DEVELOPMENT STANDARDS

FILE NO. PDC15-049
505, 509, AND 525 EAST SANTA CLARA STREET

SEPTEMBER 06, 2016

(In any cases where the graphic plans and text may differ, this text takes precedence.)

ALLOWED USES

- Multi-family residences (including resident-serving support uses such as offices, club rooms, fitness rooms, meeting rooms, and other residential amenities).
- Permitted Uses in conformance with Chapter 20 of the San José Municipal Code for the CP Commercial Pedestrian Zoning District, as may be amended.
- Special and Conditional Uses in conformance with Chapter 20 of the San José Municipal Code for the CP Commercial Pedestrian Zoning District, as amended, with issuance of a Planned Development Permit.
- Home occupations in conformance with Chapter 20.80 of the San José Municipal Code, as may be amended.

Residential Units

Maximum of 86 multi-family residential units and maximum 300 bedrooms total.

Commercial Space

Minimum of a total of 11,530 square feet of commercial space, including a minimum of 5,683 square feet of ground floor commercial space fronting East Santa Clara Street.

Maximum Stories/Height

1) 88 feet from finished grade to top of roof parapet or average of sloping roof form.
2) Minor roof top appurtenances such as stairwells, equipment screens, elevator towers, etc. placed more than 5 feet from the exterior wall of the building may extend up to 95 feet, except that architectural element at the corner of East Santa Clara Street and North11th Street may extend up to 98 feet.

Minimum Setbacks *(setbacks are measured from building face to property line)*

Eastern property line	0 feet from property line
	5 feet (above 35 feet) from property line

Southern property line (East Santa Clara Street)	4 feet from property line except that up to 10% of frontage may extend into setback up to 2 feet
Western property line (11th Street)	0 feet from property line
Northern property line	0 feet from property line
	11 feet (between 35 and 71 feet) from property line
	35 feet (above 71 feet) from property line

Open Space

1) **Private Open Space:** not required.
2) **Common Open Space (interior & exterior):** Total of 95 square feet per unit

Publicly Accessible Plaza

1) A single, publicly accessible, open plaza area with direct access to East Santa Clara Street shall be provided.
2) Plaza shall be a minimum of 1,238 square feet in area.
3) Features and functions of the plaza shall include:
   a) Special paving
   b) Lighting
   c) Movable outdoor furniture

Architecture and Urban Design

1) Ground floor interface for commercial spaces fronting East Santa Clara and ground floor spaces fronting 11th Street and fronting the publicly accessible plaza:
   a) The ground-floor level of commercial/active spaces frontage shall be at the same grade as the adjacent back of sidewalk or walkway, with reasonable variation allowable for gradient requirements and continuity of such floor level.
   b) At least 65% transparency shall be provided on retail/active spaces along frontage.
      i) Windows/glazing shall be clear untinted glass.
   c) The ground floor commercial spaces fronting East Santa Clara Street shall provide a minimum of:
      (1) Interior depth of 50 feet (inside face of wall to back wall of space)
      (2) Floor-to-ceiling height of 17 feet.
   d) The ground floor spaces fronting North 11th Street shall provide a minimum of:
      i) Front-to-back depth of 30 feet (inside face of wall to back wall of space).

ii) Ceiling height of 16 feet.

2) Building Massing on East Santa Clara Street and North 11th Street:
a) Building massing and façade treatment.
   i) The composition of the facades shall include discernable portions which define the base, middle, and top of buildings.
   ii) The composition of the facades shall include variety by providing recessions and projections. The space between this projection and recession shall be a minimum of 2 feet along the total vertical height of the East Santa Clara facade, and a minimum of 1 foot along the North 11th Street facade.
   iii) No more than 40% of the length of the facade shall be blank.

b) Architectural corner element at the corner of 11th street and East Santa Clara Street:
   (1) Iconic building corner elements above ground-floor and second floor commercial levels/active spaces shall be provided, with a vertical tower up to 98 feet in height.
   (2) This corner element should provide a minimum of 60% transparency.

c) Building entrances for active uses such as lobbies, leasing centers, and commercial spaces:
   i) Shall be placed at the ground-floor level; and
   ii) Shall include appropriate transparency and architectural identity, including awnings or similar features.

Parking Ratio Requirements

1) Vehicle Parking
a) **Commercial Uses:** 1 parking space per 500 net square feet (net square feet calculated at 85% of gross square footage)
b) **Residential Units:** 0.5 parking space per unit

Compact spaces allowed up to 33% of total parking spaces.

