The project is located at the intersection of South Bascom Avenue and South West Expressway. It is a mixed-use project designed to connect South Bascom Avenue to the BASCOM VTA platform through an outdoor park space. The project includes a variety of buildings, each with specific height and coverage requirements to ensure compatibility with the urban village plan.

**SITE PLAN**

The site plan includes detailed layout of buildings, streets, and public spaces, with specific notes on setbacks and coverage percentages. The plan also outlines the proposed locations of trees and landscaping elements to enhance the park-like environment.

**DRAWING INDEX**

A detailed drawing index is provided, listing all drawings and their corresponding page numbers, facilitating easy reference throughout the project documentation.

**PERMIT INFORMATION**

The project is subject to several permits, including:
- PRE-APPLICATION MEETING: 11/02/2018
- PDZ RE-SUBMITTAL #1: 04/30/2018
- PDZ RE-SUBMITTAL #2: 09/29/2017

These permits are integral to the project's approval process, ensuring compliance with local regulations and standards.
EXISTING SITE PHOTOS

1. "Bascom Station - Planned Development Zoning"
   Date: November 2, 2018
   Location: 1410 S Bascom Ave, San Jose, CA 95128

2. Pre-application meeting
   Date: 09/29/2017

3. Planned development zoning
   Date: 10/12/2017

4. Re-submittal
   Dates: 04/30/2018, 11/02/2018

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.
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<thead>
<tr>
<th>Date</th>
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<tbody>
<tr>
<td>04/30/2018</td>
<td>PDZ Re-submit #1</td>
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<tr>
<td>09/29/2017</td>
<td>Pre-Application Meeting</td>
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<tr>
<td>11/02/2018</td>
<td>PDZ Re-submit #2</td>
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**BASCOM STATION - PLANNED DEVELOPMENT ZONING**

1410 S Bascom Ave
San Jose, CA 95128

**DEVELOPMENT STANDARDS**

G-003