2) Motorcycle parking: 1 space per 6 units

3) Bicycle Parking:
a) Residential Bike Parking: 1 space per bedroom
b) Commercial Bike Parking: 1 space per 2,000 square feet of commercial space

Mandatory Transportation Demand Management Program

The project shall be required to implement the following Transportation Demand Management (TDM) program:

1. Provide free transit passes for local transit system (participation in the region wide Clipper Card or VTA EcoPass system will satisfy this requirement) to **all** tenants and employees. These transit passes are only required for employees and tenants who are not already receiving a free pass from another source such as school or employment.

In addition to the requirement above, the project shall be required to implement a TDM program that contains at least five of the following measures:

1. Provide preferential parking with charging facility for electric or alternatively-fueled vehicles; or
2. Implement parking cash-out program for employees (non-driving employees receive transportation allowance equivalent to the value of subsidized parking); or
3. Implement public information elements such as designation of an on-site TDM manager and education of employees regarding alternative transportation options;
   - TDM manager shall use transportation information displays; or transportation information packets for residents; or transportation information mobile app, website or equivalent technology.
4. Make available transportation during the day for emergency use by employees who commute on alternate transportation. This service may be provided by access to company vehicles for private errands during the workday and/or combined with contractual or pre-paid use of taxicabs, shuttles, or other privately provided transportation; or
5. Sponsor a bike share station in immediate vicinity of the site; or
6. Provide free annual bike-share membership to all tenants and employees; or
7. Provide a free bicycle-share program or free use of bicycles on-site that is available to all tenants and employees of the site; or
8. Provide unbundled parking (rent or sell parking spaces separately, rather than automatically including them with building space); or
9. Implement a carpool/vanpool or car-share program, e.g., carpool ride-matching for employees, assistance with vanpool formation, provision of vanpool or car-share vehicles, etc., and assign carpool, vanpool and car-share parking at the most desirable on-site locations; and
10. Assign a visible location for parking for car sharing program such as Zipcar and provide free car sharing membership for all tenants and employees.

Maintain the TDM program:

i. Transportation and parking management requirements may be substituted with similar measures to the satisfaction of the Director of Planning, Building and Code Enforcement with a new Planned Development Permit Amendment and/or Adjustment.
ii. The parking shall continue to be provided and maintained at the same location for the services of the building or use for which such parking is required, as long as the building is in operation and being used;
iii. This TDM program shall receive a GreenTRIP Certification or a suitable alternative program to implement the TDM strategies before the issuance of any occupancy permit from the building department.
iv. The project owner and/or operator shall participate in annual monitoring through GreenTRIP's Transportation & Parking survey or a suitable alternative program to assess vehicle ownership, parking demand, and trip generation.
v. The TDM program shall include an annual survey of residents of the development to measure the plan's success at achieving its primary goal; such annual surveys shall be submitted to the Director of Planning, Building and Code Enforcement
vi. The project owner and/or operator shall provide replacement parking either on-site or off-site within reasonable walking distance for the parking required if the project fails to maintain a TDM program certified by the annual GreenTRIP monitoring system or other similar program. If this occurs, replacement parking shall be provided in accordance with the then current requirements effective at the time that parking is required as set forth Chapter 20.90 (Parking and Loading, including exceptions) of the City of San José Municipal Code as maybe amended

- Refer to San José Municipal Code Title 20.90.220 Reduction in Required Off-street Parking Spaces-Section C. Ground Floor Commercial Uses in Neighborhood Business Districts or Urban Villages and Table 20-210 for Multiple Dwelling parking requirement.

Environmental Mitigation Measures

The project applicant shall implement the Mitigation Monitoring and Reporting Program identified in the initial study North 11th Street and East Santa Clara Street Student Housing project approved by the City Council in a separate resolution.

REVISED
GENERAL DEVELOPMENT PLAN
10/4/2016
DATE LAST REVISED
CP (PD) PLANNED DEVELOPMENT
ORDINANCE NO. 29791
CITY COUNCIL APPROVAL DATE 10/04/2016
EFFECTIVE DATE 11/04/2016
Leila Halcini Zadeh

REZONING
JULY 28, 2016

VTBS 14014

HORIZON
REAL ESTATE
HOLDINGS

SPARTA STUDENT HOUSING (PDC15-049)

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DEVELOPMENT STANDARDS 2.1

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